

MEDINA CITY COUNCIL MEETING MINUTES OF OCTOBER 7, 2003

The City Council of Medina, Minnesota met in regular session on October 7, 2003 at 7:30 p.m. in the City Hall Chambers. Mayor Zietlow presided.

I. ROLL CALL

Members Present: Workman, Lane, Zietlow, Smith (7:35 p.m.), and Brinkman

Members Absent: None

Also Present: City Attorney Ron Batty, Public Works Director Jim Dillman, City Engineer Tom Kellogg, Planning and Zoning Administrator Loren Kohnen, City Administrator Chad Adams, and Recording Secretary Jennifer Hennes.

II. PLEDGE OF ALLEGIANCE

III. ADDITIONS TO THE AGENDA

It was requested to add item B, Wild Meadows, to Presentations.

*Moved by Workman, seconded by Brinkman, to approve the agenda as amended.
Motion passed unanimously.*

IV. APPROVAL

A. Approval of the September 16, 2003 Regular City Council Meeting Minutes

*Moved by Brinkman, seconded by Lane, to approve the September 16, 2003 regular City Council meeting minutes as presented. **Motion passed unanimously.***

V. PRESENTATIONS

A. Safe Communities of Wright County

Pat Hackman stated the Toward Zero Deaths Project is a multi-agency partnership with representatives from the Department of Public Safety, the State Patrol, Mn/DOT, the Federal Highway Administration and the Center for Transportation Studies at the University of Minnesota. She stated they are in charge with developing a program of coordinated activities that will raise the awareness about traffic safety among the public and decision-makers and that will identify a menu of tools to be used to successfully reduce deaths and serious injuries on Minnesota's roadway.

The MN TZD Team selected three roadway corridors as demonstration areas to develop and test initiatives that will help reduce traffic fatalities and serious injuries. One of those corridors is Highway 55 in Wright and Hennepin Counties, from Buffalo to Medina. The corridors were selected based on traffic crash data, schedules for roadway improvements and other factors, including, in the case of Highway 55, our established program aimed at traffic safety, Safe Communities of Wright County.

The Highway 55 TZD Team has been working hard at researching the corridor and developing appropriate safety initiatives to improve traffic along that area.

She stated changing Highway 55 to a four-lane highway would reduce traffic incidents. She noted the engineers spent a lot of time investigating this stretch of Highway 55. She noted they held focus groups with members of those communities to get their input and stated there is a public awareness campaign that would be starting in a few weeks. She presented the billboards that will be put into place.

Mayor Zietlow inquired if the billboards were the solution to the problem.

Hackman stated the billboards are only a portion of the solution. She noted this is done in collaboration with the mailings and newspaper articles.

Smith inquired where the funding comes from for this campaign.

Hackman stated the funding comes from the National Highway Traffic Administration.

Lane inquired if they have made contact with Greenfield.

Hackman noted they would be meeting with them in the next couple of weeks.

The Council Members thanked Hackman for her presentation.

Carolyn Smith arrived 7:35 p.m.

B. Wild Meadows

David Newman, developer, stated they are here to present an overview of Wild Meadows restoration. Carl Korfmacher stated he feels the development is doing well at this time and they plan to meet or exceed all requirements. Kim Chatman presented an overview of the phases for Wild Meadows and presented information on the life of trees that were planted. He noted they would not know for sure until spring if these trees will survive but he is hopeful. He presented a table summarizing their findings of the seedlings and plantings success and presented continuing objectives for Wild Meadows.

Brinkman inquired if alternative plants could be used in the prairies.

Korfmacher noted a real prairie would have over 300 species and they could use different species if necessary.

It was noted Staff is not prepared to respond this evening, as the report was not received until Friday.

Smith inquired about the original agreement being honored.

Korfmacher noted they would be going beyond the agreement that states 50% survivorship. He stated the spirit and the intent of the project would be met.

Smith inquired about the time length for the prairie to become established.

Korfmacher stated it is usually the third growing season and by season five the diversity should start to show up, with gradual improvement over the next five to ten years.

Newman said on Saturday, October 25th they are conducting a nature walk for residents.

VI. CONSENT AGENDA

- A. Reschedule November 4, 2003 Council meeting to 8:00 p.m.
- B. Reaffirming Resolution 02-45 for Final Plat Approval – Gramercy Club of Medina
- C. Resolution Requesting Additional Funding from MNDOT through Municipal Agreement Program for Access Removal from TH 12 & Construction of Alternative Access via Spruce Way
- D. Ordinance No. 358 Approving General Plan of Development and Rezoning Property to Planned Unit Development – Rolling Green Business Center subdivision
- E. Resolution to Publish Ordinance No. 358 by Title and Summary
- F. Resolution Granting Final Approval to the Plat of Rolling Green Business Center
- G. Resolution Granting Final Approval to the Plat of CBR development
- H. Resolution Approving the Renewal of a Premises Permit to the Loretto Fire Relief Association to Conduct Lawful Gambling

Mayor Zietlow asked to remove items C and G from the consent agenda.

*Moved by Workman, seconded by Smith, to approve the consent agenda items a, b, d, e f and h. **Motion passed unanimously.***

Item C

Mayor Zietlow inquired about item C and what the City is committing to.

Kellogg stated there is a resident who would like to subdivide the property. Kellogg stated Mn/DOT stated they would put up \$85,000 for the construction of Spruce Way. Kellogg stated his numbers for constructing that roadway were higher and they went back to Mn/DOT. Kellogg stated any financial commitment would be passed on to the property owner who develops that area. Kellogg noted there is already an agreement with the property owners for the cost of the street. Kellogg noted the application needs to be made by the 17th.

Lane stated concern regarding the financial commitment from Mn/DOT and what they stated they would pay two or three years ago.

Kellogg stated the commitment from Mn/DOT was to build a gravel roadway.

Lane recommended having Staff refer back to the discussions from the last meetings with Mn/DOT. He stated his recollection was the number offered by Mn/DOT was higher than the \$85,000.

Kellogg stated the City has not committed to the \$85,000.

Smith inquired about the second and third paragraphs of the resolution and the responsibility of the financial participation being put on the City.

Kellogg noted there is still time to back out of this agreement if the resolution is accepted. If the resolution is not accepted at this meeting it will not be up for discussion again until next year.

*Motion by Workman seconded by Brinkman to adopt resolution No. 03-29. **Motion passed unanimously.***

Item G

Attorney Batty stated there are mistakes on the plat for Maplevue. He stated the Council could adopt the resolution this evening with the conditions of the mistakes being fixed and the Mayor and Clerk signing the final plat after the attorney approves it.

Lane would like the developer to make it right and resubmit.

Batty presented the changes that need to be addressed for the final plat.

*Motion by Workman seconded by Lane to deny the final plat approval for Maplevue because of error and corrections to be brought back to the next City Council meeting. **Motion passed 3 ayes, 2 nays (Smith and Brinkman).***

VII. COMMENTS

A. Comments from Citizens on items no on the Agenda

Dick Picard presented copies of the draft Lake Independence Diagnostic Feasibility Report that was presented to the Pioneer-Sarah Creek Watershed on September 25, 2003. He stated this is an ongoing project and as far as he is concerned this is not final.

Smith recommended having a joint meeting with the Park and Planning Commission and the public to make them all more aware.

Lane stated he and Smith would be talking to Doug Bryant, Three Rivers Park District, tomorrow about the report.

B. Park Commission

Galen Bruer from the Park Commission stated the Park Commission feels the Sioux Drive Trail needs to go through. He stated the Park Commission approved a motion recommending the City Council allocate \$85,000 for the construction.

Brinkman inquired if the City made a commitment to fund the trail. Adams noted it was now a part of the Uptown Hamel Master infrastructure plan.

Adams stated there is a possibility this project could be completed next year.

Discussion was held as to the timeframe for working on the trail and Sioux Drive.

C. Planning Commission

Kohnen presented information from the Planning Commission's meeting regarding Wright-Hennepin Electric and a concept discussion with Terri Schneider and what they are doing with the surrounding property around the water tower. He presented an overview of other areas that are looking to be developed in the future. He noted he has

sent a letter to Dean Johnson regarding the cost of the traffic signal at Willow and County Road 6 and he has not heard back from Mr. Johnson at this time.

Kohnen noted that Gramercy's changes to the original construction plan are not required to come back before City Council since they are reducing not adding more to project..

Batty stated the Council has the right to call this back before the Council. He stated he has heard the number of units are going down and if the Council would like to see this information they have that right.

Council directed Staff to have Gramercy attend next meeting to discuss changes.

VIII. BUSINESS

A. Planning and Zoning

1. Uptown Hamel Redevelopment – Ehlers and Associates, Inc.

Jim Prosser, Ehlers and Associates stated the City has been approached by a developer for the Uptown Hamel area. The two issues that have come forward are cost and impact on existing uses. He stated they have developed a process to get the Council the information they need. Prosser presented information regarding the project goals, review and assess area for redevelopment, establishing a communication and public participation plan, identify potential development options, refine development program, refine financial feasibility, affirm marketability, conduct an open house to receive community input and identify the deal points of the development agreement.

Prosser stated the project goals include replacing market obsolete uses within the Uptown Hamel area with uses that would compliment existing and proposed new development within the area and then retain, expand and attract small to medium size business that serve the day to day needs of City residents and visitors.

Prosser stated his understanding was this area included residential and the land assembly language to remain open.

Workman stated his concern with this verbiage for land assembly in the information received from Prosser.

*Motion by Workman seconded by Smith to authorize Ehlers to affirm the Redevelopment Goals with the changes of the verbiage to potential instead of proposed and to add mixed use in business. **Motion passed unanimously.***

*Motion by Smith seconded by Workman to set up agreement with proposed developer. **Motion passed unanimously.***

Smith inquired about a public meeting being set up.

Prosser stated setting up the meeting will begin within the next couple of weeks.

Lane inquired about establishing the tax increment financing district and how far along in this process are they. He stated he is skeptical for the number of properties available to use the tax increment.

It was noted 70% of the area has to be “substandard” to qualify area as a district.

2. Resolution Vacating Drainage and Utility Easements affecting Lots 3 and 4, Block 2, Tuckborough Farm Fifth Addition – public hearing

Mayor Zietlow opened the public hearing at 9:46 p.m.

Adams stated this public hearing on the vacation of drainage and utility easements affecting Lots 3 and 4, Block 2, Tuckborough Farm Fifth Addition. He noted there is only one affected property owner.

Mayor Zietlow closed the public hearing at 9:48 p.m.

*Motion by Brinkman seconded by Smith to approve Resolution No. 03-30 vacating drainage and utility easements. **Motion passed unanimously.***

3. Resolution Granting Final Approval to the Plat of JJZ Addition

Adams stated this involves the Zilverberg’s lot line combination that was discussed at the last city Council meeting.

*Motion by Brinkman seconded by Smith to approve Resolution No. 03-34 Granting final plat approval for JJZ addition. **Motion passed unanimously.***

4. Highway 12/CSAH 29 Intersection Plan

Dillman stated he spoke with the residents in that area and two issues are the safety of the row of trees on the Medina side and any widening of the road to go off to the East side. He noted one resident has spoken to Dillman regarding the berm and lighting.

Lane inquired about the trail to be placed.

Dillman noted this has been in Hennepin County’s trail plan.

Brinkman inquired if it is possible to keep the road off to the east side.

Dillman noted there have been no construction plans at this time. He noted beyond the right of way is private property up to the park.

Council Members recommended continuing this discussion to the November 18th meeting to consider Maple Plain’s considerations.

*Motion Lane seconded by Workman to continue this discussion to the November 18, 2003 meeting. **Motion passed unanimously.***

5. Concept Plan Review – City Policy

Kohnen stated the ordinances require a concept plan for Uptown Hamel and he has discussed this area and others with Batty and is looking for direction on which way to go.

Batty stated some cities have a sketch plan but tonight they are looking to see if this is something the Council would like to explore. He pointed out the advantages and disadvantages of a concept plan review. Batty stated a formalized procedure would help out when these issues come up.

Workman recommended a concept review checklist.

Lane stated there would be value to have some structure and consistency. He would like some framework to be re looked at.

Workman recommended leaving the discretion to Staff.

Discuss was held on issue of joint meeting with Planning Commission.

Batty suggested concept plan reviews could be divided by Legislative Actions and non legislative actions, if it requires a comp plan change or rezoning or by size.

Council directed staff to come back with the framework for the Concept Plan review.

B. Parks

1. Hamel Legion Park Community Building

Adams stated the architect has responded to the Hamel Lions regarding additional costs for additional changes. Eric Jungels stated the estimate from Bonestroo was substantial. He stated he would like to get estimates back from Bill Wolters to see if it is worth the architect's time to make the changes.

Lane recommended Lions look to someone else first before Wolter's review of numbers.

It was noted the development agreement and maintenance agreement needs to be finalized before the bids can be sent out.

Adams stated the grant funding would not be available until November 15 and he and Batty agreed to wait until then to work on the agreements.

C. Administration

1. City Hall Repairs

Adams presented a spreadsheet to the Council showing a rough estimate of desired repairs to City Hall. He stated the Council requested these estimates prior to making a final decision on the roof repair.

Adams stated more quotes would be coming in next week.

Zietlow inquired about using 40-year singles instead of 35-year shingles. Kohnen stated he did not feel using the more expensive shingles would save money in the long run.

*Motion by Workman seconded by Lane to direct Staff to go out for quotes on the roof for 35-year and 40-year shingles and take lowest bid. **Motion passed unanimously.***

2. Lake Minnetonka Communications Commission 2004 Budget

Adams stated he has not requested LMCC Staff to present the 2004 budget. If the Council desires such a staff representative be present he can request so for the October 21st meeting.

*Motion by Workman seconded by Lane to approve the Lake Minnetonka Communications Commission budget contingent upon receiving a service coverage map for Medina. **Motion passed unanimously.***

VIII. APPROVAL TO PAY BILLS

*Moved by Smith, seconded by Workman, to approve the bills, order check numbers 25671-25741 for \$108,687.66 and payroll check numbers 18326-18348 for \$22,052.13. **Motion passed unanimously.***

IX. ADJOURN

*Moved by Workman, seconded by Smith to adjourn the meeting at 10:42 p.m. **Motion passed unanimously.***

Phillip K. Zietlow, Mayor

Attest:

Chad M. Adams, City Administrator