

Adopted Minutes Regular City Council Meeting March 10, 2020

Mayor Wosje called a Regular Meeting of the Plymouth City Council to order at 7:00 p.m. in the Council Chambers of City Hall, 3400 Plymouth Boulevard, on March 24, 2020.

COUNCIL PRESENT: Mayor Wosje, Councilmembers Willis, Carroll, McGregor, Roehl, Davis, and Prom.

COUNCIL ABSENT: None.

STAFF PRESENT: City Manager Callister, Administrative Services Director Hokkanen, Public Works Director Thompson, Fire Chief Coppa, Community Development Director Juetten, Deputy Police Chief Fadden, Economic Development Manager Parr, Assistant City Engineer Payne, Park and Recreation Director Evans, Senior Planner Drill, Planning Manager Thomson, City Attorney Knutson, and City Clerk Engdahl.

Plymouth Forum

Steve Japs, 4570 Watson Lane North, presented climate data to the Council.

Presentations and Public Information Announcements

There were no presentations and public information announcements.

Approval of Agenda

Motion was made by Councilmember Carroll, and seconded by Councilmember Prom, to approve the agenda. With all members voting in favor, the motion carried.

Consent Agenda

Item No. 6.5 was removed from the Consent Agenda and placed under General Business as item No. 8.2.

Motion was made by Councilmember Willis, and seconded by Councilmember Carroll to adopt the amended Consent Agenda that included the following items:

- (6.1) Council Meeting minutes from Special and Regular Meeting minutes of February 11 and February 18, 2020.
- (6.2) Resolution Approving Disbursements ending March 10, 2020 (Res2020-080).
- (6.3) Resolution Approving the purchase of Seven Police Patrol Vehicles (Res2020-081).
- (6.4) Resolution Approving Temporary Liquor License Application of the Mount Olivet Child Learning Center (Res2020-082).
- (6.5) (This item was removed from the Consent Agenda and placed under General Business as item No. 8.2).
- (6.6) Resolution Approving Institution Community Work Contract (Res2020-084).
- (6.7) Resolution Appointing Julie Jones to the Planning Commission (Res2020-085).
- (6.8) Resolution Approving Resource Planning Fund Expenditure for Human Resources Records Project (Res2020-086).

With all members voting in favor, the motion carried.

Public Hearings

(7.1) Public Hearing on Wine and On-Sale 3.2 Percent Malt Liquor License Applications of Asian Duck LLC d/b/a Asian Duck, 16605 County Road 24, Suite 205

City Clerk Engdahl presented this item to Council.

Mayor Wosje opened the public hearing.

Mayor Wosje closed the public hearing.

Motion was made by Councilmember Willis, and seconded by Councilmember Prom, to adopt a Resolution Approving Wine and On-Sale 3.2 Percent Malt Liquor Licenses for Asian Duck LLC d/b/a Asian Duck, 16605 County Road 24, Suite 205 (Res2020-087). With all members voting in favor, the motion carried.

(7.2) Public Improvement and Special Assessment Hearing, Award Contract, and Approve Acquisition of Easement for the Vicksburg Lane and Ferndale Road Pavement Rehabilitation Project (ST199005)

Assistant City Engineer Payne presented this item to Council.

In response to questions from the Council, Assistant City Engineer Payne and Parks and Recreation Director Evans provided the following information:

- Street crews will provide temporary repairs until the project is underway.
- Staff will provide to Council the schedule for the Ferndale trail improvement.

Mayor Wosje opened the public hearing.

Mayor Wosje closed the public hearing.

Motion was made by Councilmember Carroll, and seconded by Councilmember Roehl, to adopt a Resolution Ordering Improvement for the Vicksburg Lane and Ferndale Road Pavement Rehabilitation Project (ST199005 - Res2020-088), Resolution Adopting Assessments for the Vicksburg Lane and Ferndale Road Pavement Rehabilitation Project (ST199005 - Res2020-089), Resolution Awarding Contract for the Vicksburg Lane and Ferndale Road Pavement Rehabilitation Project (ST199005 - Res2020-090), and Resolution Approving Acquisition of Easement for the Vicksburg Lane and Ferndale Road Pavement Rehabilitation Project (ST199005 - Res2020-091). With all members voting in favor, the motion carried.

General Business

(8.1) Environmental Assessment Worksheet and Pre-Application Sketch for Residential Redevelopment of the Former Hollydale Golf Course Site, 4710 Holly Lane (2019086)

Senior Planner Drill discussed the sketch plan review process and Environmental Assessment Worksheet (EAW). City Engineer LaBounty presented water resources and traffic-related items from the EAW. Staff responded to Council's questions regarding the following:

- Current standards for rain events related to the ponds to be built.
- Anticipated stacking during peak traffic times on Comstock Lane and 49th Avenue.
- Recommendation to prohibit left turns from northbound Comstock to westbound Schmidt Lake Road.
- Clarification on the location of the access route to Timber's Edge.
- Extent of Schmidt Lake Road becoming three lanes.
- Location of the enhanced pedestrian crossing on Comstock Lane.
- Perched water.

Matt Pacyna from SRF Consulting Group, the City's traffic consultant, provided further information regarding the following:

- The difference between the roadway Annual Average Daily Trips (AADT) numbers for no build versus build surrounding the project location.
- Whether follow-ups are completed for other projects to validate projection numbers.

- How critical the three-lane design is to the plan.
- The number of vehicles projected to travel to the high school from Schmidt Lake Road once the project is completed.
- The suggestion of a pedestrian crossing at Schmidt Lake Road.
- The ideal speed limit on Schmidt Lake Road.
- What the transition back to four-lanes would look like if Schmidt Lake Road is changed to three-lane.
- Additional detail regarding the projected trip numbers on Peony Lane.
- When a three-way stop would be needed at Old Rockford Road and Holly Lane.

Public Works Director Thompson provided more information regarding where costs would fall should another option such as a roundabout would be considered in this location.

Mark Keefer, with Braun Intertec Corporation, spoke in further detail about the mercury remediation process and answered questions concerning testing the fairways and tee boxes as well as where the delineation of fungicide mixing was identified in phase I.

Paul Hillen, 16130 48th Avenue North, representing Autumn Hills Neighborhood, presented concerns regarding the EAW and sketch plan and asked the Council not to approve either and any development on the golf course.

Charles Weinzierl, 2800 Garland Lane North, stated that keeping the land as a golf course alone seems to be the safest course of action due to the mercury in the soil.

Bob Stern, 4700 Yuma Lane North, explained he is concerned that the EAW did not address the work from home issue nor the issue of re-sale possibilities in the surrounding area. He stated the traffic study numbers aren't correct.

Kent Johnson, 16717 49th Place North, representing the Courts of Nanterre, expressed his displeasure with the proposed feeder road.

Lynette Johnson, 16717 49th Place North, stated she will save her comments until the zoning is discussed.

Sandra Sorenson, 4485 Fountain Lane North, stated she isn't confident in the traffic study numbers and expressed concern for the change in traffic in this area and drainage issues the area will face.

Adam Huhta, 4745 Yuma Lane North, questioned the results and voiced his concerns of the EAW. He stated an Environmental Impact Statement (EIS) is needed.

Tim Shneeweis, 16907 49th Place North, stated the EAW doesn't adequately address quality of life or loss of property value.

Terri Hyduke, 16917 49th Place North, stated she agrees and an EIS is needed in order to properly understand the mercury issue. She requested the Council to maintain the green space.

Joyce Cook, 4725 Xene Lane North, stated her comments will pertain to future sessions but asked how residents could participate in the public meeting process if there are closures due to COVID-19.

Mayor Wosje stated staff will utilize measures, including electronic and written, to allow the public to receive information and provide input on this development.

Ed Sachs, 16935 45th Avenue North, voiced concern that the EAW is flawed and stated the community believes green space is paramount.

Mark Kraemer, 4715 Yuma Lane North, addressed his issues with the EAW.

Matthew Hanks, 16140 46th Avenue North, encouraged the Council to limit development.

Derek Lash, 17420 49th Avenue North, voiced his concern regarding the data that was used in the EAW.

Liana Fisher, 4625 Merrimac Lane North, stated she doesn't support any proposed development for the Hollydale property and asked the Council to honor the residents' requests to not redevelop the property.

Corina Bradford, 17540 32nd Avenue North, stated she doesn't support a residential development on this site.

Dr. Jaideep Srivastava, 4935 Yuma Court North, explained why he doesn't believe the EAW is credible, it looks incomplete, and an EIS is required.

The Council took a five-minute recess.

Anjali Srivastava, 4935 Yuma Court North, asked what happens to the questions being posed by residents tonight and how the questions are answered.

Mayor Wosje stated that questions will be answered after all public comment is received.

Greg Pulles, 4625 Xene Lane North, expressed concern regarding sewage plans should development occur and requested this be addressed before moving forward.

Keith Schuler, 16230 48th Avenue North, addressed issues with the EAW regarding water issues and traffic.

Melanie Huhta, 4745 Yuma Lane North, voiced her concerns regarding bees being affected by any development at Hollydale and that she has issue with the fact that the ecologist giving information is on the developer's team.

Marty McCarthy, 1455 Shadyview Lane North, stated he supports the project, and the City shouldn't purchase this property.

Leslie Fieldman, 17505 46th Avenue North, recommended the EAW be given more work namely due to traffic issues.

Dick Hommerding, 3920 Lawndale Lane North, explained why he supports keeping the golf course, and the City purchasing the property.

Susan Gaither, 16500 45th Avenue North, detailed her concerns with density, traffic, mercury remediation, effectiveness of proposed storm water ponds. She asked why this development would even be considered for this property.

Mayor Wosje stated a number of questions raised by residents can't be addressed at this time as the proposed development isn't at that point in the process. He stated while the process can be appear to be backwards, the City is required to follow this process outlined in State Statute.

Community Development Director Juetten explained the process and timing should the Council accept the EAW and find no need for the EIS.

Mr. Pacyna explained how the assumptions for roundtrip numbers were ascertained and stated approximately 150 daily trips could potentially cut-through the Wyndemere Farms neighborhood traffic off 46th Avenue.

Mr. Keefer explained they will be looking at all the areas of the golf course to confirm where the mercury is and where it isn't as part of the additional investigations going forward.

Jake Walesch, developer, explained the recommended process for working in areas where potential habitat for the rusty patch bumblebee exists, and stated relocation of that habitat can occur during various phases of the development.

Rob Bouta, with Kjolhaug Environmental Services, explained the recommended procedure to mow the prairie patch prior to bee activity this spring was given by the Fish and Wildlife Service. He further explained how the Fish and Wildlife Service set the 0.25-acre standard.

In response to questions from the Council, Community Development Director Juetten, Mr. Keefer, Mr. Walesch, City Attorney Knutson, and City Engineer LaBounty provided the following information:

- Water collection from impervious surfaces will be addressed in a preliminary plat.
- Environmental noise from construction is mentioned in the EAW as being present until the project is complete.
- The public record of tonight is part of the EAW as well as written minutes and the report provided by Braun Intertec Corporation that indicates the process they need to follow regarding mercury.

- Results of complete mercury investigation of the site are reported to the appropriate agencies. Braun Intertec Corporation then publishes reports to these agencies that go to the public record where the public can request the information from those agencies.
- How the EIS process is different from the EAW.
- A preliminary plat would answer the questions of an EIS in a timely manner.
- Mitigation of runoff can be done by employing water re-use.
- The plan is to gravity drain Autumn Hills sanitary sewer through the proposed development and remove the lift station there.
- Clarification on how storm water ponds are designed.
- How storm water pond designs are accessed as part of the preliminary plat.

The Council shared their thoughts regarding the EAW and sketch plan.

Mr. Bouta stated that past irrigation water statistics from Hollydale are available on the Department of Natural Resources website.

Motion was made by Councilmember Carroll, and seconded by Councilmember Davis, to adopt a Resolution Declaring a Finding of “No Need” for an Environmental Impact Statement (EIS) related to the Environmental Assessment Worksheet (EAW) for Hollydale Residential Development (2019086). With Prom, Willis, McGregor, and Roehl voting no, and Carroll, Davis, and Wosje voting yes, the motion failed.

The suggestion was made to table this item until the next Council meeting in order that the Council could provide staff with requested written information they desire for the EAW and then form questions to attach to the EAW. Questions could include irrigation and water usage, verification of the traffic study (use a different firm), well pumping, more information on mercury if attainable, and potential impacts on mass grading relating to problems coming from perched water.

City Attorney Knutson reiterated the action this evening is to determine whether an EIS is needed.

In response to inquiry from the Council, Senior Planner Drill explained the timelines of this item.

The Council inquired if the mercury testing could be done by the April 14, 2020 Council meeting.

Mr. Keefer stated that Braun Intertec Corporation must work under the oversight of the regulatory agencies and submit plans to them. He stated it is unlikely they would receive approval for these plans by April 14, 2020.

City Attorney Knutson stated if the developer of the project agrees to extend the deadline, it can be extended; otherwise, the Council is bound by the timeline.

Mr. Walesch stated that the EAW is a scoping study and that many of these questions and concerns would be addressed in the preliminary plat.

Mr. Bouta provided more information about the Hollydale water appropriations under the Department of Natural Resources water appropriation permit. He also gave another definition of the purpose for conducting an EAW.

Motion was made by Councilmember Willis, and seconded by Councilmember Prom, to reconsider the previous motion. With Willis, Carroll, Roehl, Davis, and Wosje voting yes, and Prom and McGregor voting no, the motion carried.

Motion was made by Councilmember Prom, and seconded by Councilmember Davis, to adopt a Resolution Declaring a Finding of “No Need” for an Environmental Impact Statement related to the Environmental Assessment Worksheet for Hollydale Residential Development (2019086 - Res2020-092). With Willis, Carroll, Davis, and Wosje voting yes, and Prom, McGregor, and Roehl voting no, the motion carried.

(8.2) Contract for 2020 Sanitary Sewer Lining Project (SS209001) (Previously item No 6.5)

Councilmember Davis requested more information on the recommended bidder (Hydro-Klean, LLC).

Public Works Director Thompson stated that Hydro-Klean LLC meets all the requirements as stated in the sealed bid process and the Responsible Bidder Evaluation Policy criteria, but staff can provide further information to the Council regarding whether they are using subcontractors. He noted other cities in the metro area that have used this contractor who have had good experiences.

Motion was made by Councilmember Carroll, and seconded by Councilmember McGregor, to adopt a Resolution Awarding Contract for the 2020 Sanitary Sewer Lining Project (SS209001 - Res2020-083). With all members voting in favor, the motion carried.

Reports and Staff Recommendations

City Manager Callister requested changing the study session topic on April 7 to an update on the Plymouth Creek Center project versus City Center 2.0. This change was approved.

He also noted the recent vacancy on the Housing and Redevelopment Authority. He suggested Council review applications and submit four names to City Clerk Engdahl by March 27. The Council would interview the top four candidates on April 28 at 5 p.m. and the appointment would be made at the regular meeting following. This schedule was approved.

Adjournment

Mayor Wosje adjourned the regular meeting at 12:55 a.m.



Sandra R. Engdahl, City Clerk