

**TAYLORS FALLS CITY COUNCIL  
SPECIAL MEETING  
COUNCIL CHAMBERS  
TUESDAY, AUGUST 19, 2008 – 10:30 P.M.**

**MINUTES**

The Agenda for this Meeting was posted Monday, August 11, 2008 at City Hall and the Post Office.

The Taylors Falls City Council met for a Special Meeting on Tuesday, August 19, 2008 at 10:30 p.m. in Council Chambers at City Hall, 637 First Street, Taylors Falls, Minnesota.

**CALL TO ORDER**

The Special Meeting was called to order at 10:31 a.m. by Mayor Mike Buchite.

**ROLL CALL**

MEMBERS PRESENT: Mike Buchite, John Tangen, Zara Kinnunen

MEMBERS ABSENT: Ross Rivard, Larry Julik-Heine

OTHERS PRESENT: Deputy Clerk-Treasurer Jayna Yeske, Zoning Administrator-Coordinator Larry Phillips, City Attorney Trevor Oliver, and Chisago County HRA/EDA Director Chris Eng

**MNDOT PROPERTY DISCUSSION**

Mayor Buchite explained that the reason for the special meeting was to discuss the progress between the City and MnDOT regarding the property negotiations of re-locating the MnDOT garage from its current location on Chisago and Bench Street to the City Hall property, therefore freeing the Chisago/Bench Street property for possible commercial purposes. MnDOT has provided bid specs for the proposed project anticipating that the City would build the garage stall and cold storage facility, and the salt/sand storage area in the new location. MnDOT would lease the building from the City for an unspecified amount of time.

Chris Eng of the Chisago County HRA/EDA explained that the Chisago County HRA/EDA Board is proposing to approve bond monies at their August 26<sup>th</sup> meeting to be used towards this project. The bonds will be sold to a local lender. Eng indicated that this money would pay for approximately 50% of the construction costs. The City would be expected to pay the remaining 50% (estimated at \$100,000.00). The HRA/EDA has budgeted \$25,000.00 in their 2009 budget to be used towards the repayment of the bond. Eng recommended the City budget \$12,500.00 in 2009, and thereafter, until the property at Chisago/Bench Street is sold. When that occurs both the City and the HRA/EDA will be repaid the monies they've invested, including any accrued interest. The City would need to create a TIF district, at a cost of \$7,500 to \$10,000. *(This property is currently located in a TIF district; therefore more research needs to be done to recapture approved/ permitted expenses).*

Finally, there was discussion as to what the zoning requirements would be for the proposed building materials. If they conflict with existing Ordinances, the City may be forced to seek a variance or a Conditional Use Permit (CUP). Trevor Oliver, City Attorney, stated that he would have to research if it were necessary for the City to apply for a variance and/or a CUP since it is the City erecting the building. Mayor Buchite will contact MnDOT to ask about alternate building materials and possible bid spec changes.

No action was taken at this time.

**ADJOURNMENT**

MOTION BY TANGEN/KINNUNEN TO ADJOURN THE AUGUST 19, 2008 SPECIAL MEETING OF THE TAYLORS FALLS CITY COUNCIL. MOTION CARRIED UNANIMOUSLY.

Being no further business to come before the Council, the Meeting adjourned at 11:20 a.m.

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Michael D. Buchite, Mayor

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Jayna Yeske, Deputy Clerk-Treasurer

Reviewed by:

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Jo Everson, Clerk-Treasurer

**APPROVED: SEPTEMBER 8, 2008**