

Mr. Lurk explained that during peak hours associates will be in the drive-thru lanes taking orders face to face under the canopy, giving the kitchen longer to prepare the food. During non-peak hours the customer would order from the order boards.

Mr. Lurk noted the follow up items of signage, noise, consider moving the monument sign, distance between the Quality Inn and to discuss issues with the hotel owner. They will address as many as possible before the next meeting.

Councilmember Scott wondered if they would have a flag pole.

Mr. Lurk said yes, there will be a new flag pole on the property.

B. Boston Scientific JCF Resolution and Neighborhood Concerns

City Administrator Perrault said at the March 8, 2021 City Council meeting Boston Scientific asked the Council to consider an application for their Job Creation Fund. Council also asked to discuss a letter from residents and address their concerns.

Boston Scientific Facility Engineer Jeff Hejl said he is the lead project manager for the Arden Hills Building 14 expansion. He stated they had a neighborhood review meeting on December 14, 2020.

RSP Architects Project Manager John Larson presented the information that was shown at the neighborhood meeting, including a map of the site and proposed expansion, explanation of the materials, equipment, landscape and tree preservation plan, artists' renderings and site photos.

Councilmember Holden wondered what trees would be taken down.

Mr. Hejl stated buckthorn and one or two trees of substance will be taken out but replaced with more caliper inches than what is removed. Some trees will also be relocated.

RSP Architects Project Manager and Joe Ford added the range of trees being removed start at four caliper inches and go up to 14 caliper inches.

Mr. Hejl said they would like to respond to the letter received by the Council from Mr. Mills and other neighbors. The first concern was regarding noise. They are aware that there has been instances of garbage collection between 5:00 a.m. and 6:00 a.m., Boston Scientific has been in touch with the hauler and has started to physically block off the refuse containers between 5:00 p.m. and 7 a.m. A noise study was done in January 2021 in regard to HVAC equipment noise. Results indicated that noise levels did not exceed the night time noise limits. The argon and nitrogen gas storage delivery company has been contacted regarding delivery times and the gate will be locked during the same hours as refuse containers. In regard to previous noise studies, a study done 15 years ago did show they were above PCA levels but steps were taken to reduce the noise and they are in compliance now. They are working with a consultant to ensure the design of the new building stays within the limits.

Councilmember Holmes asked if the equipment could be at ground level instead of in the penthouse.

Mr. Ford said there were a number of constraints, one being the slope of the property. He didn't feel the sound trajectory would change being on the roof or the ground given the planned screening. Operationally the equipment works better being overhead.

Mr. Larson added that they equipment is significantly more efficient installed directly adjacent to the space and overhead for ductwork and air returns.

Councilmember Holmes said it seemed from the last noise study they are right at the limit borderline.

Mr. Larson reiterated they are working on the design to make sure additional sound is mitigated and the new equipment won't add to the noise.

Boston Scientific Environmental Health and Safety Specialist Sue Thompson stated that Boston Scientific is currently at 48.9 decibels. Adding in the additional units will only raise the decibels by about .8, and not make a drastic change on the amount of noise.

Councilmember Holmes suggested that Boston Scientific appoint a neighborhood liaison so neighbors have a particular person to contact with concerns.

Mayor Grant asked if they will be reusing the space once the existing HVAC equipment is removed.

Boston Scientific Facilities Director Lorne Rothbauer said there is one piece of equipment on the north side of the building that can be eliminated once the new addition is built. There will still be some equipment on that side of the building but most of the noise the neighbors are hearing is the chiller that will be eliminated when it needs to be replaced.

Councilmember Holden asked if as if the sound gets louder as the equipment ages.

Mr. Hejl responded that may be true if the equipment wasn't maintained but they have a preventative maintenance program and equipment is inspected and repaired quarterly.

Councilmember McClung asked about receptor placement during the noise studies, he wondered if they were at the height of a person, or possibly at the height of a deck or second story bedroom.

Mr. Ford said receptors are put at the height of the person who would be receiving the noise.

Mr. Rothbauer said they can ask to have the study modified.

Boston Scientific Environmental Health and Safety Specialist Nicole Lancaster explained the site operates under a permit from the Minnesota Pollution Control Agency (MPCA). Boston Scientific has held the permit since 1995 and they must complete emissions reporting to show they are in compliance. They are not close to the threshold and aren't concerned about the building expansion having a negative impact to the neighbors. There won't be any change in types of emissions coming from the facility. Boston Scientific has no knowledge of historical spills or leakage.

Ms. Lancaster said in regard to land and water testing, they have done some testing. In 2019 they had soil testing that was mitigated to the MPCA's satisfaction in October of 2020. They also partner with the Rice Creek Water District; each construction project has to be approved by the watershed district. Boston Scientific works with multiple agencies to assure the health and safety of employees and residents.

Ms. Thompson added that they have very strict handling procedures in place for lithium, from delivery to manufacturing and waste. The safety processes will extend to the proposed addition.

Councilmember Scott expressed concern about the handling of larger quantities of lithium in the manufacturing process.

Mr. Hjel said safety measures are in place for managing, controlling and safely handling lithium.

Councilmember Holden said she wasn't concerned about anything happening with chemicals but she would like to have the noise study explained more clearly.

Ms. Lancaster explained that VOC, hazardous pollutants, lead, and carbon monoxide, nitrogen oxide and sulfur dioxide are all part of the permit they have to comply with. They are currently 30 tons under the limit of 50 tons.

City Administrator Perrault said he had a conversation with a resident that pointed out a couple of items and he said he would bring them forward. The concerns were: once the project is complete how will they make sure the noise level is acceptable, is it correct that a follow up study will be done? And there will be a point person identified for resident concerns?

Mr. Hjel replied both were correct.

Mr. Hjel responded to the second question on the resident letter regarding height and visual pollution. The proposed plan has a penthouse to hold the HVAC system, and with that they exceed the height limit by five feet. As per the Master Planned Unit Development Agreement (PUD), they are granted the option to exceed the height, in this case it is partially to mitigate the noise from the equipment and to have redundant building style. They are also planning to do extensive restoration and landscaping.

Mayor Grant said the PUD does give them the right to make requests, but the City can make certain demands as well.

Councilmember Holden clarified that the building is 35' but if the penthouse with screening brings it up to 40' it is allowed.

Mayor Grant reminded Councilmembers they have a special meeting after the work session to vote on the Boston Scientific JCF Resolution. He thanked Boston Scientific for their presentation and addressing resident concerns, and requested when they determine the liaison person they let staff know contact information.

C. 2022 PMP Arden Oaks Street Improvements Feasibility Report