



**DRAFT**

Approved:

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**CITY OF ARDEN HILLS, MINNESOTA  
CIVIC SITE TASK FORCE MEETING  
FEBRUARY 5, 2019  
6:00 P.M. - ARDEN HILLS CITY COUNCIL CHAMBERS**

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**CALL TO ORDER/ROLL CALL**

Pursuant to due call and notice thereof, Chair Lambeth called to order the City Council Work Session meeting at 6:00 p.m.

**Present:** Chair James Lambeth, Vice Chair Arlene Mitchell, Members Paul Beggin, Dan Erickson, and Alternate Rich Straumann

**Absent:** Members John Van Valkenburg, Brendan O'Meara, David Radziej, Clayton Zimmerman, Miriam Ward and Craig Wilson

**Also present:** City Administrator Dave Perrault; City Council Liaisons Brenda Holden and Fran Holmes

**1. APPROVAL OF AGENDA – FEBRUARY 5, 2019**

**Chair Lambeth** stated the agenda will stand as published.

**2. APPROVAL OF MINUTES**

**A. September 25, 2018 – Civic Site Task Force Minutes**

**Commissioner Mitchell moved, seconded by Commissioner MAN, to approve the September 25, 2018, Civic Site Task Force Meeting Minutes as presented. The motion carried unanimously.**

**3. NEW BUSINESS/UNFINISHED BUSINESS**

**A. Public Forum Results**

**City Administrator Perrault** discussed the public forum results with the Task Force. He commented on the Public Forum that was held in November 2018 noting the goal of this event was to receive feedback from residents regarding a potential Civic Site on the TCAAP property. He reviewed the survey questions that were asked and noted the City received 41 responses. He reported the majority of the responses received at the Public Forum were positive for a Civic Site.

He then reviewed the feedback provided by the residents that did not support a Civic Site. He explained the public that supported a Civic Site would like to see community program or a fitness and wellness space on this property. He then turned the presentation over to HGA.

**Councilmember Holden** asked if residents could have responded to the survey multiple times.

**City Administrator Perrault** explained this could have happened for those filling out the online survey.

**Chair Lambeth** commented there was a small number of people that responded to the survey online. He believed that the City had gained a great deal of positive feedback from the community at the Public Forum which supported or confirmed the online survey results.

**Councilmember Holden** confirmed that of the couples that attended the Public Forum only one member of the couple filled out a survey.

**Glen Langspec**, HGA, recapped the information from the survey results with the Task Force. He reviewed the proposed programming categories for the Civic Site. He stated dedicated art spaces, banquet/meeting space, and a coffee shop were of interest to the public, along with a large gymnasium.

**MAN MEMBER** asked how many acres were included in the Civic Site.

**Chair Lambeth** reported the Civic Site was 1.6 acres. He expressed frustration with where the Civic Site was at and if the developer still plans to sell the property to the City for \$1.

**Councilmember Holden** stated this was still in the City's plan, but was uncertain what the developer's plans were for this property.

**Mr. Langspec** discussed the proposed two story building for the Civic Site and commented on the programming that could be held in this space. He explained a gym and designated art spaces were planned for the building, along with a small coffee shop. He reviewed the parking that would be required for this property and noted the site would have 36 surface parking stalls. He reported underground or offsite parking would be required.

**Vice Chair Mitchell** stated she was trying to mentally picture the size of a 1.6-acre lot. She reported this was not a great deal of space.

**Councilmember Holmes** questioned how much parking would be required if banquet space was not included.

**Mr. Langspec** commented the banquet space generates 75 parking stalls. He noted the multi-purpose gym space also generates a great need for parking.

**Councilmember Holden** questioned how large the proposed banquet space was.

**Mr. Langspec** explained the banquet space would seat 225 people.

Further discussion ensued regarding the expense of surface and underground parking.

**Councilmember Holden** stated she has heard a lot of positive feedback regarding a walking track.

**Mr. Langspec** indicated he too had received a great deal of input regarding the community's interest in a wellness and fitness center.

**Jennifer McMaster**, HGA, reviewed the conceptual construction costs for the Civic Site.

**Councilmember Holden** questioned if the City could construct the building with only one-story and add a second-story in the future.

**Ms. McMaster** commented this could be done, but would cost the City more in the long run. She noted the gym space would have to be two stories.

**Chair Lambeth** opened the floor to comments from the Task Force.

**MAN MEMBER** asked if staff had any idea on the revenues that would be generated by the Civic Site. He questioned if the City could purchase the land from the County for \$1 in order to keep this concept moving forward. He expressed frustration that this project would have to be put on hold.

**Councilmember Holden** stated the project was not that simple.

**Councilmember Holmes** did not support the Civic Site being constructed if nothing else was around it to support the use.

**Chair Lambeth** questioned why the County had changed their focus.

**Mr. Langspec** indicated the County had shifted their focus to the Ford plant.

**Councilmember Holden** explained the City of St. Paul was working on the Ford plant while the County had shifted their efforts to a waterfront development. She stated the delays came down to the fact there were agreements in place and the County did not support these agreements.

**Chair Lambeth** questioned if HGA had considered a Civic Site that was more than three stories. He stated this may be an option given the small foot print of the site. He understood the City had to find a practical solution and had to be cost effective as well.

**Mr. Langspec** explained community buildings are not typically built over two stories. He commented further the variables or recognized restraints that were uncertain with respect to this project.

**Chair Lambeth** stated the Civic Site would be a facility that would facilitate a number of different functions that the community sees as important. He reported the survey results and the input received from the public points directly to specific amenities that should be focused on for this site. He understood there were several hurdles in place at this time and indicated it may be difficult for the Task Force to make a recommendation at this time.

**Councilmember Holden** commented she would like to speak with the National Guard regarding the plans for their site. She noted they were planning to build a full-sized gym that could possibly be used for City programming. She indicated she did not want to see a duplication of services.

**Chair Lambeth** stated this was a good point.

**Councilmember Holmes** explained the City Council sees the work of the Task Force as a good starting point for the Civic Site property and was not seeking a hard and fast recommendation. She thanked the Task Force members for their great efforts.

**Chair Lambeth** thanked HGA for their assistance with this project over the past six months. He stated the Task Force had created a vision and concepts for the City Council to consider for the Civic Site.

**Vice Chair Mitchell** agreed and believed the Task Force has created a great framework or shopping list for the Civic Site.

**MAN MEMBER** encouraged the Council to consider the cost of the gym space and possibly pursuing sponsors from Allina or Twin Cities Orthopedics to assist with the expense.

**Chair Lambeth** questioned if the Council would be discussing the Civic Site at a future meeting.

**Councilmember Holden** stated she did not believe so.

**Councilmember Holmes** commented the Council views this as the last Civic Site Task Force meeting. She thanked HGA and all of the Task Force members for their contributions.

## **B. Future Meetings for Civic Site Task Force**

**City Administrator Perrault** explained the City Council discussed the future of the Civic Site Task Force meetings at its December 17, 2018 work session. The Council came to the conclusion that the task force has fulfilled its duty to make a recommendation to the Council on a use for the Civic Site based on public engagement. Pending further discussion between the City and County on the TCAAP project, the Council is putting future Civic Site Task Force meetings on-hold. The Council may request further input by the task force if the Civic Site on TCAAP moves forward with the development.

**4. TASK FORCE MEMBER COMMENTS**

None.

**ADJOURN**

Chair Lambeth adjourned the Civic Site Task Force meeting at 7:28 p.m.