**Minutes of the Regular Meeting-7:30pm Tuesday**

**August 16, 2022**

**Mendota VFW 1323 Sibley Memorial Hwy,**

**Mendota Minnesota**

1. Call to order: Mayor Mielke called the meeting to order at 7:30 p.m.

2. Pledge of Allegiance

3. Present: Mayor Mielke. Council Members Golias, Perron, Rasmussen and Donnelly. Filling in for Tom Loonan was Ms. Christina Benson. City Clerk Kathy Krotter, Captain Wegener and Building official Mike Andrejka. Absent City Attorney Tom Loonan and Engineer Lucas Jones.

4. Agenda: Mayor Mielke asked if there were any last minute changes to the Agenda. City Clerk stated no there were not.

5. Approval July 12, 2022 City Council Meeting minutes. Motion to approve last month’s minutes by Council Member Perron and seconded by Council Member Golias. No corrections noted. Approved 5-0.

6. Treasurer’s Report: Motion to pay the bills by Mayor Mielke and seconded by Council Member Golias. Approved 5-0.

7. Building Official Report Mike Andrejka: Mike issued two permits and one was closed.

8. Judd Fenlon- Benson Metals Property: Mr. Josh Hansen handed out copies of the plans for the new development proposal for the Benson Metals property. Mr. Judd Fenlon introduced himself and stated he was from Grand Real Estate advisors. With him tonight is Brian Kueppers who is a partner, and Josh Hansen who is with Collage architects. Mr. Fenlon owns a company called Grand Real Estate Advisors, which is a real estate development, management, and brokerage company. He has been in the real estate development industry for about 20 years. He started his career at a company called Wellington Management. He said that his forte is doing boutique style, urban infill projects. He has done apartment buildings 19 units, 48 units and is currently working on a 108 unit building. Mr. Fenlon has entered into a purchase agreement with Mr. Benson, and has enjoyed getting to know him and hearing the history of the property. There is a lot of positive energy in this area along with a lot of charm, history and character. Mr. Fenlon has a lot of interest in adding to all of those elements. Mayor Mielke asked if there were any projects near Mendota that Mr. Fenlon has done, and he stated that the Linden project on Dodd Road and Hwy 62, where the Copperfield restaurant is on the main floor, is one of the projects he has done. The Linden project is a 48 building, 55 plus where everyone feels like a part of the community. Mr. Hansen then went over the plans that everyone had in front of them of the proposed property and the project. Mr. Hansen explained the parking, the amenities and the apartments. If the current project does not work out, Mr. Fenlon stated that they would keep the building as an industrial building with a few updates, since the industrial business is hot right now. The council, mayor, and residents asked questions about the project. Mr. Fenlon stated that there would be 3 studio apartments, 29 one bedrooms, 6 one bedroom with a den and 17 two bedrooms. Mr. Fenlon is a long term owner of his properties. Mayor Mielke asked about the height, Mr. Fenlon stated that this project is 44 feet, and 35 might not work. Council members spoke of their concerns and asked questions. Council member Golias thanked Mr. Fenlon for the effort they had gone through to present what they have planned and liked what he had presented. Council member Donnelly likes that they are pretty thoughtful about the look, the feel, and the mixed use of the project. Council member Donnelly also likes the fact that they are long term owners of the project. Residents that were present asked questions. Mayor Mielke asked if Mr. Fenlon would be willing to have a meeting with the residents next month. With that being said, an open house meeting was set for September 13, 2022 from 6 pm to 7 pm before the regular council meeting.

9. Public Comments: Opened at 8:26 pm. Resident asked if there could be no parking signs placed on Sibley Memorial Highway. Council stated that Sibley Memorial Highway is owned by MN Dot, and that would be a decision they would need to make. Another resident asked about the culverts and if they were going to be repaired. Council stated that we are waiting for the water project to start and repair them after water is installed.

Closed public comment at 8:27 pm.

10. Council Comments: Open council comments at 8:29 pm.

Council Member Rasmussen: Thanks for National Night out. Stated that she has gotten a lot of positive feedback. Cheryl and Tim liked the idea of the National Night Out and would like to see it continued.

Council Member Golias: Stated that maybe we should have a planning commission meeting before the open house, with the new developers.

Mayor Mielke: Also thanked for National Night out. Has mail, if anyone is interested in reading it. The League of Minnesota cities has increased our population to 209. Waiting to hear from Kaposia about the trees, especially the tree in the park that needs to be taken away.

Council Member Donnelly: Thanks for National Night out.

Council Member Perron: There are chunks of cement dumped in the parking lot below the church.

Closed council comments at 8:33 pm.

11. Staff Comments: Open Staff Comments at 8:33 pm.

Captain Wegener: Captain stated that in July they opened 6 cases and responded to 22 incidents. National Night went well for the City of Mendota Heights also. They attended 43 different National Night out parties, with 17 people on that night.

Lucas Jones: Absent from the meeting. Mayor Mielke read Lucas’s engineer report.

Lawyer Tom Loonan: Mr. Loonan was absent but his associate Ms. Christina Benson was here for him. Mr. Loonan has been in a few meeting with Mr. Benson about the Benson Metals Building and MN Dot about the property line issues. Met with Mr. Fenlon about the property also.

City Clerk: Clerk received a phone call from a Ryan Schultz who is interested in buying some of Tracy’s property. Tom at the Civil Site Group is interested in original plans for the sewer, wants to know the elevation and pipe size that runs along Highway 13, mainly at 1300 Sibley Memorial Highway and also G Street and Second Street. Lucas might have plans for that. The budget is due next month and tree cutting has been included in the budget for the last two years. Council Member Donnelly asked about the weeds in the playground area and Clerk stated that she did receive a bid from Village Lawn to treat the playground and volley ball court for three treatments at $270.00 (treatment is supposed to be safe for children and pets)

Closed staff comment at 8:42 pm.

14. Adjourn: 8:43 pm. Motion to adjourn the meeting by Council member Donnelly and seconded by Council Member Perron. Approved 5-0.