



Approved: October 31, 2016

**CITY OF ARDEN HILLS, MINNESOTA
REGULAR CITY COUNCIL MEETING
OCTOBER 10, 2016
7:00 P.M. - ARDEN HILLS CITY COUNCIL CHAMBERS**

CALL TO ORDER/ROLL CALL

Pursuant to due call and notice thereof, Mayor David Grant declared October 10, 2016, to be a non-holiday and called to order the regular City Council meeting at 7:00 p.m.

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

Absent: None

Also present: Senior Planner Matthew Bachler; Interim Public Works Director/City Engineer Andy Brotlzer; Assistant City Attorney James Monge; and City Clerk Julie Hanson

PLEDGE OF ALLEGIANCE

1. APPROVAL OF AGENDA

Councilmember Wicklund requested Item 5C be pulled from the Consent Agenda.

MOTION: **Councilmember Holden moved and Councilmember Holmes seconded a motion to approve the meeting agenda as amended. The motion carried unanimously (5-0).**

2. PUBLIC INQUIRIES/INFORMATIONAL

Jamie Jensen, 1517 Dawn Circle, stated he has been in communication with the Mayor regarding a concern. He explained his home in Arden Hills was being rented and apparently the water bill became delinquent. He expressed concern with the fact that if you googled his name and Arden Hills the search found "Jamie Jensen Delinquent Water Bill" three times. He discussed the City's internet policy and requested this old material be removed from the City of Arden Hills' website.

Mayor Grant stated the Council has heard this concern previously. He believed this was a County document but stated the City could look into this further with staff.

Councilmember Holden questioned how long this information should be placed on the City's website.

Mr. Jensen believed this information should only be placed on the City's website for one year or until the delinquency was paid.

3. STAFF COMMENTS

A. Rice Creek Commons (TCAAP) and Joint Development Authority (JDA) Update

Senior Planner Bachler stated there have been no Rice Creek Commons (TCAAP) meetings in the last two weeks. It was noted Mayor Grant and Councilmember Holden met with the developer, Alatus, on Thursday, October 6, 2016, to discuss the developer's proposed Master Plan.

B. Transportation Update

Interim Public Works Director/City Engineer Brotlzer reported construction on County Road D had begun. He anticipated this work would be completed by Wednesday, November 2.

Interim Public Works Director/City Engineer Brotlzer stated Public Works staff was patching potholes and had begun street sweeping. A map of this work would be provided to the City Council at a future meeting.

Interim Public Works Director/City Engineer Brotlzer explained County Road H paving would continue through this week and a permanent signal system would be completed over the coming weeks.

Interim Public Works Director/City Engineer Brotlzer indicated the Lexington Avenue medians were being paved at this time. The barrels would be moved from the outside to the inside lanes later in the week.

Mayor Grant commented that County Road E2 was now open all the way into New Brighton.

Councilmember McClung asked what the estimated completion date was for the Lexington Avenue project.

Interim Public Works Director/City Engineer Brotlzer would contact the County and report back to the City Council.

Councilmember Holden understood this was not a MnDOT project, but rather was a County project that should be completed by Tuesday, November 1, 2016, weather permitting.

4. APPROVAL OF MINUTES

- A. September 13, 2016, Special City Council Work Session
- B. September 19, 2016, City Council Work Session

- C. September 26, 2016, Special City Council Work Session
- D. September 26, 2016, City Council

MOTION: Councilmember Holmes moved and Councilmember Holden seconded a motion to approve the September 13, 2016, Special City Council Work Session meeting minutes, the September 19, 2016, City Council Work Session meeting minutes, the September 26, 2016, Special City Council Work Session meeting minutes; and the September 26, 2016, Regular City Council meeting minutes as presented. The motion carried unanimously (5-0).

5. CONSENT CALENDAR

- A. Motion to Approve Consent Agenda Item - Claims and Payroll
- B. Motion to Approve Lake Johanna Fire Department Capital Expenditures
- C. ~~Motion to Approve Ordinance No. 2016-008 An Interim Ordinance Temporarily Prohibiting Land Use Applications and Reviews for Higher Education Uses in Residential, Business, Industrial and Other Zones~~

MOTION: Councilmember Holden moved and Councilmember Holmes seconded a motion to approve the Consent Calendar as amended removing Item 5C and to authorize execution of all necessary documents contained therein. The motion carried unanimously (5-0).

6. PULLED CONSENT ITEMS

- A. **Motion to Approve Ordinance No. 2016-008 An Interim Ordinance Temporarily Prohibiting Land Use Applications and Reviews for Higher Education Uses in Residential, Business, Industrial and Other Zones**

Councilmember Wicklund requested further information from staff on this item.

Senior Planner Bachler stated over the last several years, both Bethel University and the University of Northwestern have requested higher educational facilities to be located off of their traditional campuses. These previous requests were both in residential and business zoning districts.

Senior Planner Bachler explained staff desires to study the concerns raised by the City Council at previous work session meetings concerning higher education uses in industrial zones, but also study concerns about the location of higher education uses within residential zones and commercial zones. To allow time for the City to study the impacts of locating higher education uses off campus, staff recommends that the City Council adopt an Ordinance placing a temporary moratorium on higher education land use actions for a period of one year for all zones within the City.

Senior Planner Bachler reported staff intends to conduct the study over the next 6 to 12 months, but due to other large scale development issues, staff transitions, etc., the proposed Ordinance will have a one-year term. Staff will bring forward a detailed study proposal for City Council

authorization at a future meeting. City Staff recommends that the City Council adopt Ordinance No. 2016-008: An Interim Ordinance Temporarily Prohibiting Land Use Applications and Reviews for Higher Education Uses in Residential, Business, Industrial and Other Zones.

Councilmember Wicklund asked if this action was being driven by staff.

Senior Planner Bachler stated that staff was bringing the proposed ordinance forward for consideration by the City Council.

Councilmember Wicklund questioned how much time would be needed to complete the study.

Senior Planner Bachler anticipated the study would be completed by an outside consultant given the amount of time that would be required. He estimated the study would be completed in a six- to twelve-month time period.

Councilmember Wicklund inquired what the expense would be to complete this type of study.

Senior Planner Bachler stated staff has not explored the cost and expected staff would be bringing forward a proposal at a future meeting.

Councilmember Wicklund asked when the City last passed a moratorium.

Senior Planner Bachler did not recall a moratorium being passed during his time with the City.

Mayor Grant explained a moratorium was passed on the B-2 zoning district.

Councilmember Wicklund questioned why a moratorium was necessary when zoning district uses were evaluated on a regular basis.

Councilmember Holden believed the moratorium was a good idea because it would assist the City in evaluating its uses within the B-3 and B-4 zoning districts, and that the University of Northwestern brought this to the City's attention that it should look at zoning.

Councilmember Wicklund inquired if passing this Ordinance would not allow the University of Northwestern to pursue the Smiths Medical building.

Assistant City Attorney Monge reviewed the State Statute requirements regarding moratoriums and explained any requests that would come to the City for higher education uses would be delayed until the moratorium was complete. However, he noted that any requests made in full prior to the moratorium being in place would have to be considered by the City.

Councilmember Wicklund asked if the University of Northwestern had submitted an application in full.

Senior Planner Bachler explained the City did receive an application from the University of Northwestern for a Zoning Code Amendment and Conditional Use Permit for the Smiths Medical property on Monday, October 3, 2016. Staff was still evaluating this application and has not determined if the application is complete.

Councilmember Wicklund was of the opinion this Ordinance should be tabled prior to a moratorium being put in place as it would undercut the process that was started several weeks ago by the University of Northwestern.

Mayor Grant believed it was in the City's best interest to take a look at the I-Flex zoning district stating this portion of the City has been a successful business incubator.

Councilmember Holden did not believe the City was undercutting any process. She discussed the City's planning process and did not believe that Arden Hills had to be forced into rezoning a property just because it became available. She questioned why the City's zoning plans were not being respected now that Northwestern had a plan for their needs. She reiterated that the current zoning requirements would not allow for higher education in the I-Flex zoning district.

Councilmember McClung stated he would be supporting the moratorium and reevaluating the proper locations for higher education. He reported that if staff determines the application submitted by the University of Northwestern was complete, it would be reviewed by the City in the next 180 days.

Councilmember Holmes believed the moratorium was in response to Northwestern's request and the Council's need to properly evaluate where higher education should be located in the City. She wanted to be assured that this topic was thoroughly evaluated by the City. She commented on the moratorium that was conducted on the B-2 zoning district stating there has been a very positive outcome for this zoning district.

Councilmember McClung agreed the moratorium on the B-2 zoning district brought about very positive efforts after much input from the City and its residents.

A representative from the University of Northwestern presented the Council with a written document.

MOTION: **Councilmember McClung moved and Councilmember Holmes seconded a motion to adopt Ordinance No. 2016-008: An Interim Ordinance Temporarily Prohibiting Land Use Applications and Reviews for Higher Education Uses in Residential, Business, Industrial and Other Zones. The motion carried 4-1 (Wicklund opposed).**

7. PUBLIC HEARINGS

A. TCAAP Development Discussion Opportunity for Residents

Mayor Grant stated under the Public Hearing section, citizens would have an opportunity to discuss ideas regarding the TCAAP development.

Mayor Grant opened the public hearing at 7:33 p.m.

With no one coming forward to speak, Mayor Grant closed the public hearing at 7:33 p.m.

8. NEW BUSINESS

None.

9. UNFINISHED BUSINESS

None.

10. COUNCIL COMMENTS

Councilmember McClung suggested the Council address its internet policy at a future worksession meeting.

Councilmember Holden asked if the City had received information on the tennis court borings.

Interim Public Works Director/City Engineer Brotzler reported the soil borings had been submitted at the end of July or early August. He would be bringing this information to Council for discussion at a future meeting.

Councilmember Holden explained she has received complaints from residents in the Chatham neighborhood and requested the sound system not be allowed to be used by students at the Ona Orth complex at Bethel University.

Mayor Grant stated he did a ride along with the Ramsey County Sheriff's Department several weeks ago and he learned a great deal from this outing. He encouraged each of the City Councilmembers to schedule a ride along with the Ramsey County Sheriff's Department.

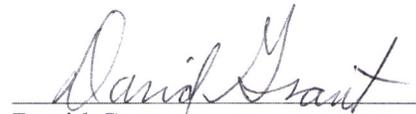
Councilmember Holden reported the new Public Works Superintendent started work with the City that day. She explained the Customer Service Specialist started last week and negotiations with the City Administrator were ongoing.

ADJOURN

MOTION: **Councilmember McClung moved and Mayor Grant seconded a motion to adjourn. The motion carried unanimously (5-0).**

Mayor Grant adjourned the Regular City Council Meeting at 7:43 p.m.


Julie Hanson
City Clerk


David Grant
Mayor