

JAMESTOWN CITY COUNCIL
SPECIAL MEETING, JANUARY 28, 2014
OFFICIAL MINUTES

Mayor Andersen called the special meeting of the City Council to order at 5:00 PM, for the purpose of gathering public input and City Council discussion relative to the proposed Purchase and Sale Agreement between the City of Jamestown and Menard, Inc.

Roll Call showed the following members present: Mayor Andersen, Council Members Gumke, Brubakken, Buchanan and Kourajian, City Attorney Dalsted, City Engineer Schwartzkopf, and City Administrator Fuchs.

Drew Snyder with Woodsonia Real Estate Group, Inc., briefly outlined the proposed Menards development as an anchor in the future Prairie Haven Commerce Park Development located west of the Buffalo Mall. He indicated that Menards would occupy approximately 20 acres in the 33.12 acre development.

Scott Nuttleman, representing Menards, appeared to indicate Menards desire to make a project feasible in Jamestown and to do so at this time would require a partnership between his company and the community for the acquisition of the land and infrastructure needed.

City Attorney Dalsted explained to those in attendance the negotiation process that was used to put the proposed Purchase and Sale Agreement together that was being considered by the City Council.

John Schockley, Bond Attorney with the Firm of Ohnstad Twitchell, which represents the City in all bonding, outlined the process for a Tax Increment District and the issuance of Tax Increment Bonds. He indicated that the re-payment of the bonds is based on the tax increments derived from the Tax Increment District, and does not require the necessity of a general levy against any property outside of the district.

Richard Anderson, an attorney with Anderson, Bottrell, Sanden & Thompson of Fargo, appeared stating he was representing local business owners which would be impacted by the Menards project. He indicated that a number of his clients would be providing comments relative to the proposal.

Colin Wegenest, owner of Lifestyle Appliance, appeared to indicate that he was opposed to the City providing any incentives to Menards to locate within the community.

Jerry Carlson, owner of Jerry's Furniture, stated he felt that local business would be hurt by the location of Menards in the city and that he felt the cost to Menards at this time were not sufficient enough.

Dwaine Heinrich, 114 1st Ave. South, stated that he was opposed to incentives being given to Menards and that in his opinion the City should not be picking winners and losers within the business community.

Jim Vandrovec, 100 18th Avenue NE, indicated that Menards should receive no incentives to locate in the city.

Jim Matthiesen, owner of Sears in Jamestown, indicated that he also felt that no incentives should be provided to Menards.

Dean Hafner, Infinity Building Services, stated that the incentives would give Menards an unfair advantage over competitive businesses and that the low wages and part time job opportunities provided by Menards did not justify providing any type of financial incentives.

Tom Tracy, 1802 6th Ave NE, suggested that if the City was to provide incentives to Menards to locate here, it should provide incentives to local businesses as well.

Clarice Liechty, 511 8th St SW, appeared to oppose any incentives being provided to the proposed project.

Dave Klein, 1006 19th St. NE, appeared to support the efforts to bring more retail business to the community and believes this project to be a catalyst for new business in the city.

Leroy Wegenest, 1015 10th Street NE, indicated that to establish retail business is many times wants versus needs and in his opinion anything Menards sells is already available in Jamestown.

Doug Babb, 8371 31 ½ St SE, stated everyone is now going to Fargo and Bismarck to shop and incentives are used all over to bring business to a community. He was in favor of the project and indicated he would continue to do business with local businesses for the services they offer, but would like to see a Menards to get the home improvement products for projects he does on his own.

Brittney Heim, an employee of Infinity Building Services, appeared to dispute the results of the leakage study and to indicate that she supported incentives to business that are non-discriminatory; however, the City should not be providing incentives that create unfair advantages for one business over another.

Steve Klose, 3698 85th Ave SE, stated Jamestown people do go to Menards in Fargo or Bismarck all the time and he would like to see one in Jamestown.

Amy Fetzer, 1519 5 1/2 Ave NE, questioned whether the city would have any retail left without something like Menards and similar ventures.

The City Council discussed and commented relative to various aspects of the proposed project and Purchase and Sale Agreement language.

Council Member Buchanan moved to table any action for three months on the Purchase and Sale Agreement between the City of Jamestown and Menards in order to do more analysis and obtain additional public input. Seconded by Council Member Kourajian. Voice vote showed: 2 ayes, 3 nays (Brubakken, Andersen, Gumke). Motion failed.

Council Member Gumke moved a Resolution to approve entering into a Purchase and Sale Agreement with Menards. Seconded by Mayor Andersen. Roll Call No. 1 showed: 3 ayes, 2 nays (Kourajian, Buchanan). Carried.

Council Member Gumke moved to adjourn. Seconded by Council Member Kourajian. Unanimous aye vote. Carried.

ATTEST:
JEFF FUCHS, City Administrator

APPROVED:
KATIE ANDERSEN, Mayor