1. **Call to Order**
   
   Mayor Brad Wiersum called the meeting to order at 6:30 p.m.

2. **Pledge of Allegiance**
   
   All joined in the Pledge of Allegiance.

3. **Roll Call**
   
   Councilmembers Deb Calvert, Tim Bergstedt, Bob Ellingson, and Mayor Wiersum were present. Councilmembers Patty Acomb and Tony Wagner were excused.

4. **Approval of Agenda**
   
   Bergstedt moved, Calvert seconded a motion to accept the agenda, as presented. All voted “yes.” Motion carried.

5. **Approval of Minutes: None**

6. **Special Matters:**

   A. **Proclamation declaring April 22, 2018 as Earth Day**
      
      Wiersum read the proclamation.

   B. **Proclamation declaring April 27, 2018 as Arbor Day**
      
      Calvert read the proclamation.

7. **Reports from City Manager & Council Members**
   
   City Manager Geralyn Barone reported on upcoming council meetings and city events. Wiersum thanked the public works crews for doing a phenomenal job clearing snow after the weekend snowfall.

8. **Citizens Wishing to Discuss Matters not on the Agenda**

9. **Bids and Purchases: None**

10. **Consent Agenda – Items Requiring a Majority Vote:**

    A. **Resolution for Delton Avenue pedestrian improvements**
       
       Wiersum pulled the item from the consent agenda. He said he fully supported the proposed improvements. He asked residents to be considerate of pedestrians in
the city. He is amazed at how often he sees dangerous situations involving pedestrians and wanted to raise awareness to the issue.

Ellingson moved, Calvert seconded a motion to adopt resolution 2018-040 accepting plans and specifications and authorizing the advertisement for bids for the Delton Avenue Pedestrian Improvements Project No. 18408. All voted “yes.” Motion carried.

B. Resolution repealing and replacing Council Policy 11.3, regarding private use of city easements

Ellingson moved, Bergstedt seconded a motion to adopt Resolution 2018-041. All voted “yes.” Motion carried.

C. Agreements for Metropolitan Council Local Housing Incentives Account (LHIA) Funds for Homes Within Reach

Ellingson moved, Bergstedt seconded a motion to approve the agreement with the Metropolitan Council for LHIA funds for Homes Within Reach and the sub-recipient agreement with Homes Within Reach. All voted “yes.” Motion carried.

D. Resolution certifying the results of the April 10, 2018 Ward 3 Councilmember Special Election

Wiersum pulled the item from the consent agenda. He said he was excited to have Councilmember-elect Mike Happe join the council. He thanked the voters in Ward 3 noting there was a 13 percent turnout which was pretty good for a municipal special election. He thanked staff for their work and all five candidates for their efforts.

Happe said he was excited to serve on the council. He agreed the voter turnout was impressive. He thanked the voters.

Ellingson moved, Calvert seconded a motion to adopt resolution 2018-042 certifying the results of the April 10, 2018 Ward 3 Councilmember Special Election. All voted “yes.” Motion carried.

E. Resolution amending an interim use permit for Garden City, a seasonal flower market, at 11400 Highway 7

Ellingson moved, Bergstedt seconded a motion to adopt resolution 2018-043 amending an interim use permit for a seasonal flower market at 11400 Highway 7. All voted “yes.” Motion carried.

11. Consent Agenda – Items requiring Five Votes: None

12. Introduction of Ordinances:

A. Items concerning Ridgedale Active Adult Apartments at 12421 Wayzata Blvd.:
1) Master Development Plan,
2) Site and Building Plan with variances, and
3) Preliminary and Final Plats

City Planner Loren Gordon gave the staff report.

Calvert said previously she voiced a concern about the immediate left hand turn into the parking from the roundabout. She said it appeared there was a drive that would lead into the underground parking. This seemed really close to the road and could be a possible pinch point. Gordon said the issue would continue to be looked at during the planning commission review.

Calvert moved, Ellingson seconded a motion to introduce the ordinance and refer it to the planning commission. All voted “yes.” Motion carried.

B. Items concerning Solbekken Villas, a residential development, at 5740 and 5750 Shady Oak Road:

1) Ordinance repealing and replacing existing PUD and master development plan;
2) Final site and building plan review; and
3) Preliminary and final plats.

Gordon gave the staff report.

Calvert said she had a concern about the amount of guest parking. Her other concern was the drainage and seepage from the hillside to the back of the project.

Barone noted Wagner had expressed a concern to her earlier in the day related to the townhome design and the look from Shady Oak Road.

Wiersum said he shared some of the concerns expressed. He trusted the engineers could deal with the water flow coming off the slope. He agreed with Calvert’s concern about the sufficiency of guest parking. He also had a concern about snow storage.

Ed Briesemeister said he was representing the applicant. During the concept plan review a couple of the councilmembers mentioned a development off County Road 101 where parking was an issue. He visited the site and said this project would have more visitor parking than anywhere else he had visited in the city. There would be approximately 14 spots for visitor parking.

Wiersum said architecturally it was a very pleasant looking project.

Bergstedt moved, Ellingson seconded a motion to introduce the ordinance and refer it to the planning commission. All voted “yes.” Motion carried.

C. Ordinance regarding massage license requirements
Community Development Director Julie Wischnack gave the staff report.

Calvert moved, Ellingson seconded a motion to introduce the ordinance. All voted “yes.” Motion carried.

13. Public Hearings:

A. Items related to the financing of Opus Station Apartments (Dominium Apartments) at 11001 Bren Road East

Wischnack gave the staff report.

Julie Eddington from Kennedy and Graven explained the items in front of the council.

Calvert noted that one of the unusual factors of the TIF assistance was the inclusion of a two percent inflationary factor. The staff report indicated this was an unusual aspect of the financing. She asked if there was any precedent for this in the city and what the implications were. Barone said there was precedent but suggested the council have a more detailed discussion about the item when that part of the proposal was brought back to the council. The actions taken tonight did not obligate the council to the TIF proposal.

Wiersum asked who would guarantee the short-term, multi-family housing revenue note for $30.5 million. Was there any risk to the city? Eddington said the notes related to the workforce housing development would be bought by Bridgewater Bank. There was a loan agreement and a guarantee from the developer. The developer would be solely responsible for paying the debt service on the notes. The city was not obligated in any way.

Wiersum opened the public hearing at 7:25 p.m. No one spoke. He closed the public hearing at 7:25 p.m.

Wiersum said he was excited about the project and the opportunity to get this amount of affordable housing.

Calvert moved, Ellingson seconded a motion to adopt resolution 2018-044 calling a public hearing on the issuance of senior multifamily housing revenue bonds proposed to be issued by the City of Minnetonka, and take other actions related to the issuance of the bonds; resolution 2018-045 authorizing the issuance of a multifamily housing revenue note; adopting a housing program for workforce housing; and authorizing the execution and delivery of the multifamily housing revenue note and related documents; resolution 2018-046 supporting a tax credit application for workforce housing within a multifamily housing project; and resolution 2018-047 supporting a tax credit application for senior housing within a multifamily housing project. All voted “yes.” Motion carried.

B. On-sale brewer’s taproom and Sunday liquor license, and off-sale liquor license (for growlers) for Brass Foundry Brewing Co., 5959 Baker Road
Barone said the applicant had withdrawn the application for a liquor license.

Wiersum closed the public hearing at 7:29 p.m.

14. Other Business:

A. Items related to Minnetonka Hills Apartments

Wischnack gave the staff report.

Calvert moved, Ellingson seconded a motion to adopt resolution 2018-048 approving the execution of documents in connection with a partial release of property related to Minnetonka Hills Apartments; and authorizing city officials to approve non-substantive changes to the related documents. All voted “yes.” Motion carried.

15. Appointments and Reappointments: None

16. Adjournment

Calvert moved, Ellingson seconded a motion to adjourn the meeting at 7:33 p.m. All voted “yes.” Motion carried.

Respectfully submitted,

David E. Maeda
City Clerk