

MEDINA CITY COUNCIL MEETING MINUTES OF DECEMBER 19, 2017

The City Council of Medina, Minnesota met in regular session on December 19, 2017 at 7:00 p.m. in the City Hall Chambers. Mayor Mitchell presided.

I. ROLL CALL

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

Members absent: None.

Also present: City Administrator Scott Johnson, City Attorney Ron Batty, City Engineer Jim Stremel, City Planner Dusty Finke, Public Works Director Steve Scherer, and Chief of Police Ed Belland.

II. PLEDGE OF ALLEGIANCE (7:00 p.m.)

III. ADDITIONS TO THE AGENDA (7:01 p.m.)

The agenda was approved as presented.

IV. APPROVAL OF MINUTES (7:01 p.m.)

A. Approval of the December 5, 2017 Regular City Council Meeting Minutes

It was noted on page four, line one, it should state, "Anderson stated that another part ~~would be~~ consideration is to acknowledge the will and desire of constituents, noting that tax payers in the City want to pay for and receive first rate public safety services." On page three, line 44, it should state, "...~~34~~ 36 percent..." On page five, line 42, it should state, "...~~future~~ employees receive in the future..." On page five, line 30, it should state, "...~~to ensure~~ requesting assurance..." On page six, line 28, it should state, "...~~that she~~ desired on which she desires clarity, ~~on~~ including the language regarding abandonment, degradation, the definition of certain ~~items~~ terms..." On page six, line 39, it should state, "...~~they~~ it..." On page six, line nine, it should state, "...~~the activity~~ permits. On page six, line ten, it should state, "...~~unregulated~~ and we can't charge rent." On page seven, line 25, it should state, "...~~Council~~ City drafted a memorandum the past year ~~and~~..."

*Moved by Anderson, seconded by Pederson, to approve the December 5, 2017 regular City Council meeting minutes as amended. **Motion passed unanimously.***

V. CONSENT AGENDA (7:04 p.m.)

A. Resolution No. 2017-100 Granting Lot Combination Approval to David and Katherine Crosby for Property at 2402 Hamel Road

B. Resolution No. 2017-101 Granting Amended Conditional Use Permit Approval to David and Katherine Crosby for a Second Principal Dwelling at 2402 Hamel Road

C. Resolution No. 2017-102 Accepting Donation from Hamel Volunteer Fire Department Relief Association

D. Ordinance No. 624 Regarding Management of the Public Right-of-Way; Amending Chapter 4 of the City Code

- E. **Resolution No. 2017-103 Authorizing Publication of the Ordinance Regarding Management of the Public Right-of-Way; Amending Chapter 4 of the City Code by Title and Summary**
- F. **Ordinance No. 625 Regarding Small Wireless Facilities within the Public Right-of-Way; Amending Chapter 8 of the City Code**
- G. **Resolution No. 2017-104 Authorizing Publication of the Ordinance Regarding Small Wireless Facilities within the Public Right-of-Way; Amending Chapter 8 of the City Code by Title and Summary**
- H. **Approve Accountant II Job Description and Title Change for Jennifer Altendorf**

*Moved by Pederson, seconded by Anderson, to approve the consent agenda. **Motion passed unanimously.***

VI. COMMENTS (7:06 p.m.)

A. Comments from Citizens on Items not on the Agenda

There were none.

B. Park Commission

Scherer reported that the Park Commission will meet the following night to consider the Mark of Excellence concept as it relates to park dedication. He stated that Liz Weir will discuss the Friends of the Park program. He stated that they will begin making snow for the Hamel Legion Park Sledding Hill the following day as well. He noted that the City was awarded a grant from the Minnesota Twins to replace little league lights that are in disrepair.

C. Planning Commission

Planning Commissioner Murrin stated that the Planning Commission met the previous week to consider four requests. She stated that the Commission recommended approval of the request for a fabric storage facility for Hennepin County. She stated that the Commission considered ordinances regarding beekeeping, which passed for recommended approval with a motion of 3-2. She stated that two Commissioners were opposed to allowing the activity within suburban areas of the City. She reported that the Commission considered an ordinance amendment regarding the keeping of chickens, which was also recommended for approval with a vote of 3-2 for the same reasons. She stated that the Commission had a lot of tough discussion on the Mark of Excellence concept. She stated that the Commission appreciated that the applicant considered the comments from the last review but Commissioners struggled with the fact that the draft Comprehensive Plan aims to reduce residential development and the proposed guiding change of the southern parcel to business within the draft plan. She stated that there was discussion of the construction of the road extension and watermain connection that the developer would provide. She noted that there was a lot of discussion on whether the road extension is needed and whether that is a desire from the residents. She stated that the Commission discussed whether it would be appropriate to request a moratorium on development and noted that Finke provided additional details on what that would entail. She stated that the Commission believes that the City needs to honor the time and commitment that went into creating the draft Comprehensive Plan and therefore should not consider development requests that would change zoning. She stated that her term is expiring, and she will not reapply.

Martin stated that Murrin has been a terrific addition to the Commission and the City will miss Murrin's perspective as a person raising a family within one of our neighborhood communities, and commended Murrin for her thoughtful consideration as a Commissioner.

Murrin stated that she has really enjoyed her time on the Commission.

Mitchell stated that the Planning Commission continues to do an excellent and fair job reviewing requests and commended the work the Commission does, which saves time for the staff and Council.

Murrin stated that it is tough because she does like the applicant and that he has incorporated the suggestions but still struggles with the timing.

VII. NEW BUSINESS

A. Ordinance No. 626 Adopting an Amended Fee Schedule – Public Hearing (7:15 p.m.)

Johnson stated that the updated 2018 fee schedule is available at the Council dais, with two changes that have been made to the draft, as suggested by the auditor.

Mitchell opened the public hearing at 7:16 p.m.

No comments made.

Mitchell closed the public hearing at 7:16 p.m.

Anderson asked and received clarification on which version of the fee schedule would be correct.

Johnson provided additional clarity on the number of gallons.

Martin asked if that change would apply to the upper tier as well and confirmed the consensus of the Council.

Johnson confirmed that similar changes to the number of gallons could be made administratively.

Martin stated that the Hamel Fire Department is receiving more requests from insurance companies to verify fire services, which has been additional administrative work that has fallen to the Chief. She asked if the police department also receives similar requests.

Belland stated that those requests would typically fall to the fire department regarding the availability of services.

Martin asked if such requests could be handled in-house and perhaps a fee could be charged for that, rather than placing that burden on the Fire Chief. She stated that the fee could be charged to whomever is making the request. She commented that City staff probably is capable of responding to those requests.

Mitchell acknowledged that the task is becoming more burdensome. He stated that he has talked previously about the burdens of paperwork that the Hamel Fire Department has. He stated that perhaps the City could contract with the fire department to handle some of that administrative paperwork.

Martin pondered if it would be more efficient to have those administrative functions handled in-house. She noted that the costs could be recouped in the form of fire service fees.

Mitchell suggested that options be explored.

Anderson referenced the small wireless facility rent and asked if that fee is established by the State.

Finke stated that the amount is identified in State statute.

*Moved by Anderson, seconded by Cousineau, to adopt Ordinance No. 626 Adopting an Amended Fee Schedule. **Motion passed unanimously.***

1. **Resolution No. 2017-105 Authorizing Publication of the Ordinance by Title and Summary**

*Moved by Anderson, seconded by Cousineau, to adopt Resolution No. 2017-105 Authorizing Publication of the Ordinance by Title and Summary. **Motion passed unanimously.***

B. **Mark Smith – Mark of Excellence Homes – East of Mohawk Drive, North of Highway 55 and 1952 Chippewa Road – PUD Concept Plans (7:24 p.m.)**

1. **Weston Woods**
2. **Hardwood Hills**

Batty stated that during the previous review in October, Pederson recused himself based upon a conversation he had with Pederson from which he concluded that Pederson likely had a conflict of interest. Batty stated that since that time, he has reevaluated the information and does not believe Pederson has a conflict of interest and therefore Pederson can participate in the discussion. Batty stated he would be happy to give additional details if any Council Member wanted that. No member requested additional information.

Finke stated that this is a PUD Concept Plan review, noting that the previous Comprehensive Plan amendment requested at the prior review has been withdrawn. He stated that the Roy property is proposed to be developed with 74 twinhomes and is currently guided low density residential and is within the current staging period. He noted that the site is 80 acres in size but contains much wetland area and therefore has 28 net developable acres. He stated that the Cavanaugh property is proposed to be developed with 36 single-family homes, 25 row townhomes, 5.7 acres of business and a five-acre open space park. He stated that the site is 53.5 total acres, with approximately half of it wetlands, which leaves 27 net developable acres. He noted that the parcel is currently guided as mixed-use development within the current staging period. He stated that the City has formally submitted the draft Comprehensive Plan to the Metropolitan Council for review and noted that there are proposed changes within the draft for both

parcels. He stated that while the Roy parcel would remain low density residential, the staging would be delayed from the current staging period to the 2025 staging period. He stated that the Cavanaugh parcel is proposed under the new Comprehensive Plan to change to business use and would be available for development upon adoption of the draft Comprehensive Plan. He stated that the requested PUD would allow flexibility to the underlying zoning districts. He stated that the City would need to determine that the flexibility requested would equate to the overall benefit that would be provided. He stated that the applicant has submitted its narrative of how its request would meet those criteria. He stated that the applicant notes that they have attempted to lay a concept plan out on the northern property, consistent with the R-1 zoning district, and has shown that it cannot develop that parcel under the R-1 zoning requirements and hit the required density of two units per acre. He stated that for that reason, they are requesting flexibility with the zoning to be consistent with the City's Comprehensive Plan. He noted that the wetlands and required wetland buffers make it difficult to develop single-family home lots on the property. He identified the adjacent existing property uses and designations under the draft Comprehensive Plan. He presented the Concept Plan, as submitted by the applicant. He highlighted the locations of the different types of development as proposed.

Finke advised that the City's natural resource specialist walked the property and identified the proposed conservation area as the highest quality on the sites. He stated that the proposed density and timing of development would appear to be generally in line with the existing Comprehensive Plan. He noted that the changes would come under the draft Comprehensive Plan with the change in staging to the Roy property and the change in guiding to the Cavanaugh property. He stated that the City does have the ability to approve of a development if the proposal is consistent with the existing Comprehensive Plan as the City will continue to operate under the existing Comprehensive Plan until the draft plan is adopted. He noted that State statute allows cities to adopt a moratorium to protect the planning process when a city is going through the process of updating its Comprehensive Plan. He provided additional details on the timeline for the review process of the draft Comprehensive Plan by the Metropolitan Council. He estimated that the draft Comprehensive Plan could be adopted in the spring of 2018 and therefore believes that it would be appropriate to consider both the existing and draft versions of the Comprehensive Plan when reviewing development applications.

He provided details on the proposed tree preservation, noting that the highest quality portion of the woods would be preserved. He provided additional details on transportation and access. He noted that the applicant is proposing to fund the construction costs for the extension of Chippewa. He advised that the City would be responsible for mitigation and wetland credits that would be needed but noted that the applicant is willing to provide on-site mitigation opportunity as well. He noted that the link has been identified as important to support developing property to the west. He stated that the City has identified the need for an additional watermain in this area of the City, which is the highest infrastructure need of the City. He stated that the applicant has proposed to provide that connection. He stated that the applicant has proposed the open space park and noted that the Park Commission will review the request to determine if they would like more active use of the park. He noted that the northern and southern parcels are located in different school districts. He asked that the Council provide good feedback to the applicant, as this will help the applicant to determine if he should make the investment to move the proposal forward.

Martin stated that if the City decided, independent of this project, to proceed with the Chippewa Road extension, the assessment for that project would be very difficult, as the neighboring property owners could be only partially assessed and much of the cost would fall to the City. She asked for details on how the watermain construction would be funded, independent of this project.

Scherer replied that water connection fees could be used to fund the watermain improvement.

Martin stated that she struggled to understand what benefits would result from the proposed project to residents in surrounding neighborhoods. She stated that there could be bike and running paths, pretty views with access to some gorgeous properties and the trees that would be preserved. She provided background information on the reasoning for the guiding and staging proposed for the properties. She explained that the 2025 staging was selected because that would allow for additional time for the Chippewa Road extension. She noted that she dislikes traffic and acknowledged that this proposal would bring in additional traffic on already busy routes. She believed that MnDOT has no appetite to fund a right-in/right-out turn at Mohawk and therefore any development is stuck with the intersection as it is. She stated that she would want additional information on the connections that would be made through trails and to the open space area.

Finke stated that the plan does identify trails through the open space and staff has suggested additional connections and placement. He stated that they would include a trail along Chippewa as well and that would be an expectation of any development of these properties. He stated that because this is a coordination of the development of two parcels, there would be a larger conservation area. He noted that the coordination of the development also provides the necessary rights of way for the road rather than acquisition that may be needed if the road was done through a 429 process.

Mark Smith, Mark of Excellence Homes, stated that the new proposal takes into account the concerns expressed by staff, the Planning Commission, Park Commission, and City Council. He stated that this proposal reduces the number of units on the northern parcel from 94 units to 74 units. He stated that they removed the homes along the northern rural border and around the thumb. He stated that heavy trees and shrubs were added along the northern rural and neighboring development to provide a larger buffer. He stated that the homes along the thumb were also removed to preserve the views of that area for everyone in the City. He noted that the proposed project creates a 500-foot buffer between the Bridgewater development and the nearest townhome. He stated that they reduced the bituminous area by 25 percent, which helps the groundwater quality and provides additional greenspace. He stated that they have a proposed density of 2.94 unit per acre on the northern parcel. He stated that they have hired someone to look at the design of the homes to find additional improvements that could be made. He noted that an additional ten to 40 feet of spacing, above what is required by the City code, would occur between the units. He also provided photos of the inside of some existing homes of this model type that he has built to show that they are not just plain, typical homes and are of a high-quality, ranging in value from \$500,000 to \$700,000. He stated that they attempted to determine if they could meet the requirements of the R-1 district on the northern parcel and explained that when you remove the wetlands, wetland buffers, and setbacks, they could not meet the two units per acre density

requirement and would only be able to reach 1.6 units per acre. He stated that they are still willing to provide park dedication for the area they are not able to utilize for development. He stated that on the southern parcel they would be protecting a quarter mile of shoreline on the property and would provide the five acres of park land along with another acre of trees. He stated that they would provide a bridge across the creek to connect the single-family homes to the park and provide another walkway to the other acre of trees that would be preserved. He stated that if they build Chippewa they would also provide sufficient right-of-way to support a trail along the roadway. He stated that both parcels meet the density requirements of the current zoning and meet the requirement for mixed-use. He noted that they attempted to keep the density to the low end because they know of the City's desire to slow growth. He stated that 13 acres of upland would be preserved when only seven acres would be required. He stated that this would be an excellent project and if the City were to wait, a project could come in that meets the minimum requirements. He stated that he also has experience in commercial development and typically a commercial developer would remove additional trees to provide additional views of the water, rather than conserving the trees he is proposing to conserve. He stated that in his mind, Bridgewater would have been much more controversial than this proposed development. He noted that there is development all around this parcel, which creates a doughnut hole; noting that this development would complete the area and provide a connection between the west and east. He stated that the different products would provide a housing variety to Medina residents of all ages. He stated that he went out at 6:00 a.m. the previous day and sat in the OSI parking lot to assess traffic. He provided a summary of his analysis. He stated that he did similar investigation in the afternoon from the Polaris parking lot and provided a summary of those results. He did not foresee that this proposed development would add a significant increase in traffic.

Mitchell stated that the Council received a number of emails, largely from people opposed to the project.

Ms. Nohre stated that the developer has stated that he is creating a development that would meet the goals and desires of the community but did not believe that to be true. She believed that most residents are opposed to this project. She stated that in the past, this project has not been supported by the Council and this new version is still not supported by the Planning Commission. She stated that the developer stated that he has spent time and money developing this plan but argued that the City has spent more time and money developing the draft Comprehensive Plan. She asked the Council to strongly consider a moratorium, or at the least, to require studies to investigate the areas of impact surrounding traffic, the environment, and future development. She believed that there would be an implication on traffic. She stated that she moved to Medina for greenspace and urged the Council to focus on the City's desire to slow growth.

Mr. Vivanco stated that he drives the route the developer spoke of every day and disagrees with the traffic information provided by the applicant on Arrowhead. He stated that the light turns red only after three or four vehicles go through. He stated that there are so many workers at OSI that employees park along Arrowhead and Meander and therefore adding additional vehicles would increase the traffic problems. He stated that he does not like sitting in traffic. He asked that the Council not rush into any decisions and not approve the project without obtaining full study information on traffic, the environment, and the City budget. He stated that the City is in the process of having the draft Comprehensive Plan reviewed and one reason the City was ahead of other

municipalities is because of the desire for slow growth. He asked that the Council consider placing a moratorium on development until the draft Comprehensive Plan is adopted.

Martin asked for information on the length of time Mr. Vivanco sits at the light waiting to turn onto Highway 55 from Arrowhead.

Mr. Vivanco stated that he does not have a length of time but stated that it seems like a long time. He stated that he sometimes misses the first light but then makes the second green light. He estimated that three vehicles are able to turn during a green light.

Martin stated that the City has identified the need for a watermain and for the extension of Chippewa Road. She stated that there are positives that would be provided through this development, along with what may be considered negatives. She stated she values the input of residents as to whether the benefits would outweigh the negatives. She stated that it seems to be a question of what is better; to have the development now with the benefits of PUD control, a new watermain and the Chippewa Road extension or waiting for the development in the future knowing that the City will not have the same controls in developing the property.

Mr. Vivanco stated that is a good question. He stated that while he can appreciate the developer is willing to pay for the road, there would still be additional costs the City would have to bear, and those costs are not known. He stated that while the cost to build the road is known, the environmental costs that the City would have to finance is still not known. He believed that the City should go into this with its eyes open as to the implications on the finances, traffic and environment. He believed that the process should not be rushed.

Mr. Cavanaugh stated that this property has been in his family for 50 years and there have been other development proposals. He stated that the City is proud of that property, because he is paying the taxes on that property. He stated that he has paid for that road a few times over the years with the amount of assessments that he has had to pay. He stated that everyone wants that property to be open space, but it is taxed at the highest value. He stated that this would be a phenomenal use of a topographically challenged property. He stated that the property is not contiguous and therefore would not be suitable for only business use. He stated that business brings in more traffic than a mixed home site. He referenced the traffic that is brought in from OSI. He stated that a fair number of retirees would purchase these homes and would not impact peak traffic times. He stated that this is a proposal for less units than has come forward in the past. He asked the Council to consider the big picture, noting that he cannot picture a better and more thoughtful use of the property.

Martin asked for details on the last proposal for the property.

Cavanaugh stated that the last proposal was from D.R. Horton and included a large apartment building in order to reach the required density because of the site challenges.

Martin asked for details on the use of a moratorium and whether that should be considered.

Mitchell stated that it is an available tool. He stated that if the Council is generally negative and the applicant were still to move forward, the Council can enact a moratorium at that time. He stated that if the Council is generally positive, there would be no need for a moratorium.

Batty stated that the City is presented with a project that is consistent with the current Comprehensive Plan but is not consistent with the draft Comprehensive Plan. He stated that the City is pretty far down the road with the effort that has been put in to create the draft Comprehensive Plan and has submitted that plan for review by the Metropolitan Council. He stated that if, or when, the plan is considered complete, there could be a relatively quick review by the Metropolitan Council because the City is one of the first to submit a plan. He stated that the issue would be whether the City likes the project enough to hold the door open, or whether the City believes that the draft comprehensive plan is too far down the road and it would not make sense to allow this concept to move forward. He did not think it would make sense to promote some sort of footrace to get something in the door as that would risk the developer spending a lot of time and money on a project that does not make it. He stated that it would make sense to review this project from a big picture prospective and provide the necessary guidance to the developer. He stated that if the Council decides that it will let the approval of the draft plan play out and not delay the adoption, it would make sense to indicate that to the developer so that he can make an informed decision. He stated that a moratorium is designed to protect the planning process and would be an appropriate tool to consider if the Council came to believe an application threatened the planning process in the form of adoption of the new Comprehensive Plan.

Anderson asked if a moratorium would be a blanket moratorium that would apply to all developers coming in that might alter the draft Comprehensive Plan.

Batty noted that a moratorium could apply to all, or part of the community, as desired. He stated that the City has enacted a number of moratoria over the years. He stated that the City has sometimes attempted to draft a moratorium narrowly but it tends to be a blunt tool.

Martin asked if the Council should then be reviewing the concept plan under the PUD ordinance.

Batty stated that the question is whether the Council is willing to let the Comprehensive Plan door close or take action to leave it open for this project.

Cousineau stated that the Council should look at the concept plan not only under the PUD objectives but also under the Comprehensive Plan process. She stated that the Council should decide if it is willing to forego the planning process they have taken the past few years or decide if it is willing to allow this to move forward. She stated that this is such a better plan and appreciates the changes the applicant has made, but still struggles with some of the PUD criteria. She stated that she also struggles with fairness as the Council has stated that they are not ready for other development because of the timing of the draft Comprehensive Plan process. She felt that this would undermine the efforts of the Steering Committee and the desire of Medina residents to slow growth. She stated that one thing people will disagree on is the importance of the road and who will pay for that. She stated that she tends to think the City has spent a lot of time and money on the draft Comprehensive Plan process and the Steering Committee has even

reconsidered the Cavanaugh property since the last time this applicant came forward. She stated that in her opinion, she would say the timing is too late with how far the City is into the review process of the draft Comprehensive Plan. She stated that whatever developer comes the City will ensure it meets its high standards.

Pederson stated that with the Oakdale situation, he is concerned with the water service and pressure that would be needed for the fire department. He stated that the watermain is needed infrastructure. He stated that in his opinion the cost for the road is between \$2,000,000 to \$3,000,000 and did not want to be put in the place where they try to make the road work with only City financing. He stated that the developer is willing to pay for the road rather than the City using a 429 project. He stated that this would also provide a park, rather than the City paying for the creation of that as well. He stated that the developer has listened to the requested changes and incorporated all the notes that have been given to him. He stated that he has no interest in going into a moratorium. He stated that land acquisition would also be needed if the City were to construct the road extension, which would only add costs to the project. He stated that this project would include property on both sides of the road and would also pay for construction of the road. He stated that past developers have walked away from the costs of the road and is unsure how the City could pass on this offer.

Anderson stated that this is probably the most difficult review the Council has made. He stated that this is a very unique set of properties that would provide an opportunity for a developer to manage both properties. He noted that the watermain will be paid for by the future planning of the City as it has been identified in the City's plan for public safety and management of growth. He stated that he attended the Planning Commission the previous week and agreed with their consensus that the planning process must be honored. He stated that the City has spent the past two years gaining input from the public and the overriding comment was a desire for slowed growth. He believed that should be honored and noted that adding growth above what has been mandated will not be supported by the residents. He stated that this is a terrific plan and agreed with the comments that the applicant has been great in listening and incorporating comments but did not believe that this is the right time.

Mitchell stated that OSI purchased property to construct a larger parking lot to solve their parking issue. He stated that when Wealshire was approved, the City knew that was a bit unusual and had to know that there would be some fallout from that decision. He stated that under this proposal, with both sides being developed, that would cost the City less money than if the road is constructed in the future. He stated that a 429 project is not a magic wand and there could be problems with that process. He stated that there was a letter from MnDOT included in the packet stating that the City has to improve Chippewa and noted that extension has been identified in the City's planning process. He stated that when he ran for office, D.R. Horton had just said no to developing in Medina. He stated that the developer is building in other communities and there was a reason they decided not to pursue the project in Medina. He stated that cities sometimes pass up good projects and regret that they did; providing examples of poor decisions in Plymouth and Wayzata. He stated that in terms of the planning process with the draft Comprehensive Plan, the City and Council know that D.R. Horton pulled out of the site. He noted that at that time the Roy property was not interested in developing and noted that if that property owner were part of the discussion two years ago, he believed the City would have been thrilled. He stated that there is no doubt there is a matter of timing. He stated that when the 2040 Comprehensive Plan started

there was nothing before the City and things have changed. He agreed that it is terrible that time has been spent on the new Comprehensive Plan but would like to set that aside. He stated that he would like to consider the merits of the project on its own and not in terms of the timing of the Comprehensive Plan. He stated that in terms of the plan itself there are opinions that the property on east across from OSI would be a difficult business site. He stated that perhaps the City has done the best it can do on that piece of land. He stated that on the Roy property there would be a large buffer provided to the neighboring Bridgewater residents. He stated that votes should not depend on the people that call just before the meeting from Bridgewater residents. He noted that there are many more residents in the City than just the Bridgewater Neighborhood. He stated that there has been such little public involvement and therefore the decision falls to the Council and their independent judgement of whether this would be good for the City as a whole. He noted that frequently the people that do not want a project are the people that live next to it. He stated that this proposal had come a long way and if this were proposed two years ago it would not be a big deal. He stated that the Bridgewater residents would still be opposed to it. He stated that the watermain still needs to go in and the Chippewa extension still needs to get done. He believed that this is the best of a difficult situation. He stated that this is the second iteration from this developer and he would still need to make a formal plan. He stated that if the application turns out to be not what they expected, they can always deny the PUD or impose a moratorium. He stated that he is more positive than negative about the proposal.

Martin stated that she believes the plan is much improved and thanked the developer for listening and addressing the comments that had been made. She appreciated the comparison to the hole in the doughnut, noting that it truly is. She stated that like Mitchell, she wished that this project had come a few years earlier. She stated that in her mind, it is a matter of a tradeoff between of accepting the project now, with the added benefit of having the road and watermain costs removed from the City budget and being able to have an enhanced development through the public process, and waiting a few more years for that development to occur. She reviewed some of the impacts that would occur if this development were delayed and the benefits that the City would not receive. She stated that if she lived in that area, she would be concerned with the additional traffic but would also recognize the benefits of the development are the elements that would be conserved and the trail connections that would be provided. She recognized that the City has spent two years working on the draft Comprehensive Plan and were given the approval by the Metropolitan Council to slow the rate of growth. She stated that there were public hearings during the Comprehensive Plan development process and the common denominator was the desire for greenspace and rural character. She stated that additional homes, homes clustered together, and additional traffic do not provide the desired results for the community. She stated that she would have liked to hear a few voices in support of the project. She stated that it seems that the initial response was to stop development, and perhaps people have not considered the benefits of the PUD coupled with the cost savings of the City to have this development versus waiting to see what may happen in the future. She stated that she would have to base her decision on the lack of additional support and the planning process the City has undertaken. She stated that the goal of the draft Comprehensive Plan is to have the southern parcel for business to provide continuity of corporate campuses along Highway 55, which would result in business traffic heading in the opposite direction from residential traffic during peak times. She stated that she is not willing to deviate from the last few years of planning without more public support.

Pederson stated that there is additional traffic on Arrowhead. He noted that Wealshire and Lunski are being developed and there is worse traffic on Willow, therefore the same comments could have been said for those. He stated that if they are using that justification, he would have voted against those projects as Willow is a worse access than Arrowhead has ever been.

Cousineau stated that Lunski was approved 4-1 and the talk of Chippewa was discussed in that application. She stated that project was approved even without considering that Chippewa would be done.

Pederson asked if funds were collected from Lunski for Chippewa.

Finke noted that funds were not collected from Lunski but both Lunski and Wealshire would be subject to a 429 project.

Pederson stated that whichever way this shakes out, everyone has done a great job. He noted that there are people closer than Bridgewater that would be affected by this that are looking at this as a good thing for the City, and that is why they are not here opposed to the project. He recognized the time the Steering Committee has spent.

Anderson stated that the entire community provided a voice during that process and believed that the Council needs to listen to that input.

Mitchell thanked the developer for coming and hoped that was the guidance they were looking for. He noted the different emailed letters that were received.

Johnson confirmed those would become part of the public record.

*Moved by Anderson, seconded by Cousineau, to briefly recess the meeting at 8:47 p.m.
Motion passed unanimously.*

Mitchell reconvened the meeting at 8:52 p.m.

**C. Hennepin County Public Works Facility – 1600 Prairie Drive – PUD
Amendment for Installation of a Fabric Storage Structure (8:53 p.m.)**

Finke presented a request from Hennepin County to amend the existing PUD for the public works facility for a relatively small fabric storage structure. He stated that the original PUD contemplated the storage structures but did not contemplate the use of fabric. He stated that fabric structures are allowed in limited cases for the storage of street materials, noting that there are two fabric structures on City properties. He noted that there is a very large outdoor storage area, larger than the City would typically permit, but noted that the site is significantly larger than most sites and is setback 600 feet from any adjoining property. He stated that the Planning Commission held a public hearing and noted that this would be located in the outdoor storage area and would cover some of those materials currently outdoor. He stated that because of the large setback, buffers and screening they supported this use. He stated that the Planning Commission seemed onboard with discussing the allowance of fabric structures as an allowed material. He stated that the Commission recommended approval of the request.

Pederson stated that the perimeter is substantial and confirmed location details of certain elements, such as the landscaped berm.

Anderson stated that it does not appear that you would see this structure from any adjacent properties.

Cousineau asked if this would be a fixed location or whether the structure could be moved.

Finke stated that it is his understanding that they are solid structures.

Jerome Ryan, project architect, stated that the structure has pilings, which could be taken down and moved. He stated that this would be a storage area, concealed on all sides and surrounding by other outdoor storage items.

*Moved by Martin, seconded by Anderson, to direct staff to draft documents approving the PUD Amendment based upon the findings noted in the staff report and subject to the conditions recommended by the Planning Commission. **Motion passed unanimously.***

D. Hennepin County Road Transfer Policy Discussion (8:59 p.m.)

Johnson stated that the City received a draft of the proposed Hennepin County road transfer policy. He noted that Finke composed a draft letter in response, which addressed the key issues that staff had. He noted that one of the main concerns was the proposed turnover of CR 101 in Medina, as it would not make sense for the City to takeover that stretch of road. He stated that the other area of concern was Hackamore Road. County Road 47 turns into Hackamore Road at the Medina/Corcoran border. The road should be fully possessed by Hennepin County. He stated that the next concern was the area south of CR 116, noting that the County would like to see a north/south connection. He stated that the City had that discussion in the early 1990's and was unsure the City wanted to revisit that discussion.

Mitchell stated that the discussion would be whether the City wants to cut itself in the middle with a north/south road. He stated that he would not support that and confirmed the consensus of the Council.

Anderson stated that there have been concerns with the speed limit on Hackamore and asked if there is any possibility to impact the speed issue on that street.

Johnson stated that there is a possibility to consider a speed study.

Belland stated that he did not believe it would be changed one way or the other and his fear with the speed study would be that the speed limit would be increased.

Johnson confirmed that has been the result of speed studies on two other roadways in the past, but the speed limits ultimately were not increased.

Cousineau noted that perhaps it would be helpful to gain support from Corcoran on Hackamore.

Mitchell suggested dropping the second paragraph.

Cousineau noted that is a fair question.

Martin suggested comparing the comments with the plans included in the Comprehensive Plan.

Johnson noted having the County take over Hackamore was never part of the discussion in the Comprehensive Plan, but it makes sense to continue County Road 47 west from Plymouth. He stated that he did not include comments regarding the north/south connection. He confirmed that should be removed as the City does not desire that connection.

Martin suggested eliminating a sentence. She asked for clarity on the quoted language.

Finke stated that the quoted language is the policy language from Hennepin County.

Cousineau suggested citing that reference.

Martin provided additional grammatical changes.

Johnson noted that he could work with Martin and Mitchell to update the letter.

VIII. CITY ADMINISTRATOR REPORT (9:11 p.m.)

Johnson referenced an article that was sent out regarding the finalization of the 2018 Wayzata levy and budget for comparison purposes. He noted that the municipal liquor operations and license and permit fees help to offset their increases.

Mitchell noted that there was a similar article regarding the city of Independence. He referenced a recent article on Hennepin County that provided the market rate increases for Medina. He noted that it is easy to keep the tax rate low when the market value is increasing by 6.1 percent. He asked staff to look at those elements carefully.

Johnson agreed that it is important for Medina to continue to review budget information from cities they compare themselves to yearly.

Anderson noted that the City cannot continue to rely on market value increases to offset budget increases.

IX. MAYOR & CITY COUNCIL REPORTS (9:15 p.m.)

Mitchell provided comments on the per capita comparisons and the elements that should be considered.

Martin commended Mitchell for comparable analysis that he uses when reviewing items, noting that he often examines issues from multiple aspects and that is a strength that he brings to the table.

Mitchell commended Martin for her analysis that was done for police and fire in terms of salary increases and stated that he would like to see a similar comparison and review done for health insurance benefit costs. He stated that there was a great article in the paper regarding changes to consumers food consumption and the impact that has on farmland.

X. APPROVAL TO PAY THE BILLS (9:20 p.m.)

*Moved by Martin, seconded by Pederson, to approve the bills, EFT 004419E-004435E for \$52,596.62 and order check numbers 046675-046748 for \$329,013.88 and payroll EFT 0508333-0508364 for \$48,560.07. **Motion passed unanimously.***

XI. ADJOURN

*Moved by Martin, seconded by Anderson, to adjourn the meeting at 9:20 p.m. **Motion passed unanimously.***

Bob Mitchell, Mayor

Attest:

Jodi M. Gallup, City Clerk

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