

# Adopted Minutes Special Council Meeting July 14, 2020

Mayor Wosje called a Special Meeting of the Plymouth City Council to order at 5:30 p.m. in the Council Chambers of City Hall, 3400 Plymouth Boulevard, on July 14, 2020.

COUNCIL PRESENT: Mayor Wosje, Councilmembers Willis, Carroll, McGregor, Roehl, Davis, and Prom. *(Councilmembers Willis and McGregor participated remotely per State Statute 13D.021).*

ABSENT: None.

STAFF PRESENT: City Manager Callister, Administrative Services Director Hokkanen, Community Development Director Juetten, City Attorney Mattick, Deputy Police Chief Fadden, Deputy Director of Parks and Recreation Evans, and City Clerk Engdahl.

Motion was made by Councilmember Carroll, and seconded by Councilmember Willis, to amend the agenda to add a discussion on face covering regulations. With McGregor, Roehl, Davis, Prom, and Wosje voting no, and Carroll and Willis voting yes, the motion failed.

## **Purchase of 4710 Holly Lane**

Mayor Wosje stated the market price for 4710 Holly Lane has been established in the amount of \$25 million to purchase the property. He noted the attachments to the staff report from Ehlers, City's bond/financial consultants, that outlined options and costs for the property.

Liz Pike, resident of Autumn Hills, voiced her support of a golf course.

Matthew Hankes, resident, voiced his support of a golf course.

Adam Bart, resident, questioned if the Council decides to build a golf course, can the City afford the operation costs. He stated he doesn't support a referendum.

Michael Karaman, resident, stated he hasn't seen a viable business plan to operate a golf course. This issues goes well beyond the acquisition cost of \$25 million.

Thomas Klick, 38 year resident on the east side of Plymouth, stated the cost of \$25 million \$40 million for the golf course isn't a reasonable cost for the residents.

Alicia Liddle, resident of Wyndemere Farms, voiced her support of a golf course. She stated it will draw people from other cities to Plymouth.

Mike Tabery, resident, requested the Council to purchase the golf course and retain the green space. This will differentiate Plymouth from other suburbs.

David Burke, resident, stated the private residential redevelopment of the golf course provides advantages and opportunities and expands the City's tax base.

Adam Hosfield, resident, requested the Council to consider the fact that with more and more development, the green space will go away. He stated this is an investment for the City. If in 10 to 15 years it doesn't work, the City can sell the property.

John Verplank, resident, requested that the property be preserved as a golf course.

Kristopher Clemons, resident, questioned the high price of the property.

Sterlin Cochran, resident of Schmidt Lake Estates on the east side of Plymouth, stated the Council should let it sell for market value. He stated he doesn't see how the City can operate it as a golf course. The City should have a plan if purchased.

Tim Schneeweis, resident, voiced his support for the golf course and green space. He stated Plymouth residents should have at least one 18-hole golf course in the city. He suggested building community spirit by asking larger employers to host golf tournaments. He stated the school districts could use the course for cross country and Nordic skiing events and competitions.

Jennifer Holte, resident, voiced her opposition to the City operating a golf course. She stated a public owned golf course isn't part of the 2040 Comprehensive Plan. She stated she's not convinced there are only two choices for this property--houses or a golf course. She noted golf courses aren't a nature preserve. Lastly, she stated as a resident on the east side of the community, she views this as an equity issue. She requested the Council to consider other options.

Jon Cherney, resident, stated a golf course fits very well with the Herb Brooks Foundation by investing in the youth.

Linda Herman, resident, voiced her support for a golf course. Purchasing this property creates a vision and legacy for the community and takes precedence over a budget.

Keith Schuler, resident, voiced his support for a golf course. The City could incorporate legacy trees, ponds, etc. on the site.

Marty McCarthy, resident, stated he doesn't support the City purchasing the property for a golf course or green space.

Grant Barrick, resident, voiced his frustration with the City's process for this issue. It appears there was favoritism given to the developer.

Robert Stern, resident, requested the Council stay true to the 2040 Comprehensive Plan. Purchasing this property is socially responsible and providing an amenity for the community.

Ann Marie Catapano, resident, voiced her support for a golf course.

John Fischer, resident, stated the golf course provides amenities that directly improve the quality of life. He stated all residents are taxed far more for amenities than are used. He stated while a golf course might not appeal to all residents, it greatly impacts the aggregate.

Paul Hillen, resident, stated there is no need for the Council to make a decision tonight. The Council should wait until the Comprehensive Plan issue is discussed (City could be changing a 45 year land use designation). If the purchase of the golf course goes to referendum, then the Plymouth Creek Center renovation and expansion project should be. More residents support the golf course than the Plymouth Creek Center.

Mark Kraemer, resident, voiced his support for a golf course. No reason to treat golf any differently than other amenities in the community. He requested the Council look at the land use first and then analyze the golf course.

Alan Napier, resident, stated the real basis for this discussion is whether the City is going to purchase the golf course adjacent to residents who support it. He questioned that expense for the benefit of a very small percentage the community.

Liana Fisher, resident, requested the Council to follow the 2040 Comprehensive Plan (purchase the property and keep the property as a golf course).

Karen Melvin, resident, stated preservation of green space is very important to communities. Therefore, she requested that the property be preserved as a golf course.

Lynette Johnson, resident, stated she doesn't support the purchase of the property.

Rich Demers, resident, voiced his support for a golf course. He requested the Council follow the 2040 Comprehensive Plan.

Alison Barrick, resident, noted that 2,300 Plymouth area residents have signed a petition requesting that the property remain as a golf course. She requested the City not purchase the golf course.

Lorraine Griffin Johnson, resident, voiced her support for a golf course. She spoke how important green space is not only to the habitat but the community.

Madeline Cook, resident, voiced her support for a golf course. She stated this allows more space to play with her friends.

Adam Huhta, resident, voiced his support for a golf course. He stated there are costs for new developments. Conventional low density residential development can take 42 years to pay back the City.

Kent Johnson, resident, voiced his frustration with this process. He stated the City could've encouraged the owner of the golf course to make application to amend the Land Use Plan or pay the \$25 million. If the purchase of this property goes to a referendum for a price that is less than the renovations at the Plymouth Creek Center, then that project should also go to a referendum.

Council took a 10-minute break.

Jeff Cook, resident, requested that the Council not vote on this item tonight. He agreed that if a referendum is held on this property, then there should be one for the Plymouth Creek Center project. He stated the valuation of the property is fictitious. The City should provide options that reflect the desire of the community.

Sandra Sorenson, resident, voiced her support for a golf course and/or greenspace. She requested the City look at options for the property.

Dana Cossette, resident, voiced her support of a golf course, parkland, or open space.

Terri Hyduke, resident, requested the Council to be creative with this property as once it's gone, it's gone.

Nicholas Hyduke, resident, voiced his support of a golf course and spoke of the cost of the Plymouth Creek Center project.

Bill Fremming, resident, stated he opposes saving the golf course. He stated operating it as a golf course is a losing proposition for 20 to 30 years. This is a lower tier golf course and it would need significant capital funds. He spoke of the lack of trails in some portions of the east side of the community and the vacated Four Seasons Mall.

Dick Hommerding, resident, voiced his support for a golf course that can be used around. He suggested the Council wait on making a decision.

In response to comments raised by residents, the following comments were made by Council:

- City doesn't seek out property owners to purchase their properties.
- Acknowledged that while the process might seem frustrating, the City can't comment on applications that haven't been received (e.g. land use, rezoning).
- If the Council approves a referendum for the November 3 General Election, the ballot language must be approved and certified to Hennepin County by August 21.
- Council could wait to receive a land use application and potentially conduct a referendum in 2021.
- The need for additional time to evaluate the \$25 million purchase price versus the land value of the property (could be higher or lower. The City wasn't part of the purchase agreement between seller and developer). Market value is based on that purchase agreement.
- Plymouth Creek Center renovation and expansion project has been in the Capital Improvement Plan (CIP) for a number of years and in design for the past few years. The golf course property just recently came to the City and it's not in the CIP.
- If the golf course property is purchased, it will increase property taxes.
- City would be purchasing land from developer, not owner as there is a purchase contract. Developer has indicated their interest in discussing this with appropriate City officials.

- Noted other projects other than the Plymouth Creek Center that are occurring (renovation of two fire stations and County Road 47 improvements). Taxing property owners approximately \$60 million versus \$40 million last year.

Motion was made by Councilmember Davis to table this item until after the developer submits the rezoning application. Motion died for lack of a second.

Motion was made by Councilmember Prom to terminate negotiations and discussion for the golf course (noting the minimum cost of \$25 million to purchase the property). Motion died for lack of a second.

Motion was made by Councilmember Carroll, and seconded by Councilmember Roehl, to table this item to July 28. With all members voting in favor, the motion carried.

### **Adjournment**

Mayor Wosje adjourned the meeting at 9:11 p.m.



Sandra R. Engdahl, City Clerk