

WORKSESSION MINUTES

December 10, 2002

Council Present: *S. Cherney, C. Crichton, E. Kautz, and L. Workman*
Council Absent: *D. Moran*
Staff Present: *D. Hall, T. Hansen, G. Harker, G. Konat, S. Olesen, S. O'Malley, C. Ebeling*
Others Present: *M. Cook, J. Gessner, T. Daly, Rep. Wilkin, Sen. Knutson, Rep-elect Gerlach, D. McGillivray, M. Falk, T. Layman, L. Borgen, A. McMurchie, C. Pengel, D. Pengel, T. Barker*

ITEM 1. MEET WITH LEGISLATORS

The Mayor introduced the item and thanked the legislators for coming to meet with the Council.

S. O'Malley, Deputy City Manager, gave an overview of Burnsville and the legislative issues Burnsville is facing in 2003.

The following items were discussed:

- Elimination of levy limits
- Truth in taxation hearing
- Tax reform
- City sales tax
- Criminal activity
- Address State Aid inequities

C. Ebeling, Director of Development/Redevelopment reviewed the opportunities and targeted areas:

- Maturing Housing Stock
- Heart of the City Development Area
- Minnesota River Quadrant
- Older Shopping Center Revitalization
- Revitalization of Older Industrial Areas

C. Ebeling then went over the following 2003 legislative issues:

- Additional water need/fen wetlands
- Hwy. 13 and Dakota County road interchange
- Aggregate producers fee
 - 2002 legislation not acted upon

C. Ebeling said the City would like the opportunity to plead their case on the above issues. Konat stated that the City needs assistance because of regional issues.

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The Mayor suggested that LGA could be eliminated but the City would keep fiscal disparities. Legislators shared their ideas.

Unfunded mandates were discussed. Sen. Knutson mentioned that the legislators are responsible for protecting the safety of the citizens of Minnesota. The collaboration with neighboring cities and the County was discussed.

The Mayor asked the legislators to rely on Burnsville for information and solutions during the 2003 legislative session. There was consensus that the City and Legislature would work together.

ITEM 2. ORCHARD GARDENS GOLF COURSE

T. Hansen gave an overview of the Council's consideration of the purchase of the Orchard Gardens Golf Course.

A. McMurchie, Golf Course Consultant, presented his analysis of acquisition of the golf course. He focused on three items:

- Forecasting Operating Income
- Defined purchase price
 - Purchase analysis
 - Purchase budget
- Summary of projected operating results

D. McGillivray, Springsted, Inc. went over the most likely financial options for the purchase of Orchard Gardens Golf Course:

- Gross Revenue Bonds
- Lease Revenue Bonds
- Contract for Deed option

T. Hansen reviewed the four options:

- Offer appraised value \$775,000
- Offer to buy at operation value \$1,060,000
- Offer to buy at an amount determined by Council
- Decline the purchase

It was mentioned that inconsistency in the zoning of the property and the designation in the Comprehensive Plan needs to be reconciled. Council discussed the options and the owner's asking price of \$2.5M. C. Pengel and T. Barker shared the owner's perspective. L: Borgen, T. Layman and M. Falk shared their thoughts and concerns regarding the Council consideration of the options for purchase.

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Council discussed the community needs and additional taxes. Council also talked about a referendum to determine the value to the community. Council consensus was to have the Henry's submit their best offer to staff for financial review and then consideration by the Council.

Council was supportive of bringing this item back to a Worksession for review of the offer and funding.

ITEM 3. ROUNDTABLE

Mayor Kautz advised the Council that she and Councilmember-elect Daly would be out of town and not able to attend the January 21, 2003 regular meeting. Council consensus was to cancel that meeting and reschedule it for Monday, January 27.

ITEM 4. MISCELLANEOUS

S. Olesen asked the Council if they had any questions regarding the proposed 2003 Policies and Procedures Manual. Council was supportive of placing the adoption on the January 6, 2003 consent agenda.

Council requested that policy for establishing fees be reviewed at the All-Day Worksession. The consensus was to schedule the All-Day Worksession for Friday, January 31, 2003.

Councilmember Cherney inquired about an increase in salary for the Interim City Manager. The information will be sent to the Council for review.

S. O'Malley handed out a copy of the BETC 2003 Budget item and advised the Council that this will be included in the City's 2003 Budget.

The meeting was adjourned at 9:13 p.m.

Respectfully submitted,

Susan P. Olesen, City Clerk

Approved by the City Council of the City of Burnsville this 16th day of December 2002.

Elizabeth B. Kautz, Mayor