

Councilmember Holden suggested a demonstration during a City Council meeting showing the viewers a demonstration of how to use community crime mapping.

It was decided that staff should schedule a quarterly update from the Sheriff's Office during a regular City Council meeting.

Discussion ensued regarding the officers stopping to visit with residents as they are making their rounds through the neighborhoods, and the possibility of cameras in City Parks.

B. Concept Plan Review – Lyngblomsten and North Heights Lutheran Church

City Planner Matthew Bachler noted the Council had a previous Concept Plan Review with Lyngblomsten and North Heights Church at the March 20, 2017 Work Session. At that time there were concerns about building height, density, traffic and the required rezoning of the property. Updates have been made to the plan and have been brought forward to review.

Grand Real Estate Advisors' Judd Fenlon gave a presentation highlighting changes they have made to the proposed development area. He mentioned that time was spent site planning and investigating potentially changing the location to the north side of the property but there was too much wetland, so they have continued to focus on the south side of the church. They are proposing to purchase approximately seven acres of land from North Heights Lutheran Church and build a continuum of care campus comprised of approximately 100 independent living units, 50 assisted living units and a 50 unit nursing home. They are motivated to preserve as many of the site amenities as possible including mature trees and the wetland, and provide connectivity via walking paths and sidewalks surrounding the site and to the park.

Councilmember Holden asked if they have considered sharing part of the parking lot with the church rather than build an entirely new lot.

Mr. Fenlon replied that more discussion and study will be needed to see how frequently events are held that fill up the current lot and how difficult it would be to share the lot.

Wold Architects and Engineers' Rick Moore discussed the rendering of the building, which included lowering the height of the building which will now be from 47 to 52 feet, noting the highest part of the building would be the entrance. He also showed street view drawings with perspectives from Highway 10 and Snelling Avenue. Building colors and materials have not been finalized.

Mr. Fenlon noted that a demand study was done in the primary market area and it was determined that there is a need for 534 senior housing units now and the need will grow to 650 by 2021. A traffic study was also commissioned showing there would be approximately 660 total daily trips generated by the facility, 35 trips during the morning peak time and 55 during the evening peak time.

Councilmember Holden stated that she isn't worried about the amount of traffic that could be generated by the facility.

Councilmember Steve Scott asked if the exits would be controlled intersections.

Discussion ensued regarding the possible need for controlled intersections at the parking lot exits and a possible separate entrance to the housing area.

City Planner Bachler confirmed that the property would have to be built as a PUD, and it is currently zoned R-1.

Councilmember Dave McClung stated he has all of the same concerns as he did with the previous plan; traffic, density and height.

Councilmember Holden felt it would be a good use of the land, that traffic is not an issue, and the project would be an asset to the community.

Councilmember Scott said he was not opposed to the project, but did have concerns about traffic.

Mayor Grant noted the building height being lowered mitigates a previous concern of his, and he was not opposed to the project. He felt the traffic issues are probably resolveable. He encouraged the Lyngblomsten team to contact Councilmember Fran Holmes for her opinion on the project.

C. Committees and Commissions – Joint Works Sessions with Council

City Administrator Dave Perrault gave comments from Councilmember Holmes; she enjoys the joint work sessions and wants them to continue on an annual basis but the presentation should be limited to half an hour and only the chair should speak.

After discussion, it was determined that the Council would like to continue to have a joint work session with the Planning Commission, but the other committees and commissions could work with the Council liaisons rather than come before the whole Council.

D. Utility Bonding

City Administrator Perrault reminded the Council that Ehler's had given bonding recommendations and the Council had requested other scenarios with varying levels of debt.

Councilmember Holden said she would like to look at the capital projects again to see if there is anything they want to change before they do the bonding. She noted the amount of interest that would need to be paid on each scenario.

Mayor Grant favored scenario A.

Councilmember Holden said she would like to strike the \$200,000 for sewer lining in 2018 and use scenario A.

Councilmember Scott leaned toward scenario B with the sewer lining as is.

Councilmember McClung was comfortable with scenario B.

Mayor Grant suggested taking out the sewer lining and bond an amount somewhere between scenario A and B.