1. MEETING IS CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL: Bergeron, Gunn, Hull (arrived at 7:54 p.m.), Meehlhause, Mueller

   NOT PRESENT: None

4. APPROVAL OF AGENDA
   A. Monday, June 24, 2019, City Council Agenda.

   MOTION/SECOND: Gunn/Bergeron. To Approve the Monday, June 24, 2019, agenda as presented.

   Ayes – 4  Nays – 0  Motion carried.

5. CONSENT AGENDA
   A. Approval of Minutes: June 10, 2019.
   B. Just and Correct Claims.
   C. Resolution 9129, Approving Severance for Police Support Manager.
   D. Resolution 9130, Approving Revised Job Description and Authorizing Advertisement of the Police Records/Evidence Technician.
   E. Resolution 9131, Approving Revisions to City of Mounds View Solid Waste Management Standards.
   F. Resolution 9127, Authorizing Purchase of Three Copy Machines and Maintenance Agreement.

   MOTION/SECOND: Bergeron/Meehlhause. To Approve the Consent Agenda as presented.

   Ayes – 4  Nays – 0  Motion carried.

6. PUBLIC COMMENT
Maria O’Reilly, formerly lived at 3048 Woodale Drive, commented on the Council’s recent proceedings towards Brian Amundsen and Jonathan Thomas. She explained she has known Brian Amundsen for the past 40 years, as he was her dad. She indicated he was a man of high moral character and integrity. She stated he values rules and does not shy away from conflict. She commented on his many years of public service in Mounds View and stated she believed the residents of Mounds View were very fortunate to have someone like Brian Amundsen serving on the Charter Commission. She believed there was some sort of misunderstanding or miscommunication that had happened as the portrayal of Brian Amundsen was contradictory to the person she knew him to be. She reported she attended the last Council meeting as a sign of support for her father. She noted the parking lot and Council Chambers were flooded with numerous other people attending to support Brian Amundsen and Jonathan Thomas. She expressed frustration with the fact a motion was made and passed that took the extreme step to send a message to a judge requesting Brian Amundsen and Jonathan Thomas be removed from the Charter Commission. She recommended a public meeting and/or open dialogue be held to improve communication between the two parties. She stated all Mounds View residents wanted the best for the community. It was her hope that her children would see how government can work for good, while seeking truth and reconciliation. She encouraged the Council to put away the gardening sheers in order to work towards a positive solution that values and respects long time dedicated members of the community.

Mayor Mueller reported a meeting was scheduled between the two senior members and the three members tendering their resignation and the members tendering their resignation would not attend the meeting. For this reason, an individual meeting was held.

Bob King, 7408 Silver Lake Road, stated it was his belief the issues facing the Charter Commission came down to personality conflicts. He did not believe this should have anything to do with their service. He was of the opinion the Charter Commission should be focusing on the Charter and its laws.

Bill Loven, 5284 Greenfield Avenue – Apartment #21, stated he was upset that Greenfield Avenue had been cut off in the interest of a new apartment building. He discussed how he and his neighbors would be impacted by this change.

Mayor Mueller reported the Crossroad Pointe project would be discussed later in the agenda. She explained based on feedback received from other neighbors, the City was proposing to close access to Greenfield Avenue.

7. SPECIAL ORDER OF BUSINESS
   A. Discussion – Assisted Living Concept (Dan Carlson).

Community Development Director Sevald discussed an assisted living concept with the Council. He explained Dan Carlson and Ben Hanf were looking at a property on Lambert Avenue to be used as an assisted living facility. He requested the Council provide the developers with feedback on the proposed concept.
Ben Hanf, 13894 Edenwood Way, explained he was representing Living Hope Homes. He stated he would like to build four single family homes along Lambert Avenue that would be used for 24 hour assisted living services. He indicated he would like to have 10 residents in each of the homes, instead of six. He commented he was excited to be bringing this concept to the City of Mounds View.

Mayor Mueller asked how many bedrooms each of the homes would have. Mr. Hanf anticipated each home would have eight to ten bedrooms. He reported the properties would not have parking concerns as the residents would not have vehicles. The only vehicles onsite would be for staff members. Further discussion ensued regarding potential locations for visitor parking.

Dan Carlson, 4448 Cosette Lane in Hugo, explained he would be designing the homes and reported he had a background in custom designing commercial/residential assisted living facilities.

Council Member Meehlhause asked how many square feet each home would have. Mr. Carlson estimated each home would be approximately 3,800 square feet of finished space. He noted the homes would have an elevator and a main floor walk in shower. He commented further on the amenities that would be included in the homes. Mr. Hanf explained it would be his goal to have these homes look like a regular house in Mounds View.

Council Member Meehlhause questioned if there were any zoning issues the City would have to consider for this request. Community Development Director Sevald stated the property is zoned and guided for single family. He reported State Statute allows group homes in any zoning district. He explained the City views this type of use as a nursing home and the property would have to be zoned R-4 or PUD, and the land would have to be guided multi-family residential or institutional. He commented until the Comprehensive Plan was approved, the property could not be re-guided, but the property could be rezoned.

Council Member Gunn asked why ten residents were being requested versus six. Mr. Hanf explained this came down to the expense of providing 24-hour care for the residents.

Council Member Meehlhause inquired if the four homes would be located on the vacant piece of land along with the current home property. Mr. Hanf reported this was the case.

Council Member Bergeron questioned what type of vans would be visiting the group homes. Mr. Hanf indicated the vans would provide rides to residents on an as needed basis.

Council Member Bergeron asked if the properties would ever be used for hospice. Mr. Hanf stated this was a possibility.

Council Member Bergeron inquired how many care takers would be onsite overnight. Mr. Hanf reported there would be two care takers onsite overnight.
Council Member Meehlhause questioned if memory care would occur in these homes. Mr. Hanf was uncertain and noted his partner Andrea Temple would be making this decision.

Council Member Gunn stated this was an interesting concept and noted this would provide a new type of housing that was not already available in the City. She indicated she could support this project moving forward.

Council Member Meehlhause agreed this was an intriguing concept. He stated he understood there was a need for assisted living in the community. He supported this project moving forward.

Council Member Bergeron indicated he too was in favor of exploring this concept further.

Mayor Mueller commented she did not support the proposal moving forward. She explained she would rather see single family homes on these lots versus assist living units. She expressed concern with the number of lower level units and how individuals in these bedrooms would escape if there happened to be a fire.

Mr. Carlson reported the four homes would have a walkout basement. He explained each basement bedroom would have an egress window.

Mayor Mueller asked who would be responsible for yard maintenance. Mr. Carlson indicated a yard company would be contracted to complete this work.

Council Member Gunn questioned when the applicant would like to begin this project. Mr. Carlson explained he and his partners were coordinating this project with the City. He stated his goal would be to begin the homes yet this summer.

Council Member Gunn asked how this project could proceed given the fact the Comprehensive Plan was not yet approved. Community Development Director Sevald indicated the homes could not be occupied for assisted living until the zoning was changed.

Council Member Meehlhause stated the City had just rezoned several properties. Community Development Director Sevald reported this was the case and noted these rezonings were completed to fix an error that occurred 20 years ago in the Zoning Map. He explained these rezonings did not change the Comprehensive Plan.

Council consensus was to direct staff to move forward with this project.

8. **COUNCIL BUSINESS**
   A. **Public Hearing: Resolution 9128, Approving a Chicken/Duck Keeping License for Seth Kaduce at 8086 Long Lake Road.**

Assistant City Administrator Beeman requested the Council approve a chicken/duck keeping license for Seth Kaduce for the property at 8086 Long Lake Road. He commented on the
restrictions in place for chicken/duck keeping and noted Mr. Kaduce was proposing to have a chicken coop that was in conformance with City Code. Staff commented further on the request and recommended approval.

Mayor Mueller opened the public hearing at 7:25 p.m.

Sandra Spector, 2556 Sherwood Road, indicated she lived next to Seth Kaduce. She requested further information about what to expect if her neighbor is keeping chickens and if there would be an odor. Mayor Mueller reviewed the location of the proposed chicken coop and noted it would be fenced.

Hearing no further public input, Mayor Mueller closed the public hearing at 7:27 p.m.

Assistant City Administrator Beeman explained the cages would have to be cleaned regularly. He explained he understood chickens were great at managing ticks and other insects.

Seth Kaduce, 8086 Long Lake Road, explained he and his wife would be moving into his parent’s house while he searches for a home in the area. He indicated he has applied for eight chickens noting he now had seven. He reported he cleaned his coop four times a year and noted his neighbors would not hear the chickens from 25 feet away. He noted this would be his fourth year with chickens.

MOTION/SECOND: Gunn/Meehlhause. To Waive the Reading and Adopt Resolution 9128, Approving a Chicken/Duck Keeping License for Seth Kaduce at 8086 Long Lake Road.

Ayes – 4  Nays – 0  Motion carried.

B. Public Hearing: First Reading and Introduction of Ordinance 958, Amending the Zoning Map for 2390, 2394 Mounds View Boulevard and 2400 County Road H2.

Community Development Director Sevald requested the Council introduce Ordinance 958 amending the Zoning Map for 2390 and 2394 Mounds View Boulevard and 2400 County Road H2. He explained these properties were known as Crossroad Pointe. He explained INH Properties is proposing to develop a 128-unit apartment building at the south corner of Mounds View Boulevard and County Road H2. The project involves multiple planning applications including a request to rezone the applicable properties from B-3 Highway Business to PUD Planned Unit Development. Staff provided further comment on the proposed project and reported the Planning Commission recommended approval of the Ordinance amendment.

Mayor Mueller opened the public hearing at 7:39 p.m.

Celena Monn, 2357 Sherwood Road, stated she has expressed many concerns regarding the rezoning of this property. She agreed this would be a great opportunity for Mounds View, but feared limiting this project to only apartments restricted the goals of the Comprehensive Plan.
She explained this project was supposed to be a mixed use development with commercial and residential units. She reported the City already had numerous apartment complexes. She encouraged the Council to reconsider this project to include retail.

Sandra Spector, 2556 Sherwood Road, agreed with Ms. Monn on this. She stated she would like to see Mounds View Boulevard more City friendly with commercial, restaurant and retail developments and less apartments. She noted this property was vital to the corridor and she believed it would benefit the City to have more retail.

Hearing no further public input, Mayor Mueller closed the public hearing at 7:43 p.m.

Mayor Mueller explained a portion of this property was obtained in 2006, and the Robert’s property was added in 2013. She indicated the City has aggressively marketed this property with the idea of having a mixed use development on this site. She commented after working with a developer for some time, the financing fell through. She reported the INH team came forward with a project that initially was mixed use with specialty retail, which included a gun club. She stated this use was not supported by the community which led INH to go back to the drawing board and the site was proposed for apartments and a Kwik Trip gas station. She indicated the surrounding residents did not support having a 24-hour gas station across from where they lived. For this reason, the Council has pursued a market rate apartment complex. She noted the City has not had a market rate apartment complex built in Mounds View since the late 1970’s or early 1980’s.

Council Member Bergeron thanked the residents for bringing the comments to the Council. He noted the Council was concerned about the overall look of Mounds View Boulevard. He stated it was his understanding that if density was built, retail would follow. He understood the City did not have enough restaurants in the community but believed this development was a step in the right direction. He reported this property has been marketed for mixed use for a number of years and noted a market rate apartment complex was the most viable use for the site.

Council Member Meehlhause discussed the history of this project and noted Hy-Vee was contacted to see if they were interested in building in Mounds View. He indicated the Crossroad Pointe parcel was too small for a Hy-Vee. He explained several restaurants were contacted as well, and there has been no interest.

MOTION/SECOND: Gunn/Bergeron. To Waive the First Reading and Introduce Ordinance 958, Amending the Zoning Map for 2390, 2394 Mounds View Boulevard and 2400 County Road H2.

Ayes – 4   Nays – 0   Motion carried.

C. Public Hearing: First Reading and Introduction of Ordinance 959, Amending Section 1104.02, Subd 4(c) (Minimum Floor Area Per Dwelling Unit).
Community Development Director Sevald stated INH Properties is proposing to develop a 128-unit apartment building at the south corner of Mounds View Boulevard and County Road H2. The project involves multiple planning applications including a request to amend the City Code to allow Studio Apartments. He discussed the allowed square footage and the proposed change to the allowed square footage. He reviewed the minimum square footage allowed in neighboring communities. Staff provided further comment on the proposed City Code amendment with respect to minimum floor area per dwelling unit and reported the Planning Commission recommended approval of the Ordinance amendment as requested.

Council Member Hull arrived at the Council meeting at 7:54 p.m.

Mayor Mueller questioned how many of the units would be studio apartments. Community Development Director Sevald reported 7% of the units would be studio apartments.

Mayor Mueller opened the public hearing at 7:58 p.m.

Sandra Spector, 2556 Sherwood Road, asked if townhouses were considered for this site. She commented on the benefits of having owner-occupied units versus additional rental units.

David Piskorski, 7878 Woodlawn Drive, questioned what the concerns were to having the apartments units 630 square feet. He inquired what the drawbacks would be to building a development with 520 square foot units that the market did not support.

Mayor Mueller stated the impact to the City would be none, but the developer would see a reduction in revenues.

Hearing no further public input, Mayor Mueller closed the public hearing at 8:02 p.m.

Mayor Mueller asked if there was a demand for studio apartments. Community Development Director Sevald stated he believed this was the case. He noted the developer completed a market study and there was a need for studio, 1, 2, and 3-bedroom apartments.

Mayor Mueller requested the developers come forward and speak to the size of studio apartments.

Jim Elias, INH Properties, commented on the professional third-party market study that was completed for this project. He noted he also conducted his own research. He stated there was a demand for 10% to 15% of the building to be studio units. He discussed how modern apartment buildings have a great deal of amenities (community rooms, theaters, fitness room, etc.) which led renters to have smaller square foot apartments. Because of this change, there was a very high demand for studio apartments. He commented 16 total units would be studio apartments. He further discussed the floor plans for the studio apartments.

Council Member Meehlhause asked if a developer came forward with a townhome development for this site. Assistant City Administrator Beeman stated there were inquiries, but noted the
numbers did not work.

MOTION/SECOND: Meehlhause/Bergeron. To Waive the First Reading and Introduce Ordinance 959, Amending Section 1104.02, Subd 4(c) (Minimum Floor Area Per Dwelling Unit).

Mayor Mueller asked if future developers would be required to have amenities if wishing to construct studio apartments. Community Development Director Sevald explained the amenities would not be required.

Ayes – 4  Nays – 1 (Mueller opposed)  Motion carried.

D. Public Hearing: Resolution 9132, Approving a Conditional Use Permit (CUP) for a Residential Planned Unit Development of Crossroad Pointe.

Community Development Director Sevald stated INH Properties is proposing to develop a 128-unit apartment building at the south corner of Mounds View Boulevard and County Road H2. The project involves multiple planning applications including a request for a CUP for a PUD, and a Development Review. It was noted the Comprehensive Plan guides this property for Mixed Use PUD. He discussed how the development would impact the School District and noted the street closures that were being considered. It was noted the project narrative still had to be completed for this project. Staff commented further on the proposed PUD and recommended action on this item be tabled to the July 8, 2019 City Council meeting so all Crossroad Pointe items can be approved at the same meeting.

Mayor Mueller opened the public hearing at 8:26 p.m.

Bill Buckingham, 5220 Greenfield Avenue, stated he was glad to see the Council addressing market rate housing in Mounds View. He did not realize the City had not constructed market rate apartments since the late 1970’s. He explained this project could provide a great housing option for seniors who were looking to downsize. He noted Realife Cooperative had a two-year waiting list. He asked if Mounds View residents would be given a priority for the new Crossroad Pointe apartments. He questioned what the duration of the leases would be and inquired what other expenses residents in these units would have.

Ben Sigrist, 5270 Greenfield Avenue, explained he lived very close to the proposed project. He stated he supported the hammerhead on Greenfield Avenue. He thanked the Council for working on this project and noted he offered his full support.

Hearing no further public input, Mayor Mueller closed the public hearing at 8:32 p.m.

Jim Elias, INH Properties, commented he looked forward to Mr. Buckingham being a future resident. He stated typically there is no restriction or priority given to residents living within the City. However, he noted he would want to promote this property locally.
Further discussion ensued regarding how the Bel Ray offered a first option to Mounds View residents prior to opening the building to outside communities.

Mr. Elias reported the initial lease term would be one year. After the first year, a six-month, nine-month and twelve-month option would be offered. He explained each unit would be responsible for their gas and electric expenses. He reported the rent pricing structure would include one underground parking space. He then reviewed the proposed rental rates for the apartment units noting studios would cost around $1,000 per month, one-bedroom units would cost around $1,300 per month, two-bedroom units would cost around $1,500 to $1,600 per month and three-bedroom units would cost around $2,000 per month. He stated water and sewer charges may be billed back to apartment units on a pro rata basis. He noted trash would be included in the rent, along with wi-fi. He commented further on the amenities that would be included in the building, which were a community room, mail area with parcel lockers, fitness center, two elevators, game room, BBQ grill area, playground, fenced in pet area, pet spa, and theater room.

Mayor Mueller asked if each unit had a washer and dryer. Mr. Elias reported this was the case. He explained each unit came with a full appliance package.

Corey Gears, Alliance Building Corporation, explained he would be constructing the apartment building for INH.

Mayor Mueller questioned what the mix of apartment units would be. Mr. Elias reviewed the mix of apartment units being proposed for the project.

Council Member Meehlhause stated he supported the proposed parking ratio.

Community Development Director Sevald requested feedback from the Council on whether they would like to see more greenspace or have two additional parking stalls. The consensus of the Council was to recommend the site have additional greenspace.

MOTION/SECOND: Meehlhause/Gunn. To Table Action on Resolution 9132 to the July 8, 2019 City Council meeting.

Ayes – 5  Nays – 0  Motion carried.

E. Public Hearing: Resolution 9133, Approving the Preliminary Plat of Crossroad Pointe.

Community Development Director Sevald stated INH Properties is proposing to develop a 128-unit apartment building at the south corner of Mounds View Boulevard and County Road H2. The project involves multiple planning applications including a request for Preliminary Plat approval. He noted this project consisted of three lots that would need to be combined into one lot. Staff commented further on the Preliminary Plat for Crossroad Pointe and recommended
action on this item be tabled to the July 8, 2019 City Council meeting so all Crossroad Pointe items can be approved at the same meeting.

Mayor Mueller opened the public hearing at 8:56 p.m.

Celena Monn, 2357 Sherwood Road, expressed concerns with the fact some residents within this building may have allergies to pets, but the entire building would be pet friendly. She stated she would like to learn more about the security measures being proposed for this apartment building. She explained she would like to see a bike rack outside the main entrance to the building, along with a trash receptacle. She questioned what type of emergency plan was in place for this building. She noted Mounds View was a GreenStep city and encouraged the developer to consider using sustainable and Earth friendly building materials. She recommended the parking garage have plug-ins for electric vehicles. In addition, she noted Mounds View was a pollinator friendly community.

Hearing no further public input, Mayor Mueller closed the public hearing at 9:01 p.m.

Mayor Mueller questioned what type of experience the builder had with green construction.

Corey Gears, Alliance Building Corporation, noted LED fixtures would be used inside and outside of the building. He reported all appliances would be Energy Star and low flow fixtures would be used. He indicated the windows would be highly efficient to cut down on heat loss.

Mayor Mueller requested further information on how the underground water coffers would work. Mr. Gears discussed how the underground stormwater runoff system would work for the site.

Mayor Mueller encouraged the applicant to consider creating a pollinator friendly area within the development. She requested further information on how the site would be accessed by the fire department. Mr. Gears reported the fire department had reviewed the site plans and would be able to access the site from two locations in the event of an emergency.

Mayor Mueller requested further description of the security system that would be in place for this apartment building. Mr. Elias explained security in the building was extremely important to him. He noted a controlled entry system would be put in place with key fobs and an electric lock system. In addition, each unit would have an electronic lock. Mr. Elias commented further on how pets would be managed in the building and reported the building would be smoke free. He indicated he could place a bike rack on the grounds if a suitable location were found and noted the dog/park area would have trash receptacles. He explained he does not have designated stalls for electric cars, but noted a handful of stalls would accommodate electric plug in stalls.

Council Member Gunn stated it would be up to the individual apartment dwellers to lock their doors and windows for security purposes.

Mayor Mueller questioned what would be done in an emergency storm situation. Mr. Gears reported the parking garage was 12-inch-thick concrete walls and would serve as a storm shelter.
in an emergency situation. Mr. Elias reported a handbook would be provided to each individual upon leasing a unit and emergency protocols would be addressed in this handbook.

MOTION/SECOND: Gunn/Hull. To Table Action on Resolution 9133 to the July 8, 2019 City Council meeting.

Ayes – 5  Nays – 0  Motion carried.

9. REPORTS
   A. Reports of Mayor and Council.

Council Member Bergeron reported discussions were held at the June 3rd Council worksession as a result of the May 21st Charter Commission meeting that led the Council to direct staff to seek the resignation of two commission members. At the June 10th Council meeting, after Public Comment, it was moved and approved a meeting or meetings should be held between representatives of the Council, and members of the Charter Commission. On June 18th a meeting was held with four members of the Charter Commission. These were individual meetings as not all members could accommodate being in the same room at the same time. At the conclusion of these meetings, the decision was made not recommend changing the Council’s direction to staff.

Mayor Mueller thanked Council Member Bergeron for the summary and noted she too attended these meetings. She noted this matter would be taken up again by the City Council at the July 1st worksession meeting.

Council Member Meehlhause stated he would be attending the League of Minnesota Cities Conference in Duluth later this week.

Council Member Gunn noted she would also be attending this conference. She stated the Police Foundation would be meeting on Tuesday, July 9th and the Festival in the Park Committee would be meeting on Tuesday, July 16th.

Mayor Mueller stated on Tuesday, June 25th at 10:00 a.m. a story time would be hosted at the corner of Groveland and Arden. She encouraged all residents with children to attend.

Mayor Mueller indicated she appreciated the fact the majority of the Council would be attending the League of Minnesota Cities Conference this week. She congratulated Council Member Sherry Gunn for being named the Elected Official Leadership Award which was presented by the Minnesota Women in City Government. A round of applause was offered by all in attendance.

Mayor Mueller reported the next Police Foundation fundraiser at Von Hansen’s would be held on Saturday, July 20th.

Mayor Mueller indicated Cone with a Cop would be held on Saturday, July 13th at the Mounds View McDonald’s from 6:00 p.m. to 7:00 p.m.
B. Reports of Staff.

Assistant City Administrator Beeman reported staff continues to work on the demolition process for the Skyline Motel. He anticipated a controlled burn would be held at this property on Saturday, July 13th.

Community Development Director Sevald stated driveway setbacks were discussed by the Planning Commission at their last meeting. He noted this issue may be coming forward for an Ordinance amendment reducing driveway setbacks.

C. Reports of City Attorney.

Assistant City Attorney Anderson had nothing additional to report.

10. Next Council Work Session: Monday, July 1, 2019, at 6:30 p.m.
    Next Council Meeting: Monday, July 8, 2019, at 6:30 p.m.

11. ADJOURNMENT

The meeting was adjourned at 9:32 p.m.

Transcribed by:

Heidi Guenther
TimeSaver Off Site Secretarial, Inc.