

Mayor:
David Grant

Councilmembers:
Brenda Holden
Fran Holmes
Dave McClung
Steve Scott



**Special City Council
Work Session Agenda
May 22, 2018
6:00 p.m.
City Hall**

Address:
1245 W Highway 96
Arden Hills MN 55112

Phone:
651-792-7800

Website:
www.cityofardenhills.org

City Vision

Arden Hills is a strong community that values its unique environmental setting, strong residential neighborhoods, vital business community, well-maintained infrastructure, fiscal soundness, and our long-standing tradition as a desirable City in which to live, work, and play.

CALL TO ORDER

1. AGENDA ITEMS

1.A. Civic Site Task Force

Dave Perrault, City Administrator

Documents:

[MEMO.PDF](#)
[ATTACHMENT A.PDF](#)
[ATTACHMENT B.PDF](#)
[ATTACHMENT C.PDF](#)

2. COUNCIL/STAFF COMMENTS

ADJOURN



DATE: May 22, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Dave Perrault, City Administrator
SUBJECT: Civic Site Task Force

| | | |
|--------------------------------|---------------------------------|-------------------------------|
| Budgeted Amount: N/A | Projected Amount: N/A | Funding Source: N/A |
|--------------------------------|---------------------------------|-------------------------------|

Council Should Consider

The Council should provide further direction on the upcoming Civic Site Task Force.

Background

In the TCAAP development, approximately 1.6 acres has been designated as a “Civic Space”, which is intended for civic and community uses. The City has two years from the signing of the Master Development Agreement to purchase the land for one dollar, and one year from the purchase to begin construction. After the two year mark, the City’s cost to purchase the land increases, and after seven years the land would revert to TC3 zoning. To help inform the City Council of potential uses on the site, the City Council directed staff to formulate a “Civic Space Task Force”, which will be working with an outside consultant, HGA, to bring forward options. The current Scope of Work (SOW) with HGA provides for three of each of the following: open houses, meeting with the task force, and presentations to the Council (a total of nine meetings). The task force will be made up of existing committee and commission members, and a few other key individuals (see attachment A). Attached is a list of the members who have expressed interest in the task force (see attachment B). The task force will also include two City Council Members. City Staff is requesting Council give direction on the makeup of the task force, budget guidelines, meeting frequency, and deliverables to the Council. Following tonight’s discussion, City Staff will work with the City Attorney to draft the necessary resolution to establish the task force for the May 29, 2018 Council Meeting.

In order to get a feel for cost of potential uses, HGA has provided us with comparable projects (see Attachment C) priced in today's dollars. The below table shows the average cost per square foot assuming a space that utilized the maximum 40,000 sq/ft site.

| Facility Type | Cost per Sq Foot | Square Footage | Total Cost |
|---------------------|------------------|----------------|------------|
| City Hall | 293.00 | 40,000.00 | 11,720,000 |
| Recreation Facility | 319.78 | 40,000.00 | 12,791,200 |
| Community Center | 332.00 | 40,000.00 | 13,280,000 |

Attachment

- Attachment A: Original Task Force Notification
- Attachment B: Preliminary List of Task Force Members
- Attachment C: HGA Comparable Projects

Attachment A

**CITY OF ARDEN HILLS
1245 HIGHWAY 96 W
ARDEN HILLS, MN 55112**

COMMISSION/COMMITTEE CIVIC SITE TASK FORCE

March 30, 2017

This notice is to inform you that the City of Arden Hills will be forming a Civic Site Task Force to provide input regarding the development of the Municipal Site designated in the Town Center portion of Rice Creek Commons.

Appointments will be for a two-year term and should include the following representatives:

- 2 Planning Commission Members
- 2 Parks, Trails and Recreation Committee Members
- 2 Financial Planning and Analysis Committee Members
- 2 Economic Development Commission Members
- 1 Communications Committee Member
- City Representative to Northeast Youth and Family Services
- City Representative to CTV North Cable Commission

This is simply a notification to you of the City's intent to form this Task Force; there is no action required on your part at this time. We will be seeking volunteers in early summer when there is a better understanding of a schedule, expected time commitment, and once a consultant has been selected.

Thank you!

Attachment B

Commissions/Committee, NYFS, and NSCC

| | |
|--|------------------|
| PTRC | 2 Allowed |
| John Van Valkenburg Paul Beggin | |
| EDC | 2 Allowed |
| Dan Erickson David Radziej Brendan O'Meara | |
| FPAC | 2 Allowed |
| Arlene Mitchell David Radziej | |
| Planning Commission | 2 Allowed |
| Clayton Zimmerman | |
| Communications Committee | 1 Allowed |
| No Active Members | |
| NYFS | 1 Allowed |
| Miriam Ward | |
| CTV | 1 Allowed |
| Craig Wilson | |

Rec. Center, Community Center & City Hall Construction Cost History Comparables

| | GSF | | Const. Cost | Date Bid | Total Construction Cost Adjusted to Minneapolis, 2018 | Cost / SF |
|---|--------|-----|--------------|----------|---|---------------------|
| <u>Community Center</u> | | | | | | |
| Community Center Florida | 30,000 | New | \$6,977,195 | 2011 | \$12,915,729 | \$431 /SF |
| Community Center Maryland | 20,594 | New | \$5,295,383 | 2010 | \$8,181,227 | \$397 /SF |
| Boys & Girls Club Arkansas | 20,000 | New | \$2,307,590 | 2001 | \$6,767,165 | \$338 /SF |
| Community Center Minneapolis suburb, MN | 37,280 | New | \$12,553,324 | 2016 | \$12,589,791 | \$338 /SF |
| Student Life Center Pennsylvania | 19,095 | New | \$2,792,556 | 2006 | \$6,376,746 | \$334 /SF |
| Community Center Nashville, TN | 33,000 | New | \$5,248,377 | 2008 | \$10,999,931 | \$333 /SF |
| YMCA Southern Minnesota | 61,490 | New | \$8,607,708 | 2002 | \$15,087,326 | \$245 /SF |
| Community Center Northern MN | 45,450 | New | \$4,369,249 | 1995 | \$10,812,040 | \$238 /SF |
| | | | | | Average | \$332 /SF |
| <u>Recreation Center</u> | | | | | | |
| Methodist Church Rec Center Michigan | 26,966 | New | \$5,460,000 | 2015 | \$10,227,903 | \$379 /SF |
| Recreation Center Charlotte suburb, NC | 20,050 | New | \$2,411,842 | 2000 | \$7,544,417 | \$376 /SF |
| Recreation Center South Carolina | 20,400 | New | \$1,585,541 | 2006 | \$4,156,929 | \$204 /SF |
| | | | | | Average | \$319.78 /SF |
| <u>City Hall</u> | | | | | | |
| City Hall Nevada | 36,000 | New | \$5,569,624 | 2002 | \$12,974,498 | \$360 /SF |
| City Hall Ohio | 53,633 | New | \$7,588,700 | 1995 | \$18,371,519 | \$343 /SF |
| City Hall Wisconsin | 50,279 | New | \$5,641,320 | 2007 | \$8,790,648 | \$175 /SF |
| | | | | | Average | \$293 /SF |