

COUNCIL PROCEEDINGS

BEMIDJI, MINNESOTA

Regular Meeting – October 2, 2023

Pursuant to due call and notice, a regular meeting of the City Council of the City of Bemidji, Beltrami County, Minnesota, was held on Monday, October 2, 2023 at 6:00 p.m. in the Council Chambers of City Hall, Mayor Prince presiding.

Upon roll call, the following Councilmembers were declared present: Prince, Fiskevold Gould, Peterson, Johnson, Rivera (via Webex), Eaton, Thayer.

Staff Present: City Attorney Katie Nolting, City Engineer Sam Anderson, Parks & Recreation Director Marcia Larson, Building Official Matt Ridlon, City Clerk/acting City Manager Michelle Miller

AMENDMENTS TO AGENDA

Mayor Prince called for any amendments to the agenda. **Motion by Peterson, seconded by Johnson, approving the agenda as presented. Motion carried by unanimous roll call vote.**

MINUTES

The following minutes were presented for approval:

Council Meeting: July 3, 2023
Work Session: July 10, 2023

Motion by Eaton, seconded by Peterson, approving minutes as presented. Motion carried by unanimous roll call vote.

CONSENT AGENDA #1

Mayor Prince called for any amendments to be made to Consent Agenda. The following Consent Agenda items were presented for approval. **Motion by Peterson, seconded by Thayer, to approve Consent Agenda items as follows:**

1. Claims Submitted by Finance Officer in the Amount of \$1,508,864.88
2. Claims Submitted by ASM Global for the Sanford Center in the Amount of \$74,535.24
3. Approve Special Event Permit – MN Veteran Suicide Awareness Day (October 7)
4. **RESOLUTION NO. 6508:** Adopting Assessment Roll for Delinquent Utility Bills for 2023
5. **RESOLUTION NO. 6509:** Appointing Election Judges for the November 7 Special Election
6. **RESOLUTION NO. 6510:** Establishing Deferred Connection Charge for Sanitary Sewer Service on Algoma Street – City Project 23-07 (\$12,000)
7. **RESOLUTION NO. 6511:** Establishing Deferred Connection Charge for Sanitary Sewer Service on Irvine Avenue NW – City Project 22-08 (\$7,000)
8. **RESOLUTION NO. 6512:** Restricting Parking on the South Side of 6th Street NE
9. Approve Purchase of 24' x 24' Single Post Shade Structure (\$13,186)
10. Approve Replacement of Walk in Cooler Refrigeration for Lakeview Liquor (\$40,259)

Motion carried by unanimous roll call vote.

CONSENT AGENDA #2

Mayor Prince called for any items to be pulled from consent agenda #2. The following Consent Agenda item was presented for approval. **Motion by Eaton, seconded by Thayer, approving Consent Agenda #2 as follows:**

11. Claims Submitted by Finance Officer for Visit Bemidji in the Amount of \$53,356.82

Motion carried by the following roll call vote: Yeas: Thayer, Fiskevold Gould, Prince, Rivera, Eaton, Johnson. Abstain: Peterson due to his role as the Executive Director of Visit Bemidji.

CITIZENS WITH BUSINESS NOT ON AGENDA

Richardo Canti, 122 26th Street NW, commented on crosswalks and speed limits on 24th, 26th and 28th Streets NW.

PUBLIC HEARING

Conduct Public Hearing on Proposed Assessments on Costs Associated with Lot Maintenance and Other Miscellaneous Work Done by the City on Private Property

Pursuant to published notice a public hearing was held regarding input on Costs Associated with Lot Maintenance and Other Miscellaneous Work Done by the City on Private Property. Mayor Prince opened the Public Hearing at 6:14 p.m.; hearing no comments closed the Public Hearing at 6:15 p.m.

Resolution Adopting Assessment Roll for Costs Associated with Lot Maintenance and Other Miscellaneous Work Done by the City on Private Property

RESOLUTION NO. 6513: Adopting Assessment Roll for Costs Associated with Lot Maintenance, and Other Miscellaneous Work done by the City on Private Property was offered

by Councilmember Johnson, who moved its adoption, and upon due second by Councilmember Thayer was passed by the following roll call vote: Yeas: Eaton, Prince, Peterson, Thayer, Johnson, Rivera, Fiskevold Gould.

ORDINANCES

Ordinance Amending Bemidji City Code to Replace Chapter 22 and Chapter 28 with a Development Code for the City

Nolting provided the following correction to a definition to read as follows: “Nighttime means the time from sunset to sunrise.”

AN ORDINANCE Amending Bemidji City Code to Replace Chapter 22 and Chapter 28 with a Development Code for the City was given a first reading.

Ordinance Amending Chapter 2, Article V of the Bemidji City Code to Reestablish the City of Bemidji Planning Commission

Nolting highlighted the following language council could discuss and change:

- Sec. 2-391 – Establishment and Composition – “A council member appointed by the mayor and approved by the council and the zoning director shall be nonvoting ex officio members.”
 - Council supported eliminating that sentence.
- Section 2-393 – Planning Commission – Establishment and Organization – number of members to the planning commission, i.e. five members or seven members or some other number suggested by council. Whether or not to include preference to be given to candidates residing in wards that are not currently represented on the commission.
 - Council supported seven members.
- Section 2-395 – Compensation – Whether or not to compensate planning commission members.
 - Council supported compensating members.

AN ORDINANCE Amending Chapter 2, Article V of the Bemidji City Code to Reestablish the City of Bemidji Planning Commission was given a first reading.

Ordinance of Bemidji City Code Amending the 2023 Fee Schedule to Include Zoning Fees

AN ORDINANCE Amending the 2023 Fee Schedule to Include Zoning Fees was given a first reading.

REPORTS

Dave Hengel from Greater Bemidji provided an update on the Rail Corridor Redevelopment Project.

- **Wellness Center Operational Plan:** They remain committed to a privately-owned and operated wellness center. With Sanford’s decision to pull back from operating the center, Greater Bemidji immediately reached out to Chris Stenberg of the Upper Midwest Alliance of YMCAs, which provides support to each of the YMCAs in our region.
- **Right-Sizing the Wellness Facility:** Sanford Health did a great job gathering community input and identifying regional needs. The needs are significant and it’s clear that the wellness center alone simply will not be able to meet all the community’s needs. As initially designed, the wellness center was roughly 170,000 square feet at an estimated cost of over \$50 million. Based on fundraising and financial projections, they believe project needs to be more in the range of \$30-35 million and 70,000 square feet of space. Simply put - choices will need to be made. They will have to take into consideration several factors when looking at downsizing, including community needs, costs and revenues from operations and donor wishes. Our team at JLG and the YMCA both have extensive wellness center experience and are great assets in our ‘right-sizing’ efforts.
- **Project Fundraising:** Until they have a clear vision for the wellness center programming and operations, Greater Bemidji has paused its fundraising efforts. To date, they have raised \$21.2 million through the pacesetters fundraising efforts.
- **Rail Corridor Site Planning:** Greater Bemidji continues to work closely with the St. Paul Port Authority and their team. Their expertise has been absolutely critical to keeping the project moving forward. The Port’s team is prepared to move forward on state Redevelopment and Contamination Cleanup grant applications we have a final plan for the wellness center. Greater Bemidji has met with both the City Engineer and JPB to keep them apprised of their progress.

- Private Development of the Remainder of the Rail Corridor:** The vision for the project was to develop the wellness center in the rail corridor to entice additional development on the remainder of the site. Kraus Anderson Development had proposed \$30-40 million in additional development on site - a significant increase in tax base for the City. Greater Bemidji has met with Kraus Anderson Development on several occasions to keep them in the loop on their progress. With the uncertainty driven by the changes of the wellness center ownership and operations, Kraus Anderson Development is taking a wait and see approach on the potential development on site.

NEW BUSINESS

Consider Authorizing CERTS Seed Grant Application Submission Request by the Sustainability Commission in the Amount of \$5,000

Miller stated that Linda Kingery, a member of Sustainability Commission submitted a request for the City of Bemidji to apply for a CERTS Seed Grant Application for the Sustainability Commission in the amount of \$5,000. The application deadline is October 10. The use of the grant funds would be for the Sustainability Commission to work on Green Step Best Practice 2.1 to create and deliver an outreach plan to achieve residential energy efficiency. This is included in the 2024 work plan for the Sustainability Commission to be presented to council at the November 6 regular council meeting.

Commission members are developing an application to the Clean Energy Resource Teams Seed Grants requesting \$5000 for education and outreach. The application includes support for a student intern in 2024, stipends for writing articles and stories and printing and other tabling materials. Kingery advised that this grant does not require a cash match from the City.

Motion by Thayer, seconded by Peterson authorizing CERTS Seed Grant Application Submission by the Sustainability Commission in the Amount of \$5,000. Motion carried by the following roll call vote: Yeas: Prince, Rivera, Thayer, Johnson, Eaton, Fiskevold Gould, Peterson.

Consider Resolution Ordering Feasibility Report for the 2024 Street Renewal Project – City Project 24-01

Anderson summarized the results of 15 years of the annual street renewal project, stating that the City has rebuilt about 19.04 miles of streets and approximately 11.6 miles of sidewalks and trails has been added or replaced.

Anderson stated that the feasibility report is the first step in the Chapter 429 assessment process and will outline the proposed improvements, project costs, preliminary assessments and the feasibility of the proposed project which includes the following streets:

<u>Street</u>	<u>From/To</u>
3 rd Street SE	Central Avenue SE – Scott Avenue SE
3 rd Street SE	Grant Avenue SE – Lake Avenue SE

RESOLUTION NO. 6514: Authorizing Feasibility Study for 2024 Street Renewal Project – City Project 24-01 was offered by Councilmember Eaton, who moved its adoption, and upon due second by Councilmember Peterson was passed by the following roll call vote: Yeas: Fiskevold Gould, Eaton, Rivera, Peterson, Prince, Johnson, Thayer.

Consider Award of Quote for 2023 Finance/HR Office Renovations (\$37,625)

Ridlon stated that currently, the positions of accountant/payroll and HR are in an open office area with small cubicles. Due to the fact that both of these positions deal with personal / sensitive personnel information he is recommending reconfiguring their current spaces into private offices. The project will be managed/coordinated by the building official.

The following quotes were received to complete this work:

<u>Contractor</u>	<u>Quote Amount</u>
Davis Drywall	\$ 6,950.00
Northern Door and Hardware	\$ 5,035.00
Peterson Sheet Metal	\$16,950.00
Bessler Electric	\$ 3,190.00
Materials (installed by city staff)	\$ 5,500.00

The project cost of \$37,625 will be funded from the leftover funds from the basement renovation.

Motion by Peterson, seconded by Rivera awarding quotes in the amount of \$37,625 for 2023 Finance/HR Office Renovations. Motion carried by the following roll call vote: Yeas: Johnson, Fiskevold Gould, Prince, Eaton, Peterson, Thayer, Rivera.

COUNCIL REPORTS

Councilmembers provided reports on various boards, committees and commissions.


UPCOMING COUNCIL MEETINGS

- Tuesday, October 2 6:00 p.m. Special Council Meeting (City Manager Recruitment)
- Tuesday, October 10 **5:00 p.m.** Work Session (Rural Fire & Sanford Health Campus Traffic Study)
- Monday, October 16 6:00 p.m. Council Meeting

ADJOURN

There being no further business, motion by Peterson, seconded by Thayer, to adjourn the meeting. Motion carried by unanimous roll call vote. Meeting adjourned at 8:01 p.m.

Respectfully submitted,


Michelle R. Miller
City Clerk