

**ARLINGTON CITY COUNCIL
SPECIAL MEETING AGENDA
OCTOBER 24, 2016 AT 6:00 PM
COUNCIL CHAMBERS**

1. Call meeting to order
2. Roll Call
3. Approve Special Meeting Agenda
3. Discussion with Jason Femrite and Shannon Sweeney regarding scheduling future street improvement projects and EDA land acquisition.
4. Approve/Deny Fire Department Purchase of 20 Pagers from Alpha Wireless for \$10,940.

ADJOURNMENT

**ARLINGTON CITY COUNCIL
SPECIAL MEETING MINUTES
OCTOBER 24, 2018**

The Special Council Meeting was called to order at 6:00 p.m., Mayor Nagel presiding.

Members Present: Mayor Rich Nagel, Michelle Battcher, Ben Jaszewski, Jim Heiland, Tom Hatlestad and Adam Cowell.

Members Absent: None

Also Present: City Adm. Pat Melvin, City Engineer Jason Femrite and Finance Consultant Shannon Sweeney, Fire Chief John Zaske and Kurt Menke.

Motion by Jaszewski, seconded by Heiland, and passed by unanimous vote to approve the agenda as presented.

Mayor Nagel stated the purpose of the meeting was to discuss and review options for a possible 2019 construction project and approve a request from the Fire Department to purchase 24 paggers.

City Administrator Melvin shared with the Council that based on previous discussions it came to light that there was some confusion as to whether or not the City was pursuing a construction project for the summer of 2019. As of this point the City does not have any plans to move ahead with a construction project in 2019 and will be completing an overlay on Second Avenue in the upcoming months with partial payment coming from the annual \$95,000 crack sealing fund which the City Engineer and Maintenance Supervisor have concluded is not necessary this summer based on the condition of the roads.

City Engineer Jason Femrite laid out several options for the City Council to do a street and utility project in 2019. This included doing the Chandler Avenue project which would consist of street, sanitary sewer, water main and storm sewer improvements at a cost of \$1.9 million. This area has been of concern as demonstrated in the significant rainfalls that were received in June of 2018 which overwhelmed the sanitary sewer system causing several properties to experience sewage backup. The City has done some televising in the area and identified some breaks in the storm water system that have since been repaired. Prior to the repairs an excess amount of rain water was getting into the sanitary sewer and overwhelming the system which resulted in the sewer backups. There was significant discussion among the Council and the conclusion was that the repairs which were done would eliminate the sewer backup that was experienced earlier in the year.

The second project outlined by City Engineer Jason Femrite was the street, sanitary sewer, water main and storm sewer improvements on Clinton and Baker at a cost of \$2.4 million. This area has been inundated with water in the past and it takes a significantly long time for the water to recess. This project which has been reviewed with the Council previously included three alternates and the Council previously opted for the more expensive project that included greater benefit by increasing the size of the storm sewer to 42 inches in an attempt to help more quickly move water through the system and to the High Island outlet.

Finance Consultant Shannon Sweeney shared with the Council the analysis that he had done looking at how to possibly fund these the two projects. The Council was most interested in hearing how funding for the Clinton and Baker Street Improvement Project would impact the finances. He commented that in 2019 the City will be paying off some significant debt including the 2015B bonds for which the City was paying \$80,000 annually, the 2014A bonds at \$60,000 annually and the 2004 EDA Lease Revenue Bonds for which the City was paying \$63,000 annually. The City could decide to do the 2019 Clinton and Baker

project with a twenty year payoff by renewing debt equal to the amounts that are coming off in 2019. This would place a \$65,000 tax burden on the levy which again would replace existing debt that is being retired.

A portion of the project cost would be charged back through assessments. This would include street assessments billed to the benefiting property owner as well as water, sanitary and storm sewer improvements charged to the individual funds. In Mr. Sweeney's opinion the City should consider increasing the sanitary sewer and storm sewer rates to adequately cover the expenses associated with this street and utility improvement project. He felt that the water fund, based on its current fund balance, would be able to accommodate the additional cost. Mr. Sweeney indicated that this is a significantly more expensive project than what the Council has typically done in the past but that he felt it was feasible. He did caution that if the Council chose to move ahead they should hold off for several years before looking at doing another street and improvement project because of the significant expense associated with his project.

There was some discussion about the Council's current goal of acquiring property in Arlington for an industrial park and how taking on this \$2.4 million project might impact that. It was noted that EDA Director Amy Newsom has informed the Council that businesses come to her looking for land to acquire and build a business and that she has no option but to turn them away because the City has very limited industrial land for sale. If Arlington cannot accommodate, the business moves on to another City until they find one that has land and with whom they can make a purchase. Some Council members were not comfortable with the City purchasing land for businesses at high expense and then having it sit vacant waiting for a business. The discussion turned to an alternative of having first right of refusal which would guarantee the City an option to purchase the land when it went up for sale or when a business had decided on that specific site. The Council was more comfortable with that approach and Mr. Sweeney agreed that it was a better option in planning for an industrial park because it did not tie up funds.

Fire Chief John Zaske was present and made the request to purchase pagers for the Arlington Fire Department. He had started changing them out a slower rate and has 11 newer pages however the older pagers are failing more frequently and now there is a \$40 and \$64 rebate available per pager through Alpha Wireless. He is requesting to purchase 24 pagers which when added with the 11 that he currently has would provide the department with 35 total pagers, one for each firefighter and a spare. They come with a three year warranty.

Motion by Heiland, seconded by Hatlestad, and passed by unanimous vote to purchase 24 pagers for the Fire Department at a cost of \$14,184.

Motion by Cowell, seconded by Hatlestad, and passed by unanimous vote to adjourn the meeting at 8:00 pm.

City Administrator Patrick Melvin

Mayor Richard Nagel