

**MINUTES
CITY OF LONSDALE
SPECIAL CITY COUNCIL MEETING
June 9, 2008**

1. CALL TO ORDER

Mayor Rud called a special meeting of the Lonsdale City Council to order at 5:03 pm in the Council Chambers at 415 Central Street West.

2. PLEDGE OF ALLEGIANCE

Everyone stood and recited the Pledge of Allegiance.

3. ROLL CALL

Present: Rud, Smith, and Furrer

Absent: Duban and Kodada

Staff Present: City Administrator Joel Erickson and City Planner Benjamin Baker

4. AGENDA

Mayor Rud asked if anyone had any additions, deletions, or corrections to the Agenda.

A motion was made by Smith and seconded by Furrer to approve the agenda as presented.

Vote for: Rud, Smith, and Furrer. Against: None. Vote 3-0. Motion carried.

5. APPROVAL OF MINUTES

None

6. PUBLIC HEARINGS

None

7. PRESENTATION OF CITIZEN PETITIONS AND COMMENTS

None

8. APPROVAL OF THE CONSENT AGENDA

None

9. OLD BUSINESS

a. None

10. NEW BUSINESS

a. Discuss Proposed Business Park

Rud thanked everyone for coming, including members of the Planning & Zoning Commission and EDA. Erickson presented eight discussion points to guide the meeting, and he included the Business Park Market Study, I-1 District regulations, I-2 District regulations, and a concept plan layout. Ted Kowalski, On Site Marketing, presented an

agenda outline and introduced himself and his partner Garry Tupy. Kowalski also introduced potential business partners Bruce Rydeen, Cerron Commercial Properties, and Jack Matasosky, Appro Development. Both Rydeen and Matasosky worked in developing Lakeville's Airlake Industrial Park. Kowalski said that residential development is not doing well right now, so On-Site Marketing is proposing a business park southwest of Hwy 19 and Garfield Avenue. He said the business park is intended to help bring in residential consumers by bringing jobs right to Lonsdale. Kowalski said the driving force and vision behind the business park is the creation of jobs and more taxbase for the city.

Rud explained that people have expressed to him that they want to work and live in town. He asked the audience and Council to consider the tax impact and benefit a business park would bring to Lonsdale. He said that the infrastructure is currently in place and accessible to the site. He mentioned other attributes that are favorable for a new business park including: low county taxes, access to Hwy 19 (a 10 ton road – 7 miles from I-35), and a newer waste water treatment plant. Rud said that businesses are calling to Lonsdale from Apple Valley and Burnsville looking to relocate.

Matasosky suggested that Lonsdale distinguish its business park from other cities. He also said business owners are willing to relocate their businesses closer to where they live. Matasosky talked about the history and success of Lakeville's Airlake Industrial Park. Rydeen mentioned that prices for land and buildings in the metro are getting too high. He said that Lonsdale has a great opportunity to attract businesses that can't afford the metro prices. Rydeen said that the business park should be designed to be flexible in regards to outside storage and building material choices. He said businesses looking to relocate, don't want to be told what that can't do by the City, and they want their options left open. Rydeen said that this is a good time for the city to be looking at supporting a business park because the city has a lot of what is necessary, including water and space, that clients are searching for. He said it's also time to consider approving a business park, when clients jumping at the chance to move in today and aren't willing to wait around for two or more years for a decision on the land. He said when people are in the mood to buy, you've got to be ready.

Members of Trondhjem Lutheran Church, including Reverend Howard White, Ellie Tangren, Terinee Stangler, and Dan Roberts, were all present at the meeting to speak on behalf of the Church's concerns with a potential business park being located directly west of their current location (Garfield Avenue and Hwy 19). Ellie Tangren questioned the location of the proposed business park in relation to existing and proposed residential uses. Tangren said what's in it for me. She suggested that buffers be created between residential and industrial uses. Pastor White relayed his concerns including: aesthetic views to/from the church, impact on the church's property value, potential Garfield Avenue assessments, types of businesses that may locate in the business park, and the lack of sensitivity and communication between the City of Lonsdale and the church.

Rud mentioned that the church members brought up valid points. Rud stated that the church and its members are valuable to the community, and he said the City wants to be a good neighbor. Rud suggested that another workshop might be needed.

11. OTHER BUSINESS

None

12. ADJOURNMENT

A motion was made by Smith and seconded by Furrer to adjourn the meeting. Vote for: Rud, Smith and Furrer. Against: None. Vote 3-0. Motion carried. The meeting ended at 6:56 pm.

Respectfully Submitted:

Joel A. Erickson, City Administrator