

MEDINA CITY COUNCIL MEETING MINUTES OF MAY 15, 2018

The City Council of Medina, Minnesota met in special session to hold a concurrent meeting with the Medina Planning Commission on May 15, 2018 at 6:00 p.m. in the City Hall Chambers.

Mayor Mitchell presided.

I. ROLL CALL

Members present: Anderson, Pederson, Martin, and Mitchell.

Members absent: Cousineau.

Also present: Medina Planning Commission, City Administrator Scott Johnson, Planning Director Dusty Finke, Associate Planner Debra Peterson, and City Stormwater Engineer Stephanie Hatten.

II. STORMWATER DISCUSSION

Planning Director Dusty Finke introduced Stephanie Hatten of WSB Engineering to present the Stormwater Design Guide Update.

Hatten explained the changes came out of the surface water management plan and the update was necessary to be consistent with the three Watersheds. She explained the guidelines had been confusing and so the update helps to better clarify and provide flexibility. Staff is recommending that stormwater improvements be triggered on increases of impervious disturbance of 5000 square feet for all land uses. Redevelopment is triggered when a site is greater than one acre and more than 40% of hardcover disturbed, however if disturbance is reduced by 10% then no stormwater requirements apply. Single family development is exempt if disturbance is less than 20% of the site.

Volume Control/Water Quality – In order to meet these requirements, a project would have to absorb 1.1 inches of run-off over the new impervious during a 24 hour rainfall.

Water Reuse for irrigation from stormwater ponds provides a good opportunity for volume control in Medina and is typically done through residential lawns and uses like golf courses.

Infiltration basins are difficult to function properly in Medina since our soils are more clay type soils which is difficult to drain within a 48 hour period which is required. Due to clay soils the City typically utilizes filtration type methods. Iron enhanced sand filters can be used which removes more phosphorus, but life cycle is only 8-10 years and annual maintenance is higher but has a huge water quality benefit. Medina currently has a lot of filtration basins, but no iron filters.

Hatten explains the changes to the thresholds were minimal but language is simpler. The changes being contemplated by staff give developers more options to meet the volume control, and it slows down run-off on projects.

Finke noted that the City's management practice requirements were largely similar to those of the watersheds in the community. However, the City's existing regulations tend to be triggered

on smaller projects which watersheds may not require improvements. He noted that staff had discussed adding an exemption for residential projects with low levels of hardcover under 20%.

Amic inquired how the new regulations would affect a development such as his family's construction of the Goddard School. He noted that substantial additional costs may have caused the project to fail.

Finke stated that the project was part of a broader development which was already approved prior to existing stormwater requirements. If the entire development would have been developed today, it would have needed to incorporate more treatment practices, which would likely have increased the cost of the lots purchased. He noted, however, that these requirements would be in place for the watershed regardless, so the City's requirements are not significantly different. The difference is whether improvements are triggered by smaller projects.

Finke asked the committee if they favored lower triggers which would require improvement with small projects. Martin says she likes the plan. Council members and Planning Commissioners generally concurred.

Mitchell and Hatten discuss where drinking water comes from. Hatten explained that Medina relies on other cities to recharge our aquifer since we have so much clay.

Finke said staff will be preparing an ordinance and design guidelines.

III. ADJOURN

The consensus of the City Council and Planning Commission was to adjourn the meeting at 6:44 p.m.

Bob Mitchell, Mayor

Attest:

Scott Johnson, City Administrator