



Approved: October 22, 2018

**CITY OF ARDEN HILLS, MINNESOTA
CITY COUNCIL WORK SESSION
SEPTEMBER 17, 2018
5:00 P.M. - ARDEN HILLS CITY COUNCIL CHAMBERS**

CALL TO ORDER/ROLL CALL

Pursuant to due call and notice thereof, Mayor Grant called to order the City Council Work Session at 5:00 p.m.

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

Also present: City Administrator Dave Perrault, Public Works Director/City Engineer Sue Polka, Finance Director Gayle Bauman, Interim City Planner Jane Kansier, Deputy Clerk Jolene Trauba, and Summit Development Managing Partner Jamison Kohout

A revised agenda was distributed with items renumbered.

Mayor David Grant noted that **Councilmember Brenda Holden** would be arriving late.

1. AGENDA ITEMS

A. Investment Policy Review

Finance Director Gayle Bauman stated that after reviewing the City's Investment Policy she was not recommending any changes at this time.

B. Sheriff Budget Discussion

City Administrator Dave Perrault noted that the Sheriff brought forth the preliminary budget for 2019 that includes a \$48,000 increase over the 2018 budget. The largest cost was adding an additional Investigator, the second was personnel costs including COLA and PERA. Equipment, including a new squad car, was the next largest expense. A narrative and summary from the Sheriff's Office were attached for review. Some cases such as elder abuse are mandated by State Statute which is adding to the investigation case load.

Mayor Grant asked if we could obtain the number of investigations and expenses in Arden Hills over the last five years. He felt that at some point adding more Deputies would not be cost effective.

City Administrator Dave Perrault stated that the budget numbers are based on a three year average and cost to the City is based on a formula that includes the number of calls for service and the number of cases investigated.

Mayor Grant noted that the budget could not be changed but the Council should determine how they would vote in 2019.

Councilmember Dave McClung asked when the Sheriff's contract was up and that competitively bidding for services is not a bad thing.

City Administrator Perrault said the contract was up at the end of 2018.

C. Crossing Signs (Hamline & Floral and Hamline & Wyncrest)

Public Works Director/City Engineer Sue Polka noted there are two mid-block crossing on Hamline Avenue, at Wyncrest and at the Floral Park exit. She has received quotes for variable speed message signs and there are other options that could be used such as a push button/strobe light sign. She recommended a speed sign or a push button sign at the locations. She estimated cost to be approximately \$8000 per location.

Councilmember McClung wondered if a combination of each sign would be appropriate. Possibly a speed sign going opposite directions at each location and a push button sign in the other direction.

Public Works Director/City Engineer Polka stated that some MUTCD and Federal rules have changed but she is working with a traffic engineer from Ramsey County will come back with a proposal.

Councilmember Holden arrived at 5:15 p.m.

D. Concept Plan Review – Parkshore Drive

Summit Development Managing Partner Jamison Kohout gave a presentation for possible development of the Parkshore Drive site as a Senior Home Residential facility. The property is currently zoned as single family, medium density. They would request a Comp Plan Amendment to a higher density, but he stated that this type of development has a lower concentration of use with less vehicle traffic and less parking. They would like to see 100-150 units. The property would most likely employ 35-55 staff members with approximately one-third being on site at any given time. Walker Methodist would operate the facility. A public trail could be constructed on the west side of the property.

Interim City Planner Jane Kansier noted that in a high density residential district there can be up to 12 units per acre. The property is currently shown as medium density residential so it would require a Comprehensive Plan update and a rezoning. They could have up to 72 units under the current zoning.

Mr. Kohout said they are putting 75 units on three acres in other cities. He felt the smallest number of units they would want to have would be 110-120. He stated that he has spoken with the homeowner whose property is next to the site and he is open to this use.

Mayor Grant said the density is a concern for him.

Councilmember McClung was interested to hear what building materials would be used.

Mr. Kohout said they would be hard plank exteriors with multiple colors, lots of stone and brick, with arches and gables. Upon entering the facility there is a two story entry with a fireplace, library, exercise facility, and café area so it would not be repurposed as an apartment in the future.

Councilmember McClung was concerned about density and wanted to make sure that the neighbors were supportive.

Mr. Kohout said they would plan a community meeting with the neighbors in the area.

Councilmember Holden stated that she could see a PUD on this project and going up to 110 units. She would like them to add the trail as part of the PUD.

Councilmember Steve Scott felt there is a need for more senior focused housing in the city, so he would say yes to this proposal if it can mesh with the density requirements and agreement from the neighbors.

Councilmember Fran Holmes said this might be less of an impact to the area than other projects that have been proposed. She was concerned about density but would be supportive of a higher number of units. She also commented that there would be little addition to rush hour traffic with a senior development.

Mr. Kohout will do more renderings, meet with neighbors and come back to give another presentation.

E. B-2 District Design Standards

Interim City Planner Kansier noted that the Council wanted to look at setback requirements for buildings and parking lots in the B-2 District, generally located along County Road E between Highway 51 and Lexington Avenue. Any changes made to the B-2 District would also apply to the B-3 District. Currently the building need to be close to the street with the parking behind the buildings. This has presented some issues with snow removal and trails/sidewalks along the road. Staff was requested to bring forth some design changes that might allow for more flexibility in building and parking placement and façade requirements which currently require at least 50% of the first level building façade be transparent.

Staff suggested the building setback be increased from 20 feet to 50 feet, and the parking restriction where parking cannot be located between the street and front of the building be removed. Staff also suggested the 50% transparency remain on the first level facade that fronts a public street but the 20% transparency be removed for all facades. Window treatments requirements could be managed by the building code.

Councilmember Holmes liked the larger setback and changing parking requirements so it doesn't have to be behind the building.

Councilmember McClung wondered if other cities had some of the same issues.

Interim City Planner Kansier said some businesses are being creative and making areas that look like windows but have photos in them to give the appearance of a window. She said they can look at other cities to see how they are wording their ordinances. She reminded the Council that PUDs and plans that have already been approved will remain in effect even if they make changes.

F. US Frontage Road, Prior Avenue to Highway 96 – Potential Turn Back

Public Works Director/City Engineer Sue Polka stated that MnDOT has requested a Release of Right of Way for the frontage road along US 10 between Prior Ave and Highway 96. Public Works currently maintains the road and the City has utilities in the road. MnDot is paying for part of the repaving and she will check into the exact numbers. It is possible the road could meet State Aid requirements.

Mayor Grant said with no objections from the Council, staff should proceed with MnDOT.

G. Public Works Maintenance Worker and Seasonal Worker

City Administrator Perrault noted there is a vacancy for Public Works Maintenance Worker and staff would like authorization to post at the next Council meeting. Additionally, Director Polka is requesting a seasonal employee through the end of the year.

There were no objections from the Council.

H. SLWA Update

Councilmember Holden said she thinks SLWA is in material breach. She felt they cherry picked items there were covering which differed from what the Council was told. She thinks we should terminate the contract.

Mayor Grant noted that if the contract were terminated people could still buy the insurance, but the City logo wouldn't appear on marketing materials.

Councilmember Scott would like an opinion from the City Attorney.

City Administrator Perrault stated that the City Attorney thinks the safest route is to amend the marketing materials, and give SLWA 30 days to cure as required by the agreement. Marketing materials would be at the discretion of the Council.

Councilmember McClung felt that we should notify SLWA of a breach.

Mayor Grant said staff should notify SLWA of the breach, request a cure of the breach and a mailing be approved by the Council without the City logo.

I. Council Tracker Update

City Administrator Perrault handed out the most recent Council tracker, noting that Council should review and decide which items could be removed.

After discussion the following items were removed from the list: Thom Drive Construction Complaints, Noise at Bethel, and Rezoning of Residential Districts.

The following item was added to the list: Infill Development

J. TCAAP Open House Discussion

Mayor Grant noted that it was the intent of the Council to go out for public comments on TCAAP.

After discussion, it was decided the Open House would be on November 15 in the Marsden Room at Ramsey County Public Works, if available, or at City Hall. Items to be presented include: SAC issues, the City's involvement with HOA issues, Memo of Understanding for parks and the civic center site, utilities on the Spine Road, water tower and lift station, and what the City agreed to regarding infrastructure. HGA, the City Attorney, Ehlers, Kimley-Horn and other consultants will be asked to be attend to present their respective topics.

Discussion ensued regarding TCAAP negotiations with Alatus and Ramsey County.

2. COUNCIL COMMENTS AND STAFF UPDATES

Councilmember Holden said she went to the open house event at HealthPartners.

Councilmember McClung said he would now be able to be at the State of the City event.

Councilmember Scott went to the Health Partners event and the Lexington Station block party. He thanked staff for forwarding crime information to the Sheriff's Department.

Councilmember Holmes asked about the Tobacco 21 public hearing.

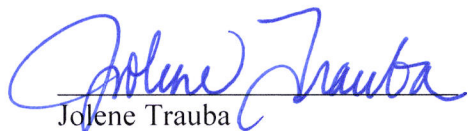
City Administrator Perrault responded that the hearing is set for November 13 and staff is also considering opening the October work session for vendors to come to discuss.

Mayor Grant also attended the HealthPartners and Lexington Station events.

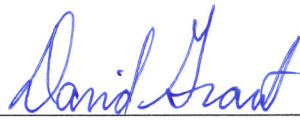
City Administrator Perrault handed out copies of the preliminary slides for the State of the City. He also noted staff will be posting an RFP for a new auditor.

ADJOURN

Mayor Grant adjourned the City Council Work Session at 7:43 p.m.



Jolene Trauba
Deputy Clerk



David Grant
Mayor