

MOUND CITY COUNCIL MINUTES MAY 27, 2025

The City Council of the City of Mound, Hennepin County, Minnesota, met in regular session on Tuesday, May 27, 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, and Michelle Herrick.

Members absent: Kathy McEnaney

Others present: City Manager Jesse Dickson, City Clerk Kevin Kelly, Community Development Director Sarah Smith, City Planning Consultant Rita Trapp, City Attorney Scott Landsman, City Engineer Matt Bauman, Orono Police Officer Ryan Spencer, Helen Canning, Jim Koch, Gal Peremislov, Dave Fasching, Jean Fasching and Dean Dovolis.

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

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

2. Pledge of Allegiance

3. Approve agenda

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

4. Consent agenda

MOTION by Pugh, seconded by Castellano, to approve the consent agenda. Upon roll call vote, all voted in favor. Motion carried.

- A. Approve payment of claims in the amount of \$531,221.56.
- B. Approve minutes: May 13, 2025, Regular City Council
May 6, 2025, Joint City Council/POSC Special Meeting
- C. **Approve resolution 25-50 approving sponsorship as related to Southwest Trails Snowmobile Association for the 2025/2026 season**
- D. **Approve resolution 25-51 approving a Public Gathering Permit for Rain Barrel Distribution and Educational Special Event at Mound Parking Deck**

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

No one came forward.

5.1 Orono Police Department (OPD) Activity Report

Orono Police Sergeant Sean Spencer said calls for service were up this weekend as the weather turns nice, but everything went well. Spencer said the Orono bike rodeo had a good turnout. Spencer said

the OPD summer staffing starts today with a minimum of four officers on duty from 10:00 a.m.- 3:00 a.m. until just after Labor Day. Spencer said there will be a Sergeant on duty during the shift.

Spencer said officers at Surfside Park have been giving parking citations to some boat trailers and have "no parking" signage in place.

Spencer said the OPD is onboarding a new Cadet, Colton Beck, who completed school and has taken his post school testing and should start training in the middle of June. Spencer said the Canine program is going to start its first shift on Sunday afternoon.

Castellano and Spencer discussed the summer staffing and emphasized there has to be four staff on duty at all times including a Sergeant.

6. Council Introduction of new concept plan from Jim Koch, proposed for properties generally located at 6639, 6627, 6625 Bartlett Boulevard in Mound for development of 9 condominiums, 4 townhomes, 1 single family home and a dock house amenity building called North Pointe of Halsted Bay (formerly Halsted Bay Estates). The proposed new concept plan is part of a larger project also in Minnetrista.

Trapp presented the proposal from the North Pointe of Halsted Bay group. Trapp said the City policy for applicants for a sub-division is to address the Council prior to making the application. Trapp said the applicant had a previous proposal which was withdrawn, and the revised project will give the chance for the Council to provide feedback and review of the project. Trapp said the project is in the Southwest corner of Mound and is a shared project with the City of Minnetrista. Trapp said Minnetrista is also going through their project review process.

Dean Dovolis, DJR Architecture for North Pointe at Halsted Bay, said the original proposal was amended to include a new design of the townhomes with a better view of the lake and with less hardcover coverage. Dovolis said there is one single-family home, four townhomes and nine condominiums in the plan for the Mound side of the project. Dovolis said the Beach House on the site has the same design as in the previous planning documents.

Dean Dovolis said the City of Minnetrista and their engineering staff are still reviewing the proposal. Dovolis said there are changes which include an increase of storm water ponding. Dovolis said storm water flows to the site from the farm across the way. Dovolis added that the revised plan allows for more green space on the Mound side due to the reduced hard cover. Dovolis said the ponds are located on the Minnetrista side of the project.

Dovolis listed improvements from the earlier project design:

- More green space
- More lake views
- Walk out townhomes facing the lake

Dovolis presented the design features of the building and the parking plan. Dovolis said the plan has more density toward the County Road. Dovolis said the project begins with the three-story condominiums at the road, to two levels with the townhomes to the single-family home and beach house going toward the lake. Castellano said the new plan looks like the density went down. Dovolis said density went up while the hard cover is down.

Herrick said she likes the plan. Herrick wondered about the runoff from the farm which flows into Minnetrista. Dovolis said the runoff from the farm is addressed through a flow restrictor on the culvert

and with the stormwater ponds. Dovolis said the response to the runoff means there is the loss of one house on the Minnetrista side of the project. Dovolis said the dual ponds are designed to take on the extra run off from the farm.

Holt opened the discussion to the public at 6:16 p.m..

Gal Peremislov, 6619 Bartlett Blvd., said he is a neighbor to the project and the plan is truly nice and was at the meeting to understand how it would affect the neighborhood. Peremislov said he wants to hear more about the project going forward. Dovolis said there will be more green space on Peremislov's side of the property to act as buffering.

Jean Fasching, 6705 Halsted Avenue, Minnetrista. Fasching asked if the project needed a Planned Unit Development (PUD) from both cities as she asked about the current density allowances for the site. Trapp said the Condominium and Townhome Buildings will meet the density guidance under a shoreland PUD. Trapp said the PUD will clean up the combining of the different zoning of the parcels on the Mound side of the development. Trapp said the density in the proposed project is in line with the previous project proposed for the site and there is more open space in this new proposal.

Jean Fasching asked if this project proposal has more density to which Trapp said no. Trapp also noted that it is more in line with the City's Comprehensive Plan. Jean Fasching said her concern is with density and that there are water issues in Minnetrista. Jean Fasching said the homes in this area of Minnetrista use wells and she said she wants the infrastructure in place to support the plan.

David Fasching, 6705 Halsted Avenue, Minnetrista, said he is not in opposition to the project. David Fasching said he is concerned about the site and how it absorbs water from over 80 acres of land to the north which then runs off into Halsted Bay. David Fasching said the runoff from the farm will be bypassed in the proposal. David Fasching said the natural system for runoff will be removed and will lead to more erosion and water runoff into Halsted Bay. David Fasching said he wants a full environmental review and doesn't want the project to leave a legacy of damage. Fasching said he would like the City to strive for care and balance.

Dovolis said there has been a study done on the watershed and the farm which drains 70.2 acres through the Minnetrista side. Dovolis said there are plans to slow the water and to increase absorption from the 70.2 acres of land to the site. Dovolis said they have worked with the Watershed District who have input into the project.

Holt closed the public discussion at 6:26 p.m.

Pugh said it the site is an interesting challenge and is concerned about the issue of the environment, but noted that it is an interesting proposal.

Herrick, Holt and Castellano said they would like to see the project move forward to Planning Commission.

7. Approve Resolution No. 25-52 Approving Award of Bid of \$1,091,346.93 to GMH Asphalt for the 2025 Street and Utility Project; City Project No. PW-25-01 and PW-25-02

Bauman introduced this item to the City Council. Bauman said the bid opening was held on May 19th, 2025 with four bids being received. Bauman said the low bid was below the Engineer's estimate for the project. Bauman said the low bid of \$1.36 Million was 18% below the estimate and came from GMH Asphalt. Bauman recommended the award of bid to GMH Asphalt.

Bauman said Noah Iverson, City Finance Director, wanted to inform the Council that the project costs will be bonded along with Phase 2 of the Lost Lake Commons Park Improvement project.

MOTION by Castellano, seconded by Pugh, to approve Resolution 25-52 the following, the bid in the amount \$1,091,346.93 to GMH Asphalt for the 2025 Street and Utility project. All voted in favor. Motion carried.

Resolution No. 25-52 Approving Award of Bid of \$1,091,346.93 to GMH Asphalt for the 2025 Street and Utility Project

8. Comments/Reports from Council members

Council Member Pugh – Pugh said it is the end of the legislative session and there is no bonding bill.

Council Member McEnaney – Absent.

Council Member Castellano – Castellano wanted to know the plan for workshop schedules and to hold a finance committee meeting soon. Castellano said he would like to have a Council Workshop meeting in June. Holt and Castellano both said they would like to plan ahead for the budgeting process. Castellano asked if there is anything to do to improve the Lost Lake Commons Park area with no grass. Bauman said the grass didn't take last fall and there is irrigation in place in the park and the area will be reseeded. Bauman added that the contractor will not be paid until the grass is established.

Council Member Herrick – Herrick asked about the Lost Lake Commons Park survey signs to which Bauman said the reason for the survey is to get a little more community involvement to fine tune a couple of issues.

Mayor Holt – Holt said there is not great news on State funding for the water treatment plant. Pugh said the bonding bill is not on the legislative agenda. Pugh added the legislature is working on the budget which needs to be done before the special session is called.

Holt said he talked to both City representatives in the legislature about the State bonding bill. Holt said he is upset there isn't going to be a bonding bill. Holt said Plan B will include determining whether the City wants to take on the cost of the treatment plant and to use tools other than the levy to pay for the City water issues. Holt said the City did get \$10 Million in funding previously which the City is currently spending. Dickson said the City has been negotiating to secure more Federal funding. Dickson said there is a possibility for \$7 or \$8 Million from the Federal Government. Holt said on July 22nd there will be a Council update to the public on water treatment funding

Holt said the Dakota Trail Crossing ribbon cutting which was held earlier that day was a success with a good turnout.

9. Information/Miscellaneous

A. Comments/reports from City Manager: Dickson said the County has demanded that the Minnetonka Flats construction project add safety features which include a temporary sidewalk.

Bauman said there will be a Dakota Trail Crossing pedestrian median landing zone on Commerce Blvd. which will be installed during the summer or fall.

B. Reports: Finance – April 2025
Fire – April 2025

C. Minutes:

D. Correspondence:

10. Adjourn

MOTION by Castellano, seconded by Pugh, to adjourn at 7:00 p.m. All voted in favor. Motion carried.



Attest: Kevin Kelly, Clerk



Mayor Jason R. Holt