

CITY COUNCIL PROCEEDINGS
BEMIDJI, MINNESOTA
Regular Meeting/Work Session – February 25, 2008

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, February 25, 2008, at 5:15 p.m. in the Conference Room of City Hall, Mayor Lehmann presiding.

Upon roll call, the following Councilmembers were declared present: Lehmann, Hellquist, Meuers, Markeson, Downs, and Johnson. Absent: Erickson.

Other & Staff: Paul Richards, John Chattin, Kay Murphy

Motion by Markeson, second by Johnson, approving travel to St. Paul on Thursday, February 28, 2008 for Parks & Trails Day on the Hill for Councilor Downs. Motion carried unanimously.

Event Center Design & Timeline

Mayor Lehmann stated that the purpose of the meeting was to discuss event center site details and timeline.

Paul Richards, Architect from Widseth Smith & Nolting, reviewed the proposed layout for the south shore site with the Council. He noted that the trail routing and protected lakeshore reflects discussions with the City and DNR. The DNR will be working with the City on a memorandum of understanding regarding crossings for public accesses. He stated that the events center will require 24 months for construction. If construction does not start until spring 2009, unless it is accelerated, BSU hockey would not be able to move into the facility in October 2010 as planned. He reviewed the timeline and presented the Council with several options which included: 1) construction in spring 2009 within a 17 month completion; 2) footing and foundations done this fall with the second phase of construction to begin in 2009 and finish in 17 months; and, 3) construction would begin in spring 2009 and last 24 months, delaying BSU's occupancy of the facility. If the footing and foundations are to be done this fall, the design and timeline will have to be refocused.

City Manager John Chattin commented that the City has negotiated with BSU regarding occupying the BREC in 2010. If this is changed, the City will have to sit down with BSU and find out what those repercussions are. He noted that BSU has been working to pre-sell suites based on a 2010-11 hockey season in the new arena.

Councilor Johnson stated that the scheduling alliance with the Western Collegiate hockey Association is based on the October 2010 occupancy.

Mr. Chattin stated that the footing and foundation work would not begin until the city's legislative requests are known.

Councilor Hellquist asked Mr. Richards for detailed numbers about how the overall cost would be affected by each construction option for the facility.

Mr. Richards responded that it is difficult to give detailed numbers because construction bids are based on several unknown factors, i.e., bidding environment, the economy and the cost for materials.

Council asked Mr. Richards to work on finding some rough figures on how much construction costs could be if the project is delayed. Mr. Richards said he would contact Cost, Planning and Management International and provide those numbers to the City Council by March 15.

Motion by Downs, second by Johnson, directing staff to seek and make recommendations for a consultant to explore a hotel/motel partnership and development of agreements or contracts. Motion carried with the following vote: Ayes: Lehmann, Markeson, Johnson, Downs, Meuers. Nays: Hellquist.

Motion by Johnson, second by Hellquist, to proceed with the Planned Unit Development for south shore site development and potentially proceed with foundations and footings in the fall of 2008. Motion carried unanimously.

Design Issues

Issue No. 0001 (Junior Locker Rooms):

- Leo A Daly asked if the four smaller locker rooms that were associated with the second sheet of ice are still in the program. There are 6 additional locker rooms in the arena.
- Council consensus was that the lockers are not to be included.

Issue No. 0002 (BSU Hockey Program):

- Leo A Daly asked if the spaces originally in the program to accommodate the home of BSU hockey, office, training rooms, etc., have been eliminated by the change in the agreement with the City and BSU or should the space be retained in the event that BSU may occupy their program at the BREC.
- Council consensus was that the space be constructed but not finished.

Issue No. 0003 (BSU Locker Rooms):

- Leo A Daly asked if BSU hockey locker rooms are to be dedicated to BSU or will they be available for rental to other events?
- Council consensus was that the locker rooms are not dedicated to BSU until such time as BSU would re-negotiate with the City to make them their own and leave them the size as planned.

ADJOURN

There being no further business, motion by Meuers, second by Downs, to adjourn the meeting. Motion carried. Meeting adjourned at 6:30 p.m.

Respectfully submitted,



Kay M. Murphy
City Clerk