

MEDINA CITY COUNCIL SPECIAL MEETING MINUTES OF APRIL 29, 2003

The City Council of Medina, Minnesota met in special session on April 29, 2003 at 7:05 p.m. in the City Hall Chambers. Mayor Zietlow presided.

I. CALL TO ORDER (7:08 p.m.)

Members present: Workman, Lane, Zietlow, Smith

Members absent: Brinkman

Also present: City Attorney Ron Batty, Public Works Director Jim Dillman, City Engineer Tom Kellogg, Planning and Zoning Administrator Loren Kohnen, and City Administrator Chad Adams.

II. Discussion of Uptown Hamel Development

Adams briefly reviewed some policy alternatives for the Uptown Hamel area.

Kellogg provided an update of Hamel Road and Storm Sewer infrastructure and costs. He explained the options of developing now versus overlaying Hamel Road now and then redeveloping in 10 years. Kellogg detailed that the initial storm sewer cost was \$707,000 and is now re-estimated at \$431,000.

Smith commented that development should pay for itself and requested staff study the economics and potential return on such an investment.

Batty provided an overview of a special service district.

Workman commented that a "big box" project would attract people to the area.

Batty advised that TIF may be a difficult option to create for financing the Uptown Hamel area project, but it could be beneficial in spreading out costs.

Discussion held on having staff review the areas adjacent to Uptown Hamel while targeting economic costs/benefits, public financing tools such as TIF and a special service district, and the length of time to pay off any infrastructure.

Discussion held on special assessments and the possibility of deferring assessments on existing properties until they are sold.

Discussion on determining the existing tax base in area versus tax base with improvements.

Discussion on targeting mixed-used development for the area.

Discussion on flexibility of different developers, rather than just one.

Discussion on existing building store fronts and utilization of grants or low-interest loans.

Staff will provide an economic analysis of the Uptown Hamel area at the May 20th or following Council meeting.

III. Discussion of Agriculture Preserve

Batty provided an overview of his memo.

Discussion on history of Agriculture Preserve in Medina.

Smith commented that Agriculture Preserve is intended not to protect open spaces, but to protect farms instead.

Batty commented that agriculture is most protected under Agriculture Preserve versus Green Acres.

Smith commented on concerns that before a property is placed into Agriculture Preserve, that an agreement is needed on what will go on the property.

Zietlow commented that Agriculture Task Force was working on rules for all agricultural properties, that would include Agriculture Preserve and Green Acres.

Discussion that Agriculture Preserve should be placed on next Council agenda.

Discussion on whether the public should be allowed to participate in discussion at next Council meeting in reference to Agriculture Preserve.

IV. **Adjournment** - Workman moved and Lane seconded to adjourn at 8:50 p.m.
Unanimous approval.

Philip K. Zietlow, Mayor

Attest:

Chad M. Adams, City Administrator