

WORKSESSION MINUTES

February 11, 2003

Council Present: *S. Cherney, C. Crichton, T. Daly, E. Kautz, and L. Workman*
Council Absent: *None*
Staff Present: *C. Ebeling, T. Hansen, T. Goodroad, S. Olesen, G. Harker, J. Tovar, D. Hill, T. Himmer*
P.C. Present: *C. Lachelt, M. Sherry*
Others Present: *J. Gessner; L. Goldsmith; R. Knutson, City Attorney; M. Brokl, City Attorney; K. Slipka; C. Shover; Ridges Property Owners; F. Blundetto; K. Manley; L. Borgen; M. Falk; K. Jans; T. Layman; A. McMurchie, Consultant; B. Greenwood*

ITEM 1. MISCELLANEOUS

Mayor Kautz mentioned she had received a letter from the Mayor of Duluth re: proposed legislation on concealment of weapons. The proposed legislation was discussed.

S. Olesen asked the Council if they would like to schedule the Black Dog WMO interviews following the Feb. 18, 2003 regular meeting. Council was supportive of scheduling the interviews after the meeting.

ITEM 2. COUNCIL DECISION-MAKING AUTHORITY/LEGALITIES

City Attorney, R. Knutson, reviewed the following items with the Council:

- Discussion-making authority
 - Planning pyramid
- Variances
 - Precedent setting does not apply
 - Council has discretion
- PUD Amendments – Courts tend to question
 - Staff asked to clarify deviations and variances
- Planning 60-day rule
- Open meeting law
 - Notify if three together to discuss City business or collect information on City business
 - Email and phone conversations
 - Avoid serial meetings
 - Exceptions to Open Meeting Law
 - Pending lawsuits
 - Labor negotiations
 - Review of Employee
 - Discipline of Employee
- Gift law
 - Treat everyone as an interested person

WORKSESSION MINUTES

2

February 11, 2003

- Use judgment
- Exceptions reviewed
- Conflicts of Interest

ITEM 3. RIDGES PUD AMENDMENT

Craig Ebeling gave an overview of the proposed PUD Amendment

T. Goodroad reviewed the history of the Ridges PUD and present goals. She went over the following items:

- Ridges PUD original development objectives
- What has occurred
- PUD Amendment Objectives
- What's been learned
- Recommendations of Traffic Consultants
- Recommendations for PUD Amendment
 - Staff recommends 40% green area
 - Trail plans will count toward green area
 - Owners can still more intensely develop by utilizing structural parking or building vertically.
 - Stormwater Storage
 - Trail System

The following items were discussed:

- Reduction of green space to 40%
- Development timeline – development plan
- Multi-family housing
- Public amenity green space
- Infiltration system

Council was supportive of the proposal. T. Sisler talked about the partnership and the collaboration of the Ridges PUD owners. The owners commended the process. The project will be brought before the Planning Commission and then the Council.

ITEM 4. MANLEY DEVELOPMENT - BLICK ESTATE

C. Ebeling introduced the item and gave background on the proposed development. The issue is that Mn/Dot will not allow the frontage road for the project in the Mn/DOT right-of-way.

F. Blundetto went over the design of the proposal, the issues of entering the development, and Cedarbridge residents' concerns.

Council shared their thoughts and suggestions on how the developer should proceed. Safety and traffic were the primary concerns.

February 11, 2003

Council was supportive of Manley Development moving forward with the project. C. Ebeling suggested that the developer stub a street for a future secondary connection. Council consensus was that the stub should be added.

ITEM 5. DISCUSSION OF ORCHARD GARDENS GOLF COURSE

T. Hansen, Acting City Manager, went over the history of the City's consideration of purchasing the Orchard Gardens Golf Course.

Presently the owner of the golf course is working on development proposals.

L. Borgen presented information on why the Community group was here:

- Provide an alternative financial analysis on how the City can purchase the golf course
- Provide an alternative of the marketing environment for golf
- Provide additional ideas to increase revenues at the golf course
- A decision is needed to go ahead with the purchase

L. Borgen then reviewed:

- Demand trends
- Faster growing segments
- Marketing environment for Par 3 in Dakota County
- Additional ways to increase revenues

C. Shover asked Council to consider two items when reviewing this proposal:

1. Comprehensive Guide Plan
2. Former Council's have purchased land at higher costs for the public good

K. Slipka talked about the retirees group that plays golf at Orchard Garden Golf Course. He stated that it all goes back to the Comprehensive Plan and that the golf course is an amenity.

K. Jans, real estate developer shared his thoughts on the financial study prepared by the City's consultant. He presented his financial analysis. He went over the analysis with the Council.

The following items were discussed:

- Citizen's groups work in presenting solutions
- Comment that staff gave direction to McMurchie
- Why has the golf course not been purchased by a private company?
- Amount of green space in Burnsville
- Is the City required to purchase prospective public amenities?

WORKSESSION MINUTES

4

February 11, 2003

- R1A Zoning
- Increase value of Revenue Bonds to purchase the golf course
- Budget shortfalls 2004

Council comments:

- Councilmember Cherney suggested \$2M as the number for staff to explore
- Review use of parks. Consider selling for residential development
- City can sell golf course if unviable
- Explore sale of Judicial and Loop Parks to bridge the gap in the sale price
- Golf Course is an asset to the City of Burnsville

Council suggested the two groups work together on the financial analysis. M. Brokl, City Attorney updated the Council on his last conversation with Henry's attorney. He was advised the Henry's were negotiating with a real estate developer.

M. Falk summarized the discussion and talked about the Henry's perspective. He said he needs to share where the City is at with Henry's tomorrow.

Council consensus was to advise the Henry's that the Council was supportive of making the purchase happen.

T. Simonsen, business owner, citizen and developer, advised the Council that he has a purchase agreement with the Henry's and shared his opinion on the City's purchase of the golf course.

Council asked staff to work with McMurchie and the community group to come up with a financial analysis and funding options.

T. Layman inquired what the step would be. Staff was directed to have the information together by the end of March. The item would then proceed to a regular Council meeting.

ITEM 6. ROUNDTABLE

Fire Muster

Councilmember Workman shared budgeting item concerns and challenges with the current budget. She said there is resistance from the committee to submit budget proposals.

Councilmember Workman asked Councilmember Crichton to join the committee at their next meeting on February 20 to give input. B. Greenwood, Member of the Board, shared her concerns regarding the financial reporting. She said she would like to prepare a budget and have receipts presented to be paid. Councilmember Crichton as liaison would give guidance on the financial reporting process. Councilmember Workman will serve as liaison to the 2004 Fire Muster Planning Committee.

Council was supportive of this direction.

WORKSESSION MINUTES

February 11, 2003

Councilmember Workman said the Neighborhood float contest couldn't happen if it isn't a Council outcome and is not as simple as thought. Council suggested exploring this as an event for the 2004 Fire Muster.

Councilmember Cherney mentioned a Grand Opening for Red Lion Liquors. He was advised to have the owner contact the Chamber to set the event.

The meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Susan P. Olesen, City Clerk

Approved by the City Council of the City of Burnsville this 18th day of February 2003.

Elizabeth B. Kautz, Mayor