

Mayor:
David Grant

Councilmembers:
Brenda Holden
Fran Holmes
Dave McClung
Steve Scott



**Regular City Council
Agenda
May 24, 2021
7:00 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.

This meeting can be accessed remotely by joining via Zoom

To join the Zoom Meeting via your computer, click this link (or copy and paste it into a new browser): <https://us02web.zoom.us/j/83560895593>

This meeting will be streamed live on local Cable Channel 16 and available for playback on our website.

CALL TO ORDER

1. APPROVAL OF AGENDA

2. PUBLIC INQUIRIES/INFORMATIONAL

This is an opportunity for citizens to bring to the Council's attention any items not currently on the agenda which are relevant to the City. In addressing the Council, you must first state your name and address for the record. To allow adequate time for each person wishing to address the Council, speakers must limit their comments to three (3) minutes. Written documents may be distributed to the Council prior to the meeting to allow a more timely presentation. Speakers should not use obscene, profane, or threatening language, or make personal attacks. Matters of litigation involving the City shall not be discussed during Public Inquiry by citizens or Council. The Council may not respond to speaker comments, engage in a debate, or take any action on the issues raised by citizens, but may direct City staff to research or follow up on an issue, if desired by Council. If Council directs further review by staff, the results of that review will be presented at a following regular Council meeting.

3. RESPONSE TO PUBLIC INQUIRIES

3.A. Public Inquiry Response From May 10, 2021 City Council Meeting – Water Bill

Gayle Bauman, Finance Director

Documents:

[MEMO.PDF](#)

3.B. Public Inquiry Response From May 10, 2021 City Council Meeting – Snelling Avenue Project

David Swearingen, Interim Public Works Director

Documents:

[MEMO.PDF](#)

4. PUBLIC PRESENTATIONS

4.A. 2020 Financial Statements

Aaron Nielsen, MMKR

Documents:

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

5. STAFF COMMENTS

5.A. COVID-19 Update

Dave Perrault, City Administrator

Documents:

[MEMO.PDF](#)

5.B. Transportation Update

David Swearingen, Interim Public Works Director

Documents:

[MEMO.PDF](#)

6. APPROVAL OF MINUTES

6.A. May 3, 2021 Special City Council

Documents:

[05-03-21-SR.PDF](#)

7. CONSENT CALENDAR

Those items listed under the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion under a Consent Calendar format. There will be no separate discussion of these items, unless a Councilmember so requests, in which event, the item will be removed from the general order of business and considered separately in its normal sequence on the agenda.

7.A. Motion To Approve Claims And Payroll

Gayle Bauman, Finance Director
Pang Silseth, Accounting Analyst

Documents:

[MEMO.PDF](#)

7.B. Motion To Approve 2020 City Financial Statements And Audit

Gayle Bauman, Finance Director

Documents:

[MEMO.PDF](#)

7.C. Motion To Approve Payment No. 5 – Air Express, Inc. – City Hall HVAC Replacement Project

Dave Perrault, City Administrator

Documents:

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

7.D. Motion To Approve Construction Contract For 2021 Concrete Improvement Project With Pember Companies

David Swearingen, Interim Public Works Director

Documents:

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

7.E. Motion To Authorize Purchase Of Public Works Equipment (Ford F-350, Plow And Hitch, Ford F-250)

David Swearingen, Interim Public Works Director

Documents:

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

7.F. Motion To Approve Planning Case 21-004 – Amendment To Master Planned Unit Development And Phase 3 Final Planned Unit Development – Lexington Station Phase III

Jane Kansier, AICP, Planning Consultant

Documents:

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

7.G. Motion To Approve Planning Case 21-001 – 16th Amendment To Master Planned Unit Development – Boston Scientific

Jane Kansier, AICP, Planning Consultant

Documents:

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

7.H. Motion To Approve Watershed Maintenance Agreement With AHSL Partners LLC (Trident Development) And Stormwater Maintenance Agreement With Rice Creek Watershed – Arden Hills Senior Living

David Swearingen, Interim Public Works Director

Documents:

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

7.I. Motion To Approve Resolution 2021-028 Appointing Kurtis Weber To The Planning Commission

Dave Perrault, City Administrator

Documents:

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

8. PULLED CONSENT ITEMS

Those items that are pulled from the Consent Calendar will be removed from the general order of business and considered separately in its normal sequence on the agenda.

9. PUBLIC HEARINGS

9.A. Planning Case 21-011 – Conditional Use Permit, Master Plan Planned Unit Development And Final Planned Unit Development – 3855 Lexington Avenue (Chick-Fil-A)

Jane Kansier, AICP, Planning Consultant

Documents:

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

ATTACHMENT C.PDF
ATTACHMENT D.PDF
ATTACHMENT E.PDF
ATTACHMENT F.PDF
ATTACHMENT G.PDF
ATTACHMENT H.PDF
ATTACHMENT I.PDF
ATTACHMENT J.PDF
ATTACHMENT K.PDF
ATTACHMENT L.PDF

- 9.B. Planning Case 21-005 – Zoning Code Amendment – Chapter 13, Section 1320, Subsection 1320.05 - Land Use Chart

Jane Kansier, AICP, Planning Consultant
Corrin Bemis, Bolton & Menk

Documents:

MEMO.PDF
ATTACHMENT A.PDF
ATTACHMENT B.PDF
ATTACHMENT C.PDF
ATTACHMENT D.PDF
ATTACHMENT E.PDF
ATTACHMENT F.PDF

- 9.C. Planning Case 21-008 – Zoning Code Amendment – Chapter 13, Section 1330, Subsection 1330.03, Subd. 5, E – Shoreland Structure Setback

Jane Kansier, AICP, Planning Consultant
Corrin Bemis, Planning Consultant

Documents:

MEMO.PDF
ATTACHMENT A.PDF
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ATTACHMENT E.PDF
ATTACHMENT F.PDF
ATTACHMENT G.PDF
ATTACHMENT H.PDF
ATTACHMENT I.PDF
ATTACHMENT J.PDF
ATTACHMENT K.PDF

10. NEW BUSINESS

- 10.A. Planning Case 21-011 – Conditional Use Permit (Resolution 2021-029), Master Plan Planned Unit Development And Final Planned Unit Development – 3855 Lexington Avenue (Chick-Fil-A)

Jane Kansier, AICP, Planning Consultant

Documents:

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

- 10.B. Planning Case 21-005 – Ordinance 2021-003 Zoning Code Amendment – Chapter 13, Section 1320, Subsection 1320.05 - Land Use Chart

Jane Kansier, AICP, Planning Consultant
Corrin Bemis, Planning Consultant

Documents:

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

- 10.C. Planning Case 21-008 – Ordinance 2021-004 Zoning Code Amendment – Chapter 13, Section 1330, Subsection 1330.03, Subd. 5, E – Shoreland Structure Setback

Jane Kansier, AICP, Planning Consultant
Corrin Bemis, Planning Consultant

Documents:

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

- 10.D. Planning Case 21-006 – Resolution 2021-030 – Variance At 4073 Valentine Court

Jane Kansier, AICP, Planning Consultant
Corrin Bemis, Planning Consultant

Documents:

[MEMO.PDF](#)
[ATTACHMENT A.PDF](#)
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[ATTACHMENT F.PDF](#)
[ATTACHMENT G.PDF](#)
[ATTACHMENT H.PDF](#)
[ATTACHMENT I.PDF](#)

11. UNFINISHED BUSINESS

12. COUNCIL/STAFF COMMENTS

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