

CITY COUNCIL PROCEEDINGS
BEMIDJI, MINNESOTA
Regular Meeting/Work Session – March 23, 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, March 23, 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, Negard, Downs, Meuers, Waldhausen, Hellquist

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

Others Present: Kraus-Anderson Construction: Clinton Gronhovd, Chad Rettke

Motion by Downs, seconded by Johnson, to approve the Agenda as presented. Motion carried unanimously.

Construction Issues – BREC

Gronhovd stated that on March 31 there will be a bid opening on the three bids that were rejected. The bid packets are general carpentry, waterproofing and residence flooring. He stated that on April 2 there will be a meeting with Leo A Daly and the BREC groundbreaking is on April 3. He noted that the only issue at this time is D-wrap. Widseth Smith Nolting has filed a report on Friday and they are waiting for approval from DNR. He stated that the contracts are coming in and staff will be reviewing insurance and bonds with the City Attorney.

Gronhovd stated that changes to the contract will be presented to the Council prior to those changes. However, there are instances when a change order will come after the work has been completed. Kraus-Anderson will document that work and keep track of the costs.

Chattin provided an updated financial report on the BREC. He stated that the contingency is at \$6 million which is healthy for this project. It is his goal as well as Kraus-Anderson's to have as much of the contingency remaining at the end of the project as possible.

Meuers asked for a review of the anticipated revenue sources. Chattin noted that the City needs approximately \$6.5 million in land sales. Discussion continued regarding the use of utility funds. Chattin will report to the Council the remaining amount in the stormwater fund.

Meuers has heard comments that the Little Ralph in Thief River Falls (TRF) loses money every year and she is concerned that the BREC will do the same. Discussion continued regarding the operation costs of the Little Ralph in TRF. Chattin commented that he knows that the Little Ralph loses \$250,000 annually; however, TRF in turn closed two facilities which cost approximately \$250,000 annually in operations and maintenance.

Waldhausen commented that comparing TRF to Bemidji is comparing apples to oranges. Bemidji is more of a tourist destination.

Chattin stated that it is important to get a good facilities management firm that will be responsible for keeping the City's loses as low as possible.

Hellquist asked where the money for pre-marketing of the event center will come from.

Chattin stated that he is uncertain as to where the funds will come from and the funds may have come out of contingency.

Hellquist stated that he is opposed to the idea of cutting public safety staff for the purpose of balancing the budget.

Testing & Survey Services – BREC

Gronhovd stated that four proposals have been received for testing and surveying services. Kraus-Anderson recommended the award of proposal to: Braun Intertec (\$162,250) for construction inspection and testing services and WSN (\$110,817) for surveying services and construction staking. Discussion continued regarding how testing is performed.

Motion by Johnson, seconded by Waldhausen, to accept the proposal for testing and surveying services as recommended by Kraus-Anderson for the BREC. Motion carried with the following vote: Ayes: Waldhausen, Johnson, Negard, Downs, Hellquist, Lehmann. Nays: Meuers.

Goal Setting – City Manager

Council discussed the following for setting goals for the City Manager.

- Develop an evaluation form to give good feedback to the Council.
- Goals that have quantifiable improvements or achievements.
- Evaluations are usually subjective and not objective.
- Council and Manager in agreement on outcome of goals.

Consensus of the Council was to meet on Monday, March 30 at 5:00 p.m. to set goals for the manager. Mayor Lehmann will contact Cliff Tweedale, Dave Kingsbury or John Eggers to facilitate the process.

ADJOURN

There being no further business, motion by Hellquist, seconded by Johnson, to adjourn the meeting. Motion carried. Meeting adjourned at 6:26 p.m.

Respectfully submitted,



Kay M. Murphy
City Clerk