

**BIG LAKE CITY COUNCIL
WORKSHOP MINUTES**

~~**FEBRUARY 22, 2023**~~

RESCHEDULED TO MARCH 1, 2023 DUE TO INCLEMENT WEATHER

1. CALL TO ORDER

Mayor Knier called the meeting to order at 5:00 p.m.

2. ROLL CALL

Council Members present: Ken Halverson, Sam Hanson, Paul Knier, Kim Noding, and Paul Seefeld. Also present: City Administrator Hanna Klimmek, City Clerk Gina Wolbeck, Finance Director Deb Wegeleben, Community Development Director Therese Haffner, City Engineer Layne Otteson, Police Chief John Kaczmarek, Streets/Parks/Fleet Superintendent Norm Michels, Water/Wastewater Superintendent Dan Childs, Fire Chief Seth Hansen, Kiel Ruberg from the Big Lake Fire Department, and Big Lake Student Liaison Allie Cross.

3. PROPOSED AGENDA

Council Member Noding motioned to adopt the proposed Agenda as presented. Seconded by Council Member Seefeld, unanimous ayes, Agenda adopted.

4. BUSINESS

4A. Floaters Recreational Rentals LLC Discussion

Hanna Klimmek reviewed the 2022 lease agreement with Stacy and Terrence Mohs, owners of Floaters Recreational Rentals, LLC. The Mohs's have submitted an expansion plan for the summer of 2023 that would allow for them to place a semi-permanent structure at Lakeside Park to store Floaters inventory. Klimmek noted that City Policy does not allow for overnight parking in any of the City's parks so staff cannot allow Floaters to place this type of structure at Lakeside Park without Council consideration.

The Mohs's reviewed their 2023 plan, stressing that their 2022 plan was to bring people from various local communities to Big Lake Beach. They discussed that Floaters is a 'made for community' brand and they pride themselves in the shop small, shop local sentiment, and are big advocates for living a healthy, active lifestyle. Their 2023 goal is to keep giving the community more opportunities to explore Big Lake Lakeside Park and other park amenities our City offers. In order to do that they will need to increase their space to add inventory and a variety of different person powered recreational items. They currently utilize a 16-foot Formula UTV trailer that houses a desk, two fishing capable sit-on kayaks, four paddleboards, paddles for all the equipment, life jackets and fishing accessories. The vision for a new semi-permanent structure would be a 12 x 24 building with a garage door on one end and a service door on the side.

Norm Michels discussed concern that if we allow this project to park overnight at Lakeside park, other vendors could potentially ask for the same allowances at other parks. Michels did express that he did not receive any complaints on the Floaters operations from last year, and the recreational use worked very well last year, but stressed that he is concerned about allowing a privately owned, semi-permanent structure at Lakeside Park. The Mohs's reviewed that they understand the City's stance and reasons for restricting overnight parking within our park system, and noted that their operation would be exclusive to the Big Lake beach, which other vendors wouldn't want to do.

Council Member Hanson discussed that he has been a patron at these types of services in the St. Paul/Minneapolis area and they have a great business method. Hanson stated that he understands that we wouldn't want to set a precedence, but also noted that this would be a great amenity for our residents. Hanson suggested we look at lease agreement language that other communities use. Council Member Noding asked if these other vendors were allowed to have semi-permanent structures. Hanson responded that they did, and the Mohs's indicated that they modeled their business plan from these types of businesses. Michels reviewed the location of their operation last season, which was in a boat trailer parking spot across from the volleyball nets. Michels noted that he has considered placing the semi-permanent structure in a non-parking spot, but with the way the park is laid out, he is struggling to find a feasible alternative. He noted that the goal would be to keep it centrally located away from the boat landing.

Council Member Halverson discussed concern that if we open this up to a semi-permanent structure, we would have to open it up to other vendors as well. Hanson stated that we can say no, and Halverson responded that we would need to have grounds to say no. The Mohs's clarified that they would solely operate out of Lakeside Park, unlike other vendors. Other vendors are operating as a revenue service, where the Mohs's have other full-time jobs and consider this a hobby. The Mohs's also discussed that they would consider donating the structure once their debt is paid off.

Mayor Knier asked what the demand was for their services last summer. The Mohs's discussed that with them being so new, no one knew about them. Their main advertising was done through social media and they had people come from all over Minnesota.

Council Member Seefeld stated that he likes the concept and would like to see how a lease agreement could be structured.

Mayor Knier discussed that he does not want to get into the habit of favoring one business over another, noting that the use would need to be a benefit to the community to have this service available.

Klimmek reviewed that Council direction appears to be for Staff to look at other lease agreements and see if there are conditions in those agreements that would make sense for allowing a semi-permanent structure at Lakeside Park. Klimmek also noted that Staff will be reviewing terms and pricing on a new lease agreement. Deb Wegeleben discussed that Staff will also need to check with the City's LMC Insurance Trust to see what kind of bearing this would have on our rates.

4B. Big Lake Fire Department Equipment Discussion

Seth Hansen reviewed proposed Fire Department Capital Improvement Plan (CIP) purchases that were discussed at the January 24, 2023 Fire Board Meeting. Hansen also reviewed National Fire Protection Association (NFPA) 1911 standards. Equipment scheduled in the Fire CIP plan include 1) the replacement of the 2001 grass rig budgeted at \$143,000, 2) the replacement of the 2000 Water Tender budgeted at \$330,000, and 3) the pre-order of a Ladder Truck scheduled to be replaced in 2023, budgeted at \$1,300,000 with the City's portion being \$650,000. Deb Wegeleben noted that the City has increased their CIP plan to \$1,250,000 as costs have increased and the new cost to replace this equipment is now anticipated to be \$2.2 million. Wegeleben also reviewed that City departments have the option to come to Council and ask to pre-order equipment/vehicles that are not scheduled on the CIP plan until future years. The Council would need to acknowledge and agree with the pre-order, knowing that if the products come in earlier than the scheduled year on the CIP plan, an adjustment will need to be made on the CIP plan accordingly. Hansen reviewed anticipated price increases as well as upcoming emissions standards that will be costly to the Department. Hansen noted that the purchase of the vehicles is a recommendation from the Fire Department Command Staff, but ultimately it is up to the two governing bodies to decide the purchase of the items.

Council Member Halverson stated that he looks at it as one big need, and two wants. He has concerns with the proposal for the grass truck due to the size and the add-ons, and reviewed weight limits. Hansen responded that the current trucks are at their weight limit which is dangerous. Kiel Ruberg reviewed ordering an F450 with a box, but is concerned how long it would take to get, and the problem with the boxes we have now is lack of storage for our equipment. Halverson discussed concern with the weight of the proposed truck with add-ons and the potential for damage to septic lines. Hansen responded that the next one will be a 1-ton with a smaller capacity. Halverson stated that he would like to see another bid on an F450 regular truck with an insert. Ruberg responded that the problem with the stock form F450 is the tires are too small, it doesn't have the ground clearance with the extra weight in the back, and he doesn't think the F450 comes in a single axle rear, they come as a dully which is heavier than a single axle.

Hansen discussed that they have been sitting on these bids for quite a while, noting that truck prices aren't getting any cheaper. Ruberg put a lot of time into getting proposals and bids and their recommendation is based on the information presented, and the Boards are tasked to make the final decision.

Council Member Seefeld discussed that he recalls a similar discussion 2-years ago on the F450 versus F550. Orrock Township Supervisor Greg Felber had commented that in consideration for the safety of the guys in the truck pulling that weight, he would go with the F550. Halverson stated that he doesn't have a problem going with a bigger truck, but he does have an issue with all the customization. Two of the vehicles could be pushed back a bit, and recommended that the current trucks be inspected by Public Works to see if there is a legitimate mechanical reason for replacement. We should be putting the emphasis on purchasing the ladder for life safety. The other trucks are great accessory trucks, but right now we need to get the ladder ordered. Hansen reviewed the Departments need to follow NFPA standards, which is why he is recommending all three vehicles, noting that it is his job to make sure Fire

personnel have the best and safest equipment.

Ruberg reviewed that we would get a better warranty if the truck and all accessories are bought together. If we order the truck separately, it will take staff time to outfit the vehicle appropriately. Halverson discussed that he would advocate for something a little more financially sound and putting taxpayer money towards the ladder truck. Knier discussed Felber's past comments about the vehicle being "squishy". Hansen reviewed that Felber's job was a DOT inspector. Halverson stated that an F450 would not be a bad move. By going to the F550, we would add tons of weight to the truck so we won't gain anything. Knier asked if any other Departments are going to F550 instead of F450 trucks. Hansen responded that the area Departments are going to the F550 trucks. Other Departments have come to look at ours and that is what they are choosing to order. Ruberg stated that in his experience at Anoka County Fleet, Ford has told them to not waste their time bidding F450's as they have a better chance of getting F550 or F350 trucks. In today's market, most vehicles are F550 trucks. Ruberg reviewed costs to purchase new trucks with accessories separately is a wash financially when compared to ordering a truck package. Ruberg also reviewed more ways the Department will be able to utilize this truck at more emergency scenes than just as a grass truck.

Mayor Knier stated that he is not in favor of purchasing the tender, but is in favor of getting the ladder ordered and saving the \$110,000 emissions costs and cost increases by ordering in advance and paying at time of delivery. Knier also stated that he is torn on the purchase of the brush rig and what style to purchase.

Norm Michels reviewed that the manufacturers have this market wrapped up. Waiting and price increases is the normal now. The cost and weight difference between an F450 and an F550 is extremely minimal. He feels there is minimal reason to research an F450 as there isn't a benefit to the weight and cost anymore, noting that an F550 would be a considerably better build. He also noted that piecing a vehicle together probably isn't the best option either, but there could be some other options out there. Michels stated that he would not have a problem with Public Works giving an unbiased evaluation on the chassis, but not on the apparatus as that is a specialty area. Halverson discussed the minimal miles on the current vehicle, and Michels responded that an F350 fire vehicle they recently inspected has 8,800 miles on it. Hansen clarified that every Fire vehicle has minimal miles. Council Member Hanson explained that it is more about the run time of emergency vehicles rather than mileage.

Council Member Hanson stated that he feels the ladder needs to get replaced as it is a life safety thing. Hanson also commented that the grass truck can be scary to drive as they feel like it will roll going around corners. Grass 3 drives like a charm, the pump is excellent, and it has a dual use as a mop up rig as well. Hanson stated that he could go either way on the purchase of the tender due to pricing increases. Halverson stated that is why he commented that we should put all energy into the ladder. Hanson discussed that he has heard that the Township plans on moving forward with all three trucks, at the direction of the Fire Board, noting that they have the money ready. Deb Wegeleben discussed that the City wouldn't be obligated to pay for something that wasn't approved. Hansen discussed that the Township knows that the tender would benefit the Township more than the City. There was some discussion that maybe they would buy it and later the City could reimburse their half because they wanted to save money. Hanson noted that we do have the trailer park in the City that does not have

appropriate hydrants so tender operations would be required within that area.

Halverson stated that he would like us to look at what it would cost to purchase an F550 chassis and build it.

Council Member Seefeld motioned to recess the March 1, 2023 Council Workshop at 5:54 p.m. until immediately after adjournment of the March 1, 2023 Regular Council meeting. Seconded by Council Member Hanson, unanimous ayes, motion carried.

Council Member Seefeld motioned to reconvene the March 1, 2023 Council Workshop at 7:16 p.m. Seconded by Council Member Hanson, unanimous ayes, motion carried.

Council Member Hanson recommended we move forward with the purchase of the ladder, to look at a new pump style and hose configuration on the grass rig to save us some money, and to push back the purchase of a tender.

Mayor Knier stated he would be in favor of Hanson's recommendation, but if the trucks are in pristine condition, he would be alright with pushing the purchase back even though prices keep going up. Knier commented that it is stereotypical government w to replace equipment that are in good working order. Hanson explained that the Department has been repurposing vehicles for other uses. As previously discussed, the weight of some of these vehicles is right at the maximum, but they are not super safe to be driving around, noting that an F550 would provide more stability.

Council Member Halverson asked what is planned for purchase next year in the Fire CIP fund. Wegeleben reviewed that next year's Fire CIP has a side by side and another thermal imager. Hanson responded that we no longer need the thermal imager as we were able to get two. Halverson stated that he would like to see us push the tender back, push the grass truck to next year and look at a state bid process. Knier asked if the new EPA standards will affect this truck also. Halverson responded that it won't because this will be a gas truck. It is the ladder truck that will be impacted by the increased EPA standards.

Knier questioned why we would consider purchasing a new grass rig if Public Works finds that the current one is in pristine condition. Hanson responded that it is a safety issue because the current equipment isn't built to hold that amount of weight. Halverson stated that he would go with the F550, but not with the big panels, noting that it should be a better financial impact for the taxpayers.

Council Member Seefeld noted that he likes the F550 concept, but questioned if the cut down is a big deal. Halverson responded that realistically it shouldn't be a big deal for them to come up with a different plan of approach. Hanson reiterated that tools lay in the bed of the truck which isn't a huge problem, but he has more of a concern that chain saws and other equipment are exposed to the elements compared to if they were stored in a compartment, noting that there has to be some other option for a compartment.

Council Member Noding stated that if the trucks are deemed in excellent condition, she is fine with holding off on the two trucks, and she is ok with finding ways to modify the costs or doing comparison

bidding. She agrees that we need to focus on the ladder truck. Noding also asked what the reason is for the 100% performance bond which is a \$5,000 upgrade to have it. Wegeleben reviewed that by having a performance bond, we would be able to draw on the bond if they don't meet the specs and timeline. Wegeleben expressed that it is for our benefit that they meet the specs and the timeline and advised that we need to get a performance bond.

Council Member Hanson discussed that the concern with the grass rig is about its drivability and what the truck was designed for. He is ok with pushing it forward a year, but would like us to seriously consider purchasing a safer grass rig next year. Hanson also stressed that the Fire crew has great pride in our trucks and takes very good care of them, so he would expect that the inspection will come back favorable.

Halverson recommended Public Works do an inspection on Tender 17 and the grass truck, and provide a rating on them.

Seefeld suggested we direct the Fire Department to obtain more options for the grass truck by October 2023 for possible purchase next year and to have Public Works do inspections on the grass rig and tender. Hanson noted that it goes back to NFPA standards, noting that if anything were to happen to anybody that was driving that Fire apparatus, it would fall back on why NFPA standards/code were out of compliance. By NFPA standards, once a vehicle reaches the 20-year mark, it has to have a great deal more inspections done on it. Noding discussed that it was brought up at the Fire Board Meeting that the equipment we own has an effect on community members' insurance rates. Halverson responded that as long as it passes required pump testing and certifications, insurance rates shouldn't be affected.

Council directed staff to move forward with the Fire Chief signing the Contract to purchase the ladder truck as presented, and talk about payment options at a later date. Council also directed to hold off on purchasing the tender at this time, and to not purchase the grass rig at this time, and to request the Fire Department to come back with a more practicable design and/or options. In the meantime, Public Works will be working with the Fire Chief to look at the equipment and validate its rating.

Mayor Knier clarified his comments regarding stereotypical government waste to replace a truck that is in great condition. He clarified that his comments were more directed at the higher level governmental units that mandate things down to us. His intent was not to come down hard on our local Chief and Department, acknowledging that they are doing a great job. Halverson commented that some trucks could be sold instead of maintaining three or four officer vehicles. These trucks could be sold and other Departments would line up to get these vehicles that have low mileage and working accessories.

4C. 2023 Priorities Discussion

Hanna Klimmek discussed that the most recent City of Big Lake Strategic Plan was adopted in 2021, which has a term of 2021 through 2023. Objectives identified in the Strategic Plan include 1) Invest in City Infrastructure, 2) Encourage Well-Thought-Out Development, 3) Stewardship of Natural Resources, 4) Maintain High Quality Public Safety, 5) Invest and Improve Quality of Life, 6) Invest in Leadership and Foster Cohesion, 7) Maintain Strong Local Economy, and 8) Financial Stability. Klimmek reviewed that in

an effort to streamline and create efficiencies, staff brought forward a list of priorities for the City Council to review and acknowledge, noting that Staff believes the priorities are in line with the Strategic Plan objectives. Although most priorities will begin with one department head, many projects will affect multiple departments and will take time from several positions within the organization. Klimmek discussed that this item will be brought back to a workshop at the end of 2023 to report on each item, and for Council to provide direction on the City's Strategic Plan process.

Council Member Halverson stated that he would like to see a grinder added as a goal so we can do our own road repairs patch work. Norm Michels discussed that we do have the capability to carry 3-tons in our tar pot, noting that with a grinder we could significantly expand the repairs we do.

Council Member Noding discussed that re-establishing our voting precincts is high priority, and asked what the reason is for amending our Therapeutic Massage Ordinance. John Kaczmarek reviewed recent backgrounding that has been done on two applicants who have had problematic issues in other cities, noting concern with the limited regulations our current ordinance provides. Hanna Klimmek added that Massage Therapists who are running a good business, want the City's regulations to be restrictive. Noding also asked for more information on what a Citizens Academy is. Kaczmarek explained that it would be an educational opportunity for community members who are interested in the workings of law enforcement.

Council Member Halverson asked why the Police Reserve Program isn't listed as a goal. Klimmek responded that the Program was already established so it is past the point of being a goal. Kaczmarek noted that we are receiving applications and will be interviewing potential candidates soon.

No other Council comments or concerns were presented on the listed priorities presented by Staff.

5. OTHER

Deb Wegeleben discussed conflicts with the City accepting donations for the proposed Big Lake Mural project on the Third Rail Bar and Grill owned building. Wegeleben reviewed that Staff has researched what legally the City can do for murals on private property and found the following: 1) The City cannot accept donations on behalf of a private project, 2) The City cannot pay for any projects on private property, and 3) The City can act as a fiscal host for a grant pass-through. Wegeleben also noted that Staff reached out to surrounding communities that have murals and feedback was received from the City of Monticello and City of Sauk Centre. In Monticello, the mural was organized through the City's MontiArts program, but paid for with grants. In Sauk Centre, everything goes through a non-profit organization. Wegeleben stressed that it would be best if a non-profit was established for this type of project, which would allow them to seek donations from the lawful gambling associations. The City could possibly help an organization with establishing a non-profit, which was done with the Big Lake Legacy Foundation. Wegeleben suggested we look at a public mural display on the City property across from the Veteran's Memorial. Council Member Noding discussed that a newly established non-profit could work with the Parks Advisory Committee.

Council Member Hanson discussed that the Fire Department has been running into a lot of cardiac arrest calls recently, noting that the Department could utilize a LUCUS device and asked about potential grant funding for this type of equipment. Klimmek responded that we now have a great grant writing resource that could be utilized and we can reach out to them to discuss. Halverson suggested the Department contact CentraCare or OSHA to find out if there is available funding through their agencies.

6. ADJOURN

Council Member Seefeld motioned to adjourn at 7:51 p.m. Seconded by Council Member Hanson, unanimous ayes, motion carried.

Gina Wolbeck
City Clerk

03/08/23
Date Approved by Council