

**MINUTES
SPECIAL CITY COUNCIL – WORKING SESSION**

DECEMBER 16, 2014

Mayor Jeff Thompson called the meeting to order at 6:00 p.m. Council members present were Kay McDaniel, Donavan Mayer, and Jean Soine. Gene Beavers was absent. Others present were Renee Eckerly, City Administrator; Ron Mergen, Public Works Director; Jennifer Welling, Administrative Assistant/Zoning Specialist; Chuck DeWolf, Bolton & Menk, Inc.; Ellarry Prentice, Press (6:11 p.m.), JoLyn Lindquist, Social Media Specialist; Neil Herzberg (6:02 p.m.) and Bill Ludwig, Liquor Store Manager.

BOOSTER STATION

Mergen reported that the City has received funding through the PFA for the project and the funding is good for 5 years. The Public Works Committee recommends tabling the project until the City has an annexation/development plan and that the City pay for 100% of the maintenance, repair and/or replacement of the boosters for the residents in the Carroll Court and Spruce Street areas. Members admitted that there is not a need for this for another 20 years. The estimated cost of the project is \$600,000.00; however, the maximum repair/replacement cost is \$20,000.00.

Mayer stated that the Public Works Committee's biggest concern is the lack of development due to the Orderly Annexation Agreement and the cost. The project will be necessary at some point and then it would take care of the pressure issue.

DeWolf commented that the money is available for 5 years; however if not used there is a risk that the project would not be funded at the same level. There was some discussion on land and a time table for such project.

Mergen noted that the water tower and booster pump don't have to be in the same location. There was a lengthy discussion on paying for the project, the need, services, land, annexation, and development.

Mayer suggested looking at the project on an annual basis. This will be put back on the next Council meeting agenda.

AIRPORT CIP

Mergen reviewed the Airport CIP through 2020 with local funding totaling \$713,000.00. Mergen stated that pilots are requesting more hangars as the City has a waiting list. It was commented that there is a waiting because the rent is so cheap. An FBO was mentioned, but there is no interest at this point. It was suggested to shuffle the priorities, possibly raise the rent, and change lease dates on contracts.

CITY SHOP

Mergen explained that the City has received a letter from Cenex regarding their interest in the City's shop facilities. This project would not happen in 2015. The Public Works Committee suggested having the property appraised.

Thompson asked where the City's shop would move to. Mergen said the ambulance garage property. There was some discussion on what would be a good offer from Cenex and how much is an appraisal. It was suggested to have Cenex make an offer first and then get an appraisal.

COUNCIL CHAMBERS REMODEL

Eckerly reported that the project is moving forward and will start on January 13, 2015. Council, Planning Commission, and Airport Commission meetings will be relocated to the Area Center during the construction. The project will be completed by the end of February. Speakers were discussed and it was suggested to do an add on for them.

CENTER FOR SMALL TOWNS/DOWNTOWN REVITALIZATION & HOUSING

Thompson stated that the recent Housing Study contains a lot of information and suggestions, but how does the City proceed.

Eckerly commented that there have been people in town this week looking at apartment complexes. It was suggested that at the expo the City highlight vacant lots and land by giving out a brochure. TriCAP is willing to apply for another Small Cities Grant. It was suggested to put a group of people together to brainstorm. McDaniel suggested a revitalization campaign, newsletter, etc. Thompson stated the City needs to work towards something.

LIQUOR STORE

Ludwig explained that this is the last year of the lease at Teals and is looking for some direction. There was some discussion on leasing versus owning and the need for additional space. Locations for a new store were discussed. Ludwig will visit with Roger Teal.

GOALS & OBJECTIVES FOR 2015

Eckerly explained the option of an off-site retreat with facilitator. Possible facilitators were reviewed at an estimated cost of \$2,500.00. It was suggested to contact Don Salverda and David Unmacht to get their final proposals.

There being no further business, the meeting was adjourned at 7:25 p.m.

Renee Eckerly, City Administrator