

**BIG LAKE CITY COUNCIL  
REGULAR MEETING MINUTES  
JANUARY 24, 2007**

**1. CALL TO ORDER**

Mayor Don Orrock 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, Chuck Heitz, Lori Kampa, Patricia May, and Don Orrock. 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, Fire Chief Tony Eisinger, City Attorney Matthew Brokl of Campbell Knutson, and City Engineer Brad DeWolf of Bolton & Menk, Inc.

**4. OPEN FORUM**

Mayor Orrock opened the Open Forum at 7:01p.m. No one came forward. Mayor Orrock closed the Open Forum at 7:02 p.m.

**5. PROPOSED AGENDA**

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

**6. CONSENT AGENDA**

Council Member Kampa motioned to approve the Consent Agenda with the removal of item 6K for separate consideration. Seconded by Council Member May, unanimous ayes, consent agenda approved. The Consent Agenda consists of: 6A) Approve Regular Council Meeting

Minutes of January 10, 2007, 6B) Approve Joint Meeting Minutes of January 11, 2007, 6C) Approve LELS Memorandum of Understanding, 6D) Approve Park Committee Recommendations, 6E) Approve Plans and Specifications Resolution No. 2007-06 for the Sherburne County CR 17/CR81 Improvement Project, 6F) Approve Lawful Gambling Renewal Resolution No. 2007-07 for the Knights of Columbus at McPete's Sports Bar and Lanes, 6G) Approve Lawful Gambling Renewal Resolution No. 2007-08 for the Knights of Columbus at Scooter's Bar, 6H) Approve Employment Status Changes for Chris Hoard and Ann Hanna, 6I) Accept Channel Improvement Bids and Award Project to Motzko Companies of Delano, MN, and 6J) Approve Resolution No. 2007-09 Accepting Donations to the Big Lake Fire Department.

6K) Authorize Conference Attendance for Fire Department Personnel.

Council Member Backlund stated that he feels the timing is wrong on sending four fire fighter's to the conference. Mr. Backlund explained that with the recent fire hall remodeling project and the need for additional interior fixtures, furniture, and equipment, the money would be better spent on those items.

Fire Chief Eisinger discussed the advantages of having the four fire fighters attend the conference and that the expenses are budgeted for in the training budget.

Council Member Kampa motioned to authorize fire fighters Rich Berg and Rick Eberle to attend the Fire Department Instructor's Conference in Indianapolis, Indiana from April 15, 2007 through April 22, 2007 at a cost of approximately \$1,750.00 per person. Seconded by Council Member Heitz, motion passed with a vote of 4:1 with Council Members Heitz, Kampa, May, and Orrock voting aye, and Council Member Backlund voting nay. Motion carried.

## **7. BUSINESS**

### **7A. PRESENTATION – Monticello-Big Lake Hospital Update**

Lynn Olson, COO of the Monticello-Big Lake Hospital provided an update to Council on upcoming projects the Board is undertaking and the proposed Big Lake Clinic. The Big Lake Clinic will be a 10,000 square foot structure located on a six acre site in the Big Lake Marketplace Development. The groundbreaking is scheduled in May 2007 with a potential completion date of November 2007. The facility will be a cooperative effort between Monticello-Big Lake Hospital, CentraCare System, and the Monticello Clinic. Mr. Olson also updated Council on the future expansions of the Monticello Clinic and the Hospital. Council thanked Mr. Olson for providing an update.

### **7B. PRESENTATION – Becker-Big Lake Ice Association**

Chris Stalpes representing the Becker-Big Lake Ice Association provided an update to Council on the status of the future construction of an ice arena in the Big Lake area. Mr. Stalpes reviewed their needs and inquired on the willingness of the City to partner with the Ice Association in the construction of an arena. Discussion was also held on short and long term goals of the association, operating costs, and current concerns/solutions to finalizing the building of an ice arena.

Paul Erickson, representing the MN Amateur Sports Commission discussed other indoor ice arenas in Minnesota and indicated that 90% of those facilities have been built by local units of government. David Kuentler, fundraising chairman of the Ice Association, discussed the process they have been going through to get the arena built and asked for assistance from the City of Big Lake.

Council questioned negotiations the Ice Association has had with Sherburne County regarding locating the ice arena at the fair grounds site. Mr. Stalpes indicated that their goal is to take the path of least resistance to get the ice arena built. Discussion was also held on if the tax status would be exempt on a future arena. Council indicated that they are in support of a future hockey rink and would be willing to work with the Ice Association in joint discussions with other local government entities.

### **7C. Berndt Pond Estates 3<sup>rd</sup> Addition Development Contract**

Matt Brokl reviewed the draft Development Contract for the Berndt Pond Estates 3<sup>rd</sup> Addition project and discussed security and cash requirements of the Contract. Mr. Brokl informed Council that the applicant has requested reduced fees on park dedication, storm sewer, and to receive a credit for the over-sizing of the collector road. Mr. Brokl reviewed the basis for establishing the park fee. He also indicated that the City has never given a credit to a developer for the requirement of installing a collector road or waived the storm sewer charge.

Jim Nielson, attorney for the developer, reviewed his perception of laws relating to reasonable City fees. He also discussed specific communities and the fees that they charge. Mr. Nielson requested that his client only be charged what the developer for Norland Park was charged for park fees. He also discussed the storm sewer charge and asked that they not be charged that fee because they will not be part of the storm sewer system. Mr. Nielson also requested a credit be authorized in the amount of \$44,000 for over-sizing of the collector road.

Corey Boyer reviewed the current park dedication fee which is based on the Park Plan Study created by Northwest Associated Consultants, and provided information on what all incoming developers have paid dating back to 2004.

Matt Brokl discussed options the Council has in considering the fees for this development and indicated that fees should be established at the time of Final Plat approval. The developer also has various options which would include dedication of land instead of paying the park dedication fee. Mr. Brokl also asked for Council direction on how they would like negotiations be handled with the developer.

Council discussed the fee comparables referenced by Mr. Nielson and directed staff to work with the developer to discuss the fees in question and to report back to Council with a final version for Council consideration.

Council Member Heitz motioned to table the consideration of the Development Contract for Berndt Pond Estates 3<sup>rd</sup> Addition. Seconded by Council Member Backlund, unanimous ayes, motion carried.

#### **7D. Project Status Report – City Engineer**

Brad DeWolf reviewed the January 16, 2007 Engineers Report and answered questions from Council. Council requested staff check into the lighting at the newly remodeled Lakeside Park and to review traffic flow patterns in the Martin Avenue area to see if stop signs should be relocated after the third phase is complete. Council also discussed the fire hall utility extension project and inquired if it is feasible to split those costs 50/50 with Big Lake Township.

#### **7E. Purchase of Council Member Business Cards**

Scott Johnson reviewed discussions with a Council Member relating to ordering business cards for Council Members. Mr. Johnson reviewed some recent price quotes and indicated that the approximate cost to order cards with set-up fees included for Council Members is \$145.00.

Council discussed less expensive forms of creating business cards and directed staff to investigate producing the cards internally. Council also directed staff to review current pricing for staff cards and seek lower quotes.

#### **7F. Fire Relief Association Update**

Randy Miller, representing the Big Lake Fire Relief Associate provided an update on their financial assets and liabilities of their Special Fund as of the end of 2006. Mr. Miller indicated that the Association is requesting a benefit increase from \$2,200.00 to \$2,600.00. Mr. Miller also informed Council that he presented this item to the Town Board earlier in the evening and they approved an increase of \$2,400.00 and directed him to report back later

in the year.

Council Member Kampa motioned to authorize a benefit increase to \$2,400.00 for the Big Lake Fire Relief Association. Seconded by Council Member Backlund, unanimous ayes, motion carried.

## **8. LIST OF CLAIMS**

Corey Boyer informed Council that the process for paying bills will be discussed at the February Workshop.

Council Member Heitz motioned to approve the List of Claims ranging from Check No. 049907 through Check No. 049976. Seconded by Council Member Kampa, motion passed with a vote of 4:1 with Council Members Heitz, Kampa, May, and Orrock voting aye, and Council Member Backlund voting nay. Motion carried.

Council Member Backlund stated that he is opposed to paying bills prior to Council consideration of the List of Claim. Mayor Orrock explained that Council sets the budget annually and staff is responsible for working within that budget.

## **9. ADMINISTRATOR'S REPORT**

Scott Johnson discussed setting a Joint Meeting with the Big Lake Town Board to discuss the Sunny Fresh Food CUP Application, Cobblestone Crossing Annexation discussion and any other City/Township business deemed necessary.

Council Member Heitz motioned to call for a Special Joint Meeting with the Big Lake Town Board on Wednesday, February 21, 2007 at 6:00 p.m. in the City Council Chambers to discuss the Sunny Fresh Food CUP Application, Cobblestone Crossing Annexation discussion and any other City/Township business deemed necessary. Seconded by Council Member Kampa, unanimous ayes, motion carried.

Jim Thares apologized for comments he made at the January 10, 2007 Council Meeting regarding property owner support of the rezone of residential properties along Eagle Lake Road. Mr. Thares was contacted after the meeting by property owners stating that they are not in favor of a rezone for various reasons. Mr. Thares will be scheduling meetings with these property owners to hear their concerns and information will be brought back to the EDA and City Council.

Mr. Thares also informed Council that the BLEDA has recommended the approval of plans and specifications for the remodeling of the East Vestibule of the Lake Shopping Center in an amount not to exceed \$28,500.00 with the goal of keeping the costs under \$25,000.00.

Mr. Thares discussed the remodeling of tenant space in this area and indicated there is a potential buyer for the east end.

Council Member Heitz motioned to approve the plans and specifications for the remodel of the East Vestibule of the Lake Shopping Center and to authorize the Mayor and Administrator to enter into the necessary contracts for the project not to exceed an amount of \$28,500.00 with the goal of keeping the costs under \$25,000.00. Seconded by Council Member Kampa, unanimous ayes, motion carried.

#### **10. MAYOR & COUNCIL REPORTS and QUESTIONS/COMMENTS**

Council Member Backlund: Reviewed the January Planning Commission and Fire Board Meetings.

Council Member Heitz: Reviewed the January EDA Meeting, discussed the upcoming Chamber of Commerce Expo and the option of the City and EDA sharing a booth. Council Member Heitz also directed staff to provide a copy of the Northstar presentation prepared by Mr. Thares to all Council Members as an FYI. Council also directed staff to prepare a Resolution of Support for improvements to State Highway 25 in preparation for the future Northstar project.

Council Member Heitz motioned to call for a Council Gathering on February 12, 2007 at 6:00 p.m. for a tour of the Connections facility. Seconded by Council Member Kampa, unanimous ayes, motion carried. No Council action will take place at this gathering.

Council Member Kampa: Reviewed a change to the Fire Department By-laws to change the start time of the fire department monthly meetings.

#### **11. OTHER**

No other.

#### **12. ADJOURN**

Council Member Kampa motioned to adjourn at 9:13 p.m. Seconded by Council Member Backlund, unanimous ayes, motion carried.

Gina M. Wolbeck  
Clerk

02/14/07  
Date Approved By Council