

- Call to Order The Champlin City Council met in Regular Meeting and was called to order by Mayor ArMand Nelson at 3:00 p.m.
- Pledge of Allegiance The Pledge of Allegiance was recited.
- Roll Call Present were Mayor ArMand Nelson and Councilmembers Eric Johnson, Ryan Karasek, Bruce Miller and Kara Terry.
- Absent: None.
- Also present were City Administrator Bret Heitkamp, Community Development Director John Cox, City Engineer Tim Hanson, City Attorney Scott Lepak, Councilmember-Elect Nate Truesdell (Ward 3) and Councilmember-Elect Ryan Sabas (Ward 4).
- Approval of Agenda
(December 28, 2016)
Motion Motion by Councilmember Johnson and seconded by Councilmember Terry to approve the agenda for the December 28, 2016 Regular Meeting as presented. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.
- Order Public Information
Meeting for T.H. 169
Motion The City Engineer’s report stated that the final project layout has been completed for the T.H. 169 improvements; Hayden Lake Road to West River Parkway. The Improvements include reconstruction of traffic lanes of T.H. 169, realignment of the West River Road and Dean Avenue intersections with a traffic signal, closure of the full intersection at Dowlin Street with the construction of free rights from T.H. 169 at Dowlin Street, the reconstruction of Dayton Road, Miller Road, and T.H. 169, and the closure of the West River Parkway slip lane from south bound T.H. 169. The improvements are scheduled to be designed this winter, bid during the summer of 2017, and construction is to start the fall of 2017. A Public Informational Meeting is requested to review with residents the completed project layout
- Motion by Councilmember Terry and seconded by Councilmember Karasek to set January 17, 2017 at 6 p.m. at the Ice Forum as the meeting date for the T.H. 169 Improvement Project, Public Information Meeting. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.
- Open Forum No comments were given at Open Forum.
- Approve Amendments to
Land Conveyance
Agreement
Motion The Community Development Director reported that at the December 12th City Council meeting the Council approved conveyance of a 4-acre parcel at 12370 Business Park Boulevard conditioned on clean title and environmental report. The title commitment shows clean title, however, the recently completed Phase II Environmental Report prepared by Pinnacle Engineering identifies possible site contaminates.
- The Community Development Director reviewed the details of the Environmental Report, concluding that the risks found in the study are low, given the value of the property.
- The Community Development Director reviewed the overall risk reward calculation for the proposed land conveyance. He reported that the property has a value of \$500,000 assuming a sales price of \$3/square foot. Conveyance and holding costs are estimated at \$41,000 including \$16,000 for taxes, \$11,000 for assessments, \$13,000 for the environmental reports and \$1,000 for closing costs. At development, there will be infrastructure costs. While water and sewer services are available, storm sewer has not been built. This cost is estimated at \$100,000. In all, conveyance, holding and development costs are estimated at \$141,000. These investments leave \$250,000 for profit and remediation costs. One environmental consultant estimated the latter at \$25,000 to \$50,000.

Motion by Councilmember Karasek and seconded by Councilmember Terry to proceed with the conveyance of the 4-acre parcel at 12370 Business Park Boulevard contingent on (1) enrolling the property in the Minnesota Pollution Control Agency's (MPCA) Petroleum Brownfields Program and (2) requesting a "No Association" letter from the MPCA. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.

Mann Theatres – Update

The Community Development Director provided an update on discussion regarding assistance with the Mann Theatre renovation.

City Council Consensus

After considerable discussion, it was the consensus of the Council that the discussions be transferred to the new Council to address. With the transfer, individual Council members voiced concerns with exceeding \$400,000 in assistance for the project.

Adjournment

The Champlin City Council adjourned the regular meeting at 3:45 p.m.

Ryan Karasek, Mayor

Attest:

Roberta Colotti, CMC, City Clerk