BELLE PLAINE CITY COUNCIL
REGULAR SESSION
JULY 6, 2010

1. PLEDGE OF ALLEGIANCE.

Mayor Tim Lies led those present in the Pledge of Allegiance.

2. CALL TO ORDER. 2.1. Roll Call.

The Belle Plaine City Council met in Regular Session on Tuesday, July 6, 2010 at 6:00 p.m. at the Government Center, 218 North Meridian Street, Belle Plaine, MN. Mayor Tim Lies called the meeting to order with Councilmembers Dawn Underferth, Jim Lange, Gary Trost, Tim O'Laughlin and Cary Coop present.

Also present were City Administrator David Murphy, Community Development Director Trisha Rosenfeld, Finance Director Dawn Meyer, Police Chief Tom Stolee, City Engineer Joe Duncan, City Attorney Bob Vose and Video Recording Operator Beth Dempsey. Public Works Superintendent Al Fahey was not present.

3. APPROVAL OF AGENDA.

MOTION by Councilmember Underferth, second by Councilmember Coop, to approve the agenda as presented. ALL VOTED AYE. MOTION CARRIED.

4. APPROVAL OF CONSENT AGENDA.
4.1. Regular Session Minutes of June 21, 2010.
4.2. Work Session Minutes of June 28, 2010.
4.3. Approving Large Assembly Permit for Jimmy's CRC for Rock and Roll In.
4.4. Approving Animal Control Services Agreement with Minnesota Critter Getters and Authorizing Mayor and City Administrator to Execute Agreement.
4.5. Approval of Temporary 3.2% Liquor Licenses for Bar B Q Days Celebration, Belle Plaine Baseball Association and Belle Plaine Softball Tournament.

MOTION by Councilmember Coop, second by Councilmember Underferth, to approve the consent agenda as follows: 4.1. Regular Session Minutes of June 21, 2010, 4.2. Work Session Minutes of June 28, 2010, 4.3. Approving Large Assembly Permit for Jimmy's CRC for Rock and Roll In, 4.4. Approving Animal Control Services Agreement with Minnesota Critter Getters and Authorizing Mayor and City Administrator to Execute Agreement and 4.5. Approval of Temporary 3.2% Liquor Licenses for Bar B Q Days Celebration, Belle Plaine Baseball Association and Belle Plaine Softball Tournament. ALL VOTED AYE. MOTION CARRIED.

5. DEPARTMENT REPORTS.

5.1. Community Services Department.

Community Services Director Nelson Ladd was present. The Council acknowledged receipt of the Community Services Department report.

5.2. Public Works Department.

Public Works Superintendent Al Fahey was unable to attend. The Council acknowledged receipt of the Public Works Department report.

5.3. Engineer Report.

City Engineer Joe Duncan was present. Councilmember Trost stated he would like staff to continue pursuing traffic control near the area of East Main and Aspen Lane. The Council acknowledged receipt of the Engineer Report.

5.4. City Administration Report.

City Administrator David Murphy was present. The Council acknowledged receipt of the City Administration report.

6. PUBLIC FORUM.

No one spoke at the public forum.

7. PUBLIC HEARINGS –NONE SCHEDULED.

8. BUSINESS.

8.1. Presentation of Claims.
1. Pay Request No.4 by Chard Tiling for $51,162.30 for the TH169 South Frontage Road Project.

MOTION by Councilmember Lange, second by Councilmember O'Laughlin, to approve the Presentation of Claims and Pay Request No.4 by Chard Tiling for $51,162.30 for the TH169 South Frontage Road Project. ALL VOTED AYE. MOTION CARRIED.

8.2. Public Works Facility Expansion Project.

Mayor Lies referenced a memo dated July 6, 2010 from City Administrator Murphy regarding the public works facility expansion project.

City Administrator Murphy explained that this issue has been discussed at length over the past few years. The Public Works Department has outgrown its current facility and the old fire hall is no longer safe. In 2007 and 2008 a needs-analysis report was completed with a view towards a 30-year life span. The needs-analysis report also included the potential space needs for the Police Department and Ambulance Service. Oertel Architects was then hired to design a facility that could house the Public Works for the next 30-plus years based on projected growth. Oertel Architects put together a drawing of what would work for Public Works and also drew an example of how the current public works site could be reworked to accommodate the needs of the Police and Ambulance. In 2007 and 2008 a number of potential sites were considered to place the facility. Sites were considered on the basis of accessibility, location, services and price. The six acres west of Diversified Business Park was selected and purchased. The next step in the process was to hire an architect to design the building to the level that bids could be sought. Oertel quoted a price of $112,000 to do the design to that level. During this time the elections were held and there were to be three new members to the Council and the decision was delayed until they took office. The estimated cost is $2.2 million for construction plus $800,000 to reimburse the reserves of the capital fund that were used to purchase the land. This project would need to be bonded and the Finance Director has provided estimates for 15, 20 and 25 year repayments and the impacts each would have on the tax levy. The item was discussed at the June 28, 2010 council workshop session and it was recommended that the item be placed on the agenda for a vote to decide the issue.

Councilmember Lange and Mayor Lies inquired about the differences between a lease bond and a general obligation bond. Finance Director Meyer explained that a G.O. bond is subject to reverse referendum. A lease bond would be issued by the EDA in conjunction with the City, and generally carries a slightly higher interest rate. Mayor Lies referenced the four options before the council as identified in City Administrator Murphy's memo: 1) authorize the public works facility project and seek architectural services, 2) deny the public works facility project, commit to another option, and address capital reserves repayment, 3) deny the public works facility project and address capital reserves repayment, and 4) table action pending further information from staff.

Finance Director Meyer explained that capital funds were “borrowed” from the department budgets to cover the cost of the land on E. South Street/Laredo Street. It is appropriate for the council to consider the re-payment of the those funds with the bond proceeds for the construction of the Public Works facility. Councilmember Trost inquired about the anticipated amount of the bond. City Administrator Murphy replied approximately $3 million, which includes $2.2 million for the construction and $800,000 for the land cost.

MOTION by Councilmember Lange, second by Councilmember Underferth, to proceed with the public works facility expansion project and seek architectural services. Mayor Lies and Councilmembers Lange and Underferth VOTED AYE. Councilmembers O’Laughlin, Trost and Coop VOTED NAY. MOTION FAILED.

Councilmember Coop explained he believes there are short term, medium term and long-term issues to be resolved. The immediate short term issues is to demolish the old fire hall and acquire lease space. The medium-term issue is to consider the sale of the land and pay back the capital fund. The long term issue is to address the future needs of the public works department. Mayor Lies explained the public works facility committee worked diligently through the issues associated with the public works expansion project. The committee had recommended proceeding on the vacant land rather than expanding at the current site. Councilmember Underferth supported moving forward with construction on the vacant lot. She was opposed to renting/leasing a building as she believed this was not a wise use of money. Councilmember Underferth commented that she realizes $3 million is a lot of money, but believes it is in the best interest of the City to do it right the first time, or don’t do it at all.

Mayor Lies requested that staff provide further information regarding lease options.

MOTION by Mayor Lies, second by Councilmember Trost, to table action on the public works expansion facility project to allow time for staff to provide further information on financing options. Councilmembers Coop and Lange VOTED NAY. ALL OTHERS VOTED AYE. MOTION CARRIED.

Mayor Lies suggested that a Finance Ways and Means committee meeting be held to further discuss this issue. It was the consensus to schedule the Finance Ways and Means committee meeting for 4:00 p.m. on Monday, July 12, at the Government Center. Mayor Lies encouraged all Councilmembers to attend.

8.3. Schedule a Personnel Committee Meeting.

It was the consensus of the Council to schedule a personnel committee meeting on Monday, July 26, 2010, immediately following the close of the work session. The purpose of the personnel committee meeting will be to further discuss the job performance evaluation process of City Administrator David Murphy.

8.4. Re-Scheduling of Special Session for Certification of Election Results.

Mayor Lies referenced a memo dated July 6, 2010 from Finance Director Meyer regarding certification of the primary election results.

Finance Director Meyer explained that at the June 21, 2010 City Council meeting, the Council set a special meeting to declare the results of the primary election scheduled for August 12, 2010 at 6:00 p.m. Per Minnesota State Statute 205.065, Subd. 5, the City of Belle Plaine is required to declare the results of the election. Due to changes in process and new legislation regarding absentee ballot processing, the City Council will have to change the meeting date to Friday August 13, 2010.

It was the consensus to schedule the special session to certify the primary election results for 7:00 a.m. on Friday, August 13, 2010.

9. ADMINISTRATION.

9.1. Upcoming Meetings.
1. Public Safety, 3:30 p.m., Wednesday, July 7.
2. EDA, 5:00 p.m., Monday, July 12.
3. (No Planning Commission Meeting – Canceled for July 12.)
4. Beautification Committee, 3:30 p.m., Tuesday, July 13.
5. Park Board, 5:00 p.m., Tuesday, July 13.
6. Design Committee, 5:00 p.m., Monday, July 19.
7. City Council, 6:00 p.m., Monday, July 19.
8. City/Staff Picnic Lunch, 11:00 a.m., Friday, July 23.

The council was reminded of the upcoming meetings as listed.

10. ADJOURN.

MOTION by Councilmember Lange, second by Councilmember Underferth, to adjourn at 6:40 p.m. ALL VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Patricia Krings
Recording Secretary