

**City of Moorhead
Adjourned Council Meeting
Meeting Minutes
October 03, 2011 at 5:30 PM
City Hall Council Chambers**

Pursuant to due call and notice thereof, a regular meeting of the Adjourned Council Meeting was held in the City Hall Council Chambers, on October 03, 2011, at 5:30 PM.

Roll call of the members was made as follows:

1st Ward Council Member:	Luther Stueland	Present
1st Ward Council Member:	Nancy Otto	Present
2nd Ward Council Member:	Diane Wray Williams	Present
2nd Ward Council Member:	Mark Altenburg	Present
3rd Ward Council Member:	Dan Hunt	Present
3rd Ward Council Member:	Brenda Elmer	Present
4th Ward Council Member:	Mark Hintermeyer	Present
4th Ward Council Member:	Greg Lemke	Absent
Mayor:	Mark Voxland	Present

Adjourned City Council Meeting

Minutes: Roland Beach Sr., Moorhead resident, addressed the Mayor and Council regarding the assessment value of his property.

1. **Flood Mitigation Project Discussion**

Minutes: Michael Redlinger, City Manager, provided a presentation regarding City staff's recommendation for a Flood Mitigation Project Plan which consists of the Base Project (authorized by the City Council on August 29 and September 12, 2011) and Projects A-C.

Mayor Voxland indicated that the Council is to determine a policy for flood mitigation projects. Once a clear policy is set, City staff will provide various funding scenarios for future Council consideration.

City staff clarified the following in response to Mayor and Council questions:

- Flood mitigation plans are moving forward with all property owners within the Base Project. Property owners within Project A have been notified that flood mitigation may be considered contingent on future funding availability.
- Flood mitigation construction of 44-45 ft. is consistent with City infrastructure projects and allows for a 42.5 ft. river crest with additional freeboard.
- A 20% special assessment in the benefitting area is needed in order to finance flood mitigation projects through a G.O. Improvement Bond. This financing option is the most cost-effective approach compared to a Revenue Bond or other financing methods. 80% of

the costs of the proposed projects will be funded by utility fees on a Citywide basis.

- The City previously proposed a one-time assessment of properties west of 20th Street. A specific special assessment model will not be determined until the City Council formally orders the improvement.
- Minnesota State Statute requires approval of a super-majority of Council Members (7) to order an improvement.
- The City proposes that the Council approve an overmatch to Department of Natural Resources (DNR) funding in order to proceed with flood mitigation projects more quickly and to reduce the City's current flood and financial risk.
- The Base Project and Projects A-C would include a combination of property acquisitions and backyard mitigation projects. The goal is to work individually with property owners on a project-specific basis.
- Minnesota State Statutes permit a special assessment deferral for eligible senior and disabled residents.
- Completion of all proposed flood mitigation projects would not completely eliminate emergency measures in a flood event; however, the amount of City resources required in this situation would be significantly smaller and would greatly reduce the window of time needed to deploy these emergency measures.

Clay Dietrich, Moorhead resident, addressed the Mayor and Council regarding his support for flood mitigation efforts.

The following points were made regarding rationale for approval of the Base Project and Projects A-C:

- It would establish a sense of safety and security in the community.
- It could provide opportunity for increased economic growth and development in the residential and commercial sectors.
- Completion of the projects is estimated to produce cost savings to the City's General Fund in future flood events.
- Financing the project at this time could allow the City to access low interest rates.
- It will decrease the City's potential financial liability in a future flood event.
- It will allow City staff to dedicate energy and resources toward other City functions.

The following points were made regarding rationale for approval of the Base Project:

- The City has already invested a large amount of money in flood mitigation which is being financed through a special assessment and

various fees.

- The City has made tremendous strides and already greatly reduced the City's flood risk.
- The City is only required to provide a \$4.3M match to access DNR grant funds. The Base Project already positions the City beyond this minimum amount.
- Residents have indicated that a special assessment would incur too much of a hardship.
- The City will be able to continue beyond the Base Project as funding becomes available.

Motion to Amend made by Nancy Otto and seconded by Luther Stueland
Amend resolution to strike Project A-C

Amendment Failed

For: 3 - Luther Stueland, Nancy Otto, Mark Hintermeyer

Against: 4 - Diane Wray Williams, Mark Altenburg, Dan Hunt, Brenda Elmer

Absent: 1 - Greg Lemke

Motion to Approve made by Diane Wray Williams and seconded by Mark Altenburg

Motion to Approve Flood Mitigation Project Plan

Motion Passed: **Resolution 2011-1003-1**

For: 4 - Diane Wray Williams, Mark Altenburg, Dan Hunt, Brenda Elmer

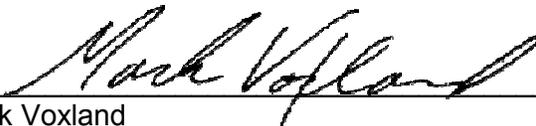
Against: 3 - Luther Stueland, Nancy Otto, Mark Hintermeyer

Absent: 1 - Greg Lemke

Minutes: City staff was directed to bring forward several options for project financing and possible special assessment models. City staff was also directed to communicate to Project A-C property owners that the City Council has approved a policy to execute a flood mitigation plan in these project areas, but any projects are contingent on funding availability.

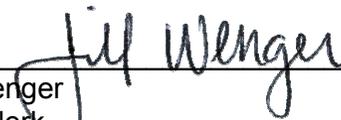
Meeting adjourned at 7:36 p.m.

APPROVED BY:



Mark Voxland
Mayor

ATTEST:



Jill Wenger
City Clerk

The proceedings of this meeting are digitally recorded and are available for public review.

Respectfully submitted by:
Jill Wenger, City Clerk