



BLACKDUCK CITY COUNCIL WORK SESSION

MONDAY SEPTEMBER 21ST, 2015 6PM

WORK SESSION MEETING MINUTES

CALL TO ORDER: The City Council of the City of Blackduck met in a scheduled work session at the City Hall at 6:00 p.m. on September 21st, 2015.

Roll Call

Councilors present: Councilors Christensen, Stade, Loeken, and Mayor Lundberg

Councilors Absent: Patch

Staff Present: City Administrator, Christina Regas

Others Present: none

The meeting was called to order at 6:00pm the Pledge of Allegiance was not recited.

Topics covered in the work session were as follows:

1. **Main & Summit funding – Curt Meyer, City Engineer.** Regas gave updates from conversations with Meyer & Meixner in the past two weeks regarding Main & Summit Funding. Regas stated that the comprehensive application is moving forward and Jackie Meixner and Pat Conroy will be working together on the housing portion of the application. Meixner requested information on property owners in the City limits to survey out interested homeowners of the rehab option. Mayor Lundberg stated that those surveys have already gone out. Christensen and Stade both confirmed that they were received in the mail that day. Regas stated that although Blackduck is a good candidate for the Community Development Program that doesn't mean the City will receive funding. That will greatly depend on the number of applications that are submitted in November. Other updates required the City to determine the type of terms of the loans that would be provided to households if the application is successful. Regas submitted a 2009 City of Blackduck Housing Program Guideline document for council review. Those guidelines require ten year term; zero percent interest rate for rehabilitation. Meixner suggested a 10 year term forgivable in years 6-10. Regas requested a copy of the letter that was sent. Christensen suggested putting an announcement in the American regarding the importance of sending the surveys back in. No further updates were given.
2. **Norwest Service Cooperative Wellness Program – Christina Regas –** Regas presented a new pilot program from the Coop for full time employees of the City that are enrolled in health care program. The employee receives \$100 into their health care spending accounts if they self-report on their health and are within the program guidelines. The program is for 2016 and the administrative fees are \$3.00 per employee per month and the fees will come out of the pool reserves rather than assessed directly to participating employers or added to equivalent premium rates. Lundberg stated that it will cost \$252.00 for the 2016 year. Christensen asks who would actually sign up, and if enough employees would sign up making the administrative costs worth the program. Regas stated she will ask the full time employees if they would be interested or not before moving forward. If she gets a majority response then she will have the paperwork to enroll ready by the October council meeting.
3. **Blackduck Development Corporation Meeting updates – Christina Regas –** Regas submitted for council review the last month meeting minutes of the Blackduck Development Meetings. Regas summarized the purchase of property from James Wolden and the BDC's interest in



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building homes. Stade asked what type of homes were of interest to the BDC if it would be similar to Liberty Drive. Regas stated that the group is still deciding but has interest in several styles of homes. The goal is to build homes in the Wolden Addition. Regas stated that the BDC is contracting with Keison, Christopher & Drahos to assist with the land closure and paperwork. Lundberg asked about the homes that the school is building. Lundberg stated that the school is doing an amazing job with the kids are building those homes. No further updates needed.

4. **Blackduck Trestle Updates – Christina Regas** – Regas reported on updates on the Trestle and Trails Fund. Regas emailed Kent Skaar and updated him on the Trestle Fund and the property that the City is acquiring to possibly build into a public trail head. Regas reported on creating a recognition program to those people that do donate. When all the final plans are done and the engineers estimate to the DNR is complete Regas wants to go public with all the elements. Regas also reported on the parcel that the City would like to keep for public use without paying for it. There is a MN Statute that states that a municipality can have it for three years free of charge but if nothing gets done on the property then the state can take it back. So Regas is still waiting for the County Commissioners final word on keeping the property. Regas also commented to the County that the time limit coincides with the allocated money from the legislature of \$500,000 that will expire in 2019. Regas hopes that all the pieces will fall into place. But many requests for donations need to be made. No further updates at this time.
5. **Liquor Store Renovations Update – Shawnda Kisner, Liquor Store Manager** – Regas reported for Kisner that the Liquor store is awaiting several questions from Brett Carsella before a quote can be delivered for the council to consider on the carpet and tiling at the Liquor Store. Lundberg stated that Carsella wants to know if the urinals match the piping in the men's room or if new piping and new sheet rock will need to be included in the bid. Regas couldn't recall and stated she will work with Kisner before calling Carsella back. Carsella also requests more information regarding the type of carpet tiles in the Pond. Regas stated that carpet is preferred for acoustics. Christensen asked how old the current carpet is Lundberg stated it is older than the drop ceiling. But Regas didn't know. Possibly more than 10 years. Regas stated that a higher grade of carpet tile in the high traffic areas could be put down and regular carpet tiles in the rest of the bar. Christensen asked if the two bidders could put in their suggestions for what will work. Lundberg stated that he believes we need to decide what our options are. Regas stated that Kisner was waiting for some suggestions from the bidders. Regas stated she will contact Carsella and answer his questions and hope to attain a bid from both he and David Pater by Oct. 5th. Regas would love to at least have the bathroom done before Deer season. Christensen asked about the timing of when it gets done. Regas stated that Kisner and herself have discussed various ways to accommodate the work either an overnight, Sunday, or partition it off. Regas will reach out to Carsella right away
6. **Community Lighting Fees – Sam Christensen** – Christensen stated that he had a conversation with three residents regarding the history regarding the community lighting fee. He stated that he was not aware of the history. When the LGA was removed from the City they had to scramble to balance to the budget. That's when the lighting fee was assessed differently. But when LGA was returned then it was to be added to the Levy. Regas gave Christensen the figures of how much the electricity costs the City. If you take the \$11,680 a year in electricity and divide it by 387 parcels it equals \$30.18. Christensen stated that the City should think about it as a service to the City like the Police department. Raising the levy in 2016 is not an option but perhaps we should do it in the future. Lundberg said if we raise the levy 6-7% we would catch more flax for that then the street light fee. Christensen's question is how we communicate to them that we are



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essentially doing the same thing. It is just coming out a different way. Lundberg asked if the state pays for 71 and 72 streetlights. There is confusion if the City does. Regas states she doesn't believe that the City does. Loeken stated that only a few residents are complaining about the lighting fee and not the masses. Christensen stated that we have an obligation to keep our citizens safe. The difference in attaining the revenue would be instead of getting a utility card for the amount it would come out of your property taxes. No further discussion is being brought to council regarding the lighting fee at this time.

ADJOURN – Council adjourned their work session at 7:06pm.

Christina Regas, City Administrator

Daryl Lundberg, Mayor