

Worksession
October 27, 2014
Municipal Center

- Call to Order The Champlin City Council met in Worksession and was called to order by Mayor ArMand Nelson at 6:30 p.m.
- Roll Call Present were Mayor ArMand Nelson and Councilmembers Eric Johnson, Ryan Karasek and Bruce Miller.
- Excused Absent: Councilmember Kara Terry.
- Staff Present: City Administrator Bret Heitkamp, Community Development Director John Cox, City Clerk Roberta Colotti, City Planner Scott Schulte and City Attorney Scott Lepak.
- Approval of Agenda Motion by Councilmember Johnson and seconded by Councilmember Miller to approve the agenda for (October 27, 2014) the October 27, 2014 Worksession as presented. Voting in favor were Mayor Nelson, Councilmembers Motion Johnson, Karasek, and Miller. Voting against: none. Motion carried.
- Schmidt Wildlife The Community Development Director presented a request for support of the sale of the 37-acre Management Area (WMA) wildlife management area (WMA) that is owned by the Minnesota Department of Natural Resources (DNR) to the Three Rivers Park District. He stated that the parcel was one of two parcels gifted by the Henry Schmidt Estate to the DNR some 40 years ago for natural resource and hunting purposes. Due to the urbanization of the surrounding area the City banned hunting in the 1990's. This prohibition resulted in the DNR classifying the properties as surplus land as they no longer met their dedicated purposed.
- The Community Development Director stated that the Three Rivers Park District owns the land adjacent to the identified parcel. The proposed land sale agreement calls fo a below market purchase price in lieu of a deed restriction that requires the property to be used for the maintenance of wildlife habitat.
- Councilmember Johnson questioned why the City's support was required for this transaction.
- The Community Development Director explained that the City's approval was required because the property was located within the City limits.
- Councilmember Karasek questioned the possible sale of the property to a private developer.
- The Community Development Director stated that currently the land is for sale with a price of \$1.8 million. He stated that when the City reviewed the costs and tax capacity value of developing the land with single family home the cost/value was equal.
- The Community Development Director noted that today many cities are buying land from private owners to create open space.
- Councilmember Miller asked what the deed restrictions regarding the installation of trails or bridges were on the property as part of this sale.
- The City Planner stated that while the Three Rivers Park District does not have current plans to install trails/walking bridges; it is his understanding that would be possible.
- Councilmember Karasek commented that while he likes bike trails, he would like to see this stay an open area.
- Councilmember Miller asked what control the City would have over the future use of this site.

The Community Development Director stated that in addition to the 40-year deed restrictions there is a reversion clause and finally the City has zoning regulation that would govern any development.

Council Consensus

It was the consensus of the Council to support the request of the Three Rivers Park District to purchase the 37-acre parcel along Goose Lake Road from the DNR.

The Community Development Director stated that this item was on the Regular City Council meeting agenda this evening for formal action.

Adjournment

The Champlin City Council adjourned the Worksession at 6:40 p.m.

ArMand Nelson, Mayor

Attest:

Roberta Colotti, CMC, City Clerk