

**CITY OF PARK RAPIDS  
CITY COUNCIL MEETING  
MAY 22, 2012, 7:00 PM  
Park Rapids Public Library-Lower Level  
Park Rapids, Minnesota**

**1. CALL TO ORDER:** The May 22<sup>nd</sup>, 2012 Regular Meeting of the Park Rapids City Council was called to order at 7:00 p.m. by Mayor Nancy Carroll, and everyone present recited the Pledge of Allegiance.

**2. ROLL CALL:** Present: Mayor Nancy Carroll, Councilmembers Dave Konshok, Patrick Mikesh, and Paul Utke. Absent: Councilmember Sue Tomte. Staff Present: Administrator Bill Smith, Public Works Superintendent Scott Burlingame, Liquor Store Manager Scott Olson, Treasurer Angela Brumbaugh, and Clerk Margie Vik. Others Present: Jon Olson from Ulteig Engineers, Dick Rutherford, Jennie Jackson, Dori Mueske, Bob White, Barb Nunn, Connie Harsha, Terry Forbes, Kenny Miller, Jessica Miller, Art Wood, Steve Gabriel, Ken and Judee Bjorn, Cindy Lundmark, Dodie Egge, Charles Roth, Amy Hawn, Josh Hawn, Steve Bade, Pat Godfrey, Linda Heath, Marion Feil, Anthony Yerkes, Barb Thomasen, Glenn and Mary Lou Pryor, Nate Sitz, Lisa Heincke, Cathy Riech, Sherri Lockrem, Susan Cutler, Paula Winter, Annette Detmers, Charles Roth, and Anna Erickson from the Enterprise.

**3. APPROVAL OF AGENDA:** A motion was made by Mikesh, seconded by Konshok, and unanimously carried to approve the agenda with the following addition:

**Consent Agenda #7.15. Approve the City Acting as the Fiscal Agent for the \$5,000.00 Grant Received for the Old Beach House from the Blandin Foundation.**

**4. EMPLOYEE RECOGNITION:**

**4.1. Angela Brumbaugh-Ten Years of Employment:** Mayor Carroll presented Treasurer Angela Brumbaugh with a certificate of achievement for ten years of employment. Brumbaugh received a round of applause from the gathered assembly.

**5. APPROVAL OF MINUTES:**

**5.1. City Council Regular Meeting Minutes-May 8, 2012:** A motion was made by Utke, seconded by Mikesh, and unanimously carried to approve the May 8<sup>th</sup>, 2012 City Council Regular Meeting minutes as presented.

**6. FINANCE:**

**6.1. Payables & Prepaids:** A motion was made by Konshok, seconded by Utke, and unanimously carried to approve the payables in the amount of \$27,176.94, and the prepaids in the amount of \$922,881.68, for a total of \$950,058.62.

**7. CONSENT AGENDA:** A motion was made by Konshok, seconded by Mikesh, and unanimously carried to approve the following consent agenda items:

- 7.1. Resolution #2012-97 Approving Ordinance No. 538 Rezoning Land to R-B in the City of Park Rapids, PID #32.40.02500, and PID #32.44.90300.
- 7.2. Ordinance No. 538 Rezoning Land to R-B in the City of Park Rapids, PID #32.40.02500, and PID #32.44.90300.
- 7.3. Approve Plumber's Permit to Work in the City of Park Rapids in 2012 for Park Rapids Plumbing & Heating.
- 7.4. Resolution #2012-98 Appointing Carol Nelson to Serve on the Library Board for the City of Park Rapids.
- 7.5. Approve a Public Facilities Use Permit for Rebecca Jo McConkey for a Wedding Ceremony in Red Bridge Park on Sunday, July 1<sup>st</sup>, 2012, from 9:00 a.m. to 3:00 p.m.
- 7.6. Resolution #2012-99 Accepting Donations for the City of Park Rapids.
- 7.7. Approve Pay Request in the Amount of \$22,471.50 for Kitchigami Library for the First Half for the Levy and the Repair and Replacement Fund.
- 7.8. Approve Pay Request in the Amount of \$3,078.00 for NW Environmental Consulting and G&J Awning and Canvas for Services Associated with the Small Cities Development Program Grant.
- 7.9. Approve Pay Request in the Amount of \$2,259.69 for TKDA for Architect Fees Associated with the 2011 Airport Terminal Area Improvements.
- 7.10. Resolution #2012-100 Approve Minnesota Lawful Gambling LG220 Application for Exempt Permit for Park Rapids Lakes Area Chamber of Commerce.

- 7.11. **Approve Pay Request in the Amount of \$20,000.00 to Hubbard County Regional Economic Development Commission for the Second Half of the City's Annual Investment.**
- 7.12. **Approve a Purchase Order in the Amount of \$1,096.00 for the Public Works Department to Purchase Spare Tires and Tubes for Waste Water Irrigators from Girtz Implement and Tire.**
- 7.13. **Resolution #2012-101 Appointing Taylor Ondracek as Temporary Seasonal Part Time Police Department Employee for the City of Park Rapids.**
- 7.14. **Approve Parks Board Recommendation to Allow Annette Detmers to Expend up to \$400.00 for Pencils and Frisbees for "Get to Know Your Parks".**
- 7.15. **Approve the City Acting as the Fiscal Agent for the \$5,000.00 Grant Received for the Old Beach House from the Blandin Foundation.**

**END OF CONSENT AGENDA**

**8. COMMENTS FROM CITIZENS:** Linda Heath stated I have a question that I would like answered before I start my comments and my view points. All of this is in regards to public notice of the ban on watering. I'd like to know who composed the public notice on the ban on watering and did you the mayor know the contents of that notice that went in the paper. Carroll stated I don't recall seeing the exact publication. I believe it was prepared by staff. We had a resolution earlier. Heath stated that's not my question. I asked who composed the contents of it and did you approve those contents before it went in the paper. Carroll stated I didn't see the contents of the article, so no I didn't approve it.

Heath stated there are others here I'm representing. The notice states what you cannot do and the consequences. It states twenty minutes of watering on Mondays and Thursdays. I received conflicting explanations regarding what this twenty minutes actually means. I spoke with the mayor and with Mr. Burlingame. From twenty minutes per outside faucet was one explanation, to twenty minutes per watering zone. And the twenty minutes did not cover vegetable gardens, trees, and shrubs. Those with new and fairly new sod and grass seed and new shrubs needed to get an exemption. As our property on Pleasant Avenue, and others, are fairly new with sod or grass seed, and new trees and shrubs, deep watering is needed in order that we don't lose everything. When our house was built there were two others at the same time, and those individuals have grass seed. One of those individuals is so fearful because of this notice and the consequences they're not doing any watering. The system of two shallow wells, one deep well, that has a high content of iron, and a contaminated well which renders it useless, and the demands on the system says one thing to me in my common sense world, and that is it's not working. The

population, business growth, tourism, summer residents, mother nature not cooperating, and other factors all play a role. The infrastructure of the public water system needs immediate addressing and solving. There seems to be no hesitation, and no urgency in this, but there it seems to be that we are quick to seek out and research grants and funding for the beautification projects, or pet projects. Over time mayors and councils have not addressed this serious problem with the public water system, and putting a band aid on it over the years has not helped. This should be the number one major priority. As a year round resident and taxpayer, I'm not settling for maybes, we're looking into it, talking points, or bureaucratic rhetoric and creative words, nor the blame game. That's what I received today, blaming others, others in the past, the agricultural department, and the list went on. We have a problem now, and something needs to be done now. For me as an individual I've never come and spoken at a Council meeting like this before. I've attended, but never spoke. Now's the time. I'm one voice, and I'm hoping that after tonight others have courage and will add their voice to mine. This problem needs to be addressed and solved. Not three, or five years down the road, but now. The hour is here and we must solve it so we have a proper water system. That should be the number one major priority of this city, Mayor, Council, and the residents.

Tony Yerkes questioned if a person has a well already on their property can they use that well and not be penalized. Burlingame answered yes. Smith stated as long as it's not connected to the public system. Konshok stated the same goes for river and lake systems, if you're pulling out of them.

Smith stated it's not like the city hasn't been working on this. We did obtain over \$800,000.00 that was mostly funded through a Section 569 grant. We did a couple of test wells and sank a deep well and put it into production, and built a wellhouse with blending facilities. The Council recently ordered a preliminary engineering report for a filtration plant. So things are progressing. It may not be as fast as we'd like it to be but the city has taken some steps. For those that have irrigation systems that are divided by zones, it's not twenty minutes for your enter system, it's twenty minutes per zone. If you have one sprinkler head and you're moving your sprinkler around, its twenty minutes in the area that your sprinkler head has covered then move your sprinkler head to a different area then sprinkle for twenty minutes. It was never intended to stop you from watering flowers, bushes, trees, and things of that nature. It was discussed about banning car washing, or having a water slide in your front yard. None of those were intended in this. It's just lawn watering for twenty minutes for two days a week. Konshok stated newly seeded lawns are exempt.

Heath stated I spoke with the mayor about this. I made the suggestion that a flyer needs to be done up and given out to each resident, not in the newspaper. Residents need to feel valued in this town. This notice that was in the paper does not. There needs to be an explanation as to what can be done. This is all about what you cannot do and what your consequences are. This is very, very much a fearful thing to residents. There's a lot of anger out in our neighborhood.

Smith stated I'll accept the responsibility for that ad. My staff did it. I approved it. I don't know that I actually read it, but I'm responsible for what they did. Heath stated listen to what you're saying. Smith stated we discussed the terms of what the restrictions should be. They did discuss that with me. I didn't sit down and write that particular ad. But I'll take

responsibility for that. I'm responsible for what the staff does. I'll apologize to you right now if the way that it was worded offended you.

Heath stated everyone out there with new lawns, new trees, it says twenty minutes. So what are we supposed to take from that? There are other things in here that are very, very offensive. I did talk to the mayor about this. There needs to be a flyer done up and there needs to be a professional, and a consideration of explanation of what can be done, and the cooperation between residents, the city, and the public water works in regards to new property, new sod, seeds, and trees. What we, as residents, need to obtain in order to continue to save our shrubs and our lawns.

Utke questioned was this just a temporary thing? Burlingame stated the reason that we didn't get it out like you're saying as professional as you may like seeing, we did the resolution last year also, and we didn't need to use it. But it happened on Monday when we came to work. We noticed that we were losing pressure fast, like everyone turned their sprinklers on at the same time. We had a situation that we would be out of water in two days. We had to act now.

Utke questioned what do you anticipate going forward? Burlingame stated right now we're gaining a tenth of a pound per day. Just holding off on watering the lawns is working. If we keep going up we're fine. Carroll questioned what is your goal for increasing those pounds? Burlingame stated we try to maintain 55 pounds. We're at 52.9 right now. We have a ways to go. Carroll stated we need everybody's cooperation to maintain proper pressure on the system. Forbes stated so adding more water usage to it when you hook up Discovery Circle, it's going to really put that down.

Konshok questioned can we work with the paper and get a clarification? Burlingame stated we went to the radio station to get things clarified. Carroll stated the think the public relations piece of it, to get out ahead of time to talk about it and to notify all the property owners is a very good idea. Not everybody is listening to the radio or reading the newspaper, but we do all have addresses and post office boxes or some way of getting the mail each day. Konshok stated my concern is what's the cost on that? For all of our public notices we use the newspaper and radio. To do a mailing is very expensive. Heath stated go around on a bicycle. Konshok stated we still have to print them. But I guarantee you it still won't answer all the questions. Water bans are always an education process.

Carroll stated staff is going to continue working on this. Thank you for your input. Cindy Lunmark stated I was wondering why it can't be zoned off into different areas. You are going to have a flush on Mondays and Thursdays. Some people aren't there, at their homes, at that certain time. Don't you think they're going to start spinning like crazy and it's not going to resolve the problem? It has to be clarified. I got a couple of answers, that if you got two spigots, you get twenty minutes on this spigot and twenty minutes on that water outlet. It all needs to be clarified. We have gardens and lawns that we've put a lot of money into. I'm fearful to get out there and start watering.

Heath stated in regard to these exemptions. I'm not going to accept the word of mouth of somebody. I want written permission. Because I could be watering, doing what I need to do to save our sod and trees, and then somebody decides I'm using too much and I get a written notice, then after that there's a \$50.00 fine. Then after that you disconnect us with a fee. To say go ahead and save your new lawn, but I'm fearful because next week it can be decided that I'm using too much.

Smith stated we'll provide you a letter. Heath questioned do I come down to city hall? Smith answered you can come and see me. Heath stated two individuals had their home built when we did, they have grass seed. The one single lady is so fearful. I'm going to talk to her and see if I can be her advocate and get permission for her. Smith answered okay.

## **9. GENERAL BUSINESS:**

**9.1. Resolution to Annex Certain Property (Phase II) Located in the Orderly Annexation Area of Todd Township:** Smith stated in regard to the orderly annexation agreement with Todd Township, it called for area II and III could be annexed after May 2012. There's some discussion going on, on how to proceed with that, but I think we received communications from Todd Township Supervisors that they concur with going ahead and annexing the two parcels that remain in area II.

**A motion was made by Konshok, seconded by Utke, to approve Resolution #2012-102 Annexation Resolution of the City of Park Rapids in Accordance with the Above-Referenced Joint Agreement Between the City of Park Rapids and Todd Township, Dated May 22, 2002, Designating Certain Property Located in the Orderly Annexation Area of Todd Township as in Need of Immediate Orderly Annexation Pursuant to Minnesota Statutes, Section 414.0325.**

**Discussion:** Konshok questioned we are going to have ongoing discussions about phase III? Utke stated this cleans up some of the deferrals from when the project actually went through in 2004. Carroll stated further discussion is tomorrow with Todd Township officials. Konshok questioned does this pick up all of the deferred assessments? Smith stated there are others. This only picks up two parcels. The rest of the deferred assessments are in area III.

**The vote was called. The motion passed unanimously.**

**9.2. Resolution Approving Plans and Specifications and Ordering Advertisement for Bids for the Green Acres Addition Watermain, Sanitary Sewer, and Storm Drainage Improvement Project:** Jon Olson stated I'm here to present construction plans for a two part project, Green Acres as well as the watermain extension project on County Road 6. We've also added an alternative for drainage improvements for Green Acres. This two part project was put together because of the proximity of the two projects that have been on the city's CIP and it did make sense to tie these together because of the economic benefit.

Olson stated the Green Acres portion of the project include a sewer extension as discussed in our preliminary engineering report, to extend a six inch watermain around Discovery Circle loop underneath the road with an eight inch sanitary sewermain paralleling that. From each of those mains from the road right of way a service would be extended to the property. The street would be reconstructed following the improvements, and lastly an added alternative of the possibility of incorporating some drainage improvements would be included with the contract. Those improvements would be option

two as discussed at the hearing on May 8<sup>th</sup>, 2012. It would result in the construction of a basin on the city-owned lot with some piping and ditching on the western portion to relieve some of the issues they are experiencing.

Olson stated the County Road 6 watermain improvements is the second part of the project. Given the layout of the city, with the Fish Hook River dissecting it, it presents some challenges with networking the city's water system. We have two watermain river crossings within the system, however those are not connected, thereby creating some disconnect within the system. The reason that we like our watermain systems connected is to improve fire flows within the system, to receive some redundancy within the system, it's something to place on one portion of the city we'd be back feeding from a different area. Lastly, the improvement to water quality. When the systems networked we get much better movement within the system. That movement creates much better water quality by delivering water in a more efficient fashion.

Olson stated we have our mains on County Road 15, and on Eighth Street East. The disconnect lies on County Road 6 between those. We're proposing twelve inch watermain between those two in the boulevard to better network that portion of the city's watermain system.

Olson stated the estimated cost for the design, for the Green Acres portion, is very similar to the of the preliminary, for the water/sewer portion it's \$755,000.00, versus the \$765,000.00 that we had in our preliminary report. The alternative drainage improvements at \$42,000.00 in the preliminary, we're looking at \$43,000.00 now in the design. The big difference is the County Road 6 water improvements. We had estimated \$255,000.00 for those improvements. Our design estimate is looking at \$198,000.00. The reason for that is we made some assumptions. A typical ditch installation is more challenging because of the congestion of other utilities, thereby making the installation a little more challenging. Following our design survey, we found that to be a very nice corridor, and do anticipate getting water improvements through there fairly well.

Olson stated the next step in the process, now that the plans and specifications are complete, are to approve the plans and set a bid opening date, to receive actual bids to confirm what the actual project costs are. Once bids are received we do have a fair amount of flexibility. With all projects we have the right to reject bids. We have flexibility in awarding the alternatives. It could be Green Acres, plus the drainage improvements, or just section B, the watermain improvements along County Road 6, or awarding the entire project.

Olson stated there is very little risk on the city's behalf going out on this next step. The majority of the costs for the design work for this project have already been incurred. The only outstanding item would be for the publication for the advertisements. The costs associated with this project have been incurred. These are estimates. We have a very favorable bidding climate right now. This is a very nice project, with great soil conditions. This project has the opportunity to surprise us as far as the numbers. We are recommending that we go to that next step. There's limited risk on the city's behalf. I'm recommending approval of the plans and specifications and setting a bid date for June 25<sup>th</sup> at 2:00 p.m.

Carroll questioned your recommendation is to bid the whole project and then at the time the bids are received decide to go with all of it, or none of it. Olson answered absolutely. We've done the design work. We've taken the effort to get the bidding

documents together and do feel that it would be in our best interests to see what the contractors are thinking of the project, because these are certainly estimates.

Bob White questioned is County Road 6 number one, and Discover Circle Project number two, or are you making a resolution on the complete package? Carroll stated the resolution is for the complete package. White stated those are two separate jobs. Carroll stated they will be bid separate. Olson stated the Council has the opportunity to award Green Acres or County Road 6 independently of each other. Carroll stated we'll be able to look at those line by line, so the one resolution will work.

Marion Feil stated you say it's good for the city. What about the people around the loop to afford this and why hook up fifty more families to something that has no water, when ours is perfect. That's what I do not understand. Carroll stated we've had the public hearing and we know most of you all were here at that time and spoke and I don't want to get into taking everybody's comments again. We're pretty sure of what your feelings are. What the Council needs to do at this time is to approve the resolution so we can go out for bids on the recommendation of the staff.

Utke stated I know the needs that are out there but I feel it's too early. We talked about possible grants and financing for the residents. We haven't gotten any feedback that I've seen. I think that's important that we get all of that up front so they know exactly what they're up against. This project is a little different. They not only have what we're talking about here but there's the hook up cost. I'm in favor of tabling this. We need to get the rest of the information for them first so we aren't dumping this on them. I don't want to vote for something and then figure out how to fix it later.

Konshok stated we need to move this first before we can talk about it.

**A motion was made by Konshok, seconded by Utke, and unanimously carried to approve the Resolution Approving Plans and Specifications and Ordering Advertisement for Bids for the Green Acres Addition Improvement Project.**

**Discussion:** Smith stated Tim Flathers with the Headwaters Regional Economic Development Commission has been working for the city to pulse what might be available in terms of financial assistance. We circulated some questionnaires for him to use that data to make a case to the state. He's still working on that. He thinks there might be a little bit of Small Cities Development Program money that would help a few of the families, but not anywhere near half. Most of it is income tested and age related, if you're retired or not, so a little bit there. There was a suggestion that we use the Total Maximum Daily Load Grant. We've researched that. The contact given was with the Public Finance Authority. I talked with them. They are the banker for the state. They said they would process an application, but the decision as to what qualifies goes with the Minnesota Pollution Control Agency. We talked with them. They don't feel like this project would qualify. It doesn't look good for financial assistance at this point. We are still trying.

A resident questioned the road load. She stated there are two Park Rapids buses, a Nevis bus, and a Menahga bus that goes through there twice a day. Doesn't that qualify as a road load? Smith stated we're talking about loading the waste collection system, and what demand we put on the waste treatment system.

Carroll questioned with a bid deadline of June 25<sup>th</sup>, will we have the answers by that time? Smith stated I think we'll just get qualified opinions from the state. They want to see an application before they will actually give you an answer. Utke stated I think that should

be our first mission is to go full bore with our paperwork. We've gotten now what we need. We know what we're up against, but we need something more definite before we throw a bill at these people.

A resident questioned who fills out the application? Smith stated the engineers generally do, which is called a PPL. Tim Flathers will help us with the Small Cities Program. The city is contracted with that agency to administer our Small Cities Development Grant.

Mikesh stated it's not if it's going to happen, it's when. I don't think now is the time. I think we're putting more money and time into getting this stuff, opening up bids, bids are going to change. I'm not for this project at all. I think we should do the watermain on County 6. Push back the rest of it for three to five years. These numbers are going to change. If you don't get the votes, and I'm saying up front, I'm not for it. All the money that we have spent on it already, it's all going to have to be redone. Why do we want to go through this? Let's work on our system that we have now. I'd like to see the bids for section B.

White questioned may I comment? Carroll stated I'd like to keep this discussion with the Council now. We do appreciate the comments we heard before and I think the Council has them in mind.

Konshok questioned on the grant programs, what do we need to have, information-wise to get the state to get a better answer than a qualified opinion? Do we need bids for them to even talk to us? Smith stated Tim Flathers can do the Small Cities application with the information that was gathered through those surveys. Jon Olson stated for the public financing portion of that, they do not require having bids in hand for the review. We have reviewed the city's affordability rate, its standard procedure for all the funding agencies. The affordability rate for Park Rapids is higher than that of any of the programs that we are aware of. We're fairly confident that based on our discussions that grants are not available for this project, on the municipal side. Smith is working on the private side trying to help with some assessment abatement. All of the agencies are stating, and this is very common, although there isn't grant money available, there's likely an opportunity for low interest loans for small portions. However they all put in the caveat that this is a smaller project and the cutoff point with the added administration associated with that to obtain low interest loans, it's likely in the city's best interest to pursue traditional financing. Smith stated as a benchmark, our last project that was done through the PFA was the water storage tower. It was a 2.5% loan. That's pretty close to what we get on bond rates right now.

Konshok stated sometimes we have to have a certain level of information before they will even talk to you. I remember on the Main Avenue Project, it's not just checking under every rock to see if there's a grant program. It's also potentially talking to our state and US representatives and senators. There are other avenues, but the question is, is our information good enough for them to act on. You're saying at this point that our engineering estimates are good enough for grant hunting. Olson stated the information that we provided to them is more than sufficient to give us an opinion. Konshok stated I think that what we've done thus far is useful. A lot of times we're groping in the dark and you don't actually know the costs. Now you folks have the hard number. It's a 95% accurate number of the costs which we haven't had previously.

Konshok stated I agree with what Mikesh said. Thanks to everyone for contributing information. This is good. The Council likes a room full of people. A lot of times we have empty seats and we're making decisions with informal feedback that we get from people on the streets. As a lifelong engineer, as well as an emergency services guy with the military, to me, it's not a question of if this project needs to be done. It can be a question of when this project is done. I grew up here. When this addition was built, the edge of town was the Dairy Queen and the feed house. The city has grown out to you. You are covered on the north and the west. I do believe the time will come when this needs to be done. One of the biggest concerns, from a public safety standpoint, we've talked about maintaining pressure for fire hydrants and firefighting, you have one hydrant at the entrance to Discovery Circle and that's it. If we have a dry summer, you are surrounded by old growth, mature pines. I remember the Badora fire of 1976. Those pines took off in flames. If we have to send our fire department into a high density neighborhood of older homes, and old growth pines, without excess to proper fire hydrants and proper water pressure, I think the Council is taking some personal responsibility there and possibly not doing the right thing by all of you as residents by watching out for public safety. The other concern I have is the city has made legal "guarantees" on five of the properties that have changed hands without adequate, compliant systems, and those transfers were allowed to go through because the city said by letter that yes we intend to put in municipal water and sewer systems. We have both a legal and safety obligation as well. Over the long term, it's hard right now to see the benefit of a city water and sewer system. It's highly ironic that we are struggling right now with water. I can understand why everyone is saying my water is fine today and I don't want to hook up to your city water that has all of these problems and concerns. I will issue you a cautionary tale. When I grew up everybody in the city had great water and the city water supply didn't have any problems pulling all of our water from very shallow wells the same depth as where your wells are at, the fifty to sixty foot range. Those days are gone. We've only had these issues within the last ten years. You can say today my water is great and I can drink it straight out of the pump, and the City of Park Rapids said that up until ten years ago too. We are pulling out of the same aquifer you are. If you think that your water is not vulnerable to nitrate contamination, I don't think that's a wise bet on anybody's part.

Konshok stated I don't think the question is if, I think this needs to be done. I understand the economics. I have a building on Highway 34 that just got water and sewer done. My house is on Riverside which is being looked at for next year. Assessments aren't any fun. I am willing, also, to consider when, but I need folks to be thinking in terms of single digit years, not ten, twenty, or thirty years. This needs to be done in the near future. From the city's standpoint and we just got our annual financial statement and we're looking at an opportunity where our funding debt drops dramatically in 2015-2017 timeframe. That's a good time to look at this from a bonding standpoint.

Tony Yerkes stated I was on the City Council for about twelve years. Prior to my going on the Council, when I came to Park Rapids, a lot of infrastructure needed to be done. The streets were paved when they had the money and they weren't assessed to the individual property. So we have one street fixed and you were driving on bumpy roads from the spring thaw until fall. When we started doing these projects, the assessments were \$5,000.00 for water, sewer, and a new road. Now in the interim, the price of oil goes up and the price of doing work and engineering goes up. I think you're getting to the point where you have to say what kind of load can the individual homeowner take? The Main

Street businesses took a hit. Businesses can recover it over time because they are income producing properties. For an individual, prefer you need to look at more long range for some other way to finance these things rather than just do it the way we've always done it. Then throw on permit systems where you're bringing in a unit of houses that generates some income for the city, in terms of properties, these people are coming in dragging their feet and then you're going to hit them with a hookup fee of \$1,500.00, which I think is, maybe there's justification for it and I just don't understand. It seems excessive. Considering the situation of pulling those people in I think waiving the fee or lowering it to what it normally would be in the surrounding area would be more reasonable. Looking at how we do things and how are you going to do it in the future, I think you're at that point that you're killing people financially to provide them a service which they obviously need.

Carroll stated I appreciate your comments and your perspective as a former council member. I am in agreement with the rest of the Council on action tonight. It appears that we need some additional time of researching funding possibilities. Until we get that information all ironed up we need to wait.

Utke stated we talked about the looping, and we talked about running projects together because a contractor coming into town for a small project is not advantageous to us, but we could still put that one out for bids and we could still reject it. That's the type of project some of our local contractors could do. Olson stated that's a Council decision. I don't see any negative reason for not giving it a try.

Utke questioned we talked about this being important, but can we wait to follow up on this project? Burlingame stated its fine to wait. Smith stated we can discuss with staff outside of the Council meeting to marry this with the small Mill Road Project. Utke stated so at this point we can leave this go? Konshok stated I can modify my motion to just let bids for section B, the watermain. Utke stated staff can rework it and come back with Mill Road and this and put those two together. Carroll questioned is that coming later? Olson stated staff hasn't discussed timing on the Mill Road Project. Smith stated Olson has informally looked at it. The Council has not ordered an engineering study on that. Konshok stated I'd like to get bids on this. If we're going to do it we have to do it in June, not August.

**Konshok amended his motion, and Utke seconded it, and it was unanimously carried to approve Resolution #2012-103 Approving Plans and Specifications and Ordering Advertisement for Bids for the CSAH 6 Water Looping Improvement Project.**

**Further Discussion:** Carroll stated we're going to see what happens with the funding possibilities and their timelines. Utke stated we'll investigate all the funding options first so we have something on the table to present before we bring it back to you. Konshok stated if we delay a project we look at them on a year by year basis until the time is right. Connie Harsha stated we do realize that this needs to be done. We want you to look at funding to help you out and us out before we start it. Thank you.

**9.3. Funding for Proposed Gazebo for Lindquist Park:** Sue Cutler stated the parties that were involved in doing the work in Lindquist Park last year were, the city, the county, the hospital. We got a grant that we were not expecting from ConAgri for a cement sidewalk going into the park from the nursing home and then ending in a thirty foot patio. There were two handicapped accessible picnic tables, benches, and a \$500.00 state

health improvement grant for a new bicycle rack. The plan for the second year was to build a structure on the patio. The organizations that were involved met this spring to discuss bidding for proposals for building a structure there. The task force recommended the biggest structure, which was a thirty foot diameter, eight sided, gazebo consisting of pillars and a roof from Haataja Construction.

Cutler stated at that time we were expecting that we would have the funding for that. There are some monies left from last year, but the we have been informed that the hospital is not in a position to contribute to that project this year. Last year they intended to contribute \$5,000.00. But the billing went to the city first and used funds from the total amount they committed to the project, which was \$5,000.00. The hospital was billed \$3,500.00 last year. That remaining \$1,500.00 from their last year's intended contribution, and the \$5,000.00 from this year's contribution, is not available because of their budget situation.

Cutler stated at our last Park Board meeting we discussed increasing the amount that the city would contribution to the last project, and approaching the county to see if they would increase their contribution to see if they would match the city's. Instead of \$5,000.00 this year it would be \$8,500.00. I am scheduled to talk to the county's Park and Rec Board about that.

Carroll stated we have the Lindquist Task Force meeting minutes from April 26<sup>th</sup>, which goes over what you have said. Now the Park Board is seeking an additional \$8,250.00 from the city's parkland dedication fund, as a capital outlay, for the gazebo and a similar request will be going to the county.

Utke questioned you had four different proposals. There aren't any prices on them. They all seem to be so different. Smith stated we asked for proposed ideas. Cutler stated the city advertised for proposals for putting a sixteen foot gazebo on the space. That was the only specification there was. Three of those structures are sixteen foot gazebos. We ran the proposals by the city building inspector because we need his blessing on it. Carroll stated his evaluations are in the packet. Konshok stated when we asked for a sixteen foot structure that means that your interior is a thirty foot diameter slab is there. The footings became problematic. To put proper footings, we'd have to break up the slab. Cutler stated one of the estimates includes \$2,500.00 for cutting sections out of the slab to put in footings. The larger one didn't need footings on the existing slab, they would be outside. So there wouldn't be any extra work of excavating on the existing slab. Konshok stated Haajata was innovative and made the structure larger so the footings are now independent of the slab. Cutler stated the cost was higher because it's a bigger structure. We felt it was a bigger value for the money being spent.

Carroll stated the larger structure was the one you all agreed on, but the additional funds need to be secured. Cutler stated it's either that or go back to the drawing board.

Mikesh stated from what you're asking for and what you have, you are asking for a total of \$23,897.98, which is \$1,957.88 over the cost. I don't think the city's in any better shape than the hospital. Konshok stated the difference is this is parkland dedication money, which is the 5% that Wal-Mart was required to give the city when they built their structure. This is money that is set aside for parkland. The only thing you can use the money for is capital improvements. Mikesh questioned is the \$8,250.00 already there? Cutler stated there is \$28,000.00 in the parkland dedication fund that can only be used to acquire property for park use, or for building infrastructure in parks. Konshok stated we

have some of the money already set aside from last year \$7,397.00, which included \$3,500.00 from St. Joseph's. We also have an initial commitment from Dick Devine. The city and the county both agreed to put \$5,000.00. We're both saying we need to increase that a little bit. We have strong cost sharing on this from two other entities, from St. Joseph's and the county. Even though this is a bit of a stretch from what we originally envisioned, it's a good use of the dedicated money. Carroll stated especially when you have partners. Cutler stated Dick Devine is a supporter of this project. The county Park and Rec Board did budget \$5,000.00 this year towards this project. There is support towards this project from the county. Konshok stated which is difficult to get because they have the whole county to worry about.

Cutler stated the proposal from Haataja had an expiration date, which has past. We would need to get a new proposal from them. I'm assuming the costs would be similar.

Dick Rutherford questioned are you going to let this out for bids? Haataja's bid has expired. Let it out for this size building. You just said the other buildings were smaller. Let all the Park Rapids contractor's that want to bid it have a chance at it. That's no more than fair. Smith stated we'd have to get them to give us permission to use their design, or pay them for their design. Brumbaugh stated you have a problem. You put this bid out there already for everyone to see. All they have to do now is bid less. That's not fair to Haataja. Carroll questioned if we could ask for a bid extension. Konshok stated we need him to refresh the bid. If he comes back with a 50% markup then we can rebid it. Carroll stated we hope to be able to proceed with this bid, but we don't know that for sure yet.

**A motion was made by Carroll, seconded by Konshok, and unanimously carried to approve the Park Board's recommendation to use the Parkland Dedication Capital Outlay money for the additional \$8,250.00 to the gazebo project for Lindquist Park, assuming that the bid from Haataja Construction is still valid.**

**9.4. Pioneer Park Improvements:** Carroll stated the Park Board is recommending that the Council adopt the concept plan submitted by Touch of Eden for Pioneer Park, and to proceed with estimates for elements of the project which could be done in phases.

Smith stated for a year the Sanquist family has intended to donate improvements for Pioneer Park to provide a memorial for their daughter, Dawn Anderson. It was reported at the May 14<sup>th</sup> Park Board meeting that the Sanquist family has decided to do something on a smaller scale in another location. The Park Board is recommending that the city take the concept that was developed by the family to the next level, that is, specific plans and specifications be prepared. To that end, the Board recommends that the city hire a landscape architect to prepare plans and develop reliable cost estimates. In addition, it was reported that the Rotary Club would commit to funding a small pavilion on the existing concrete pad where the memorial bench now sits. I visited with Shannon Hendrickson, from Touch of Eden, he has given us permission to use that design that he did for the family, and he agreed to refresh it. We talked about taking some of the playground equipment out, adjust the spacing on the concrete wall on the south side to accommodate the pavilion that the Rotary Club is talking about, move some of the plantings away from the north side to give plenty of room to throw snow, and he'd make those adjustments without charge. Carroll stated he's been a really good partner.

Sue Cutler stated the plan has changed quite a bit. I'd still like to see if there's opportunity for this to be a community partnership project. The value of getting that space developed into a lovely addition to our downtown is important from an economic point of view, quality of life purposes, to enhance the whole downtown experience. The plan with the Sanquist family was pretty grand but not complete. It's being adjusted to a smaller scale. Starting from the basic concept and working with it is a good idea. I'm thinking that it would be good for the Park Board to have the opportunity in input in the reworking of this plan. From a landscaping point of view it's very complete, but we need to do more with the hardscaping. We need to do more for the pavilion than to just put a shelter over it. The back fencing and the front area, the details for signage, would contribute to that space as much as the landscaping will. I'm hoping those parts don't get pushed to the wayside.

Smith stated regarding the fence in the back, there will be three options, a wooden fence, and iron rail fence, and a split rail looking fence. There will be options to consider.

Carroll stated as a member of Rotary Club, I don't ever remember talking about a gazebo. Now would be a time for Rotary to step in and come to your meetings and see how we could be a better partner. We've been holding back and waiting. Konshok stated Pat Sullivan and LuAnn Hurd-Lof have been to some of the meetings. The Rotary Club would like to say they would commit to funding a portion of this project. Cutler stated you'd be partnering the project. Konshok stated we have a much smaller partnership than we hoped for with the departure of the Sanquist family, and we no longer have the Sanquist family as the manager of the project. That has disappeared. We will manage this in house as we have done with Lindquist Park. The Park Board has weathered a lot of storms on this particular park. The design is elegant and simple, and really meets the needs, and it's going to do a lot to take that space from looking like an empty lot to functioning as our town square. We need to get something done this summer. We have the governor's opening coming to town next year. We need to get bids and work the funding from there. With the simple design there will be a lot of opportunity for volunteers.

Cutler stated with my vision of it being a community project, there's several nurseries in the area, that if they got recognition for participation they may volunteer something. Konshok stated there will still be some monies in the parkland dedication fund available to help us.

Cutler questioned is there any mention of irrigation systems in the plan? Smith stated it will be put in as an option. Carroll stated the recommendation is to move forward with this to adopt the concept plan from Touch of Eden. Smith stated they are happy to refine the plan. The Park Board wants to review the final plan before the Council acts on it.

Annette Detmers stated we should introduce the parks to the community. Our first event is Saturday, June 2<sup>nd</sup>, at Depot Park from noon to 3:00 p.m. I would like all of the Council to come. There will be a DJ and I'm getting donations. The first one will be a gauge for the rest of them. Every two weeks we'll do a different park in town.

#### **9.5. Resolutions to Appoint Two (2) Temporary Part Time Public Works**

**Employees:** Burlingame stated we budgeted for two part time summer help. We took applications and did the interviews. We are recommending Beau Daniels and Patricia Haataja. **A motion was made by Konshok, seconded by Utke, and unanimously carried to approve Resolution #2012-104 Appointing Beau Daniels as Temporary Seasonal Part Time Public Works Employee for the City of Park Rapids, (and)**

**A motion was made by Mikesh, seconded by Utke, and unanimously carried to approve Resolution #2012-105 Appointing Patricia Haataja as Temporary Seasonal Part Time Public Works Employee for the City of Park Rapids.**

**10. CITY ADMINISTRATOR COMMENTS:** Smith stated regarding the negotiations between the city and the teamsters, the attorneys are set to strike arbitrators on June 1<sup>st</sup>. the arbitrator will get the case and according to his or her schedule, we'll proceed. The League of Minnesota Cities summer meeting is in Duluth on June 20<sup>th</sup> to the 22<sup>nd</sup>. The Coalition of Greater Minnesota Cities has a meeting on June 14<sup>th</sup> in Staples. I did nominate the city for an infrastructure award. Carroll stated I'm already registered.

**11. DEPARTMENT HEAD UPDATES:** Burlingame stated I didn't mean to put the administrator or the Council on the spot regarding the watering ban. We needed to enact something and we needed to do it right away. We didn't have time to go out and hand deliver it. We took action and it worked. I've never been through a water ban before. Utke stated for most people it caught them off guard. They put more into it then they had to. Twenty minutes on a sprinkler is basically useless. That's not a soaking type irrigation. Burlingame stated I disagree. That's the recommendation. You should be irrigating at night and you can soak the lawn in twenty minutes.

Smith stated Emerald Lawns is going to talk to all of his customers. He totally understood what we were trying to do. Utke stated two weeks ago when we gave you the authority to do it, it was more of an educational thing. By irrigating properly, it saves us water too. Burlingame stated some of the big users, once they turn on, it's thousands of gallons wasted.

Utke questioned where are we at with the water study? Smith stated Jon Olson said it was to be produced in the fall. I asked for that to be moved up. Burlingame stated they have to do test wells as part of the data for the report. You can't do that overnight. The problem with well eight is we went too fast because those other two wells were closed. We went ahead without engineering and drilled that well on the basis of a welldriller's knowledge. There was water there. But if we had done all of the tests, we'd have known where the iron and ammonia was. You need to cross all of the t's. Konshok stated when you're drilling for water there's still a margin for error. It's an estimate.

Carroll stated as far as volume of water, we can still turn on the deep well if we need to. Why not do it? Burlingame stated there's a risk and I'm not willing to do that. Smith questioned can you adjust the blending, more from the shallow wells? Burlingame stated the wells are running at maximum. The lowest we can adjust well eight is to 136,000 gallons a minute if we have to use it, but it's not on at all. Carroll stated the people should know why you don't want to turn on that well. It would give us the pressure we'd need, but it could introduce another set of problems. Burlingame stated with the iron and manganese, you're going to have discolored water. The ammonia that's in the water eats up the chlorine, which would leave the entire system barren from the bacteria eating chemical. One of our wells that we cleaned out last year has a bacteria problem that we don't know where it's coming from. It's still there. You have a very high risk that you're going to have a plume of bacteria go through your system very quickly. Chlorine kills it,

that we know. We sent this bacteria to the University of Minnesota and they don't know what it is.

Carroll stated the decision you made was the best decision based on the data that you have. Burlingame stated I talk to Todd Johnson at the Department of Health, and our city engineer, daily.

Konshok stated I'm an advocate of water scheduling. It's not really a water ban. We want you to schedule your watering. In California, on a military base where people are compliant to following orders, they get emotional about it. It's always an educational process.

**12. MINUTES/REPORTS/INFORMATION:** There were no comments.

**13. COMMENTS FROM COUNCIL:** Utke stated I asked about additional signage, the forty mile an hour signs on County Road 6. Smith stated Eilers is on vacation, but that he'd remind him.

**14. ADJOURNMENT:** A motion was made by Utke, seconded by Mikesh, and unanimously carried to adjourn the meeting at 8:42 p.m.

[seal]

---

Mayor Nancy J. Carroll

ATTEST:

---

Margie M. Vik  
City Clerk