

# CITY COUNCIL PROCEEDINGS

## BEMIDJI, MINNESOTA

### Regular Meeting – September 8, 2020

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, September 8, 2020 at 6:00 p.m. in the Council Chambers of City Hall, Mayor Albrecht presiding via video and telephone conference.

Upon roll call, the following Councilmembers were declared present: Albrecht, Meehlhause, Peterson, Johnson, Rivera, Erickson.

Staff Present: City Manager, Nate Mathews, Finance Director Ron Eischens, City Attorney Alan Felix, Assistant City Attorney Katie Nolting, City Engineer Craig Gray, City Clerk Michelle Miller

#### **AMENDMENTS TO AGENDA**

Mayor Albrecht called for any amendments to the agenda. Johnson requested that calendar parking and the Neilson Reise Arena be added for discussion. It was suggested that the discussion regarding the Neilson Reise Arena be discussion at the next scheduled Work Session. Upon discussion, council added calendar parking as an item to this agenda and the Neilson Reise Arena discussion to the next work session. **Motion by Johnson, seconded by Peterson, to approve the agenda as amended. Motion carried by the following roll call vote: Yeas: Johnson, Albrecht, Erickson, Peterson, Meehlhause, Rivera**

#### **MINUTES**

The following minutes were presented for approval:

Work Session:	August 10, 2020
Canvassing Board:	August 14, 2020
Council Meeting:	August 17, 2020

**Motion by Meehlhause, seconded by Rivera, to approve the minutes as presented. Motion carried by unanimous voice vote.**

#### **CONSENT AGENDA**

Albrecht called for any items to be pulled from the consent agenda. The following Consent Agenda items were presented for approval. **Motion by Erickson, seconded by Peterson, to approve the Consent Agenda items as follows:**

1. Approve Claims Submitted by Finance Officer in the amount of \$2,380,615.88
2. Approve 2020 Business License(s)
3. Approve Appointment of James Powell to Parks & Recreation Commission
4. **RESOLUTION NO. 6307:** Accepting Donation from Shaynowishkung "Chief Bemidji" Fund (\$1,781.25)
5. **RESOLUTION NO. 6308:** Accepting Donation from Marion Dessert Memorial Fund (\$4,000.00)
6. **RESOLUTION NO. 6309:** Authorizing Execution of Agreement (Traffic Safety)
7. Approve Change Order No. 1 – Near Term Water Plant – City Project 20-03
8. Accept Assistance to Firefighters Grant in the amount of \$321,527.27
9. Approve Quote of CPS Distributors for Vehicle Exhaust Removal System (\$22,497.00)
10. Declare 2007 Chevrolet Impala Sedan Surplus and Authorize Disposal

**Motion carried by the following roll call vote: Yeas: Erickson, Johnson, Peterson, Rivera, Albrecht, Meehlhause.**

#### **CITIZENS NOT ON AGENDA**

C.T. Marhula, 4524 Birchmont Drive NE, expressed disappointment with the council and its actions regarding roundabouts and the curfew.

Traci Vaughn, 12871 Stais Country Court, from the Bemidji Figure Skating Club, spoke to encourage the reopening of the Neilson Reise Arena.

#### **PUBLIC HEARING**

Conduct a Public Hearing Relating to Modification to the Development Program Economic Development District No. 1 and Establishment of the Mountain View Meadows Tax Increment Financing District – Consider Associated Resolution

Mathews stated that this action relates to the proposed Tax Increment Financing Housing District for Mountain View Meadows as well as to expand the boundaries of the Redevelopment Project Area No. 1. Council addressed questions and concerns with Todd Hagen from Ehlers, city staff and Mitch Rautio, the development owner.

Pursuant to published notice, a Public Hearing was held to receive input regarding Modification to the Development Program Economic Development District No. 1 and Establishment of the Mountain View Meadows Tax Increment Financing District. Mayor Albrecht opened the Public Hearing at 6:47 p.m. The following individuals spoke:

- John Henningsgaard, 1520 Bixby Avenue NE, questioned why use TIF for this project. He believes this is an economic tool that should be used sparingly or possibly used for other areas of the community.

Hearing no further comments, Mayor Albrecht closed the Public Hearing at 6:54 p.m.

**RESOLUTION NO. 6310: Modifying the Development Program for Economic Development District No. 1; Establishing Redevelopment Project Area No. 1 and Enlarging Economic Development District No. 1; Approving and Adopting the Redevelopment Plan for Redevelopment Project Area No. 1; Establishing the Mountain View Meadows Tax Increment Financing District Within Redevelopment Project Area No. 1 and Adopting the Tax Increment Financing Plan Therefor was offered by Councilmember Erickson, who moved its adoption, and upon due second by Councilmember Meehlhause was passed by the following roll call vote: Yeas: Peterson, Johnson, Albrecht, Meehlhause, Rivera, Erickson.**

### **NEW BUSINESS**

Consider Claims Submitted by VenuWorks for the Sanford Center in the amount of \$38,897.01

Johnson inquired of the lower management fee that is presented on the list. Mathews stated there is a 15% management fee reduction beginning in August until more normal operations resume. There have also been discussions of a further reduction of 15% if there is no hockey season. Additionally, staff at the Sanford Center have taken a cut in pay.

**Motion by Meehlhause, seconded by Rivera, Approving the Claims Submitted by VenuWorks for the Sanford Center in the Amount of \$38,897.01. Motion carried by the following roll call vote: Yeas: Rivera, Peterson, Erickson, Meehlhause, Albrecht. Nays: Johnson.**

Consider Resolution Approving the Preliminary 2021 Tax Levy

Eischens stated that the approach to the budget has changed from a growth response to a COVID response. The goal, however, was to achieve a zero tax rate increase. With that goal being met, some requests have been deferred or where not able to be met. The proposed 2021 preliminary levy totals \$6,517,521.

**RESOLUTION NO. 6311: Approving Preliminary 2020 Tax Levy Collectible in 2021 and Setting the Truth in Taxation Hearing Date for Monday, December 7, 2020 at 6:00 p.m. at City Hall was offered by Councilmember Rivera, who moved its adoption, an upon due second by Councilmember Peterson, was passed by the following roll call vote: Yeas: Erickson, Albrecht, Johnson, Rivera, Meehlhause, Peterson.**

Consider CARES Act Relief Fund Allocations

Eischens stated that the City received CARES Act Relief Funding of \$1,164,911 in August. The CARES Act requires payments only be used to cover necessary expenditures incurred due to the COVID 19 public health emergency and which were not accounted for in the budget or will be incurred from March 1, 2020 and ending November 15, 2020. The total expenses attributed to COVID from March 1 through July 31 is \$791,012 which are related to PPE/Supplies and staff time responding to and dealing with COVID related issues. Eischens stated he will be reporting to council for additional allocation requests for the remaining \$373,899. Council addressed several questions with staff.

**Motion by Meehlhause, seconded by Erickson approving the allocation of the CARES Act Funding as summarized for COVID related costs incurred from March 1, 2020 to July 31, 2020 in the amount of \$791,012. Motion carried with the following roll call vote: Meehlhause, Johnson, Rivera, Erickson, Peterson, Albrecht.**

Consider Railroad Corridor Land Lease

Mathews stated that with the passing of Michael Flaherty the family is looking to renew the lease for the land located within the Railroad Corridor in order to allow time to assess what to do next with the building. He stated that with the recent effort of planning and development for this area, staff is seeking direction on whether to terminate the lease, continue the current lease or consent to a transfer of the land lease to a potential new business/party. Upon discussion consensus of council was to extend the lease for one year and re-evaluate next year.

Discuss Memorandum of Agreement for Temporary Interim Alternative Use and Reimbursement Under BSU Lease of Sanford Center

Mathews stated that with the uncertainty of whether or not there will be a competitive hockey season, the proposed Memorandum of Understanding is being presented regarding the use of ice and amount BSU would pay. The terms include a lump sum payment of \$145,000 by September 15 for ice until the end of December and then monthly payments until the middle of March for a total of \$90,635 with a grand total from BSU of \$235,636. If the decision is made to have WCHA hockey games, the terms of the original agreement will go back into effect.

**Motion by Peterson, seconded by Meehlhause to move forward with the terms of the MOA as presented. Motion carried with the following roll call vote: Albrecht, Meehlhause, Peterson, Johnson, Rivera, Erickson.**

**ORDINANCES**

An Ordinance Amending and Uncoded Section of Bemidji City Code Pertaining to Street Vacation (Birch Street) was given a first reading

**ADDED TO AGENDA**

Discuss Calendar Parking

Johnson stated that he was contacted by residents on Cedar Lane regarding the fact that calendar parking has not been enforced since March. Craig Gray stated through conversations with Chief Mastin, an administration decision was made not to enforce calendar parking. However, since university students are back and winter is coming, parking will need to be enforced as it relates to plowing.

**UPCOMING COUNCIL MEETINGS**

- Monday, September 14            5:30 p.m.            Work Session
- Monday, September 21           6:00 p.m.            Council Meeting
- Monday, September 28           5:30 p.m.            Work Session

**ADJOURN**

There being no further business, motion by Peterson, seconded by Meehlhause, to adjourn the meeting. Motion carried. Meeting adjourned at 8:45 p.m.

Respectfully submitted,



Michelle R. Miller  
City Clerk