



Approved: April 25, 2016

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**CITY OF ARDEN HILLS, MINNESOTA  
REGULAR CITY COUNCIL MEETING  
MARCH 28, 2016  
7:00 P.M. - ARDEN HILLS CITY COUNCIL CHAMBERS**

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**CALL TO ORDER/ROLL CALL**

Pursuant to due call and notice thereof, Mayor David Grant called to order the regular City Council meeting at 7:00 p.m.

**Present:** Mayor David Grant, Councilmembers Fran Holmes, Dave McClung and Jonathan Wicklund

**Absent:** Councilmember Brenda Holden (excused)

**Also present:** Interim City Administrator Sue Iverson; Community Development Director Jill Hutmacher; Acting Public Works Director John Anderson; City Planner Ryan Streff; Senior Planner Matthew Bachler; and City Clerk Amy Dietl

**PLEDGE OF ALLEGIANCE**

**1. APPROVAL OF AGENDA**

Mayor Grant requested Item 8A be placed on the Consent Calendar as Item 5K.

**MOTION:** Councilmember Holmes moved and Councilmember McClung seconded a motion to approve the meeting agenda as amended. The motion carried unanimously (4-0).

**2. PUBLIC INQUIRIES/INFORMATIONAL**

None.

**3. STAFF COMMENTS**

A. Rice Creek Commons (TCAAP) Update

**Community Development Director Hutmacher** stated that responses to the Solicitation for Master Developer were received on Wednesday, March 9, 2016. Four proposals were received representing partnerships as follows:

- Alatus, LLC
- Kraus-Anderson and Elion Partners
- Opus Development Company, LLC and Pulte Homes
- Ryan Companies and Lennar Corporation

**Community Development Director Hutmacher** explained that the Joint Development Authority (JDA) is scheduled to choose a master developer at its next regular meeting on May 2, 2016. Staff is working to schedule special JDA meetings in late April for developer interviews and deliberation. Once scheduled, special meeting dates and agenda information will be posted on the City's website.

B. Transportation Update

**Acting Public Works Director Anderson** reported that work has begun on Lexington Avenue and County Road F. He explained that the traffic control measures were in place to allow for overhead power lines and a gas main to be moved. He indicated that once this work was completed, the traffic would be pushed to the outside of Lexington Avenue and turn lanes would be worked on.

**Acting Public Works Director Anderson** provided an update on the County Road H interchange. He stated that this project would be bid on Thursday, March 31.

**Acting Public Works Director Anderson** explained that the County Road E2 bridge project has been bid and a preconstruction meeting has been scheduled. He anticipated that this bridge would be down for a large portion of the summer.

**Acting Public Works Director Anderson** discussed the work that has occurred to-date on I-694. He stated that the remainder of the project would begin on Monday, April 4. He encouraged the public to view the City's website to find further information regarding this road construction project.

**Councilmember McClung** asked when the Lexington Avenue/County Road F project would be substantially completed.

**Acting Public Works Director Anderson** anticipated that this project would be substantially complete by October 1<sup>st</sup>.

**Councilmember McClung** expressed concern with the amount of mud and muck the contractor was dragging onto County Road F from his office site. He requested staff investigate this further.

**Acting Public Works Director Anderson** indicated that the contractor would be responsible for cleaning up daily but would mention it at the construction meeting.

4. APPROVAL OF MINUTES

- A. February 16, 2016, City Council Work Session
- B. February 29, 2016, Special Closed City Council Meeting

- C. February 29, 2016, Regular City Council
- D. February 29, 2016, Special City Council Work Session

**MOTION:** Councilmember Holmes moved and Councilmember McClung seconded a motion to approve the February 16, 2016, City Council work session minutes, the February 29, 2016, special closed City Council meeting minutes, February 29, 2016, regular City Council meeting minutes; and the February 29, 2016, special City Council work session minutes as presented. The motion carried unanimously (4-0).

**5. CONSENT CALENDAR**

- A. Motion to Approve Consent Agenda Item - Claims and Payroll
- B. Motion to Approve Ordinance 2016-004 in Planning Case 14-021 (Outdoor Display and Sale) and Motion to Approve Publishing a Summary of Ordinance 2016-004
- C. Motion to Approve Ordinance 2016-005 in Planning Case 16-001 (Rezoning TCAAP/AHATS) and Motion to Approve Publishing a Summary of Ordinance 16-005
- D. Motion to Approve Cooperative Agreement Amendment for Final Design of TCAAP’s Infrastructure
  - i. Approval of Cooperative Agreement Amendment
  - ii. Adopt Resolution 2016-12 Declaring the Official Intent to Reimburse Certain Expenditures from the Proceeds of Tax-Exempt Bonds to be Issued by the City
- E. Motion to Approve County Road E Bridge Pedestrian Lighting
- F. Motion to Approve 2016 Rain Water Garden Planting, Engineering Services
- G. Motion to Approve PC 16-007 PUD Amendment – Red Fox Business center – 1235 Red Fox Road
- H. Motion to Approve PUD Amendment Agreement – Planning Case 16-007
- I. Motion to Approve Appointment of Nick Gehrig to the Planning Commission – Resolution 2016-011
- J. Motion to Accept Resignation of EDC Member Michael Hands
- K. Motion to Approve PC 16-005 Variance – 3382 Lake Johanna Boulevard

**MOTION:** Councilmember Holmes moved and Councilmember McClung seconded a motion to approve the Consent Calendar as presented and to authorize execution of all necessary documents contained therein. The motion carried unanimously (4-0).

**6. PULLED CONSENT ITEMS**

None.

**7. PUBLIC HEARINGS**

None.

**8. NEW BUSINESS****A. PC 16-005 Variance – 3382 Lake Johanna Boulevard**

This item was approved on the Consent Calendar.

**9. UNFINISHED BUSINESS**

None.

**10. COUNCIL COMMENTS**

**Mayor Grant** requested an update from Nick Roberts.

**Nick Roberts**, Roberts Management Group, provided an update on the Red Fox Business Center. He discussed the tenants that would be moving into this center. He hoped to have a ribbon cutting ceremony in the future.

**Councilmember Holmes** questioned when Phase II of Lexington Station would begin.

**Mr. Roberts** reported that he was beginning to engage in conversations with architects regarding Phase II at Lexington Station. He stated that Phase II would include the redevelopment of the 30,000 square foot industrial building at 1140 Red Fox Road.

**Mayor Grant** asked if the Phase II would have a similar feel to Phase I.

**Mr. Roberts** indicated that this was the plan. He wanted both phases to have the same look and feel. It was his hope that these buildings would become a local destination.

**Mayor Grant** inquired if staff had an update on the Tavern Grill.

**Community Development Director Hutmacher** explained that construction was slated to begin this spring.

**Councilmember Holmes** asked if the Planning Commission would have one or two alternate members. She supported the group having two alternates.

**City Planner Streff** believed that in the past one alternate has been appointed to the Planning Commission. He indicated that the Council could elect to appoint two alternates. He stated that staff could review this further and would report back to the Council.

**Mayor Grant** explained that he received an email from John Gibbons in London regarding the Friendship Field. He wanted to make staff aware that he was not able to send emails to Mr. Gibbons because they kept bouncing back as being undeliverable.

**Mayor Grant** reported that the Arden Hills Foundation recently met and there were a number of items discussed. He discussed the items that would be donated to the public.

**Mayor Grant** stated that due to the recent passing of Andy Holewa, the Arden Hills Foundation was seeking additional members. He indicated that the group met three or four times per year. Those interested in giving back to their community were encouraged to contact City Hall for further information.

**Councilmember McClung** commented on the training exercise that would take place on Friday, April 1<sup>st</sup> from 10:00 a.m. to 1:00 p.m. at the National Guard facility. He anticipated that there would be a great deal of emergency vehicles and possibly even a helicopter at this event. He wanted the public to be informed and not to be alarmed.

**Interim City Administrator/Director of Finance and Administrative Services Iverson** reported that a portion of County Road 96 would be closed for the training exercise and that the Sheriff's Department would be directing traffic.

### ADJOURN

**MOTION:** Councilmember Holmes moved and Councilmember Wicklund seconded a motion to adjourn. The motion carried unanimously (4-0).

**Mayor Grant** adjourned the regular City Council meeting at 7:28 p.m.

  
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Amy Diel  
City Clerk

  
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David Grant  
Mayor