

Finlayson City Council  
Regular Meeting  
February 8, 2016

The regular city council meeting was called to order Monday, February 8, 2016, by Xavier Villarreal, Mayor at 6:30 PM.

Council Members present: Ed Cowart, Jeremy Byers and Joe Luedtke with Tom Price Absent.

Others present: John Mikrot, Barb Morgan, Russell Lucht, Wyatt Lucht and Brent Henry.

Additions or Corrections:

Petitions or complaints by Residents:

None

Approval of Minutes:

A motion by Cowart to approve minutes as from January 11, 2016, regular council meeting seconded by Luedtke with all in favor and carried.

Reports:

Fire Department: Chief Lucht report last month the Fire and Rescue reported to 5 calls 4 Medical 1 Fire. Wyatt reported turnout gear has been received and pagers have been repaired.

Mark Hansen, Zoning and Planning: Mark reported Past blight situation has received information on grants and low interest loans, and will be it touch with sheriff on possible contamination of another property.

John Mikrot, Water/Sewer Operator: John reported this past weekend he cleaned the clarifier and installed a valve at the water plant. Mikrot also reported he pulled the absorbent boom and replaced it with new one at the lift station.

Al Brigan City Administrator: Brigan gave overview of the State Auditors analysis of Municipal Liquor Store Operations; the Finlayson Municipal ranked 114 out of 200 in gross sales, ranked 33 out 200 in net profit on sales. Ranked 1 Region 7E small cities gross profit percentage, number 2 in gross profit percentage overall in region 7E only behind Isanti.

Al also stated that region 7E returns as transfer to the general funds to the Cities taxpayers about 10%, which is very important to the tax levies while budgeting.

Brigan reported Alcohol awareness class for servers will take place on February 21, 2016@ 10:00 AM; the Municipal will be hosting the class and has invited Barnum Municipal, The End Zone and the Copper River Steak house to participate.

Al reported to the council there will be Karaoke February 13, 2016.

Brigan reported snowplowing has been going very well no major breakdowns, and a lot of nuisance snow.

Al Brigan reported the township billing for the townships have been sent out and included fire contracts as the contracts have not been updated since 1990, also a mutual aid contract has been sent to the McGrath Fire Department.

#### Financial Reports:

A motion Cowart to accept the financials and pay bills seconded by Byers with all in favor and carried.

#### Old Business:

##### A. Fire Hall Building:

Villarreal, read a Letter from Mark Hanson, Finlayson Planning and Zoning Administrator stating: The Finlayson Planning Commission has found nothing in the Cites compressive plan that would prevent the City of Finlayson from disposing the city owned property that the current Municipal Liquor Store and Fire hall Occupy. These outdated facilities have no historical value and have outlived their usefulness to the City and Public.

Villarreal also listed pros for using a build to buy scenario:

1. The City wishes to upgrade the current municipal liquor facility and fire hall because the current facilities are no longer adequate for their intended use. Out dated facilities does not meet accessibility codes and both facilities are in need of additional square footage to properly serve the public.
2. It is important that the liquor facility remain in the city center as it provides a necessary complement to the retail commerce in the town.
3. It is important that the fire hall remain centrally located within the City.
4. It is important that the City be able to move into the new facilities without disruption of current services.
- 5 It is important that the current buildings/property owned by the City be disposed of in connection with acquiring new facilities without significant cost to the City.

6 To save time and expense, the City finds it desirable to enter into a single contract for the acquisition of new facilities and the disposal of the current facilities.

7. The City has further considered the use of existing city-owned property for the facility upgrade and has determined the following: The renovation and replacement of interior finishes, mechanical and electrical systems and exterior envelope upgrades such as roofing needs be addressed would be detrimental to business and still leave the building with lack of square footage needed.

8. The City has considered acquiring other suitable properties within the City for the facility upgrade and has determined the following: The City of Finlayson Planning Commission has acknowledged that the Skaff property is the only property within the City Proper that is available and is not currently being used. The Planning and Zoning Commission has also considered properties such as the Former Catholic Church, this was deemed inadequate as it would be in a residential district of the City and then sold to a private party. Other properties such as the City owned Gravel pit is unacceptable as there is no water or Sewer infrastructure. The City has also considered property on the outskirts of town, although this property has only sewer with no water, this property has also been sold with the owner not willing to sell.

9. The City feels it is important the facility be energy efficient for lower overhead cost for the business and tax payers.

10. It is important that the City have housing for the equipment, so the equipment needs do not have to be purchased to fit the building.

11. It is important to the City to have a local contractor build the facility, as he would know the needs of the city and be able to keep locals working as well as purchase material from local and neighboring towns business's.

12. It is important to the City to have a strong Municipal Liquor store to serve a continuing growing retail needs and a large variety of public and to continue to be able to give back to the cities residence through transfer back to the general fund.

13. A new fire hall complex is important to enhance the ability of the Fire and Rescue to respond to emergencies.

14 It is important to the City to have an updated Municipal to draw patronage from outside the community and to raise the property value of the business community.

It was decided to move forward with the Fire Hall and Liquor Store plans and forward the findings to Kevin Hofstad and to have Skaff begin with preliminary plans so that building construction cost can be determined.

Villarreal also mention the cons that have been pointed out in Hofstads' memorandum to the Council, However the pro out ways the cons and both the planning commission and City council feel that the City should move forward.

The cons being:

1. Will we have a lawsuit due to not opening it up to bids if we did the land swap.
2. Trying to give other contractors the same opportunity.
3. Other properties were look at i.e., St Joseph Catholic Church, gravel pit and the current parking lot. Some of the issues were infrastructure and properties being sold.

#### **NEW BUSINESS:**

A. March Meeting: A motion by Cowart to move the March Council meeting to March 7, 2016, at 6:30 PM seconded by Luedtke with all in favor and carried.

B. MS 150: MS 150 will be held on June 11, 2016; MS150 has contacted the fire department and would like some member of the rescue teams to be available to treat scraps or possible dehydration.

C. Resolution 2016-02: A motion by Byers to accept resolution 2016-02, a donation from Mille Lacs Corporate Ventures seconded by Cowart with all in favor and carried.

D. Historical society: A motion by Cowart to donate \$300.00 to the Pine County Historical society seconded by Byers with all in favor and carried.

A motion by Cowart to adjourn seconded by Byers with all in favor and carried.

Allan Brigan  
City Clerk, Administrator.