

WORKSESSION MINUTES

August 12, 2003

Council Present: *S. Cherney, C. Crichton, E. Kautz, and L. Workman*
Council Absent: *T. Daly*
Staff Present: *L. Fredrickson, T. Hansen, S. O'Malley, R. Oppelt, M. Rasmussen, C. Wohlers, J. Tschumper*
Others Present: *D. Anderson, J. Gessner, T Healey, J. Horn, W. Johnson, R. Mehl, P Ramme, G. Touche, J. Wolf*

ITEM 1. SKETCH PLAN REVIEW – STONEBRIDGE DEVELOPMENT (145th St.)

R. Mehl provided history on the Stonebridge group and the property zoning. He then reviewed boards showing the changes to the original plan and options for addressing previous concerns regarding the height of the buildings. Two of the options presented require acquisition of the MnDOT property joining the site. Mayor Kautz expressed a desire to review the global zoning plan prior to making a decision about rezoning this property.

Wohlers provided an attachment showing property zoned B1 & B2 and advised that only several multifamily and some scattered single family parcels remain available.

Mehl advised that Maxwell Market Research indicated that mixed use could be supported.

The following items were discussed:

- Zero lot line housing
- Mixed use of medium density along with single family
- Citizens object to multi-family housing
- Concerns about rezoning away from business
- Difficult piece of property to develop
- Healy Ramme piece (28 acres) could be a mix of owner occupied zero lot line and residential housing
- Vacant office space in Dakota County
- Council needs to address current vacant properties when considering redevelopment
- Development challenges related to the property
- Retaining B1 property
- Concerns about visual appeal
- Size of the buildings
- Redevelopment of strip malls may require rezoning
- Condo offices as an option

It was determined that a mixed balance of commercial and residential would be crucial. The group looked at an option and suggested that 20-30K sq. ft. be utilized as office building with the other building being first floor executive office suites and condos on the second floor. The developer suggested a mansard flat roof. Improvements would be made to the landscaping to provide a screening buffer. The developer agreed to go 'back to the drawing board' and to bring back a computer 3D rendering which Ebeling could review with Councilmembers in their one on one meetings.

ITEM 2. FINANCIAL POLICY REVIEW – PROPERTY TAXES AND 2004 MAX TAX

S. O'Malley provided background on the Financial Policy Review. He presented the following regarding Property Taxes and the 2004 Max Tax:

August 12, 2003

ITEM 2. Financial Policy Review – Property Taxes And 2004 Max Tax (Continued from Page 1)

- Key Messages
- Financial Management End
- 2003 Adopted Property Tax \$20.7 million
- Financial Policy Timeline
- Financial Management Plan - Property Taxes
- 2004 Budgetary Challenge
- 2004 Max Tax Levy Options
- Tax Levy History
- Market Value Effect on Property Taxes
- Property Taxes 101 and Tax Capacity Rates
- Burnsville Tax Base Comparison 2001, 2002, and 2003
- Changes in Share of Tax Base
- Estimated Effect on Average Burnsville home
- 2004 Max Tax Levy
- 2004 Budget Calendar

Councilmember Crichton stated that he wants a zero tax rate increase and indicated that he wants houses to pay a proportionate amount of the market value increase.

Councilmember Crichton suggested that Council should look at a percent cap for the next salary contract negotiations. The Council requested comparable salary information on the private sector. J. Hansen will review this request with Councilmember Daly because the private sector does not like to give out that type of information.

S. O'Malley said that management is asking the Council to look at a 5.6% increase in EDA levy.

At Council's request, O'Malley shared information on his new position with La Crosse County.

ITEM 3. HEART OF THE CITY OPERATION AND MAINTENANCE

M. Rasmussen and J. Horn presented a feasibility study on the operation and maintenance of the Heart of the City East and West area improvements.

Councilmember Cherney asked the cost of setting up assessments. Rasmussen said it was minimal.

Councilmember Crichton said that he is not in favor of residents in other parts of the City paying for O & M expenses in the Heart of the City. He also questioned the \$44K amount of actual expenses in the existing assessed area.

Rasmussen explained how the figures were determined. He said that the assessments do not generate enough funds to cover expenses. Minor City support of approximately \$6,000 is necessary.

The Council was supportive of the plan as presented.

ITEM 4. DISCUSSION OF CONCEAL AND CARRY LAW

Council postponed this item to a later date.

WORKSESSION MINUTES

3

August 12, 2003

ITEM 5. MISCELLANEOUS

C. Heller and T. Burns, representing the Circle High Drive residents, presented information on an option to accommodate emergency vehicles which consisted of the installation of an electronic arm extending across the road. They suggested that emergency vehicles, snow plows, etc., be equipped with remotes to operate the arm.

The following items were discussed:

- Number of remotes that would need to be available
- Hansen will share the idea to the Public Safety staff to obtain feedback
- Timeframe (approx. 3 weeks)
- Suggestion that the developer may pay for the installation if hill doesn't need removal
- Heller asked for a description of the street configuration
 - Rasmussen will review and Hansen will bring back to the Council
- Advise the developer that no work should begin on that area until the matter is settled
- Staff will advise Heller of the meeting when this item will be discussed
- Replacement of broken arms - relatively inexpensive

Burns and Heller offered to do any research that the Council would like done.

ITEM 6. ROUNDTABLE

Councilmember Workman advised:

- She talked to the AMM and LMC regarding tobacco and Conceal and Carry. LMC doesn't have a position on Conceal and Carry but agreed to send proposed language for tobacco. In regard to Conceal and Carry, Workman asked if there is any language to protect youth attending functions at city owned facilities. She was advised that the LMC is working on legislation that would allow individual cities to post signs banning firearms.
- AMM Redevelopment Board is having a discussions regarding mixed use. DEED will attend the AMM Redevelopment Board meeting in September.

Acting City Manager T. Hansen advised:

- Gemstone Park Grand Opening/Ribbon Cutting will be held on September 9 at 5:30 p.m.
- Bill Von Bank Going Away Party will be held from 5-7 p.m. at the Holiday Inn
- Special Worksession with Cliff Hoffman is scheduled at 5:30 p.m. on August 18

The meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Susan P. Olesen, City Clerk

Approved by the City Council of the City of Burnsville this 4th day of August 2003.

Elizabeth B. Kautz, Mayor