

**BIG LAKE CITY COUNCIL  
WORKSHOP MEETING MINUTES**

**March 1, 2006**

**1. CALL TO ORDER**

Mayor Don Orrock called the meeting to order at 6:00 p.m.

**2. ROLL CALL**

Council Members present: Chuck Heitz, Lori Kampa, Patricia May, and Don Orrock. Council Member absent: Duane Langsdorf (arrived at 6:25 p.m.). Also present: Assistant City Administrator Scott Johnson, Finance Director Corey Boyer, Community Economic Development Director Jim Thares, City Clerk Gina Wolbeck, and City Engineer Brad DeWolf and Jared Voge of Bolton & Menk, Inc.

**3. PROPOSED AGENDA**

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

**4. BUSINESS**

**4A. Finance Update**

Corey Boyer reviewed levies and tax rates for the City based on anticipated operating costs and capital projects, reviewed the 2006 projects and financing plan, and street improvements projected through 2013. Mr. Boyer also discussed the 197<sup>th</sup> Street construction project and how the costs will be distributed between the Developer, the City and the Township.

Council also discussed staggering the fire, public works, and police building projects to do one project per year.

#### **4B. Sewer/Water Access Charge Policy**

Corey Boyer reviewed the City's current sewer and water access policy and presented Council with the proposed Sewer Availability Charge Manual provided by the City Engineer's office.

Mr. Boyer also discussed the report provided by Fred Patch detailing the city's process for how SAC units are determined, specifically on restaurants and car washes. Mr. Boyer asked for Council direction on how the City calculates SAC units for new commercial enterprises and how to apply credits for businesses as they change over time.

#### **4C. Hockey Association Rink Proposal**

Jim Thares discussed the request from Hockey Association and the developer of the site seeking City assistance. Mr. Thares also discussed that the Hockey Association has indicated that they are not financially ready to build the entire arena, but would like to build an inflated bubble-covered ice rink, a warming house and a surface parking lot to be completed by November 2006. Mr. Thares also indicated that the association's goal is to construct a one to two million dollar arena by November 2007.

Council identified that a better location for the arena would be a site located between Big Lake and Becker and that the more entities that contribute to the funding, the sooner the project can be completed. Council also identified that a sub-committee should be set-up comprised of members from each entity.

#### **4D. Liquor Store Update**

Scott Johnson reviewed the proposed façade improvements and indicated that Big Lake Hardware Hank has requested Council consider some type of assistance to help defray some of the costs of improving their façade portion of the building. Staff also reviewed the amount the City budgeted for the façade improvements.

Council discussed the possibility of offering Mr. Hultman a loan program, but that the principal would need to be paid back. Council also directed staff to reduce the cost of the façade improvements by \$90,000.00 by reducing some design features in the Hardware Hank area.

### **5. OTHER**

Jim Thares reviewed the proposed future Cargill site improvements. Council also directed staff to contact Cargill to request a tour of the site.

Mayor Orrock updated Council and staff on his meeting with a Consultant Administrator.

Assistant Administrator Johnson informed Council that the Building Assistant has been relocated to the Building Department area of City Hall, and that staff has gotten pricing on handrails for the City Hall entrance and the item will be on an upcoming agenda for Council consideration.

**6. ADJOURN**

Council Member Kampa motioned to adjourn at 8:25 p.m. Seconded by Council Member Heitz, unanimous ayes, motion carried.

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Gina Wolbeck  
Clerk

Date Approved By Council \_\_\_\_\_ 03/08/06 \_\_\_\_\_