

CITY COUNCIL PROCEEDINGS

BEMIDJI, MINNESOTA

Regular Meeting/Work Session – January 12, 2009

Pursuant to due call and notice, a regular meeting/work session of the City Council of the City of Bemidji, Beltrami County, Minnesota, was held on Monday, January 12, 2009, at 5:30 p.m. in the Conference Room of City Hall, Mayor Lehmann presiding.

Upon roll call, the following Councilmembers were declared present: Lehmann, Johnson, Waldhausen, Meuers, Negard, Hellquist. Absent: Downs (who joined the meeting at 5:32 p.m.)

Others Present: WSN Representatives – Paul Richards, Benji Hofstad; Kraus-Anderson – Clinton Gronhovd; BSU Representative – Bill Maki

Staff Present: City Manager John Chattin, City Attorney Alan Felix, City Engineer Craig Gray, City Clerk Kay Murphy

Mayor Lehmann stated that the purpose of the work session was to review and approve the final event center plans and specifications.

Paul Richards, WSN, on behalf of Leo A Daly and the Design Team reviewed the plans and specifications for the proposed event center. Richards stated that the plans are 90% complete and have been reviewed with the City Engineer, consultants and Kraus Anderson Construction. The plans, if approved, will be completed on Wednesday, January 14. The plans then will be in Kraus-Anderson's hands on Friday and copies will be made for the City and interested bidders. He commented that the Development Response Action Plan has been submitted to the MPCA for approval on February 18. However, the MPCA has been involved already. The City will receive bids and make construction awards in February and March 2009 and construction is anticipated to start by April 2009.

Exterior

Richards reviewed the project package and noted exterior areas of the project. He reviewed the parking lot layout and proposed streets (Central and Grant Avenue extensions). There are five different light features in the parking lot to accommodate the parking and pedestrian areas. Lighting will be adjusted for events in the parking areas. He reviewed the landscaping of the parking lot and near the event center. He noted that stormwater is a big part of this project. He noted the entrances into the event center will include an area for bus drop off and car drop off areas.

Building Interior

Richards reviewed the interior of the event center noting the locations of restrooms, concessions, handicap accessibility into the bowl, green rooms, dressing rooms, mechanical spaces, locker rooms, first aid station, back of the house, convention area, ballroom, meetings rooms, and outdoor plaza. The second level includes 25 suites, bar and concession stand, restrooms, club seating, press box. The third level (overall catwalk plan) is 54 feet from the floor which includes camera control platforms, maintenance for scoreboards and lighting.

Building Exterior

Richards reviewed the building exterior materials and how they are being used on the building. Predominantly, the building will be precast concrete and precast with brick in-lay, limestone elements will be incorporated near the entrances, and there will be CMU and brick construction on the south and east lower elevations.

Richards commented that the Design Review Committee has been involved throughout the project in selecting materials.

Johnson asked if there has been art selected for the interior of the building. Richards replied that there is a group selected to choose the art but there are no final plans.

Downs asked who pays for the outlot utilities.

Felix responded that it will be built into the purchase price at the time the outlots are sold. The utility enhances the City's ability to market and sell the property.

Gray stated that the engineering office has been involved throughout the project. City staff will be doing all of the inspection of the underground work.

Meuers asked if there was any interest from a hotel partner. Chattin replied that there is interest but no proposal to date. Staff continues to work with CSL in this regard and anticipate a second RFP this spring.

BSU Lease

Mayor Lehmann asked how the BSU lease agreement is progressing.

Bill Maki stated that there is one major issue that is being worked out that will meet the State and city requirements.

Downs asked if the BSU lease and sale of bonds could be delayed a week because he will not be at the January 20 meeting. Staff will check to see if the sale of bonds could be delayed for a week to allow all Council to be present at the meeting.

Felix stated that there are four or five parties involved in the lease discussion. BSU typically does not contract by itself but through MnSCU. He further stated that this lease has to satisfy DEED and the Minnesota Department of Finance. Felix stated that BSU and City staff have worked hard to meet the terms for the lease. Lease agreement allows a 30 day cancellation notice similar to the City's BCA and OPC agreements.

Chattin stated there are written agreements from DEED conditioned upon the Dept. of Finance requirements which staff believe they have met. Statute will not allow BSU and MnSCU to give us a 20-year agreement but the City has BSU's assurance.

Meuers stated that she will not be changing her vote regarding the event as the taxpayers are on the line.

Hellquist asked about the status of BSU hockey becoming part of the WCHA. Maki responded that BSU could know whether the WCHA is lifting the moratorium this week. Mayor Lehmann stated that the WCHA has already committed to a scheduling agreement with BSU. Johnson commented that playing games with neighboring teams is important to attendance and the success of the event center.

Felix stated that the lease with BSU is not based on being part of the WCHA. Whatever hockey program that BSU has is important.

Clinton Gronhovd, Kraus-Anderson, stated that it is important to stay with the current schedule. If it is delayed there will be additional cost to the city because the building will not be closed in by fall. Gronhovd stated that the cost to make 30 sets of plans is about \$300 to \$400 per set.

Motion by Hellquist, seconded by Johnson, to approve the plans and specifications and authorized bidding of the Bemidji Regional Event Center. Motion carried with the following votes: Ayes: Downs, Hellquist, Lehmann, Negard, Waldhausen, Johnson. Nays: Meuers.

ADJOURN

There being no further business, motion by Downs, seconded by Meuers, to adjourn the meeting. Motion carried. Meeting adjourned at 7:08 p.m.

Respectfully submitted,



Kay M. Murphy
City Clerk