



**MINUTES  
CITY COUNCIL WORK SESSION  
March 22, 2011**

**CALL TO ORDER**

The work session meeting was called to order by Mayor Hultmann at 6:07 p.m.

**Present:** Mayor: Tim Hultmann; Council: Brian Carpenter, Don Chillstrom, Liz Olson, and Tom Skjaret

**Staff Present:** City Administrator: Terrance Post

**APPROVE AGENDA**

*A motion was made by Carpenter, seconded by Chillstrom, to approve the Agenda as presented.  
Ayes: all.*

**BUSINESS ITEMS**

**Navarre Fire Station No. 2 Ownership Discussion**

Administrator Post began the discussion by referring to table handouts including the most recent fire contract amendment that was proposed as well as input from the Fire department on this issue. Discussion ensued that touched on what the meaning and obligations of 50% ownership specifically were, this situation being an opportunity to "position us for the future", and strategically what the impacts of future mandated larger service districts may be. Council directed staff to have civil attorney Carson perform a thorough review from a legal perspective of all existing agreements and contracts in addition to making recommendations to modify the proposed amendment with more specific language and evaluate it for completeness.

**Discussion of Utility Agreements with the City of Orono**

Administrator Post began the discussion by referring to table handouts including a listing of consensus City Council position points on this issue dated February 6, 2007, the fire station No. 1 site development agreement, and representative samples of termination language contained in two of the agreements. Council directed staff to request Attorney Carson to prepare a matrix analysis of all of the agreements in effect that highlighted party's responsibilities and termination requirements.

**Discussion of Kenny's Market Development**

Administrator Post referred to table handouts of an inquiry letter concerning potential business subsidy from an interested party and the City's existing policy document on business subsidy. Discussion noted that a rehabilitation project, versus a redevelopment project, would produce no increased property valuation such that a business subsidy would produce a negative tax impact to residents. Staff was directed to send the City's policy to the interested party.

**Discussion of Draft Engineering Services RFP**

Administrator Post referred to the table handout for a request for Proposals (RFP) draft and indicated that he wanted to modify the draft to emphasize working relationships with the watershed district in a revised draft that Council may see on their April 5, 2011 regular meeting agenda.

**OTHER BUSINESS**

Post referred to a table handout concerning a request from a liquor licensee to provide updated proof of insurance by March 23, 2011 or possibly face suspension or revocation consequences.

Post also commented on the recent announced acquisition of T Mobile by AT & T could have negative antenna lease revenue consequences of approximately \$15,000 in the Water Utility.

**ADJOURN**

Hearing no objection, Mayor Hultmann adjourned the work session meeting by general consent at 7:47 p.m.

Respectfully submitted,

Terrance Post  
City Administrator