

**CITY COUNCIL PROCEEDINGS**  
**BEMIDJI, MINNESOTA**  
Work Session – January 8, 2018

Pursuant to due call and notice, a work session of the City Council of the City of Bemidji, Beltrami County, Minnesota, was held on Monday, January 8, 2018, at 5:30 p.m. in the Conference Room of City Hall, Mayor Albrecht presiding.

Upon roll call, the following Councilmembers were declared present: Albrecht, Meehlhause, Johnson, Erickson, Larson Absent: Hellquist

Staff Present: City Manager Nate Mathews, City Attorney Alan Felix, Public Works Director Craig Gray, Finance Director Ron Eischens, Deputy City Clerk Michelle Miller

Mayor Albrecht stated that the purpose of the work session was to review liquor store design options and review Grant Valley parcel information for annexation.

**Liquor Store Design**

Gray presented three options (A, B & C) of the design of the new north liquor store that were developed by Erik Wedge of DSGW Architects. The cost of the three options varies from \$3,570,000 to \$4,300,000. Wedge described Option A as the most economically friendly option. Option B provides a more lodge look to the design. Option C was eliminated by the Council. Albrecht stated that not every building needs a Northwoods feel. She would prefer a more classic, timeless building that will serve the City well into the future. Consensus of the Council was the Option A design with an entrance similar to Option B and the windows on the east side of the building as shown on Option B. Erik will take the suggestions from Council and come back with a revised design for review by the Council.

**Liquor Store Financing**

Eischens stated that the project costs are higher than originally budgeted, although they underestimated the retail floor space. For informational purposes, he provided three financing options. If Council chooses a design within the range of approximately \$3.8 million, the liquor store profits could support that decision. Issuing bonds for the purchase of the land will leave approximately \$1.4 million in undesignated funds for future projects and/or emergencies. Erickson stated that she does not support bonding for this project.

**Grant Valley Parcel Information**

Mathews stated that ISD 31 is requesting that their property be annexed earlier than April, as set forth in the Municipal Services Agreement. Eischens provided information regarding the four parcels that would be annexed sitting between the High School and the Gene Dillon Elementary School. Staff will be meeting with the Grant Valley Township Board to discuss orderly annexation options and will update Council with the outcome of that meeting.

**Sanford Wellness Center**

Felix stated that staff would like direction regarding discussions of alternatives with the Sanford Wellness Center organizers. This might be a good opportunity to be proactive in the planning of the future use of the Neilson Reise Arena. Consensus of the Council was to explore discussions regarding the alternatives to the original proposal regarding the Sanford Wellness Center.

**ADJOURN**

There being no further business, motion by Meehlhause, seconded by Larson, to adjourn the meeting. Motion carried. Meeting adjourned at 6:50 p.m.

Respectfully submitted,



Michelle R. Miller  
Deputy City Clerk