

CITY COUNCIL PROCEEDINGS

BEMIDJI, MINNESOTA

Regular Meeting – February 17, 2015

Pursuant to due call and notice, a regular meeting of the City Council of the City of Bemidji, Beltrami County, Minnesota, was held on Tuesday, February 17, 2015 at 6:00 p.m. in the Council Chambers of City Hall, Mayor Albrecht presiding.

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

Staff Present: City Attorney Alan Felix, Public Works Director/City Engineer Craig Gray, Finance Director Ron Eischens, Police Chief Mike Mastin, Parks & Recreation Director Marcia Larson, City Clerk Kay Murphy

AMENDMENTS TO AGENDA

Mayor Albrecht called for any amendments to the agenda. **Motion by Hellquist, seconded by Johnson, to approve the agenda as presented. Motion carried by unanimous vote.**

MINUTES

The following minutes were presented for approval:

Council Meeting	February 2, 2015
Work Session	February 9, 2015
Special Meeting	February 9, 2015 (Northern Township)

Erickson suggested the following comment be added to the February 2, 2015 minutes: "Erickson noted that the estimate was \$241,000 to complete the work and asked Hoefer how he planned to come up with the extra \$41,000, if need be. Hoefer responded that he would not go beyond the \$180,000 set aside in the CIP and that he expected the final numbers would come in at or under that."

Motion by Erickson, seconded by Larson, to approve the minutes as presented and the revised minutes of February 2, 2015. Motion carried by unanimous vote.

CONSENT AGENDA

The following Consent Agenda items were presented for approval. **Motion by Olson, seconded by Johnson, to approve the Consent Agenda items as follows:**

1. Claims Submitted by Finance Officer in the amount of \$726,340.13
2. Claims Submitted by Venuworks for the Sanford Center in the amount of \$74,095.93
3. General Business Licenses Renewals for 2015
4. **RESOLUTION NO. 5934:** Approving Temporary Off-Premises Liquor Permit for the Beer & Bacon Fest on June 6, 2015 – Venuworks
5. Authorized Purchase of a 2016 Peterbilt Model 348 and Truck Equipment from Crysteel Truck Equipment (\$165,327.71) – Street Dept.
6. Authorized Purchase of a 2015 Chevrolet Silverado 3500 from Thane Hawkins Polar Chevrolet (\$25,021.44) and Tipper Box from Crysteel Truck Equipment (\$12,450) – Street Dept.
7. Travel Authorization – 2015 Joint Legislative Conference – March 4-5 - Johnson
8. Travel Authorization – CERT's Conference – St. Cloud – March 10 - Albrecht

Motion carried by unanimous vote.

CITIZENS NOT ON AGENDA

- Jim Thompson, Villa #13, asked the Council to keep their eyes and ears open to possible ways to get a sewer up to the DNR building on the north end of Lake Bemidji.

POLICE RESERVE OFFICERS ~ SWEARING IN CEREMONY

Police Chief Mastin stated that in 2013 Sergeant Herr was directed to focus on creating a Bemidji Police Reserve Program. Sgt. Herr embraced the challenge and the results have been astounding. The Police Reserve Officers have shown their dedication and desire to serve the community by collectively volunteering approximately 3200 hours, the equivalent of \$72,000 to the City of Bemidji and its citizens and visitors. Officer Tabitha Carrigan requested to fill the role of our new Community Service Officer Position and her duties include oversight of this program. Chief Mastin commended Sergeant Herr and Officer

Carrigan for the exemplary accomplishments in developing, organizing and administering the Bemidji Police Program.

City Clerk Murphy swore in the following new Police Reserve Officers: Jessica Marketon, Andrew Richards, Ryan Newhouse, Kayla Estabrooks, Chad Malterud, Brandon Newhouse and Trevor Klatt.

COMMITTEE REPORTS

Bemidji Youth Advisory Commission – Hannah Sorenson, BYA representative, reported on their activities. She noted that several members attended Bemidji Day at the Capital which was a great experience. They participated in the Winter Fest with Turkey Bowling and raised funds for their group. She reported that the Valentine's skating event was not well attended and they will reconsider if they will do again in the future.

PUBLIC HEARING

Small Cities Program – Nymore Area

Jackie Meixner, HRDC, provided background on the Small Cities program. She stated that Bemidji has been invited to submit a full application from Department of Employment and Economic Development (DEED) which is due on February 26. The Small Cities Development Program grant is to assist low- to moderate-income households with housing rehabilitation. A direct mailer was sent to the target area of 43 blocks and they received interest from 63 residents. HRDC will be applying for \$338,125 to assist 15 householders. There is a maximum amount of \$25,000 which depreciates after 6 years and forgiven after 10 years. She further stated that they also leverage other dollars to stretch the grant further which could assist more households.

Pursuant to published notice a public hearing was held regarding input regarding submission of an application for a Small Cities Development Program grant. Mayor Albrecht opened the Public Hearing at 6:23 p.m. and hearing no comments closed the hearing.

RESOLUTION NO. 5935: Authorizing Grant Application to DEED and Accepting Responsibility as Grantee was offered by Councilmember Erickson, who moved its adoption, and upon due second by Councilmember Olson was passed by unanimous vote.

NEW BUSINESS

Center City Housing

Nancy Cashman, Supportive Housing Dev. Director, discussed the proposed facility with 30 efficiency units for homeless single adults and 30 group residential housing units for homeless public inebriates. A recently completed needs assessment identified a high need for permanent supportive housing. She stated that ultimately they would like to partner with the City and are seeking a donation of land.

Kim Bretheim, LHB Architects, stated that the building will be 33,000 sf, two stories and would require 2-3 acres. He reviewed the proposed site which is owned by the City in the rail corridor. Mr. Bretheim stated that they will be visiting with the adjacent property owner regarding the possibility of swapping some land. In addition, the zoning on the parcel will need to be changed from B-2, which does not allow housing to a zone similar to downtown.

Erickson inquired who would own the building. Ms. Cashman stated that the owner will be Center City with a partner that will receive tax credits and will pay property taxes. Ms. Cashman stated that they are a 501C3 and staff work for them unless from the County or other.

Felix stated that staff suggested that the parcel be straightened out as it made sense. He noted that there will be less impact to the trail. Felix commented that the City may be interested in joining with Center City in the rezoning application.

Discussion followed regarding rezoning the entire railroad corridor owned by the City as well as cleanup of any contamination on the site. Mr. Bretheim stated that they have worked on contaminated sites and that is the reason why they are moving the building as far from the railroad area as possible.

Gray noted that the City currently uses this location for a snow dump for downtown snow removal. He has been looking at other areas that the City owns if it needs to be moved. He estimated that moving the snow location will cost approximately \$20,000 a year.

Motion by Hellquist, seconded by Larson, directing staff to pursue a purchase agreement with Center City for a building site in the rail corridor. Motion carried unanimously.

Paul Bunyan/Library Park Project

Parks & Recreation Director Larson presented the bids for the Paul Bunyan/Library Park Project. The following bids were received:

Reierson Construction	\$998,178.55
Environmental Associates, Inc.	\$1,586,894.00
Gladen Construction	\$1,134,000.00

Larson stated that the low bid provides an opportunity for the Council to fund some of the alternatives/amenities as follows:

Alternate 1: Delayed Construction	\$20,000.00
Alternate 2: North Loop Trail	\$12,917.73
Alternate 3: Lakeside Trail	\$11,842.50
Alternate 4: Trash Enclosure	\$13,200.00
Alternate 5: Granite Boulders	\$13,400.00
Alternate 6: Irrigation – Parking Area	\$16,000.00

M. Larson stated that delaying the start of construction to allow events at the waterfront until August 4, 2015 with a final completion targeted for June 15, 2016, may create a problem for those same events the summer of 2016. The Parks & Trails Commission has met and discussed Alternate 1 and recommended not awarding the alternate due to the increased cost, impacts on seeding/plantings in early spring and concerns on having large events on newly seeded/sodded areas.

Discussion continued regarding delaying construction. M. Larson noted that Fishing Has No Boundaries has indicated that they can move to Diamond Point Park. She further stated that she will work with all the events to accommodate other locations.

Larson stated that there has been a committee working hard on the inclusive playground and the Rotary Club has now stepped up to help with raising funds. She stated that the council should consider including \$85,000 for the inclusive playground.

Motion by Hellquist, seconded by Olson, awarding the base bid and alternates 2-6 in the amount of \$1,065,533.84 to Reierson Construction and an allocation of \$85,000 for the inclusive playground. In addition, approve the contract Amendment No. 1 to the contract between WSB and Associates in an amount not to exceed \$24,247.24. Motion carried unanimously.

2015 Honeywell Energy Savings Project

Public Works Director Gray stated that the City Council approved a contract with Honeywell to provide various energy savings projects for the City. The largest project is the conversation of many of the City’s street lights to LED lights. There will be 1,014 street lights changed out with an estimated annual energy savings of \$70,000. Honeywell opened bids for the project on November 11. Due to the project being under budget, Honeywell is recommending that all four bid alternates be awarded and because the City has a Guaranteed Energy Savings Contract with Honeywell the City is not required to award the bid to the contractor. Gray stated that the purpose of bringing this to the Council was to make them aware of the bid results and asked for concurrence by the Council with the bid award. Bids were as follows:

Bessler Brothers Electric	\$538,503
Holden Electric	\$598,500
Design Electric	\$690,103
Hanson Electric	\$726,900

Motion by Olson, seconded by Meehlhause, concurring with the bid award to Bessler Brothers Electric in the amount of \$538,503. Motion carrier unanimously.

Wastewater Treatment Facility

Gray stated that the two digesters at the Wastewater Treatment Facility have been experiencing some foaming issues during the past year. City staff has tried various methods to solve the issues without success. The plant superintendents recommend foam

suppression nozzles be installed to solve the problem. Design proposals have been received from the following firms:

Advance Engineering & Environmental Services	\$13,500
Bolton & Menk, Inc.	\$14,320

Gray stated that the project will be funded from the sanitary sewer utility fund. He stated there is \$100,000 in the 2015 CIP for the painting of the primary clarifier which will be used for this project as it is more critical than the clarifier project.

Motion by Erickson, seconded by Johnson, authorized the City Engineer to enter into a professional services contract with Advance Engineering & Environmental Services (AE2S) for the Wastewater Treatment Facility digester foaming suppression project in the amount of \$13,500. Motion carried unanimously.

2015 Street Renewal Project (#15-01)

Gray stated that on November 17, 2014 the Council approved a feasibility report for the reconstruction of Sherman Drive, White Birch Avenue and Piper Drive as part of the City's 2015 Street Renewal Project. A public hearing was held on December 15, 2014 and a resolution ordering the project and authorizing the preparation of engineering plans was approved. A bid opening for the project was held on March 10, 2015 and the following bids were received:

Bemidji Bituminous	\$410,733.42
Knife River Materials	\$414,046.21
Mark Sand & Gravel	\$683,682.50

Gray stated that assessments for the project have been set by the Council at \$2,540 per lot. Total assessments for the project are \$153,670.

RESOLUTION NO. 5936: Awarding the Bid for City Project No. 15-01 to Bemidji Bituminous, Inc. in the amount of \$410,733.42 was offered by Councilmember Erickson, who moved its adoption, and upon due second by Councilmember Meehlhause was passed by unanimous vote.

ORDINANCE

Pursuant to published notice, a Public Hearing was held to receive input regarding Authorizing the Sale of Real Property (N. Preuss). Mayor Albrecht opened the Public Hearing at 7:24 p.m., hearing no comments the public hearing was closed.

AN ORDINANCE Authorizing the Sale of Real Property (N. Preuss) was given a second reading.

UPCOMING COUNCIL MEETINGS

- Monday, February 23 5:15 p.m. Public Affairs Committee (Conference Room)
- Monday, February 23 5:30 p.m. Public Works Committee (Chambers)
- Monday, March 2 6:00 p.m. Council Meeting
- Tuesday, March 3 9:00 a.m. City Manager Interviews

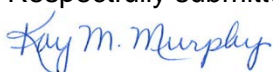
COUNCIL/STAFF REPORT

- Council members provided updates on current events and meetings.
- Meehlhause reported that two candidates will be interviewed for the Bemidji Library position.

ADJOURN

There being no further business, motion by Meehlhause, seconded by Hellquist, to adjourn the meeting. Motion carried. Meeting adjourned at 7:51 p.m.

Respectfully submitted,



Kay M. Murphy
City Clerk