



Approved: July 23, 2018

**CITY OF ARDEN HILLS, MINNESOTA
SPECIAL CITY COUNCIL WORK SESSION
June 25, 2018
6:00 P.M. - ARDEN HILLS CITY HALL**

CALL TO ORDER/ROLL CALL

Pursuant to due call and notice thereof, Mayor Grant called to order the Special City Council Work Session at 6:00 p.m.

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

Absent: Councilmember Steve Scott (Excused)

Also present: City Administrator Dave Perrault; Public Works Director/City Engineer Sue Polka; Finance Director Gayle Bauman; City Planner Matthew Bachler; City Attorney Joel Jamnik; Stacie Kvilvang, Ehlers; Communications Coordinator Dawn Skelly; and City Clerk Julie Hanson

1. AGENDA ITEMS

A. TCAAP Discussion

City Administrator Perrault provided an overview of the current status of the Master Development Agreement negotiations following the meeting with Ramsey County and Alatus last week. He asked the City Council to provide direction regarding SAC and WAC charges and special assessments for the development.

Stacie Kvilvang, Ehlers, indicated that the Joint Powers Agreement (JPA) states the City agreed to fund the trunk utilities that are under the spine road but that the water tower and booster station would be funded through the special assessment process at some point in the future. She stated that at the time the JPA was created, there was not a clear understanding as to what the water tower costs would be.

Ms. Kvilvang discussed the Met Council SAC fee credits for the TCAAP site.

A discussion ensued about TCAAP funding.

Mayor Grant reminded everyone that the City took the position years ago that it would assess for this project.

A discussion ensued regarding negotiations and land cost for future developers.

Councilmember Holmes asked **Ms. Kvilvang** to reiterate the details of the original agreement pertaining to City reimbursements.

Ms. Kvilvang summarized by saying that the initial agreement indicated the City would be reimbursed for 100% of the cost of the site utilities. She stated it was clearly defined in the agreement that the planning costs for the AUAR, the Master Plan, and Comprehensive Plan Amendment would also be recouped by the City.

A discussion ensued about costs related to staff time and consultant time.

A discussion ensued about funding the project and the County's proposal.

Ms. Kvilvang commented that their recommendation is pursue the 429 assessment process to fund the project per the City's position as indicated in the JPA.

The Council agreed to pursue the option of the 429 process.

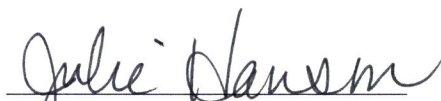
A short discussion ensued regarding the new water tower and other development opportunities in the development area.

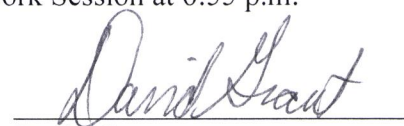
2. COUNCIL/STAFF COMMENTS

None.

ADJOURN

Mayor Grant adjourned the Special City Council Work Session at 6:55 p.m.


Julie Hanson
City Clerk


David Grant
Mayor