

**BIG LAKE CITY COUNCIL
WORKSHOP MEETING MINUTES**

January 04, 2006

1. CALL TO ORDER

Mayor Don Orrock called the meeting to order at 6:00 p.m.

2. ROLL CALL

Council Members present: Chuck Heitz, Lori Kampa, Duane Langsdorf, Patricia May, and Don Orrock. Also present: City Administrator Patrick Wussow, Assistant City Administrator Scott Johnson, Finance Director Corey Boyer, Community Economic Development Director Jim Thares, City Clerk Gina Wolbeck, City Planner Annie Deckert, and City Engineer Brad DeWolf of Bolton & Menk, Inc.

3. PROPOSED AGENDA

Council Member Langsdorf motioned to adopt the proposed Agenda. Seconded by Council Member Kampa, unanimous ayes, agenda adopted.

4. BUSINESS

4A. Council Appointments

Administrator Wussow reviewed the 2005 Council Appointments and asked for Council feedback on any changes to 2006 appointments.

Changes include Council Member Heitz will replace Council Member Kampa on the Community Education Advisory Board, Council Member Kampa will replace Mayor Orrock on the Fire Board, Council Member May will replace Mayor Orrock on the Parks Advisory Committee, and Assistant City Administrator/Staff will replace Council Member May as the Northstar Corridor Representative.

4B. Tax Increment Financing Tools

Corey Boyer reviewed various tools available to the City used to establish current and future Tax Increment Financing Districts located in redevelopment areas. Mr. Boyer also reviewed each district and identified the status of funds for each district.

4C. Redevelopment Projects

4C.1. Eagle Lake Road

Jim Thares reviewed the status of the proposed Eagle Lake Road North redevelopment area and identified current zoning districts, secondary potential project areas, developer interest, lot sizes, and values.

Brad DeWolf reviewed the recommended intersection improvements at County Road 5 and Highway 10 and indicated that he will report back to Council with possible costs for the improvements and potential funding tools.

4C.2. Putnam

Jim Thares reviewed the status of the proposed Putnam Avenue redevelopment area and identified that all six privately owned parcels are for sale and that two parcels are owned by the City. Mr. Thares indicated that a developer has agreements in place with all private property owners and a concept plan should be available in the future.

Mr. Thares also reviewed the proposed Twin Peaks, former red barn site, and the vacant commercial lot area located south of Highway 10 and east of Eagle Lake Road South.

4C.3. Cottages

Jim Thares identified the remaining undeveloped area in the Lake Street Cottages area and reviewed that the Phase II portion has been purchased by Scott and Sue Springer and will be going to the City Council for approval at the January 11, 2006 meeting.

4D. Liquor Store / Plaza Remodeling Update

Administrator Wussow reviewed the recent purchase of the new liquor store site and reviewed the proposed façade improvements to the site. Staff clarified Council direction that the \$300,000 façade budget dollars are to be used for façade improvements for the 14,000 square foot area located on the west end of the plaza.

5. OTHER

No other business discussed.

6. ADJOURN

Council Member Kampa motioned to adjourn at 8:14 p.m. Seconded by Council Heitz Member, unanimous ayes, motion carried.

Gina Wolbeck
Clerk

Date Approved By Council 01/11/06