

**ROSEMOUNT CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
APRIL 5, 2022**

**CALL TO ORDER**

Pursuant to due call and notice thereof a regular meeting of the Rosemount City Council was held on Tuesday, April 5, 2022, at 7:00 p.m. in Rosemount Council Chambers 2875 145th Street West and virtually via Zoom.

Mayor Droste called the meeting to order with Councilmembers Essler, Block, Weisensel and Freske attending.

**Staff present included the following;**

- City Administrator Martin, Community Development Director Kienberger, Parks & Recreation Director Schultz, and Finance Director Malecha.

Guests included: City Attorney Mary Tietjen and Aaron Koehler - Vice President of Real Estate Development for Life Time.

The Pledge of Allegiance was recited.

**APPROVAL OF AGENDA**

**Motion by** Weisensel **Second by** Block

**Motion** to Adopt the Agenda

**Ayes:** 5.

**Nays:** None. **Motion carried.**

**PRESENTATIONS**

**3.a. Mayor's Water Challenge**

City Administrator Martin introduced the annual National Mayor's Water Challenge. The challenge takes place in April and allows residents to make a series of online pledges. Mayor Droste proclaimed that the City of Rosemount agrees and supports the "Wyland Mayor's Challenge for Water Conservation during April 1- 30, 2022.

**PUBLIC COMMENT**

None

**CONSENT AGENDA**

**Motion by** Weisensel **Second by** Essler

**Motion** to approve consent agenda items, with items 6.c. pulled for recognition.

- a. Bills Listing
- b. Minutes of the March 15, 2022 Regular Meeting Proceedings
- c. ~~Commissioner Appointments~~
- d. Receive Donation - Parks & Recreation
- e. Joint Powers Agreement - Solid Waste and Recycling Coordinator

- f. Joint Powers Agreement with Dakota County for Cost Contribution for the Rosemount Greenway - Bella Vista Segment
- g. Termination of Police Officer

**Ayes: Weisensel, Block, Droste, Essler, Freske**  
**Nays: None. Motion carried.**

### **6.c. Commissioner Appointments**

Councilmember Weisensel pulled this item to recognize the new and returning commissioners.

**Motion by Weisensel Second by Essler**

**Motion to** fill Commission vacancies with the following appointments:

- Sharry Angell for a 3-year term on the Parks and Recreation Commission;
- Michael Eliason reappoint for a 3-year term on the Parks and Recreation Commission;
- Scott McDonald reappoint for a 3-year term on the Parks and Recreation Commission;
- Brenda Rivera reappoint for a 3-year term on the Planning Commission;
- Tina Angerer reappoint for a 3-year term on the Environment & Sustainability Commission;
- Renee Burman reappoint for a 3-year term on the Environment & Sustainability Commission

**Ayes: Block, Droste, Essler, Freske, Weisensel**  
**Nays: None. Motion carried.**

## **NEW BUSINESS**

### **9.a. Public Private Partnership for Recreation Center**

City Administrator Martin and Parks and Recreation Director Schultz provided a presentation regarding the new partnership with Life Time to construct a new 107,000 sq. ft. recreational facility.

Life Time will operate an approximately 107,000 sq. ft. facility featuring indoor and outdoor pools with water slides, indoor and outdoor café, exercise facilities, gyms, outdoor pickleball courts, etc. The City will contribute \$21 million of the \$48 million project, with the remainder of the funds paid by Life Time. The City's portion of funds will be provided via landfill fees, with no taxpayer funds utilized for the project. The City receives approximately \$1.9-\$2.2 million annually in these fees, and the expected debt service payment for the City will be approximately \$1.3 million. Life Time will be responsible for furnishing and maintaining the building for the life of the lease. There will be no annual City costs to maintain or repair the building or grounds.

The City will act as financial lender for the deal, utilizing bond capacity to acquire funds. The City assumes risk of lease default by operator. In that event, a new tenant would be

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pursued, or the sale of the City-owned asset would occur to pay off any remaining bond debt. Councilmember Freske asked what the City's current debt is. City Administrator Martin explained that the City is currently has about \$3 million in debt. The current debt capacity is \$100 million.

Aaron Koehler, Vice President of Real Estate Development with Life Time was present to introduce Life Time to the Rosemount community and answer council's questions. He conveyed the company's excitement at the opportunity to locate a new facility in Rosemount.

A separate action was presented to the City Council to acquire the 29 acre parcel of land at the northeast corner of Hwy 42 and Akron Ave. The City would retain approximately 12 acres of the parcel for the Life Time project, and the remaining 17 acres would be purchased by a private developer. The purchase price is \$135,000 per acre, and the City will not close on the land until final agreements with Life Time have been acquired. This private developer is pursuing complementary uses to the Life Time facility, and he is confident that the Life Time announcement will quickly increase interest within the marketplace to locate at this area.

**Motion by** Weisensel **Second by** Block

**Motion to** approve a Letter of Intent for a Recreational Facility Lease with LTF Lease Company, LLC

**Ayes:** Droste, Essler, Freske, Weisensel, Block  
**Nays:** None. **Motion carried.**

**Motion by** Weisensel **Second by** Essler

**Motion to** approve a Purchase Agreement with Akron 42, LLC to acquire approximately 29 acres in the northeast quadrant of Akron Avenue and Hwy 42.

**Ayes:** Essler, Freske, Weisensel, Block, Droste  
**Nays:** None. **Motion carried.**

**9.b. Skate Park Site Improvements - Accept Quotes and Award**

Parks and Recreation Director Schultz went over the site plans for the improvements to the Skate Park. The park was built 2 years ago. Project is anticipated to start this spring and be completed this summer. The improvements will include: additional concrete, a sidewalk, sun shelter, and a trail.

Councilmember Blocked expressed concern about how low the bid is considering the current construction and building market costs. Parks and Recreation Director Schultz stated that staff has reached out to other communities who have used the contractor and confirmed that Odessa II is a reputable contractor.

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Councilmember Freske asked staff how the graffiti will be addressed at the Skate Park. Parks and Recreation Director Schultz explained that Erickson Park and the Rosemount Ice Arena were recently vandalized as well. Staff is looking into security cameras and/or a possible art wall where kids can express their talents in artistic ways.

**Motion by** Essler **Second by** Freske

**Motion to** recommend the City Council accept the quotes and award the contract to the lowest bidder, Odessa II, for the Hardscape Site Improvement Project at the Skate Park.

**Ayes:** Freske, Weisensel, Block, Droste, Essler,  
**Nays:** None. **Motion carried.**

**9.c. Bella Vista Greenway Trail Project - Accept Quotes and Award**

Parks and Recreation Director Schultz provided a presentation regarding the Bella Vista Greenway trail segment. The City entered into a Joint Powers Agreement with Dakota County to have the City build the greenway trail and for the County to reimburse the City for the full cost of the trail.

Staff will be sending a mailing to residents within a certain distance from the project area regarding the project and its schedule. Trail will be connected and completed this summer.

**Motion by** Freske **Second by** Block

**Motion to** recommend the City Council accept the bids and award the contract to the lowest bidder, Minnesota Dirt Works, for the Bella Vista Greenway Trail Project.

**Ayes:** Weisensel, Block, Droste, Essler, Freske  
**Nays:** None. **Motion carried.**

**ANNOUNCEMENTS**

**10.a. Staff Updates**

No staff updates.

**10.b. Upcoming Community Calendar**

Mayor Droste reviewed the calendar of events and upcoming meetings.

**ADJOURNMENT**

There being no further business to come before the City Council at the regular council meeting and upon a motion by Droste and a second by Essler the meeting was adjourned at 8:32 p.m.

Respectfully submitted,

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Jessie Paque  
Deputy City Clerk