

**CITY OF PLYMOUTH
AGENDA
SPECIAL COUNCIL MEETING
November 23, 2010, 5:30 p.m.
MEDICINE LAKE CONFERENCE ROOM**

1. CALL TO ORDER

2. TOPICS

- A. Discuss Excess Property
- B. Set Future Study Sessions

3. ADJOURN

**STUDY SESSION
MEETING**

November 23, 2010

To: Laurie Ahrens, City Manager

Prepared by: Bob Moberg, P.E., City Engineer

Reviewed by: Doran Cote, P.E., Director of Public Works

**Disposition of Excess City-owned Property
Item:**

1. ACTION REQUESTED:

Discuss City Property Analysis Preliminary Results report and provide direction on the disposition of excess city-owned property.

2. BACKGROUND:

The City of Plymouth has ownership interest or rights to approximately 250 parcels of land excluding easements and right-of-way. In 2010, staff evaluated all of these parcels to determine if the parcel has a definite city purpose or if the purpose of the property is uncertain. A map application was first developed using existing property ownership data from both Hennepin County and city records that was used to identify those parcels owned by the city or that the city was the taxpayer of record. Each parcel was evaluated to determine the purpose from a larger perspective and those that had a questionable purpose were given a unique identifier.

All parcels that were of questionable purpose were further examined to determine the method by which ownership was obtained and the circumstances under which it was obtained. The department directors then reviewed every parcel using the information obtained, the mapping application and other property documentation. The outcome of that review was used to prepare the attached report. The parcels noted in blue in the report have a confirmed city purpose while those in yellow have an uncertain city purpose and/or history for city use. Also identified are a few parcels that were believed to be city-owned or that there were city rights to but ownership records indicate differently.

Staff is seeking input on the City Property Analysis Preliminary Results report and direction on the disposition of excess city-owned property identified in the report.

3. BUDGET IMPACT:

There is no immediate budget impact. If the City Council wishes to dispose of excess property, there could be costs associated with subdividing the property including legal and title work and plat preparation. Some of the properties may be able to be sold which could result in additional income for the city.

4. ATTACHMENTS:

City Property Analysis Preliminary Results
City Map

City Property Analysis

Preliminary Results

10/13/2010
City of Plymouth
Doran Cote

Legend



City Property – Confirmed Use/Purpose



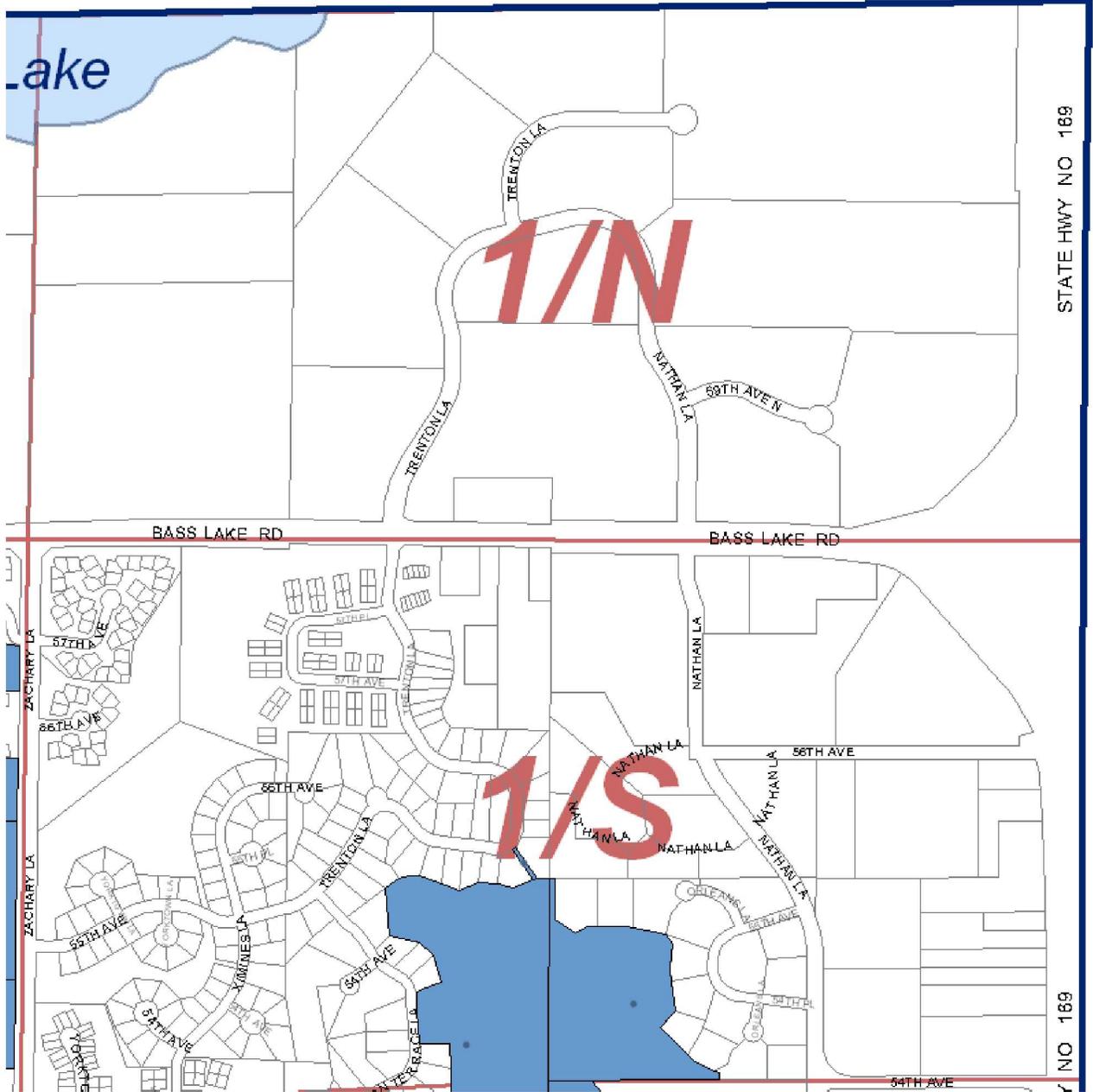
City Property - Uncertain Use/Purpose

3/N

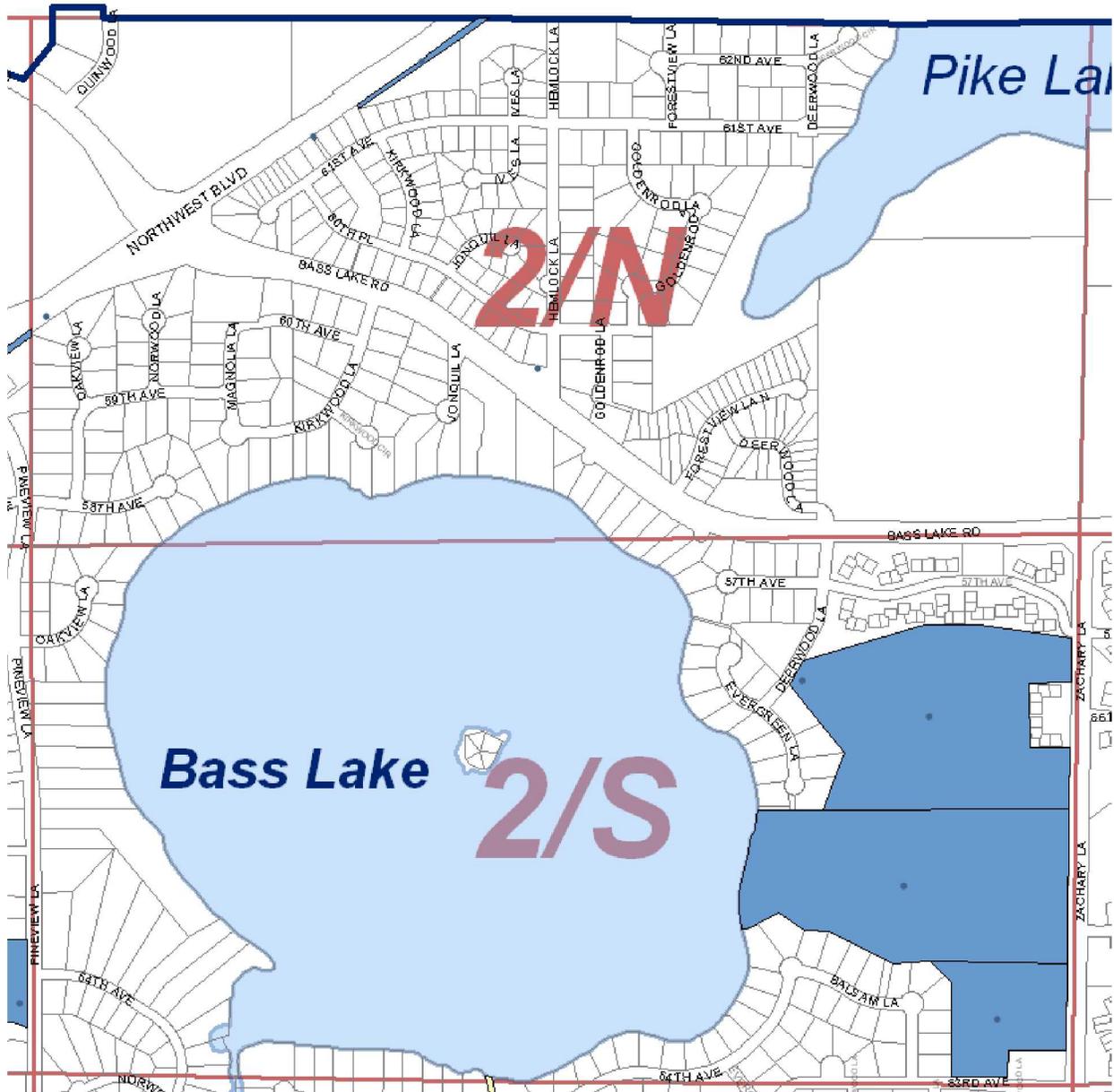
Section Number



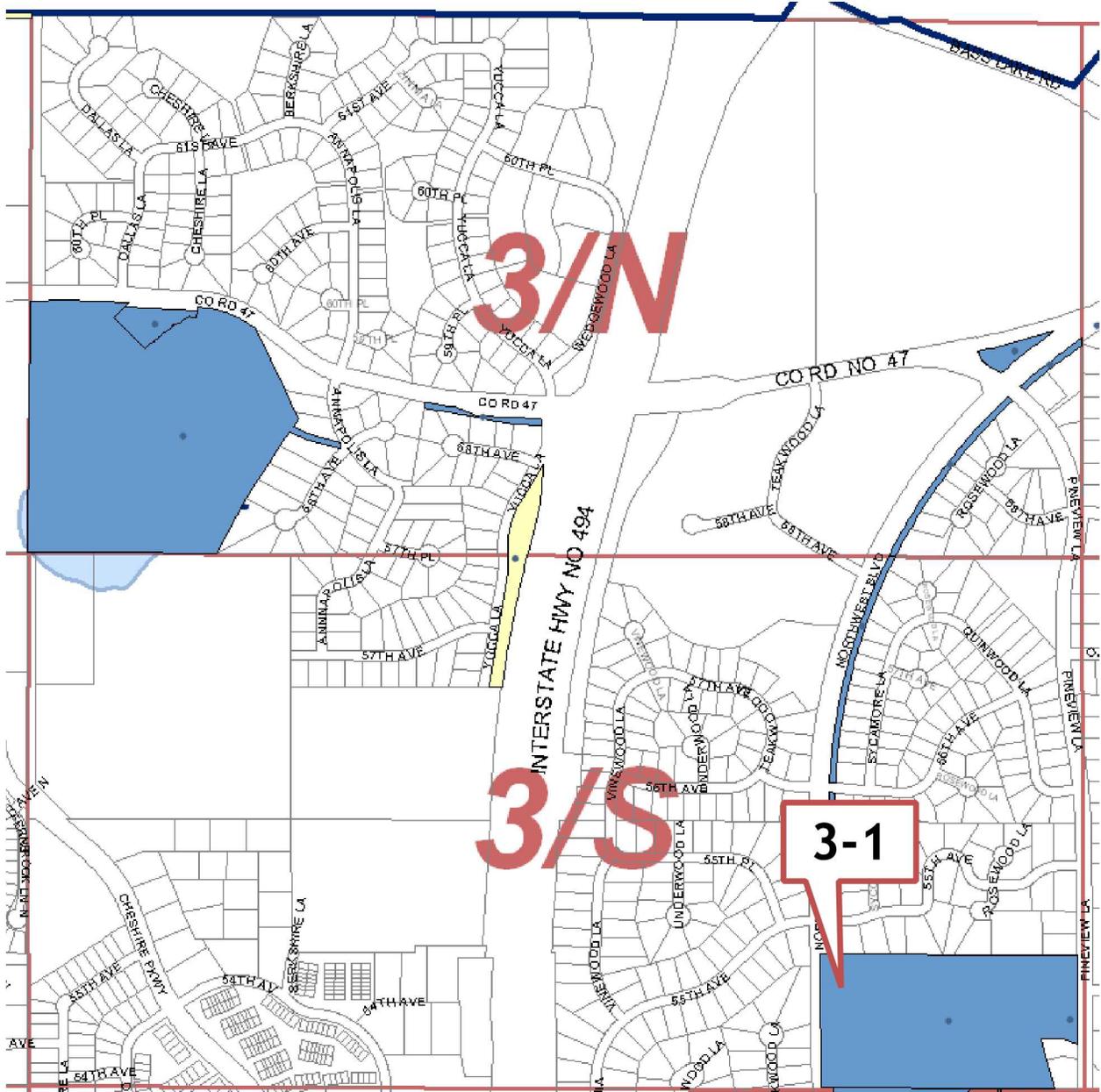
Property Identifier



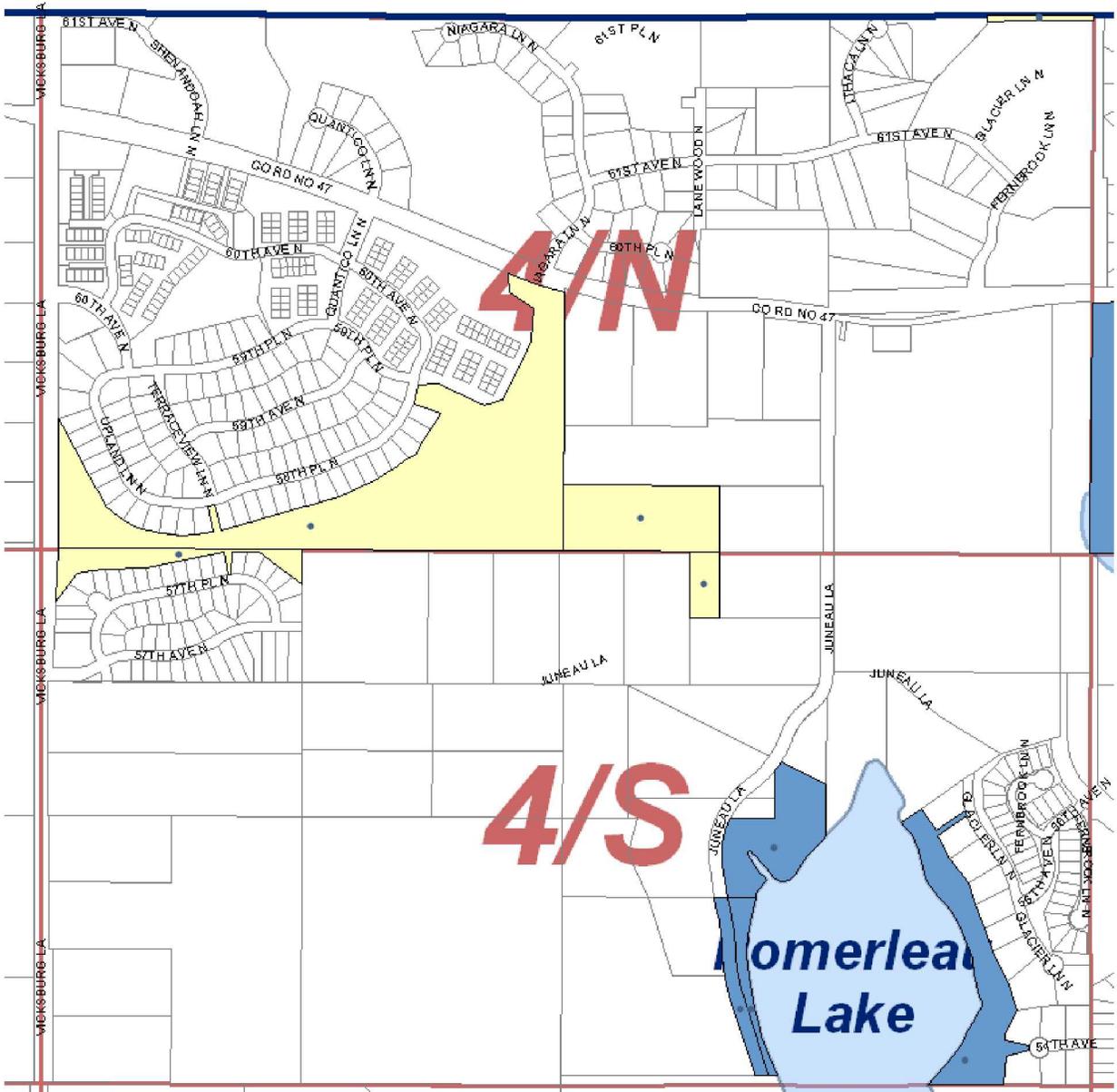
Property No.	Description	Owner	Method of Ownership	Comment



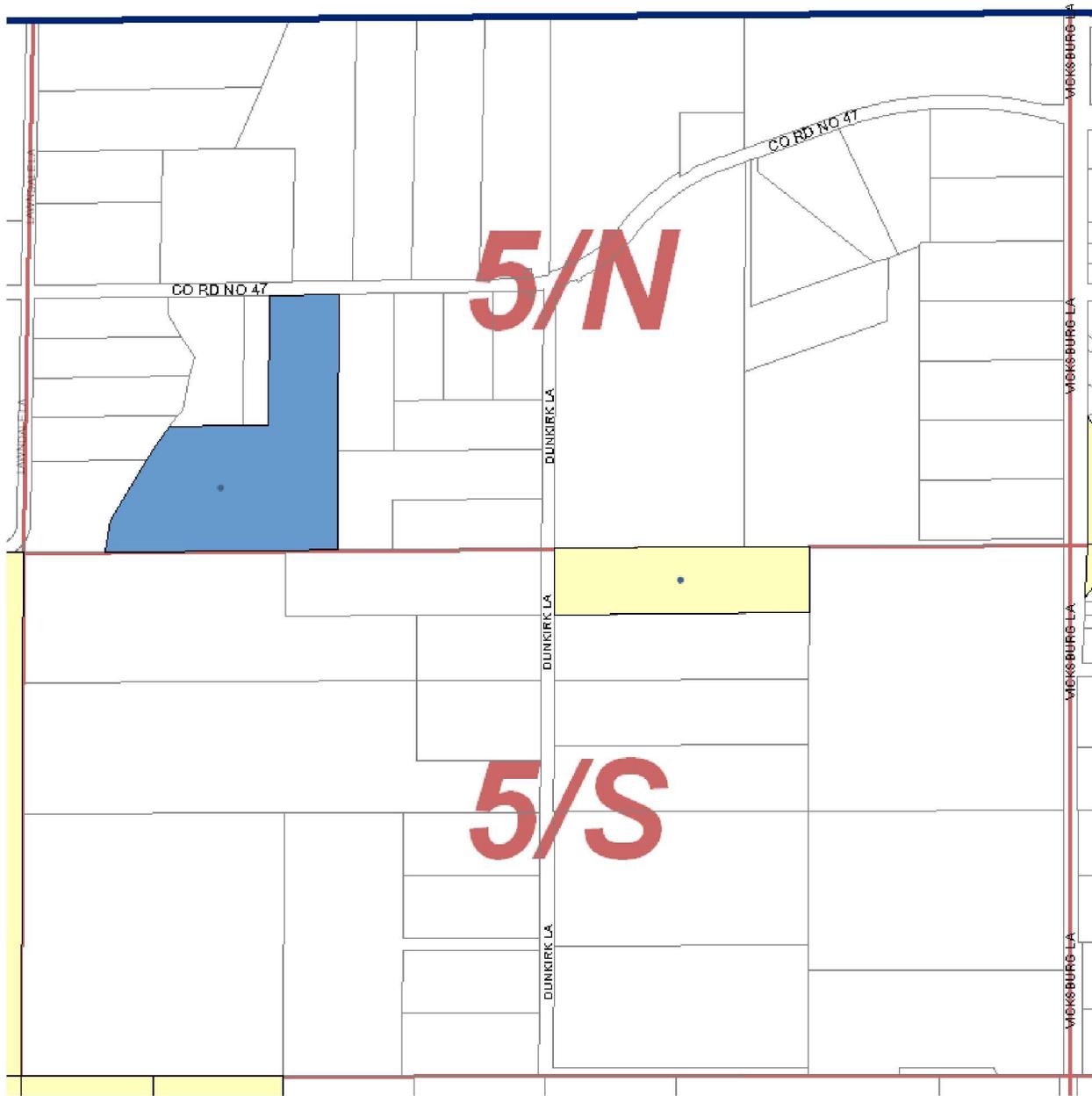
Property No.	Description	Owner	Method of Ownership	Comment



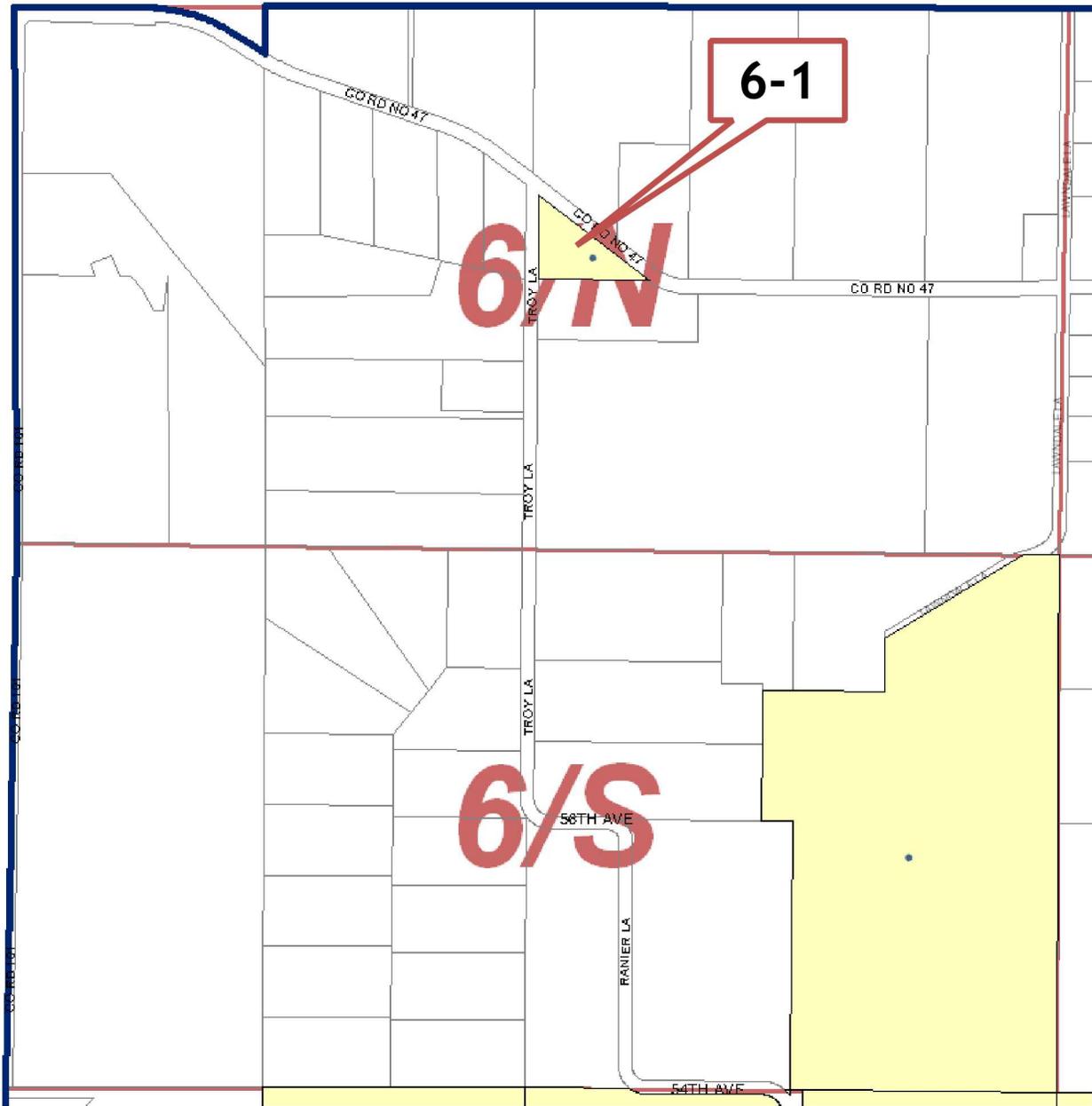
Property No.	Description	Owner	Method of Ownership	Comment
3-1	Bass Lake Playfield	City	Fee	Need to dedicate County right-of-way.



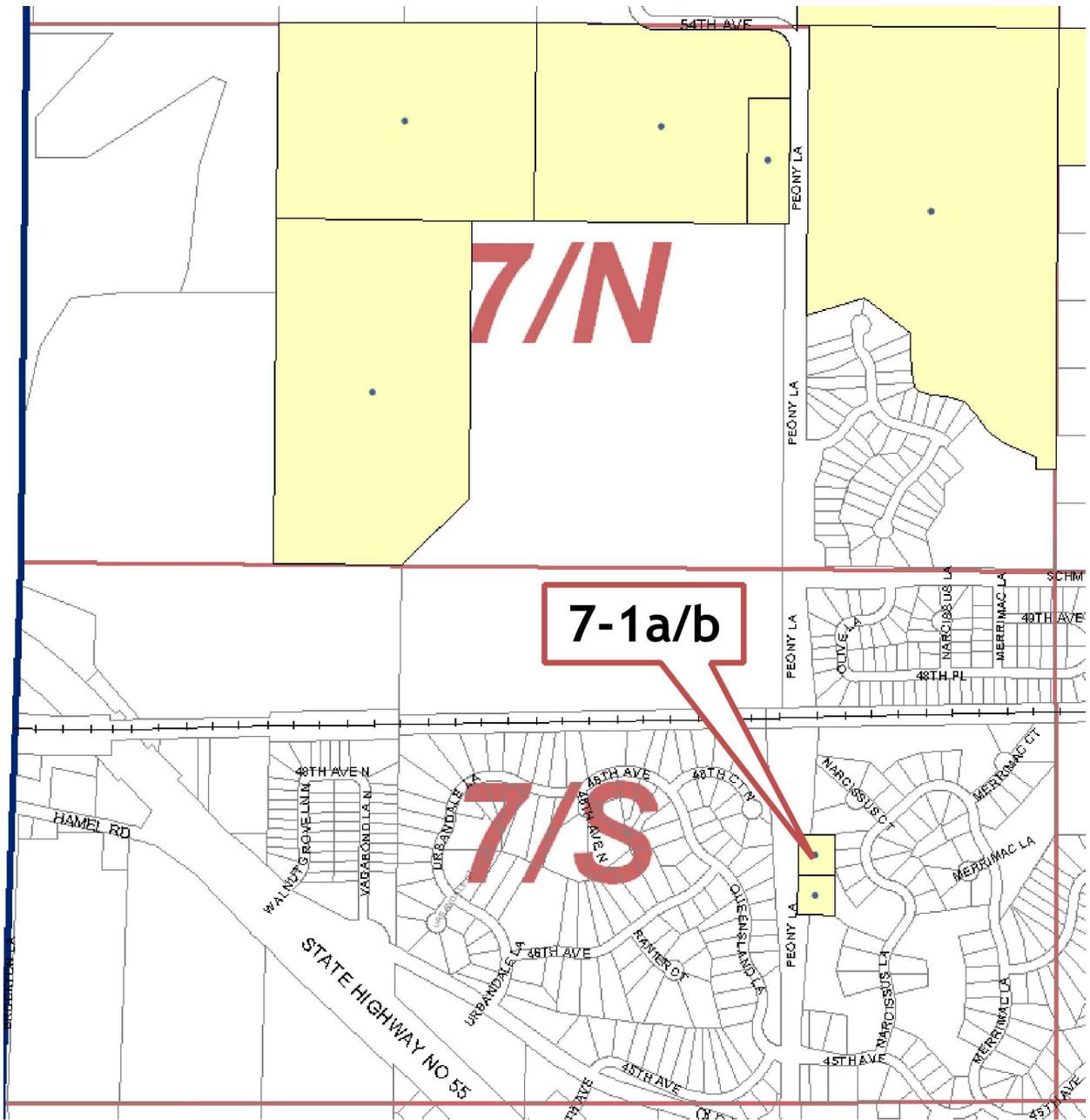
Property No.	Description	Owner	Method of Ownership	Comment



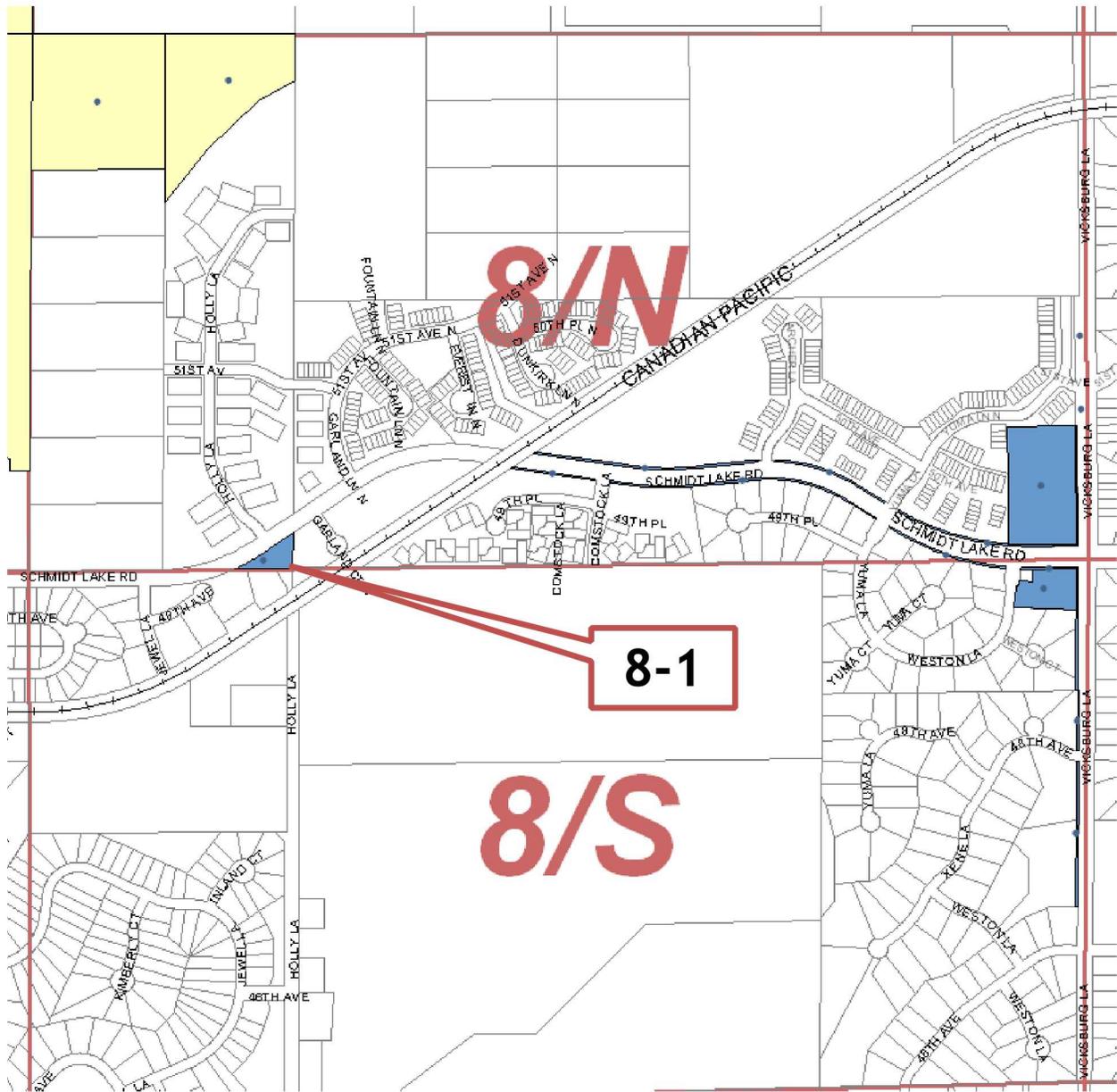
Property No.	Description	Owner	Method of Ownership	Comment



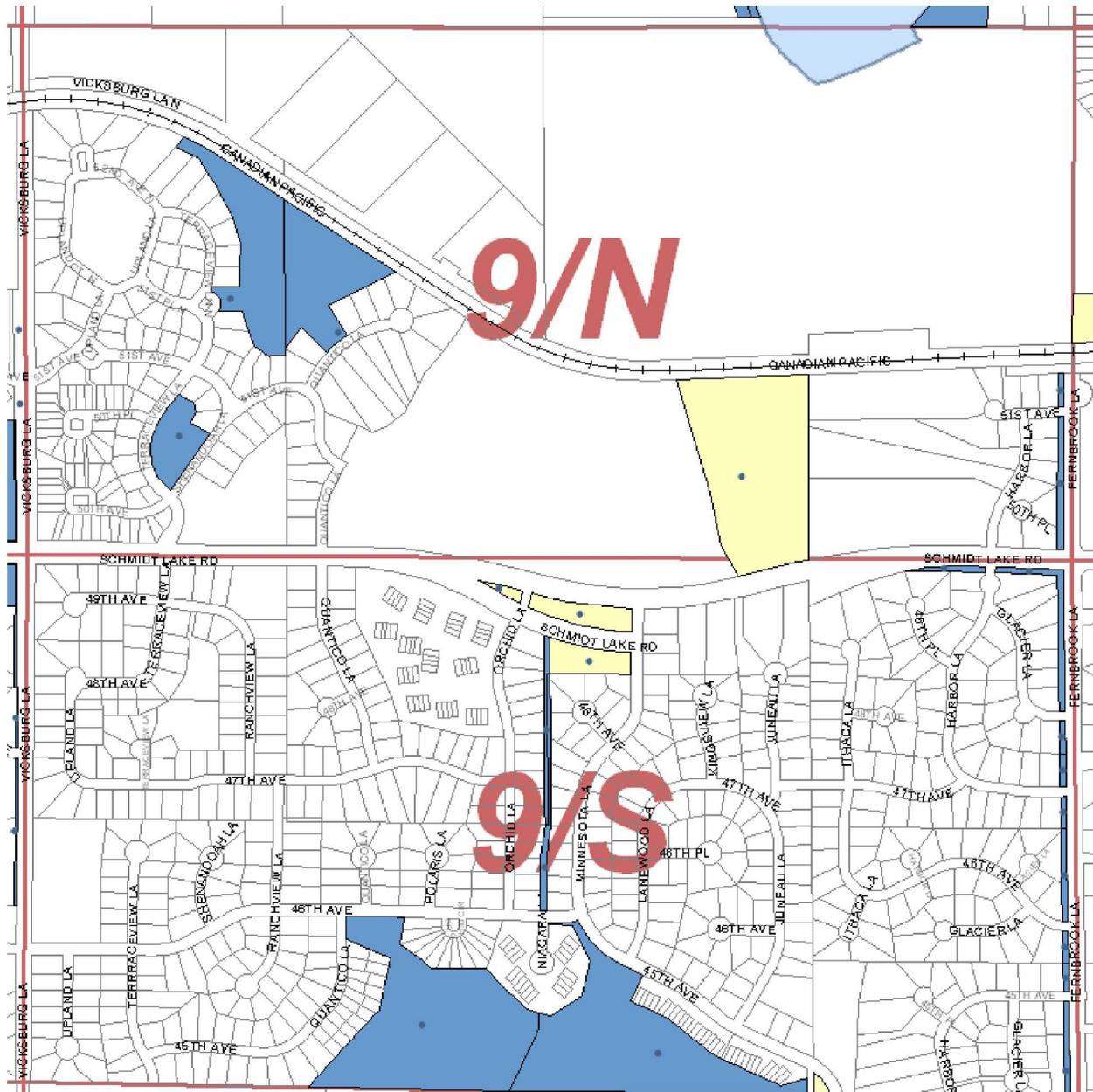
Property No.	Description	Owner	Method of Ownership	Comment
6-1	Ponding	City	Fee	City asked by owner to acquire property for future realignment of Peony Lane. Parcel could be combined with adjacent parcel and redeveloped.



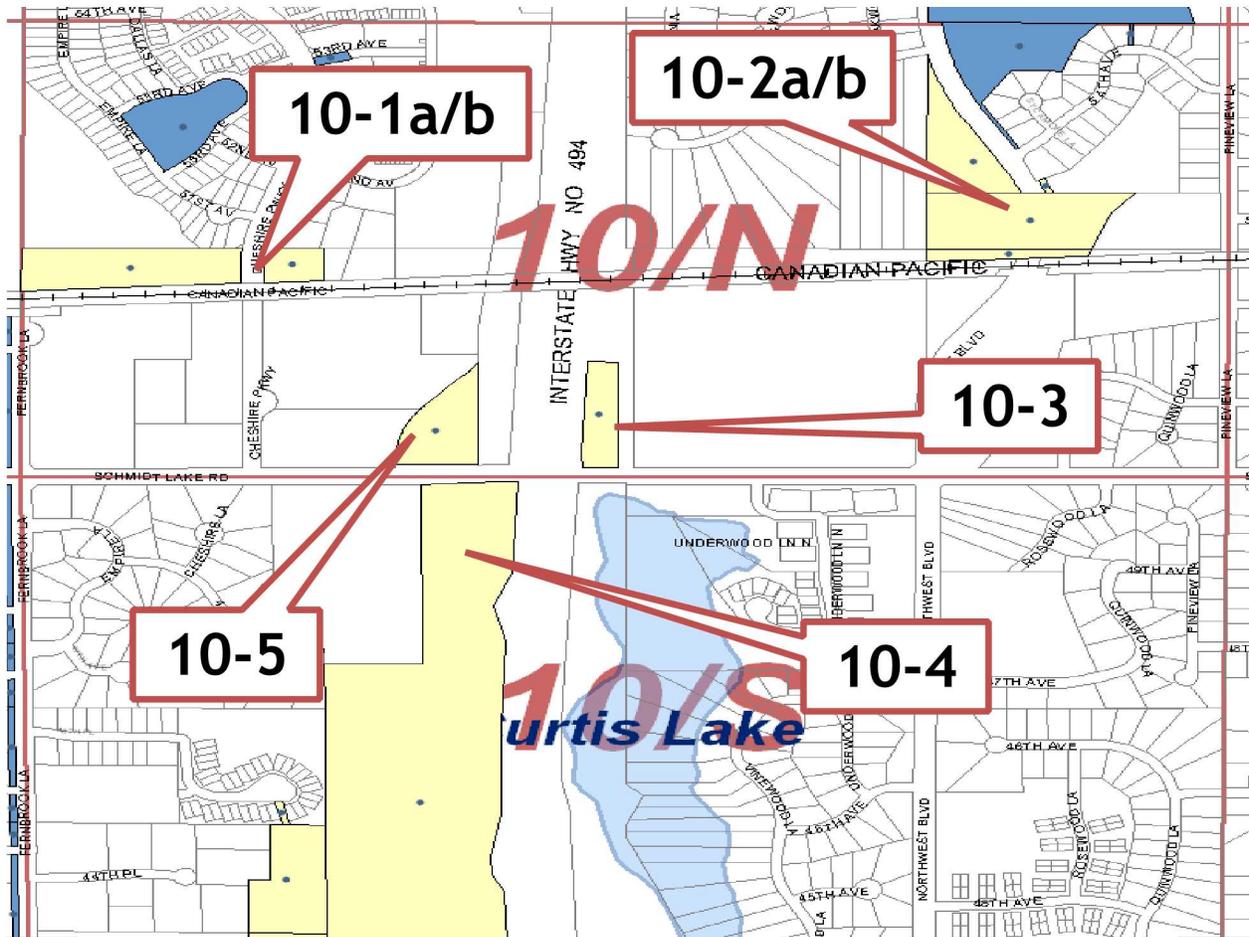
Property No.	Description	Owner	Method of Ownership	Comment
7-1a/b	Ponding	City	Fee	Parcels could be deeded to the HOA with easements for ponds and roadway/trail.



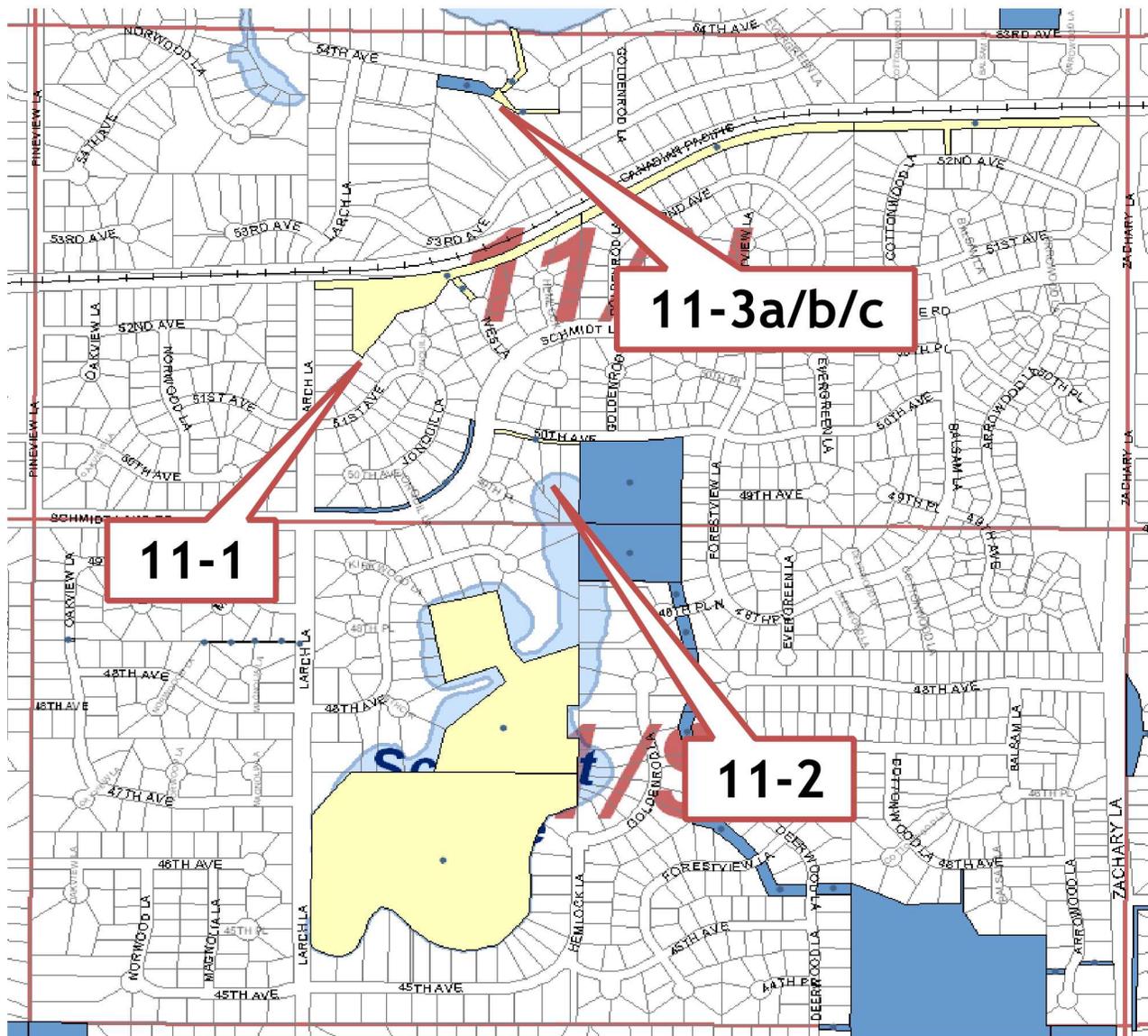
Property No.	Description	Owner	Method of Ownership	Comment
8-1	Vacant	City	Fee	Future connection between Schmidt Lake Road and Holly Lane. Parcels could be deeded to adjacent property since Holly Lane is no longer a through street keeping an easement for a trail.



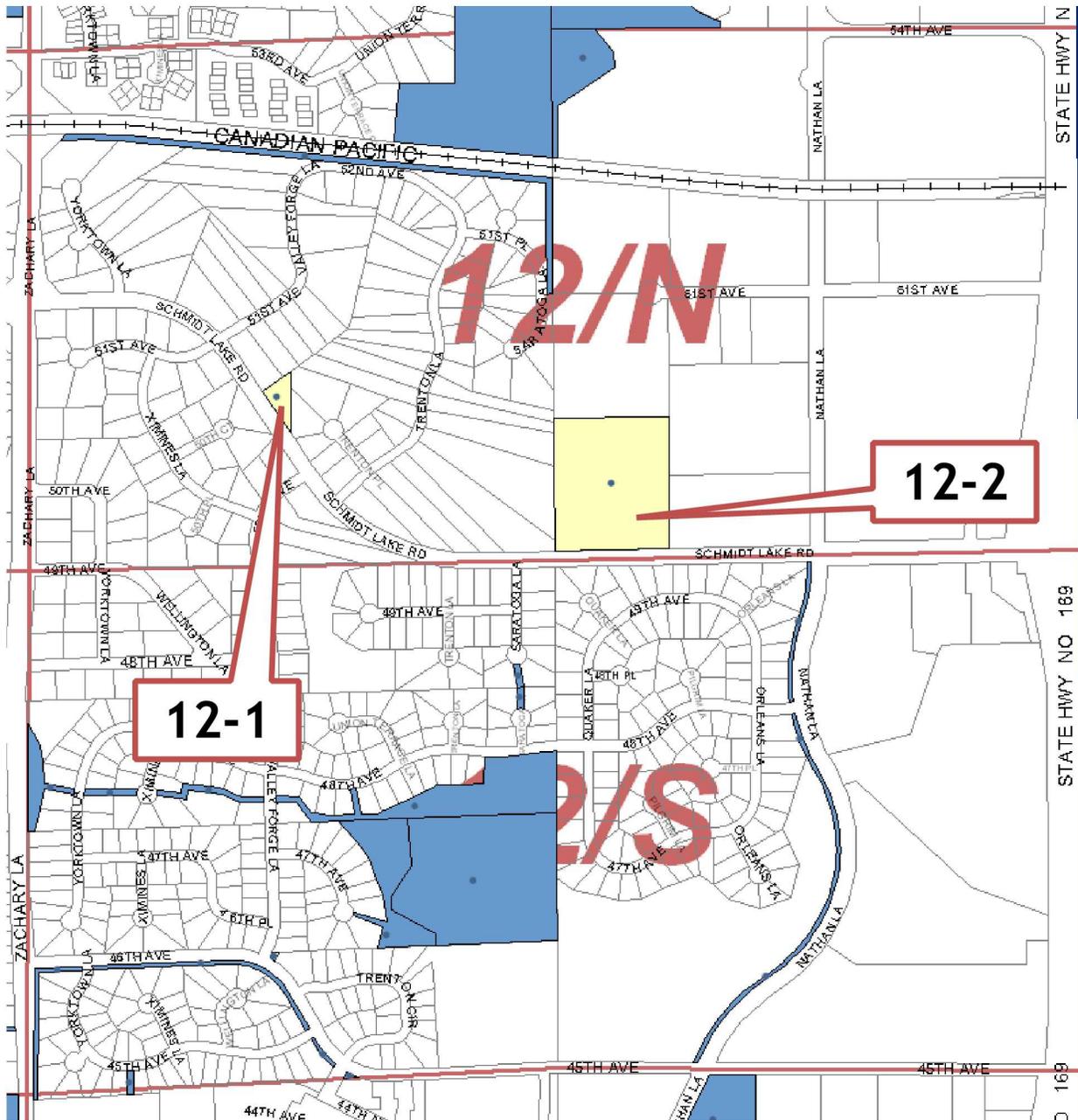
Property No.	Description	Owner	Method of Ownership	Comment



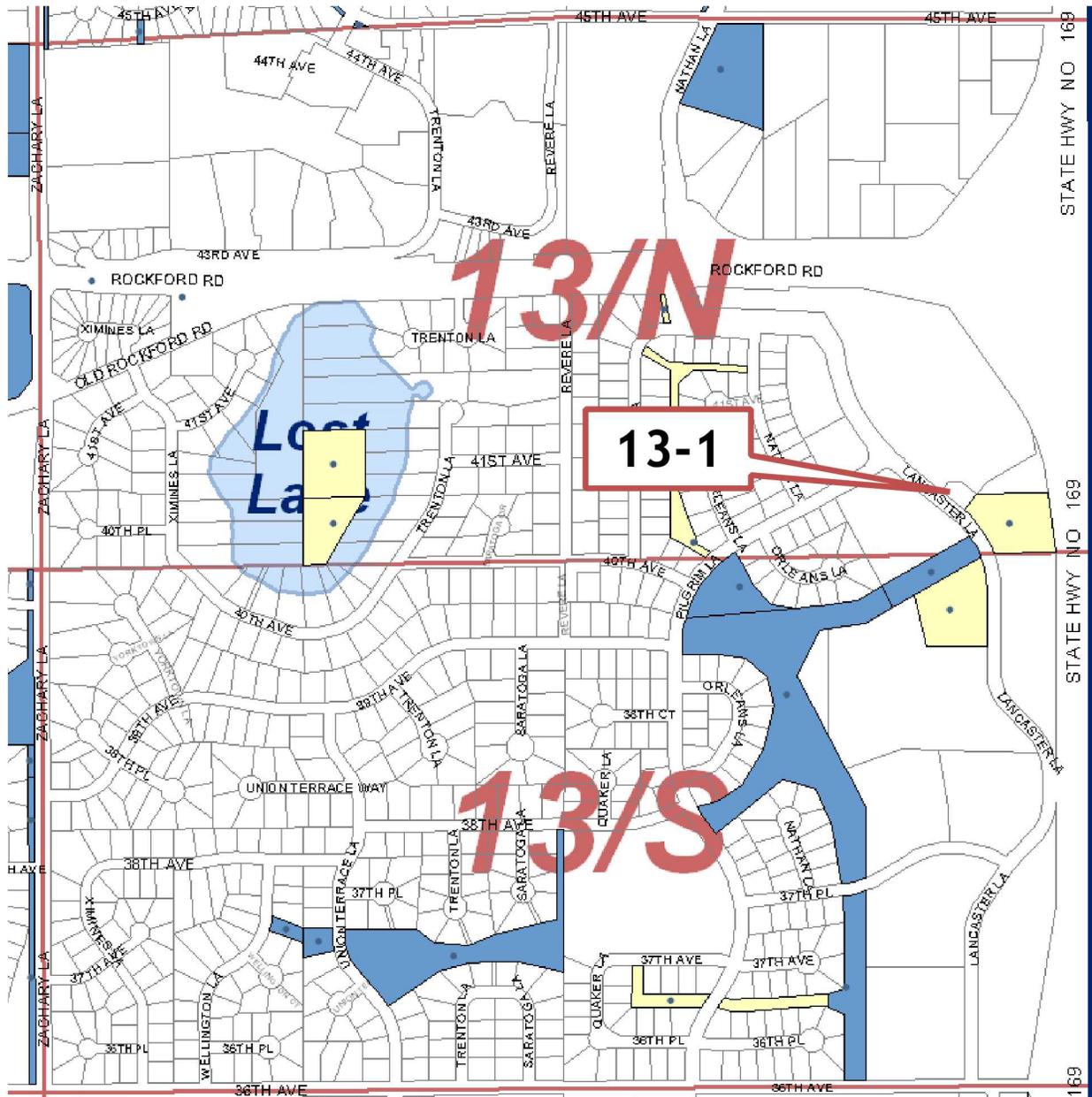
Property No.	Description	Owner	Method of Ownership	Comment
10-1a/b	Ponding/creek	City	Fee	Parcels could be deeded to the HOA with easements for ponds.
10-2a/b	Ponding/open space/road right-of-way	City	Fee	Need to dedicate County right-of-way.
10-3	Vacant	City	Fee	Purchased for future interchange. Could be disposed of since interchange not in Comprehensive Plan.
10-4	City material spoil site	City	Fee	Purchased for future interchange. Xcel Energy is interested for substation.
10-5	Vacant	City	Fee	Purchased for future interchange. Could be disposed of since interchange not in Comprehensive Plan.



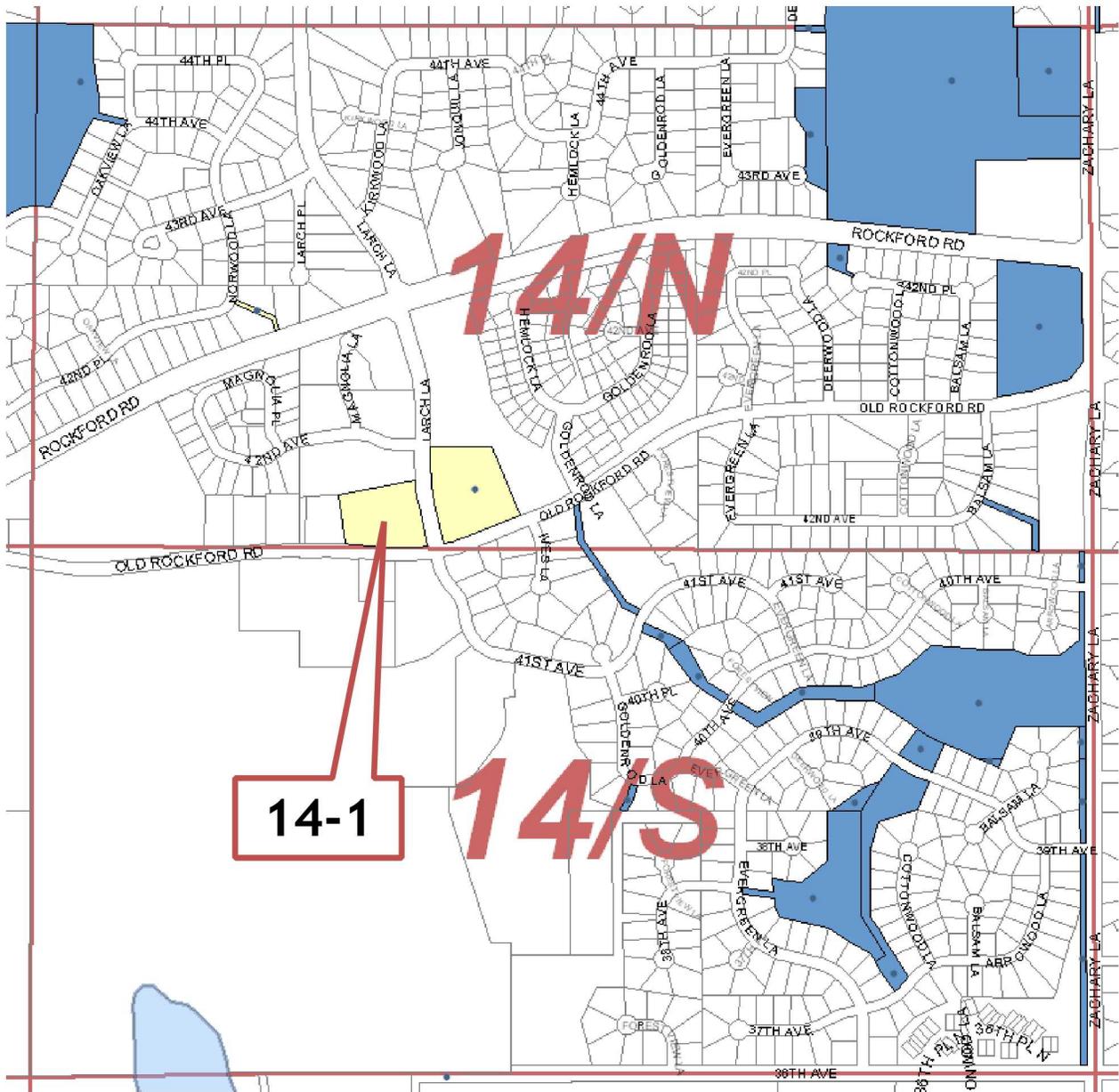
Property No.	Description	Owner	Method of Ownership	Comment
11-1	Open space/sanitary sewer	City	Tax forfeit/easement	Property could be split and deeded to adjacent properties with easements.
11-2	Outlot	City	Unsure	Property could be split and deeded to adjacent properties.
11-3a/b/c	Outlots	City	Tax forfeit/easement	Dock rights issues with lake association



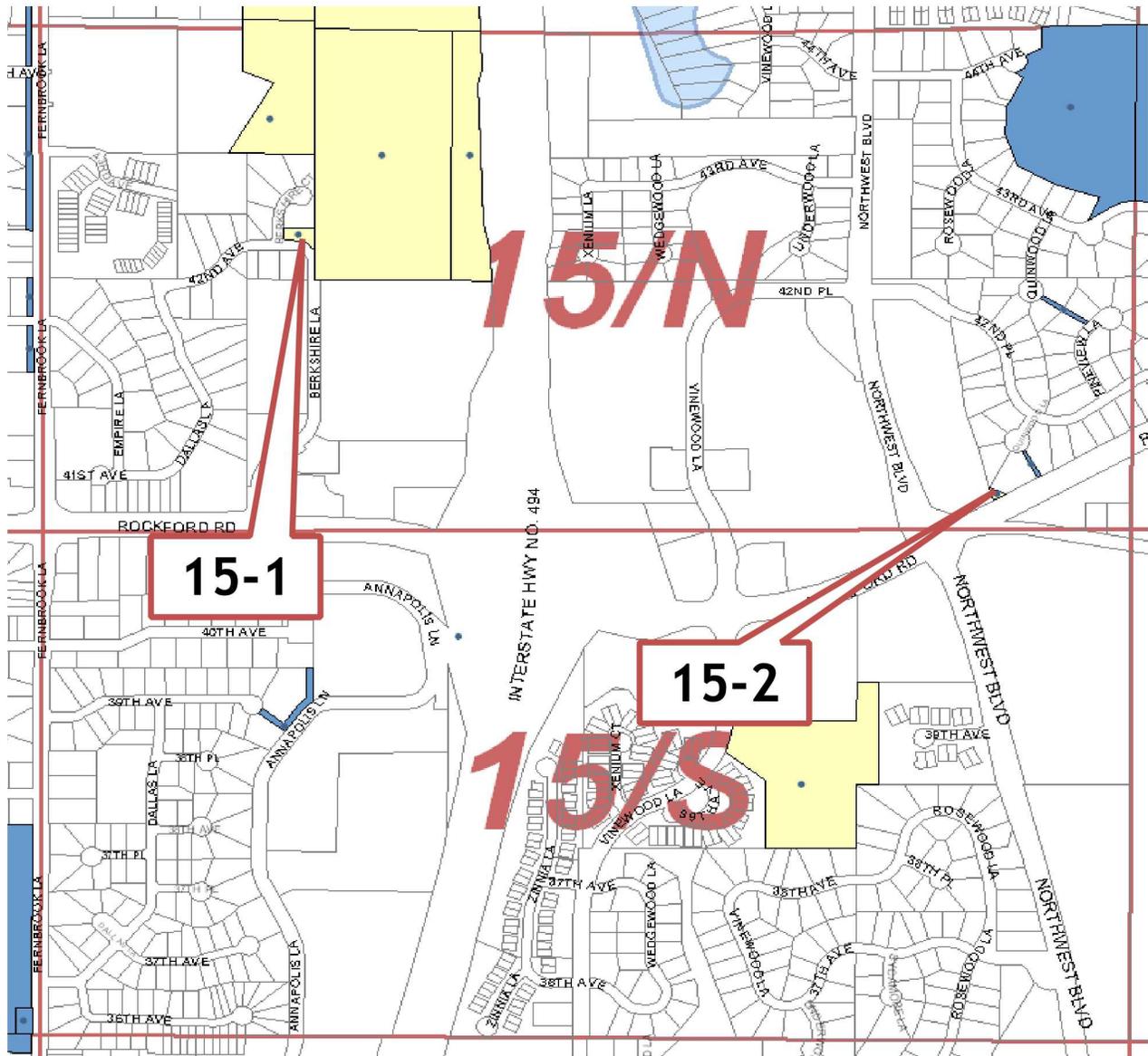
Property No.	Description	Owner	Method of Ownership	Comment
12-1	Outlot	City	Tax forfeit	Neighbors have lease agreement with City to plant native plantings.
	Vacant	City	Tax forfeit	Obtained for wetland mitigation. Parcel is 10 to 15 feet above the elevation of the adjacent wetland. Property very likely a dump site for USTH 169 construction.



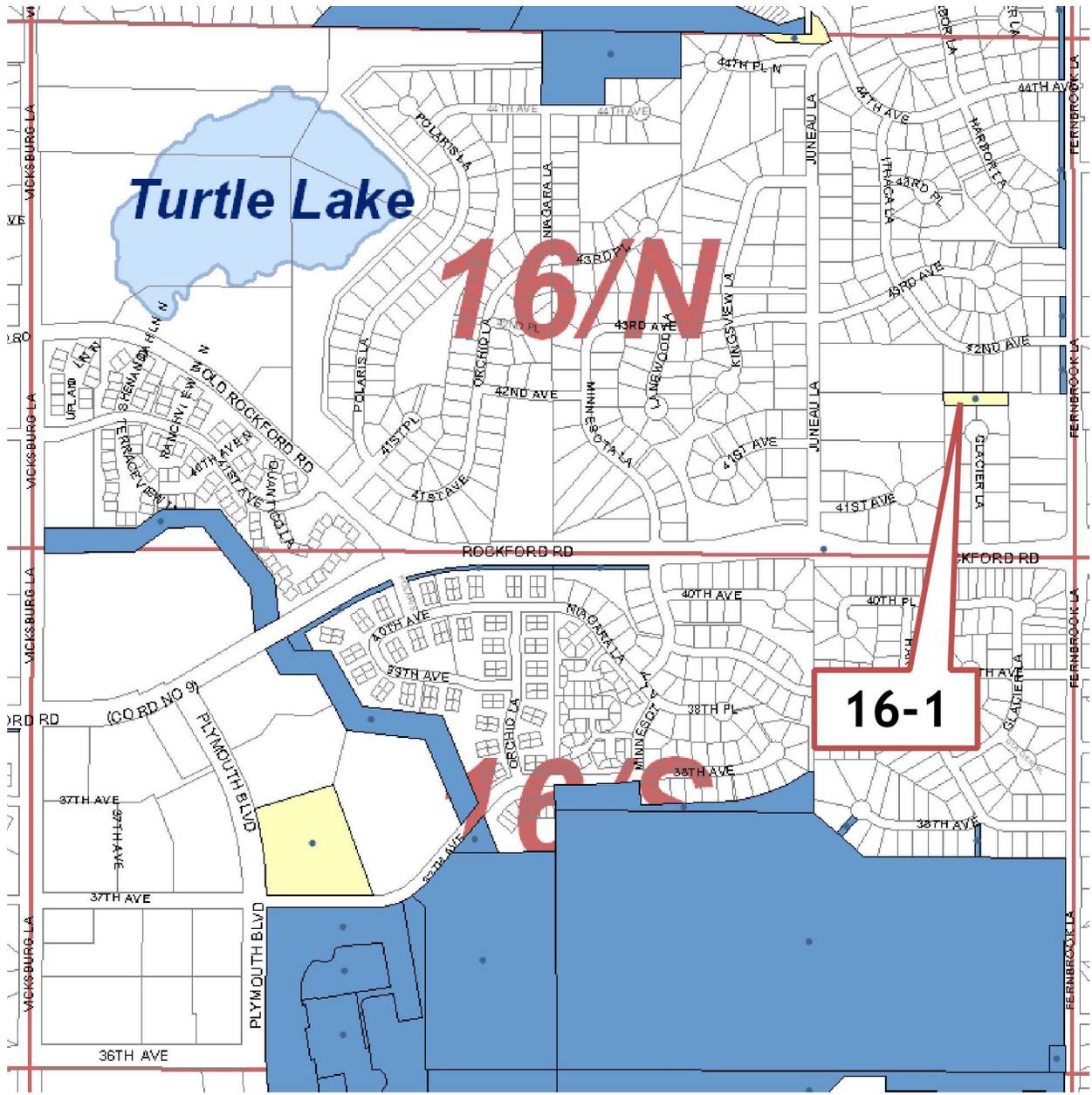
Property No.	Description	Owner	Method of Ownership	Comment
13-1	Lift Station/Well	Metro Plymouth Corporation	Undetermined	Metro Plymouth Corporation may still retain ownership of this lifts station and well or the property records inaccurate.



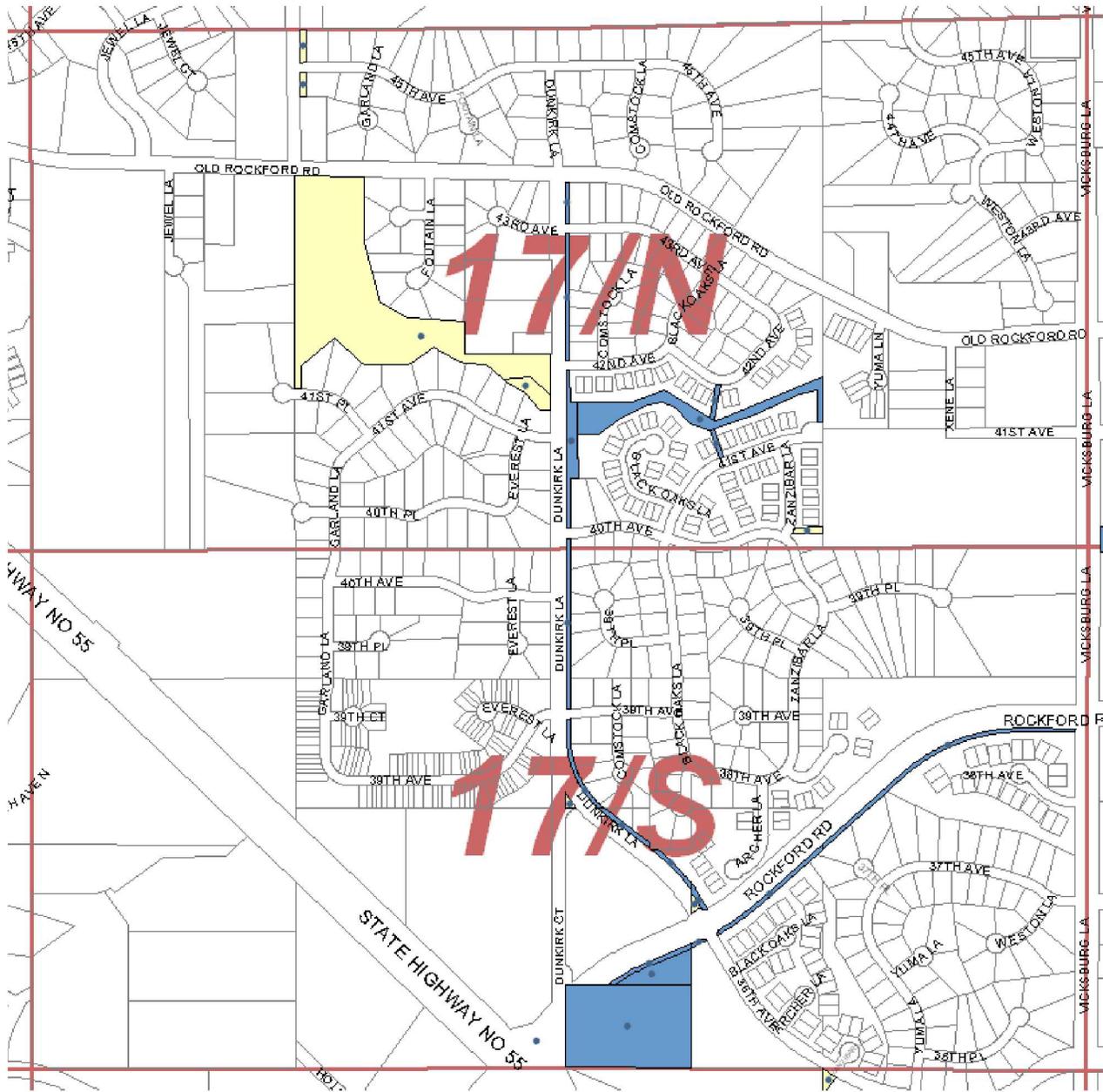
Property No.	Description	Owner	Method of Ownership	Comment
14-1	Fire Station No. 2	City	Fee	Parcel on the west side of Larch Lane is vacant. A portion of the site is buildable and could be disposed of.



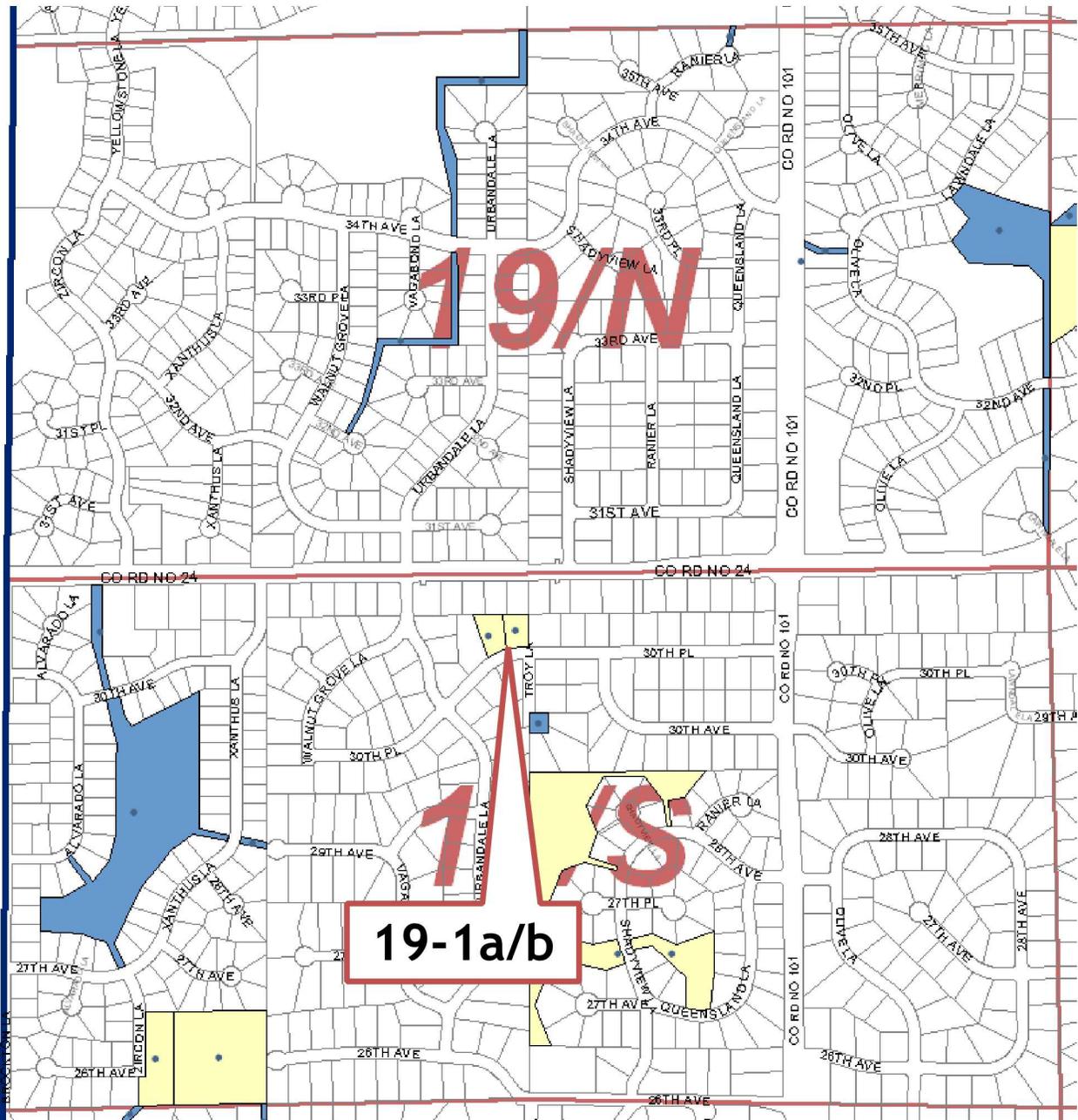
Property No.	Description	Owner	Method of Ownership	Comment
15-1	Vacant	City	Fee	Outlot was deeded to the City subsequent to development. Adjacent property owner has inquired about purchasing the property. May be needed for future parking.
15-2	Outlot	City	Fee	Unsure of purpose of ownership. Parcel could be deeded to Three Rivers Park District to combine with adjacent property.



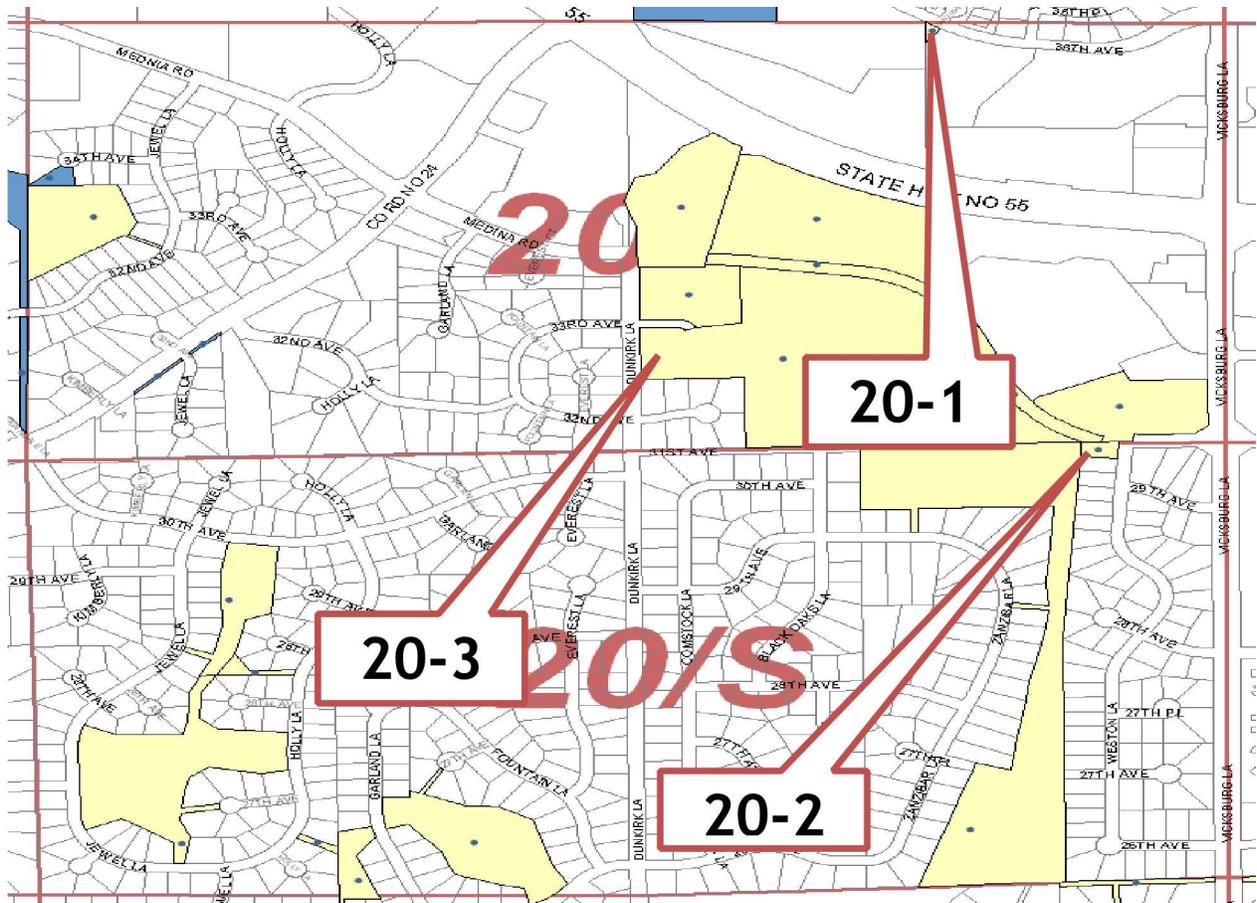
Property No.	Description	Owner	Method of Ownership	Comment
16-1	Ponding	City	Tax Forfeit	Obtained for ponding. Property could be split and deeded to adjacent properties with easements for pond.



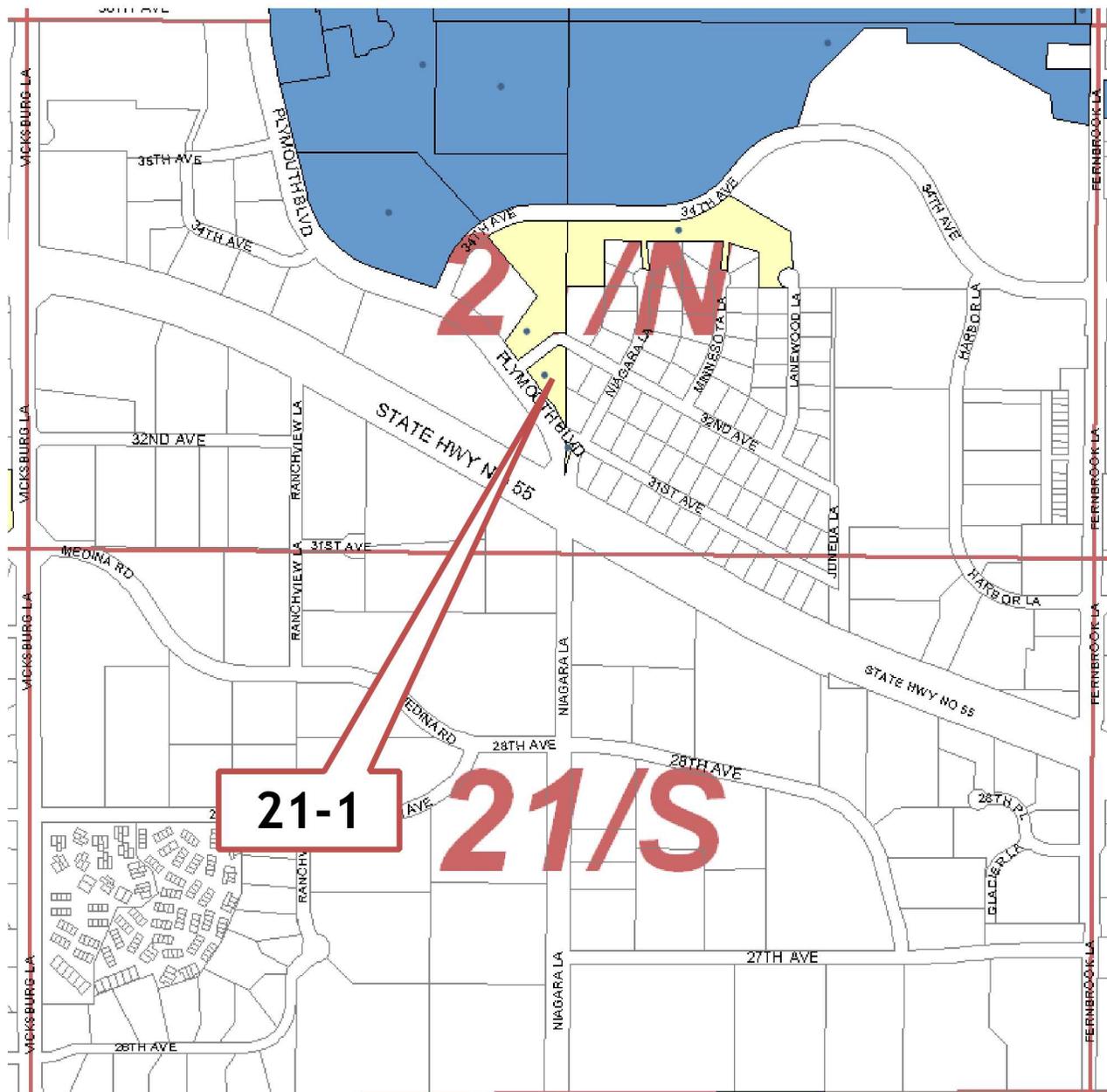
Property No.	Description	Owner	Method of Ownership	Comment



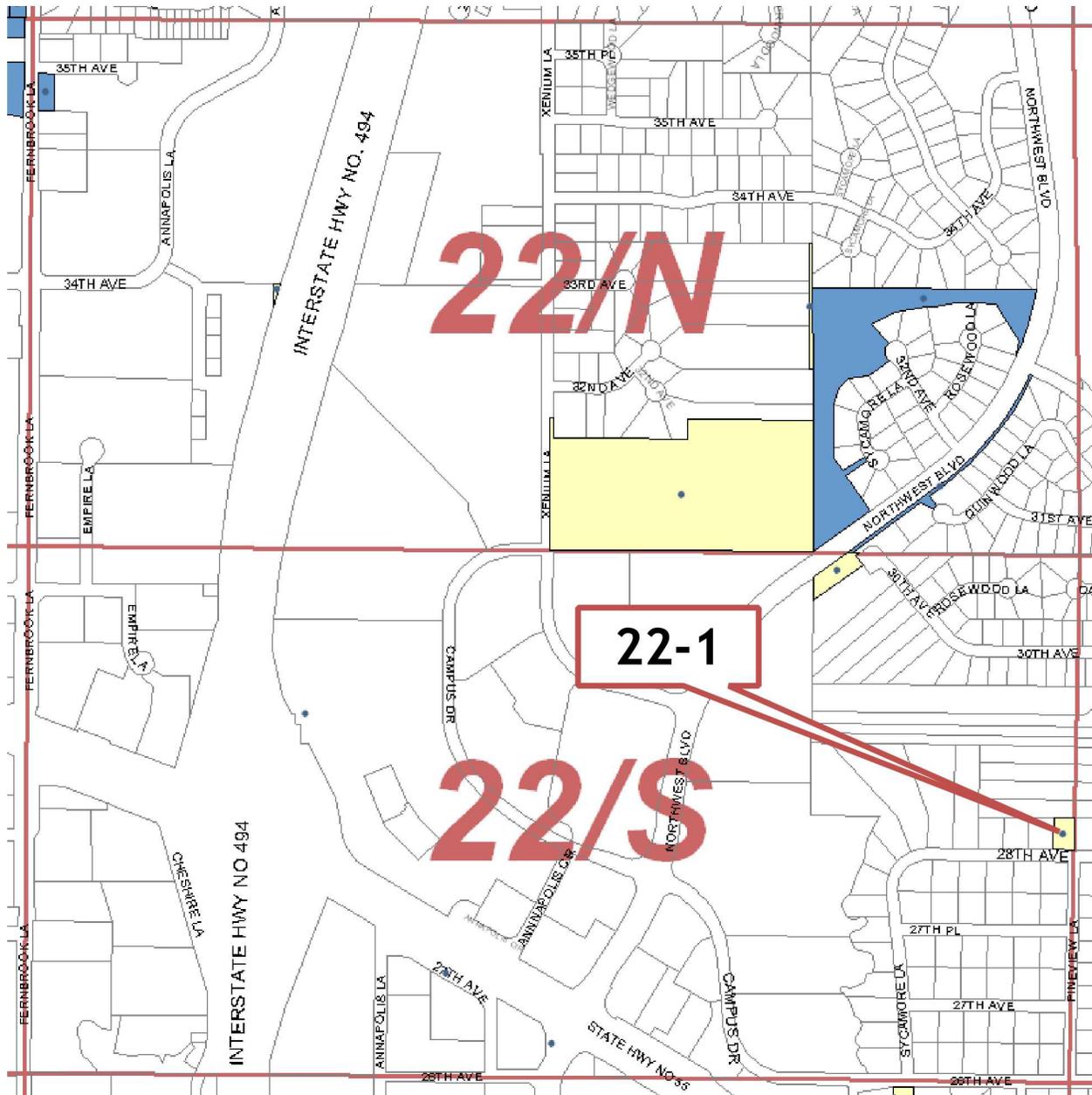
Property No.	Description	Owner	Method of Ownership	Comment
19-1a/b	Ponding	City	Tax Forfeit	Obtained for ponding. Property could be split and deeded to adjacent properties with easements for pond.



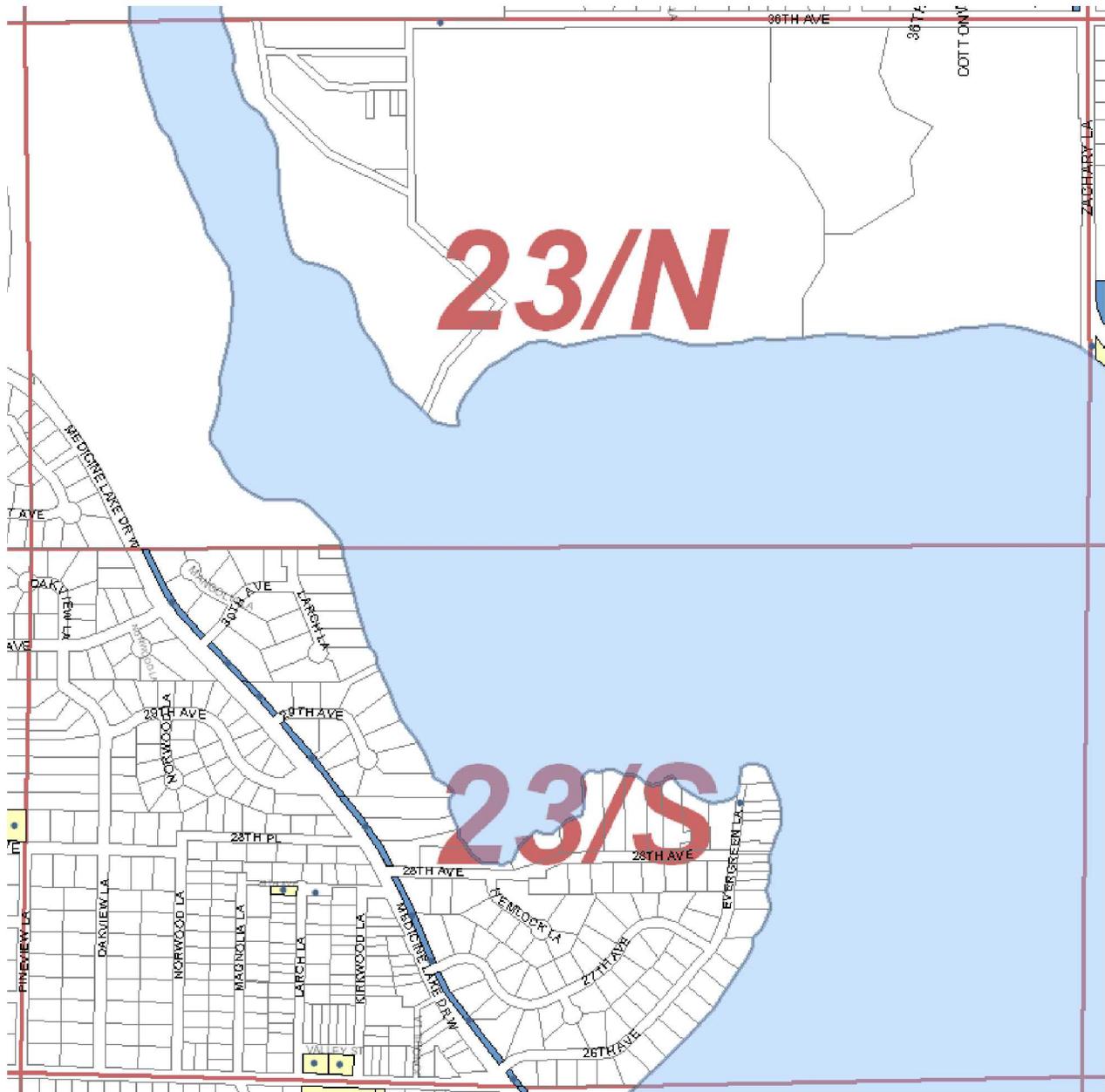
Property No.	Description	Owner	Method of Ownership	Comment
20-1	Driveway	City	Fee	Property should be deeded to adjacent property owner since their access is on the property.
20-2	Vacant	City	Fee	Unsure why property acquired but perhaps for future Medina Road extension. Could be disposed of since Medina Road not in Comprehensive Plan and road right-of-way has been vacated.
20-3	Vacant	City	Fee	City asked by owner to acquire property. Portion of property south of Fire Station No. 3 has road access and appears buildable and property could be disposed of.



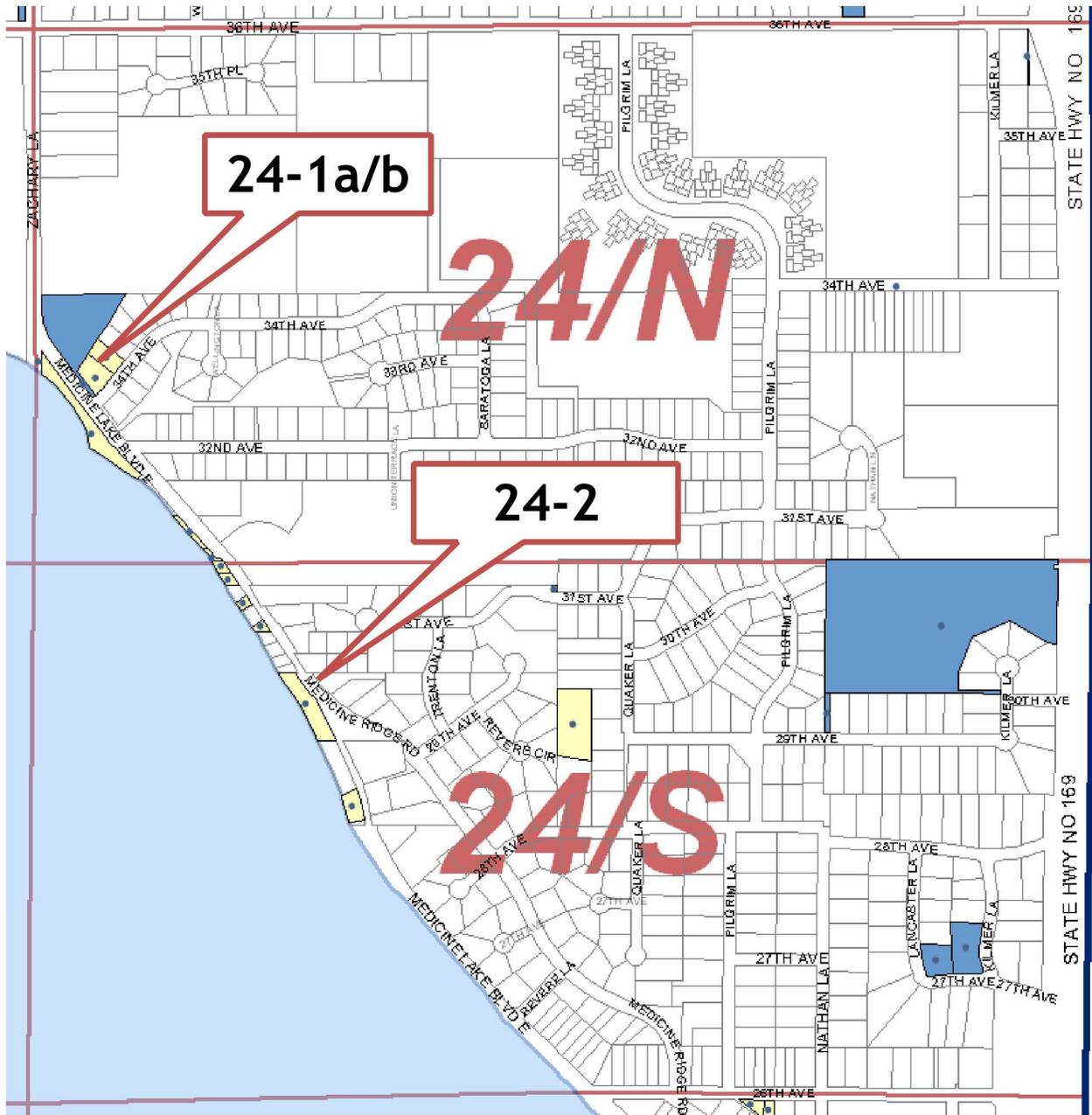
Property No.	Description	Owner	Method of Ownership	Comment
21-1	Outlot	City	Fee	Unsure of reason for City ownership. Property appears buildable and could be disposed of.



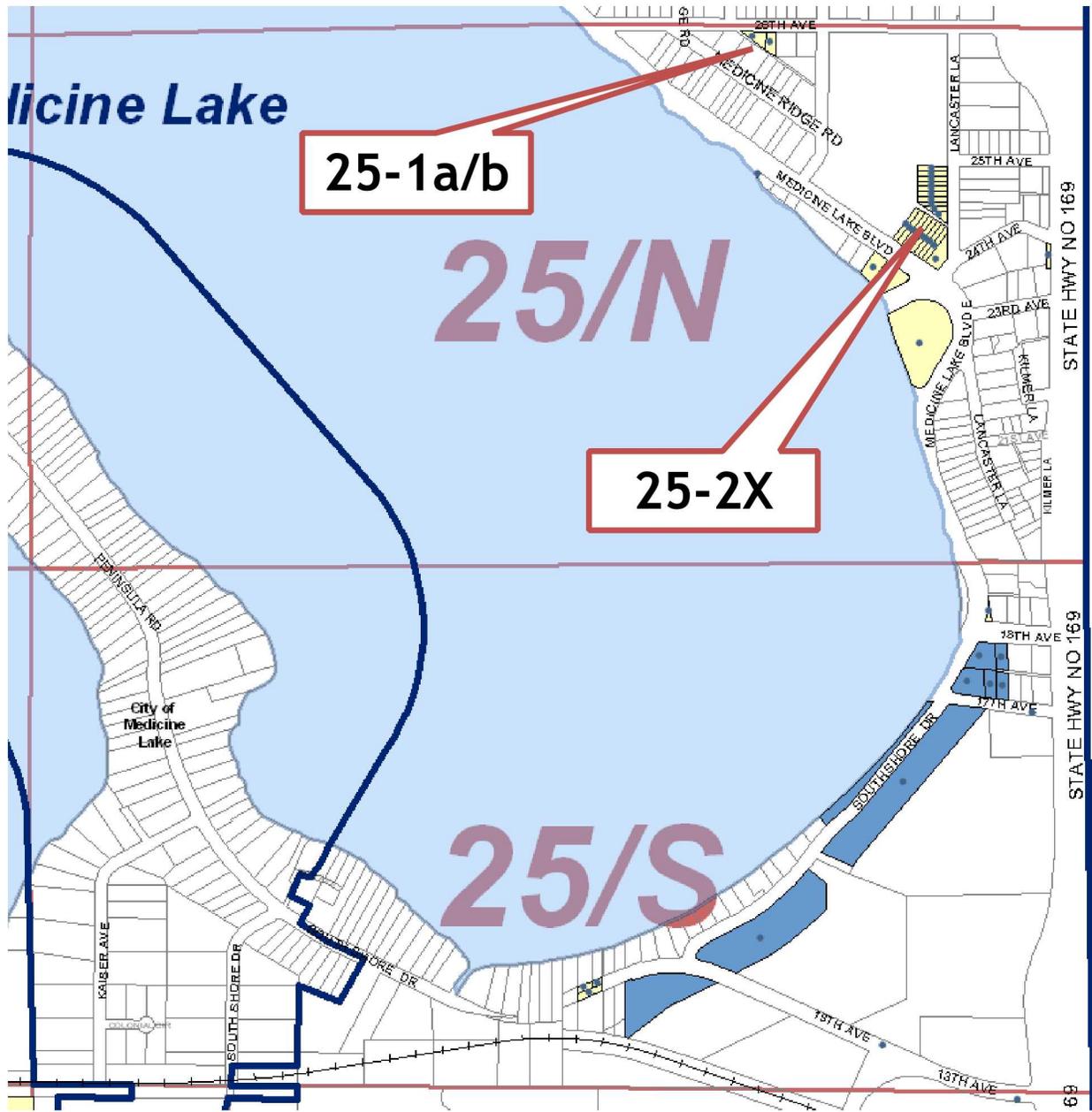
Property No.	Description	Owner	Method of Ownership	Comment
	Ponding	City	Tax Forfeit	Obtained for ponding. Property could be split and deeded to adjacent properties with easements for pond.



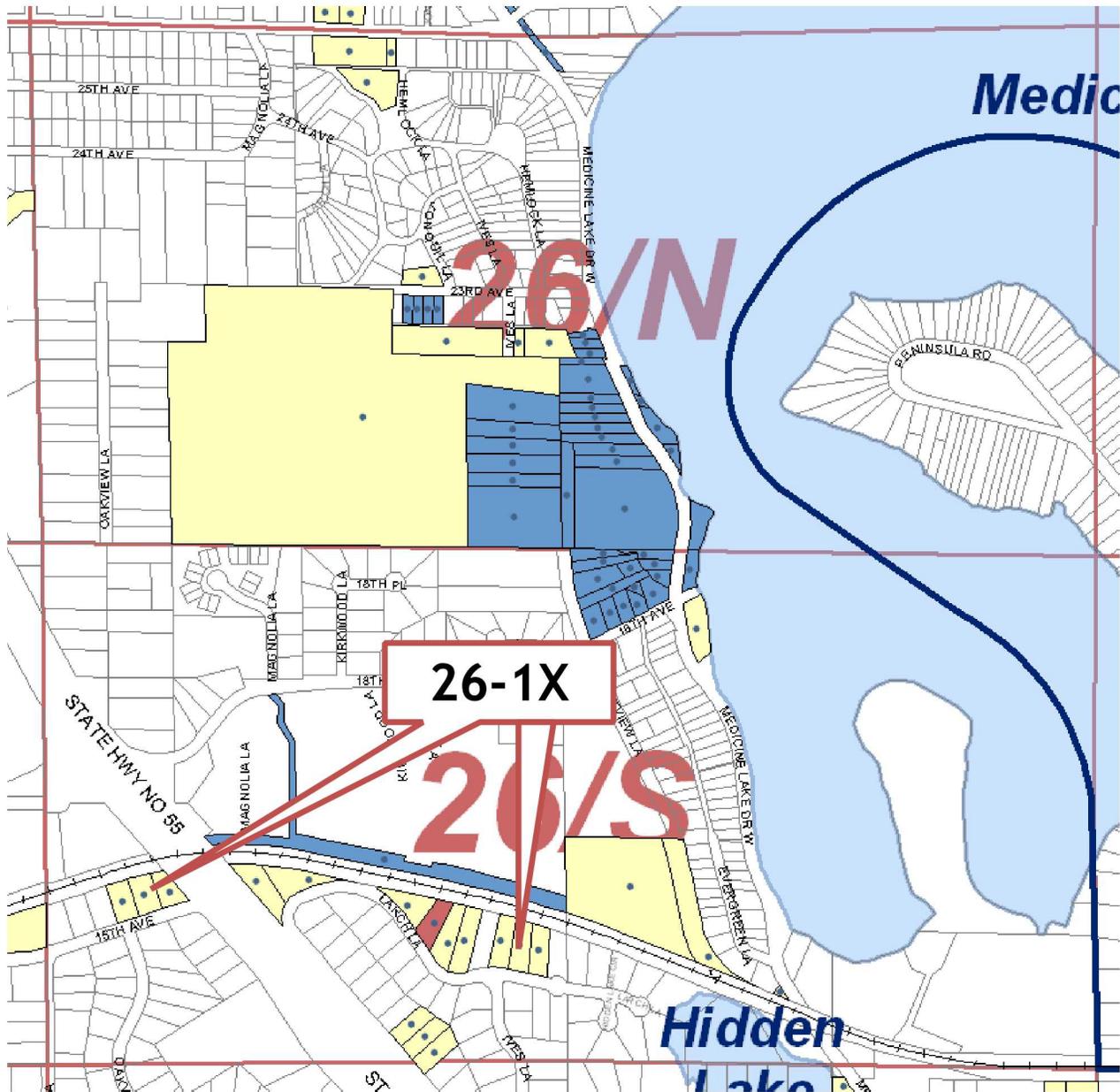
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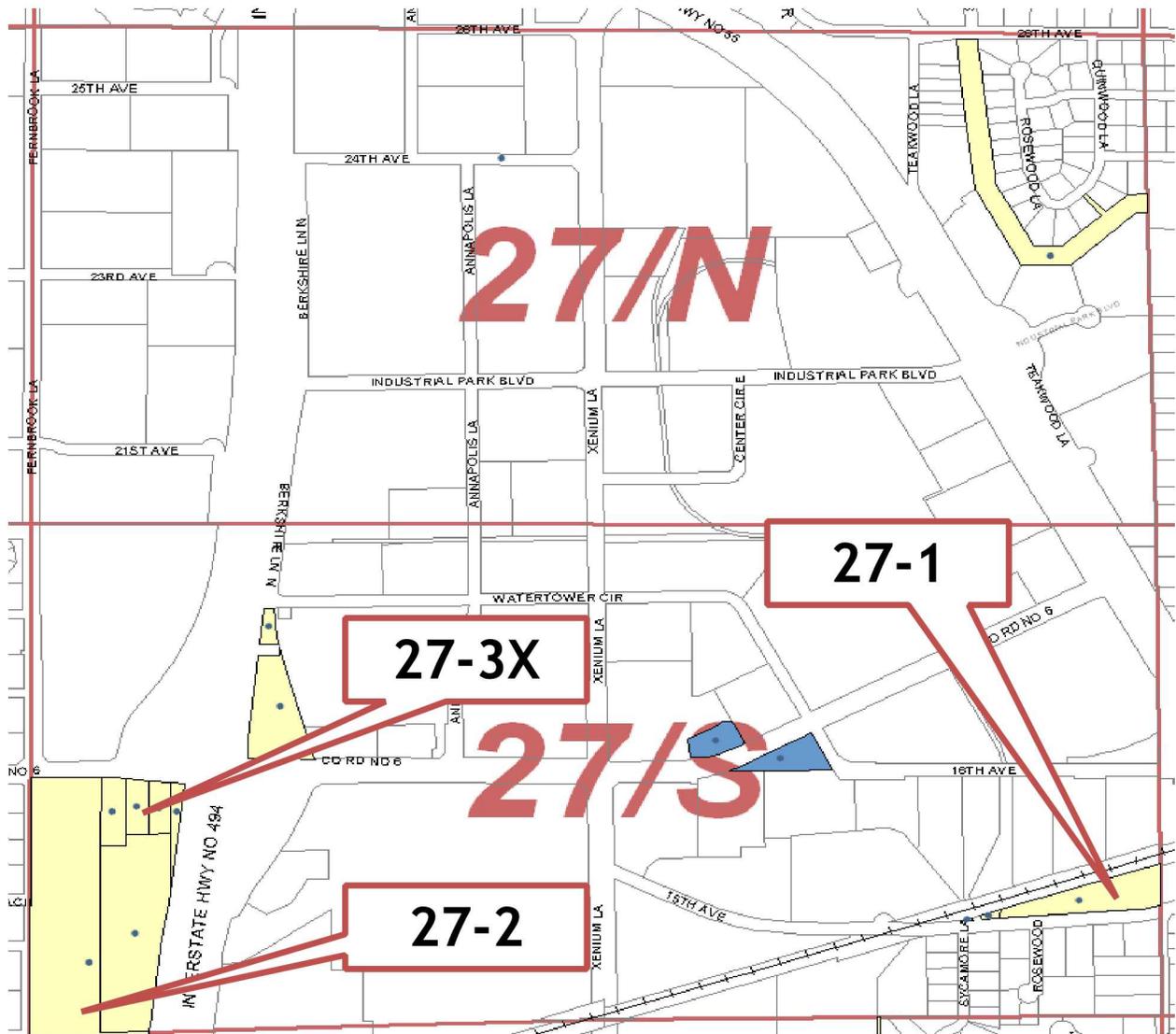
Property No.	Description	Owner	Method of Ownership	Comment
24-1a/b	Vacant	City	Tax Forfeit	Obtained for future pond. Property appears buildable and could be disposed of.
24-2 a/b/c	Vacant	City	Misc.	Eric Blank to review ownership of lakeshore lots to determine if property could be disposed of or deeded to Three Rivers Park District for regional trail.



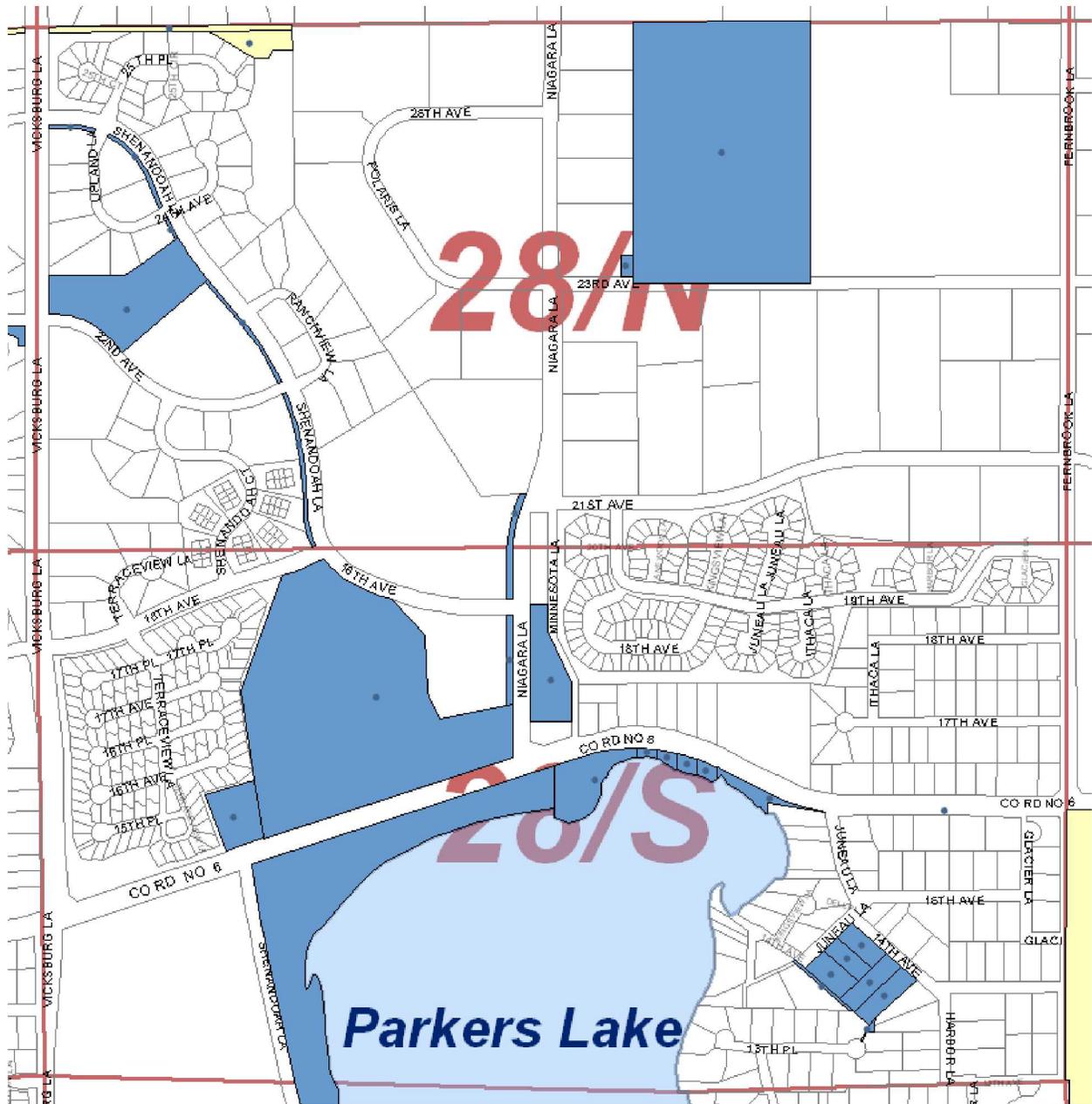
Property No.	Description	Owner	Method of Ownership	Comment
25-1a/b	Vacant	City	Tax Forfeit	Obtained for street right-of-way. Property appears buildable and could be disposed of.
25-2X	Vacant	City	Fee	Unsure of reason for ownership of 19 vacant heavily wooded parcels. Property appears buildable and could be disposed of.



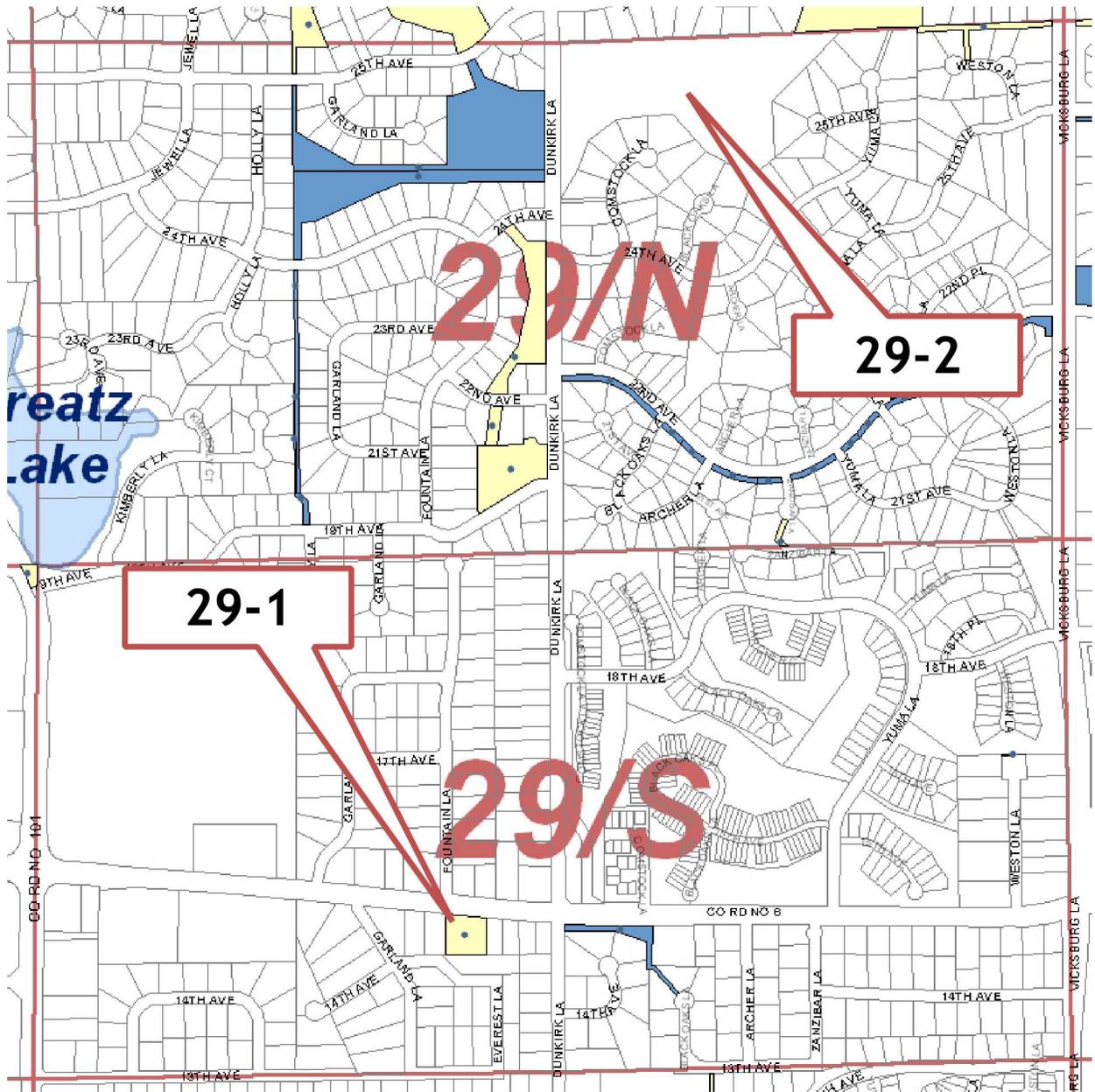
Property No.	Description	Owner	Method of Ownership	Comment
26-1X	Vacant	City	Tax Forfeit	Obtained 17 parcels for "park" purposes. Some of the properties appear buildable and could be disposed of.



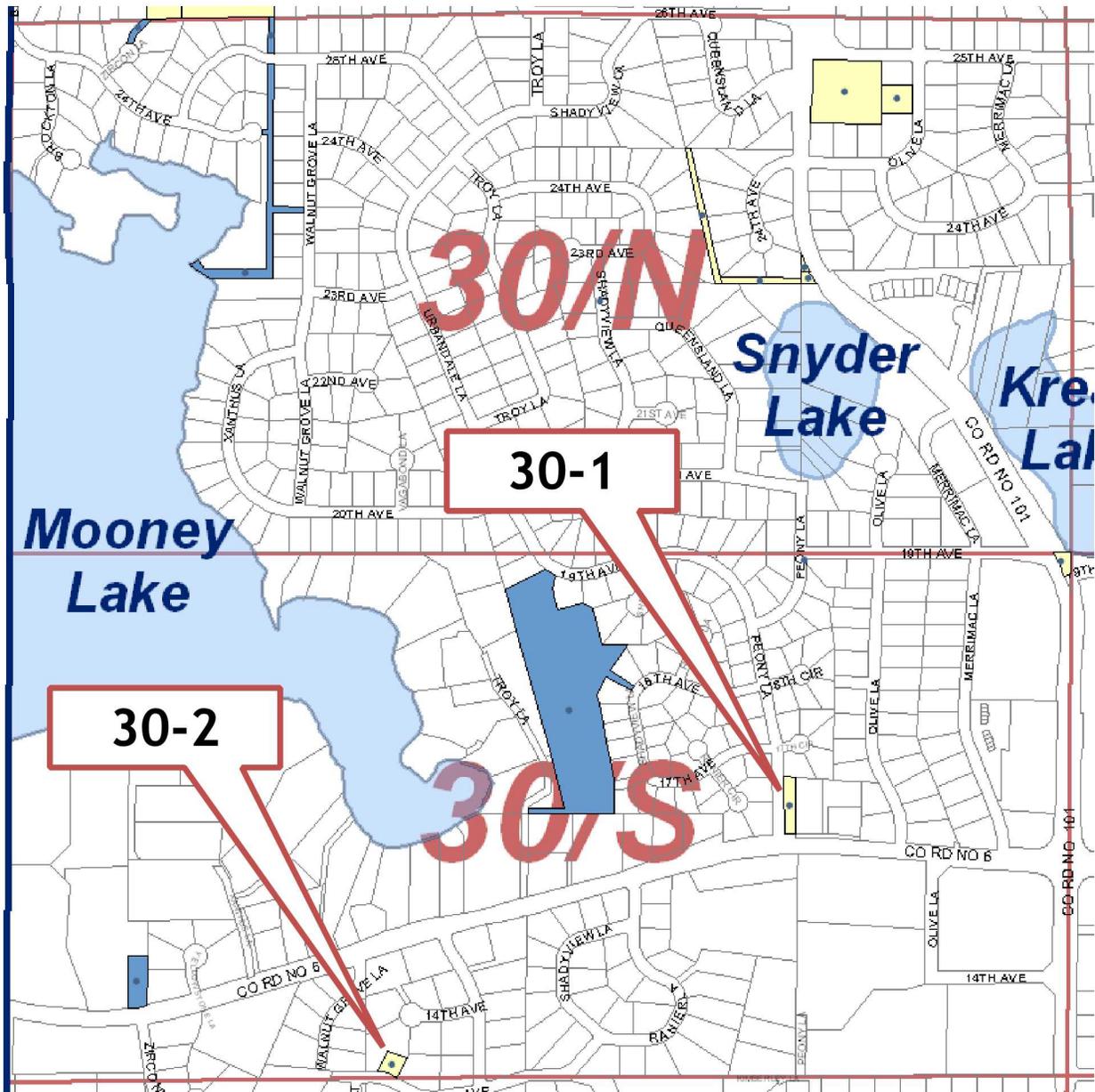
Property No.	Description	Owner	Method of Ownership	Comment
25-2X	Vacant	City	Tax Forfeit	Obtained with 26-1X parcels for "park" purposes. Property appears buildable and could be disposed of.
27-2	Vacant	City	Fee	Acquired for interchange. Southern portion of property appears buildable and could be disposed of.
27-3X	Vacant	City	Fee	Acquired for interchange. Property should be deeded to State of Minnesota.



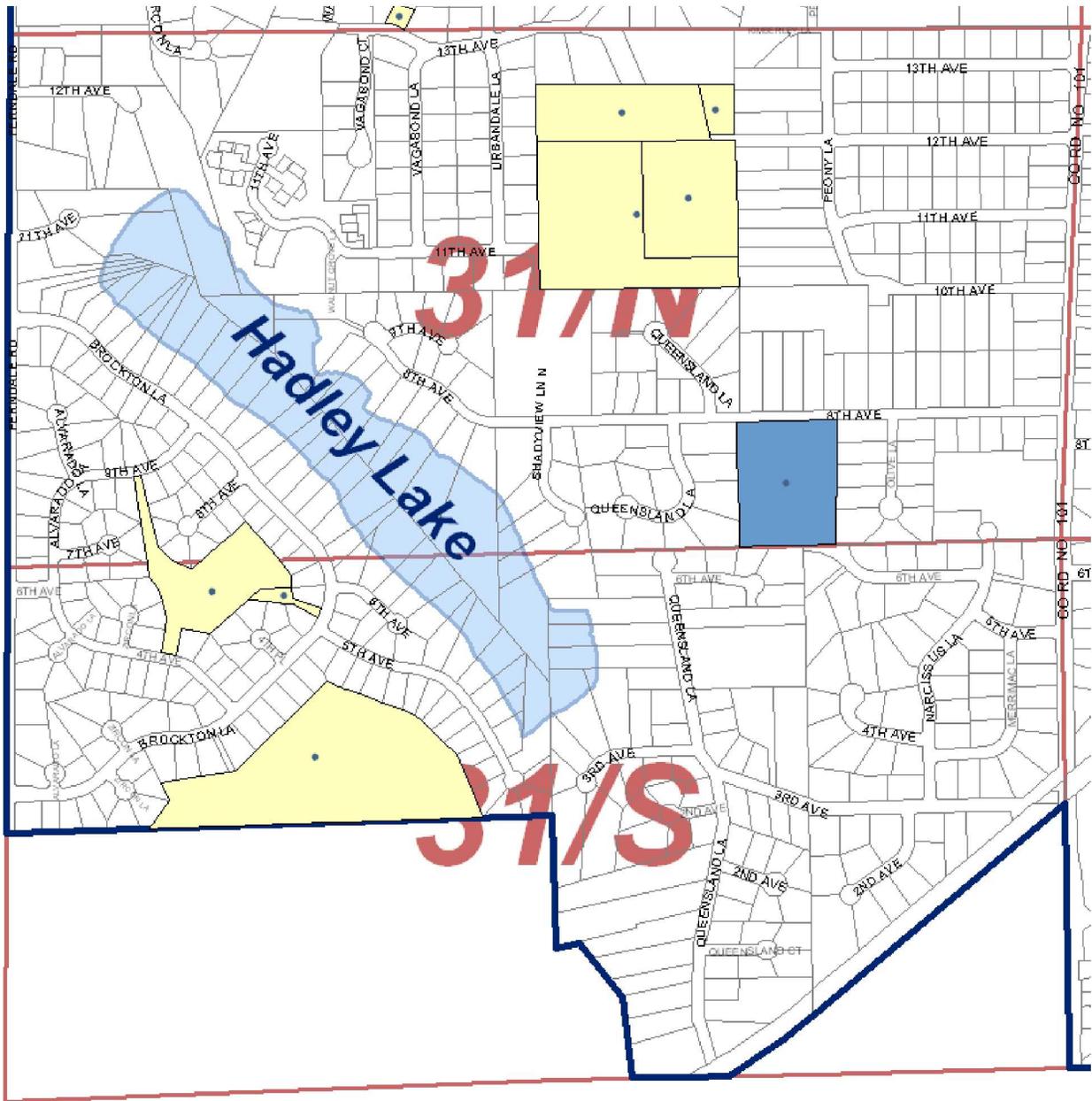
Property No.	Description	Owner	Method of Ownership	Comment



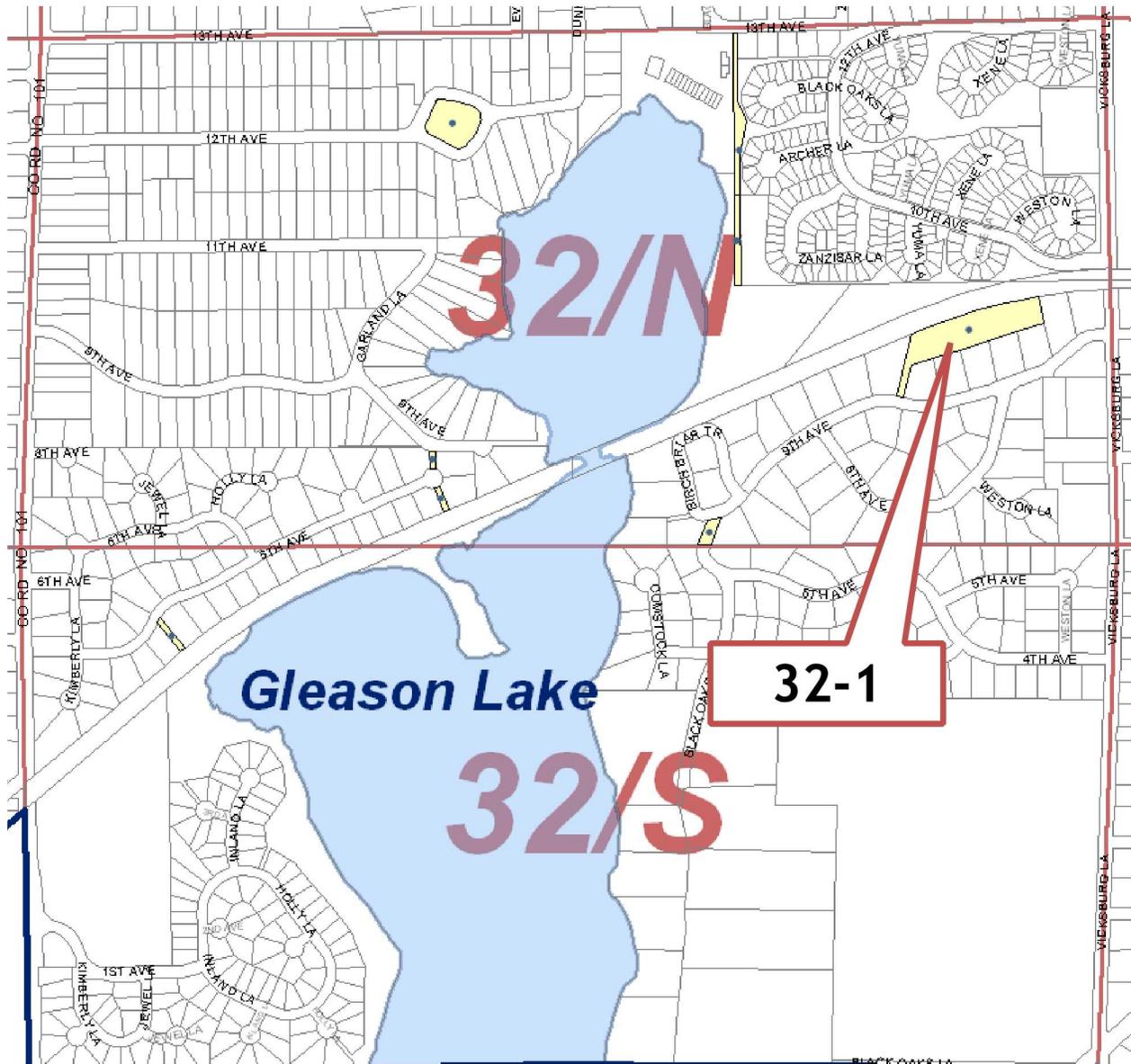
Property No.	Description	Owner	Method of Ownership	Comment
29-1	Ponding	City	Undetermined	Property could be split and deeded to adjacent properties with easements for pond.
29-2	Park/Trail/Drainage	Mpls.	Undetermined	Minneapolis may still retain ownership of this portion of Maplecreek Park or the property records inaccurate.



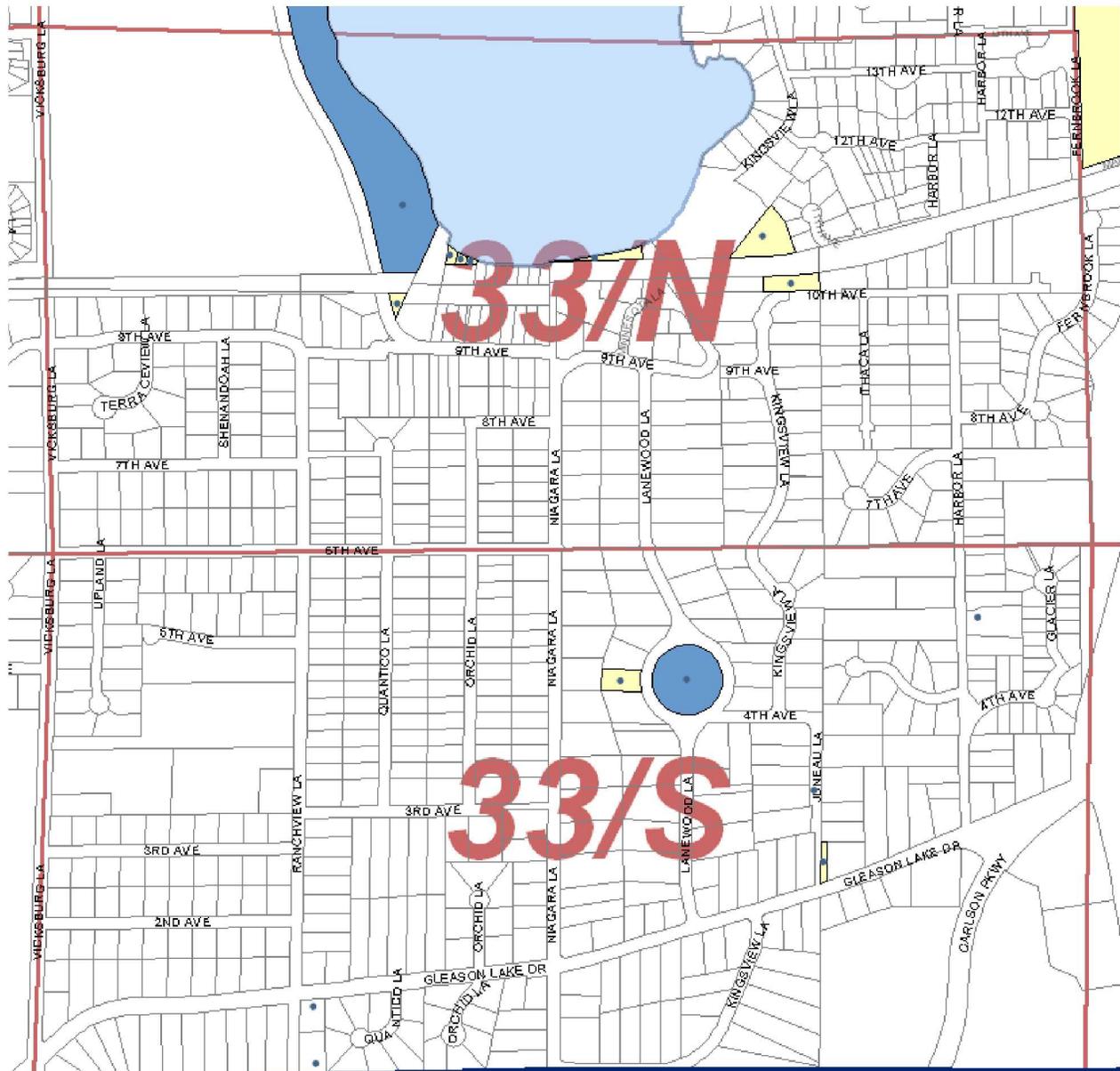
Property No.	Description	Owner	Method of Ownership	Comment
30-1	Outlot	City	Tax Forfeit	Obtained for street right-of-way. Property contains monument sign for Imperial Hills. Property could be deeded to adjacent property.
30-2	Vacant	City	Undetermined	Unsure of reason for ownership. No deed of record. Property could be disposed of.



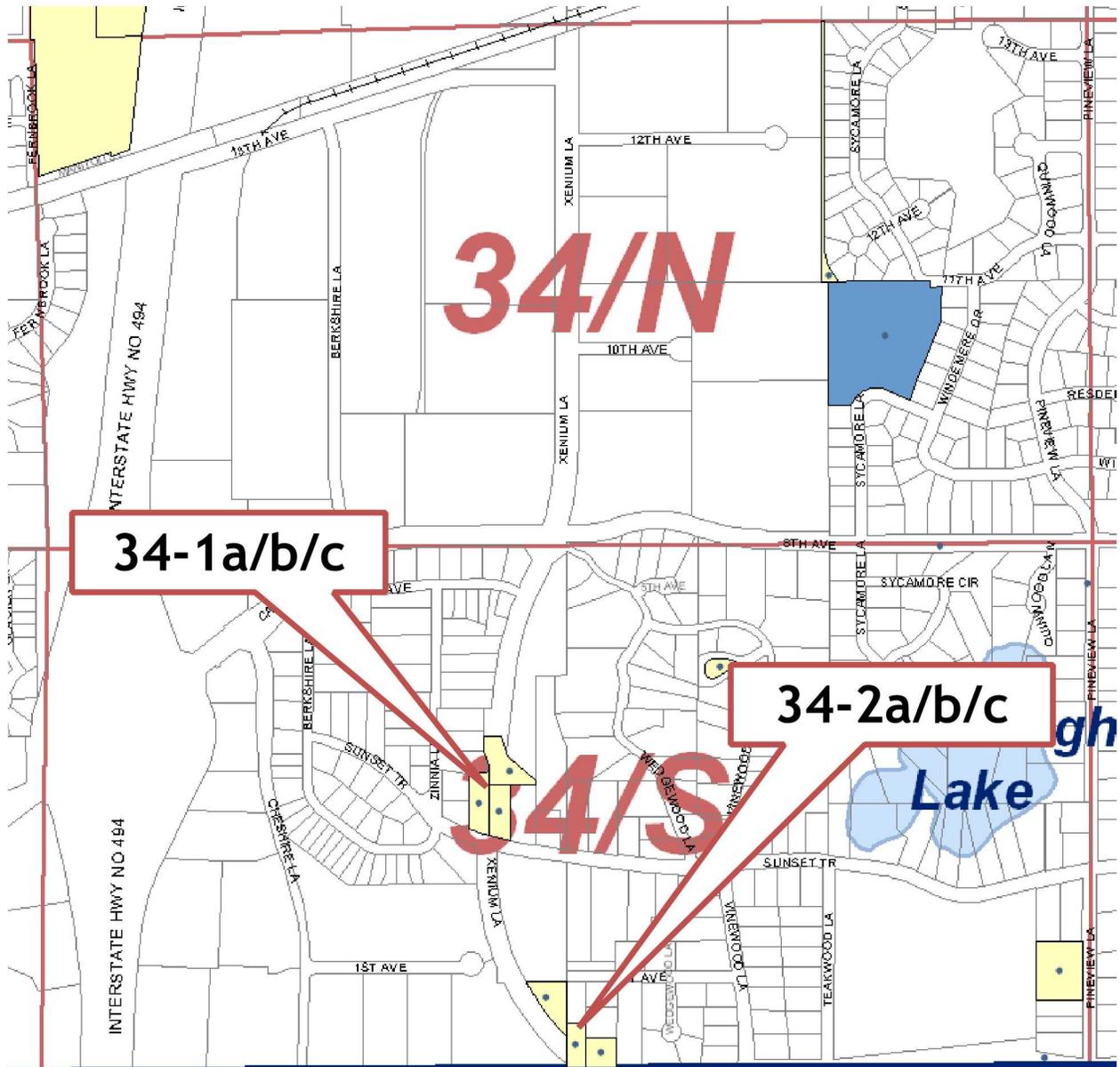
Property No.	Description	Owner	Method of Ownership	Comment



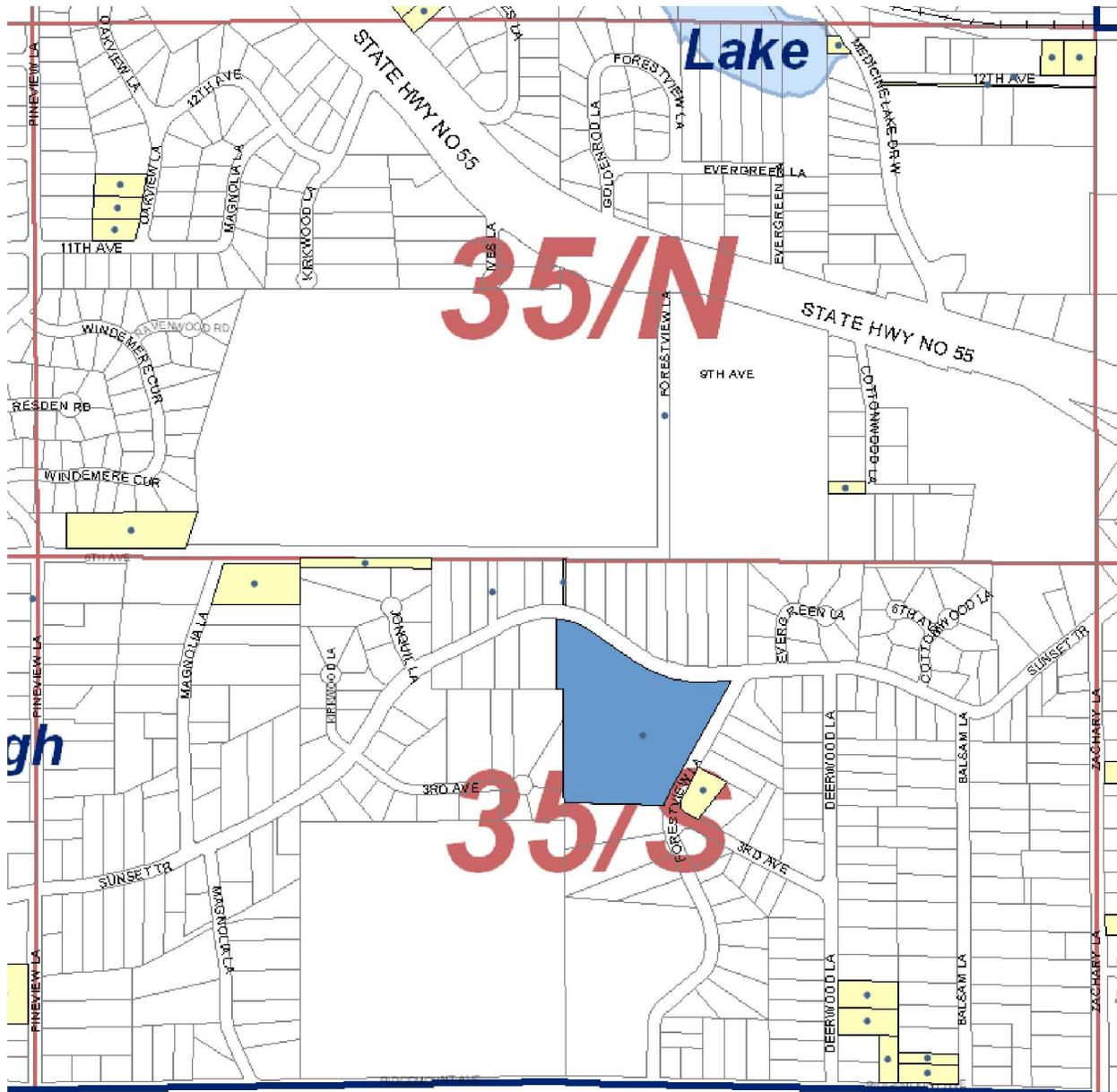
Property No.	Description	Owner	Method of Ownership	Comment
32-1	Vacant	City	Undetermined	Unsure of reason for ownership. No deed of record. Property could be disposed of.



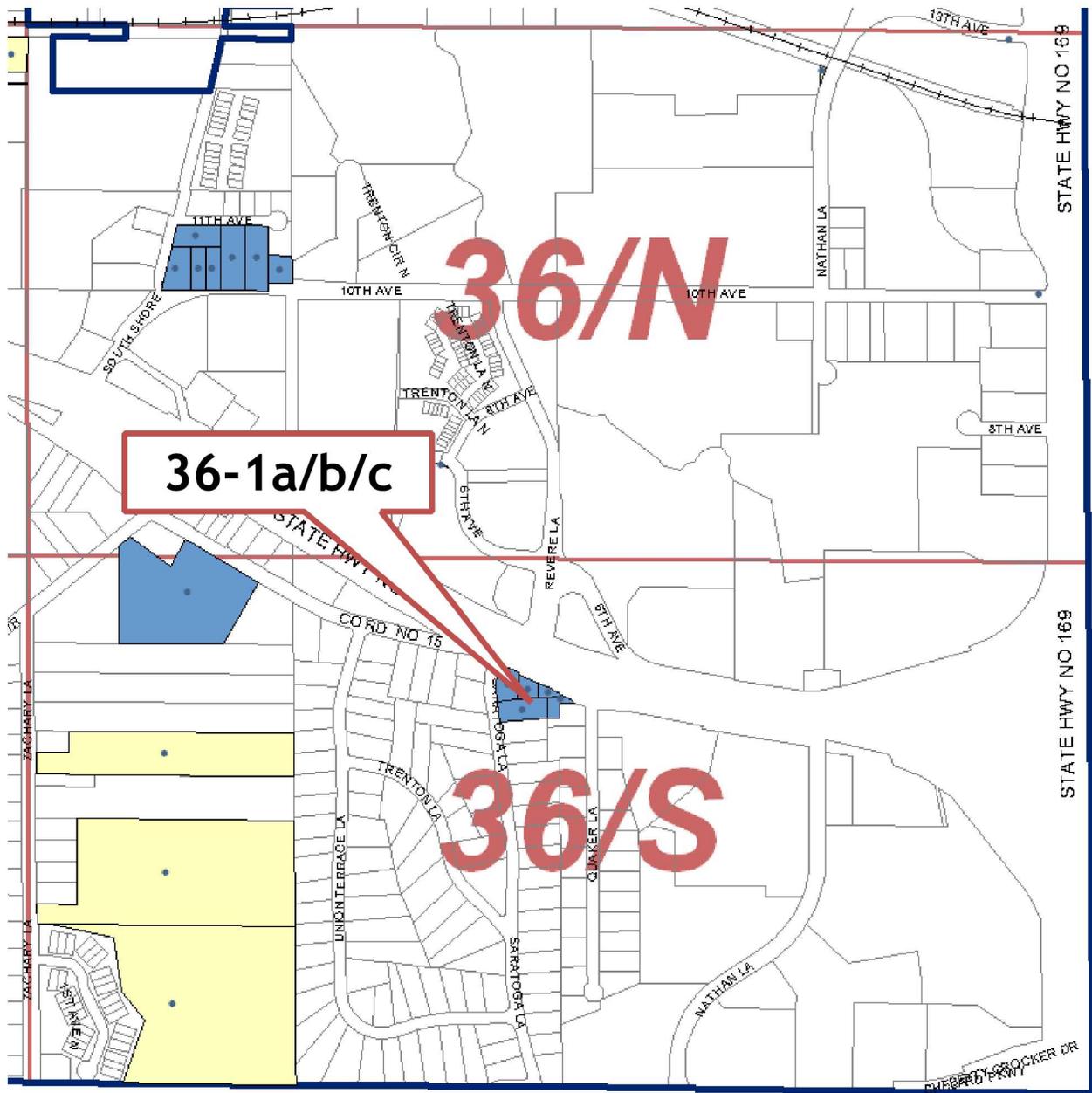
Property No.	Description	Owner	Method of Ownership	Comment



Property No.	Description	Owner	Method of Ownership	Comment
34-1a/b/c	Vacant/road	City	Fee	Need to dedicate County right-of-way. Deed remnant to adjacent property.
34-2a/b/c	Vacant/road	City	Fee	Need to dedicate County right-of-way. Deed remnant to adjacent property.



Property No.	Description	Owner	Method of Ownership	Comment
35-X	Vacant/ponding/drainage/utilities	City	Tax Forfeit	A number of parcels in this section were obtained for ponding. None are buildable but they could be deeded to adjacent properties with easements for ponding/drainage/utilities.



Property No.	Description	Owner	Method of Ownership	Comment
36-1a/b/c	Vacant/road	City	Fee	These parcels were acquired for the TH 55 frontage road. The parcels could be combined and the remnant could be deeded to the adjacent property owner.

City-Owned Parcels

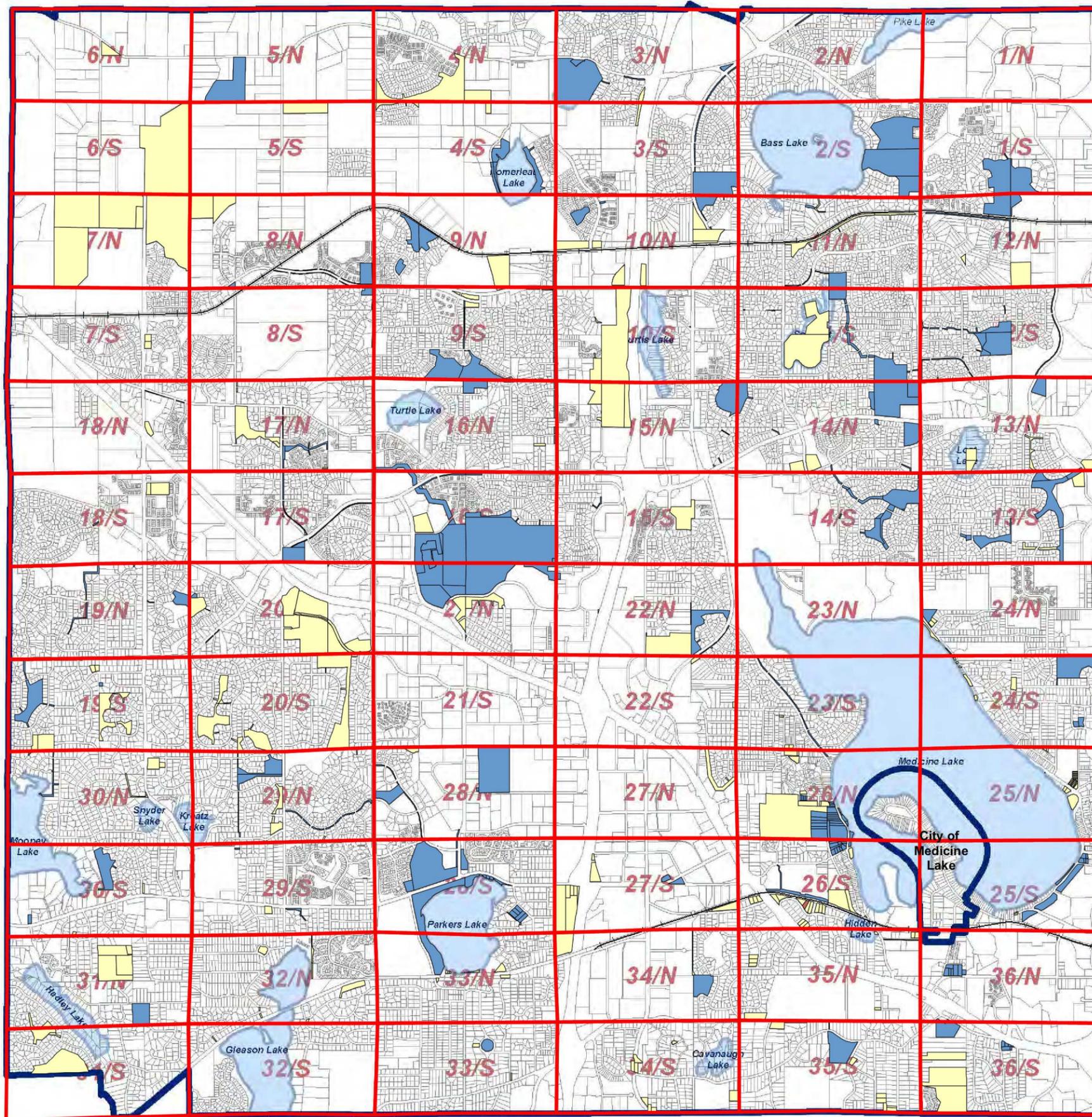
Feb 2010

Legend

Parcel Boundaries

STATUS

-  UNDETERMINED
-  NO
-  YES
-  Railroads
-  City Boundary
-  Parcel Boundaries
-  Lakes
-  Half Section



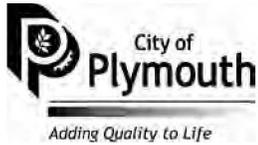
City of
Plymouth, Minnesota



THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.

Plymouth GIS

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ArcReader- M:\Ply_gis\Projects\City-OwnedLand.pmf



Agenda
Number:

B

**SPECIAL
COUNCIL MEETING**

November 23, 2010

To: Laurie Ahrens, City Manager

Prepared by: Sandy Engdahl, City Clerk

Reviewed by: Cal Portner, Administrative Services Director

Item: Set Future Study Sessions

1. ACTION REQUESTED:

Review the pending study session topics list, and set study sessions or amend the topics list as desired.

2. ATTACHMENTS:

Pending Study Session Topic List
Official Calendars

Pending Study Session Topics

(at least 3 Council members have approved the following study items on the list)

- Discuss Future Transit Service (CC)
- Discuss paperless Council packets (CC – report provided)
- Discuss Plymouth Creek Center and park system issues

Other requests for study session topics:

- Update with the City Manager (spring)
- Meet with prosecutor for update (TB)
- Consider incentives to encourage tree preservation
- Review dangerous dog regulations/process (JW/JJ)

November 2010

SUN	MON	TUES	WED	THUR	FRI	SAT
	1	2  ELECTION DAY	3 7:00 PM PLANNING COMMISSION MEETING Council Chambers	4 7:00 PM HUMAN RIGHTS COMMISSION MEETING Parkers Lake	5	6
7 Daylight Savings Ends Set Clocks Back 1 Hour	8	9 5:30 PM SPECIAL COUNCIL MEETING Medicine Lake Rm 7:00 PM REGULAR COUNCIL MEETING Council Chambers	10 7:00 PM ENVIRONMENTAL QUALITY COMMITTEE (EQC) MEETING Council Chambers	11  VETERANS DAY Observed CITY OFFICES CLOSED Cancelled PARK & REC ADVISORY COMMISSION (PRAC) MEETING	12	13
14	15	16	17 Cancelled PLANNING COMMISSION MEETING Council Chambers	18 7:00 PM HRA MEETING Medicine Lake Room	19	20
21	22	23 5:30 PM SPECIAL COUNCIL MEETING* Medicine Lake Room 7:00 PM REGULAR COUNCIL MEETING Council Chambers SPECIAL COUNCIL MEETING** Council Chambers	24	25  THANKSGIVING HOLIDAY CITY OFFICES CLOSED	26 THANKSGIVING HOLIDAY CITY OFFICES CLOSED	27
28	29	30				

*Discuss Excess Property
** Immediately Following Regular Council Meeting, Discuss 2011-2015 CIP

Modified on 11/12/2010

December 2010

SUN	MON	TUES	WED	THUR	FRI	SAT	
			1 7:00 PM PLANNING COMMISSION MEETING Council Chambers 7:00 PM PLYMOUTH ADV COMMITTEE ON TRANSIT (PACT) MEETING Medicine Lake Room	2	3	4	
			CHANUKAH Begins at Sunset				
5 2:00–5:00 PM Old Fashioned Christmas Plymouth Historical Society Building	6	7 6:00 PM BOARD AND COMMISSION INTERVIEWS Medicine Lake Room	8 7:00 PM ENVIRONMENTAL QUALITY COMMITTEE (EQC) MEETING Council Chambers 7:00 PM CHARTER COMMIS- SION ANNUAL MEETING Medicine Lake Room	9 7:00 PM PARK & REC ADVISORY COMMISSION (PRAC) MEETING Council Chambers	10	11	
12	13	14 7:00 PM REGULAR COUNCIL MEETING Council Chambers	15 7:00 PM PLANNING COMMISSION MEETING Council Chambers	16	17	18	
19	20	21	22	23 7:00 PM HRA MEETING Medicine Lake Room	24 CHRISTMAS EVE CITY OFFICES CLOSED	25  CHRISTMAS DAY	
26	27	28	29	30	31  NEW YEAR'S EVE CITY OFFICES CLOSED 6:00–9:00 PM New Years Eve Event Plymouth Ice Center		

Modified on 11/12/10

January 2011

SUN	MON	TUES	WED	THUR	FRI	SAT
					NEW YEAR'S DAY Observed CITY OFFICES CLOSED	1  NEW YEAR'S DAY
2	3	4	5 7:00 PM PLANNING COMMISSION MEETING Council Chambers	6	7	8
9	10	11 7:00 PM REGULAR COUNCIL MEETING Council Chambers	12 7:00 PM ENVIRONMENTAL QUALITY COMMITTEE (EQC) MEETING Council Chambers	13 7:00 PM PARK & REC ADVISORY COMMISSION (PRAC) MEETING Council Chambers	14	15
16	17  MARTIN LUTHER KING JR. BIRTHDAY Observed CITY OFFICES CLOSED	18	19 7:00 PM PLANNING COMMISSION MEETING Council Chambers	20	21	22
23	24	25 7:00 PM REGULAR COUNCIL MEETING Council Chambers	26 7:00 PM PLYMOUTH ADVISORY COMMITTEE ON TRANSIT (PACT) MEETING Medicine Lake Room	27 7:00 PM HRA MEETING Medicine Lake Room	28	29
30	31					

Modified on 11/05/10