



**MINUTES  
CITY COUNCIL WORK SESSION  
March 5, 2013**

**CALL TO ORDER**

The work session meeting was called to order by Mayor Hultmann at 5:00 pm.

**Present:** Mayor: Tim Hultmann; Council: Donny Chillstrom, Kurt Kaminski, Liz Olson, and Tom Skjaret

**Staff Present:** City Administrator: Terrance Post

**Guests Present:** Planning Commission Chair: Robert Erickson; Ehlers Financial Advisor: Stacie Kvilvang

**APPROVE AGENDA**

*A motion was made by Chillstrom, seconded by Skjaret to approve the Agenda as presented. Ayes: all.*

**BUSINESS ITEMS**

**Discuss Bond Issuance Process**

Post indicated that, if the 2013 Brimhall/Tamarack Improvements Project moves forward, it will necessitate the need to issue bonds as an element of project funding. Post introduced Kvilvang who presented several "Bonds 101" PowerPoint slides that described the bond issuance process. One of her recommendations was to have the bond term be ten years in length as opposed to fifteen years to obtain the most competitive pricing for this unrated issue.

**Discuss Virginia Avenue Redevelopment Process**

Post provided a brief history of redevelopment proposals dating back to 2003 and noted that the City was now the owner of the former MnDOT reconveyance parcel. Post introduced Kvilvang as a resource who works with a variety of Developers for multiple city clients and asked for her assessment of the Virginia Avenue site. Kvilvang thought it was an attractive site for redevelopment. She commented that an initial RFP process may not work well in terms of eliciting interest and instead recommended having a Developer "open house" to walk the site and gauge level of interest. If strong interest emerges, a Request for Qualifications (RFQ) could then be started. Council was supportive of getting Developer comments and feedback. Kvilvang indicated she would try to set up a Developer walk through day in early April.

**Discuss Possible Purchase of MnDOT Reconveyance Parcel Behind 2145 & 2165 Daniels**

Post indicated that he had finally received communication from MNDOT regarding a reconveyance request made to them three years ago. The request was to "square off" parcel lot lines like the rest of Daniels Street properties to the west. The City is currently using the MnDOT property as a public works "boneyard". The property owner of 2165 Daniels has indicated a willingness to purchase the square footage behind his property to accommodate a possible building expansion. Post indicated that a MCES sanitary sewer runs on the far south side of the proposed reconveyance and that MnDOT would not be willing to sell the easement area over this Met Council sewer line. Post indicated that the parcel size would range between 1.0 to 1.25 acres and that pricing had not yet been discussed by MnDOT. Post indicated that appraisal services may be needed to analyze or counter any sell offer by MnDOT.

**OTHER BUSINESS**

Post indicated that City Assessor Partners (Mike Schacterle and Mike Sheplee) had tendered their resignation as Long Lake City Assessor today to be effective on April 30, 2013. In accordance with contract provisions, they are recommending that the City consider hiring Rolf Erickson as a qualified replacement assessor. Post indicated that Mr. Erickson is currently the City Assessor for the neighboring communities of Maple Plain and Medina and had previously been the City Assessor for Orono and Shorewood.

**ADJOURN**

The work session was adjourned by general consent at 6:22 pm.

Respectfully submitted,

Terrance Post, City Administrator