

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL OF BIG FALLS, COUNTY OF KOOCHICHING, STATE OF MINNESOTA, INCLUDING ALL ACCOUNTS SUBMITTED BY SAID COUNCIL.

May 11, 2015

The regular meeting of the Big Falls City Council was called to order at 7 p.m. by Mayor Marta Lindemanis. Members present were Shawn Pritchard, Ken Warner, Ken Kennedy and Jeff Oehlerking.

Additions. A discussion of the café property and a proposed land exchange was added to the agenda.

Commissioner's Report. Wayne Skoe was not able to attend due to a conflicting meeting. Mayor Lindemanis reported that the land owned by Minnkota is being surveyed this week for the RECAP site submission. She also reported that Berger is now stating that no work will begin on the peat road this summer, but 50 acres of land will be cleared. The County Board approved the land conveyance of the property by the old school to the city to be used as a parking area. Fees of approximately \$300 will need to be submitted with the state application to continue the process. The council approved to pay these fees out of economic development funds. The county will be maintaining an easement on the restored creek area on this property.

Consent Agenda. The consent agenda was presented with the following items:

- Approval of April Regular Meeting Minutes
 - Approval of April Financials
 - Approve Big Falls Lions Club Request for a 1-Day Off Site Gambling Permit for the 4th of July Raffle at the Big Falls Ball Field.
 - Approve revised Ripple Effect lease with ownership change to reflect sole proprietorship of Laura Wicklund.
- There was a motion to approve the consent agenda by Pritchard. Second by Warner. Motion carried.*

Disbursements. The disbursements were reviewed. *There was a motion by Pritchard to approve disbursements in the amount of \$43,161.64, check numbers 14742 to 14793 and ACH 14189E – 14213E. Second by Oehlerking. Motion carried.*

Water Project. Don Anderson with WSN gave an update to the council on the project. A construction meeting was held today with the tower contractors, USDA and city staff. The concrete strength of the base is being tested, and results should be in within the next 10 days. After the strength tests pass, the tower erection will begin, and should take about 3 weeks, with another 2 weeks for cleanup and painting. A change order was reviewed for the well sealing portion of contract 2. WSN prepared the bid documents using the wrong unique well number, and the actual well is much deeper than was bid, and will result in increased costs. The clerk noted that the MDH grant to help with the well sealing needs to be spent down by June 30th, and that this part of the project needs to get done as soon as possible. *There was a motion by Warner to approve Contract 2 Change Order #1 for the increased well sealing costs. Second to the motion by Oehlerking. Motion carried. Wagner Construction will begin putting in the remaining distribution lines after Memorial Weekend, and stated that they should be done before the 4th of July. If the 4th of July date cannot be met, they must restore the main street to a condition suitable for the parade and activities. The council would like to proceed with starting a change order to include the back loop along 1st Street East, if funding remains. The council felt that this loop was taken out of the plans in error, and that there was miscommunication between WSN and the city. The council reviewed a punch list for the treatment plant of items needing to be completed. *There was a motion by Pritchard to approve the Certificate of Substantial Completion with Punch List for Contract 1 with KHC. Second by Kennedy. Motion carried.**

Bill Gorden. Bill Gorden presented his ideas to re-brand his store, and to increase advertising via billboards. He requested a revolving loan application. The council named the following people to the revolving loan committee: Ken Kennedy, Rownea Knaeble, Les Lepisto, Rod Rissanen and Wally Pritchard. The committee will meet with Mr. Gorden on Tuesday, May 19th at 7 p.m to review the application. If one or more members of the committee is unable to attend, the Mayor will contact a replacement.

Liquor Report. Linda Dey gave a liquor report. John Lund, Donald Davis and Kayla Lund have been hired as part time bartenders. The Kentucky Derby day was a huge success, and will be planned again next year. Bill and Sandy would like to play music one Saturday per month rather than on Wednesdays over the summer. New clothing has been ordered. Some new food items are being added to the menu, and new take out menus have been designed. *There was a motion by Warner to approve the liquor report.* Second by Pritchard. Motion carried.

Fire/EMS. Brent Arnold was present for a Fire/EMS report. The new radios have been received and are being programmed this week. A three-hour training will be required by department members before the radios can be used. The council discussed that a community member had inquired about getting grant funds for the EMS to place a defibrillator in the liquor store. After discussion of the ongoing maintenance costs and other issues, the council and fire chief decided that they would not pursue the grant. *There was a motion to approve the fire report by Kennedy.* Second by Pritchard. Motion carried.

Maintenance Report. Terry Baird reported that the campground septic has been pumped for the season. He also reported that a large supply of cedar slabs have been obtained from Page & Hill. The first arsenic test results after starting the treatment plant came back at "No Detect", which means less than 1 ug/L. The council further discussed the issue with the concrete pour on the water tower, and the long term warranty and contract laws. *There was a motion to approve the maintenance report by Warner.* Second by Oehlerking. Motion carried.

Clerk's Report. Notices have been mailed to out of town taxpayers concerning the availability of the LMC tax rebate. The council approved to order tents and toilets for the 4th of July the same as previous years. *There was a motion to approve the clerk's report by Warner.* Second by Pritchard. Motion carried.

Nuisance Policy. The clerk presented a draft nuisance policy for the council to consider, which would provide for guidance to staff for enforcing nuisance complaints between council meetings. *There was a motion by Pritchard to adopt the Nuisance Ordinance Enforcement Policy.* Second by Warner. Motion carried.

Campground. Marta Lindemanis reported that she is attending an informational meeting about the MN DNR Legacy Grant program for parks. The funds could be used for expansion or improvements at the campgrounds. Terry Baird was not able to get information to present for the costs of a new sign.

Playground. No action has been taken on the playground yet.

Capital Improvement Plan. The council reviewed information about the steps involved with creating a CIP for the city. The first step will be for department heads to create an asset inventory showing the expected useful life of the assets. The council would like staff to begin working on this project.

Law Enforcement. The county board sent a letter seeking input from the city on the current law enforcement agreement, and the level of service received. The council agreed that no changes to the current contract with the county are needed. The only service they noted as needing improvement was more traffic speed enforcement along Highway 71, especially near the bridge and campground.

Café Property. The council reviewed a written summary of a proposal for a land exchange from Stanley Baird. The exchange suggested would be the café property for the land he is currently leasing, plus an additional 40 acres. The council reviewed an estimate of the timber value currently on the city owned property, which is about \$50,000. The council discussed estimated land values of all the properties. The clerk reported that the city attorney stated that an official appraisal should be done on the properties, and that the values exchanged would need to be equal. The council discussed at length whether or not having the city own the café would be in the best interest of the public. If the city owned the property, the council indicated that the intent would be to lease or sell the property, and not to operate the business. The importance of a café to all of the existing businesses, future businesses and residents was noted. *There was a motion by Warner for the city to pay to have appraisals completed on all of the properties involved in the proposed land exchange.* Second by Oehlerking. Motion carried. It was noted that the appraisal on the property currently leased by Mr. Baird would be for the land value only, and not the buildings, as they belong to Mr. Baird.

The next meeting is set for Monday, June 8, 2015 at 7 p.m. *There was a motion to adjourn by Warner. Second by Pritchard. Motion carried.*

Adjourned.

Marta Lindemanis, Mayor

Joan Nelson, City Clerk