

Worksession
November 18, 2015
Municipal Center – EOC

Call to Order The Champlin City Council met in Worksession and was called to order by Acting Mayor Eric Johnson at 6:11 p.m.

Roll Call Present were Mayor ArMand Nelson (arrived at 6:30 p.m.) and Councilmembers Eric Johnson, Kara Terry (arrived at 6:15 p.m.), Ryan Karasek and Bruce Miller.

Absent: none.

Staff Present: City Administrator Bret Heitkamp, Community Development Director John Cox, City Engineer Tim Hanson, City Clerk Roberta Colotti and Police Chief Dave Kolb.

Approval of Agenda
(November 18, 2015)
Motion Motion by Councilmember Karasek and seconded by Councilmember Miller to approve the agenda for the November 18, 2015 Worksession as presented. Voting in favor were Acting Mayor Johnson, Councilmembers Karasek, and Miller. Voting against: none. Motion carried.

Work Plan Priority
Planning Session #5

Topic #1
Mississippi Crossings: Redevelopment Update

The Community Development Director presented a report showing the revenues and expenses associated with the Doran market rate apartment development on the north end and the restaurant and public space on the south end of the Mississippi Crossings development.

The Council discussed the development costs associated with a 55+ building as compared to the current Doran proposal for a market rate apartment. It was identified that a 55+ development would likely have a lower cost to the City. The Council considered the demographic mix of the community and this development in particular. As well as the public interest in developing additional market rate apartments and 55+ housing options. It was determined that the general public interest focuses on the south end restaurant and public space development more so than the north end housing development. It was stated that the Metropolitan Council force main and CenturyLink lines would likely need to be moved for any type of residential development on this site.

Requested Follow-up

The City Council directed staff to explore 55+ housing options for the Crossings, particularly co-op developments and to continue discussions with the Metropolitan Council and CenturyLink regarding moving their utility lines.

Topic #2
Business Retention

The Community Development Director presented a plan to establish three business districts to be known as the Elm Creek Commercial Center, South Pond Offices and Elm Creek Commons. He proposed to ask the first group to host a meeting at a member business and to provide a tour of their business and provide time for a presentation by the City. He proposed meeting individually with members of the second group and working with them to coordinate any future meetings amongst their members. He proposed hosting a meeting for the members of the third group, noting that they have an existing business association and a number of private infrastructure issues that need to be discussed.

Council Consensus

It was the consensus of the Council to authorize the Community Development Director to move forward with the business retention program as presented with the addition of a fourth business group made up of those businesses located between the Dairy Queen and Ruby Tuesdays, with quarterly meetings to be established for this group.

Topic #3
Social Media

The City Administrator reported that the City's Facebook page has been very successful with a strong community following. The City Council discussed the importance of a coordinated message on City programs and projects vs. individual responses to social media posts. The Police Chief reviewed their department use of social media.

Topic #4
Elm Creek Dam Reconstruction

The City Engineer reported on the Elm Creek Dam reconstruction project. He stated that the construction company has made significant progress in the last month, completing the stair steps, most of the footings, with the box culverts under the road. West River Road opening date remains at June 1, 2016 and has been publicized.

The City Administrator reported that Change Order No. 1 will be presented in detail to the City Council on November 23rd.

Topic #5
Affordable Senior Housing Proposal

The Community Development Director presented a sketch of the proposed 55+ affordable apartment building to be located on Theatre Drive. He presented an update on the financial assistance proposed for this project. He stated that they are expected to go before the Planning Commission in January 2016 for site approval and then in February the City Council would call a public hearing on their financing. If approved the project would begin in June/July 2016 and be completed in the summer/fall of 2017.

Council Consensus

It was the consensus of the City Council to direct staff to continue working with Dominion on the development of the 55+ apartment project.

Topic #6
Joint City Council Meetings

The City Council confirmed the value of the recent joint meetings with the City of Anoka and City of Brooklyn Park and looked to schedule a meeting with the City of Dayton on January 19, 2016.

Topic #7
First Student Bus Company

The Community Development Director outlined ongoing issues with run-off and tracking of parking lot materials resulting from the bus company not having a paved driveway or parking area. This run-off will ultimately result in the need to dredge the storm water holding pond sooner. In addition they have been in violation of the City's sign ordinance for an extended period of time. These issues have been considered in light of them being a temporary user, however, they have been at this site for an extended number of years and are in the process of extending their property lease another five years.

Council Consensus

It was the consensus of the Council to direct staff to enforce the regulations regarding run-off prevention and signage.

Topic #8
Lil Newton's Nest

The Community Development Director reported that Lil Newton's Nest, located at 111 Dean Avenue will not be opening it's playground up to the public after hours as requested by the City. They made this decision based on the type of equipment they have and private security and liability concerns. The Parks and Recreation Commission will be discussing the impact of this discussion at a future meeting.

Adjournment

The Champlin City Council adjourned the Worksession at 8:00 p.m.

ArMand Nelson, Mayor

Attest:

Roberta Colotti, CMC, City Clerk