

**MAHTOMEDI CITY COUNCIL WORK SESSION MINUTES  
JANUARY 18, 2022**

Mayor Jud Marshall called the work session meeting to order at 6:00 p.m. City Council members Richard Brainerd, Lilly Melander, Luke Schlegel and Jane Schneeweis were in attendance. City Administrator Scott Neilson, City Engineer John Sachi, City Planner Hannah Rybak, Public Works Director Bob Goebel, Fire Chief Terry Fischer, and City Clerk Jerene Rogers were also in attendance.

**APPROVAL OF AGENDA**

City Council member Schlegel moved and City Council member Schneeweis seconded the motion to approve the agenda as presented. The motion was unanimously approved.

**DISCUSS PROPOSED APARTMENT ST. ANDREW'S LUTHERAN CHURCH AND SAND COMPANIES.**

John Belisle, Sand Companies said we are here tonight for a concept review of a proposed affordable housing complex within the property of St. Andrew's Lutheran Church. The proposed location of the apartment building is northwest of the water tower. St. Andrew's and Sand Companies are looking for concept approval to move ahead with a grant request to Washington County CDA. He said St. Andrew's Church would remain the majority owner of the building.

Megan Sand Carr, Sand Companies said they are proposing a 59 unit apartment complex. The complex would have 1 to 4 bedroom units and the average rent would be \$676 to \$1,695, which is 60% AMI (Area Median Income).

She said there will be 9 units that will be used for homelessness. The units will have in-unit washer and dryers, energy star appliances, and walk-in closets. She said some of the other amenities of the complex will include an outdoor playground area, patio with picnic tables and a grill, community room, on-site management office. The apartment will also have controlled access.

City Council member Schlegel asked if they have thought about the additional traffic on East Avenue and at the intersection of Stillwater Road.

Krista Getchell, St. Andrew's Lutheran Church said the reconstruction of Stillwater Road by the County should alleviate some of the traffic issues.

Ms. Carr said construction of this project would not begin until approximately mid-2023 and would not open until fall/winter 2024.

Mr. Belisle said tonight they are seeking conceptual approval from the City Council. He said if the City Council grants conceptual approval the next step is to apply for a grant from the Washington County CDA. If the grant from the County is approved, then they will apply for a grant from the State of Minnesota. He indicated that it may be a year to get all the financing in place for the project.

The City Council unanimously agreed to the concept for Mahtomedi Apartments and gave permission to Sand Companies/St. Andrew's Lutheran Church to apply for a grant through the Washington County CDA for the proposed apartment.


**ADJOURNMENT**

City Council member Brainerd moved and City Council member Schneeweis seconded the motion to adjourn the work session at 6:50 p.m. The motion was unanimously approved.

**ATTESTED:**

  
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JERENE ROGERS,  
ACCOUNT CLERK

**APPROVED:**

  
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JUD MARSHALL,  
MAYOR