

SPECIAL MEETING – OCTOBER 1, 2013

A special meeting of the Common Council of the City of Marshall was held on October 1, 2013 in the Professional Room at the Marshall Middle School, 401 South Saratoga Street. The meeting was called to order at 5:30 p.m. by Mayor Byrnes. In addition to Byrnes the following members were present: Larry Doom, Glenn Bayerkohler, John DeCramer, Mike Boedigheimer and Ellayne Conyers. Absent: none. Jennie Hulsizer arrived at 6:00 P.M. Staff present included: Ben Martig, City Administrator; Dennis Simpson, City Attorney; Glenn Olson, Director of Public Works/City Engineer; Rob Yant, Director of Public Safety; Harry Weilage, Director of Community Services; Marc Klaith, Fire Chief; Cathy Lee, Executive Assistant; Jane DeVries, Deputy City Clerk, and Cal Brink, CEO Marshall Area Chamber of Commerce. Others in attendance at the meeting included: David Maroney, ATS&R Partner; Mark Hayes, ATS&R Partner; Mark Bosch, Bossardt Corporation Senior Vice President; Stan Brewers, Chairman of the MERIT Center Committee; Dawn Regnier, Minnesota West Community and Technical College; and Roger Madison, Co-Chair SW MN Amateur Sports Commission.

APPROVAL OF AGENDA:

It was the general consensus that the agenda be approved with the addition of item number 5, which is to consider adoption of a resolution approving the Final Plat for R&R Subdivision.

REVIEW OF DESIGN DEVELOPMENT PHASE MERIT CENTER (5:30 P.M. TO 6:15 P.M.):

The MERIT Center Expansion would provide:

- 7,100 square feet of additional classroom/simulator/office
- 1.5 mile loop with 0.36 mile straight (95 mph)
- Skills pad
- Skid pad with water (fire hydrant)
- Pavement/gravel roadways
- Cul-de-sac
- Roundabout
- Additional parking/equipment storage

The Future Build-Out would include:

- Urban Simulation Scenarios
- Lighting
- Technology
- Light and telephone poles
- Shooting ranges (50 and 300 yards)
- Security fencing

David Maroney, architect from ATS&R, provided a power point presentation of the Design Development Phase of the MERIT Center. The power point reviewed:

- Existing Campus Site Plan
- Existing Training Center Floor Plan
- Proposed Expanded Campus Site Plan
- Training Center Existing and Expansion
- Training Center Expansion

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- New Training Center Floor Plan
- Simulator Training Room
- Capital Financing
- Project Schedule
- State Bonding Process
- Alternate Site Plan - \$2.5 million State Bonding
- Master Site Plan

Stan Brewers, indicated that the driving track would serve a 19-county area in Minnesota, South Dakota and Iowa. Dawn Regnier, Minnesota West Community and Technical Colleges, indicated that the expansion would have a big impact on training.

Ben Martig, City Administrator, indicated that the estimated cost of the project, including land acquisition, design, construction and fixtures and equipment was about \$7.4 million. Planned funding sources included \$1 million in state bonding money granted in 2010, local sales taxes and an additional state bonding request of \$2.5 million.

REVIEW OF DESIGN DEVELOPMENT SOUTHWEST MINNESOTA REGIONAL AMATEUR SPORTS FACILITIES (6:15 P.M. TO 7:00 P.M.):

The SW MN Amateur Sports Facilities would provide:

- 78,200 square feet multi-purpose building
- Two sheets of ice/expo/event space
- 1,400 interior seating/SRO capacity
- Ten locker rooms (includes two Varsity and two Junior Varsity)
- Two meeting rooms
- One club room (2,000 square feet)
- Four ball fields with picnic area
- Concession/restroom/storage building
- 150 tiered seats per ball field plus portable bleachers
- On-site parking (210 cars, 6 buses) / equipment storage

The Future Build-Out would include:

- Exterior ice sheets/future 3rd sheet of enclosed ice
- Additional on-site parking
- Parking 170 cars
- Equipment storage building

David Maroney, architect from ATS&R, provided a power point presentation on the design development phase of the Southwest Minnesota Regional Amateur Sports Center projects. Mr. Maroney indicated that the building would be placed and designed so that it will be visible from the intersection of Minnesota Highway 23 and 19, even with some planned business development nearby. The facility will be close to Southwest Minnesota State University and Marshall High School.

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Ben Martig, City Administrator, indicated that the estimated cost of the project, including land acquisition, design, construction and fixtures and equipment, was about \$16.1 million. Planned funding sources included local sales taxes approved by voters last fall, about \$500,000 in private contributions and a state bonding request of about \$4.2 million.

Roger Madison, Co-chair of the SW MN Regional Amateur Sports Commission, indicated that a lot of time and work has gone into both of these projects. He indicated that everyone has worked together to make some hard decisions that would be the best for both projects.

Council Member Bayerkohler was concerned if state funding was not received for these two projects. Mr. Martig briefly reviewed the alternate plans if each project did not receive any additional funding. Bayerkohler then asked if all of the requested additional state funding is not received and cutbacks need to be made in either or both projects, which project does the City believe is a higher priority project, the MERIT Center (which relates to public safety) or the sports facility?

Mayor Byrnes thanked everyone for all of their time and hard work on these projects.

Mayor Byrnes called for a recess until 7:15 P.M.

APPROVE RESOLUTION FINAL PLAT OF R&R SUBDIVISION. (7:15 - 7:25 P.M.)

Dennis Simpson, City Attorney, indicated that Marshall City Subdivision Ordinances requires formal subdivision of land resulting from the split of property previously unplatted. Property pertaining to Brau Brothers development project is not platted and subdivision ordinances require platting of property. Plat was previously prepared and was approved by Council on March 26, 2013. Approval of the plat is good for a period of 90 days pursuant to Marshall Ordinance 66-72. The resolution is necessary as it is required that the authorizing resolution and plat be filed simultaneously with the recorder's office. This resolution does authorize filing of the plat within 90 days of this resolution approval. The resolution is a technical change required for the filing of the R&R Subdivision plat.

Member (**Larry Doom**) moved, Member (**Mike Boedigheimer**) seconded to approve the **ORIGINAL** motion 'the adoption of RESOLUTION NUMBER 3941, SECOND SERIES, approving the final plat for R&R Subdivision'. Upon a roll call vote being taken, the vote was: Aye: 7 Nay: 0. The motion **Carried. 7 - 0**

PRESENTATION OF PUBLIC WORKS DIVISION 2014 BUDGET REQUEST (7:25 P.M. - 7:50):

Ben Martig, City Administrator, provided information on the condition of the Municipal Building. Mr. Martig indicated that there has been substantial leaking over the last year and new areas have developed in Assessing through light fixtures and down sidewalls. The HVAC system has been down recently and needs repair of over \$16,000 for a simple fix but at least \$45,000 for replacement. There are areas that have been recommended for non-occupancy that still have active storage and staff. Staff will be working toward removing items from those areas over the coming months.

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Glenn Olson, Director of Public Works/City Engineer, provide an overview of the budget requests for the Engineer Department and the Building and Zoning Department. Staff is working with Permit Works on a new program for building permits. He also reviewed the budgets for Public Ways, Aquatic Center, Airport, and Parks Maintenance. Mr. Olson indicated that the Parks budget for 2014 includes playground replacement equipment in the amount of \$15,000. There is a grant available in the amount of \$8,000 for playground equipment if the equipment is purchased and paid for prior to January 1, 2014. He indicated that this will take council action.

Council Member Bayerkohler asked whether the municipal building or a new liquor store was a higher priority. Mr. Martig indicated that there has been discussion and a priority list was developed. He indicated that the municipal building was next on the list and that it would be a comprehensive remodel project. Council Member Boedigheimer indicated that he is in favor of remodeling the municipal building. Mayor Byrnes indicated that an accurate analysis of the space needs to be done. Council Member DeCramer indicated that a committee should start the process of looking at different options. Bayerkohler indicated that the municipal building was a higher priority than the liquor store. Conyers indicated that the liquor store brings in revenue that could be used for the municipal building. DeCramer indicated that the city could do both projects.

REVIEW OF COMMUNITY SERVICES DIVISION 2014 OPERATING BUDGET REQUEST (7:45 P.M. - 8:15 P.M.):

Harry Weilage, Director of Community Services, provided a review of the budget for Community Services, Studio One, Adult Community Center, Aquatic Center, Municipal Band, Arena, and the Community and Recreation Programs.

There was a brief discussion on moving Studio One to the old ambulance building.

REVIEW 2014 MARSHALL CAPSTONE ENDOWMENT FUND AWARD (8:25 - 8:45):

Ben Martig, City Administrator, provided a review of the Capstone Endowment Fund. He indicated that the Council should act on funding decisions at a regular council meeting. He also indicated that the Vietnam Memorial group has requested that any commitment for them be provided as early as possible.

It was the general consensus that the meeting be adjourned.



Mayor of the City of Marshall

ATTEST:



Deputy City Clerk