

MINUTES

SPECIAL COUNCIL MEETING

May 27, 1975

A special meeting of the Plymouth City Council 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, on May 27, 1975.

PRESENT: Mayor Hilde, Councilmen Hunt, Neils, Seibold and Spaeth, Manager Willis and Planner Dillerud.

ABSENT: None.

MINUTES

MOTION was made by Councilman Neils, seconded by Councilman Hunt, to approve the minutes of the May 13, 1975 special Council meeting. Councilman Spaeth stated that a few words were missing from the 11th paragraph on page 137.

Motion to approve the minutes, as corrected, carried, four ayes. Mayor Hilde abstained.

MOTION was made by Councilman Neils, seconded by Councilman Hunt, to approve the minutes of the May 19, 1975 regular Council meeting. Councilman Spaeth stated that the vote on Resolution 75-263 on page 147 should have been three ayes. Councilman Spaeth voted nay, Councilman Hunt abstained.

Motion to approve the minutes, as corrected, carried, four ayes. Mayor Hilde abstained.

Manager Willis explained that Council had asked staff to recommend the manner in which current street assessment policies might be further amended to provide for City participation in street funding. Staff has prepared a change to the existing policy.

Mayor Hilde stated that if the policy is changed it should only apply to the streets in the 5-year CIP. Our first concern is basically for the citizens that are here today. We must have a fair policy but it has to be reasonable.

Councilman Neils stated that in the matter of opening up new lands for development, the City must have the street built or upgraded as a matter of timing and need and the City is going to have to determine the extent of City participation.

MINUTES - SPECIAL COUNCIL MEETING - MAY 13, 1975
Item 1-a

MINUTES - COUNCIL MEETING - MAY 19, 1975
Item 1-b

STREET ASSESSMENT POLICY
Item 2

A general discussion took place regarding the changes proposed by the City Manager.

MOTION was made by Councilman Spaeth, seconded by Councilman Hunt, to direct the staff to review the policy to provide that on street designs over and above that required for an industrial piece of land or on a thoroughfare where there are utilities, and within our realm of timing in the CIP, the City would consider participation in funding.

MOTION was made by Councilman Neils, seconded by Councilman Hunt, to amend the motion to indicate that in cases where residential collectors are required to be of a standard that exceeds 36 feet curb to curb 7-ton design and in commercial industrial zones where the collector is required to exceed 44 feet curb to curb 9-ton design, the City will consider participation in funding.

Motion to amend carried, five ayes.

Motion carried, as amended, five ayes.

Councilman Neils stated that he was concerned about tying this directly to the CIP because some of our judgments as to streets going into the CIP are based upon pressure which predicates timing of putting them into the CIP.

MOTION was made by Mayor Hilde, seconded by Councilman Neils, that the Manager be directed to prepare criteria as to how the City might participate, taking into consideration such things as : 1) Timing in relation to existing CIP, 2) Utilization of utilities already in the ground, 3) How it was placed in the CIP.

MOTION was made by Councilman Spaeth, seconded by Councilman Seibold, that on Page 2-b, Section III, the first sentence should read as follows: "This section will deal with streets shown in the Thoroughfare Guide Plan as thoroughfare and parkways but not designated, etc." Motion carried, five ayes.

MOTION was made by Mayor Hilde, seconded by Councilman Hunt, to direct the Manager to reword the policy taking into consideration the discussions just taken place and bring it back to Council for next Monday night's meeting.

Motion carried, five ayes.

Mr. Peter Pflaum, representing the Plymouth Development Council, asked for clarification on some of the details of the policy such as the fact that they do not feel that a person should be assessed for a collector if he does not have access on it - -

if he has an internal street he has to pay for it. He believes that in the case of Ferndale Road, if the road were upgraded and of no benefit to the developer, that developer should not be assessed unless access fronts on the street. He also stated that one of the concerns of industrial/commercial people is who determines whether curb and gutter is necessary? Special attention should be given to who benefits from curb and gutter - - if it benefits the property owner, then he should pay for it.

Mayor Hilde questioned how they should be assessed if they did not have access onto Ferndale Road and Councilman Hunt stated they would be assessed for half the width of the rear of the lot for curb and gutter.

MOTION was made by Councilman Hunt, seconded by Councilman Neils, that the Council does not contemplate the upgrading of Ferndale Road at this time and that the potential developer of the Elwell property may be required to construct acceleration-deceleration lanes to the access streets to the property.

Motion carried, five ayes.

PETITIONS, REQUESTS AND COMMUNICATIONS

Councilman Neils gave a report on his attendance at the Association of Metropolitan Municipalities Annual Meeting. He reported on the status of the Mandatory Planning Bill and general unity of the League.

ASSOCIATION OF METRO-
POLITAN MUNICIPALITIES
ANNUAL MEETING
Item 3

MOTION was made by Councilman Neils, seconded by Councilman Hunt, that the Manager be directed to check out what our grace period is in remaining in the League if we do not pay our dues and in the meantime, the Mayor is to schedule a meeting with Clyde Allen to ascertain where Plymouth stands in relationship to the League.

Councilman Neils presented Council with a proposed resolution regarding the City of Plymouth working with Maple Grove to develop boundary lands. He explained that from the discussion of two weeks previous, he is concerned that:

MAPLE GROVE/PLYMOUTH
COOPERATIVE EFFORT -
COUNTY ROADS #61 AND #47
Item 4

1) We may have left a sour note in Maple Grove as to what Plymouth's intentions might or might not be and 2) We have got the Hickok interest pushing in both directions without anything solid to proceed on in either community. He believes Plymouth's main interest to be the alignments of #61 and #10 in that area straightened out.

MOTION was made by Councilman Neils, seconded by Councilman Hunt, to adopt RESOLUTION NO. 75-264, A RESOLUTION DIRECTED TO THE CITY OF MAPLE GROVE INDICATING PLYMOUTH'S WILLINGNESS TO COOPERATIVELY PLAN AND IMPROVE COUNTY ROADS #61 and #47.

RESOLUTION NO. 75-264

MOTION was made by Councilman Seibold, seconded by Councilman Hunt, to amend the Resolution in the fourth clause beginning with the word "WHEREAS" and deleting the words "encouraging rather than hindering" and substituting the words "cooperating in".

Motion to amend carried, five ayes.

Motion to adopt the Resolution, as amended, carried on a roll call vote, five ayes.

MOTION was made by Councilman Hunt, seconded by Councilman Spaeth, to direct the Manager to prepare a report relative to our development density area on lands that are not now in our CIP, stating that all lands which lie outside of our urban service district be classified as agricultural and that they be evaluated and taxed accordingly and further, that the report contain a synopsis of what is meant by and how a community may declare itself an urban or rural classification. This report is to be brought back to Council stating the pros and cons.

Motion carried, five ayes.

MOTION was made by Councilman Neils, seconded by Councilman Hunt, that the Manager and Assessor be directed to provide an estimate of the financial impact on Plymouth's real estate tax basis that would result from such action being implemented.

Motion carried, five ayes.

DISBURSEMENTS

MOTION was made by Councilman Spaeth, seconded by Councilman Seibold, to adopt RESOLUTION NO. 75-265, A RESOLUTION APPROVING FOR PAYMENT DISBURSEMENTS FROM THE GENERAL FUND, CONSTRUCTION FUND, WATER FUND, SEWER FUND AND SPECIAL ASSESSMENT FUND FOR THE PERIOD ENDING APRIL 30, 1975.

DISBURSEMENTS FOR
PERIOD ENDING 4/30/75
Item 4

RESOLUTION NO. 75-265

Mayor Hilde adjourned the meeting at 11:20 P.M.

LaVonne D. Carlson
LaVonne D. Carlson
Secretary to Council