

**BIG LAKE CITY COUNCIL
REGULAR MEETING MINUTES
OCTOBER 27, 2010**

1. CALL TO ORDER

Mayor Lori Kampa called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Council Members present: Dick Backlund, Raeanne Danielowski, Chuck Heitz, Lori Kampa, and Duane Langsdorf. Also present: City Administrator Scott Johnson, Finance Director Corey Boyer, Community Economic Development Director Jim Thares, City Clerk Gina Wolbeck, Public Works Director Mike Goebel, Police Chief Sean Rifenberick, City Attorney Soren Mattick of Campbell Knutson, City Engineer Brad DeWolf Voge of Bolton & Menk, Inc.

4. OPEN FORUM

Mayor Kampa opened the Open Forum at 7:01 p.m.

Michael Brubaker, Executive Director of the Sherburne County History Center, introduced himself to Council and provided information on their organization.

Peter Adam, 201 Shoreview Estates – asked what the status is on the Quiet Zone completion. Mr. Adam also discussed the option of converting the intersections on a street by street basis as they are completed instead of waiting for all intersections to be finished. Brad DeWolf provided an update on the Quiet Zone project and reviewed the cost savings the City has realized by doing the required quiet zone improvements along with roadway improvement projects. DeWolf also indicated that he would recommend the City investigate if there would be a negative impact to the ratings of other intersections if the CR 18 intersection were to be requested for quiet zone determination at this time instead of waiting for the entire project area to be ready.

Mayor Kampa closed the Open Forum at 7:09 p.m.

5. PROPOSED AGENDA

Council Member Langsdorf motioned to adopt the proposed Agenda. Seconded by Council Member Heitz, unanimous ayes, agenda adopted.

6. CONSENT AGENDA

Council Member Danielowski motioned to approve the Consent Agenda as presented. Seconded by Council Member Langsdorf, unanimous ayes, consent agenda approved. The Consent Agenda consists of: 6A) Approve Regular Council Meeting Minutes of October 13, 2010, 6B) Approve Council Workshop Minutes of October 20, 2010, and 6C) Approve NSP Grant Transfer.

7. BUSINESS

7A. Award Sale of 2010A and 2010B Bonds

Corey Boyer reviewed the Bond Sales held for the General Obligation Improvement Plan Bonds, Series 2010A which is to be used to fund improvements in the Meadows of Big Lake Development and to refund the City's G.O. Improvement Bonds, Series 2003A. Boyer also discussed the bond sales held for the General Obligation Temporary Taxable Tax Increment Bonds, Series 2010B which the proceeds from this issuance will be used to pay off the City's Inter-fund Loan between TIF District 1-4 and the Sanitary Sewer Fund. Boyer also informed Council that Standard & Poor's Ratings Services has affirmed their stable A+ long-term rating on the City's existing debt.

Shelley Eldridge from Ehler's and Associates reviewed the Bond Sale bids submitted for the sale of \$3,590,000 General Obligation Improvement Plan Bonds, Series 2010A. The low bid was submitted by Northland Securities, Inc. from Minneapolis, MN at an interest rate of 3.2944%.

Council Member Heitz motioned to approve Resolution No. 2010-77 providing for the issuance and sale of \$3,590,000.00 General Obligation Improvement Plan Bonds, Series 2010A, pledging for the security thereof special assessments and levying a tax for the payment thereof. Seconded by Council Member Danielowski, unanimous ayes, motion carried.

Eldridge also presented the Bond Sale bids submitted for the sale of the General Obligation Temporary Taxable Tax Increment Bonds, Series 2010B. Eldridge indicated that due to the favorable interest rate received on this sale, the \$1,090,000 principal amount was able to

be reduced to \$1,055,000.00. The low bid was submitted by UMB Bank, N.A. from Kansas City, Missouri at an interest rate of 1.3964%.

Council Member Heitz motioned to approve Resolution No. 2010-78 providing for the issuance and sale of \$1,055,000.00 General Obligation Temporary Taxable Tax Increment Bonds, Series 2010B, pledging for the security thereof Tax Increments levying a tax for the payment thereof. Seconded by Council Member Danielowski, unanimous ayes, motion carried.

7B. Council Workshop Update

Scott Johnson reviewed the October 20, 2010 City Council Workshop.

7C. PROCLAMATION – Big Lake Manufacturer’s Week

Mayor Kampa read a Proclamation proclaiming November 8 – 12, 2010 as Manufacturer’s Week in the City of Big Lake.

Council Member Danielowski motioned to approve Resolution No. 2010-79 proclaiming November 8 – 12, 2010 as Manufacturer’s Week in the City of Big Lake. Seconded by Council Member Backlund, unanimous ayes, motion carried.

7D. League of MN Cities On-Line Training

Scott Johnson discussed the on-line Land Use Basics training course being offered through the League of MN Cities Insurance Trust (LMCIT) to their member cities. Johnson reviewed class costs and land use claim incentives the LMCIT is offering to cities that successfully participate in the training sessions.

Council Member Danielowski motioned to appoint Mayor Kampa and Council Members Danielowski and Langsdorf to complete the Land Use Basics course through the LMCIT to reduce possible future expenses. Seconded by Council Member Backlund, unanimous ayes, motion carried.

7E. Engineering Update

Brad DeWolf reviewed the October Engineering Update and answered questions from the City Council.

7F. Building Inspection Update

Ron Wasmund reviewed the October Building Inspections Update and answered questions from the City Council.

7G. Hudson Woods Letter of Credit Update

Corey Boyer reviewed discussions held at the Council appointed subcommittee meetings relating to pulling the letter of credit on the Hudson Woods Development. On September 8, 2010, Council approved pulling the letter of credit that the City holds with CMIC Finance Company to complete the unfinished improvements in the development. The subcommittee members, developer and lender have met and had conversations regarding the status of the proposed rail park development, and the positive impact the rail park development could have on the developer obtaining funds to complete the improvements in the development. Boyer noted that based on the discussions held at the subcommittee level, staff was asked to bring the issue back to Council to review the action that was made on September 8th to determine if Council still wants to proceed with pulling this letter of credit, or if Council would like to provide the developer more time to work the rail park development proposal through.

Council discussed the need to protect the property owners in the development along with giving the developer an opportunity to complete the work without the City pulling the Letter of Credit. Soren Mattick reviewed the pro's and con's of pulling the Letter of Credit and discussed the City's option to hold off on pulling the Letter of Credit for a maximum of 60 days after the 5-day notice goes out. In hopes that the developer is able to complete the development himself, Council directed staff to send the 5-day notice letter to the developer immediately, but to wait a maximum of 60 days to pull the Letter of Credit. Staff was also directed to immediately pull the Letter of Credit if the Rail Park Project falls through, or any other concerns arise that would warrant pulling the Letter of Credit. Council requested that an update be given on this item at the November 10th Council Meeting.

8. LIST OF CLAIMS

8A. Consider List of Claims

Council Member Danielowski motioned to approve the List of Claims ranging from Check No. 59567 through Check No. 59649 with the exception of Check No. 59581 for separate consideration, and Electronic Payments #1200E to #1216E. Seconded by Council Member Langsdorf, unanimous ayes, motion carried.

8B. Consider Audio Communications Payment in the Amount of \$65.00

Council Member Heitz motioned to approve payment of Check No. 59581 in the amount of \$65.00 payable to Audio Communications. Seconded by Council Member Langsdorf, vote passed with a vote of 4 to 0 with 1 abstention with Council Members, Danielowski, Heitz, Kampa, and Langsdorf voting aye and Council Member Backlund abstaining. Motion carried.

9. ADMINISTRATOR'S REPORT

Scott Johnson discussed the notices that have gone out to affected property owners relating to outstanding delinquent utilities and outstanding weed/grass removal charges. Johnson noted that a public hearing will be held at the November 10, 2010 Council Meeting and Council will be asked to consider certification of these assessments.

Council Member Langsdorf motioned to Call for public hearings on November 10, 2010 at approximately 7:00 p.m. in the City Council Chambers to consider the certification of delinquent utilities and the certification of delinquent weed/grass removal charges. Seconded by Council Member Danielowski, unanimous ayes, motion carried.

Johnson also informed Council of the upcoming Cherrywood of Richmond building dedication scheduled on Tuesday, November 9, 2010 from 5:30 p.m. to 7:00 p.m. located at 150 Barry Avenue, Richmond, MN.

Council Member Heitz motioned to Set a Council Gathering for the Cherrywood of Richmond building dedication scheduled on Tuesday, November 9, 2010 from 5:30 p.m. to 7:00 p.m. at 150 Barry Avenue, Richmond, MN. Seconded by Council Member Langsdorf, unanimous ayes, motion carried.

Johnson also informed Council that the Initiative Foundation has approved the City's request to fund 50% of the cost up to a total of \$1,000 of the Council Visioning Session scheduled for early 2011. Johnson indicated that he will continue to work with the Eddy Foundation to try and secure more funds for the cost of the session.

Council Member Danielowski motioned to authorize staff to submit a Request for Proposal for a facilitator for the upcoming Council Visioning Session to be held in early 2011. Seconded by Council Member Backlund, unanimous ayes, motion carried.

10. MAYOR & COUNCIL REPORTS and QUESTIONS/COMMENTS

Council Member Danielowski: Discussed the upcoming site visits that are planned for the BR&E subcommittee. Council Member Danielowski also reminded the public of the 2nd

weekend of the Spudspookular Trail of Terror event coming up. Jim Thares updated Council on the City owned NSP Property that was written about in the Letter to the Editor. Thares indicated rehabilitation of the structure is set to begin soon.

Council Member Heitz: Discussed the new Northstar Link Friday schedule, Northstar marketing meetings, and Met Council's decision to keep the daily Northstar fee's the same.

11. **OTHER** – No other.

12. **ADJOURN**

Council Member Heitz motioned to adjourn at 8:05 p.m. Seconded by Council Member Langsdorf, unanimous ayes, motion carried.

Gina Wolbeck
Clerk

Date Approved By Council 11/10/10