

1. Call to Order. The Work Session of the City Council of the City of Rogers was called to order by Mayor Ihli on Tuesday, October 23, 2018 at 5:38 p.m. at the Rogers Community Room, 21201 Memorial Drive, Rogers, MN.

Council present: Mark Eiden, Bruce Gorecki, Darren Jakel, Shannon Klick, and Rick Ihli.

Staff present: Jeff Beahen, Police Chief; Lisa Herbert, Finance Director; Stacy Scharber, Assistant City Administrator/Clerk; John Seifert, Public Works Director; Steve Stahmer, City Administrator; Jason Ziemer, City Planner/Community Development Coordinator; Paul Byun, Intern.

2. Utility Study to Serve Proposed Sylvan Lake Development

City Engineer Brett Weiss's presentation highlights the following:

1. Background
 - a. Interest in development on east side of Sylvan Lake south of Territorial Road
 - b. Currently zoned RE-5, but is guided for single family residential
 - c. Both municipal sanitary sewer and water not available
 - d. Council opted to evaluate regional solution

2. Concept Plan

- a. Area 1

Trunk	Lateral	Total
\$1,559,590	\$419,320	\$1,978,910

*Does not include cost for easements if necessary

If Dale Scherber has an interest in developing, you would need a development plan for how the service line might run through the property.

Seifert, intergovernmental agreement contract says they will need to do an additional study. Great benefits with property owners that allow easements and pipeline to run through property.

Jakel asked, is that the most direct route? Weiss stated, water yes, sewer no.

Weiss stated it might be better to meet with Met Council to get an understanding of what direction they would want to go.

- b. Area 2

Trunk	Lateral	Total
\$139,520	\$754,540	\$894,060

*Does not include cost for easements if necessary

- c. Area 3

Trunk	Lateral	Total
\$749,370	\$365,670	\$1,115,040

*Does not include cost for easements if necessary

d. Area 4

Trunk	Lateral	Total
\$147,150	\$334,560	\$481,710

*Does not include cost for easements if necessary

e. Area 5

Trunk	Lateral	Total
\$818,780	\$2,454,950	\$3,273,730

*Does not include cost for easements if necessary

3. Cost Summary Totals

Trunk	Lateral	Total
\$3,414,410	\$4,329,040	\$7,743,450

Weiss stated this does not include easements yet because they have not had the chance to talk to any property owners at this point.

Weiss stated he is asking for authority to investigate more and seek out and understand the interest better among property owners.

4. Why consider extending utility service?

- a. Development opportunity
- b. Proposing to expand urban service area around lake in comprehensive plan
- c. City has assets in area that make this area attractive
- d. Future MCES treatment plant nearby
- e. Provide property owners with opportunity to develop
- f. Without City extension this area will not be developed for years

5. Development approaches have changed

- a. Met Council investments are being reduced outside the core city.
- b. Opening up new development involves public investment.
- c. Low cost of money to bond which leads to opportunity for Cities to lead. Current

6. Next Steps

- a. Hold individual meetings with landowners to assess interest
- b. Obtain feedback from council
- c. Complete report and consider authorizing additional study
- d. Complete feasibility report
- e. Authorize construction

Eiden stated, let's set up a meeting with met council to figure out what their initial design.

Gorecki stated, I'd like to see this area open up for development. I think it would be worth it.

3. Separate funds for roadway improvements

Administrator Stahmer stated the City will need to modify its funding mechanisms. If the City can't charge for it, we may have to tell developers that the project is pre-mature at this point. One concrete issue: the City's commitment to the Brockton lane interchange. Have to look for another way to fund 1.5 million. Need to study over the next year. Not asking council for direction yet.

Weiss stated the challenge is that you may have multiple assessments for a property. Properties aren't getting hit with fees if they do not want to participate. Looking to use funds from Lennar. Has not met with Lennar yet about what this program looks like.

Jakel asked, are these studies (429 assessment) that our city engineer could do? Ziemer stated, you may have to do a traffic study if developers do not want to pay fees.

4. Adjourn

Jakel moved, Eiden seconded a motion to adjourn the work session at 6:50 p.m.

Respectfully Submitted,

Paul Byun
Deputy Clerk/Communications Coordinator