

Agenda
Regular City of Hoyt Lakes Council Meeting
City Hall Council Chambers

Tuesday, October 13, 2026

5:30 pm

1. ROLL CALL – Meeting called to order by Mayor Scott at 5:30 pm.

Councilors in attendance: ☐ Grams ☐ Jarvela ☐ Eckman ☐ Mathison ☐ Mayor Scott

ALSO PRESENT: Administrator Weiberg

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

*Consent Agenda: asterisked items are routine, non-controversial, and/or have been discussed at a previous Council meeting. These items will be approved in one motion unless discussion is requested in which case the item will be considered in its normal sequence on the agenda.

4. APPROVAL OF CITY COUNCIL MINUTES *

5.1 Public Forum September 22, 2026

5.2 Regular Council Meeting September 22, 2026

5.3 Special Budget Meeting September 22, 2026

5. CORRESPONDENCE *

6.1 Preliminary Levy Information

6.2 Grant Award Letter for CCC Seasonal Trailhead Pavilion

6.3 Colby Ridge Annual Meeting Minutes

6.4 Colby Ridge September 17th Meeting Minutes

6.5 Iron Range Economic Alliance September 9th Meeting Minutes

6.6 Iron Range Economic Alliance Statement of Opposition

6.7 Elected Leadership Circle Invitation

6.8 League of Minnesota Cities Workers Compensation Rebate Notice

6. FINANCIALS –*

7. GUESTS/CITIZEN FORUM

8. REPORTS FROM STAFF

City Administrator Weiberg

Recreation Director Peterson

Library Director Lammi

Public Works Director Snetsinger

Public Utilities Director Benda

EMS Director Olmstead

ERPD Chief Klovstad

Fire Chief House

Mesabi East Youth Sports Coordinator Mark Goerdt

City Attorney Joel Lewicki

9. REPORTS FROM ELECTED OFFICIALS

Councilor Grams
Councilor Jarvela
Councilor Eckman
Councilor Mathison
Mayor Scott

10. OLD BUSINESS - None

11. NEW BUSINESS

- 10.1 Zamboni Operator part-time position Hiring
- 10.2 Early EMS Hiring Posting Request for Two Full-Time EMT's
- 10.3 Recommendation to Hire Isaiah Olson for Part Time Fire and EMT Department
- 10.4 Resolution 2026-023 Site Readiness Grant RSG-2709 - Laskin Energy Park

ADJOURNMENT

Next Council Meetings:

Tuesday October 27, 2026 – Public Forum
Tuesday October 27, 2026 - Regular Council Meeting
Tuesday November 10, 2026 – Regular Council Meeting

**City of Hoyt Lakes Council Public Forum Meeting
City Hall Council Chambers**

Tuesday, September 22, 2026
5:00 pm

1. ROLL CALL

Meeting was called to order at 5:00pm by Mayor Scott.

Councilors in attendance: ☒ Grams ☒ Jarvela ☒ Eckman ☐ Mathison ☒ Mayor Scott

Councilor Mathison arrived at 5:11pm.

Absent:

ALSO PRESENT: Administrator Weiberg

2. PUBLIC FORUM

- Had a discussion on blight and enforcement options in town in particular a parcel on Suffolk which also appears to be abandoned with a strong odor emitting from the inside. Administrator Weiberg will speak with the City Attorney to weigh options.
- Discussed the East Range Public Safety Board of which there was no representation present. There was a request for their agenda on the Hoyt Lakes web site. Will discuss internally as they are separate entities, have their own website and we post their meeting agenda on the posting board located inside City Hall.

3. ADJOURNMENT

The motion to adjourn was made by Jarvela; Supported by Grams. Meeting adjourned at 5:28pm.

Brennan Scott, Mayor

ATTEST:

Dean Weiberg, Administrator

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Regular City of Hoyt Lakes Council Meeting
City Hall Council Chambers

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5:30 pm

1. ROLL CALL – Meeting called to order by Mayor Scott at 5:30 pm.

Councilors in attendance: ☒ Grams ☒ Jarvela ☒ Eckman ☒ Mathison ☒ Mayor Scott

ALSO PRESENT: Administrator Weiberg, City Attorney Lewicki

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

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4. APPROVAL OF CITY COUNCIL MINUTES *

5.1 Regular Council Meeting September 08, 2026

5.2 Public Hearing Meeting September 08, 2026

5.3 Special Council Meeting September 08, 2026

5. CORRESPONDENCE *

6.1 Public Facilities Authority Clean Water project

6.2 August Public Library Minutes

6.3 Month End Ambulance Report

6. FINANCIALS –*

7.1 Bank Reconciliation Report

7.2 Fund Balance Sheets

7.3 Combined Cash Report

7.4 Income Statements

7.5 Investments

7.6 Approval for Payments – Claims

7.6.1 Disbursements - \$77,049.86

7.6.2 Payroll - \$95,097.35

Payroll - \$82,654.33

Benefits - \$12,443.02

Insurance \$859.37

7. GUESTS/CITIZEN FORUM

Resident who was concerned with the security camera at the intersection of Kennedy Memorial Drive and Kensington spoke to the Council and expressed his apologies for learning the camera was in fact a Verkada and not the controversial Flock.

8. REPORTS FROM STAFF

City Administrator Weiberg had no report.

Recreation Director Peterson discussed the Golf Course wind down for the season and moving into hockey season.

Library Director Lammi spoke about the Library upcoming activities and the Halloween party coming up on the 31st from 1:00 – 3:00, Sand Painting, and on Wednesday October 7th Jeff Burgess will be at the Library to talk about the Public Schools Trust Fund at 6:00pm.

EMS Director Olmstead will be interviewing a candidate for Fire and EMS.

City Attorney Joel Lewicki did not have anything to report.

9. REPORTS FROM ELECTED OFFICIALS

Councilor Grams reported the Chamber of Commerce will be hosting the annual Haunted Trail Halloween party on October 24th.

Councilor Jarvela discussed the blight property on Coventry, Planning and Zoning update, Water Board CMAR applications review, Superior Natural Forest is seeking applicants for their Secure Rural Schools Resource Advisory Committee and Thursday, October 1st, Superior National Forest Scenic Byway Council has a tour.

Councilor Eckman reported on the upcoming Fall Fest being put on in Hoyt Lakes due to the one in Aurora being canceled due to the road constructions. They currently have 30 vendors and six food trucks and there will be activities for kids such as face painting being put on by the Rock Ridge Girls Hockey Team.

Councilor Mathison reported that he spent time at the campground discussing issues with the bathrooms again this year with one of the managers and options for locking them at night and the request for a pick-up truck for next year. Also reported on the concerns about the amount of money the City pays for the East Range Police Department and the Council's representation on the East Range Public Safety Board.

Mayor Scott reported on New Range's permit that is out for public comment and put in his comments of support, the upcoming Northspan and the East Range Joint Powers Board summit at Giants Ridge from 11:30-2:00. Also, reported that he and Administrator Weiberg met with Saint Louis County regarding the Boase school and the sidewalk replacement at City Hall.

10. OLD BUSINESS - None

11. NEW BUSINESS

10.1 Zamboni Operator part-time position posting

Motion Eckman; supported by Jarvela to advertise for the seasonal Zamboni Operators. All in favor; motion carried unanimously.

10.2 Second Reading of Ordinance 249 Amending the Official Zoning Map

Motion by Jarvela; Supported by Mathison amending the official zoning map. All in favor, motion carried unanimously.

10.3 Resolution 2026-020 Authorizing the summary publication of Ordinance 249

Motion by Jarvela; Supported by Grams to approve Resolution 2026-020 authorizing the summary publication of Ordinance 249. All in favor, motion carried unanimously.

ADJOURNMENT

Motion by Grams; Supported by Grams for adjournment. All in favor, motion carried unanimously. Meeting adjourned at 5:59 pm.

Next Council Meetings:

Tuesday October 13, 2026 – Regular Council Meeting

Tuesday October 27, 2026 – Public Forum

Tuesday October 27, 2026 - Regular Council Meeting

Brennan Scott, Mayor

ATTEST:

Dean Weilberg, Administrator

Minutes
Special City of Hoyt Lakes Council Meeting
City Hall Council Chambers

Tuesday, September 22, 2026

1. Preliminary Levy Planning

Council and City staff reviewed the preliminary budget and made a few adjustments.

Picked December 8th for the Truth in Taxation hearing which will follow the regular City Council meeting.

2. Resolution 2026-021 Adopting the Proposed 2026, Payable in 2027 Tax Levy

Motion by Grams; Supported by Jarvela to approve Resolution 2026-021 to adopt the proposed 2026 payable 2027 tax levy which includes an 8% levy increase to fund 2027 capital and projects for a total levy of \$2,760,305. All in favor, motion carried unanimously.

3. Adjournment

Motion by Jarvela; Supported by Eckman for adjournment. All in favor, motion carried unanimously. Meeting adjourned at 6:45 pm.

Brennan Scott, Mayor

ATTEST:

Dean Weiberg, Administrator

61

**City of Hoyt Lakes
Resolution 2026-21**

A Resolution Adopting a Proposed 2026, Payable in 2027 Tax Levy.

WHEREAS, the Hoyt Lakes City Council has the statutory authority to tax under §412.251; and

WHEREAS, the Council has determined a need to increase taxes to support the needs of the City in financial year 2027;

THEREFORE, BE IT RESOLVED, that the Hoyt Lakes City Council adopts the following proposed 2026 Annual Tax Levy, collectible in 2027, for the City of Hoyt Lakes:

Item	Levied Funds
General Fund	\$2,379,020
G.O. Bonds	
2024A Arena	\$201,103
2018 EMS Building	\$107,942
2020B Suffolk Levy Amount	\$72,240
Total:	\$2,760,305

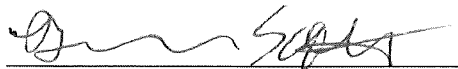
Adopted by the Hoyt Lakes City Council this 22th day of September 2026.

Ayes: Mathison, Eckman, Jarvela, Grams, Scott

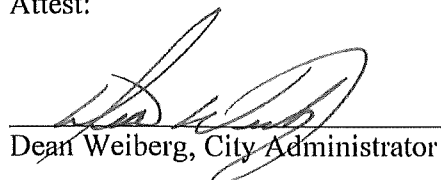
Nays: None

Absent:

Motion Carried Unanimously


Brennan Scott, Mayor

Attest:


Dean Weiberg, City Administrator

Public Hearing Date Certification

Public Hearing Information

Date: December 8th

(must be on or between November 25th through December 28th, 2026)

Time: 6:30 p.m. *(must be after 6:00 p.m.)*

Meeting Location (include full address):

Municipal Building - Council Chambers

206 Kennedy Memorial Drive

Hoyt Lakes, MN 55763

Address for Public to Mail Comments to:

Clerks Office

206 Kennedy Memorial Drive

Hoyt Lakes, MN 55750

Meeting Website URL (if option is available):

* *Note: Citizens must have ability to comment live during this online meeting*

Contact Information below will appear on proposed tax statements

Contact Name: Dean Weilberg

Title: City Administrator

Phone: 218-225-2344

PLEASE RETURN TO THE COUNTY AUDITOR BY SEPTEMBER 30TH, 2026
Email - larsonb@stlouiscountymn.gov

PROPOSED CITY LEVY – ST LOUIS COUNTY

Contact Name: Dean Welberg
 Phone #:
 E-Mail Address:

The annual tax levy for the year of 2026 collectible in 2027 for the City of Hoyt Lakes
 was adopted by resolution passed at a City Council meeting held on, September 22, , 2026.

LEVY PURPOSE

CERTIFIED LEVY

Net Tax Capacity (NTC) Levies

1. General Fund (See reverse side)	<u>\$ 2,379,020.00</u>
2. General Obligation Bonded Debt	<u>\$ 381,285.00</u>
3. Other Debt	<u> </u>
4. Road & Bridge	<u> </u>
5. Miscellaneous (See reverse side)	<u> </u>
6. Total of NTC Levies (Add lines 1 thru 5)	<u>\$ 2,760,305.00</u>

Referendum Market Value (RMV) Levies

7. General Obligation Bonded Debt	<u> </u>
8. Other Debt	<u> </u>
9. Total of RMV Levies (Add lines 7 & 8)	<u>\$ 0.00</u>

Total Levy (NTC+RMV) (Add lines 6 & 9)	<u>\$ 2,760,305.00</u>
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(Complete when total of Debt levies is less than certified debt)

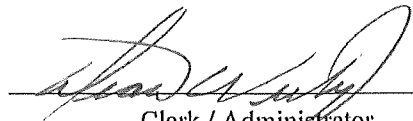
The amount levied for total debt is less than the amount due to be paid from this levy because we have
 \$ on hand.

CERTIFICATION

State of Minnesota – County of St. Louis

I, Dean Welberg, Clerk/Administrator of the City of Hoyt Lakes
 , St. Louis County, Minnesota, do hereby certify that I have compared the foregoing with Original
 Resolution now on file and of record in my office, and that the same is a true and correct copy and
 transcript of said original resolution.

Witness by My Hand and the Seal of the Minnesota, City of Hoyt Lakes, St. Louis County,
 this 29 day of September, 2026.


 Clerk / Administrator

LEVIES THAT QUALIFY UNDER GENERAL

<u>TYPE</u>	<u>LEGAL REFERENCE</u>
AIRPORTS	360.037 C/T
AQUATIC VEGETATION CONTROL	103G.625, S.3 C/T
AMBULANCE SERVICE	471.476, S.2 C/T
BAND, ORCHESTRA OR CHORUS	449.09 C/T
CEMETERY	365.10 T
CIVIL DEFENSE	12.26 C/T
COMMUNITY CORRECTION CENTERS	241.31 C/T
COMMEMORATIVE PURPOSES	365.106 T
DUMP GROUNDS (PURCHASE AND MAINTENANCE)	365.10 T
FIRE OR POLICE APPARATUS	365.15 TO 365.19 T
FIRE OR POLICE PROTECTION	465.73 T
FIREFIGHTERS RELIEF	69.772; 69.773; 424A.02 C/T
INSECT PESTS, CONTROL OF	18.022 S.2 L. 1991 C/T
LIBRARY	134.07; 134.12, S.3 C
MEMORIAL BUILDING	416.02 C
MOSQUITO ABATEMENT	18.111 C/T
MUNICIPAL FOREST	459.06 C/T
MUSICAL ENTERTAINMENT	449.08; 449.06; 412.251 C
PARK	365.10 T
PARK DISTRICT (OPERATION AND MAINT)	398.16 C/T
PARKING FACILITIES	459.14 C
PROMOTION OF SAFETY & PRESERVATION OF HUMAN LIFE	471.63 C/T
REC. FACILITIES – IRON RANGE	471.1921 C/T
REC. FACILITIES – NOT IRON RANGE	471.91, S.2 C
RETIREMENT, EMPLOYEES	
PERA	353.28 C/T
OSIA	355.80; 355.299 C/T
ON LEAVE FROM STATE	352.041 C/T
SEWERS & SEWAGE DISPOSAL PLANTS	
CONSTRUCTION	444.075, S1, 4 C/T
USE FOR PUBLIC PURPOSES	444.075, S.3 C/T
SHELTERED WORKSHOPS	129A.06 C/T
TELEPHONE	237.35 T
VOTING MACHINES	206.12 C/T
WATER POLLUTION CONTROL	115.46; 115.50 C/T

LEVIES THAT QUALIFY UNDER MISCELLANEOUS

<u>TYPE</u>	<u>LEGAL REFERENCE</u>
ECONOMIC DEVELOPMENT AUTHORITY	469.107 C
JUDGEMENT: GENERAL	465.14 C; 365.42 T
FIREMEN	471.86 C/T
PERMANENT IMPROVEMENT AND REPLACEMENT	471.571 C
POLICE PENSION (RELIEF)	69.77 C/T
STATE POST-AUDIT EXPENCE	6.62 C/T
SPECIAL ASSESSMENT IMPROVEMENT	429.051 C/T



Minnesota Department of Natural Resources
Division of Parks and Trails
500 Lafayette Road
St. Paul, MN 55155-4039

June 30, 2026

Dean Weiberg, Administrator
City of Hoyt Lakes
206 Kennedy Memorial Drive
Hoyt Lakes, MN 55750

Dear Dean Weiberg,

RE: City of Hoyt Lakes, Project #0025-26-2B
Civilian Conservation Corps (CCC) Regional Trailhead Pavilion

I am pleased to inform you that your application to the 2026 Federal Recreational Trail Program has been selected for funding. A reimbursement grant in the amount of \$200,000 will be established contingent upon final processing of your application.

Over \$3.1 million in grant requests were received by the Federal Recreational Trail Program, with \$2.3 million available for funding. Funding for this program comes from the Federal Highway Administration and will require their final approval.

Our program staff will contact you soon with more information on how to proceed with your project. If you have any questions, please contact Ryan Bloomberg, Trail Grants Specialist, at 651-259-5666 or ryan.bloomberg@state.mn.us.

Trails add to the quality of life in Minnesota. Thank you for advancing outdoor recreation opportunities in your area.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Ann M. Pierce'.

Ann M. Pierce, Director
Division of Parks and Trails

CC: Roy Beauregard, Club President, Ranger Snowmobile/ATV Club
File #0025-26-2B

63

COLBY RIDGE TOWNHOMES OWNERS' ASSOCIATION
P.O. BOX #423, HOYT LAKES, MN 55750
ANNUAL MEMBERSHIP MEETING
LOCATION: Senior Center
September 17 2026 6:00 P.M.

- I. Meeting was called to order at 5:51 pm by Jim Koepke.
- II. Roll was called to establish quorum: Attendance was recorded: John Frederick (VP), Dave Hull, Barry & Betty Parendo, KC Rogge, Lorie Engen, Steve (Maintenance Director) and Sue Cole, Laurie Brunfelt (Treasurer) and Teresa Fredrickson, Jim (President) and Mary Koepke (Secretary, Mark and Colleen Skala, Greg and Connie Olson, Tony & Barb Pollack, HL City Councilor Jill Eckman . Quorum: 25% of allotted votes in Association, as required by Bylaws Section 3.5. Quorum established.
- III. Additions/Subtractions/Corrections and Approval of this Agenda. **MOTION** to approve the Agenda: (m) Sue Cole. (s) Teresa Fredrickson. Motion passed unanimously.
- IV. Reading, Amending, and Approval of Minutes from past Annual Membership Meeting. **MOTION** to approve the 9/18/25 Annual Meeting minutes as written: (m) Laurie Brunfelt. (s) Lorie Engen. Motion passed unanimously.
- V. President's Remarks – Jim Koepke welcomed all in attendance. He shared the following updates: **(1) WELCOME Residents!** **(2) WELCOME NEW HOMEOWNERS** since our last meeting: (a) 206 Pospeck Lane: Dave Hull. (b) 208 Pospeck Lane: Barry & Betty Parendo. (c) 404 Pospeck Lane: (closing date 9/30/26) Randy & Diane Houdek (invited, not available to attend). (d) 410 Pospeck Lane: Barb & Tony Pollack. **(3)** We are sad to have lost our neighbor, Harry Oxford, when he passed away suddenly in November 2025. **(4) THANK YOU** to Laurie Brunfelt for becoming Treasurer 10/31/25. We cannot thank you enough for the hundreds of hours spent to restore the Treasurer processes and provide correct financial records. **(5) RESTITUTION:** A partial restitution payment was made in March 2026 of \$30,000, which was kept in the checking account. The remaining restitution, \$27,713, will be paid through St. Louis County Court at the rate of \$5,000 per month until the amount due is repaid. As these payments are received, they will be applied to the Reserve Account(s). The restitution amount, \$57,713, was calculated by subtracting the association's expenses from expected income to know the true projected checking account balance, then adding the beginning account balances that were depleted. **(7) ONGOING PLAN FOR ACCOUNT OVERSIGHT:** Account access has been granted to additional members of the Board. John Frederick (Vice President) is currently monitoring bank transactions online at least monthly, checking for any suspicious payments or checks issued to other than a vendor, and noting current bank account balances. **(8) ERLC PRICE INCREASE:** Mark Goerdt proposed a 2026-2027 7% price increase to cover increased gas costs that impact his expenses for lawn maintenance & snow removal. These costs are included in the Annual Budget. **(9) INSURANCE RENEWAL 9/1/26:** Cindy Sund, Holden Insurance Agency, requested quotes. She received 8 denials due to our loss history or because the firm does not cover associations. One firm responded and proposed an annual premium \$8,258 higher than our premium that ended 9/1/26, with a wind/hail damage deductible of \$30,000 per building. Cincinnati Insurance renewed our policy for 3 years at a guaranteed price. The annual cost is \$3,260 higher than the term that 9/1/26 with the same \$2,500 deductible. **(10) INSURANCE COVERAGE LIMITS:** (For more information, see the **HANDOUT** at the end of your annual meeting portfolio). Coverage limits were increased in September 2026. (They were last increased in June 2024.) Until the coverage limits were adjusted in September 2026, our homes were in the range of \$163 to \$181 per sq ft replacement value compared to the current industry standard \$203/sq foot. We validated the \$203/sq foot number: Google research indicates the local standard is a minimum of \$200/sq foot replacement cost. All 10 buildings were well-below the \$203 per sq foot industry standard level for replacing the home if it is a total loss. According to our Declarations (11.1.a), we are required to insure to 100% replacement cost, therefore were required to increase the coverage limits. Without the increased coverage limits, if any building is a total loss, the range of the out-of-pocket cost to cover the gap was from \$61,168 to \$175,372 per twinhome. Cindy Sund, Holden Insurance Agency, obtained a quote for the cost to increase our coverage limits to the \$203/sq foot replacement amount. The increased cost is an additional \$4,016 per year. **(11) DRIVEWAY SEAL COATING DEFERRED TO SUMMER 2027:** In June, the Board believed most driveways to be in good condition so that a seal-coating delay should not put us a greater risk for driveway maintenance expenses. At the end of August, we discovered that the last seal coating was actually four years ago. We will want to proceed with seal coating as early as prudent (weather

permitting) 2027. We recommend each homeowner pay a \$300 special assessment by 4/30/27 to pay for the driveway seal coating. Mary Koepke calculated the rundown of the association's checking account balance based on current dues income and upcoming estimated expenses and with this special assessment our checking account balance is expected to remain healthy until at least November 2027. **(12) INCREASED DUES ARE LIKELY IN NOVEMBER 2027:** We will continue to monitor the income and expenses. The Board needs to consider and recommend a dues increase for discussion and vote at the September 2027 annual meeting. (The dues increase would be effective 11/1/27.) **(13) SEE YOUR ANNUAL MEETING FOLDER FOR UPDATES ON:** Calculating overdue dues, Collections Policy, revised Rules & Regulations. **(14) HEADER BOARDS:** The header boards at 212 & 214 Pospeck Lane were coming apart in pieces. These are 12' 2x6 boards located in the garage beneath the trim. Jeremy Hawkings replaced them for \$150 each and wrapped them in splash tape for future protection. We advise homeowners check the headerboards. We've added Jeremy Hawkings' contact information to the vendor list. **(15) CURRENT PROCESSES TO SEEK BOARD APPROVAL ARE WORKING WELL:** The Board has approved building plans for a deck, sauna and new twinhome. **(16) WOODBURNING STOVES PROHIBITED:** The Board approved a motion to prohibit woodburning stoves. **(17) CLOSING HOMES FOR THE WINTER:** If you travel for the winter, do you turn off your water? Do you arrange for someone to check your home periodically? These steps may prevent pipes freezing and substantial damage to your home. Some insurance companies have advised thermostats are to be set at 56F or higher. **(18) CONVEYANCE OF COLBY CIRCLE LOTS 7 & 8:** Mayor Brenan Scott located the documents signed by Mayor Zins and Jim Koepke in 2023 and the Board approved pursuing the conveyance of these lots for lake access by association members who own non-lakeshore lots. When the conveyance of the lots to the association is recorded by St. Louis County, the list of Common Elements will be updated in our Declaration by an addendum to be distributed to the members.

- VI. Review of Declarant (City of Hoyt Lakes/EDA) activities since September 18, 2025. No report.
- VII. Report of Association business; as required by Bylaws Section 4.14 (a. and b.)
 - A. Capital Expenditures in excess of 2% of current budget or \$5000; whichever is greater (if any). None.

Treasurers' Report	
Checking Account Balance	\$52,487
Reserve Account Balance	\$40
Maintenance Account Balance	\$10
Total Cash Balance	\$52,537

- B. Statement of Balance in any Reserve Funds (business savings account) year end. \$40.
 - C. Statement of Balance in the Maintenance Account (business savings account) year end. \$10.
 - D. Statement of Balance in the checking account year end. \$52,487. **NOTE:** The Checking Account Balance on 5/31/26 included the **\$23,439** pass-through amount for an insurance claim. The payment of this amount in June 2026 to the contractor for repairs will be included in Cash Disbursements in the 2027 Year End Report 5/31/27.
 - E. Income Statement and Balance Sheet for past fiscal year (June 1, 2025 through May 31, 2026).
 - F. Status of any pending litigation to which the Association is party (update re: unpaid assessments). None.
 - G. Description of Insurance Coverage provided by the Association. The Cincinnati Insurance policy coverage was renewed for a 3-year term effective 9/1/26 to 9/1/29, with the same \$2,500 deductible. See handout – Policy in Annual Meeting Folder.
 - H. Statement of any past due assessment on all Units (if any). One of the priorities for the Treasurer will be to follow the Collections Policy for the lot owners who have unpaid dues on the Monthly Dues Report.
- VIII. Issues to be acted upon by the membership.
- A. Board approved monthly dues amount Nov. 1, 2026 through Oct 31, 2027 (No change: Currently \$160/month.).
 - B. Board approved amount of dock slip rental for summer 2026 (No change: Currently \$270/slip.
 - C. Review of companies we hire: (1) Lawn, snow removal, and docks: East Range Lawn. **PRICING INCREASE 7%**, included in annual budget. (2) Lift Stations: A-1 Service - No change.

- D. Review budget approved by Board for the new fiscal year (June 1, 2026 thru May 31, 2027). Refer to Annual Meeting portfolio. **MOTION** for the membership to approve the budget: (m) Teresa Fredrickson. (s) Sue Cole. Motion passed unanimously.
- E. **MOTION** to approve a \$300 seal-coating special assessment for homeowners, due 4/30/27. (m) Laurie Brunfelt. (s) Lorie Engen. Motion passed unanimously.
- F. Other Issue(s) brought forth from the floor: None.
- IX. Seasonal Issues
 - A. Archery deer hunt: The City of Hoyt Lakes has decided to NOT have an archery deer hunt in 2026.
 - B. Gutter cleaning – Reminder to homeowners to have gutters cleaned out before winter.
 - C. Docks out announcement: Docks will come out on or around October 20, 2026. Cory Spolar will shrink wrap boats at a cost of \$18 per foot. Provide the checks to Steve, payable to Cory Spolar.
- X. Open Forum. No issues.
 - Election of Board of Directors
 - a. The Board of Directors elected by the membership 9/18/25: John Frederick (VP), Shannon Alaspa (Treasurer), replaced on emergency basis by Laurie Brunfelt 11/1/25 (Interim Treasurer), Steve Cole (Maintenance Director), Mary Koepke (Secretary), and Jim Koepke (President). **BOARD VACANCY:** Laurie Brunfelt will resign from the Treasurer position at the conclusion of this annual meeting.
 - b. Election of new Board of Directors (majority of votes cast; as required by Bylaws Section 4.3-c).
 - **MOTION** to elect Mary Koepke as Treasurer: (m) Sue Cole. (s) Teresa Fredrickson. Motion passed unanimously.
 - **MOTION:** If a member volunteers as Secretary following the meeting, that member is approved as elected: (m) Sue Cole. (s) Colleen Skala. Motion passed unanimously. Betty Parendo volunteered and is elected as Secretary. Thank you Betty!
 - Confirmation that current Board of Directors members will continue to serve for the next year if approved by the Membership: John Frederick (VP), Steve Cole (Maintenance Director), Jim Koepke (President). **MOTION** to confirm current board members continuing: (m) Laurie Brunfelt. (s) Teresa Fredrickson. Motion passed unanimously.
 - c. Set Annual meeting date for 2027. (September 16th is the 3rd Thursday in September 2027. We will plan on Board Meeting at 4:30pm, Dinner 5:15pm, Annual Meeting 6pm. Location: Tentatively the Senior Center.
 - d. Note that the next regularly scheduled Board Meeting is Thursday, June 17, 2027, 6pm, 218 Pospeck Lane.
- XI. Adjournment of Annual Membership Meeting. **MOTION** to adjourn the Annual Meeting: (m) Steve Cole. (s) Teresa Fredrick. Motion passed unanimously. The meeting adjourned at 6:48pm.

6.4

Colby Ridge Homeowners' Association
PO Box 423, Hoyt Lakes, MN 55750
Minutes

Board Meeting
Senior Center
September 17, 2026

1. Opening

President Jim Koepke called the meeting to order at 4:31 pm.

Present:

Jim Koepke, President
John Frederick, Vice President – joined in progress.
Laurie Brunfelt, Treasurer
Steve Cole, Maintenance Director
Mary Koepke, Secretary

Absent:

Jill Eckman, Ex-Officio, Mayor, City of HL

A. MOTION to approve the agenda.

(m) Steve Cole. (s) Laurie Brunfelt. Passed 3-0 with Secretary Koepke abstaining from the vote to comply with the one-vote per unit Bylaws requirement.

B. MOTION to approve the 8/13/26 Board minutes.

(m) Steve Cole. (s) Laurie Brunfelt. Passed 3-0.

2. Continuing Business

C. Follow-up of items from the 8/13/26 Board meeting:

- Quote to Increase Coverage Limits - According to our Declarations (11.1.a), we are required to insure to 100% replacement cost, therefore were required to increase the coverage limits and this has been completed. Cindy Sund obtained a quote for the cost to increase our coverage limits to the \$203/sq foot replacement amount. The increased cost is an additional \$4,016 per year. Mary Koepke updated the Checking Account Rundown, which indicates we are able to pay the increased premium without increasing dues until at least November 2027.
- Seal Coating – Mary noted that according to the Treasurer Files, seal coating was actually last completed four years ago in 2022. We will want to proceed with seal coating as early as prudent (weather permitting) 2027.

In 2027, we recommend a seal-coating special assessment: \$300 x 20 homes = \$6,000, to be paid by 4/30/27. The Board needs to consider and recommend a dues increase for discussion and vote at the September 2027 annual meeting. (The dues increase would be effective 11/1/27.)

MOTION to approve a \$300 seal-coating special assessment for homeowners, due 4/30/27. The Board recommends the members approve the special assessment at the September 2026 annual meeting.

(m) Laurie Brunfelt. (s) Steve Cole. Passed 3-0.

MOTION to apply the restitution payments as they are received to the Reserve Account(s) to restore the prior total of the Reserve and Maintenance Accounts.

(m) Laurie Brunfelt. (s) Mary Koepke. Passed 4-0.

Follow up: Mary Koepke will ask Christine Cromley, Northern State Bank, for background information on why there is a Reserve Account and a Maintenance Account. This information will help the Board consider combining these into one account in the future.

- Errors were made in the Dock Reports reported at the 2024 & 2025 Annual Meetings.

MOTION to recognize that errors were made in collecting dock fees in prior years. We will go forward from this point and will NOT collect the 2024-2025 Dock Rental fees that were missed.

(m) Mary Koepke. (s) Laurie Brunfelt. Passed 4-0.

- Reimbursement for Dock Repairs – The Olsons and Pollacks have extended the life of their aluminum dock for another 15 years with cedar decking by replacement of materials totaling \$1,537.76. They requested approval of a special exception to the \$500 limit for the association to reimburse dock repairs.

MOTION to approve the special exception and reimburse the \$1,537.76 expense through forgiveness of the dock rental fees until the entire cost has been repaid to the Olsons & Pollacks.

(m) Steve Cole. (s) John Frederick. Passed 4-0.

- Informational: The waterline issue at Widseth / Grivette home appears to have been fixed.
- Informational: Follow-up of the 6/18/26 & 8/13/26 Board discussions recommending that the City adopt a uniform building code, follow up with inspection, and hold builders accountable for following the City and State building codes:

Mayor Scott email to MK 8/25/26: Thanks for following up with the HOA board. I'll consider their recommendations moving forward and will follow up with City Administrator Weiberg, our zoning officer and other city staff again regarding the matter to see if this is something we do or could realistically do in the future. Building codes and constructing homes aren't my expertise and they aren't things I've dealt with while on the Council, so I'll see what they have to say about it. I'll also look into what other cities do. With the hundreds of homes built in Hoyt Lakes already, including ones that are relatively newer, I wonder if there is something already in place. I wonder if this is something being taken care of the City itself or someone else is coming in and doing it for us/the people having the homes built. Again, I'll follow up to get more clarification on the matter to see if this is something that's already in place or if it realistically could be put in the place in the future.

3. New Business

D. Any new items that arose following the 8/13/26 Board Meeting: None.

E. Any new items for discussion prior to the Annual Meeting. None.

4. Directors' Reports

- President – We will be paid \$5,000 per month through St. Louis County Court until the balance of the restitution is paid (\$27,713).

- Vice President – John monitors the checking account at least one-time per month as an oversight step to prevent future theft.
- Treasurer – The Board greatly appreciates Laurie’s work over the prior ten months to restore the Treasurer processes, correct the financial records, and return the association to a healthy checking account balance.
- Secretary – The Board expressed appreciation for Mary’s work as Secretary.
- Maintenance Director - Vince Fossell will extend the storage lot past the berm. Steve does not have a quote yet.

5. Open Agenda

- None.

6. Next Meeting Dates

- Board Meeting: Thursday, June 17, 2027, 6pm, 218 Pospeck Lane.
- Board Meeting: Thursday, August 5, 2027, 6pm, 218 Pospeck Lane.
- Board Meeting: Thursday, September 16, 2027, 4:30pm.
- Annual Meeting: Thursday, September 16, 2027, Dinner 5:15pm, Annual Meeting 6pm.

7. Closing

- **MOTION** to adjourn.
(m) Steve Cole. (s) Laurie Brunfelt. Passed 4-0.

President Koepke adjourned the meeting at 5:05 pm.



615

Membership Meeting Minutes
Wednesday, September 9th, 2026 | 11:30am-3pm
Mineland Reclamation, 1003 Discovery Dr, Chisholm, MN

The mission of the IREA is to create a collaborative environment for economic prosperity in Northeast Minnesota by providing leadership, fostering partnerships and employing professional economic development strategies.

Board Members:

Brad Gustafson: 2022-2027; Vice Chair
Jennifer Sterbenz: 2022-2027
Dan Cooper: 2024-2029; Chair
Shaun Hainey: 2024-2029
KeKe Stephenson: 2025-2030; Secretary
Josh Bergstad: 2025-2030

Carol Burr: 2025-2030
Dan Gile: 2025-2030
Miriam Kero: 2025-2030
Rob Sjostrand: 2024-2029
Dominick Olivanti: 2026-2031

Slides from the meeting:  **Iron Range Economic Alliance 09.09.26 - Final.pptx**

11:30 Networking

Lunch provided

12:00 IREA Administrative Business

Meeting Call to Order

- Called to order at 12:02pm

Welcome New Members/Guests

Agenda for September and minutes of June meeting

- Approved, no changes

Stickers for IREA - please grab some

Ideas for Future Meetings

- Please share ideas with any board members or email:
ironrangeeconomicalliance@gmail.com

12:05 IREA Statement on Executive Order 26-10:

Dan Cooper, Chair of Iron Range Economic Alliance

- Motion and second were made to bring for a vote
- Members abstaining from vote include: Shaun Hainey, Michael Colclough, Amanda Vuicich, Ashley Craiglow, Kate Ferguson, Jessica Pellinen, Amanda Lamppa, Shari Marshik, Kyle Lamppa, John Fedo, KeKe Stephenson, Emily Simonson, Hunt Electric
- Verbal vote was taken, motion carried
- Copy of final approved letter:

 **IREA Statement of Opposition - Executive Order 26-10 - Appr...**

12:10 Iron Range Colleges Regional Update:

Andrew Hanegmon, Coordinator of Facilities, Iron Range Engineering (IRE)

- Andrew Hangemon provided an overview of Iron Range Engineering, including its

education pathway, hands-on co-op and internship model, and partnerships with regional colleges and businesses.

- He highlighted the program's strong workforce and economic development connection, including student projects with local companies, entrepreneurial learning opportunities, and high rates of job placement and retention in northeastern Minnesota.

12:40 Iron Range High Schools Regional Update:

Paul Peltier, Executive Director, Range Association of Municipalities and Schools

- Paul Peltier provided a brief update on the 14 school districts within the Taconite Assistance Area and the NLC Alternative Learning Center.
- He highlighted declining enrollment as an ongoing concern, noting that lower student counts directly affect state funding and that a significant share of school district budgets comes from non-local revenue sources.

1:15 Networking Break

1:30 School Trust Vote:

Paul Peltier, Executive Director, Range Association of Municipalities and Schools

- Paul Peltier provided an update on Minnesota's Permanent School Fund and the proposed constitutional amendment that will appear on the November 3rd, 2026 ballot. The amendment would change how distributions from the fund are calculated, allowing additional funding to be distributed to Minnesota school districts while preserving the fund as a long-term resource.
- Paul noted that RAMS supports passage of the amendment and reminded members that leaving the constitutional amendment question blank has the same effect as voting "No."

2:00 Mesabi Metallica Project Update:

Ben DeNucci, Head of Public Relations and Government Affairs, Mesabi Metallica

Charles Sutton, Chief Development Officer, Mesabi Metallica

- Charles Sutton and Ben DeNucci provided an update on Mesabi Metallica and development of the Nashwauk site, including continued hiring, progress toward full-scale operations, and plans to produce direct-reduced (DR) grade pellets for use in electric arc furnaces.
- They also discussed potential future expansion, including increased mine capacity, additional processing capabilities, and interest in developing downstream DRI production in Minnesota. Mesabi Metallica currently employs approximately 200 people and is working toward roughly 350 employees by year-end.

2:30 Member Updates

3:00 Meeting End

Adjourn at 3pm

Other Handouts and Links

-  School Trust Vote Info Sheet



Advancing the Economy of Northeastern Minnesota

September 9, 2026

Statement of Opposition to Executive Order 26-10 and Support for the Iron Range Economy

To the Honorable Governor Tim Walz, Members of the Minnesota Legislature, and the People of Minnesota:

The Iron Range Economic Alliance (IREA) writes to express our formal opposition to Executive Order 26-10, signed on August 18, 2026, which directs the Minnesota Department of Natural Resources (DNR) and the Minnesota Pollution Control Agency (MPCA) to halt all permitting and environmental review work for nonferrous mineral mining projects within the Rainy River Headwaters Watershed, suspends the issuance of new state mineral and surface leases for nonferrous mining in the watershed, initiates a review of thirty-eight existing state mineral leases, and cuts off state cooperation with federal environmental review of proposed projects.

IREA is a regional organization dedicated to the economic vitality of northeastern Minnesota. Our members represent the communities, businesses, workers, and institutions of the Iron Range, a region whose identity and prosperity have been built over more than a century of responsible resource development. We do not take positions on statewide political matters lightly. We take this one because the consequences of this order fall squarely, and almost exclusively, on the region we serve.

Our Concerns

First, this order forecloses the process rather than applying it. Minnesota maintains one of the most rigorous environmental review and permitting frameworks for mining in the world. Proposed projects in the watershed, including the Twin Metals underground copper-nickel project near Ely, have not yet entered that process, let alone failed it. Executive Order 26-10 does not conclude that these projects are unsafe; it directs state agencies not to evaluate them at all. A neutral, science-driven review exists precisely so that projects can be judged on evidence. Denying projects access to that review is a departure from the framework Minnesotans have relied upon for decades, and it substitutes a political

determination for a scientific one.

Second, the economic harm is concentrated in our region. The mineral deposits of the Duluth Complex represent one of the largest undeveloped reserves of copper, nickel, cobalt, and platinum-group metals in the world, minerals designated as critical to the nation's energy, defense, and manufacturing future. Development of these resources would mean high-wage union jobs, local tax base, school funding, and supply-chain opportunity for a region that has weathered repeated economic contractions. Removing even the possibility of these projects, before any review has occurred, takes generational opportunity off the table for the communities of northeastern Minnesota while imposing no comparable cost anywhere else in the state.

Third, opposition to this order crosses party lines. Elected officials from both parties, including legislators within the Governor's own party who represent this region, have publicly objected to the order and to the manner in which it was issued. Their shared concern is not partisan; it is that a decision of this magnitude for northern Minnesota should be made through the legislative process and the established regulatory framework, with the participation of the people it affects, not by executive action in the closing months of an administration. Under state law, this order will expire ninety days after the end of the Governor's term, meaning its practical effect is to preempt a decision that rightly belongs to Minnesota's next governor and Legislature.

Fourth, timing and process matter. This order was issued only months after the federal government restored access to mineral resources in the watershed, and while litigation over the adequacy of Minnesota's nonferrous mining rules remains pending before the courts. We believe the responsible course is to allow the courts, the rulemaking process, and the environmental review framework to function, not to suspend them by directive.

What This Statement Is and Is Not

IREA's opposition to this order is not opposition to the Boundary Waters. The people of the Iron Range live closer to the Boundary Waters Canoe Area Wilderness than anyone else in Minnesota. We fish its lakes, guide its visitors, and depend on the clean water and outdoor economy of this region every day. We share the goal of protecting it. Where we differ with this order is in the belief, which we hold firmly, that protection and responsible development are not mutually exclusive, and that Minnesota's environmental review process is the proper venue for demonstrating whether any specific project can meet that standard. If a project cannot meet Minnesota's standards, it should not be permitted. But it should be reviewed.

We also note, in fairness and for accuracy, that Executive Order 26-10 applies to nonferrous mineral mining within the Rainy River Headwaters Watershed and does not affect Minnesota's existing iron ore and taconite operations. The harm we identify is to the future of our region's mining economy: the critical-mineral projects, investment, and jobs that this order forecloses before they can be fairly evaluated.

Our Requests

- That the Governor rescind Executive Order 26-10 and allow proposed projects to proceed through Minnesota's established environmental review and permitting process, where they will succeed or fail on their scientific and environmental merits.
- That the Legislature decline to codify a categorical ban on nonferrous mining in the watershed, and instead affirm the integrity of the state's science-based review framework.
- That state leaders of both parties engage directly with the communities, workers, tribal nations, and businesses of northeastern Minnesota before any decision of this consequence is made permanent.

The Iron Range has always asked for one thing: a fair process. We are not asking the State of Minnesota to guarantee any project. We are asking it not to guarantee the failure of these projects by refusing to consider them. Our region's workers, families, and communities deserve better than to have their economic future decided by directive, without review, and without their voice.

We welcome the opportunity to meet with the Governor's office, legislative leadership, and candidates for statewide office to discuss a path forward that protects both the Boundary Waters and the economic future of northeastern Minnesota.

Respectfully submitted on behalf of the members of the Iron Range Economic Alliance.

Adopted by the members of the Iron Range Economic Alliance membership and Board of Directors of the Iron Range Economic Alliance on September 9th, 2026.

The Board of Directors

Iron Range Economic Alliance

607

DAWN

NORTHEAST MINNESOTA

ELECTED LEADERSHIP CIRCLE

One weekend. Nine sessions. A room full of people who have your job.

Local government is where people actually feel decisions, and it is the level with the least training budget and the fewest places to turn when something gets hard. The Elected Leadership Circle is a nonpartisan residential retreat built for the job you actually have.

\$195

That is not what the weekend costs.

Delivering it runs more than \$3,500 per participant. Grant funding from the Northland Foundation covers the rest, so the fee never decides who comes. Full scholarships if \$195 is still too much. Just ask.

WHEN

November 6 to 8, 2026
or May 21 to 23, 2027

WHERE

Cloquet Forestry Center
Cloquet, Minnesota

COHORT SIZE

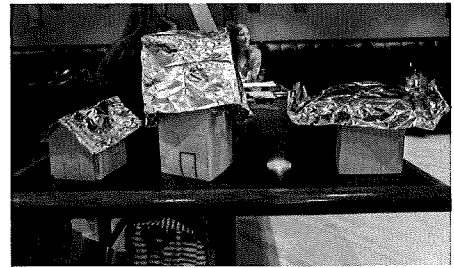
12 people
16 at the most

INCLUDED

Lodging, all meals,
and the pre-retreat book

WHAT THE WEEKEND GIVES YOU

- Fifteen hours of programming across nine sessions, taught by practitioners who work in this region
- Two nights of lodging on site, so the conversation keeps going at dinner and around the bonfire
- Every meal, plus a protected hour on Friday to eat and catch up on life
- A capstone where you apply a joint problem-solving framework to a real challenge you bring with you
- Nine takeaway tools, and a copy of Anton Treuer's book mailed to you before you arrive



Scenes from the first cohort: roundtable dialogue, a session in progress, and the Build Together icebreaker.

APPLY AT DAWNMN.ORG/ELC

November applications close October 21, 2026.
Applying is free and commits you to nothing. We invoice only after you are approved,
and if a weekend is full we will add you to the waitlist.



THE NINE SESSIONS

ABCs of Dialogue

FRIDAY, 2 HOURS

Ask to understand, break down your own perspective, check for understanding. Opens with an icebreaker for people who hate icebreakers.

Data and Tools

FRIDAY, 2.5 HOURS

Regional trends, Location Quotient, value-per-acre and community blueprint work you can use in local decisions.

World Cafe: Welcoming and Belonging

SATURDAY, 2.5 HOURS

Rotating small-group dialogue on what makes a community connected, captured live through graphic recording.

Local Government Aid and Funding

SATURDAY, 45 MINUTES

LGA, County Program Aid, fiscal disparities and mandates. How the money moves and how to advocate inside that system.

Telling Your Community's Story

SATURDAY, LUNCH KEYNOTE

Building working relationships with reporters and communicating clearly when things get hard.

AI and Ethics for Public Officials

SATURDAY, 1 HOUR

Bias, misinformation, privacy and fairness, plus the legal dimensions of using AI in public office.

Seven Elements of Joint Problem-Solving

SATURDAY, 2 HOURS, CAPSTONE

Relationships, communication, interests, options, legitimacy, alternatives and commitments, with negotiation practice.

Working with Tribal Nations

SUNDAY, 2 HOURS

Sovereignty and governance, and building the relationship before you need it. Builds on the pre-retreat reading.

Applied Negotiation and Commitments

SUNDAY, 1 HOUR, CAPSTONE

Apply the framework to a challenge you brought with you. Leave with your commitments in writing.

HOW IT WORKS

1 Apply

Short form. Free, and it commits you to nothing.

2 Get approved

We review as applications arrive and confirm by email.

3 Pay the invoice

\$195, and your seat, room and book are locked in.

WHO TEACHES IT

Michelle Wecksler

Urban Rural Action

Viola Tschendel

Graphic recording and facilitation

Natasha Schumacher

UW-Superior Continuing Education

Amber Lewis

Northspan

Darielle Dannen

Flaherty & Hood / Greater MN Cities

Joseph Bauerkemper

Tribal Sovereignty Institute, UMD

Carson Gorecki

Minnesota DEED

Kevin Jacobsen

Story North Productions

Elissa Hansen

Northspan

WHO SHOULD APPLY

Nonpartisan elected or appointed leaders: mayors, city council members, county commissioners, township boards, tribal council members and school boards, serving a community in Aitkin, Carlton, Cook, Itasca, Koochiching, Lake or St. Louis County, or an area Tribal Nation.

DAWNMN.ORG/ELC

Elissa Hansen, President and CEO, Northspan · ehansen@northspan.org
Cloquet Forestry Center, 175 University Rd, Cloquet, MN 55720
Made possible with grant funding from the Northland Foundation.





6.8
RECEIVED
OCT 05 2026

September 28, 2026

Re: Dividend Check Enclosed

Dear Member:

32,447⁰⁰

Enclosed is a check for your share of the \$20 million dividend being returned to members of the League of Minnesota Cities Insurance Trust (LMCIT) workers' compensation program.

Your top appointed official received an email announcing this dividend, which included your dividend history and calculation. The same information has also been shared with your insurance agent.

We encourage you to share that information with your city council, governing boards, and leadership team. Members may wish to consider using their dividend to support employee safety, training, equipment, or other loss control initiatives that help reduce injuries and strengthen long-term program stability.

Thank you for your continued participation in our member-owned insurance pool. If you have any questions, please contact Program Coordinator Sarah Fredericks at sfredericks@lmc.org or (651) 281-1228.

**League of Minnesota Cities Insurance Trust
Board of Trustees**

Jake Benson, Proctor Council Member
Luke Fischer, LMC Executive Director
Laurie Hokkanen, Chanhassen Manager
Phil Kern, Delano Administrator
Audrey Nelsen, Willmar Council Member
Jorge Prince, Bemidji Mayor
Alison Zelms, Rochester Administrator

To: Hoyt Lakes City Council
From: Melanie Olmstead, EMS Director
Date: September 30, 2026
Subject: Recommendation to Hire Isaiah Olson

The interview panel respectfully recommends that the Hoyt Lakes City Council approve the hiring of **Isaiah Olson** for the Hoyt Lakes Fire and EMS Department.

The interview panel consisted of:

- Assistant Chief Kevin Eckman
- EMS Director Melanie Olmstead
- Palo Fire Chief Mike Skinner
- AFD Kyle Ross
- AFD Mike Woods

On **September 29, 2026**, Isaiah successfully completed the department's physical agility assessment and participated in a formal interview with the panel.

Following completion of both portions of the hiring process, the panel discussed Isaiah's performance, qualifications, and suitability for the department. Based on the results of the physical agility assessment and interview, the panel unanimously recommends Isaiah Olson for hire.

We respectfully request that the Hoyt Lakes City Council approve the hiring of **Isaiah Olson**, subject to completion of any remaining pre-employment requirements established by the City and the Hoyt Lakes Fire and EMS Department.

Respectfully submitted,

Melanie Olmstead
EMS Director
Hoyt Lakes Fire and EMS Department

On behalf of the Interview Panel

10.4

**City of Hoyt Lakes
Resolution 2026-023**

STATE OF MINNESOTA
COUNTY OF ST. LOUIS
CITY OF HOYT LAKES

**RESOLUTION AUTHORIZING THE CITY OF HOYT
LAKES TO MAKE APPLICATION TO AND ACCEPT
FUNDS FROM RSG-2709-0583 SIMPLIFIED GRANT –
BUSINESS – SITE READINESS**

WHEREAS THE authorizing authority approves of the attached application for the Laskin Energy Park Site Readiness Grant: and

WHEREAS THE authorizing authority agrees to accept funding for the underlying project if approved by IRRRB.

NOW BE IT RESOLVED that the authorizing authority of Hoyt Lakes does adopt this resolution.

Upon vote taken, the following voted:

For:

Against:

WHEREUPON said Resolution No. 2026-023 was declared duly passed and adopted by the Hoyt Lakes City Council this 13th day of October 2026.

Brennan Scott, Mayor

Attest:

Dean Weiberg, City Administrator

**BUSINESS ASSISTANCE PROPOSAL
FOR:**

**City of Hoyt Lakes – Laskin Energy Park
Hoyt Lakes, MN**

**Janelle Greschner
September 2026**

City of Hoyt Lakes - Laskin Energy Park

Site Ready Development Grant to the city of Hoyt Lakes - \$162,500

The city of Hoyt Lakes is conducting site-ready due diligence and pre-design feasibility for five contiguous acres within its industrial park, advantageously located along the St. Louis County Highway 110 corridor on the northern boundary of Colby Lake Road.

The city, along with Iron Range Resources & Rehabilitation (IRRR) and local partners, has performed extensive infrastructure and engineering due diligence within the industrial park since 2014. Driven by recent interest from an expanding manufacturer, the city aims to continue evaluating the site to support securing the business development opportunity.

To support early decision-making, work will soon begin to evaluate site viability, define operational and spatial requirements, identify initial schematic building design considerations and develop order-of-magnitude cost information.

IRRR's service area lacks industrial space to meet the needs of manufacturers seeking to relocate or expand. In order to address the absence of customizable, state-of-the-art facilities, IRRR has invested in industrial parks and speculative (spec) buildings throughout the service area.

The proposed project includes the following site-ready due diligence activities:

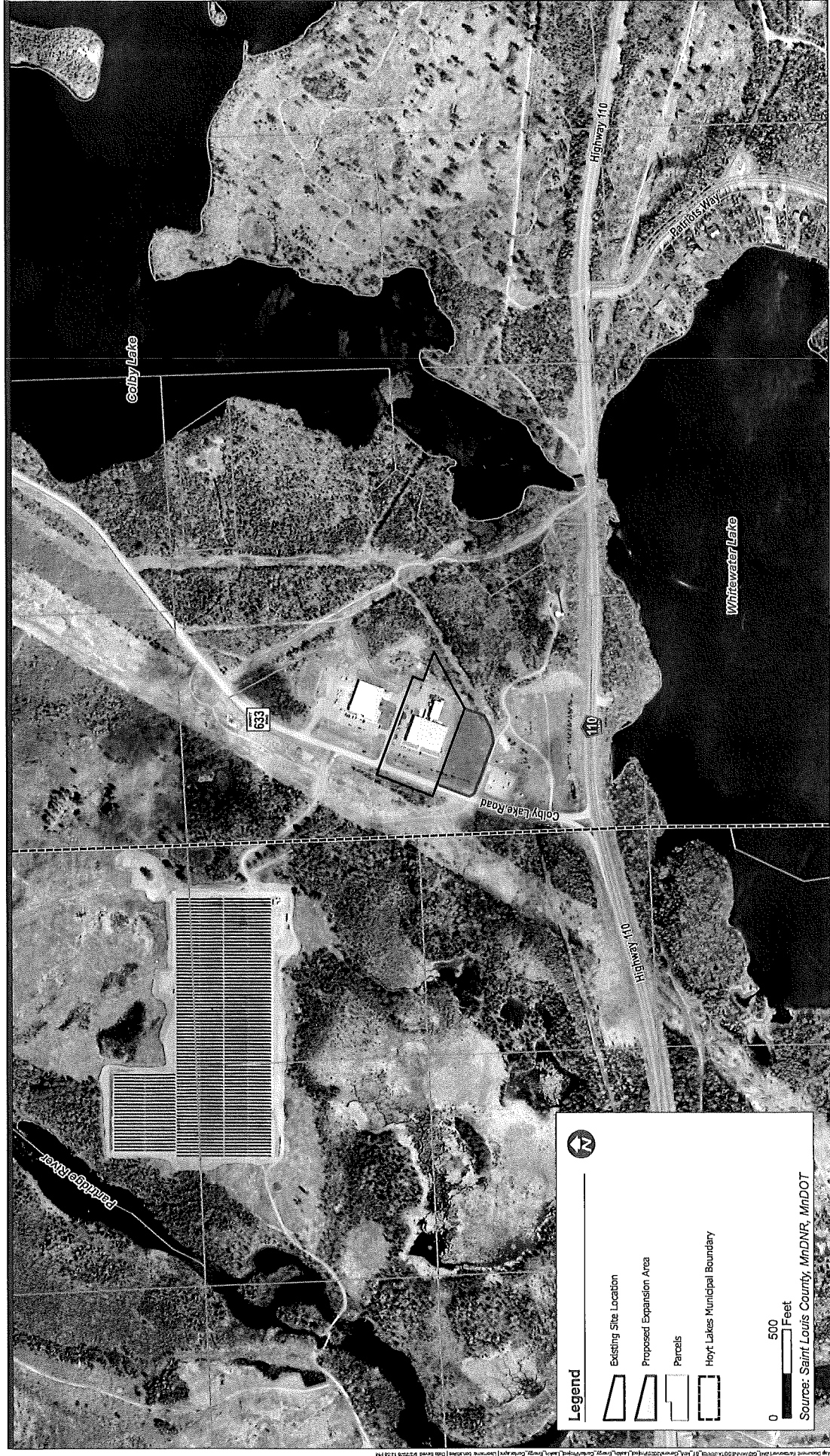
- **ALTA survey:** \$35,000
- **Natural resources and environmental services:** \$27,500
- **Geotechnical evaluation:** \$15,000
- **Pre-design feasibility and cost modeling:** \$85,000

IRRR's investment includes:

- \$162,500 grant to the city of Hoyt Lakes for site-ready due diligence.
- Funding source will be the Douglas J. Johnson Economic Protection Trust Fund.

Technical Advisory Committee (TAC) Recommendation: The TAC recommended approval at its **September 9th, 2026** meeting.

Funding Authorization: Douglas J. Johnson Economic Protection Trust Fund: This project is authorized under the provisions of the Douglas J. Johnson Economic Protection Trust Fund Act (Minnesota Statutes sections 298.291 – 298.297) pertaining to expenditures of Douglas J. Johnson Economic Protection Trust Fund monies for economic development projects in that these statutes authorize the expenditure of funds for projects and programs that are designed to create and maintain productive, permanent and skilled employment and that encourage diversification of the economy within the Taconite Assistance Area defined in Minnesota Statutes Section 273.1341.





Real People. Real Solutions.

301 E Howard Street
Suite 26
Hibbing, MN 55746

Phone: (218) 231-0018
Bolton-Menk.com

VIA Email

August 27, 2026

Janelle Greschner
Iron Range Resources & Rehabilitation (IRRR)
4261 Highway 53 South, PO Box 441
Eveleth, Minnesota 55734

RE: City of Hoyt Lakes – Project Laskin Energy Park Shovel Ready Site

Janelle,

On behalf of Bolton & Menk, Inc., we thank you for the opportunity to present this scope and fee letter in response to the IRRR requested information in the Shovel Ready Site Checklist for Project Laskin Energy Park located in Hoyt Lakes, Minnesota.

This scope of work consists of completing site assessments including typical property, utility, and environmental reviews, determinations for land control, availability utility connections and capacity, and environmental impacts and / or liabilities for land under consideration for development. The scope of work will also include preliminary design and cost modeling for the proposed building expansion.

The enclosed scope of services presents our approach to delivering this project for the IRRR. If you agree with the scope and fee, please provide notification of authorization. Please feel free to contact me with any questions or comments regarding the services proposed herein at Jacob.Crispo@bolton-menk.com or (218) 830-1119.

Sincerely,

Bolton & Menk, Inc.

Jacob Crispo P.E.
Senior Project Manager, Associate

CC: Allison Mattson



**BOLTON
& MENK**

Real People. Real Solutions.

301 E Howard Street
Suite 26
Hibbing, MN 55746

Phone: (218) 231-0018
Bolton-Menk.com

SCOPE OF SERVICES – PROJECT LASKIN ENERGY PARK

It is our understanding that the IRRR and City of Hoyt Lakes intend to assist with site development and preliminary design to expand a facility referred to Project Laskin Energy Park. The project will include site assessments including typical property, utility, and environmental reviews, as well as preliminary design and cost modeling for the proposed building expansion.

The tasks below represent the project development process from existing data collection through preliminary design. Items not included within this scope and fee are as follows:

- a) Preparation of final design plans and specifications.
- b) Preparation of contract documents.
- c) Bid advertisement and review.
- d) Construction contract administration.

The scope assumes the project can be completed within accessible areas and that no significant utility relocations are required. The following scope of services is broken into the primary task as follows.

Task 1: Shovel Ready Site Checklist Activities

Bolton & Menk has completed desktop determinations for land control, available utility connections/capacity and environmental impacts and/or liabilities. The next phase of work will include comprehensive assessments based on findings from the desktop determination and will include:

- ATLA Survey
- Site Available Infrastructure Assessment
- Phase I Environmental Site Assessment and/or Phase II Investigation
- Historical Review of Site/Review of Archeological/Cultural Resources
- Review of Threatened and Endangered Species
- Review of Wetlands via National Wetland Inventory (USFWS)
- Sub Surface Geotechnical Evaluation

Atla Survey, Proof of Ownership and Title commitment.

A detailed land survey that satisfies the minimum requirements of the American Land Title Association (ALTA) and the National Society of Professional Surveyors will be completed. The ATLA Survey will provide highly accurate information about the boundaries, easements, improvements, and potential risks associated with a property. Proof of Ownership and Title Commitment will be included with the ATLA Survey.

Phase I and Phase II Environmental Site Assessment

This task will be subcontracted to Braun Intertec Corporation (Braun) – A Phase I Environmental Site Assessment (ESA) will be performed in accordance with the 2021 version of the American Society for Testing Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (Designation: E 1527-21). Determinations for the Phase I investigation will

determine whether a Phase II Investigation will be required. This scope does not include plans and/or costs for a Phase II Environmental Site Assessment.

Desktop review of Threatened and Endangered Species

To ensure compliance with Minnesota's Endangered Species Statute and the federal Endangered Species Act, Bolton & Menk will complete an NHIS request on the Minnesota Conservation Explorer website and coordinate with MNDNR to be in compliance with the current Minnesota Endangered Species Statute. We will employ the Information for Planning and Consultation (IPaC) tool to complete preliminary federal threatened and endangered species coordination with USFWS. *If any threatened and endangered species surveys are required, we can provide an additional scope and fee at that time.*

Historical Review of Site/Desktop review of Archeological/Cultural Resources (SHPO)

A Phase IA Cultural Resources Literature Review will seek information from various sources regarding previously recorded historic properties within approximately 1 mile of the proposed project area, and any prior surveys that may overlap or otherwise inform the current project. The Phase IA will make recommendations of whether future, more detailed cultural resources field investigations (either architectural history or archaeological) are merited. The Phase IA can be used by the IRRR and the City in their applicable cultural resources consultation, if desired.

Desktop review of wetlands via National Wetland Inventory

Bolton & Menk will conduct an aquatic resource delineation of the proposed building expansion area and surrounding parcel. Following both the Minnesota Board of Water and Soil Resources and Army Corps of Engineer guidance regarding scientific field data collection and reporting. A certified delineator will visit the site to delineate all aquatic resources within the designated project area. The delineation will include performing transects and sampling in the vicinity of those wetlands, placing 3-foot pin flags at the limits of any wetlands found. Our delineator will use a sub-meter GPS unit to accurately locate and map each point and prepare a written report of our findings. This report will be provided for review prior to submittal. Bolton & Menk will coordinate with the reviewing agencies if additional information and/or a Technical Evaluation Panel meeting during the review process is requested.

Subsurface Geotechnical Evaluation

Work will be subcontracted to Northeast Technical Services, Inc. (NTS) – Three soil bores will be advanced throughout the project area at locations determined by NTS. Boring holes will be sealed in agreement with MDH rules. Various soil samples will be collected and analyzed for moisture, grain size, Atterberg limits and organics. Following boring and soil analysis, a geotechnical report that has been prepared by professional engineer will be submitted for review.

Task 2: Preliminary Design and Cost Modeling

Bolton & Menk will work with project stakeholders to refine a preliminary design and cost model for the proposed expansion project. Milestones for this task are anticipated to include:

Project Kickoff and Existing Conditions Review

- Conduct an onsite kickoff meeting with the project stakeholders
- Review project goals, operational requirements, anticipated equipment needs, and expansion objectives.
- Collect additional existing facility conditions, available infrastructure, and other potential constraints.

Conceptual Planning and Facility Expansion Alternatives

- Develop up to three (3) conceptual expansion options for evaluation.
- Evaluate each option relative to program requirements, site constraints, operational efficiency, constructability and cost.
- Identify potential impacts to building systems, utilities, circulation, and future expansion opportunities.
- Prepare conceptual site and floor plan exhibits sufficient to communicate each alternative.
- Utility improvements review

Preliminary Opinion of Probable Construction Cost

- Prepare a high-level conceptual cost estimate for each planning option.
- Include preliminary building, site, utility, and infrastructure improvements necessary to support the proposed expansion concepts.
- Identify major cost drivers, assumptions, and project contingencies.
- Utility improvements cost modeling

Concept Review Workshop

- Conduct a virtual review meeting with the Owner and stakeholders.
- Present findings, planning alternatives, and associated cost estimates.
- Facilitate discussion regarding advantages, disadvantages, risks, and operational considerations for each concept.
- Document feedback and preferred direction.

Preferred Concept Refinement

- Refine the selected concept into a single preferred alternative.
- Incorporate feedback received during the review workshop.
- Further develop the final conceptual building layout, site relationships, and primary infrastructure requirements.
- Confirm anticipated impacts to existing electrical, mechanical, and utility services.

Final Opinion of Probable Construction Cost

- Prepare an updated conceptual cost estimate for the preferred alternative.
- Revise assumptions, quantities, and anticipated infrastructure improvements based on the refined concept.
- Identify potential budget considerations and project implementation risks.

Final Review Meeting

- Conduct a virtual meeting to present the refined concept and final cost estimate.
- Review recommendations, key assumptions, and next-step considerations.
- Obtain stakeholder feedback and concurrence on the preferred expansion strategy.

Final Report

- Prepare a concise final presentation summarizing the final concept option
- Include conceptual exhibits and final cost estimate.
- Provide an overview of potential building systems, utility, and infrastructure improvements that should be considered in future design phases.
- Submit the final report in electronic PDF format.

DELIVERABLES:

- Shovel Ready Site Checklist and Attachments
- Preliminary (30% Design) and Cost Models

PROJECT SCHEDULE

The preliminary project schedule is presented below with milestones and approximate dates.

<u>Milestone</u>	<u>Approximate Date</u>
Authorize Scope and Fee	August 2026
Shovel Ready Site Checklist and Attachments	August to September 2026
Concept Planning and Cost Modeling	August to September 2026
Concept Refinement and Cost Modeling	September to October 2026
Final Concept Design and Costs Estimate	November 2026

Schedule can be expedited.

FEES

Bolton & Menk proposes to perform all work for a **fixed fee of \$162,500 as outlined in the below table.** This amount will not exceed the amount below without prior authorization from the IRRR.

Scope of Services Rates		
Task	Task Name	Total Cost
1	Shovel Ready Site Checklist Activities	
	• ALTA Survey	\$35,000
	• Phase I Environmental Site Assessment <i>(Phase II proposed depending on Phase I findings)</i>	\$7,500
	• Archaeological and Cultural Resources Assessment, Phase 1a report	\$10,000
	• Wetland Delineation and Threatened and Endangered Species Assessment	\$10,000
	• Geotechnical Evaluation	\$15,000
2	Preliminary Design and Cost Modeling	\$85,000
Total Fee (Fixed)		\$162,500