

**BIG LAKE CITY COUNCIL
REGULAR MEETING MINUTES
JULY 13, 2005**

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: Chuck Heitz, Lori Kampa, Duane Langsdorf, Patricia May, and Don Orrock. Also present: City Administrator Patrick Wussow, Assistant City Administrator Scott Johnson, Finance Director Corey Boyer, City Planner Ned Noel, Economic Development Director Assistant Annie Deckert, Public Works Director Mike Goebel, City Attorney Matthew Brokl of Campbell Knutson, City Engineer Brad DeWolf and Jared Voge of Bolton & Menk, Inc.

4. OPEN FORUM

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

5. PROPOSED AGENDA

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

6. CONSENT AGENDA

City Administrator Wussow recommended removing item 6L from the Consent Agenda for further consideration during the Administrator's Report.

Council Member Kampa motioned to approve the Consent Agenda with the removal of item 6L for separate consideration. Seconded by Council Member Langsdorf, unanimous ayes, consent agenda approved. The Consent Agenda consists of: 6A) Approve Regular Meeting Minutes of June 22, 2005; 6B) Approve Workshop Meeting Minutes of June 22, 2005; 6C) Approve Special Council Meeting Minutes of June 29, 2004; 6D) Approve List of Claims; 6E) Call for a Special Council Meeting on July 18, 2005 Immediately Following the Joint Powers Board Meeting in the City Council Chambers to Discuss BLIPE Site Plans, and any other City Business Deemed Necessary; 6F) Approve Land Sale to White Bear Clothing, Inc.; 6G) Approve Land Sale to Industrial Molded Rubber (Northern Prairie Polymers, Inc.); 6H) Approve Ordinance Amendment #2005-17 approving amendment to Regulation of Lawful Gambling, Summary Resolution #2005-94, Ordinance Amendment 2004-34 amending 2005 fee schedule, and summary Resolution #2005-95; 6I) Approve Charitable Gambling Permit Resolution #2005-96 to the Big Lake Lions Club to Operate at Jim's Bar; 6J) Approve Parks Advisory Committee Recommendations, and 6K) Approve Donation to Sherburne County Historical Society and Authorize City Administrator to execute Deed of Gift, and Disposal Authorization Forms.

7. BUSINESS

7A. Presentation – Initiative Foundation

Curt Hanson from the Initiative Foundation presented the accomplishments of the Initiative Foundation and discussed their annual request for funding support. Mr. Hanson reviewed the foundation's history and the positive impact they have had on Minnesota communities. Mr. Hanson also extended their gratitude to Big Lake and reiterated the foundation's desire for funding support.

7B. PUBLIC HEARING – Wellhead Protection Plan

Mike Goebel discussed the Wellhead Protection Plan. He discussed Part I of the plan which was previously approved by Council and also reviewed the process required for Part II. Mr. Goebel indicated that Part II consists of the inventory results from potential contamination sources, a plan to manage contamination, a plan to evaluate the effectiveness of the Wellhead Protection Plan and an emergency plan to assist the City if man-made conditions or a natural disaster impacts the water system.

Mayor Orrock opened the Public Hearing at 7:19 p.m. No one came forward. Mayor Orrock closed the Public Hearing at 7:20 p.m.

Council Member Kampa motioned to adopt the Wellhead Protection Plan. Seconded by Council Member Langsdorf, unanimous ayes, motion carried.

7C. Oppidan Parking Lot Conditional Use Permit

City Planner Ned Noel discussed the parking lot Conditional Use Permit application submitted by Oppidan Development. Paul Tucci from Oppidan addressed Council representing the applicant. Mr. Tucci discussed the need for the CUP to allow for flexibility from the parking requirement to be able to lease 4,560 square feet of their retail center to a restaurant.

Council Member Kampa motioned to approve Resolution #2005-97 approving a Conditional Use Permit to allow for a reduced number of parking stalls in order to lease out 4,560 square feet to a restaurant in the 16,480 square foot retail building at the Big Lake Town Square located at 726 Martin Avenue and 711 Rose Drive. Seconded by Council Member May, unanimous ayes, motion carried.

7D. Request for Assessed SAC/WAC Fees

Finance Director Corey Boyer informed the Council of a request from Oppidan Development to have their sewer and water access charges (SAC/WAC) for a restaurant project to be assessed to their property over a ten-year period. Paul Tucci stated that the SAC/WAC fees were much higher than anticipated, and would like the City's assistance in paying these charges. Mr. Boyer discussed that historically, this has been done once for an industrial client, which was assessed over a three year period. He stated that staff recommends denying this request from the developer.

Mr. Tucci explained how they have already paid a SAC/WAC fee when obtaining the building permit. Staff stated that this fee was for the shell of the building only and that additional SAC/WAC fees are charged once the facility is occupied.

Council discussed Oppidan's request and Mayor Orrock and Council Member Kampa stated that they are in favor of assessing these fees, but for a three-year period. Mr. Tucci stated that this option had not been discussed, and also expressed his concern of the high cost of the additional SAC/WAC fees.

The general consensus of Council was to bring this item back to the next Council meeting scheduled on July 27, 2005.

8. ADMINISTRATOR'S REPORT

Item 6L - Dock License Update from the Consent Agenda was discussed at this time.

Administrator Wussow reviewed the status of the Dock Licensing project and informed Council that a letter will be mailed out to all licensees clarifying any uncertainty.

Administrator Wussow also informed Council that the Township will be using the Fire Station as a polling location beginning with the 2006 election.

Assistant City Administrator Scott Johnson discussed the status of demolition for the former Senior Center site located on Lake Street South. The required permitting has been obtained and the contractors have been scheduled to begin demolition. Council Member May expressed her concern regarding debris at and around the site. Staff indicated that the Public Works Department has been advised of the situation and has been directed to contact the contractor.

Administrator Wussow suggested having a tour of the City on August 24th at 4:00 p.m.

Council Member Heitz motioned to hold a bus "Tour of the City" on August 24th beginning at 4:00 pm. Seconded by Council Member Kampa, unanimous ayes, motion carried.

9. MAYOR & COUNCIL REPORTS and QUESTIONS/COMMENTS

Council Member Heitz: Nothing

Council Member Kampa: Nothing

Mayor Orrock: Discussed the potential of moving the police station. Mayor Orrock also informed Council of The City of Becker's new fire truck costs, indicating that future trucks will be expensive.

Council Member Langsdorf: Inquired about the channel improvements. City Engineer Brad DeWolf indicated that his staff is presently working on this and that they will begin the bidding process later this year.

Council Member May: Stated that the Northstar will begin their trial run in the last quarter of 2008, with revenues beginning in 2009. Council Member May also discussed the status of funding for this project. Council discussed inviting a Northstar representative to present to Council at a future meeting.

10. OTHER

No other.

Mayor Orrock recessed the regular meeting to go to Closed Session at 7:50 p.m.

11. CLOSED SESSION

11A) Consider Purchase of Property for Liquor Store Expansion

Matt Brokl reviewed the status of the negotiations on the purchase of Parcel No.'s 65-420-0110, 65-420-0115, and 65-420-0120.

Mayor Orrock reconvened the meeting at 8:15 p.m.

12. ADJOURN

Council Member Kampa motioned to adjourn at 8:16 p.m. Seconded by Council Member Langsdorf, unanimous ayes, motion carried.

City Administrator

Date Approved By Council _____