

**MOUND CITY COUNCIL MINUTES
APRIL 8, 2025**

The City Council of the City of Mound, Hennepin County, Minnesota, met in regular session on Tuesday, April 8, 2025 at 6:00 p.m. in the Council Chambers in the Centennial Building.

Members present: Mayor Jason Holt, Council Members Sherrie Pugh, Kevin Castellano, Kathy McEnaney, and Michelle Herrick.

Members absent: None.

Others present: City Manager Jesse Dickson, Deputy City Manager Maggie Reisdorf, City Attorney Scott Landsman, Community Development Director Sarah Smith, Planning Consultant Rita Trapp, and Orono Police Officer Ryan Spencer. Peggy Conroy (2350 Harbor Place #203, Mound), Sue Kile (2350 Harbor Place #301, Mound), Derrick Passe (2350 Harbor Place #110, Mound), Scott Gaetz (4407 Wilshire Blvd, Mound), Phil & Becca Toso (6641 Halstead Ave, Mound), Jim Barnes (4870 Edgewater Drive, Mound), Tim Flodin (2350 Harbor Place #308, Mound), Dennis Mette (2350 Harbor Place, Mound), Bob and Linda Anderson (2350 Harbor Place, Mound), Tom Merten (2350 Harbor Place #208, Mound), Austin Wiberg (2290 Commerce Blvd, Mound), Mary Perbix (2900 Dickens Lane, Mound), Angela Savstrom (5525 Sherwood Drive, Mound), Tyler Pieper (5504 Church Road, Mound), Paul Cress (2350 Harbor Place, Mound), Kelli Gillespie-Coen (4400 Tuxedo), Scott Picha, Tim Nichols (3752 Woodland Cove, Minnetrista), Jamie Regwald (2315 Commerce Blvd, Mound), Andrew & Jocelyn Cottingham (4732 Richmond Road, Mound), and Paula Larson (5713 Lynwood Blvd, Mound).

Consent agenda: All items listed under the Consent Agenda are considered to be routine in nature by the Council. There will be no separate discussion on these items unless a Councilmember or citizen so requests, in which event it will be removed from the Consent Agenda and considered in normal sequence.

1. Open meeting

Acting Mayor Castellano called the meeting to order at 6:00 p.m.

2. Pledge of Allegiance

3. Approve agenda

MOTION by McEnaney, seconded by Castellano, to approve the agenda. All voted in favor. Motion carried.

4. Consent agenda

Herrick asked to pull Item C. for further questions.

MOTION by Herrick, seconded by McEnaney, to approve the consent agenda as amended by pulling Item C. Upon roll call vote, all voted in favor. Motion carried.

A. Approve payment of claims in the amount of \$304,316.05.

B. Approve minutes: March 25, 2025 Regular City Council

C. (Pulled) APPROVE RESOLUTION 25-37 APPROVING 1-YEAR EXTENSION FOR EXPANSION PERMIT APPROVED FOR PROPERTY AT 4780 EDGEWATER DRIVE ON May 28, 2024.

D. APPROVE RESOLUTION 25-38 APPROVING PUBLIC GATHERING PERMIT FOR 2025 MOUND FARMERS MARKET & MORE (MFM&M) SEASON FROM SATURDAY, MAY 24, 2025 THROUGH SATURDAY, OCTOBER 11, 2025 WITH REDUCED FEE DUE TO COMMUNITY BENEFITS.

E. APPROVE RESOLUTION 25-39 AUTHORIZING TRANSFER OF FUNDS.

Item 4.C. Pulled for discussion.

Herrick asked staff how many extensions have been provided for this permit and how many can be provided. She informed that she was just curious.

Smith informed that this is the first extension requested and that city code allows for extension requests. She noted that she is unaware of any limitations on the number of requests.

MOTION by McEnaney, Seconded by Castellano, to approve the following resolution. All voted in favor. Motion carried.

5. Comments and suggestions from citizens present on any item not on the agenda.
NA.

6. Orono Police Department with March 2025 Activity Report

Orono Police Department (OPD) Sergeant Ryan Spencer provided an activity update to the City Council. He informed that there isn't anything significant to report as it relates to activities within the past two weeks. He said school is still in session and therefore summer activity has not started yet. He informed that they continue to monitor for overweight vehicles on the roads and that compliance has been good. He discussed the speed signs that were placed on West Edge and the data that has been collected do far. Spencer informed that the speed signs are working and gathering good information. He suggested that next steps be to get the traffic safety vehicle patrolling that area as well to further assess concerns around speeding in that area.

Herrick asked if Spencer would be able to email over the collected data. Spencer stated that he would do that.

Holt asked Spencer about the different locations of the trailer sign, specifically related to an original concern that it was located too close to one of the nearby stop signs.

Spencer stated that it was moved to be farther away from the stop sign.

Herrick said that it was interesting to see the volume of vehicles traveling on this road. She stated that it is very high.

Spencer explained that the trailer can gather data from a car traveling at a pretty far distance.

Spencer stated that the school resource officer has nothing new to report at this time, except that construction at Grandview Middle School will start soon. He noted that the construction will not impact normal operations.

7. Rain Barrel Sales Event – Harrison's Bay Association

Angela Savstrom of the Harrison's Bay Association (HBA) introduced herself to the City Council. She informed that the HBA is hosting its third annual rain barrel sales event again this year. She went over the goals of the rain barrel program and the goals to reduce the amount of storm water runoff that enters nearby lakes and waterways, to provide community education about landscaping and water conservation, and to promote rain barrel use as a cost-effective way to reduce run-off and reduce dependency on city water for outside activities. Savstrom stated again that this is the third annual event and that barrels are currently for sale online through the HBA website. She informed that there are a total of 72 barrels for sale in 2025 and that there are 45 still available. She went over the price of the barrels, and the pickup day event on May 31st at the parking garage in Mound. She informed that the impact of using these barrels saves 100,000 gallons of water. Savstrom noted that they are still preparing for the May 31st event and promoting the barrel sales. She thanked the City of Mound's and City of Minnetrista's city engineering consultants for their donations to the program to make the barrels cheaper for residents to buy.

8. Public Hearing

Review/Action on major subdivision-preliminary plat, planned unit-development- conditional use permit in the downtown mixed district, and vacation of existing drainage and utility easement on the property; also consideration of the development plans for the project proposed for two undeveloped properties of Church Road which are identified as PID No. 13-117-24-32-0156 and PID No. 13-117-24-32-0157 (Planning Case No. 23-03) Applicant: Shirzad Raimi of Venture Capital LLC.

Trapp introduced this item to the City Council. She informed that the City Council will be holding a public hearing at the meeting for a development titled Fern Lane Townhomes of Mound. Trapp provided an overview of the application that includes a proposal for four, for-sale, townhome units. She noted that the two buildings would include two units each. She explained that each unit would have a two-car garage with an interior driveway to access the garages. She highlighted a planned shared outdoor space and private decks on each unit. Trapp said that a homeowners association would be established to maintain the shared driveway, snow management, and yard landscaping.

Trapp reviewed the location of the project as properties located on the east side of Fern Lane and south of Church Road. She noted that the site is located to the east of the RPG Commerce Place Shopping Center and north of the post office. She explained that the project would include two parcels that would be combined into one 0.21 acre lot. Trapp noted that the lots are currently vacant.

Trapp informed that the applicant's request is for a major subdivision – preliminary plat that would re-plat the existing lots into four lots and one outlet. She stated that another request is for a Conditional Use Permit (CUP) which is required in a Mixed Use District and for a shore land Planned Unit Development. Trapp explained that the final request is to vacate drainage and utility easements.

Trapp went into detail about the project location and the city's comprehensive plan. She informed that the lots are guided for Mixed Use Development. She reviewed that the goal of a mixed-use district is to support commercial, public, and residential uses, including townhomes and row homes. She added that it is also meant to provide flexibility so developers have options when considering infill development. Trapp said that the current density goal for the location is 8-15 units/acre. She explained though that this application was submitted a little over two years ago before the current standard was amended. She noted that the previous standard was 12 –

30 units per acre. Trapp said that because the application was received before the amendment, the project can still use the old standards and it will at 19 units per acre.

Trapp reviewed the zoning of the properties. She said that it is zoned Mixed Use – Downtown and is located within a Shore land Overlay District. She noted as well that new development within this area requires a Planned Unit Development (PUD).

Trapp provided information on the proposed preliminary plat. She noted that the site is 0.21 acres and that it would combine the two existing lots into one parcels and then create 4 lots with 1 outlot. Trapp reviewed the easement vacation plans. She noted that the drainage and utility easements being proposed for vacation are not being actively used and that a new easement will be established over the entirety of Outlot A.

Trapp reiterated that this application was originally submitted over two years ago with the original plan proposing 5 units. She noted that that plan was withdrawn and replaced with a 4 unit design. She noted that the project first went to the Planning Commission in March 2023. She explained that the Planning Commission requested the applicant rework the landscaping to create more usable outdoor space behind the units and to add decks to create private outdoor space for each unit. Trapp said that the update design came to the Planning Commission then in October 2023. She stated that no major changes have occurred since that meeting and what is being proposed to the City Council this evening.

Trapp reviewed the site plan project setbacks. She noted that the buildings are oriented internally and that the site is in the shore land overlay for the Lost Lake Channel. She stated though that the project is more than 50 feet from the shoreline.

Trapp went over the proposed dimension and design standards of the project. She reviewed architectural requirements, building height and regulatory flood protection elevation requirements. She noted that the project meets all the standards. Trapp went over the parking plans for the project. She explained that each unit will have a private, 2-car garage. She noted that two visitor spaces would also be available at the entrance of the development. She said that additional parking on Fern would generally be possible, but that there would be some seasonal restrictions. Trapp said that for additional parking, there may need to be an easement and shared parking agreement with the nearby shopping center.

Trapp reviewed that one of the project concerns related to the parking turning radius within the garages. She said that the project applicant provided diagrams to demonstrate adequate space for entering each garage. Trapp said that the applicant increased the garage door size width as well to increase garage storage capacity.

Trapp went into detail about project landscaping plans. She noted that the plan includes planting taller over story trees on the eastern side to moderate view from the single family homes near the site. She noted other clustered landscaping to preserve usable outdoor space for units.

Trapp reviewed the storm water plan. She noted that the proposed impervious service area is 64% and that the maximum allowed in the district is 75%.

Trapp went into detail about the outdoor spaces within the project which includes a patio door off each garage, a deck off each second floor unit, and a shared space with a gazebo. Trapp informed that snow removed would be managed by the Homeowner's Association and that an

arrangement with the neighboring shopping center may be needed if snow removal and offsite is needed.

Trapp stated that the application was sent to city staff, city consultants, other local agencies, and utility companies for review. She noted that the Minnesota Department of Natural Resources commented that the property is located within the shore land overlay district of Lost Lake and recommended that be clearly noted in the application that application is for a shore land PUD. Trapp said that this comment has been addressed. Trapp said that the Minnehaha Creek Watershed District (MCWD) commented that the project triggers their erosion control and storm water management rules. Trapp informed that the applicant has since spoken with the MCWD and they are in continued conversation to ensure compliance will be met.

Trapp explained that a public hearing is scheduled for the meeting for the public to provide comment. She said that letters were mailed to all properties within 350 feet of the project area and published in the newspaper. She said that no comments have been received from the public ahead of the meeting.

Trapp informed that the Planning Commission reviewed the application at their March 7, 2023 meeting in which it was tabled and the applicant was asked to address concerns related to: Garbage and snow removal, visitor parking, deliveries, and outdoor space for children. Trapp said that it came back to the Planning Commission for approval at the October 17, 2023 meeting in which the Planning Commission expressed satisfaction with the changes.

Trapp said that the City Council is being requested to hold a public hearing for the major subdivision – preliminary plan, the conditional use permit, and the easement vacation permit. She stated that the City Council is then being asked to discuss the requests and take action on the application.

Holt referenced a different townhome development in town on “the Island”. He asked staff if these townhomes had the same turn radius.

Trapp stated that she would have to do more research.

McEnaney said that the tight turning radius concerns her.

Trapp noted that staff has shared these concerns with the applicant.

Castellano asked if the driving radius meets city guidelines.

Trapp explained that since it is a private driveway, it doesn't have to meet city standards as it pertains to turning radius.

Holt expressed concerns about owners that may have large vehicles.

Trapp informed that the applicant demonstrated that in their turning radius study that large vehicles could fit in this space.

Holt asked if the parking requirements meet city code.

Trapp stated yes.

Holt asked about the comments from the MCWD.

Trapp said that the applicant is going to have to work with MCWD to address any concerns that the MCWD has. She noted that MCWD usually doesn't approve their items until the city gives the project the go ahead.

Castellano noted that there have been other projects in the city that have had to work with tight spaces.

Herrick asked if there was enough space to plant trees to close to the street and property line.

Scott Gaetz (Project Manager) addressed the City Council. He informed that the project has gone through a long process. He talked about how they have tried hard to address presented concerns including the turning radius. He noted that he hired a civil engineer to perform a turning radius study. He talked about how large suburban/SUVs were used in the study.

Gaetz referenced the townhome development called Villages of Island Park and how the townhomes in that project are very similar to the ones proposed with this project. He said that he didn't foresee the turning radius being an issue. He noted that the proposed tree locations are more of a proposal and will get planted where they are able to fit. He informed that the planting of the trees is meant to soften the architecture of the building. Gaetz explained that the building will sit behind the current shopping center in the city and will back up to the post office.

Gaetz went into detail about the comments of the MCWD. He noted that they will continue to work with MCWD to address any concerns and to determine what will work best.

McEnaney expressed concern over what the construction of the building would do to the downtown Mound site line and open space in that area. She stated "just because you can, doesn't mean you should". She asked how the mass/scale of the project will fit into the neighborhood.

Gaetz explained that the building will be surrounded on two sides by commercial buildings. He said that they have worked hard to soften the building as much as possible with color scheme, trees, roofing design changes, and more. He noted that he wasn't sure much more could be done.

McEnaney stated that the buildings are very tall and will tower over the sight line of downtown Mound. She said the buildings feel gigantic and will be the tallest in the neighborhood. She said it is too much for this area. She noted that the buildings are sitting on top of a hill which makes it look way taller than the other buildings in the area. McEnaney explained that those are her concerns. She asked if they were being marketed to families.

Gaetz informed that they are being marketed to anyone interested.

Herrick asked about the small patios and fencing.

Gaetz said that each unit has a small patio outside. He stated that they could look into adding a fence between the property and the neighboring duplex property. He noted that they would work with the neighbor.

Pugh asked about the dimension of the patios.

Gaetz guessed around 3 feet by 6 feet. He informed that they are not designed to be a big outdoor area. He said that they tried their best to increase the deck sizes large enough to fit some chairs and possibly a grill.

McEnaney said that she appreciated the Gaetz addressed all of the concerns brought forth. She noted still that she continues to have issues with the height. She said he did a nice job, but that she felt it was too much for that small site. She noted that she understands it meets city code.

Herrick asked about the square footage of each unit.

Gaetz stated about 2,200 square feet each. He noted that the units are projected to be listed in the low \$400K. He expressed confidence that the building would fit in ok in that location. Gaetz said that he said this location as a transition area between housing types and commercial. He said he has been doing this a long time and is happy with the results.

Holt opened the public hearing at 6:59 PM

Holt closed the public hearing at 7:00 PM

McEnaney reiterated her concerns with the size of the building on such a small lot. She said she appreciated the work Gaetz put into it however.

Herrick agreed that with McEnaney.

Castellano said that he felt it fit fine and that he had no real objections to the project. He noted that it does look tall, but that it can be hard to visualize how it will actually look. He said he assumed it would fit fine.

McEnaney asked if this was the last building that could be built in this area.

Trapp noted that it is the last vacant lot to be built on within this district.

McEnaney asked if everything in this district is allowed to be up to 35 feet tall.

Trapp confirmed this and noted that all districts are allowed to have structures that are up to 35 feet in height.

Holt stated that he thought it was a great project. He noted that there is only so much that can be done on a tight lot.

MOTION by Castellano, seconded by Pugh, to approve **RESOLUTION 25-40 APPROVING THE VACATION OF DRAINAGE AND UTILITY EASEMENTS ON PROPERTY PROPOSED TO BE PLATTED AS "THE FERN LANE TOWNHOMES OF MOUND". PLANNING CASE NO. 23-03. PID NO. 13-117-24-32-0156 AND 13-117-24-32-0457.** Holt, Castellano and Pugh voted yes, Herrick and McEnaney voted no. Motion carried 3-2.

MOTION by Pugh, seconded by Castellano, to approve **RESOLUTION 25-41 APPROVING A MAJOR SUBDIVISION – PRELIMINARY PLAT OF THE FERN LANE TOWNHOMES OF MOUND PLANNING CASE NO. 23-03. PID NO. 13-117-24-32-0156 AND 13-117-24-32-0457.** Holt, Castellano and Pugh voted yes, Herrick and McEnaney voted no. Motion carried 3-2.

MOTION by Castellano, seconded by Pugh, to approve **RESOLUTION 25-42 APPROVING A CONDITIONAL USE PERMIT FOR A SHORELAND PLANNED UNIT DEVELOPMENT IN THE MIXED USE DOWNTOWN DISTRICT FOR THE THE FERN LANE TOWNHOMES OF MOUND. CASE NO. 23-03. PID NO. 13-117-24-32-0156 AND 13-117-24-32-0457.** Holt, Castellano and Pugh voted yes, Herrick and McEnaney voted no. Motion carried 3-2.

9. Council Introduction:

Review/discussion with Paula Larson, owner at 2316 Commerce Blvd regarding interest in purchasing Outlot B, Mound Harbor.

Trapp introduced this item to the City Council. She reviewed that based on a City Policy titled Development Application Review Procedures, the City Council is to hear a concept introduction from Paula Larson to discuss improvements to the east side of Commerce Blvd, in the vicinity of 2316 Commerce Blvd, and the city-owned property commonly called "Outlot B". She informed that the concept introduction is meant to introduce the project to the City Council before a full application is completed. Trapp explained that staff has not done a review yet on the concept and will not do so until a formal application is completed. She said that neighbors who are located within 350 feet of the proposed project were notified that the concept would be presented at the meeting this evening. Trapp reviewed the location of the proposed project. Trapp stated that this is an opportunity to listen to the concept and provide direction and comments back before a formal application is made.

Paula Larson (5713 Lynwood Blvd, Mound) stated that the City of Mound has owned what is known as "Outlot B" for about 24 years. She said as such, it is not on the tax rolls and no tax revenue is received. She informed that she has owned her property, adjacent to Outlot B for 30+ years. She stated that there are currently two businesses leasing and using space within her building. She noted that the building is in need of some cosmetic updates. Larson explained that her proposal has three goals that include: (1) serious landscaping improvements to Outlot B that would include the planting of crabapple tree North to South along the Commerce corridor. This would include gardens and fencing as part of the landscaping. Larson said that Mound needs more of a softness in this area as there are not trees currently. She informed that the landscaping portion would include a bench and walkaway as well, (2) the addition of two art murals on the backside of her building. She talked about how a previous popular mural was removed in the downtown and how she would like to bring it back. She noted that many people have asked her to bring the mural back to Mound, and (3) add this property back to the tax rolls.

Larson said that she does her homework and has been working with her attorney on an agreement to purchase the land from the city. Larson stated that she is working to get her building designated as a historical building.

McEnaney said she is excited about the cosmetic enhancements to the building. She stated she liked the walkability aspect and how it would connect that area to the new Lost Lake Commons Park. She said she loved the concept.

Pugh said that she loves public art. She asked Larson why she is interested specifically in this lot and why not the public lot to the south of her property.

Larson said that by incorporating "Outlot B" into her current lot, she would then own that lot and add it back into the tax rolls. She noted that she is also interested in the property to the south of hers, and had considered purchasing it in the future.

Holt informed that the public property to the south of her property provides parking to her businesses. He said that the city owns that land.

Larson confirmed that the city owns that land, but that it is due to a past administrative error. She noted that the parking lot serves as a speedway between Commerce Blvd and Marion Lane.

Holt mentioned a previous request to develop Outlot B that would have rehabilitated an old building that was one a neighboring site and would add signage to Outlot B for new businesses within the rehabbed building.

Pugh stated that the issue with that proposal was that the property owner adjacent to Outlot B to the north needed some of the Outlot B land to meet ADA accessibility requirements. She said she was not in favor of selling off the land for that project. She noted that the recommendation was to give the property owner just enough to meet accessibility requirements, but the project fell through. Pugh said that while she loves open space, she feels that this location is a prime location for a denser downtown development. She noted that while she loves parks, there is a large new park going in to the east. Pugh said that the best and highest use of the site needs to be the focus of this downtown location. She expressed concern about the long term commitment of a property owner to manage a private park in the city's downtown.

Larson said that she is comfortable with her idea. She noted that she is a long term resident of Mound.

Holt said that he is open to development, but that he was not envisioning just a park bench and trees for this area. He noted that the improvements would make the area look better, but that better options are likely out there. He referenced a letter from a neighboring property owner that was included within the meeting packet. Holt said that as a City Council, it is their job to determine the best use of the property for the long-term.

Larson asked the City Council if they are in favor of her concept or not.

Holt said that he personally is not in favor of the concept and that he was to see more redevelopment of the area, including a building.

Castellano said that he would like to see something more conclusive. He informed that one of the City Council's priorities for 2025 is focusing on the city's overall economic development.

Larson noted that the lot is hard to do something with due to the setbacks on the area. She stated that since she has owned the land, 26 developers have submitted proposals and they have gone nowhere.

Holt asked Larson if she ever considered working with someone to make a project happen in that location.

Larson said no. She said she does her own thing.

Herrick said that this area is tough because the lots are chopped up and have very irregular shapes. She said it bothers her. She asked Larson if she is interested in the lot south of her property.

Larson responded with maybe. She noted that at this time, she is trying to beautify this area as a whole and make it walkable at this time. She explained that the neighbor has the right to develop their land the way they want. She said that she understood that the City Council needs to do what's best for the city. Larson said however that she believed people would be happy with what she is proposing. She said that she is not interested in selling her property and that she will keep her property.

Holt said that he would like to see more of a development concept.

Herrick asked if Marion Lane was redone.

Castellano confirmed that with the Artessa development, the street was redone with new pavement and curb.

Pugh agreed that it is a challenging property due to the irregular shaped lots. She said that it would likely require property owners to work together.

Tim Flodin (2350 Harbor Place) informed that the "Outlot B" parcel has great potential and that the city needs to focus on overall economic development within the downtown. He noted that it would be risky for the city to turn the land over for a private park and the need for continuous and long-term upkeep and maintenance. Flodin said that the proposed concept is not a commitment to the future of Mound. He said there needs to be something that makes Mound Downtown proud. He noted recent improvements in the area including the Artessa development and the new Lost Lake Commons Park. He noted that Larson's project was only park features and that there is already a large new park going in nearby. He said that the City Council needs to focus on downtown revitalization and encouraged investment into the property that goes beyond what is currently being proposed.

Tim Nichols (3752 Woodland Cove, Minnetrista) stated that this site should focus on a development that creates more density. He noted the Artessa development being a tremendous start and addition to the redevelopment of that area. He noted that he values Larson's rights to her property, but that the City Council has to live up to the vision for that area. He noted that as part of the Artessa project, the City Council requested several extra items of the development, including the burying of utilities lines and upgrades to Marion Road. He noted the northern property owner of the site who has tried to redevelopment the site in the past as well. He said that the City Council needs to do what is right and focus on the end goal. He said that there is only one change to do this project and that they need to do it right. Nichols stated that it needs to be a seamless development.

Kelly Gillespie-Coen (4400 Tuxedo, Mound) said that she does not support the concept. She noted that the area is a critical crossroads of downtown Mound that needs to be thoughtfully redeveloped. She noted that many city tax dollars have gone into this area as a whole to prepare it for redevelopment. Gillespie-Coen stated that tax dollars have gone toward environmental cleanup efforts and more. She explained that it would be a disservice to the city to give up the land for a private park. She noted a previous development proposal for the site in the past that she took part in. She noted that the proposal included working with the adjacent property owner until they asked for an exorbitant amount of money for their property and unethical behavior in their city leadership position. Gillespie-Coen talked about the city's need for diversification in housing and commercial properties to create a stronger tax base. She noted the city's 2040 Comprehensive Plan and the statements within the document that stress focusing on investment and redevelopment within the downtown and the creation of job opportunities.

Derrick Passe (2350 Harbor Place #110, Mound) stated that he currently supports the businesses downtown as much as possible. He noted that he is fine with landscaping on Commerce Blvd and the idea of murals. He said that the focus should be on restoring the building in place first and improving it. He recommended that Larson purchase the public land to the south of her property and bring that on the tax rolls.

10. Council Introduction

Review/discussion with Jim Koch of Angel M Consulting Group regarding concept plan for the development of 6639, 6627, and 6625 Bartlett Blvd in Mound for the development of 8 townhomes, 2 single family homes and a dock house as part of a development called "Halstead Bay Estates". The proposed concept is part of a larger project that proposed an additional 15 single family homes, 45 condominiums, and a park in the City of Minnetrista.

Trapp introduced this item to the City Council. She stated that based on a City Policy titled Development Application Review Procedures, the City Council is to hear a concept introduction from the developer to discuss a development proposal for properties located at 6639 Bartlett Blvd, 6627 Bartlett Blvd, and 6625 Bartlett Blvd in Mound. She noted that the project is tied to a larger development project in the neighboring City of Minnetrista. She noted that concepts for this area have come to the City Council in the past, and that the biggest change from the past is that this concept includes two additional property parcels. She informed that the concept introduction is meant to introduce the project to the City Council before a full application is completed. Trapp explained that staff has not done a review yet on the concept and will not do so until a formal application is completed. She said that neighbors who are located within 350 feet of the proposed project were notified that the concept would be presented at the meeting this evening. Trapp reviewed the location of the proposed project. Trapp stated that this is an opportunity to listen to the concept and provide direction and comments back before a formal application is made.

Dean Dovolis (DJR Architecture) did a review of the development project concept titled "Halstead Bay Estates". He noted that the development includes both the City of Mound and the neighboring City of Minnetrista. Dovolis informed that they have been working with the City of Minnetrista as well on getting the project approved, with the goal that the City of Mound approval process will align with the neighboring city. Dovolis provided concept drawings of the project that would develop land in both cities. He noted that approximately 13.5 acres would be developed into 65 unit mixed use properties, 15 single family home sites, 8 townhome sites, and 45 condominiums. He explained that the City of Mound's part of the project includes 3.76 of the project acres and will include 8 custom townhomes and 2 single family homes.

Dovolis discussed the layout and design of the development that would include maintaining and enhancing the natural features of the land. He stated that there would be not building on the slopes of the property. He mentioned that ponding would be incorporated to minimize storm water flow into the lake. Dovolis went into detail about a tree replacement plan, fencing plans, architectural ideas and styles, the diverse housing types, and a proposed community boathouse. He provided information on parking for each property type.

McEnaney said that the concept looks great and said she appreciated that Dovolis's team listened to the City's recommendations for changes. She asked of the community boat house and site location would include a storage area.

Dovolis said that they are looking at doing a fenced in and screened storage area for small recreational items.

McEnaney asked if there would be a fee to use the boat house.

Dovolis informed that the boat house would be maintained by the development's homeowner's association (HOA).

Herrick asked if all of the properties within the development would be included in the HOA.

Dovolis said yes.

Castellano asked what the estimated cost of the homes and townhomes would be. He said they looked great.

Dovolis estimated between \$1M - \$1.2M each.

Smith asked about the project timeline and if the developer has thought about what utilities who be provided to the development. She noted that since the project includes two cities, she wondered if the developer considered which city utilities would be utilized.

Dovolis noted that they are still researching some details. He noted that there is a lot of coordination that has to happen between both cities and therefore is hoping to get the discussion with both cities moving forward and aligned on a similar schedule. He went into more detail about the community dock on the lake, and that there would be no overnight parking at the community dock house.

McEnaney asked if there would be guest parking for the townhomes on the City of Mound side of the development.

Dovolis said there would be guest parking. He explained that there will be a walking path from the townhomes down to the community boat house as well.

Smith went over some details about the history of this development area and how a previous development proposal process changed the city's comprehensive plan to accommodate that project moving forward. She noted that the project ended up not moving forward, but the amendment to the city's comprehensive plan still remains in effect on those parcels. Smith explained that staff would need to review if the concept meets that plan and/or if it would have to be amended again to meet the plan. She stated that she wanted to bring that up because it could impact the project timeline if an amendment is needed.

Dovolis informed that the developer is hoping to start the project this summer. He noted he will continue to work with staff to determine next steps.

Castellano said that it looks great. Holt agreed.

The neighbor at 6627 Bartlett (Mound) stated that he thinks the development concept is great and is excited about it. He talked about his personal property and how it will be improved with the project and how he is going to also coordinate improving the lakeshore on his property as the same time.

The neighbor at 6641 Halstead (Mound) expressed concern about the boat house being so close to his property and asked if the developer is proposing any screening between the properties. He also asked

if Halstead Road was going to be improved from a gravel road to an asphalt road as the area is developed. He asked if the street is going to be improved, would he then get an assessment for the improvements.

Dovolis explained that there will likely be trees places along the property lines to help screen the boat house. He said that the boat house would be placed as far away as possible from the neighboring property line. He said that the developer has to still work with the city to determine what road improvements are needed as part of the project.

Trapp agreed that road improvements have not been discussed yet and will be determined at some point.

11. Lake Minnetonka Area Mayors – Letter to Senator Ann Johnson Stewart

Holt referenced a letter in the meeting packet that was sent to Minnesota Senator Ann Johnson Stewart and signed by 25 local mayors relaying concerns regarding proposed legislation that would preempt local zoning and planning authority. He informed that the letter express strong concern over the proposed legislation and how the mayors of the cities are opposed to the legislative proposal and therefore recommend that she vote against it.

McEnaney stated that it was a well written letter and thanked the mayor for signing it.

12. Comments/Reports from Council members

Council Member Pugh – Informed that she attended events at the Gillespie Center this past weekend. She said that the event was very successful and that the Director of the Gillespie Center is going to keep trying to do different events to see what sticks and is popular. Pugh noted that the new Director is doing an amazing job.

Council Member McEnaney – Nothing to Report

Council Member Castellano – Nothing to Report.

Council Member Herrick – Noted that she continues to work on creating a Mound Economic Development Committee. She noted that she would like to create an economic development page on the City's new website.

Mayor Holt – Thanked Castellano for being acting mayor at the previous City Council meeting while he was away. Stated that tomorrow evening at the Westonka Library, Minnesota State Senator Ann Johnson Stewart would be hosting a "How Bonding Works" seminar. Stated the he toured City Hall and wants to reopen the discussion on getting rid of the Centennial Building. He expressed confidence that there would be enough room to move everything over to the current City Hall/Fire Department Building. He recommended that all City Council go take a tour. There City Council discussion on future staffing and storage concerns and the need to fully understand those needs before the Centennial Building is considered for selling. Dickson noted that it could work, but that there would have to be investments to the current City Hall/Fire Department to accommodate the changes. Pugh recommended a comprehensive study to make sure the current City Hall/Fire Department could manage long-term needs for staff, storage, parking and more. Holt asked City Council of April 29th, 2025 would work for a joint POSC/CC meeting. Noted that he will be meeting with the mayor of St. Bonifacius tomorrow about long-term fire services planning, and the Finance Committee on Thursday to continue discussing funding for the Water Treatment Plant Project. He noted that there is going to be a Fire Partnership meeting on April 15, 2025. He said that there has been a lot of progress made with regards to how the contract will look and how financing will be structured. He noted that if all goes well, it will go to the City

Council for review in June/July 2025. Holt said that there is a Coffee with a Cop event on Wednesday, April 16, 2025 at 7:30 am at Mound Caribou Coffee. He said that the police chief and other staff would be there to chat with community members.

10. Information/Miscellaneous

- A. Comments/reports from City Manager: NA.
- B. Reports: March Liquor Store Report.
- C. Minutes: March 4, 2025 – Planning Commission Meeting Minutes.
- D. Correspondence:

11. Adjourn

MOTION by Herrick, seconded by Pugh, to adjourn at 9:00 p.m. All voted in favor. Motion carried.


Attest: Kevin Kelly, Clerk


Mayor Jason R. Holt