

**MOUND CITY COUNCIL MINUTES
JANUARY 24, 2012**

The City Council of the City of Mound, Hennepin County, Minnesota, met in regular session on Tuesday, January 24, 2012, at 7:00 p.m. in the council chambers of city hall.

Members present: Mayor Mark Hanus; Councilmembers Kelli Gillispie, Heidi Gesch and David Osmek.

Members absent: Councilmember Ray Salazar

Others present: City Attorney John Dean, City Manager Kandis Hanson, City Clerk Bonnie Ritter, Community Development Director Sarah Smith, Public Works Director Carlton Moore, City Engineer Dan Faulkner, City Planner Rita Trapp, Gregory Metz, Kaeden Metz, Peter Goshgarian, Matt Bolles, Lauren Hefty, Erik Meyer, David Deters, Greg Lavere, Alex Aspelin, Geroge Linkert, Jim Dustrude, Geoff & Suzi Michael, Anna Tillman, Steve Pumper, Bill Moore, Brandon Falness, Hank Heystek, Marion Finegan, John Tombers, Dorothy Anderson, Debbie Anderson, Ryan Frederickson, Katie Jo Delisle, Wells Brose, Jalyn Macy, Eric Boser, Terry Archuleta, Morgan Reinman, Betsy Baer, Ashley Loen, Carol Stodola, Sharon Schoenecker, Amanda Ficek, Alice Tillman, John Royer, Johann Chemin, B. Benz, Gloria Ely, Lewis Ely, Tom Casey, Blasé Fugiha, Michael Wood, Vania Jeh, Jim Stein, Dan Higus, Jeanne Rostad, John Kohler

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 Hanus called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

Mayor Hanus acknowledged the students present and Betsy Baer came forward to represent the students from Mr. Kuehl's Advanced American Government class. Hanus thanked them for attending.

3. Approve agenda

Osmek suggested the removal of Item 8 at the request of the applicant. Osmek requested the addition of Item 4H, Approve Resolution Declaring the Month of February as Mound Financial Awareness Month.

MOTION by Osmek, seconded by Gesch to approve the agenda as amended. All voted in favor. Motion carried.

4. Consent agenda

MOTION by Osmek, seconded by Gillispie to approve the consent agenda as amended. All voted in favor. Motion carried.

A. Approve payment of claims in the amount of \$299,730.51

- B. Approve Pay Request No. 3 from Minger Construction in the amount of \$38,994.04 for the 2011 Lift Station Improvement Project, City Project No. PW-11-03
- C. Approve Pay Request NO. 1 and Final from Michels Corporation in the amount of \$129,487.80 for the 2011 CIPP Sanitary Sewer Rehabilitation Project
- D. Approve 2012 Dock Location Map Addendum
- E. **RESOLUTION NO. 12-16: RESOLUTION APPROVING PUBLIC LANDS PERMIT FOR 5500 BREEZY ROAD**
- F. **RESOLUTION NO. 12-17: RESOLUTION APPROVING PUBLIC LANDS PERMIT FOR 4743 ISLAND VIEW DRIVE**
- G. Reschedule regular City Council meeting from August 14, 2012, to August 16, 2012 due to the Primary Election
- H. **RESOLUTION NO. 12-15: RESOLUTION DECLARING THE MONTH OF FEBRUARY AS MOUND FINANCIAL AWARENESS MONTH**

5. **Comments and suggestions from citizens on any item not on the agenda.** None were offered.

6. **Public Hearing – continued from January 10, 2012**

2012 Langdon Lane Cul-de-sac and Storm Sewer Improvement

City Engineer Dan Faulkner reviewed the feasibility study and financing, as presented at the January 10th meeting.

Mayor Hanus reconvened the hearing at 7:10 p.m. and stated that the Councilmembers that were absent at the hearing on January 10th have watched the video of that meeting so there is no need to repeat the testimony given at that time. Upon receiving no comment, Mayor Hanus closed the public hearing.

Osmek stated that he doesn't think the cul-de-sac needs to be done at this time, and prefers just to do the storm sewer work at this time.

MOTION by Osmek, seconded by Gesch to adopt the following resolution. All voted in favor. Motion carried.

RESOLUTION NO. 12-18: RESOLUTION ORDERING IMPROVEMENT AND PREPARATION OF PLANS FOR 2012 LANGDON LANE STORM SEWER IMPROVEMENT AND INCLUDING IT WITH THE 2012 STREET, UTILITY AND RETAINING WALL PROJECT

7. **2011 Lift Station Improvement Project**

Dan Faulkner gave the details of the proposed 2012 Lift Station Improvement on the Carlow Rd. lift station. It is the 14th of our 30 lift stations to be improved, and will be incorporated with the 2012 Street Project.

MOTION by Osmek, seconded by Gillispie to adopt the following resolution. All voted in favor. Motion carried.

RESOLUTION NO. 12-19: RESOLUTION RECEIVING REPORT AND AUTHORIZING PREPARATION OF PLANS AND SPECIFICATIONS FOR THE 2012 LIFT STATION IMPROVEMENT TO BE INCLUDED IN THE 2012 STREET, UTILITY AND RETAINING WALL PROJECT

8. (Removed from agenda)

9. Case No. 11-10 related to Comprehensive Plan amendment request(s) related to possible Walgreens redevelopment project

City Planner Rita Trapp of Hoisington Koepler Group, Inc. summarized the request to amend the Comprehensive Plan for the area to the southwest of the intersection of Lynwood and Commerce Blvds, that is being sought to facilitate the redevelopment of a portion of the site into a Walgreens retail drug store and a 1,000 square foot freestanding retail establishment. The redevelopment will also involve property transfers to modify the amount of right-of-way around the Dakota Rail Regional Trail located immediately south of the proposed redevelopment areas and behind the Lynwood Blvd. apartment parcels. She stated that the Planning Commission held a public hearing on December 6, 2011 and recommended approval of the amendment with a 6-2 vote. Trapp informed the Council that their packet includes the public comment received at the hearing, additional input received since that time, as well as the many steps that are needed in order for the proposed redevelopment to occur. She indicated that all property owners have signed off and are willing participants in the Comp Plan change.

Hanus asked if the owner of the westerly apartment building at 5701 Lynwood had an opinion on whether that parcel be included, and Mr. Goshgarian stated that he has no opinion one way or the other. He asked that, in the interest of time, the information supplied to the Council in their packet not be repeated. He asked if anyone wished to speak on this topic.

Johann Chemin, 6039 Beachwood, made a powerpoint presentation suggesting that the Walgreen development be in the Auditors Road District, combined with a proposed assisted living development.

Jim Dustrade, 2001 Arbor Lane, asked about the entrance, and Trapp indicated that the proposed plan has the entrance on Lynwood, to serve both pedestrians and the parking lot. Dustrade congratulated the City on moving the building to the corner, but also questioned if a location in Auditors Road may be better.

John Kohler of Semper, the developer, stated that they have no issues if the apartment building at 5701 Lynwood is included or not. They looked at alternate sites, but this one merited an "A" rating and all others, including the Auditors Road, didn't.

Dorothy Anderson, 6429 Bay Ridge Road, told the Council to go to the Walgreens in Monticello and they would see that people can't get in unless they go to the back door where the parking lot is. Hanus stated that the old tradition of having the buildings in the back and parking in the front has changed.

Hank Heystek, 6501 Bay Ridge Road, stated he's been in Mound for 35 years and we should be trying to recreate a small Excelsior with small shops and boutiques, not a large structure of this sort with 54 parking places. He asked that they consider expanding their present location into the old clinic building.

Carol Stodola, 4510 Wilshire Blvd, stated she's a 39-year resident and loved Thrifty White and when she was in the present Walgreens she was there 35 minutes and only 2 customers were in there. She wondered how a bigger store will make them better.

George Linkert, 5017 Avon, stated he is on the Planning Commission and voted against this amendment. The parking is not good now in that area and thinks Walgreens can be put further down Commerce, and that it also needs a second entrance.

Dave Deters, owner of 2261 Commerce, stated he has been in retail since 1969 as Westonka Sports and there was always a parking problem in that area, so to if this doesn't go through, the struggle with parking will continue. This is a great project that will be an asset to Mound, and it is no different than the relocation of Jubilee or True Value, and urged the Council to continue to work with the developer and vote for the amendment.

Amanda Ficek, owner of Mama's Happy, tenant of 2271 Commerce, agrees that the property owners have been offered a more than fair price and have the right to sell their property. She doesn't think there's a parking problem and has people coming from all over to her store. She is thrilled for the owners, but urges that thought go into where we want to see Mound go.

John Royer, 2281 Commerce, stated he's been in business for 39 years. He could stay in Mound another 20 years and not get another offer like the one from Walgreens. He plans on relocating in Mound and thinks the development is a good thing for Mound.

Sharon Schoenecker, 5870 Idlewood, states she was glad that Walgreens is willing to come to Mound and urged the Council not to move forward with this, but find a different location for Walgreens.

Geoff Michael, 1713 Avocet, commended City Staff for doing a great job on this project. He stated that as a former Planning Commission member who pulls permits in four different states, he disagrees with Ms. Hanson's comment that a City can't guide development. He said they can guide development, and if Walgreens moves from their current location there will be an anchor on one end of Commerce Place open, and another on the other end vacant within one block. He asked if he was correct that 40% of the City Council sits on the Planning Commission, and that the Acting Chair at the meeting where this Comp Plan amendment was discussed, was a Council member. Hanus stated he was correct.

Tom Casey, 2854 Cambridge Lane, stated he has a 7-page memo in the council packet, and also had a letter in The Laker, and asked the Council if they had any questions regarding either. He asked that this matter be continued to the February 14th meeting so that questions could be answered. He feels the Comp Plan shouldn't be deviated from and that there is ample space elsewhere for the relocation of Walgreens. Hanus stated that some of Casey's comments are based on premise and do not apply here.

Peter Johnson, 2305 Commerce, stated he is in favor of the proposal. His parcel has been used for parking for other businesses, and if he should fill his building with tenants, he will fill his own lot leaving more of a parking problem than there is now. He feels it's time to address the parking one way or another and if a private developer is willing to come in and fix the problem, they should be allowed to do that.

Johann Chemin again approached the Council and asked what the building will look like and was informed that the discussion this evening is only on the Comp Plan amendment, not on the design of the building.

Tom Casey asked the Council again not to make a decision tonight, and get more answers to questions that have been raised. He asked about where 68 more affordable housing units are going to come from as indicated are needed in the Comp Plan, and Osmek stated that Mound is in excess now for the Met Council requirements, even with the loss of 15 units from the one apartment building. Trapp explained that the Met Council requires the City to ensure there is

sufficient land guided for medium or high density residential to accommodate 68 units by 2020. The Comp Plan assumed that this development would occur in the Pedestrian Mixed-Use District. The proposed change does not negatively impact this part of the Comprehensive Plan.

Osmek stated that he supports the proposed change in the Comp Plan, but would request leaving the property at 5701 Lynwood as is because he feels it provides a buffer to the neighborhood to the west.

Gillispie stated that they have heard negativity on what could happen, but they also need to look at the other side.

Gesch would like to see the property at 5701 Lynwood be removed from the amendment, also, to protect the neighborhood to the west.

MOTION by Osmek, seconded by Gesch to adopt the following resolution as amended to omit the property at 5701 Lynwood. All voted in favor. Motion carried.

RESOLUTION NO. 12-20: RESOLUTION ADOPTING LAND USE PLAN AMENDMENTS FOR CERTAIN PROPERTIES AS GUIDED BY THE COMPREHENSIVE PLAN

10. Approve minutes

MOTION by Gesch, seconded by Hanus to approve the minutes of the January 10, 2012 meeting. The following voted in favor: Hanus and Gesch. The following voted against: None. Gillispie and Osmek abstained from voting because they were absent from that meeting. Motion carried.

11. Information/Miscellaneous

- A. Comments/reports from Councilmembers/City Manager
- B. Reports: Finance – 4th Qtr. 2011 Investments
Finance - Bolton & Menk 4th Qtr. 2011 Hrs. billed
Fire Commission Agenda – 12/9/11
- C. Minutes: Planning Commission – 12/6/11
- D. Correspondence: Met Council – final housing score for 2011
Richard Stanek – 911 Emergency Communications Facility

12. Adjourn

MOTION by Osmek, seconded by Gillispie to adjourn at 9:27 p.m. All voted in favor. Motion carried.

Mayor Mark Hanus

Attest: Bonnie Ritter, City Clerk