

M I N U T E S

SPECIAL COUNCIL MEETING

JUNE 25, 1973

A special meeting of the Village Council of the Village of Plymouth was called to order by Mayor Hilde at 7:30 p.m. in the Council Chambers of the Public Works Building, 14900 Twenty-third Avenue North, Plymouth, on June 25, 1973.

PRESENT: Mayor Hilde, Councilmen Hunt, Spaeth, Seibold and Neils, Manager Willis, Engineer Goldberg and Planner Overhiser

ABSENT: None

MINUTES - JUNE 18, 1973 REGULAR MEETING

MOTION was made by Councilman Seibold, seconded by Councilman Neils, to approve the minutes of the June 18, 1973 Regular Council Meeting with the following addition: Page 2, paragraph 4, add: "Motion to adopt Resolution No. 73-218 as amended carried on a Roll Call vote, five ayes." Motion to approve the minutes as amended carried, five ayes.

5-YEAR CAPITAL IMPROVEMENTS PROGRAM

Manager Willis presented to the Council the staff's proposed 5-year Capital Improvements Program for the Village totaling \$24,155,971. He indicated that the staff's proposal was based upon their projections of developmental growth pressures in the community during the next five years and that the land would not be wholly developed within that period. He stated that in the staff's judgment the proposed 5-year plan reflects planning for the future development of use rather than reacting to specific developmental pressures. The five year plan has been prepared around development districts which are the boundaries of sewer service areas, and the plan, therefore, hangs upon the extension of trunk sewers. The first year of the proposed 5 year plan recognizes the necessity to extend utilities to areas presently partially developed which require sanitary sewers. These areas, Bass Lake and Schmidt Lake, are presently some distance away from trunk sewers; however, their need for them is quite apparent. After the Council has had an opportunity to review the complete 5-year program and determine those projects which they plan to undertake during that time, refined cost estimates and financial planning will be undertaken. The staff hopes that the Council will at this time provide additional guidance in order that a more refined proposed 5-year plan may be prepared for additional review.

The Mayor then asked for general comments from the Council, and Councilman Hunt explained that he felt this was the first time Plymouth was in a position to extend sanitary sewer services prior to development occurring. He questioned how many new dwelling units could be built upon the area proposed to receive sanitary sewer facilities. He also felt that it would be helpful to know how much new development occurred in the southwest and southeast sanitary sewer districts after the sewers were constructed. He further stated that he felt that the expansion of our sewer service should approximate the present growth rate of the Village.

Mayor Hilde explained that his first general impression was that the 5-year program as presented by the staff was proposing "too much, too fast". He felt the Planning Commission and Park and Recreation Advisory Commission should review the proposed program and that a public hearing should be held by the Village Council before adopting a 5-year Capital Improvements Program. He stated that when the staff revises the program and returns to the Council, the following items should be considered: (1) project costs; (2) area charges; (3) REC charges; (4) green acres impact projections; (5) park dedication funds; (6) MSA funds; (7) state and federal grants; and (8) ad valorem levies including (a) bond size and term, (b) mills per year extended over several years, and (c) cost per typical house, i.e., \$40,000. The Mayor explained that he recognized that there were advantages and disadvantages to holding a public hearing but that he believed that the Council should hold a hearing in order to give effected property owners an opportunity to express their opinions on the proposed plan. He stated that at the opening of the hearing it should be made very clear as to what the capital improvements program is and what it is not, that it is not cast in concrete but will be revised and reviewed on an annual basis. Councilman Seibold stated that it would be helpful to know how much land presently served with utilities could be developed by residential, commercial and industrial (acres and/or dwelling units). He questioned if the staff had assigned priorities to the various items listed for each of the five years. The Manager explained that the staff had only assigned priorities by year and not within each year but that the Council should consider doing this if they wanted to rearrange the items.

Sanitary Sewer System - Proposed for 1974

Mayor Hilde directed the Council's attention to the 1974 program and areas shaded in red which were proposed for sanitary sewer trunk lines to begin in 1974. He stated that serving these areas would open an area for development that was closer to the core city and the developed suburbs to the east, be near County Road 18 which is being completed, is an area that also needs water service, and would serve Bass Lake and Schmidt Lake and other proposed developments along County Road 18.

It was generally concluded that the developed areas proposed to be sewered in 1974 should be considered by the staff to occur over more than one year and be divided into three or four subareas. Councilman Neils felt that the Section 12 area should be developed first. Councilman Hunt agreed that Section 12 should be developed except for the line running to point NE6. Councilman Spaeth agreed that the Section 12 area should be developed first. Councilman Seibold agreed but thought that more information should be made available which might show that all of the red area should be provided with sewer in 1974. Mayor Hilde agreed but felt that in any area that water is provided that sanitary sewer service should also be provided such as the area along County Road 9.

Water System - Proposed for 1974

Following a discussion of the five items proposed for construction in 1974, it was generally agreed that the improvements including land acquisition for future wells were needed. It was further agreed that water extension should be made at the same time sanitary sewer is made available to any area in order that both utilities might be installed and assessed at the same time. Councilman Neils indicated that the approach taken on a softening or iron removal facility could effect the Comprehensive Water Plan and therefore the suggested construction program.

Streets - Proposed for 1974

In discussing the five proposed street projects it was agreed that all five were needed and that the staff should review the possibility of upgrading 10th Avenue to a 9 ton standard as part of the current construction program. 10th Avenue is presently being constructed to a 5 ton standard. On the County Road 6 and Highway 101 intersection improvement, the staff was directed to seek an early commitment from the County for financial participation. The Council indicated their willingness to contact County Commissioners and State officials to gain support for this project.

Storm Sewer - Proposed for 1974

The Council indicated continued concern over the public's unwillingness to accept storm sewer improvements. Councilman Spaeth indicated his concern over the existing problem in the Creekwood Heights area and suggested that it be improved. The Minnehaha Creek Watershed District will shortly be recommending a course of action on the Pinetree Pond project which may not involve Village Council participation. The Council desired more information on the request of New Hope for participation in financing storm sewers in that community. The Council directed the staff to have the Vicksburg Lane storm sewer improvements incorporated with the Vicksburg Lane street improvement project.

Parks - Proposed for 1974

The Council indicated its continuing interest in developing Village parks. It was acknowledged that a bond issue would be required to finance the proposed improvements although these improvements would have to be clearly spelled out before the scope of such an issue could be defined. The general plan for 1974 and subsequent years was felt to be a reasonable start, however additional information was requested on the improvements proposed for the various parks.

Public Facilities

Councilmen Spaeth, Neils and Seibold indicated they favored proceeding with a new Village Hall at this time. Following a lengthy discussion of constructing a new Village Hall, it was generally concluded that it would be desirable to lease the additional office space for a period of three to five years. It was agreed that it would be highly desirable to incorporate the new Village Hall in the proposed Downtown Plymouth development, but that a firm development package would have to be proposed first. It was indicated that the Council might establish a firm date for making its own commitment to move ahead with a new Village Hall and that prior to that date that developers proposing to build a downtown area be requested to submit concept plans which could be reviewed by the Village. It was agreed that it would take at least two years to plan, build and occupy a facility once the location had been determined; therefore, if a decision were to be made in the summer of 1974 as to a location, a Village Hall would not be occupied until 1976. The Manager was directed to review available temporary office space for a period of three years, with extensions for an additional three years, and to return with the information at the July 16 meeting.

It was the consensus of the Council that Fire Station #2 should be built and that the provision for an aerial platform truck would be desirable but that the Council would like to have more information concerning that proposal from the Fire Chief on July 16.

LAND USE GUIDE PLAN

Following a discussion of the draft map which had been submitted to the Council for their review, the following items were agreed to: (1) that the following be added to the third paragraph under Notice on the face of the map: "and when determined, the land uses in the area will be revised"; (2) that in the draft resolution that is prepared for Council consideration that it be clearly stated that the existing Zoning Ordinance will govern future land uses until such time as the Zoning Ordinance is revised and adopted to incorporate the concepts of the Comprehensive Plan.

Mayor Hilde adjourned the meeting at 11.35 p.m.