

Mayor:
David Grant

Councilmembers:
Brenda Holden
Emily Rousseau
Tena Monson
Kurt Weber



**City Council Work Session
Agenda
January 12, 2026
5:30 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.

Members of the public may attend a meeting in-person at City Hall or they may view the meeting remotely on the City's website using the below link. Meetings are also broadcast on Cable Channel 16 for those that live in Arden Hills.

<https://cityofardenhills.org/320/Watch-City-Meetings>

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

CALL TO ORDER

1. PUBLIC INQUIRIES/INFORMATIONAL

This is an opportunity for citizens to respectfully bring to the Council's attention any items which are relevant to the City. In addressing the Council, you must first state your name and address for the record. Comments shall be limited to three (3) minutes or less. Written documents or other materials should be handed to the City Clerk for distribution to the Council prior to or during the meeting. Council will generally not respond at the same meeting where an issue is initially raised by a member of the public but the Council may refer the issue to staff for further research and possible report or action at a future Council meeting.

2. RESPONSE TO PUBLIC INQUIRIES

3. AGENDA ITEMS

3.A. SCORE Grant Incentive Funds And Cleanup Events

Jen Estling, Deputy Clerk

Documents:

[MEMO.PDF](#)

3.B. Karth Lake Improvement District Pump Improvements

David Swearingen, Public Works Director/City Engineer

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](#)

3.C. North Suburban Communications Commission Broadband Franchise Discussion

Jessica Jagoe, City Administrator

Documents:

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

3.D. City Code Related To Alcohol In City Park Discussion

Julie Hanson, City Clerk

Documents:

[MEMO.PDF](#)

3.E. Committee/Commission Liaison Role Policy

Jessica Jagoe, City Administrator

Documents:

[MEMO.PDF](#)

3.F. Affordable Housing Policy Discussion

Jake Reilly, Community Development Director

Documents:

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

3.G. Rice Creek Commons/TCAAP Discussion

Jessica Jagoe, City Administrator

Documents:

[MEMO.PDF](#)

3.H. Agenda Planning

Jessica Jagoe, City Administrator

Documents:

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

4. COUNCIL/STAFF COMMENTS

ADJOURN

AGENDA ITEM – 3A



DATE: January 12, 2026

TO: Honorable Mayor and City Councilmembers
Jessica Jagoe, City Administrator

FROM: Jen Estling, Deputy Clerk

SUBJECT: SCORE Grant Incentive Funds for 2026

Budgeted Amount: \$11,027 SCORE	Estimated Amount: N/A	Funding Source: Recycling Funds
---	---------------------------------	---

Council Should Consider

Council should discuss and provide direction on use of SCORE Grant Incentive Funds for cleanup events.

Background

The City applied for grant money from Ramsey County’s recycling SCORE grant program for 2026. The base funds are used to offset the cost of the City’s recycling program, including administration, equipment, and collection costs. There is incentive funding, in addition to the base allowance, that can be used for up to two approved incentive initiatives per year. In 2025 Arden Hills received \$23,815.00 in incentive funds. The 2026 incentive amount is \$11,027.

In the past the incentive funds have been used for the annual Cleanup Day event where Arden Hills partners with Recycle Technologies in Blaine. Thanks to the increase in incentive funding in 2025, we were able to offer a second cleanup day and Council agreed to pay 100% of the costs for the second cleanup event with the additional SCORE incentive dollars.

Resident feedback was positive regarding the Recycle Day cleanup event that was held in Arden Hills. Staff have been in contact with the Military and Ramsey County (along with the other tenants of their building) and neither entity has a conflict with us moving forward with a Recycle Day at the Public Works Yard on May 30, 2026.

The total cost of the Recycle Technologies event was \$3,401.50, which was down slightly from previous years. The total cost for the City-paid event was \$7,800.21. It is notable that City

Attorney fees in the amount of \$1,071 paid for through SCORE grant funds were applied to the second event as Ramsey County required a written agreement to facilitate the event on their property. That agreement was reviewed, revised and passed between City Attorney and County Attorney until a final agreement was produced. Staff will be able to modify that same agreement and only update it with the new date and will not need to be reviewed by the City Attorney again.

Discussion

While the 2026 incentive funds are less than what we received last year, they are still higher than previous years. Therefore, staff feels we can provide two recycling events for Arden Hills residents again this year.

Staff is recommending holding a City-paid recycling event on May 30. The final cost would be an unknown if Council decides to use SCORE incentive money to pay for the entire event. However, based on the totals for both events in 2025, Staff believes funding the entire May event will still leave enough incentive money to hold a second cleanup event in the fall.

Staff will re-evaluate the City-paid portion, prior to the second event, and provide a recommendation on offering coupons for a specified number of free items, depending on the amount of funds spent for the May event. Staff is aware that many of the items collected can be dropped off at the Environmental Center. We will continue to promote those opportunities. Ramsey County has assured Staff that using SCORE funds to provide cleanup events for residents is not “double dipping” and is an allowable use of SCORE incentive funds.

Staff is seeking Council confirmation of recommended next steps:

- Holding two cleanup events in 2026.
 - First event will be May 30th at the Public Works Yard
 - Free of charge to residents
 - Vendor: Freimuth Enterprises
 - Staff will be bringing forward to the February 9th meeting the agreement with Ramsey County for authorization to sign.
 - Second event to be held fall of 2026
 - Cost to residents to be determined
 - Vendor: Council is asked to provide comments on partnering with Recycle Technologies in Blaine for the fall event or if we want to move to two cleanup days held in Arden Hills. The same vendor, Freimuth Enterprises dba All Appliance Recycling, is open to facilitating both events, should we so choose.

Budget Impact

The cost for the proposed cleanup event in addition to staff time would be covered by the SCORE Grant Incentive funding.

Attachments

N/A



MEMORANDUM

DATE: January 12, 2026

TO: Honorable Mayor and City Councilmembers
Jessica Jagoe, City Administrator

FROM: David Swearingen, P.E. Public Works Director / City Engineer

SUBJECT: Karth Lake Pump Improvements – Cost share

Budgeted Amount: \$556,000 (Potentially \$666,000)	Actual Amount: TBD	Funding Source: Stormwater fund, RCWD, KLID
--	-----------------------	---

Council Should Consider

Council should consider options/terms to propose to the Karth Lake Improvement District for their upcoming meeting on January 13, 2026.

Background

For the purpose of this discussion, the following background information summarizes how the financing of Karth Lake pump improvements has been addressed in the past. For more background leading up to the financing discussions, there were several meetings prior to what is listed below in 2003, the meeting minutes can be found on the City website.

On September 29, 2003, at the City Council Regular Meeting, pursuant to Minnesota Statute 103B.501 to 103B.581 and the Minnesota Department of Natural Resources rules part 6115.0900 to 6115.0980, the City of Arden Hills prepared a document proposing the establishment and the administration of a Lake Improvement District with the purpose of constructing and maintaining a lake elevation control structure. A Public Hearing was held, and ultimately the City Council established The Karth Lake Improvement District (KLID) and adopted the Board By-Laws (Attachment A). Discussion at the meeting included thoughts on how to fund the approved Karth Lake Pumping project, but no decision was made; direction was given to staff to bring back scenarios. The meeting memo and minutes can be reviewed in Attachments B & C.

On October 20, 2003, at the City Council Work Session, the City Council discussed how to approach financing the Karth Lake Pumping project and was presented with 4 scenarios. The direction was to proceed with what was described as “Scenario #2”, which split the cost 50/50 between the City and the KLID. Only the construction as-bid costs were split; the indirect and overhead costs were not included. The meeting memo and minutes can be reviewed in Attachments D & E.

On October 27, 2003, at the City Council Regular Meeting, the City Council approved moving forward with “Scenario #2” split 50/50 between the City and the KLID, that taxes be levied for a period of three years, and that the City portion be funded out of the surface water management fund. The meeting memo and minutes can be reviewed in Attachments F& G.

On March 9, 2020, the City Council approved the pump replacement and retrofitting the existing control cabinet for the Karth Lake pump, and to levy the cost for improvements on the Karth Lake Improvement District as described by the KLID Board Resolution dated January 15, 2020 (Attachment H). Essentially, the materials and construction costs (no indirect or overhead costs included) were levied 100% to the property owners within the KLID, and the City would address the failing retaining wall (stabilizing the slope) in the future.

On May 12, 2025, members of the Karth Lake Improvement District Board presented to the City Council and proposed that the City modify the pumping operations to have the pump turned on at an elevation of 935.5-feet and off at an elevation of 935-feet to reduce the bounce effect, thus minimizing shoreline erosion and enhancing water quality. Currently, the On/Off elevations are 936/934-feet.

At the June 23, 2025, Work Session, City staff requested direction from the City Council related to the Karth Lake Pump System Improvement design options. Three options were presented, “Option 2” was staff’s recommendation with current known funding, although staff also recommended exploring Rice Creek Watershed District’s interest in funding capacity with “Option 3”.

On July 8, 2025, the Karth Lake Improvement District Board recommended to the City Council that they include the pump improvements as “Option 2” in the final design with the 2026 PMP.

On July 14, 2025, the City Council accepted the 2026 PMP Feasibility Report, which includes project scope to pursue the Karth Lake pumping operation improvements as described within the Feasibility Report as “Option 2”.

At the December 8, 2025 Work Session, the City Council discussed the Karth Lake pump design with updated estimates and considered cost share options, including levying the KLID. At the meeting, the Council chose Councilmember Kurt Weber to act as the Council liaison for future discussions with the KLID Board.

Discussion

Direction staff must have tonight is if the City Council wants to move forward with the pump improvements in order to incorporate them in the final design bid package.

Decision for now or later is how to fund the project. Below are options and scenarios for the Council to consider. The outcome of this discussion will be shared with the KLID Board at the meeting scheduled for January 13, 2026.

Proposed options:

- Option #1 - Move forward with pump improvements as proposed.
 - Estimated Total Cost = \$185,000, which includes 10% construction contingency and 27% overhead.
 - Applying the \$56,000 RCWD cost-share, the remainder to determine funding for is \$129,000.
 - Per previous scenarios, two are shown here, but Council may adjust however they see fit. To align with the previous Council decisions, the 27% overhead is removed from the estimate; therefore, the total to be split is \$89,670. Council can include overhead if they so choose.
 - Scenario #1, split 50/50 between the City and the KLID. Only the construction as-bid costs are split; the indirect and overhead costs were not included.
 - City cost = \$44,835
 - KLID cost = \$44,835
 - Scenario #2, 100% of the materials and construction costs (no indirect or overhead costs included) levied to the property owners within the KLID.
 - KLID cost = \$89,670
 - Determine levy term (2 and 3 years have been used in the past).
- Option #2 - Remove pump improvements from project scope, only address the erosion issue on the slope near the pump per the Resolution (Attachment H). This would require replacement of the retaining wall with a similar design to allow access for maintenance, as is how it is operated today. Due to construction impacts, the control panel will need to be relocated and likely replaced.
 - This option would be only City cost at approximately \$100,000 to \$125,000.
 - RCWD cost-share would not be utilized as it is specific for the pump improvements.

Public Works recommends moving forward with the proposed pump improvements, Option #1, Council will need to choose which Scenario or create an alternate Scenario. The City benefits from the improved water quality as the pump discharges ultimately to Lake Valentine, which is considered an impaired water. These improvements can be used to show the City is implementing BMPs to reduce pollutants and meet what is called the Total Maximum Daily Load (TMDL) limits, a requirement of the MS4 Permit. The proposed improvements will also simplify Public Works operations and become compliant within the existing DNR Permit requirements related to consistent monitoring. Having the pump turn on and off automatically will ensure immediate response time to the elevation of the lake level. Installation of the pump will be within a structure on top of the slope rather than scaling the existing retaining wall to deploy a floating pump system into the lake. Having the pump within the structure will prevent vandalism.

KLID consists of 46 lakefront property owners, the City of Arden Hills is not included in the district. A map is provided on page 5 of Attachment A.

Through further research, staff found that the costs cannot be allocated as a uniform assessment to all properties. Rather, it will consist of the levy ad valorem taxes on properties within the district. As such, the amount will vary depending on the homeowner's market value, corresponding with the actual bid price for the proposed project.

Budget Impact

A RCWD cost-share of \$56,000 was awarded to Arden Hills.

Staff is currently pursuing another water quality grant through RCWD as it relates to addressing the failing retaining wall. The maximum grant amount is \$10,000 for this program.

Staff is also pursuing stormwater management grants through RCWD as it relates to other stormwater improvements for the 2026 PMP. The maximum grant amount is \$100,000 for this program.

Overall 2026 PMP estimated stormwater costs:

Proposed Pump Improvements	\$ 185,000
All other storm related improvements included in 2026 PMP	\$ 430,000
Total:	\$ 615,000

Funding sources:

Stormwater Fund	\$ 500,000
RCWD cost-share	\$ 56,000
Potential water quality grant	\$ 10,000
Potential surface water mgmt. grants	\$ 100,000
KLID levy	TBD
Total:	\$ 666,000

Reference Attachments I & J to review the effect of Scenario #1 as it relates to the Stormwater Fund balance and the proposed levy amount of \$44,835. Attachment J is shown to have the taxes pay the City back in 1-year, if the Council chooses a longer term, it will lower the annual amount and spread it over the determined term. The high/low range shown in Attachment J is \$1,437.10/\$648.82.

Reference Attachments K & L to review the effect of Scenario #2 as it relates to the Stormwater Fund balance and the proposed levy amount of \$89,670. Attachment L is shown to have the taxes pay the City back in 1-year, if the Council chooses a longer term, it will lower the annual amount and spread it over the determined term. The high/low range shown in Attachment L is \$2,874.21/\$1,297.64.

If a levy is determined for the KLID, the City Finance Director will include the final pump improvement cost amount with the City's future property tax levy resolutions to Ramsey County.

Attachments

- Attachment A – KLID By-Laws & district property map
- Attachment B – September 29, 2003, Regular City Council meeting memo (dated September 22, 2003)
- Attachment C – September 29, 2003, Regular City Council meeting minutes
- Attachment D – October 20, 2003, Work Session memo (dated 10-14-2003)
- Attachment E – October 20, 2003, Work Session minutes
- Attachment F – October 27, 2003, Regular City Council meeting memo (dated 10-21-2003)
- Attachment G – October 27, 2003, Regular City Council meeting minutes
- Attachment H – Resolution of KLID Board dated January 15, 2020
- Attachment I – Stormwater Fund balance analysis for Scenario #1
- Attachment J – Property Tax table for Scenario #1
- Attachment K - Stormwater Fund balance analysis for scenario #2
- Attachment L – Property Tax table for Scenario #2



**CITY OF ARDEN HILLS
COUNTY OF RAMSEY
STATE OF MINNESOTA
RESOLUTION NO. 03-60**

**RESOLUTION ESTABLISHING THE KARTH LAKE IMPROVEMENT DISTRICT AND
ADOPTING THE BOARD BYLAWS**

WHEREAS, pursuant to Minnesota Statutes 459.20 and Minnesota Statutes 103B.501-103B.581, the City of Arden Hills has the authority to establish a Lake Improvement District; and

WHEREAS, the engineering report prepared by the City's Consulting Engineer identified the need for the construction and maintenance of a lake elevation control structure for Karth Lake; and

WHEREAS, Karth Lake is located wholly within the boundaries of the City of Arden Hills; and

WHEREAS, pursuant to Minnesota Statute 103B.501 to 103B.581 and the Minnesota Department of Natural Resources rules part 6115.0900 to 6115.0980 the City of Arden Hills has prepared a document proposing the establishment and the administration of a Lake Improvement District with the purpose of constructing and maintaining a lake elevation control structure; and

WHEREAS, a public hearing for the establishment of the Karth Lake Improvement District was held on the 29th day of September, 2003.

NOW, THEREFORE, BE IT RESOLVED by the Arden Hills City Council

1. That **Attachment A**, the Order Establishing the Karth Lake Improvement District, is hereby approved and made a part hereof.
2. That **Attachment B**, the Karth Lake Improvement District Bylaws are hereby approved and made a part hereof.
3. That the boundaries for the Karth Lake Improvement District, are hereby approved and made a part hereof.

CITY OF ARDEN HILLS

By: _____
Beverly Aplikowski, Mayor

Dated the 29th day of September, 2003.

ATTEST:

Michelle Wolfe, City Administrator

ORDER ESTABLISHING THE KARTH LAKE IMPROVEMENT DISTRICT

- 1.0 WHEREAS**, the Arden Hills City Council initiated the establishment of the Karth Lake Improvement District by adopting Resolution No. 03-55 which declared the City's intent to establish the District and which directly or by incorporation of supporting data:
- A. Specified the boundaries of the proposed District which were as consistent as practical with the natural hydrologic boundaries;
 - B. Prescribed the water and related land resource management programs to be undertaken within the District;
 - C. Stated the manner in which proposed programs would be financed;
 - D. Designated the City officer or agency which would be responsible for supervising the programs; and
 - E. Set a date for a hearing on the establishment of the proposed Lake Improvement District.
- 2.0 WHEREAS**, a public hearing, preceded by all notices required pursuant to Minnesota Statutes Chapter 103B.515 and Minnesota Rules 6115.0970, Subpart 3, was held on the 29th day of September, 2003 in order to receive public comment as to whether the Karth Lake Improvement District should be established; and
- 3.0 WHEREAS**, based upon all data submitted and on all comments received, the Arden Hills City Council has determined:
- A. That the proposed Lake Improvement District is necessary and that the public welfare will be promoted by the establishment of the Lake Improvement District;
 - B. That the property to be included within the Lake Improvement District will be benefitted by the establishment of the Lake Improvement District; and
 - C. That the formation of the Lake Improvement District will not cause or contribute to long range environmental pollution.
- 4.0 NOW, THEREFORE, the Arden Hills City Council hereby orders:**
- A. Name. The name of the Karth Lake Improvement District shall be the "Karth Lake Improvement District".
 - B. Boundaries. The boundaries of the Karth Lake Improvement District shall be as described on **Exhibit 1** attached hereto.
 - C. Resource Management Programs. The water and related land resources management programs and services to be undertaken shall include the following:
 - 1. The construction and operation of a lake level control structure.

Attachment A

2. A water quality monitoring program.
- D. Financing of Programs. The manner of financing such programs and services shall initially consist of the levy of ad valorem taxes solely on property within the Lake Improvement District, but may also include the imposition of service charges, the issuance of obligations as provided in Minnesota Statutes, Chapter 429.091, levy of special assessments pursuant to Minnesota Statutes 429, or a combination of any of the above.
- E. Board of Directors. The Board of Directors of the Karth Lake Improvement District shall be an advisory body to the Arden Hills City Council. The Board shall make recommendations regarding the implementation of programs, projects and services but shall not have the authority to enter into contracts or levy taxes.

The Board shall consist of five members initially appointed by the Arden Hills City Council. The Board shall be appointed to staggered terms so that no more than two Board Members' terms will expire at one time. After the appointment of the initial Board, each Board Member shall serve a three year term subject to removal in the discretion of the City Council. Each Board Member shall reside within the City of Arden Hills. A majority of the Board Members shall own property within the Karth Lake Improvement District.

CITY OF ARDEN HILLS

By: _____
Beverly Aplikowski, Mayor

Dated the 29th day of September, 2003.

ATTEST:

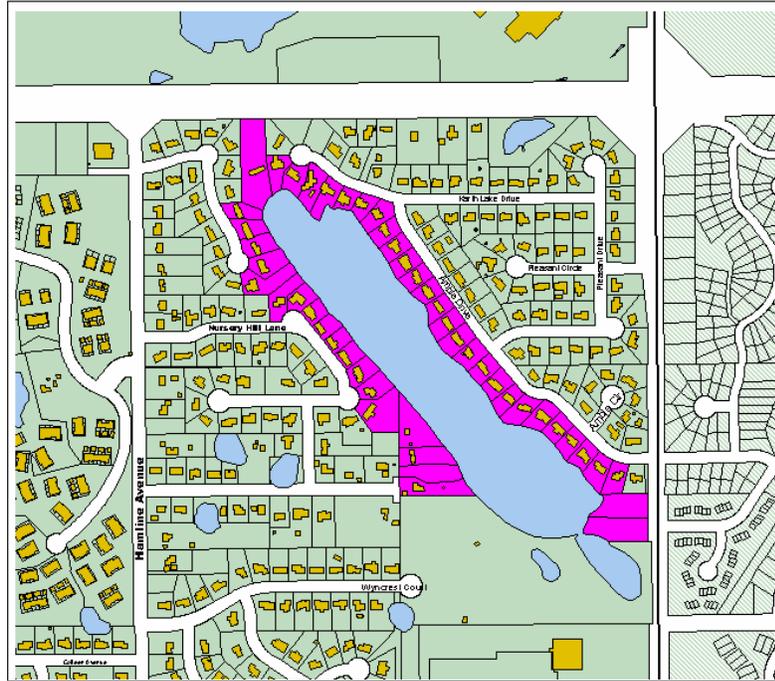
Michelle Wolfe, City Administrator

Exhibit 1: Karth Lake Improvement District Boundaries



City of Arden Hills
1245 Wiehl Highway SE
Arden Hills, MN 55112
Phone: 651.634.5133 Fax: 651.634.5137
www.cityofardenhills.mn.us

Karth Lake Improvement District Boundaries



Source: Ramsey County GIS Base Map - February, 2003.

This map is neither a legally recorded map nor a survey and is not intended to be used as one. The map is a compilation of records, information, and data located in various city, county, state, and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) data used to prepare this map is error free, and the City does not represent that the GIS data can be used for navigational, tracking, or any other purpose resulting in a determination of distance or direction or precision in the depiction of geographic features. Errors or discrepancies are found please contact 651-634-5133. The preceding disclaimer is provided pursuant to Minnesota Statute 466.03, Subd. 21 (C)(3), and the user of the map acknowledges that the City shall not be liable for any damages, and expressly waives all claims and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by the user, its employees or agents, or third parties which arise out of the user's access or use of data provided.

600 0 600 1200 Feet



KARTH LAKE IMPROVEMENT DISTRICT BYLAWS

- 1.0 **Establishment of Board of Directors.** The Karth Lake Improvement District was established pursuant to Order of the City Council dated the 29th day of September, 2003.
- 2.0 **Composition of Board of Directors.** The Karth Lake Improvement District Board of Directors shall consist of five members initially appointed by the Arden Hills City Council and thereafter elected by qualified voters and owners of property within the Karth Lake Improvement District. Board Members shall reside within the City of Arden Hills. A majority of the board members shall own property within the Karth Lake Improvement District.
- 3.0 **Terms of Office.** Board members shall be elected for a term of three years. The first appointed Board of Directors shall be composed of two members whose terms expire on the 31st day of December, 2004 ; two members whose terms expire on the 31st day of December, 2005 ; and one member whose term expires on the 31st day of December, 2006. Board members shall be elected at the annual meeting by a majority of the votes cast. Voting shall be by secret ballot. Absentee ballots shall be received at the offices of the Arden Hills City Administrator, 1245 west Highway 96, Arden Hills, MN, no later than 3:00 p.m. on the date of the annual meeting or such ballots shall be void.
- 4.0 **Vacancies.** In the case of a vacancy during the term of a Board member, a majority of the remaining Board members shall declare a vacancy and appoint a new member who shall serve until the next annual meeting of the Karth Lake Improvement District. A vacancy shall exist if any office following events occur:
 - A. Death of a Board member;
 - B. Inability to perform the duties of a Board member;
 - C. Failure of a Board member to attend at least eight (80%) percent of the meetings;
or;
 - D. Loss of City residency by a Board member or sale of qualifying property within the Karth Lake Improvement District.
- 5.0 **Organization.** The Board of Directors shall annually elect one member to serve as chairperson. The chairperson is responsible for the agenda of the meetings, presiding at meetings, minutes of meetings, and reports and recommendations to the City Council. The Arden Hills Operations and Maintenance Department shall maintain all records of the Board.
- 6.0 **Meetings and Reports.** The Board of Directors shall hold at least one annual meeting. The first annual meeting of the elected Board shall be held during the month of April and in each April thereafter unless changed by vote at an annual meeting. The Board shall adopt Rules of Procedure for business and shall keep a public record of all motions, resolutions, findings, minutes and reports which shall be in writing and a copy forwarded to the City Council.

Attachment B

- 7.0 Duties and Functions.** The Karth Lake Improvement District Board of Directors shall serve in an advisory capacity to the Arden Hills City Council and shall make recommendations to the City Council regarding the following:
- A. The construction and operation of water control structures as approved by the Commissioner of Natural Resources.
 - B. The construction of projects to change the course, current or cross-section of the waters of Karth Lake.
 - C. The acquisition of property, equipment or other facilities as necessary to improve the navigation of the waters of Karth Lake.
 - D. The implementation of research projects to determine the condition and development of the waters of Karth Lake and the waters which enter Karth Lake.
 - E. The development and implementation of a comprehensive plan to eliminate pollution of the waters of Karth Lake.
 - F. The development and implementation of a comprehensive program to improve and conserve the waters of Karth Lake.
 - G. The sources of funding for various projects proposed by the Board of Directors.
 - H. An annual budget for the operation of the Karth Lake Improvement District.
 - I. The maintenance of public beaches, docks, and other public facilities for access to the waters of Karth Lake.
 - J. The adoption of water surface use regulations for Karth Lake.
 - K. The amendment of Bylaws for the Karth Lake Improvement District.
- 8.0 Amendments.** Amendments to the Bylaws for the Karth Lake Improvement District shall be approved by a majority of the City Council.

CITY OF ARDEN HILLS

By: _____
Beverly Aplikowski, Mayor

Dated the 29th day of September, 2003.

ATTEST:

Michelle Wolfe, City Administrator

Memo to Mayor and Council
September 22, 2003
Page 2 of 2

pumping, it is estimated that taxes would need to be levied over a three year period of time. Since preliminary levies have already been set and certified to the County, this would begin with taxes payable for 2005. While a range exists, the average cost per home is estimated at \$1237 over a three year period of time.

If the District is approved, it will also be necessary for the Council to appoint a Board of Directors in the near future.

Requested Action

1. Consider approval of Resolution No. 03-60 Establishing the Karth Lake Improvement District and Adopting Board Bylaws.



**CITY OF ARDEN HILLS
COUNTY OF RAMSEY
STATE OF MINNESOTA
RESOLUTION NO. 03-60**

**RESOLUTION ESTABLISHING THE KARTH LAKE IMPROVEMENT DISTRICT AND
ADOPTING THE BOARD BYLAWS**

WHEREAS, pursuant to Minnesota Statutes 459.20 and Minnesota Statutes 103B.501-103B.581, the City of Arden Hills has the authority to establish a Lake Improvement District; and

WHEREAS, the engineering report prepared by the City's Consulting Engineer identified the need for the construction and maintenance of a lake elevation control structure for Karth Lake; and

WHEREAS, Karth Lake is located wholly within the boundaries of the City of Arden Hills; and

WHEREAS, pursuant to Minnesota Statute 103B.501 to 103B.581 and the Minnesota Department of Natural Resources rules part 6115.0900 to 6115.0980 the City of Arden Hills has prepared a document proposing the establishment and the administration of a Lake Improvement District with the purpose of constructing and maintaining a lake elevation control structure; and

WHEREAS, a public hearing for the establishment of the Karth Lake Improvement District was held on the 29th day of September, 2003.

NOW, THEREFORE, BE IT RESOLVED by the Arden Hills City Council

1. That **Attachment A**, the Order Establishing the Karth Lake Improvement District, is hereby approved and made a part hereof.
2. That **Attachment B**, the Karth Lake Improvement District Bylaws are hereby approved and made a part hereof.
3. That the boundaries for the Karth Lake Improvement District, are hereby approved and made a part hereof.

CITY OF ARDEN HILLS

By: _____
Beverly Aplikowski, Mayor

Dated the 29th day of September, 2003.

ATTEST:

Michelle Wolfe, City Administrator

ORDER ESTABLISHING THE KARTH LAKE IMPROVEMENT DISTRICT

- 1.0 **WHEREAS**, the Arden Hills City Council initiated the establishment of the Karth Lake Improvement District by adopting Resolution No. 03-55 which declared the City's intent to establish the District and which directly or by incorporation of supporting data:
- A. Specified the boundaries of the proposed District which were as consistent as practical with the natural hydrologic boundaries;
 - B. Prescribed the water and related land resource management programs to be undertaken within the District;
 - C. Stated the manner in which proposed programs would be financed;
 - D. Designated the City officer or agency which would be responsible for supervising the programs; and
 - E. Set a date for a hearing on the establishment of the proposed Lake Improvement District.
- 2.0 **WHEREAS**, a public hearing, preceded by all notices required pursuant to Minnesota Statutes Chapter 103B.515 and Minnesota Rules 6115.0970, Subpart 3, was held on the 29th day of September, 2003 in order to receive public comment as to whether the Karth Lake Improvement District should be established; and
- 3.0 **WHEREAS**, based upon all data submitted and on all comments received, the Arden Hills City Council has determined:
- A. That the proposed Lake Improvement District is necessary and that the public welfare will be promoted by the establishment of the Lake Improvement District;
 - B. That the property to be included within the Lake Improvement District will be benefitted by the establishment of the Lake Improvement District; and
 - C. That the formation of the Lake Improvement District will not cause or contribute to long range environmental pollution.
- 4.0 **NOW, THEREFORE, the Arden Hills City Council hereby orders:**
- A. Name. The name of the Karth Lake Improvement District shall be the "Karth Lake Improvement District".
 - B. Boundaries. The boundaries of the Karth Lake Improvement District shall be as described on **Exhibit 1** attached hereto.
 - C. Resource Management Programs. The water and related land resources management programs and services to be undertaken shall include the following:
 - 1. The construction and operation of a lake level control structure.

Attachment A

2. A water quality monitoring program.

D. Financing of Programs. The manner of financing such programs and services shall initially consist of the levy of ad valorem taxes solely on property within the Lake Improvement District, but may also include the imposition of service charges, the issuance of obligations as provided in Minnesota Statutes, Chapter 429.091, levy of special assessments pursuant to Minnesota Statutes 429, or a combination of any of the above.

E. Board of Directors. The Board of Directors of the Karth Lake Improvement District shall be an advisory body to the Arden Hills City Council. The Board shall make recommendations regarding the implementation of programs, projects and services but shall not have the authority to enter into contracts or levy taxes.

The Board shall consist of five members initially appointed by the Arden Hills City Council. The Board shall be appointed to staggered terms so that no more than two Board Members' terms will expire at one time. After the appointment of the initial Board, each Board Member shall serve a three year term subject to removal in the discretion of the City Council. Each Board Member shall reside within the City of Arden Hills. A majority of the Board Members shall own property within the Karth Lake Improvement District.

CITY OF ARDEN HILLS

By: _____
Beverly Aplikowski, Mayor

Dated the 29th day of September, 2003.

ATTEST:

Michelle Wolfe, City Administrator

Attachment B

KARTH LAKE IMPROVEMENT DISTRICT BYLAWS

- 1.0 **Establishment of Board of Directors.** The Karth Lake Improvement District was established pursuant to Order of the City Council dated the 29th day of September, 2003.
- 2.0 **Composition of Board of Directors.** The Karth Lake Improvement District Board of Directors shall consist of five members initially appointed by the Arden Hills City Council and thereafter elected by qualified voters and owners of property within the Karth Lake Improvement District. Board Members shall reside within the City of Arden Hills. A majority of the board members shall own property within the Karth Lake Improvement District.
- 3.0 **Terms of Office.** Board members shall be elected for a term of three years. The first appointed Board of Directors shall be composed of two members whose terms expire on the 31st day of December, 2004 ; two members whose terms expire on the 31st day of December, 2005 ; and one member whose term expires on the 31st day of December, 2006. Board members shall be elected at the annual meeting by a majority of the votes cast. Voting shall be by secret ballot. Absentee ballots shall be received at the offices of the Arden Hills City Administrator, 1245 west Highway 96, Arden Hills, MN, no later than 3:00 p.m. on the date of the annual meeting or such ballots shall be void.
- 4.0 **Vacancies.** In the case of a vacancy during the term of a Board member, a majority of the remaining Board members shall declare a vacancy and appoint a new member shall the vacancy and serve until the next annual meeting of the Karth Lake Improvement District. A vacancy shall exist if any office following events occur:
 - A. Death of a Board member;
 - B. Inability to perform the duties of a Board member;
 - C. Failure of a Board member to attend at least eight (80%) percent of the meetings; or;
 - D. Loss of City residency by a Board member or sale of qualifying property within the Karth Lake Improvement District.
- 5.0 **Organization.** The Board of Directors shall annually elect one member to serve as chairperson. The chairperson is responsible for the agenda of the meetings, presiding at meetings, minutes of meetings, and reports and recommendations to the City Council. The Arden Hills Operations and Maintenance Department shall maintain all records of the Board.
- 6.0 **Meetings and Reports.** The Board of Directors shall hold at least one annual meeting. The first annual meeting of the elected Board shall be held during the month of April and in each April thereafter unless changed by vote at an annual meeting. The Board shall adopt Rules of Procedure for business and shall keep a public record of all motions, resolutions, findings, minutes and reports which shall be in writing and a copy forwarded to the City Council.

Attachment B

- 7.0 Duties and Functions.** The Karth Lake Improvement District Board of Directors shall serve in an advisory capacity to the Arden Hills City Council and shall make recommendations to the City Council regarding the following:
- A. The construction and operation of water control structures as approved by the Commissioner of Natural Resources.
 - B. The construction of projects to change the course, current or cross-section of the waters of Karth Lake.
 - C. The acquisition of property, equipment or other facilities as necessary to improve the navigation of the waters of Karth Lake.
 - D. The implementation of research projects to determine the condition and development of the waters of Karth Lake and the waters which enter Karth Lake.
 - E. The development and implementation of a comprehensive plan to eliminate pollution of the waters of Karth Lake.
 - F. The development and implementation of a comprehensive program to improve and conserve the waters of Karth Lake.
 - G. The sources of funding for various projects proposed by the Board of Directors.
 - H. An annual budget for the operation of the Karth Lake Improvement District.
 - I. The maintenance of public beaches, docks, and other public facilities for access to the waters of Karth Lake.
 - J. The adoption of water surface use regulations for Karth Lake.
 - K. The amendment of Bylaws for the Karth Lake Improvement District.
- 8.0 Amendments.** Amendments to the Bylaws for the Karth Lake Improvement District shall be approved by a majority of the City Council.

CITY OF ARDEN HILLS

By: _____
Beverly Aplikowski, Mayor

Dated the 29th day of September, 2003.

ATTEST:

Michelle Wolfe, City Administrator



September 9, 2003

RE: Karth Lake Improvement District Public Hearing Notice / Project Bid Award

Dear Karth Lake Area Resident

Please be advised that the Arden Hills City Council will hold a public hearing on **September 29, 2003** at approximately **7:00 p.m.** to consider the creation of a lake improvement district for Karth Lake. At the same meeting, the Council will also consider the bid award for the pumping project.

As a follow up to the July 31, 2003 City Council meeting, the City Council voted to proceed with the installation of a permanent pumping solution for Karth Lake. Further, the Council directed city staff to solicit bids for the project and to begin the process of creating a lake improvement district. As indicated at the meeting, the water will be pumped from Karth Lake through Guidant and ultimately follow the natural drainage pattern to Valentine Lake.

For clarification, at the July 31, 2003 Council meeting a household project cost estimate of approximately \$750 per property was provided. Subsequently, after researching lake improvement districts on a more detailed basis, city staff and the city attorney have determined that the cost cannot be allocated as a uniform assessment to all properties. Rather, it is necessary to levy taxes on properties within the lake improvement district. As such, depending on a homeowner's market value and the ultimate bid for the project, the cost may be slightly higher or lower. It is anticipated that parcel specific estimates will be available prior to the City Council meeting once bids for the project have been received.

If anyone should have any questions about the above, please feel free to contact me. Thank you for your time and consideration.

Sincerely,

Community Services

CC: Mayor and City Council
Michelle Wolfe, City Administrator
Tom Moore, Director of Operations Maintenance

Enclosure #3: Karth Lake Pumping Project Tax Analysis

PIN	Owner #1	Owner #2	House #	Street	Street Type	Direction	Zip	2003 Market Value	Tax Capacity	Tax Rate	Estimated Total Annual Taxes	Estimated 3 Year Impact
223023140031	JILL L AMBLE		1225 AMBLE		RD		55112	178,700	1,787	10.0%	179	538
223023140032	LINDA K AMBLE		1219 AMBLE		RD		55112	284,500	2,845	10.0%	285	884
223023120036	GILBERT H SMITH		1176 AMBLE		DR		55112	286,900	2,869	10.0%	287	891
223023120039	BRUCE A JOHNSON		1220 KARTH LAKE		DR		55112	300,000	3,000	10.0%	300	900
223023140033	CHARLES O AMBLE		1211 AMBLE		RD		55112	306,500	3,065	10.0%	307	920
223023120035	DANIEL H CARLSON		1172 AMBLE		DR		55112	312,800	3,128	10.0%	313	938
223023120054	ELEANOR HARTMARK TRUSTEE		1280 96		DR	W	55112	313,900	3,139	10.0%	314	942
223023140034	JAMES A MIKLOS		4365 LEXINGTON		AVE	N	55126	316,000	3,160	10.0%	315	945
223023130038	JOHN C ROBICHAUD		1237 NURSERY HILL		LN		55112	317,700	3,177	10.0%	318	953
223023110006	JANET L NIENABER		1160 AMBLE		DR		55112	320,200	3,202	10.0%	320	961
223023110008	ARTHUR J BOURGEOIS		1168 AMBLE		DR		55112	321,500	3,215	10.0%	322	965
223023140022	SCOTT A HANSON		1124 AMBLE		DR		55112	324,100	3,241	10.0%	324	972
223023120038	WILLIAM R HILGEDICK		1144 AMBLE		DR		55112	330,000	3,300	10.0%	330	990
223023120018	FRANK W STODOLA		1212 KARTH LAKE		DR		55112	335,700	3,357	10.0%	336	1,007
223023120014	RICHARD F KLICK		1281 KARTH LAKE		CIR		55112	346,700	3,467	10.0%	347	1,040
223023120037	ARTHUR W LARSEN		1301 KARTH LAKE		CIR		55112	371,200	3,712	10.0%	371	1,114
223023120017	RICHARD W LARSEN		1180 KARTH LAKE		CIR		55112	380,000	3,800	10.0%	380	1,140
223023110003	JEFFERY P WENDT		1148 AMBLE		DR		55112	386,500	3,865	10.0%	387	1,160
223023120015	JOYCE A ANDERSON		1295 KARTH LAKE		CIR		55112	393,300	3,933	10.0%	393	1,190
223023120031	RALPH H LARSON		1273 NURSERY HILL		LN		55112	397,500	3,975	10.0%	398	1,193
223023140085	ROGER A SABOT		4367 LEXINGTON		AVE	N	55126	397,800	3,978	10.0%	398	1,193
223023140005	RONALD D LINDMARK		1140 AMBLE		DR		55112	398,300	3,983	10.0%	398	1,195
223023140020	SHIH PAU YEN		1115 AMBLE		DR		55112	401,300	4,013	10.0%	402	1,231
223023140025	TRUSTEE OF THE VIOLET KERN		1136 AMBLE		DR		55112	410,300	4,103	10.0%	410	1,231
223023140004	THOMAS E HEIDEMAN		1142 AMBLE		DR		55112	412,200	4,122	10.0%	412	1,237
223023130037	WILLIAM J SWEENEY		1241 NURSERY HILL		LN		55112	418,600	4,186	10.0%	419	1,256
223023120032			1267 NURSERY HILL		LN		55112	419,100	4,191	10.0%	419	1,257
223023140080	PAUL D AMBLE		1229 AMBLE		RD		55112	425,800	4,258	10.0%	426	1,277
223023120034	WILLIAM F MCCABE		1265 NURSERY HILL		LN		55112	445,000	4,450	10.0%	445	1,335
223023140023	PEN HSIANG LI		1128 AMBLE		DR		55112	445,100	4,451	10.0%	445	1,335
223023110007	ION E LUNDIN		1164 AMBLE		DR		55112	450,500	4,505	10.0%	451	1,352
223023140019	CARL V REYNOLDS		1112 AMBLE		DR		55112	452,600	4,526	10.0%	453	1,356
223023140024	EDMUND L FULLER JR		1132 AMBLE		DR		55112	475,300	4,753	10.0%	475	1,426
223023120016	RONALD T HAGKULL		1289 KARTH LAKE		CIR		55112	478,400	4,784	10.0%	478	1,429
223023140021	STEVEN P MARINO		1120 AMBLE		DR		55112	483,900	4,839	10.0%	484	1,452
223023120033	RICHARD A ROESSLER		1281 NURSERY HILL		LN		55112	485,700	4,857	10.0%	486	1,457
223023120040	MIKE J ENZ		1228 KARTH LAKE		DR		55112	490,200	4,902	10.0%	490	1,471
223023140018	KELVIN W KOBERNICK		1108 AMBLE		DR		55112	495,000	4,950	10.0%	495	1,485
223023120030	STANLEY D HARPSTEAD		1277 NURSERY HILL		LN		55112	504,800	5,048	10.0%	505	1,514
223023110005	DAVID C YAUCH		1156 AMBLE		DR		55112	507,600	5,076	10.0%	508	1,523
223023120058	R GARY FULCHER		1249 NURSERY HILL		LN		55112	538,500	5,385	10.0%	537	1,610
223023110004	DAVID W STEPHENS		1152 AMBLE		DR		55112	537,300	5,373	10.0%	537	1,612
223023120043	KEN A SPANGLER		1260 KARTH LAKE		DR		55112	555,000	5,550	10.0%	555	1,665
223023120042	CLAUDIA D LANDGRAF		1244 KARTH LAKE		DR		55112	585,000	5,850	10.0%	585	1,755
223023120017	JOHN R BOTTGER		1285 KARTH LAKE		CIR		55112	595,600	5,956	10.0%	596	1,787
223023120041	GARY H GERDING		1236 KARTH LAKE		DR		55112	615,800	6,158	10.0%	618	1,847
								\$18,983,800	\$189,638		\$18,964	\$56,981



September 23, 2003

AGENDA ITEM 5.B

Ms. Michelle Wolfe
City Administrator
City of Arden Hills
1245 West Highway 96
Arden Hills, MN 55112

RE: Lift Station #7 Rehabilitation
Karth Lake Pumping Station

Dear Ms. Wolfe,

Bids were received and opened for the above-referenced project on September 18, 2003. Bids were received from three (3) contractors. The tabulated bid outcome is as follows:

	<u>Contractor</u>	<u>A: Lift Station #7</u>	<u>B: Karth Lake</u>	<u>Total Amount</u>
1.	Jay Bros., Inc.	\$134,073.00	\$98,699.50	\$232,772.50
2.	Barbarossa & Sons Inc.	\$148,515.00	\$105,180.00	\$253,695.00
3.	Magney Construction Inc.	\$173,839.00	\$120,834.00	\$294,673.00
	Engineer's Estimate	\$118,000.00	\$84,000.00	\$202,000.00

All bids had proper bid guarantees in the amount of ten percent (10%) of the total bid as required by the Project Manual. A copy of the bid tabulation is attached for your information.

Jay Bros., Inc submitted the low bid with a total bid amount of \$232,772.50. The low bid is approximately \$35,000 (15%) more than the Engineer's Estimate. With regard to Lift Station #7, the bid items for the lift station wet well and the pump system produced the majority of the increase when compared to the Engineer's Estimate. With regard to Karth Lake, the bid items for electrical control system and the submersible pump produced the majority of the increase in costs. We feel that while these costs are over the Engineer's Estimate they do reflect a competitive bid in the current marketplace based on the unique conditions of these two sites. In both instances the Contractor indicated that their prices resulted from the difficulty in accessing the two sites and limiting their impact to the existing vegetation in Cummings Park and on the Presbyterian Homes property.

The Engineer has direct experience working with the low bidder, Jay Bros., Inc. including the Reconstruction of Lift Station #3 on Lake Johanna Boulevard and most recently the 2003 Sanitary Sewer Rehabilitation project which included the reconstruction of Lift Station #5 and #2. The Engineer is confident that Jay Bros., Inc. is capable of successfully completing the work included with this project.



Ms. Michelle Wolfe
September 23, 2003
Page 2

Council Options

- Award the Contract to Jay Bros., Inc. for \$232,772.50.
- Reject and rebid the project in the spring.
 - The Council may decide to rebid the project however it is uncertain whether this would result in a lower bid.
- Drop Lift Station #7 from the Contract while keeping Karth Lake Pumping Station.
 - We discussed with the Contractor the option of awarding the Contract for \$232,772.50 contingent on producing a change order reducing the Contract Amount to \$98,699.50 and he agreed.

Recommendations

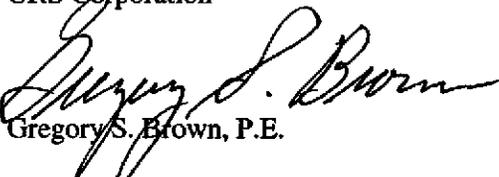
Based on review of the bids and subsequent discussion with the Contractor, we feel that the bids represent reasonable costs for the work and a rebid would not likely decrease costs. Awarding the Contract at this time and allowing the work to proceed in the off season would minimize the disruption to Cummings Park and Presbyterian Homes. The City Engineer, therefore, recommends the award of the Lift Station #7 Rehabilitation/ Karth Lake Pumping Station to Jay Bros., Inc. for the total amount of \$232,772.50. The project schedule outlined below is based upon award by the City Council on September 29, 2003.

Notice to Proceed	October 6, 2003
Begin Construction	October 13, 2003
Complete Construction	May 21, 2004

Please call me at (612) 373-6479 if you have any questions or need additional information.

Sincerely,

URS Corporation



Gregory S. Brown, P.E.

Arden Hills City Engineer

Enclosure

cc: Tom Moore/Arden Hills
Nick Landwer/URS
Mark Lynch/URS
Frank Ticknor/URS

File 37951-028-0101

Bid Tabulation

Owner	City of Arden Hills
Description	Lift Station #7 Rehabilitation / Karth Lake Pumping Station
Owner's No.	
Job No.	37951-028-0101
Project Manager	Brown, Gregory

Bid Summary

Rank	Contractor	Grand Total	A: LIFT STATION #7	B: KARTH LAKE PUMP STATION
1	JAY BROS., INC.	\$232,772.50	\$134,073.00	\$98,699.50
2	BARBAROSSA & SONS, INC.	\$253,695.00	\$148,515.00	\$105,180.00
3	MAGNEY CONSTRUCTION, INC.	\$294,873.00	\$173,839.00	\$120,834.00

Sched	Item	M/NDOT	Description	Quantity	Units	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
A	1	2021.501	MOBILIZATION	1.00	LS	\$4,590.00	\$4,590.00	\$5,600.00	\$5,600.00	\$28,700.00	\$28,700.00
A	2	2103.601	LIFT STATION NO. 7 REMOVAL	1.00	LS	\$4,800.00	\$4,800.00	\$4,500.00	\$4,500.00	\$6,200.00	\$6,200.00
A	3	2104.501	REMOVE SEWER PIPE (6" C/P)	15.00	LF	\$10.00	\$150.00	\$300.00	\$300.00	\$35.00	\$525.00
A	4	2104.501	REMOVE SEWER PIPE (8" VCP)	30.00	LF	\$10.00	\$300.00	\$20.00	\$600.00	\$40.00	\$1,200.00
A	5	2104.509	REMOVE MANHOLE (SANITARY)	1.00	EA	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$3,700.00	\$3,700.00
A	6	2451.601	DEWATERING	1.00	LS	\$3,000.00	\$3,000.00	\$5,900.00	\$5,900.00	\$9,200.00	\$9,200.00
A	7	2503.503	8" PVC PIPE SEWER	15.00	LF	\$80.00	\$900.00	\$75.00	\$1,125.00	\$84.00	\$960.00
A	8	2503.503	FITTINGS	2000.00	LB	\$3.00	\$6,000.00	\$1.80	\$3,600.00	\$1.50	\$3,000.00
A	9	2503.503	4" DIP FORCEMAIN, C150	40.00	LF	\$25.00	\$1,000.00	\$95.00	\$3,800.00	\$52.00	\$2,080.00
A	10	2503.503	6" DIP FORCEMAIN, C150	15.00	LF	\$30.00	\$450.00	\$100.00	\$1,500.00	\$40.00	\$600.00
A	11	2503.503	4" FLANGE GATE VALVE	2.00	EA	\$345.00	\$690.00	\$550.00	\$1,100.00	\$428.00	\$852.00
A	12	2503.503	6" FLANGE GATE VALVE	2.00	EA	\$520.00	\$1,040.00	\$700.00	\$1,400.00	\$651.00	\$1,302.00
A	13	2503.503	CONNECT TO EXISTING SANITARY SEWER	2.00	EA	\$500.00	\$1,000.00	\$1,800.00	\$3,600.00	\$500.00	\$1,000.00
A	14	2503.503	4" SWING FLEX CHECK VALVE	2.00	EA	\$435.00	\$870.00	\$800.00	\$1,600.00	\$530.00	\$1,060.00
A	15	2503.503	3" STEEL VENT PIPE	1.00	EA	\$100.00	\$100.00	\$250.00	\$250.00	\$480.00	\$480.00
A	16	2503.603	F & I LIFT STATION NO. 7 ELECTRICAL SYSTEM	1.00	LS	\$20,900.00	\$20,900.00	\$34,000.00	\$34,000.00	\$22,200.00	\$22,200.00
A	17	2503.603	F & I LIFT STATION NO. 7 PUMP SYSTEM	1.00	LS	\$28,500.00	\$28,500.00	\$15,500.00	\$15,500.00	\$42,000.00	\$42,000.00
A	18	2503.603	CONNECT TO EXISTING SANITARY FORCEMAIN	1.00	EA	\$60.00	\$60.00	\$2,500.00	\$2,500.00	\$40.00	\$40.00
A	19	2503.603	SEWER BYPASS LIFT STATION #7	1.00	LS	\$6,012.00	\$6,012.00	\$5,800.00	\$5,800.00	\$8,200.00	\$8,200.00
A	20	2506.602	72" LIFT STATION W/ET WELL WITH ACCESS HATCH	1.00	EA	\$24,783.00	\$24,783.00	\$29,000.00	\$29,000.00	\$19,500.00	\$19,500.00
A	21	2506.602	60" VALVE MANHOLE	1.00	EA	\$5,508.00	\$5,508.00	\$5,400.00	\$5,400.00	\$5,000.00	\$5,000.00
A	22	2573.502	TEMPORARY CONSTRUCTION FENCE	800.00	LF	\$4.00	\$3,200.00	\$5.00	\$4,000.00	\$4.50	\$3,600.00
A	23	2573.502	SILT FENCE TYPE HEAVY DUTY	600.00	LF	\$3.00	\$1,800.00	\$1.90	\$1,140.00	\$2.30	\$1,380.00
A	24	2575.505	SOODING TYPE LAWN	3000.00	SY	\$4.00	\$12,000.00	\$3.10	\$9,300.00	\$2.90	\$8,700.00
A	25	2575.602	RESTORATION	1.00	LS	\$5,000.00	\$5,000.00	\$6,000.00	\$6,000.00	\$2,000.00	\$2,000.00
B	1	2021.501	MOBILIZATION	1.00	LS	\$3,925.00	\$3,925.00	\$5,600.00	\$5,600.00	\$13,000.00	\$13,000.00
B	2	2250.604	BITUMINOUS PAVEMENT (PATH PATCHING)	150.00	SY	\$24.75	\$3,712.50	\$20.00	\$3,000.00	\$22.00	\$3,300.00
B	3	2503.502	4" HDPE PIPE SEWER	20.00	LF	\$25.00	\$500.00	\$80.00	\$1,200.00	\$26.00	\$520.00
B	4	2503.502	4" HDPE BEND	1.00	EA	\$25.00	\$25.00	\$95.00	\$95.00	\$180.00	\$180.00
B	5	2503.502	6" x 4" REDUCER	1.00	EA	\$35.00	\$35.00	\$95.00	\$95.00	\$184.00	\$184.00
B	6	2503.502	F & I ELECTRICAL CONTROL SYSTEM	1.00	LS	\$23,100.00	\$23,100.00	\$23,000.00	\$23,000.00	\$24,150.00	\$24,150.00
B	7	2503.502	FURNISH SUBMERSIBLE PUMP	1.00	LS	\$14,500.00	\$14,500.00	\$6,650.00	\$6,650.00	\$22,500.00	\$22,500.00
B	8	2503.502	6" HDPE FORCEMAIN	1520.00	LF	\$17.80	\$26,780.00	\$28.00	\$42,560.00	\$23.00	\$34,960.00
B	9	2503.503	CONNECT TO EXISTING STORM SEWER STUB	1.00	EA	\$1,800.00	\$1,800.00	\$1,400.00	\$1,400.00	\$2,300.00	\$2,300.00
B	10	2503.602	DRAINAGE STRUCTURE SPECIAL, 27" (HANDHOLE)	1.00	EA	\$750.00	\$750.00	\$1,500.00	\$1,500.00	\$2,300.00	\$2,300.00
B	11	2503.602	RAFT ASSEMBLY (FOR SUBMERSIBLE PUMP)	1.00	EA	\$3,000.00	\$3,000.00	\$3,500.00	\$3,500.00	\$3,200.00	\$3,200.00
B	12	2572.502	SILT FENCE TYPE HEAVY DUTY	1000.00	LF	\$3.00	\$3,000.00	\$1.90	\$1,900.00	\$2.30	\$2,300.00
B	13	2575.505	SOODING TYPE LAWN	3000.00	SY	\$4.00	\$12,000.00	\$3.10	\$9,300.00	\$2.88	\$8,640.00
B	14	2575.523	WOOD FIBER BLANKETS TYPE REGULAR	200.00	SY	\$3.00	\$600.00	\$1.95	\$380.00	\$6.00	\$1,200.00
B	15	2575.602	RESTORATION	1.00	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$2,100.00	\$2,100.00

JAY BROS., INC.	BARBAROSSA & SONS, INC.	MAGNEY CONSTRUCTION, INC.
\$28,500.00	\$15,500.00	\$42,000.00
\$60.00	\$2,500.00	\$40.00
\$6,012.00	\$5,800.00	\$8,200.00
\$24,783.00	\$29,000.00	\$19,500.00
\$5,508.00	\$5,400.00	\$5,000.00
\$4.00	\$5.00	\$4.50
\$3.00	\$1.90	\$2.30
\$4.00	\$3.10	\$2.90
\$5,000.00	\$6,000.00	\$2,000.00
\$3,925.00	\$5,600.00	\$13,000.00
\$24.75	\$20.00	\$22.00
\$25.00	\$80.00	\$26.00
\$35.00	\$95.00	\$180.00
\$23,100.00	\$23,000.00	\$24,150.00
\$14,500.00	\$6,650.00	\$22,500.00
\$17.80	\$28.00	\$23.00
\$1,800.00	\$1,400.00	\$2,300.00
\$750.00	\$1,500.00	\$2,300.00
\$3,000.00	\$3,500.00	\$3,200.00
\$3.00	\$1.90	\$2.30
\$4.00	\$3.10	\$2.88
\$3.00	\$1.95	\$6.00
\$5,000.00	\$5,000.00	\$2,100.00

4. PUBLIC INQUIRIES/INFORMATIONAL**A. Lake Johanna Volunteer Fire Department**

- i. Firefighter Appreciation
- ii. Proclamation Fire Prevention Month

Tim Boehlke, Fire Chief Lake Johanna Fire Department, stated this year was the Fire Department's 60th Anniversary. He noted they were coming up on Fire Prevention week and they were having two open houses - one open house at Station 1 on New Brighton Road, and another open house at Station 3 on County Road I and Lexington Avenue on October 11, 2003, both beginning at 10:00 a.m. through 1:00 p.m.

5. PUBLIC HEARINGS**A. Karth Lake Improvement District – Karth Lake Pumping**

- i. **Resolution No. 03-60: Establishing the Lake Improvement District**

Mayor Aplikowski opened the public hearing at 7:12 p.m.

Mr. Parrish stated this Resolution created the Karth Lake Improvement District and adopted bBy-Laws for the district. He noted instead of adopting a uniform assessment of all properties, it would be necessary to levy taxes to each property within the Karth Lake Improvement District.

B. Award Bid for Lift Station #7 and Karth Lake Pumping

Mr. Brown stated bids were received and opened for Lift Station #7 Rehabilitation project on September 18, 2003. He indicated Jay Bros., Inc. had submitted the low bid with a total bid amount of \$232,772.50. He indicated the low bid was approximately \$35,000 (15%) more than the Engineer's estimate. He noted the Engineer had direct experience working with the low bidder and felt confident that Jay Bros., Inc. was capable for successfully completing the work included with this project. He stated based on review of the bids and subsequent discussion with the contractor, he felt that the bids represent reasonable costs for the work and a re-bid would not likely decrease the costs.

Councilmember Holden asked if there was a way to put an end to the District in the future. Mr. Filla replied according to State law, if the City determined the District was no longer serving a public interest the District could be terminated. He also noted a citywide petition with 26 percent of the citizens requesting an end of the District could end the District.

Ron Hagkull, 1289 Karth Lake Circle, stated the residents of the lake did not cause this issue and he believed it was due to inadequate planning in the 1970s. He questioned the assignment of payment. He asked why only the lakeside owners should bear the 50 percent cost on an estimate that has increased almost 40 percent. He noted it seemed to him that the drainage district (the drainage area that contributed to this, both commercial and residential) should bear responsibility for this and he asked for a valid reason as to why it was just the lakeside owners. He noted it was not just the lakeside owners that caused the lake to rise.

Frank Stodola, 1281 Karth Lake Circle, expressed concern how this item was being assessed. He stated he believed all the people who contributed to this problem should pay for the solution, including other residents and businesses.

Susan Johnson, 1220 Karth Lake Drive, stated she was excited that a solution was going to be taken for this problem. She noted better management of the lake levels and quality of the water would enhance the property values on the lake. She indicated while nobody wanted to pay for this, she believed this was a good solution. She noted the people living around the lake had the most to benefit from the lake's condition.

Mayor Aplikowski closed the public hearing at 7:28 p.m.

Mayor Aplikowski asked if there were any advantage the District would benefit from other than this particular project. **Mr. Filla** stated the Lake District could have the authority to suggest other kinds of projects to the City also.

Mr. Parrish stated the reason they had adopted the Lake District approach instead of assessing for drainage was because they would not meet the applicable tests and thresholds for assessing for drainage. He recognized the fact that the problem was not exclusively caused by the residents along the lake and that was the reason the City was paying 50 percent of the cost of this project.

Councilmember Grant asked if the City could be a member of the Lake Improvement District. **Mr. Filla** replied it could, but it would only have one vote, the same as the other residents.

Councilmember Rem expressed concern regarding the higher cost estimate received. **Mr. Parrish** replied the costs had increased and the bids had come in higher. He noted the assessment would be based on the value of the home and not spread out equally among the residents.

Mayor Aplikowski asked if they went to a unit assessment with this, would they be closer to the \$700-\$800 originally estimated. **Mr. Filla** replied the County would spread this out based on market value. He noted it could not be assessed equally per residence.

MOTION: Councilmember Rem moved and Councilmember Grant seconded a motion to approve Resolution No. 03-60: Establishing the Karth Lake Improvement District and adopting the Board By-Laws. The motion carried unanimously (4-0).

Councilmember Rem again expressed concern about the expense of the project and the increased estimated cost. She noted she was uncomfortable approving this increased cost. She asked if the residents had seen these increased costs. **Mr. Parrish** stated the residents had been notified that the approach to assessments would be different. He noted the residents were informed they could call the City for the cost estimate for their property.

Councilmember Rem asked how much more had the City's contribution gone up. **Mr. Parrish** stated the City's contribution went from \$35,000 to \$56,000.

Councilmember Holden noted she had not heard that the residents did not want the Karth Lake pumping project done and she encouraged the City not to take the pumping project from this proposal.

Councilmember Grant agreed with Councilmember Holden. He stated he believed the issues were over financing. **Mr. Filla** noted the By-Laws gave the Council options as to how to finance the cost of this project.

Mayor Aplikowski asked if Council wanted to drop the lift station from this project. She stated she personally did not see a reason why they would want to do this.

Councilmember Holden asked how much time the City had to respond if Lift Station 7 failed. **Mr. Moore** replied they had 33 minutes to respond if it failed. He noted they had just televised that line and found a major blockage. He recommended immediate replacement of this Lift Station for environmental safety reasons.

Mayor Aplikowski asked what the possibility would be of the City putting in another \$5,000.00 into the project to lower the resident's cost. **Mr. Filla** replied the City could finance a higher portion of this project.

Councilmember Holden stated the City could pick up some of the administrative cost and only assess for the bid estimate. She stated the residents of the lake were benefiting from this project.

Mayor Aplikowski noted it was not the homeowners or this Council that created this problem, but she believed it needed to get fixed.

Councilmember Grant stated he wanted the City to pick up all of the administrative cost and not charge this back to the residents. He noted the City may also be willing pay 60 percent of the cost of this project because the City owned a large portion of land. He stated the residents would then be paying 40 percent, and not 50 percent.

Mr. Parrish noted in the preliminary 2004 budget, the City was nearly running at a deficit within the Storm Management Fund. However, if the Council was interested in increasing the funding, they could do an inter-fund loan. He noted this fund had the lowest fund balance and ran the potential for running a deficit in future years.

Councilmember Grant stated it was his intent to make a fair decision and not base it on a fund balance. He indicated a ten percent increase would not deplete the fund. He noted there were ways of funding, and the Council would need to discuss this in the future, but Council's decision should not be based on a fund balance.

Mayor Aplikowski stated Council did not need to make a decision tonight on the cost the City would contribute and she directed staff to come up with some cost estimates taking out the administrative costs and possibly increasing the City's contribution. She noted they needed to take more time to look at this more carefully.

MOTION: Councilmember Rem moved and Councilmember Holden seconded a motion to award the bid for Lift Station #7 and Karth Lake Pumping to Jay Bros., Inc. in the amount of \$232,772.50. The motion carried unanimously (4-0).

Mr. Parrish noted this would come back to Council with the funding information at the October Work Session.

6. **COMMUNITY SERVICES**

A. **Ordinance 341: Extending the Moratorium on the Construction of Boathouses**

Mr. Hellegers stated the Council had previously approved a moratorium on the construction of boathouses. Currently, staff was working on modifying the Zoning Ordinance, incorporating and including the Shoreland Ordinance into the Zoning Ordinance, which should eliminate any conflicting language between the two ordinances. He noted, however, that the Zoning Ordinance revisions would not be ready for adoption until sometime later this year. He indicated the moratorium would expire on October 16, 2003 unless the Council took action. He recommended a six-month extension of a development moratorium on the construction of boathouses.

Councilmember Rem requested the actual six-month date be placed in the Ordinance under the duration of the moratorium.

MOTION: Councilmember Grant moved and Councilmember Rem seconded a motion to approve a six (6) month moratorium on the construction of boathouses as amended. The motion carried unanimously (4-0).

Memo to Mayor and Council: Karth Lake Pumping Project Financing

October 14, 2003

Page 2 of 2

2. Scenario #2: This scenario is an equal split between the Lake Improvement District and the City, but only takes into account the expenses associated with the approved construction contract.
3. Scenario #3: This scenario takes into account all direct expenses incurred by the City as a result of the project, but changes the percentage allocation to 60% City and 40% Lake Improvement District.
4. Scenario #4: This scenario only take into account expenses associated with the current construction contract and changes the percentage allocation to 60% City and 40% Lake Improvement District.

The net financial impact for all of the scenarios is outlined on the attached spreadsheet titled "Karth Lake Pumping Project Financing Scenarios." In addition, parcel specific estimates were compiled for each of the scenarios and are included for your review as well. Finally, staff has done a review of the potential impact of this project to the Surface Water Management Fund. Since the Fernwood Channel Pond is eligible for reimbursement from our Municipal State Aid Construction Account, the retained earnings for the fund are higher than previously estimated for year end 2003.

Requested Action

1. Provided for discussion and direction.

\\Earth\Finance\Community Services Director\Storm Water Utility\10-14-03 Memo to Council RE Karth Lake Financing Options.doc

Enclosure #1

Karth Lake Pumping Project Cost: Direct Expenses

<i>Construction Contract:</i>	\$98,700
<i>Design and Construction Engineering:</i>	\$16,286
<i>Lake Improvement District Legal Expenses</i>	\$2,000
<i>TOTAL</i>	<i>\$116,986</i>

Karth Lake Pumping Project Financing Scenarios

Scenario #1: Current Proposal

		1 Year Average	3 Year Average	3 Year Range
Resident Cost	\$58,493	\$424	\$1,272	\$551 to \$1899
City Cost	\$58,493	N/A	N/A	N/A

Key Assumptions and Figures

1. Project Cost Used: All Direct Expenses \$116,986
2. City Percentage Cost Allocation 50%
3. Improvement District Cost Allocation 50%
4. Indirect expenses such as reduced interest earnings, ongoing maintenance of the district, and staff time are not included in the total project cost

Scenario #2: Construction Contract Expense Only; Equal Percentage Distribution

		1 Year Average	3 Year Average	3 Year Range
Resident Cost	\$49,350	\$358	\$1,073	\$465 to \$1603
City Share Cost	\$49,350	N/A	N/A	N/A
City Total Cost	\$67,636			

Key Assumptions and Figures

1. Project Cost Used: Construction Contract Only \$98,700
2. City Percentage Cost Allocation 50%
3. Improvement District Cost Allocation 50%
4. Indirect expenses such as reduced interest earnings, ongoing maintenance of the district, and staff time are not included in the project cost
5. Direct expenses for design engineering, construction engineering, and legal expenses are not included in the total project cost

Scenario #3: All Direct Expenses; 60/40 Percentage Distribution

		1 Year Average	3 Year Average	3 Year Range
Resident Cost	\$46,794	\$339	\$1,073	\$441 to \$1520
City Cost	\$70,192	N/A	N/A	N/A

Key Assumptions and Figures

1. Project Cost Used: Construction Contract Only \$116,986
2. City Percentage Cost Allocation 60%
3. Improvement District Cost Allocation 40%
4. Indirect expenses such as reduced interest earnings, ongoing maintenance of the district, and staff time are not included in the project cost

Scenario #4: Construction Contract Expense Only; 60/40 Percentage Distribution

		1 Year Average	3 Year Average	3 Year Range
Resident Cost	\$39,480	\$286	\$858	\$372 to \$1282
City Cost	\$59,220	N/A	N/A	N/A
City Total Cost	\$77,506			

Key Assumptions and Figures

1. Project Cost Used: Construction Contract Only \$98,700
2. City Percentage Cost Allocation 60%
3. Improvement District Cost Allocation 40%
4. Indirect expenses such as reduced interest earnings, ongoing maintenance of the district, and staff time are not included in the project cost
5. Direct expenses for design engineering, construction engineering, and legal expenses are not included in the total project cost

Parcel Specific Estimate:
Scenario #1

PIN	Owner #1	Owner #2	House #	Street	Street Type	Direction	Zip	2003 Market Value	Tax Capacity	Tax Rate	Estimated Total Annual Taxes	Estimated 3 Year Impact
223023140031	JILL L AMBLE		1225	AMBLE	RD		55112	178,700	1,787	10.28%	184	551
223023140032	LINDA K AMBLE		1219	AMBLE	RD		55112	294,500	2,945	10.28%	303	908
223023120036	GILBERT H SMITH		1176	AMBLE	RD		55112	298,900	2,989	10.28%	305	916
223023120039	BRUCE A JOHNSON	LINDA K SMITH	1220	KARTH LAKE	DR		55112	300,000	3,000	10.28%	308	925
223023140033	CHARLES O AMBLE	MARLYS AMBLE	1211	AMBLE	RD		55112	308,500	3,065	10.28%	315	945
223023120035	DANIEL H CARLSON	MARY E CARLSON	1172	AMBLE	DR		55112	312,800	3,128	10.28%	322	955
223023120054	ELEANOR HARTMARK TRUSTEE		1280	96		W	55112	313,900	3,139	10.28%	323	968
223023140034	JAMES A MIKLOS		4365	LEXINGTON	AVE	N	55126	315,000	3,150	10.28%	324	972
223023130035	JOHN C ROBICHAUD	JOY A ROBICHAUD	1237	NURSERY HILL	LN		55112	317,700	3,177	10.28%	327	980
223023110006	JANET L NIENABER		1180	AMBLE	DR		55112	320,200	3,202	10.28%	329	988
223023110008	ARTHUR J BOURGEOIS	CAROL J BOURGEOIS	1168	AMBLE	DR		55112	321,500	3,215	10.28%	331	992
223023140022	SCOTT A HANSON	LINDA K HANSON	1124	AMBLE	DR		55112	324,100	3,241	10.28%	333	1,000
223023110087	CEGAR FARELL	DORA H FARELL	1144	AMBLE	DR		55112	330,000	3,300	10.28%	339	1,018
223023120038	WILLIAM R HILGEDICK	BARBARA HILGEDICK	1212	KARTH LAKE	DR		55112	346,700	3,467	10.28%	345	1,035
223023120018	FRANK W STODOLA	JANET J STODOLA	1281	KARTH LAKE	CIR		55112	371,200	3,712	10.28%	382	1,145
223023120014	RICHARD F KLICK	DIANE M KLICK	1301	KARTH LAKE	CIR		55112	380,000	3,800	10.28%	391	1,172
223023120037	ARTHUR W LARSEN	MARCIAL L CHENEY	1180	KARTH LAKE	DR		55112	386,500	3,865	10.28%	397	1,192
223023110003	JEFFERY P WENDT	SHELLY LANGLE	1148	AMBLE	DR		55112	393,300	3,933	10.28%	404	1,213
223023120015	JOYCE A ANDERSON	JOAN T M LARSON	1273	NURSERY HILL	LN		55112	397,500	3,975	10.28%	409	1,226
223023120031	RALPH H LARSON	BEVERLY SABOT	4367	LEXINGTON	AVE	N	55126	397,800	3,978	10.28%	409	1,227
223023140035	ROGER A SABOT	LYNETTE C LINDMARK	1140	AMBLE	DR		55112	398,300	3,983	10.28%	410	1,229
223023120034	WILLIAM F MCCABE	INES H YEN	1116	AMBLE	DR		55112	401,800	4,018	10.28%	413	1,239
223023140023	PEN HSIANG LI	QUANIFIED PRSNL RES TRUST ON	1136	AMBLE	DR		55112	410,300	4,103	10.28%	422	1,266
223023140019	CARL V REYNOLDS	LOIS E HEIDEMAN	1142	AMBLE	DR		55112	412,200	4,122	10.28%	424	1,271
223023140024	EDMUND L FULLER JR	SUSAN M SWEENEY	1267	NURSERY HILL	LN		55112	418,500	4,185	10.28%	430	1,291
223023120016	RONALD T HAGKULL	ROBERT S TYLER	1267	NURSERY HILL	LN		55112	419,100	4,191	10.28%	431	1,293
223023140021	STEVEN P MARINO	NANCY J MCCABE	1229	AMBLE	RD		55112	425,800	4,258	10.28%	438	1,313
223023120033	RICHARD A ROESSLER	PAULINA W LI	1255	NURSERY HILL	LN		55112	445,000	4,450	10.28%	458	1,373
223023120040	STANLEY D HARPSTEAD	SANDRA SHREWSBURY	1128	AMBLE	DR		55112	445,100	4,451	10.28%	458	1,373
223023120005	DAVID C YAUCH	BRIDGET T REYNOLDS	1164	AMBLE	DR		55112	450,500	4,505	10.28%	463	1,390
223023120058	R GARY FULCHER	GLORIA G FULLER	1132	AMBLE	DR		55112	452,600	4,526	10.28%	465	1,396
223023110004	DAVID W STEPHENS	KATHLEEN H HAGKULL	1289	KARTH LAKE	CIR		55112	475,300	4,753	10.28%	489	1,466
223023120043	KEN A SPANGLER	RENEE D MARINO	1120	AMBLE	DR		55112	476,400	4,764	10.28%	490	1,469
223023120042	CLAUDIA D LANDGRAF	NORMA J ROESSLER	1261	NURSERY HILL	LN		55112	483,900	4,839	10.28%	498	1,498
223023120017	JOHN R BOTTGER	PAMELA J ENZ	1228	KARTH LAKE	DR		55112	489,200	4,902	10.28%	504	1,512
223023120041	GARY H GERDING	ANN C LAYTON	1108	AMBLE	DR		55112	495,000	4,950	10.28%	509	1,527
		JODI L HARPSTEAD	1277	NURSERY HILL	LN		55112	504,800	5,048	10.28%	519	1,557
		ELAINE M FRANCIS	1156	AMBLE	DR		55112	507,600	5,076	10.28%	522	1,566
		MARION R FULCHER	1249	NURSERY HILL	LN		55112	536,500	5,365	10.28%	552	1,665
		ANNE E SORENSEN	1152	AMBLE	DR		55112	537,300	5,373	10.28%	552	1,667
		MARTHA G SPANGLER	1250	KARTH LAKE	DR		55112	555,000	5,550	10.28%	571	1,712
		BARBARA A BOTTGER	1285	KARTH LAKE	DR		55112	585,000	5,850	10.28%	601	1,804
		LAEL B GERDING	1236	KARTH LAKE	CIR		55112	595,600	5,956	10.28%	612	1,837
					DR		55112	615,800	6,158	10.28%	633	1,899

\$56,493

\$19,498

\$189,638

\$16,963,800

Parcel Specific Estimate:
Scenario #2

Owner #1	Owner #2	House #	Street	Type	Direction	Zip	2003 Market Value	Tax Capacity	Tax Rate	Estimated Total Annual Taxes	Estimated 3 Year Impact
223023140031 JILL L AMBLE		1225	AMBLE	RD		55112	178,700	1,787	8.67%	155	465
223023140032 LINDA K AMBLE		1219	AMBLE	RD		55112	294,500	2,945	8.67%	255	766
223023120036 GILBERT H SMITH	LINDA K SMITH	1176	AMBLE	DR		55112	286,900	2,869	8.67%	258	773
223023120039 BRUCE A JOHNSON	SUSAN L JOHNSON	1220	KARTH LAKE	DR		55112	300,000	3,000	8.67%	260	781
223023140033 CHARLES O AMBLE	MARLYS AMBLE	1211	AMBLE	RD		55112	306,500	3,065	8.67%	266	798
223023120035 DANIEL H CARLSON	MARY E CARLSON	1172	AMBLE	DR		55112	312,800	3,128	8.67%	271	814
223023120054 ELEANOR HARTMARK TRUSTEE		1280	96		W	55112	313,900	3,139	8.67%	272	817
223023140034 JAMES A MIKLOS	JOY A ROBICHAUD	4385	LEXINGTON	AVE	N	55126	315,000	3,150	8.67%	273	820
223023130036 JOHN C ROBICHAUD		1237	NURSERY HILL	LN		55112	317,700	3,177	8.67%	276	827
223023110008 JANET L NIENABER	CAROL J BOURGEOIS	1160	AMBLE	DR		55112	320,200	3,202	8.67%	278	833
223023140022 SCOTT A HANSON	LINDA K HANSON	1168	AMBLE	DR		55112	321,500	3,215	8.67%	279	837
223023110067 CESSAR FARELL	DORA H FARELL	1124	AMBLE	DR		55112	324,100	3,241	8.67%	281	843
223023120038 WILLIAM R HILGEDICK	BARBARA HILGEDICK	1144	AMBLE	DR		55112	330,000	3,300	8.67%	286	859
223023120018 FRANK W STODOLA	JANET J STODOLA	1212	KARTH LAKE	DR		55112	335,700	3,357	8.67%	291	902
223023120014 RICHARD F KLICK	DIANE M KLICK	1281	KARTH LAKE	CIR		55112	346,700	3,467	8.67%	301	906
223023120037 ARTHUR W LARSEN	MARCIA L CHENEY	1301	KARTH LAKE	CIR		55112	371,200	3,712	8.67%	322	966
223023110003 JEFFERY P WENDT	SHELLY LANGLIE	1148	AMBLE	DR		55112	380,000	3,800	8.67%	330	989
223023120015 JOYCE A ANDERSON	JOAN T M LARSON	1295	KARTH LAKE	CIR		55112	383,300	3,833	8.67%	335	1,006
223023120031 RALPH H LARSON	BEVERLY SABOT	1273	NURSERY HILL	LN		55112	397,500	3,975	8.67%	341	1,024
223023140035 ROGER A SABOT	LYNETTE C LINDMARK	4367	LEXINGTON	AVE	N	55126	397,800	3,978	8.67%	345	1,035
223023140005 RONALD D LINDMARK	INES H YEN	1140	AMBLE	DR		55112	398,300	3,983	8.67%	346	1,037
223023140020 SHIH PAU YEN	LOIS E HEIDEMAN	1116	AMBLE	DR		55112	401,800	4,018	8.67%	349	1,046
223023140025 TRUSTEE OF THE VIOLET KERN	SUSAN M SWEENEY	1142	AMBLE	DR		55112	410,300	4,103	8.67%	356	1,068
223023140004 THOMAS E HEIDEMAN	ROBERT S TYLER	1241	NURSERY HILL	LN		55112	418,500	4,185	8.67%	363	1,089
223023130037 WILLIAM J SWEENEY	NANCY J MCCABE	1267	NURSERY HILL	LN		55112	419,100	4,191	8.67%	364	1,091
223023120032	PAULINA W LI	1229	AMBLE	RD		55112	425,800	4,258	8.67%	369	1,108
223023120034 WILLIAM F MCCABE	SANDRA SHREWSBURY	1255	NURSERY HILL	LN		55112	445,000	4,450	8.67%	386	1,158
223023140023 PEN HSIANG LI	BRIDGET T REYNOLDS	1128	AMBLE	DR		55112	445,100	4,451	8.67%	388	1,158
223023140019 CARL V REYNOLDS	Gloria G Fuller	1112	AMBLE	DR		55112	452,600	4,526	8.67%	393	1,178
223023140024 EDMUND L FULLER JR	KATHLEEN H HAGKULL	1132	AMBLE	DR		55112	475,300	4,753	8.67%	412	1,237
223023120016 RONALD T HAGKULL	RENEE D MARINO	1289	KARTH LAKE	CIR		55112	476,400	4,764	8.67%	413	1,240
223023140021 STEVEN P MARINO	NORMA J ROESSLER	1120	AMBLE	DR		55112	483,900	4,839	8.67%	420	1,259
223023120033 RICHARD A ROESSLER	PAMELA J ENZ	1261	NURSERY HILL	LN		55112	485,700	4,857	8.67%	421	1,264
223023120040 MIKE J ENZ	ANN C LAYTON	1228	KARTH LAKE	DR		55112	490,200	4,902	8.67%	425	1,278
223023140018 KELVIN W KOBERNICK	JODI L HARPSTEAD	1108	AMBLE	DR		55112	495,000	4,950	8.67%	429	1,288
223023120030 STANLEY D HARPSTEAD	ELAINE M FRANCIS	1277	NURSERY HILL	LN		55112	504,800	5,048	8.67%	438	1,314
223023110005 DAVID C YAUCH	MARION R FULCHER	1168	AMBLE	DR		55112	507,600	5,076	8.67%	440	1,321
223023120056 R GARY FULCHER	ANNE E SORENSEN	1249	NURSERY HILL	LN		55112	536,500	5,365	8.67%	465	1,396
223023110004 DAVID W STEPHENS	MARTHA G SPANGLER	1152	AMBLE	DR		55112	537,300	5,373	8.67%	466	1,398
223023120043 KEN A SPANGLER	BARBARA A BOTTGER	1250	KARTH LAKE	DR		55112	555,000	5,550	8.67%	481	1,444
223023120042 CLAUDIA D LANDGRAF	LAEL B GERDING	1244	KARTH LAKE	DR		55112	585,000	5,850	8.67%	507	1,522
223023120017 JOHN R BOTTGER		1285	KARTH LAKE	CIR		55112	595,800	5,956	8.67%	517	1,550
223023120041 GARY H GERDING		1236	KARTH LAKE	DR		55112	615,800	6,158	8.67%	534	1,603
							\$18,963,800	\$189,638		\$18,450	\$49,350

Parcel Specific Estimate:
Scenario #3

Owner #1	Owner #2	House #	Street	Direction	Zip	2003 Market Value	Tax Capacity	Tax Rate	Estimated Total Annual Taxes	Estimated 3 Year Impact
223023140031 JILL L AMBLE		1225 AMBLE			55112	178,700	1,787	8.23%	147	441
223023140032 LINDA K AMBLE		1219 AMBLE			55112	294,500	2,945	8.23%	242	727
223023120036 GILBERT H SMITH		1176 AMBLE			55112	296,900	2,969	8.23%	244	738
223023120039 BRUCE A JOHNSON	LINDA K SMITH	1220 KARTH LAKE			55112	300,000	3,000	8.23%	247	740
223023140033 CHARLES O AMBLE	SUSAN L JOHNSON	1211 AMBLE			55112	306,500	3,065	8.23%	252	756
223023120035 DANIEL H CARLSON	MARLYS AMBLE	1172 AMBLE			55112	312,800	3,128	8.23%	257	772
223023120054 ELEANOR HARTMARK TRUSTEE	MARY E CARLSON	1280 96		W	55112	313,900	3,139	8.23%	258	775
223023140034 JAMES A MIKLOS	JOY A ROBICHAUD	4365 LEXINGTON		N	55112	315,000	3,150	8.23%	259	777
223023130036 JOHN C ROBICHAUD		1237 NURSERY HILL			55112	317,700	3,177	8.23%	261	784
223023110008 JANET L NIENABER	CAROL J BOURGEOIS	1160 AMBLE			55112	320,200	3,202	8.23%	263	790
223023120038 ARTHUR J BOURGEOIS	LINDA K HANSON	1168 AMBLE			55112	321,500	3,215	8.23%	264	793
223023140022 SCOTT A HANSON	LINDA K HANSON	1124 AMBLE			55112	324,100	3,241	8.23%	267	800
223023110057 CESAR PARELL	DORA H FARELL	1144 AMBLE			55112	330,000	3,300	8.23%	271	814
223023120038 WILLIAM R HILGEDICK	BARBARA HILGEDICK	1212 KARTH LAKE			55112	335,700	3,357	8.23%	276	828
223023120018 FRANK W STODOLA	JANET J STODOLA	1281 KARTH LAKE			55112	346,700	3,467	8.23%	285	855
223023120014 RICHARD F KLICK	DIANE M KLICK	1301 KARTH LAKE			55112	371,200	3,712	8.23%	305	916
223023120037 ARTHUR W LARSEN	MARCIAL CHENEY	1180 KARTH LAKE			55112	380,000	3,800	8.23%	313	938
223023110003 JEFFERY P WENDT	SHELLY LANGUE	1148 AMBLE			55112	386,500	3,865	8.23%	318	954
223023120015 JOYCE A ANDERSON	JOAN T M LARSON	1285 KARTH LAKE			55112	393,300	3,933	8.23%	323	970
223023120031 RALPH H LARSON	BEVERLY SABOT	1279 NURSERY HILL			55112	397,500	3,975	8.23%	327	981
223023140035 RONALD A SABOT	LYNETTE C LINDMARK	4367 LEXINGTON		N	55112	397,800	3,978	8.23%	328	982
223023140005 RONALD D LINDMARK	INES H YEN	1140 AMBLE			55112	398,300	3,983	8.23%	329	983
223023140020 SHIH PAU YEN	QUALIFIED PRSNL RES TRUST ON	1116 AMBLE			55112	401,800	4,018	8.23%	330	991
223023140028 TRUSTEE OF THE VIOLET KERN	LOIS E HEIDEMAN	1136 AMBLE			55112	410,300	4,103	8.23%	337	1,012
223023140004 THOMAS E HEIDEMAN	SUSAN M SWEENEY	1142 AMBLE			55112	412,200	4,122	8.23%	339	1,017
223023130037 WILLIAM J SWEENEY		1241 NURSERY HILL			55112	418,500	4,185	8.23%	344	1,033
223023120032		1267 NURSERY HILL			55112	419,100	4,191	8.23%	345	1,034
223023140030 PAUL O AMBLE	ROBERT S TYLER	1229 AMBLE			55112	425,800	4,258	8.23%	350	1,051
223023120034 WILLIAM F MCCABE	NANCY J MCCABE	1255 NURSERY HILL			55112	445,000	4,450	8.23%	366	1,098
223023140023 PEN HSIANG LI	PAULINA W LI	1128 AMBLE			55112	445,100	4,451	8.23%	366	1,098
223023110007 JON E LUNDIN	SANDRA SHREWSBURY	1164 AMBLE			55112	450,500	4,505	8.23%	371	1,112
223023140019 CARL V REYNOLDS	BRIDGET T REYNOLDS	1112 AMBLE			55112	452,600	4,526	8.23%	372	1,117
223023140024 EDMUND L FULLER JR	GLORIA G FULLER	1132 AMBLE			55112	475,300	4,753	8.23%	381	1,173
223023120016 RONALD T HAGKULL	KATHLEEN H HAGKULL	1289 KARTH LAKE			55112	476,400	4,764	8.23%	382	1,176
223023140021 STEVEN P MARINO	RENEE D MARINO	1120 AMBLE			55112	483,900	4,839	8.23%	388	1,194
223023120033 RICHARD A ROESSLER	NORMA J ROESSLER	1261 NURSERY HILL			55112	485,700	4,857	8.23%	389	1,198
223023120040 MIKE J ENZ	PAMELA J ENZ	1228 KARTH LAKE			55112	490,200	4,902	8.23%	403	1,210
223023140018 KELVIN W KOBERNICK	ANN C LAYTON	1108 AMBLE			55112	495,000	4,950	8.23%	407	1,221
223023120030 STANLEY D HARPSTEAD	JODI L HARPSTEAD	1277 NURSERY HILL			55112	504,800	5,048	8.23%	415	1,246
223023110005 DAVID C YAUCH	ELAINE M FRANCIS	1156 AMBLE			55112	507,600	5,076	8.23%	418	1,253
223023120058 R GARY FULCHER	MARION R FULCHER	1249 NURSERY HILL			55112	536,500	5,365	8.23%	441	1,324
223023110004 DAVID W STEPHENS	ANNE E SORENSEN	1152 AMBLE			55112	537,300	5,373	8.23%	442	1,326
223023120043 KEN A SPANGLER	MARTHA G SPANGLER	1250 KARTH LAKE			55112	555,000	5,550	8.23%	456	1,369
223023120042 CLAUDIA D LANDGRAF	BARBARA A BOTTGER	1244 KARTH LAKE			55112	585,000	5,850	8.23%	481	1,444
223023120017 JOHN R BOTTGER	LAEL B GERDING	1285 KARTH LAKE			55112	585,600	5,856	8.23%	480	1,470
223023120041 GARY H GERDING		1236 KARTH LAKE			55112	615,800	6,158	8.23%	507	1,520
						\$16,963,800	\$189,638		\$15,598	\$46,794

**Parcel Specific Estimate:
Scenario #4**

Owner #1	Owner #2	House #	Street	Street Type	Direction	Zip	2003 Market Value	Tax Capacity	Tax Rate	Estimated Total Annual Taxes	Estimated 3 Year Impact
223023140031 JILL L AMBLE		1225 AMBLE		RD		55112	178,700	1,787	6.94%	124	372
223023140032 LINDA K AMBLE		1219 AMBLE		RD		55112	294,500	2,945	6.94%	204	613
223023120036 GILBERT H SMITH		1176 AMBLE		DR		55112	296,900	2,969	6.94%	206	618
223023120039 BRUCE A JOHNSON	LINDA K SMITH	1220 KARTH LAKE		DR		55112	300,000	3,000	6.94%	208	625
223023140033 CHARLES O AMBLE	SUSAN L JOHNSON	1211 AMBLE		DR		55112	306,500	3,065	6.94%	213	638
223023120035 DANIEL H CARLSON	MARLYS AMBLE	1172 AMBLE		DR		55112	312,800	3,128	6.94%	217	651
223023120054 ELEANOR HARTMARK TRUSTEE	MARY E CARLSON	1280 96					313,900	3,139	6.94%	218	656
223023140034 JAMES A MIKLOS		4365 LEXINGTON		AVE	W	55112	315,000	3,150	6.94%	219	656
223023130036 JOHN C ROBICHAUD	JOY A ROBICHAUD	1237 NURSERY HILL		LN	N	55112	317,700	3,177	6.94%	220	661
223023110006 JANET L NIENABER		1160 AMBLE		DR		55112	320,200	3,202	6.94%	222	667
223023110008 ARTHUR J BOURGEOIS	CAROL J BOURGEOIS	1168 AMBLE		DR		55112	321,500	3,215	6.94%	223	669
223023140022 SCOTT A HANSON	LINDA K HANSON	1124 AMBLE		DR		55112	324,100	3,241	6.94%	225	675
223023110067 CESAR FARELL	DORA H FARELL	1144 AMBLE		DR		55112	330,000	3,300	6.94%	229	687
223023120038 WILLIAM R HILGEDICK	BARBARA HILGEDICK	1212 KARTH LAKE		DR		55112	335,700	3,357	6.94%	233	699
223023120018 FRANK W STODOLA	JANET J STODOLA	1281 KARTH LAKE		CIR		55112	346,700	3,467	6.94%	241	722
223023120014 RICHARD F KLICK	DIANE M KLICK	1301 KARTH LAKE		CIR		55112	371,200	3,712	6.94%	258	773
223023120037 ARTHUR W LARSEN	MARCIA L CHENEY	1180 KARTH LAKE		DR		55112	380,000	3,800	6.94%	264	791
223023110003 JEFFERY P WENDT	SHELLY LANGLIE	1148 AMBLE		DR		55112	386,500	3,865	6.94%	268	805
223023120015 JOYCE A ANDERSON		1295 KARTH LAKE		CIR		55112	393,300	3,933	6.94%	273	819
223023120031 RALPH H LARSON	JOAN T M LARSON	1273 NURSERY HILL		LN		55112	397,500	3,975	6.94%	276	828
223023140035 ROGER A SABOT	BEVERLY SABOT	4367 LEXINGTON		AVE	N	55112	397,800	3,978	6.94%	276	828
223023140005 RONALD D LINDMARK	LYNETTE C LINDMARK	1140 AMBLE		DR		55112	398,300	3,983	6.94%	276	828
223023140020 SHIH PAU YEN	INES H YEN	1116 AMBLE		DR		55112	401,800	4,018	6.94%	279	836
223023140025 TRUSTEE OF THE VIOLET KERN	QUALIFIED PRSNL RES TRUST ON	1136 AMBLE		DR		55112	410,300	4,103	6.94%	285	854
223023140004 THOMAS E HEIDEMAN	LOIS E HEIDEMAN	1142 AMBLE		DR		55112	412,200	4,122	6.94%	286	858
223023180037 WILLIAM J SWEENEY	SUSAN M SWEENEY	1241 NURSERY HILL		LN		55112	418,500	4,185	6.94%	280	871
223023120032		1267 NURSERY HILL		LN		55112	419,100	4,191	6.94%	291	873
223023140030 PAUL D AMBLE	ROBERT S TYLER	1229 AMBLE		RD		55112	425,800	4,258	6.94%	295	886
223023120034 WILLIAM F MCCABE	NANCY J MCCABE	1255 NURSERY HILL		LN		55112	445,000	4,450	6.94%	308	926
223023140023 PEN HSIANG LI	PAULINA W LI	1128 AMBLE		DR		55112	445,100	4,451	6.94%	309	927
223023110007 JON E LUNDIN	SANDRA SHREWSBURY	1164 AMBLE		DR		55112	450,500	4,505	6.94%	313	938
223023140019 CARL V REYNOLDS	BRIDGET T REYNOLDS	1112 AMBLE		DR		55112	452,600	4,526	6.94%	314	942
223023140024 EDMUND L FULLER JR	GLORIA G FULLER	1132 AMBLE		DR		55112	475,300	4,753	6.94%	330	990
223023120016 RONALD T HAGKULL	KATHLEEN H HAGKULL	1289 KARTH LAKE		CIR		55112	476,400	4,764	6.94%	331	992
223023140021 STEVEN P MARINO	RENEE D MARINO	1120 AMBLE		DR		55112	483,900	4,839	6.94%	336	1,007
223023120038 RICHARD A ROESSLER	NORMA J ROESSLER	1261 NURSERY HILL		LN		55112	485,700	4,857	6.94%	337	1,011
223023120040 MIKE J ENZ	PAMELA J ENZ	1228 KARTH LAKE		DR		55112	490,200	4,902	6.94%	340	1,021
223023140018 KELVIN W KOBERNICK	ANN C LAYTON	1108 AMBLE		DR		55112	495,000	4,950	6.94%	344	1,031
223023120030 STANLEY D HARPSTEAD	JODI L HARPSTEAD	1277 NURSERY HILL		LN		55112	504,800	5,048	6.94%	350	1,051
223023110005 DAVID C YAUCH	ELAINE M FRANCIS	1156 AMBLE		DR		55112	507,600	5,076	6.94%	352	1,057
223023120058 R GARY FULCHER	MARION R FULCHER	1249 NURSERY HILL		LN		55112	536,500	5,365	6.94%	372	1,117
223023110004 DAVID W STEPHENS	ANNE E SORENSEN	1152 AMBLE		DR		55112	537,300	5,373	6.94%	373	1,119
223023120043 KEN A SPANGLER	MARTHA G SPANGLER	1250 KARTH LAKE		DR		55112	555,000	5,550	6.94%	385	1,155
223023120042 CLAUDIA D LANDGRAF	BARBARA A BOTTGER	1244 KARTH LAKE		DR		55112	565,000	5,650	6.94%	406	1,218
223023120017 JOHN R BOTTGER	LAEL B GERDING	1285 KARTH LAKE		CIR		55112	595,600	5,956	6.94%	413	1,240
223023120041 GARY H GERDING		1236 KARTH LAKE		DR		55112	616,800	6,158	6.94%	427	1,282
							\$18,963,800	\$189,638		\$13,160	\$39,480

Surface Water Management Fund Retained Earnings

<i>Year End Balance for 2002</i>	\$666,016
<i>2003 Estimated Revenue</i>	\$200,000
<i>2003 Estimated Expenses</i>	\$361,200
<i>Estimated Year End Balance for 2003</i>	\$504,816
<i>Estimated Year End Balance for 2004</i>	\$373,969

Note: 2003 Estimated Expenses will be an estimated \$300,000 under budget since MSA Construction Funds will cover a portion of the Fernwood Channel Pond

Bruce Thompson
Ramsey County

Mr. Thompson said the County's intent was for the City to enter into a long term agreement with it, well beyond the ten years stated in the agreement.

Councilmember Grant asked if the City would consider its space in the facility as an asset. He requested the "common elements" and "common area" of the facility be delineated within the agreement.

Mr. Filla said the City would assume liability for its contents, but not the structure.

Councilmember Larson asked how the Ramsey County Sheriff's Patrol Station would be indicated.

Mr. Thompson said the Ramsey County Sheriff's Patrol Station was being dealt with as a separate entity, and Mr. Filla noted there was a provision in the agreement indicating as such.

Mr. Filla said he would make the revisions, and bring to the County mid-November, and requested the Council see the final agreement at its November 10, 2003 meeting.

4.B 2004 PMP Street Vacations

Mr. Filla detailed the areas of the 2004 PMP-Edgewater Neighborhood that were dedicated to public use in 1933 as a part of the plat of Lake Josephine Villas. He noted the Council had the authority to vacate the public's interest in a right-of-way. He said if a street vacation were approved, the full use of the right-of-way would revert to one or more of the adjoining property owners.

The Council discussed the alternate access, existing public policies and the public safety issue.

4.A Karth Lake Pumping Project Financing Options

Mr. Parrish requested Council's direction concerning financing options for the pumping project. He presented four (4) financing scenarios for the project.

Councilmember Grant said the Council had initially agreed to a 50/50 split between the residents and the City as the funding option, but indicated his preference was a 60/40 (City 60, Residents 40) scenario of the construction expense only.

Councilmember Larson said he preferred scenario #1 as his choice of options.

Councilmember Holden said scenario's #2 or #3 were her preferred financing options.

Councilmember Rem said scenario #2 was agreeable to her.

Mayor Aplikowski said she preferred scenario #2.

The majority of the Council agreed to a 50/50 option of the contract expenses only (Scenario #2).

Mr. Moore added that the current level of Karth Lake was low, and had not been measured in approximately three weeks. He mentioned the 2003 PMP sod on Ingerson Avenue was installed and weather permitting, the items on the final punch-list should be complete by October 24, 2003.

5. ADMINISTRATION: none

COUNCIL COMMENTS:

Councilmember Holden said she was pleased with the new calendar format; Anchor Bank is open.

Councilmember Grant said the Fernwood Channel plantings were impressive.

Councilmember Larson: none.

Councilmember Rem said she did not get to the School District Forum and there is an Arden Hills resident as a candidate in the upcoming school board election; the videotape of the forum is available at the Arden Hills Library.



MEMORANDUM

DATE: October 21, 2003 **Agenda Item 8.C**

TO: Mayor and Council
Michelle Wolfe, City Administrator

FROM: Aaron Parrish, Director of Community Development / Asst. City Admin. (AP)

SUBJECT: Karth Lake Pumping Project Financing

ENCLOSURES: 1. Parcel Specific Estimate

Overview

Based on discussion at the October 21, 2003 Work Session, the following option for financing the Karth Lake Pumping Project is being brought forth for Council consideration and approval:

Construction Contract Expense Only; Equal Percentage Distribution

	1 Year Average		3 Year Average	3 Year Range
<i>Resident Cost</i>	\$49,350	\$358	\$1,073	\$465 to \$1603
<i>City Share Cost</i>	\$49,350	N/A	N/A	N/A
<i>City Total Cost</i>	\$67,636			

Key Assumptions and Figures

1. Project Cost Used: Construction Contract Only \$98,700
2. City Percentage Cost Allocation 50%
3. Improvement District Cost Allocation 50%
4. Indirect expenses such as reduced interest earnings, ongoing maintenance of the district, and staff time are not included in the project cost
5. Direct expenses for design engineering, construction engineering, and legal expenses are not included in the total project cost

This option maintains the equal split between the City and Lake Improvement District, but only takes into account the expense associated with the construction contract. A spreadsheet outlining parcel specific impacts is attached for your review. The project is proposed to be funded out of the surface water management fund.

Requested Action

1. Consider approval of the following:
 - a. That the \$98,700 construction contract cost be split equally (50/50) between the City and Lake Improvement District.
 - b. That taxes be levied against the Lake Improvement District for a period of three years in an amount not to exceed \$49,350 beginning with taxes payable in 2005.
 - c. That the City portion of the overall project cost be funded out of the surface water management fund.

Parcel Specific Estimate: Scenario #2

Owner #1	Owner #2	House #	Street	Street Type	Direction	Zip	2003 Market Value	Tax Capacity	Tax Rate	Estimated Total Annual Taxes	Estimated 3 Year Impact
223023140031	JILL L AMBLE	1225	AMBLE	RD		55112	178,700	1,787	8.67%	155	465
223023140032	LINDA K AMBLE	1219	AMBLE	RD		55112	294,500	2,945	8.67%	255	766
223023120036	GILBERT H SMITH	1178	AMBLE	DR		55112	296,900	2,969	8.67%	258	773
223023120039	BRUCE A JOHNSON	1220	KARTH LAKE	DR		55112	300,000	3,000	8.67%	260	781
223023140033	CHARLES O AMBLE	1211	AMBLE	DR		55112	306,500	3,065	8.67%	266	798
223023120035	DANIEL H CARLSON	1172	AMBLE	DR		55112	312,800	3,128	8.67%	271	814
223023120054	ELEANOR HARTMARK TRUSTEE	1280	96	DR	W	55112	313,900	3,139	8.67%	272	817
223023140034	JAMES A MIKLOS	4365	LEXINGTON	AVE	N	55126	315,000	3,150	8.67%	273	820
223023130036	JOHN C ROBICHAUD	1237	NURSERY HILL	LN		55112	317,700	3,177	8.67%	276	827
223023110008	JANET L NIENBER	1160	AMBLE	LN		55112	320,200	3,202	8.67%	278	833
223023110008	ARTHUR J BOURGEOIS	1168	AMBLE	DR		55112	321,500	3,215	8.67%	279	837
223023140022	SCOTT A HANSON	1124	AMBLE	DR		55112	324,100	3,241	8.67%	281	843
223023110067	CESAR FARELL	1144	AMBLE	DR		55112	330,000	3,300	8.67%	286	859
223023120038	WILLIAM R HILGEDICK	1212	KARTH LAKE	DR		55112	335,700	3,357	8.67%	291	874
223023120018	FRANK W STODOLA	1281	KARTH LAKE	CIR		55112	346,700	3,467	8.67%	301	902
223023120014	RICHARD F KLICK	1301	KARTH LAKE	CIR		55112	371,200	3,712	8.67%	322	966
223023120037	ARTHUR W LARSEN	1148	AMBLE	DR		55112	380,000	3,800	8.67%	330	989
223023110003	JEFFERY P WENDT	1285	KARTH LAKE	DR		55112	386,500	3,865	8.67%	335	1,006
223023120015	JOYCE A ANDERSON	1273	KARTH LAKE	CIR		55112	393,300	3,933	8.67%	341	1,024
223023120031	RALPH H LARSON	1136	AMBLE	LN		55112	397,500	3,975	8.67%	345	1,034
223023140035	ROGER A SABOT	4367	LEXINGTON	AVE	N	55126	397,800	3,978	8.67%	345	1,035
223023140005	RONALD D LINDMARK	1140	AMBLE	DR		55112	398,300	3,983	8.67%	346	1,037
223023140020	SHIH PAU YEN	1116	AMBLE	DR		55112	401,800	4,018	8.67%	349	1,048
223023140025	TRUSTEE OF THE VIOLET KERN	1132	AMBLE	DR		55112	410,300	4,103	8.67%	356	1,068
223023140004	THOMAS E HEIDEMAN	1142	AMBLE	DR		55112	412,200	4,122	8.67%	358	1,073
223023130037	WILLIAM J SWEENEY	1241	NURSERY HILL	LN		55112	418,500	4,185	8.67%	363	1,039
223023120032		1229	AMBLE	LN		55112	419,100	4,191	8.67%	364	1,091
223023140030	PAUL D AMBLE	1255	NURSERY HILL	LN		55112	425,800	4,258	8.67%	369	1,108
223023120034	WILLIAM F MCCABE	1128	AMBLE	DR		55112	445,000	4,450	8.67%	388	1,158
223023140023	PEN HSIANG LI	1164	AMBLE	DR		55112	445,100	4,451	8.67%	386	1,158
223023110007	JON E LUNDIN	1112	AMBLE	DR		55112	450,500	4,505	8.67%	391	1,172
223023140019	CARL V REYNOLDS	1128	AMBLE	DR		55112	452,600	4,526	8.67%	393	1,178
223023140024	EDMUND L FULLER JR	1132	AMBLE	DR		55112	475,300	4,753	8.67%	412	1,237
223023120016	RONALD T HAGKULL	1289	KARTH LAKE	CIR		55112	476,400	4,764	8.67%	413	1,240
223023140021	STEVEN P MARINO	1120	AMBLE	DR		55112	483,900	4,839	8.67%	420	1,259
223023120033	RICHARD A ROESSLER	1228	KARTH LAKE	DR		55112	485,700	4,857	8.67%	421	1,254
223023120040	MIKE J ENZ	1108	AMBLE	DR		55112	490,200	4,902	8.67%	425	1,276
223023140018	KELVIN W KOBERNICK	1277	NURSERY HILL	LN		55112	495,000	4,950	8.67%	429	1,288
223023120030	STANLEY D HARPSTEAD	1156	AMBLE	LN		55112	504,800	5,048	8.67%	438	1,314
223023110005	DAVID C YAUCH	1249	NURSERY HILL	LN		55112	507,600	5,076	8.67%	440	1,321
223023120058	R GARY FULCHER	1152	AMBLE	DR		55112	536,500	5,365	8.67%	485	1,396
223023110004	DAVID W STEPHENS	1250	KARTH LAKE	DR		55112	537,300	5,373	8.67%	466	1,398
223023120043	KEN A SPANGLER	1254	KARTH LAKE	DR		55112	555,000	5,550	8.67%	481	1,444
223023120042	CLAUDIA D LANDGRAF	1285	KARTH LAKE	DR		55112	585,000	5,850	8.67%	507	1,522
223023120017	JOHN R BOTTGER	1285	KARTH LAKE	CIR		55112	595,600	5,956	8.67%	517	1,550
223023120041	GARY H GERDING	1236	KARTH LAKE	DR		55112	615,800	6,158	8.67%	534	1,603

\$18,983,800 \$189,638 \$16,450 \$49,350

package and maximum tread tires. The cost of this vehicle, with sales tax and license included was \$22,572.64. In addition it would cost \$1,500 to have the vehicle painted Arden Hills tan and utilities, with sales tax, would cost an additional \$5,927.36. He stated the final cost of the proposed replacement vehicle was \$30,000. He noted the proposed vehicle replacement was not anticipated at this time and thus this is an unbudgeted item. He recommended funds come from the water fund, sewer fund, and general fund in the amount of \$8,000 equally, as well as a \$6,000 check issued by the LMCIT.

Councilmember Rem asked if all of the extras asked for in this new vehicle was included in the totaled vehicle. **Mr. Moore** replied this vehicle would not have an extra gas tank and storage box. He noted the gas tank and storage box that was on the totaled vehicle was salvaged and used on another City vehicle.

MOTION: Councilmember Grant moved and Councilmember Rem seconded a motion to approve the purchase of a 2004 Ford F250, Super Duty, 4x4 truck equipped with a trailer tow package, snow plow package and maximum tread tires from Superior Ford with the vehicle to be painted Arden Hills Tan and the proper utilities to be installed for a total cost not to exceed \$30,000. The motion carried unanimously (5-0).

C. Karth Lake Financing Option

Mr. Parrish reviewed the options available for financing the Karth Lake Pumping Project for Council consideration and approval.

MOTION: Mayor Aplikowski moved and Councilmember Holden seconded a motion to approve the following: (a) That the \$98,700 construction contract cost be split equally (50/50) between the City and Lake Improvement District. (b) That taxes be levied against the Lake Improvement District for a period of three years in an amount not to exceed \$49,350 beginning with taxes payable in 2005. (c) That the City portion of the overall project cost be funded out of the surface water management fund.

Councilmember Larson stated he would be voting against this because they had originally agreed that this would be a 50/50 split for the whole project and not a portion of it and he believed the whole project cost should be split 50/50.

The motion carried (4-1) (Councilmember Larson - Nay).

9. ADMINISTRATION

A. Arden Hills Library – Update and Discussion

Ms. Wolfe updated Council on the Arden Hills Library for 2004. She noted with the severe budget constraints, the library would have a \$100,000 shortfall. She asked Council discuss possible opportunities for funding the 2004 funding gap.

Mr. Matt Anderson, Ramsey County Library Board Chair, summarized for Council what it would take to keep the Arden Hills Library open through 2004.

Alice Jo Carlson, Director of Arden Hills Library, stated the entire library system had substantially cut their collection spending.

Councilmember Grant pointed out the library was in the ideal location for Valentine Elementary and Mounds View High School use and he believed the issue was a priorities issue. He stated he believed if the library was closed, it would never reopen. He asked they relay this message to the County Board.

Councilmember Rem noted she was planning on attending the public hearing to show support for the library.

Councilmember Larson asked what would be different in 2004 that would change the ultimate outcome of the library. He asked if this would only allow the library to continue for one year, and they would be dealing with this same issue a year from now. **Mr. Anderson** replied they hoped the legislature would reevaluate the levy limit next year and also the County would be studying the library's structural options during the next year.

Mr. Parrish noted there were a number of options the Council could look at for funding and staff could bring this back to Council with proposed options at their next meeting.

Resolution of Karth Lake Improvement District Board

Resolved on January 15, 2020 at KLID Board Meeting

Now therefore be it resolved by the Karth Lake Improvement District Board that:

1. The City implement Option #1 as proposed by the City Engineer for an estimated cost of \$13,002.
2. The residents on the lake pay for 100% of the cost through assessments proportional to each properties tax value over the tax years of 2021 & 2022.

Providing:

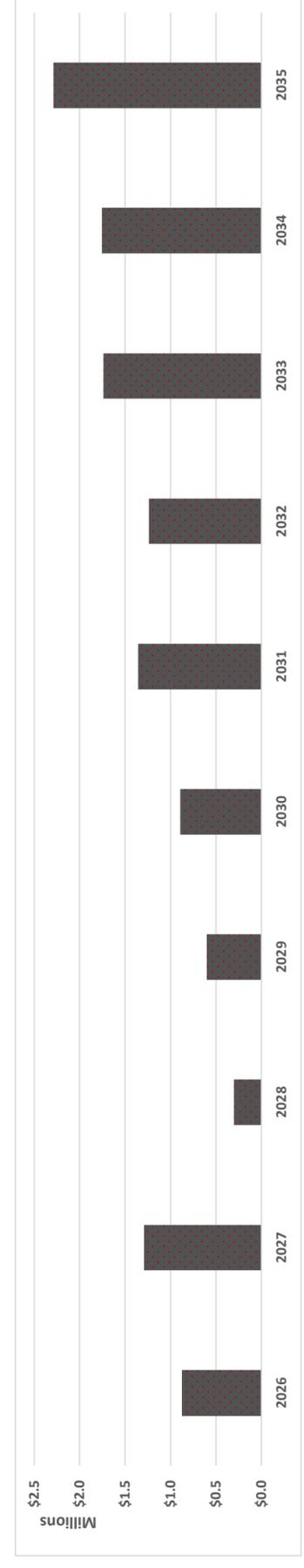
1. The City will finance the initial costs so the pump and control panel can be replaced/repared by spring as described in Option #1.
2. The City will take responsibility for stabilizing the slope and controlling erosion in the area of the pump and control panel.
3. The City will continue to cover the cost of operating the pump, installing it in the spring, removing it in the fall and storing it.

Gary Gerding
Secretary, Karth Lake Improvement District Board

City of Arden Hills, Minnesota
Capital Improvement Plan
SOURCES AND USES OF FUNDS

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Surface Water Mgmt Utility Funds - F604										
Beginning Balance	1,104,956	874,030	1,291,351	301,521	601,515	891,780	1,357,773	1,239,965	1,738,843	1,754,907
Revenues and Other Fund Sources										
Operating Revenue	1,078,288	1,142,985	1,211,564	1,247,911	1,285,348	1,323,909	1,363,626	1,404,535	1,446,671	1,490,071
Interest Income	-	-	-	-	-	-	-	-	-	-
Tax Levy	-	44,835	-	-	-	-	-	-	-	-
Grants	56,000	-	-	-	-	-	-	-	-	-
Total Revenues and Other Fund Sources	1,134,288	1,187,820	1,211,564	1,247,911	1,285,348	1,323,909	1,363,626	1,404,535	1,446,671	1,490,071
2024 PMP	-	-	-	-	-	-	-	-	-	-
2026 PMP	(430,000)	-	-	-	-	-	-	-	-	-
Karh Lake Pump Improvement	(185,000)	-	-	-	-	-	-	-	-	-
2028 PMP	-	-	(1,410,000)	-	-	-	-	-	-	-
2030 PMP	-	-	-	-	(160,000)	-	-	-	-	-
2032 PMP	-	-	-	-	-	(600,000)	-	-	-	-
2034 PMP	-	-	-	-	-	-	-	-	(500,000)	-
Sanitary Sewer Lining - Venus Neighborhood	-	-	-	(135,000)	-	-	-	-	-	-
Operating Expenses	(676,213)	(696,499)	(717,394)	(738,916)	(761,084)	(783,916)	(807,434)	(831,657)	(856,606)	(882,304)
Transfer to Equipment Fund	(74,000)	(74,000)	(74,000)	(74,000)	(74,000)	(74,000)	(74,000)	(74,000)	(74,000)	(73,999)
Total Expenditures and Uses	(1,365,213)	(770,499)	(2,201,394)	(947,916)	(995,084)	(857,916)	(1,481,434)	(905,657)	(1,430,606)	(956,303)
Change in Fund Balance	(230,925)	417,321	(989,830)	299,995	290,265	465,993	(117,808)	498,878	16,064	533,767
Ending Balance	874,030	1,291,351	301,521	601,515	891,780	1,357,773	1,239,965	1,738,843	1,754,907	2,288,675
Minimum Cash Balance Goal	977,553	1,843,458	562,849	663,229						

(3 months expenses and uses +
100% of year 1 + 1/2 of year 2 +
1/3 of year 3 + 1/4 of year 4 +
1/5 of year 5 capital outlay)



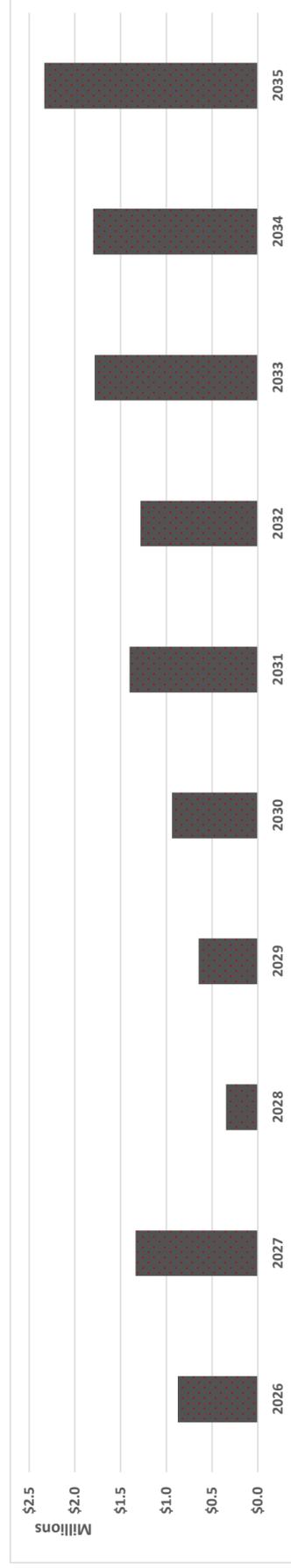
Attachment J

PIN	Address	2026 Estimated Market Value	Total Tax Capacity	31.9480%		14.2129%		46.1609%	
				City Tax \$	Karth Lake LID Tax \$	City Tax \$	Karth Lake LID Tax \$	Total City Tax \$	
223023120036	1176 AMBLE DR	\$ 670,900.00	\$ 7,136.25	\$ 2,279.89	\$ 1,014.27	\$ 3,044.24	\$ 1,354.31	\$ 4,398.55	
223023120039	1220 KARTH LAKE DR	\$ 862,300.00	\$ 9,528.75	\$ 3,044.24	\$ 1,354.31	\$ 4,398.55			
223023140033	1211 AMBLE RD	\$ 456,500.00	\$ 4,565.00	\$ 1,458.42	\$ 648.82	\$ 2,107.24			
223023120035	1172 AMBLE DR	\$ 557,600.00	\$ 5,720.00	\$ 1,827.42	\$ 812.98	\$ 2,640.40			
223023120054	1280 HIGHWAY 96 W	\$ 563,800.00	\$ 5,797.50	\$ 1,852.18	\$ 823.99	\$ 2,676.18			
223023140034	4365 LEXINGTON AVE N	\$ 742,000.00	\$ 8,025.00	\$ 2,563.82	\$ 1,140.59	\$ 3,704.41			
223023130036	1237 NURSERY HILL LN	\$ 708,600.00	\$ 7,607.50	\$ 2,430.44	\$ 1,081.25	\$ 3,511.69			
223023110006	1160 AMBLE DR	\$ 660,200.00	\$ 7,002.50	\$ 2,237.16	\$ 995.26	\$ 3,232.42			
223023110008	1168 AMBLE DR	\$ 635,500.00	\$ 6,693.75	\$ 2,138.52	\$ 951.38	\$ 3,089.89			
223023140022	1124 AMBLE DR	\$ 601,900.00	\$ 6,273.75	\$ 2,004.34	\$ 891.68	\$ 2,896.02			
223023110067	1144 AMBLE DR	\$ 683,600.00	\$ 7,295.00	\$ 2,330.60	\$ 1,036.83	\$ 3,367.44			
223023120038	1212 KARTH LAKE DR	\$ 592,300.00	\$ 6,153.75	\$ 1,966.00	\$ 874.63	\$ 2,840.62			
223023120018	1281 KARTH LAKE CIR	\$ 702,300.00	\$ 7,528.75	\$ 2,405.28	\$ 1,070.05	\$ 3,475.34			
223023120014	1301 KARTH LAKE CIR	\$ 560,500.00	\$ 5,756.25	\$ 1,839.00	\$ 818.13	\$ 2,657.14			
223023120037	1180 KARTH LAKE DR	\$ 759,400.00	\$ 8,242.50	\$ 2,633.31	\$ 1,171.50	\$ 3,804.81			
223023110003	1148 AMBLE DR	\$ 671,300.00	\$ 7,141.25	\$ 2,281.48	\$ 1,014.98	\$ 3,296.46			
223023120015	1295 KARTH LAKE CIR	\$ 697,800.00	\$ 7,472.50	\$ 2,387.31	\$ 1,062.06	\$ 3,449.37			
223023120031	1273 NURSERY HILL LN	\$ 794,100.00	\$ 8,676.25	\$ 2,771.88	\$ 1,233.15	\$ 4,005.03			
223023140035	4367 LEXINGTON AVE N	\$ 747,700.00	\$ 8,096.25	\$ 2,586.59	\$ 1,150.71	\$ 3,737.30			
223023140005	1140 AMBLE DR	\$ 516,500.00	\$ 5,206.25	\$ 1,663.29	\$ 739.96	\$ 2,403.25			
223023140020	1116 AMBLE DR	\$ 727,100.00	\$ 7,838.75	\$ 2,504.32	\$ 1,114.11	\$ 3,618.44			
223023140025	1136 AMBLE DR	\$ 539,200.00	\$ 5,490.00	\$ 1,753.94	\$ 780.29	\$ 2,534.23			
223023140004	1142 AMBLE DR	\$ 577,200.00	\$ 5,965.00	\$ 1,905.70	\$ 847.80	\$ 2,753.50			
223023130037	1241 NURSERY HILL LN	\$ 740,700.00	\$ 8,008.75	\$ 2,558.63	\$ 1,138.28	\$ 3,696.91			
223023120032	1267 NURSERY HILL LN	\$ 639,500.00	\$ 6,743.75	\$ 2,154.49	\$ 958.48	\$ 3,112.97			
223023120034	1255 NURSERY HILL LN	\$ 716,200.00	\$ 7,702.50	\$ 2,460.79	\$ 1,094.75	\$ 3,555.54			
223023140023	1128 AMBLE DR	\$ 815,800.00	\$ 8,947.50	\$ 2,858.54	\$ 1,271.70	\$ 4,130.24			
223023110007	1164 AMBLE DR	\$ 824,600.00	\$ 9,057.50	\$ 2,893.69	\$ 1,287.33	\$ 4,181.02			
223023140019	1112 AMBLE DR	\$ 576,400.00	\$ 5,955.00	\$ 1,902.50	\$ 846.38	\$ 2,748.88			
223023140024	1132 AMBLE DR	\$ 574,900.00	\$ 5,936.25	\$ 1,896.51	\$ 843.71	\$ 2,740.22			
223023120016	1289 KARTH LAKE CIR	\$ 681,600.00	\$ 7,270.00	\$ 2,322.62	\$ 1,033.28	\$ 3,355.90			
223023140021	1120 AMBLE DR	\$ 646,200.00	\$ 6,827.50	\$ 2,181.25	\$ 970.39	\$ 3,151.63			
223023120033	1261 NURSERY HILL LN	\$ 603,600.00	\$ 6,295.00	\$ 2,011.12	\$ 894.70	\$ 2,905.83			
223023120040	1228 KARTH LAKE DR	\$ 819,700.00	\$ 8,996.25	\$ 2,874.12	\$ 1,278.63	\$ 4,152.75			
223023140018	1108 AMBLE DR	\$ 638,100.00	\$ 6,726.25	\$ 2,148.90	\$ 956.00	\$ 3,104.90			
223023120030	1277 NURSERY HILL LN	\$ 856,400.00	\$ 9,455.00	\$ 3,020.68	\$ 1,343.83	\$ 4,364.51			
223023110005	1156 AMBLE DR	\$ 677,000.00	\$ 7,212.50	\$ 2,304.25	\$ 1,025.11	\$ 3,329.35			
223023120058	1249 NURSERY HILL LN	\$ 659,500.00	\$ 6,993.75	\$ 2,234.36	\$ 994.02	\$ 3,228.38			
223023110004	1152 AMBLE DR	\$ 734,400.00	\$ 7,930.00	\$ 2,533.47	\$ 1,127.08	\$ 3,660.56			
223023120043	1250 KARTH LAKE DR	\$ 886,900.00	\$ 9,836.25	\$ 3,142.48	\$ 1,398.02	\$ 4,540.50			
223023120042	1244 KARTH LAKE DR	\$ 773,300.00	\$ 8,416.25	\$ 2,688.82	\$ 1,196.19	\$ 3,885.01			
223023120017	1285 KARTH LAKE CIR	\$ 725,500.00	\$ 7,818.75	\$ 2,497.93	\$ 1,111.27	\$ 3,609.20			
223023120041	1236 KARTH LAKE DR	\$ 908,900.00	\$ 10,111.25	\$ 3,230.34	\$ 1,437.10	\$ 4,667.44			
\$ 29,527,500.00		\$ 315,452.50	\$ 315,452.50	\$ 100,780.62	\$ 44,834.98	\$ 145,615.63			

City of Arden Hills, Minnesota
Capital Improvement Plan
SOURCES AND USES OF FUNDS

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Surface Water Mgmt Utility Funds - F604										
Beginning Balance	1,104,956	874,030	1,336,186	346,356	646,350	936,615	1,402,608	1,284,800	1,783,678	1,799,742
Revenues and Other Fund Sources										
Operating Revenue	1,078,288	1,142,985	1,211,564	1,247,911	1,285,348	1,323,909	1,363,626	1,404,535	1,446,671	1,490,071
Interest Income	-	-	-	-	-	-	-	-	-	-
Tax Levy	-	89,670	6.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Grants	56,000	-	-	-	-	-	-	-	-	-
Total Revenues and Other Fund Sources	1,134,288	1,232,655	1,211,564	1,247,911	1,285,348	1,323,909	1,363,626	1,404,535	1,446,671	1,490,071
2024 PMP	-	-	-	-	-	-	-	-	-	-
2026 PMP	(430,000)	-	-	-	-	-	-	-	-	-
Karh Lake Pump Improvement	(185,000)	-	(1,410,000)	-	-	-	-	-	-	-
2028 PMP	-	-	-	-	-	-	-	-	-	-
2030 PMP	-	-	(160,000)	-	-	-	-	-	-	-
2032 PMP	-	-	-	(600,000)	-	-	-	-	-	-
2034 PMP	-	-	-	-	-	-	-	-	(500,000)	-
Sanitary Sewer Lining - Venus Neighborhood	-	-	-	(135,000)	-	-	-	-	-	-
Operating Expenses	(676,213)	(696,499)	(717,394)	(738,916)	(761,084)	(783,916)	(807,434)	(831,657)	(856,606)	(882,304)
Transfer to Equipment Fund	(74,000)	(74,000)	(74,000)	(74,000)	(74,000)	(74,000)	(74,000)	(74,000)	(74,000)	(73,999)
Total Expenditures and Uses	(1,365,213)	(770,499)	(2,201,394)	(947,916)	(995,084)	(857,916)	(1,481,434)	(905,657)	(1,430,606)	(956,303)
Change in Fund Balance	(230,925)	462,156	(989,830)	299,995	290,265	465,993	(117,808)	498,878	16,064	533,767
Ending Balance	874,030	1,336,186	346,356	646,356	936,615	1,402,608	1,284,800	1,783,678	1,799,742	2,333,510
Minimum Cash Balance Goal	977,553	1,843,458	562,849	663,229						

(3 months expenses and uses +
100% of year 1 + 1/2 of year 2 +
1/3 of year 3 + 1/4 of year 4 +
1/5 of year 5 capital outlay)



Attachment L

PIN	Address	2026 Estimated Market Value	Total Tax Capacity	31.9480%		28.4258%		60.3738%	
				City Tax \$	Karth Lake LID Tax \$	City Tax \$	Karth Lake LID Tax \$	Total City Tax \$	
223023120036	1176 AMBLE DR	\$ 670,900.00	\$ 7,136.25	\$ 2,279.89	\$ 2,028.54	\$ 3,044.24	\$ 2,708.63	\$ 4,308.42	
223023120039	1220 KARTH LAKE DR	\$ 862,300.00	\$ 9,528.75	\$ 3,044.24	\$ 2,708.63	\$ 2,279.89	\$ 2,028.54	\$ 5,752.87	
223023140033	1211 AMBLE RD	\$ 456,500.00	\$ 4,565.00	\$ 1,458.42	\$ 1,297.64	\$ 2,279.89	\$ 2,028.54	\$ 2,756.06	
223023120035	1172 AMBLE DR	\$ 557,600.00	\$ 5,720.00	\$ 1,827.42	\$ 1,625.96	\$ 2,279.89	\$ 2,028.54	\$ 3,453.38	
223023120054	1280 HIGHWAY 96 W	\$ 563,800.00	\$ 5,797.50	\$ 1,852.18	\$ 1,647.99	\$ 2,279.89	\$ 2,028.54	\$ 3,500.17	
223023140034	4365 LEXINGTON AVE N	\$ 742,000.00	\$ 8,025.00	\$ 2,563.82	\$ 2,281.17	\$ 2,279.89	\$ 2,028.54	\$ 4,845.00	
223023130036	1237 NURSERY HILL LN	\$ 708,600.00	\$ 7,607.50	\$ 2,430.44	\$ 2,162.50	\$ 2,279.89	\$ 2,028.54	\$ 4,592.94	
223023110006	1160 AMBLE DR	\$ 660,200.00	\$ 7,002.50	\$ 2,237.16	\$ 1,990.52	\$ 2,279.89	\$ 2,028.54	\$ 4,227.67	
223023110008	1168 AMBLE DR	\$ 635,500.00	\$ 6,693.75	\$ 2,138.52	\$ 1,902.75	\$ 2,279.89	\$ 2,028.54	\$ 4,041.27	
223023140022	1124 AMBLE DR	\$ 601,900.00	\$ 6,273.75	\$ 2,004.34	\$ 1,783.37	\$ 2,279.89	\$ 2,028.54	\$ 3,787.70	
223023110067	1144 AMBLE DR	\$ 683,600.00	\$ 7,295.00	\$ 2,330.60	\$ 2,073.66	\$ 2,279.89	\$ 2,028.54	\$ 4,404.27	
223023120038	1212 KARTH LAKE DR	\$ 592,300.00	\$ 6,153.75	\$ 1,966.00	\$ 1,749.25	\$ 2,279.89	\$ 2,028.54	\$ 3,715.25	
223023120018	1281 KARTH LAKE CIR	\$ 702,300.00	\$ 7,528.75	\$ 2,405.28	\$ 2,140.11	\$ 2,279.89	\$ 2,028.54	\$ 4,545.39	
223023120014	1301 KARTH LAKE CIR	\$ 560,500.00	\$ 5,756.25	\$ 1,839.00	\$ 1,636.26	\$ 2,279.89	\$ 2,028.54	\$ 3,475.27	
223023120037	1180 KARTH LAKE DR	\$ 759,400.00	\$ 8,242.50	\$ 2,633.31	\$ 2,343.00	\$ 2,279.89	\$ 2,028.54	\$ 4,976.31	
223023110003	1148 AMBLE DR	\$ 671,300.00	\$ 7,141.25	\$ 2,281.48	\$ 2,029.96	\$ 2,279.89	\$ 2,028.54	\$ 4,311.44	
223023120015	1295 KARTH LAKE CIR	\$ 697,800.00	\$ 7,472.50	\$ 2,387.31	\$ 2,124.12	\$ 2,279.89	\$ 2,028.54	\$ 4,511.43	
223023120031	1273 NURSERY HILL LN	\$ 794,100.00	\$ 8,676.25	\$ 2,771.88	\$ 2,466.30	\$ 2,279.89	\$ 2,028.54	\$ 5,238.18	
223023140035	4367 LEXINGTON AVE N	\$ 747,700.00	\$ 8,096.25	\$ 2,586.59	\$ 2,301.43	\$ 2,279.89	\$ 2,028.54	\$ 4,888.01	
223023140005	1140 AMBLE DR	\$ 516,500.00	\$ 5,206.25	\$ 1,663.29	\$ 1,479.92	\$ 2,279.89	\$ 2,028.54	\$ 3,143.21	
223023140020	1116 AMBLE DR	\$ 727,100.00	\$ 7,838.75	\$ 2,504.32	\$ 2,228.23	\$ 2,279.89	\$ 2,028.54	\$ 4,732.55	
223023140025	1136 AMBLE DR	\$ 539,200.00	\$ 5,490.00	\$ 1,753.94	\$ 1,560.58	\$ 2,279.89	\$ 2,028.54	\$ 3,314.52	
223023140004	1142 AMBLE DR	\$ 577,200.00	\$ 5,965.00	\$ 1,905.70	\$ 1,695.60	\$ 2,279.89	\$ 2,028.54	\$ 3,601.30	
223023130037	1241 NURSERY HILL LN	\$ 740,700.00	\$ 8,008.75	\$ 2,558.63	\$ 2,276.55	\$ 2,279.89	\$ 2,028.54	\$ 4,835.19	
223023120032	1267 NURSERY HILL LN	\$ 639,500.00	\$ 6,743.75	\$ 2,154.49	\$ 1,916.97	\$ 2,279.89	\$ 2,028.54	\$ 4,071.46	
223023120034	1255 NURSERY HILL LN	\$ 716,200.00	\$ 7,702.50	\$ 2,460.79	\$ 2,189.50	\$ 2,279.89	\$ 2,028.54	\$ 4,650.29	
223023140023	1128 AMBLE DR	\$ 815,800.00	\$ 8,947.50	\$ 2,858.54	\$ 2,543.40	\$ 2,279.89	\$ 2,028.54	\$ 5,401.94	
223023110007	1164 AMBLE DR	\$ 824,600.00	\$ 9,057.50	\$ 2,893.69	\$ 2,574.67	\$ 2,279.89	\$ 2,028.54	\$ 5,468.36	
223023140019	1112 AMBLE DR	\$ 576,400.00	\$ 5,955.00	\$ 1,902.50	\$ 1,692.76	\$ 2,279.89	\$ 2,028.54	\$ 3,595.26	
223023140024	1132 AMBLE DR	\$ 574,900.00	\$ 5,936.25	\$ 1,896.51	\$ 1,687.43	\$ 2,279.89	\$ 2,028.54	\$ 3,583.94	
223023120016	1289 KARTH LAKE CIR	\$ 681,600.00	\$ 7,270.00	\$ 2,322.62	\$ 2,066.56	\$ 2,279.89	\$ 2,028.54	\$ 4,389.17	
223023140021	1120 AMBLE DR	\$ 646,200.00	\$ 6,827.50	\$ 2,181.25	\$ 1,940.77	\$ 2,279.89	\$ 2,028.54	\$ 4,122.02	
223023120033	1261 NURSERY HILL LN	\$ 603,600.00	\$ 6,295.00	\$ 2,011.12	\$ 1,789.41	\$ 2,279.89	\$ 2,028.54	\$ 3,800.53	
223023120040	1228 KARTH LAKE DR	\$ 819,700.00	\$ 8,996.25	\$ 2,874.12	\$ 2,557.26	\$ 2,279.89	\$ 2,028.54	\$ 5,431.38	
223023140018	1108 AMBLE DR	\$ 638,100.00	\$ 6,726.25	\$ 2,148.90	\$ 1,911.99	\$ 2,279.89	\$ 2,028.54	\$ 4,060.89	
223023120030	1277 NURSERY HILL LN	\$ 856,400.00	\$ 9,455.00	\$ 3,020.68	\$ 2,687.66	\$ 2,279.89	\$ 2,028.54	\$ 5,708.34	
223023110005	1156 AMBLE DR	\$ 677,000.00	\$ 7,212.50	\$ 2,304.25	\$ 2,050.21	\$ 2,279.89	\$ 2,028.54	\$ 4,354.46	
223023120058	1249 NURSERY HILL LN	\$ 659,500.00	\$ 6,993.75	\$ 2,234.36	\$ 1,988.03	\$ 2,279.89	\$ 2,028.54	\$ 4,222.39	
223023110004	1152 AMBLE DR	\$ 734,400.00	\$ 7,930.00	\$ 2,533.47	\$ 2,254.17	\$ 2,279.89	\$ 2,028.54	\$ 4,787.64	
223023120043	1250 KARTH LAKE DR	\$ 886,900.00	\$ 9,836.25	\$ 3,142.48	\$ 2,796.04	\$ 2,279.89	\$ 2,028.54	\$ 5,938.52	
223023120042	1244 KARTH LAKE DR	\$ 773,300.00	\$ 8,416.25	\$ 2,688.82	\$ 2,392.39	\$ 2,279.89	\$ 2,028.54	\$ 5,081.21	
223023120017	1285 KARTH LAKE CIR	\$ 725,500.00	\$ 7,818.75	\$ 2,497.93	\$ 2,222.54	\$ 2,279.89	\$ 2,028.54	\$ 4,720.48	
223023120041	1236 KARTH LAKE DR	\$ 908,900.00	\$ 10,111.25	\$ 3,230.34	\$ 2,874.21	\$ 2,279.89	\$ 2,028.54	\$ 6,104.54	
\$ 29,527,500.00		\$ 315,452.50	\$ 315,452.50	\$ 100,780.62	\$ 89,670.01	\$ 100,780.62	\$ 89,670.01	\$ 190,450.62	

AGENDA ITEM – 3C



MEMORANDUM

DATE: January 12, 2026
TO: Honorable Mayor and City Councilmembers
FROM: Jessica Jagoe, City Administrator
SUBJECT: North Suburban Communications Commission Broadband Franchise Discussion

Budgeted Amount:
N/A

Actual Amount:
N/A

Funding Source:
N/A

Council Should Consider

Council should discuss and provide direction on broadband franchise agreements with the North Suburban Communications Commission (NSCC).

Background

At the December 12th work session, Councilmember Weber requested that fiber construction and broadband system franchising be added as a future work session discussion topic. Given the recent inquiries from companies looking to install fiber within Arden Hills and the potential of future right-of-way permits, staff is bringing this item forth for Council consideration.

Franchising gives municipalities the legal authority to manage their public rights-of-way and negotiate enforceable agreements with private broadband providers. For Arden Hills, the NSCC has the delegated authority to negotiate and manage the cable communications systems on behalf of its member cities. A broadband system under state law is considered a cable communications system. Therefore, the City can make the determination that when a permit application is submitted to construct a cable communications system (i.e. broadband system) that the applicant shall be instructed to obtain a franchise from the NSCC as a prerequisite to issuing permits. At its December meeting, the NSCC Board passed a recommendation that each member city should direct any applicant for fiber construction to them for franchising discussions.

On September 25, 2025, the South Washington County Telecommunications Commission (SWCTC) adopted the first broadband franchise in the state for the City of Woodbury area. This franchise agreement is with Intrepid Fiber Networks. Key provisions that were secured by SWCTC for its member city were:

- Ability to franchise with other broadband providers
- Equal Access to Broadband to all residents in the franchise area

- Open Access System to be built by franchisee as a wholesale provider. Other franchised retail service providers will operate on this single, robust network, fostering competition in services and pricing for residents
- Authorization for Open Access Service Providers will be allowed to sign on to this master franchise
- Buildout Obligation of entire city over a 5-year period
- Financial Consideration to pay a 5% gross revenue fee
- Public Benefits & Protections is secured with commitments for free or discounted broadband services to government facilities and a provision for a discount of no less than 10% for seniors and disabled persons

For Arden Hills, no permits have been issued thus far. Three companies have inquired about fiber to home, which are, are Intrepid Fiber, Lumen/AT&T Fiber and primarily Gateway Fiber. The new ROW Permit Application form is updated to have the checkboxes separating broadband/fiber (we can definitely adjust it in the future, too, if we deem necessary based on this process's discussion). We know that if that box is checked for "fiber", that we will route them to be reviewed by the NSCC for prerequisite Franchise Approvals, whatever those entail. Once they have that letter of approval from them, the Fiber Company would then be permitted to go through the typical ROW Application process, where we would 1) require restoration that we need, 2) collect escrow and fees to cover restorations and inspections services, 3) be able to review and coordinate placement of fiber around existing infrastructure and construction projects and 4) be able to track projects within our permitting software.

Currently, we only have one application and that is from Gateway Fiber in the Karth Lake neighborhood and surrounding areas in the northeastern corner. Public Works issued a Stop Work Order to Lumen in the southwest part of town a couple months ago as they were working without a permit due to some confusion with the City of New Brighton. The time constraint with Gateway Fiber is that Public Works would like to get them in ahead of the 2026 PMP so they don't disrupt the new pavement or delay the City Project Contractor (whomever that ends up being, TBD after bidding). A utility coordination meeting would take place with Public Works, Bolton and Menk, and Gateway Fiber to get a plan for their schedule to work around the 2026 PMP Contractor this summer appropriately.

One more piece to consider, while Intrepid and Gateway are new to Arden Hills, Lumen is not. They have a lot of infrastructure already in the ground in the City. We would need to determine in some way when Lumen is here doing new Fiber Broadband work, or just simply maintaining existing infrastructure.

Staff is seeking Council direction on the potential next steps for broadband franchise agreements with the NSCC and consideration of issuance of a formal notice to future applicants of right-of-way permits for broadband system installation.

Budget Impact

N/A

Attachment

Attachment A: NSCC Memorandum Broadband Franchising
Attachment B: Sample Permit Deferral Letter to NSCC

MEMORANDUM

To: North Suburban Communications Commission
From: Michael R. Bradley
Re: Broadband Franchising
Date: October 29, 2025

Franchise Basics

In simple terms, a franchise is an authorization from a local government entity to a company to use the public rights-of-way to provide services to area residents.

Benefits of Franchising

There are many proven benefits of franchising, such as build-out requirements, customer service standards, compliance with the City's right-of-way standards, the payment of franchise fees, and the provision of other public benefits.

Franchising Authority in this Area

The North Suburban Communications Commission has been delegated the authority to negotiate and manage the cable communications systems on behalf of its member cities. The Commission has administered the franchises for the area for 40+ years.

Broadband is Not a Telecommunications Service

Earlier this year, the U.S. Court of Appeals in a Hobbs Act review of an FCC Order held that broadband is not a telecommunications service. *Ohio Telecom Ass'n v. FCC (In re MCP No. 185)*, 124 F.4th 993 (6th Cir. 2025). This decision has caused cities in Minnesota to reevaluate where broadband-only providers fall under state law. Since broadband is not a telecommunications service under federal law, it is similarly not likely to be under state law. Instead, it is more likely that a broadband system is a "cable communications system." A "cable communications system" is a system that provides "*data, or communications content* service." See Minn. Stat. § 238.02, Subd. 3 and 31. This definition is much broader than a cable television system or "cable system" as that term is defined in federal law. See, e.g. *WH Link, LLC v. City of Otsego*, 664 N.W.2d 390 (Minn. Ct. App. 2003) (OVS provider using internet protocol is a cable communications system). If the City determines that a permit applicant is constructing a cable communications system, it could instruct the applicant to obtain a franchise from the Commission as a prerequisite to issuing permits.

Minnesota's First Broadband Franchise

A similar commission just negotiated and executed the first broadband franchise in the state for the City of Woodbury area. Additional information and links can be found [here](#). More information on the benefits of local franchising can be found [here](#). We would be happy to review this further with any of the Commission's Member Cities and their respective city attorneys.

Attachment B

[CITY LETTERHEAD]

[Date]

[Permittee Applicant]
[Address]

Re. Right-of-Way Use Permit

Dear [Name of Permittee Applicant]

The City of _____ has received your inquiry or application for a public right of way use permit. It is the City's understanding that the company desires to construct a fiber optic cable communications system using the City's public rights-of-way to deliver data and communications content (i.e. broadband internet) service to City residents and businesses. Before constructing such a cable communications system, the company will need to obtain a cable communications system franchise. The City has delegated authority to the North Suburban Communications Commission ("NSCC") to negotiate and manage its franchises. Please contact NSCC's Executive Director, Jeff Ongstad, to commence the franchising process. His contact information is as follows:

North Suburban Communications Commission
2670 Arthur St
Roseville, MN 55113
651-792-7512
jongstad@ninenorth.org

The City will defer acting on the permit application pending completion of the franchising process.

Sincerely,

[Name]
City Administrator

c.

AGENDA ITEM – 3D



MEMORANDUM

DATE: January 12, 2026

TO: Honorable Mayor and City Councilmembers
Jessica Jagoe, City Administrator

FROM: Julie Hanson, Assistant to the City Administrator/City Clerk

SUBJECT: City Code related to Alcohol in City Park Discussion

Budgeted Amount:	Actual Amount:	Funding Source:
N/A	N/A	N/A

For Council Consideration

- The Council should discuss and provide direction on potentially amending City Code to allow alcohol consumption in one or more City park.

Background

The City of Arden Hills currently does not allow alcohol consumption in our parks. City Code Chapter 7, Section 720, Subsection 720.06, Subd. 10 states “Alcoholic and Intoxicating Beverages. No person shall transport, possess, offer for sale, consume or be under the influence of any alcoholic or intoxicating beverages in any open space site”.

Staff is requesting that the Council discuss and provide direction on:

- Does the Council support amending City Code to allow alcohol consumption in a City park?
 - The Council could consider allowing alcohol consumption at one specific park or at certain parks only.

The Council may also consider the following:

- If the Council supports an amendment to allow alcohol consumption in one or more City park, the Council can amend City Code again at any time to change or even revoke this provision.
 - The Council can determine if/when it wishes to revisit this topic at a future date certain (in the fall, the end of this year, etc.). Please note if Council approves an amendment to allow such, Staff will report back to the Council in the event any issues arise following adoption and implementation.

Should the Council wish to move forward with an amendment to allow alcohol consumption at one or more City park, Staff will work with the City Attorney and bring forward an ordinance amendment at a future meeting.

Attachments

N/A



MEMORANDUM

DATE: January 12, 2026
TO: Honorable Mayor and City Councilmembers
FROM: Jessica Jagoe, City Administrator
SUBJECT: Committee/Commission Liaison Roles and Responsibilities

Budgeted Amount:	Actual Amount:	Funding Source:
N/A	N/A	N/A

Council Should Consider

Council should discuss the role of the Committee/Commission Liaisons.

Background

As part of the LMCIT discussion on January 3, 2024, Council requested to discuss the roles and responsibilities of Council Liaisons. Meeting minutes say this item will be addressed as part of a future work session and it was added to the agenda planning list on April 22, 2024. At the November 10, 2025 work session, the City Council gave direction to staff to keep this on the agenda planning list and to bring the topic back to Council for further discussion.

The role of the liaison has not been formally discussed in the past, below is the applicable ordinance that pertains to the liaisons.

Subd. 14 Council Liaison. The City Council shall appoint a council member to serve as a liaison to each Board, Committee, Commission or other Appointed Body.

Council may want to discuss how it defines the liaison role, possible expectations and if a formal policy needs to be approved and/or ordinance changes need to be made. Staff is researching other communities for Council review of language in a formal liaison policy.

As part of the previous discussion, Council also discussed adding formal reports from Council Liaisons to meeting agendas; however, this was put on hold pending a discussion on what the expectations are regarding updates. Council may also want to discuss this and direct Staff on moving forward.

Budget Impact

N/A

Attachment

N/A

AGENDA ITEM – 3F



MEMORANDUM

DATE: January 12, 2026

TO: Honorable Mayor and City Councilmembers
Jessica Jagoe, City Administrator

FROM: Jake Reilly, Community Development Director

SUBJECT: Affordable housing policy

Budgeted Amount:
N/A

Actual Amount:
N/A

Funding Source:
N/A

Council Should Consider

Council should consider and provide direction on approaches to increasing the supply of housing in Arden Hills.

Background

At the October 27, 2025, work session, the City Council received information and discussed various approaches to increasing the supply of affordable places to live in Arden Hills. Based on that conversation, staff has generated answers to questions that were raised during and after the meeting and identifies in this memorandum three approaches designed to offer market-driven solutions.

As established in earlier memos on the subject, housing is considered affordable when it costs the owner or renter not more than 30 percent of their income, including taxes, utilities, and insurance. In many cases for rental properties, that amount must also include any fees necessary to rent a unit. For example, cable or internet fees, parking fees, pet fees, etc. In today’s rental market, separating out different fees from the rent has been a mechanism for multi-family property owners to both right-size the cost of living to the tenant and recoup as much of the cost of the development and maintenance of a multi-family property and its amenities as possible, including addressing future property maintenance needs.

For example, management companies at newer apartment complexes constructed in recent years in the metropolitan area typically attempt to “unbundle” aspects of the rent in one or more of the following ways. Parking spaces are rented separate from the unit, allowing for resident preferences

to own or maintain a car to reduce costs while at the same time allowing each household to have more than one car per bedroom, if that is what the household needs. Increasingly some or all utilities such as heat, electricity, water, and garbage collection services are no longer included in the rent; some places are charging property maintenance fees, and pet-friendly apartments are both more common and come with a premium additional monthly rent.

Ultimately, the fact remains that there are some key factors in ensuring people of all kinds can live in a place, two of which are supply and perception. On the supply side, when there is a sufficient supply of homes available to either/or renters and owners of any kind, scarcity isn't driving up the cost of a place to live. When it comes to perception, both how "easy" a developer perceives a locality is to develop in and neighborhood perception all influence whether a developer of any kind will find a place desirable to build in.

Discussion

Starting with the supply side, the Metropolitan Council has identified that Arden Hills can be expected to absorb a certain number of households that need homes that are affordable to them between now and 2040. The Metropolitan Council identifies the need for Arden Hills to be able to house 373 households making at or below 80% of the Area Median Income (AMI) by 2040. Based on the city and county's adopted Comprehensive Plans, Rice Creek Commons is expected to be the location for those homes. Given more recent information, including a 2022 study associated with the County's Economic Competitiveness & Inclusion Plan¹ suggests that the Metropolitan Council's estimate is insufficient to adequately address the overall number of cost-burdened households. Ramsey County is one of the most cost-burdened counties in the state and the most cost-burdened county in the seven-county metropolitan area. Arden Hills (and Ramsey County) are not alone in the expectation set by forecasters at the Metropolitan Council. All communities within the metropolitan council area are aware of the number of affordable units expected to be accommodated within each government entity's boundary and at what affordability levels. However, it is important to remember that not only is there no legal mandate to produce a specific number of units by affordability band, nor is there a legal mechanism to enforce it. All the numbers are based on estimates that take into consideration essential population statistics such as births, deaths, and migrations (both people moving to here and to somewhere else). Some of the things models can't consider but researchers have anecdotal evidence to support include in-migration due to cultural, political, or climate factors. As a place with a lower-than-average cost of living and a higher-than-average quality of life, Minnesota has historically been an in-migration state.

Ultimately, supply of housing will come when the cost of land plus the cost of construction is of interest to a developer. Higher density buildings are profitable in the locations that support them. Lexington Avenue is a prime example of a place where higher density buildings are able to be built. Not only because the cost of land is lower but also because people can walk to and from major employers and many services and businesses. Some of this supply (relative to the cost of land) can be addressed through zoning code reforms.

Zoning code reforms

Parking: While it is clear that the approximately 1,900 new homes in Rice Creek Commons will positively affect the supply side of the housing equation, the timeline to development is not yet determined. Arden Hills continues to be a desirable place to live and the cost to live here continues

¹ [Economic Competitiveness & Inclusion Plan | Ramsey County, Minnesota](#) (Accessed 11/12/2025)

to increase. Eliminating parking minimums continues to be the best way to positively increase not only the number of homes constructed but also positively influence the outcomes of small and large businesses alike. Now considered inefficient and undesirable, including in the corporate development world, establishing “parking minimums” or government rules that mandate specific minimum amounts of parking in new or changing buildings. These minimums have produced areas where more land is often devoted to parking than to the primary purpose of the buildings on the site. Off-street parking requirements reduce density because each building has its own parking that’s typically unavailable to the general public. Further, parking minimums have broken the link between using parking and paying for parking, while the prices of goods, including housing, continue to rise. When the parking and the housing are “unbundled” the developer can use their robust knowledge of the target market to determine how to right size the parking. This is true for single-family homes, multi-family complexes, and retail and office uses. For example, a condo association could own parking spaces as common property and lease them to the residents at a price that equates supply and demand. The rent from commonly owned parking spaces could then replace all or part of the fees residents pay to maintain their association. Parking wouldn’t be free, but those who own fewer cars would pay less. After unbundling, developers would likely find they could build condominiums more cheaply. If cities didn’t require parking, the market would supply it only when profitable. There would be fewer spaces, and spots that were frequently empty would be redeveloped. This is as true in large cities with transit options as it is for smaller cities with limited transit opportunities yet strong connections for people who walk or roll to parks, schools, businesses, services, and jobs.

Density: The cost of building housing has two components: how much does the land cost and how much does it cost to build whatever is allowed by the zoning code. The two concepts taken separately look like this:

A piece of land on the market for \$ K has n units constructed on it and the cost of the land per unit is K/n . There is a point at which the cost savings start to slow down. For example, one can easily argue that building six units instead of one unit offers cost savings to the developer. However, there is also a point at which the savings start to level out. Further, in reality, land cost is partially dependent upon how much housing is allowed by the zoning code. For example, a piece of land upon which one can legally build 300 homes is going to cost a lot more than a piece of identically sized land where you can legally build six.

Construction costs for a given site also vary based on what can be built on it because the cost to build things vary greatly based on the size and complexity of the building and what is required by building codes. For example, above six stories you need steel-frame construction: that costs more than wood-frame construction. The Americans with Disabilities Act requires elevators in a building of six or more stories and, in most U.S. building codes, most apartment buildings must have two stairwells. Only one of these two expensive additions to the construction cost is truly necessary, and, in fact, most of the rest of the world does not have this prohibition on “single-stair” buildings in part because there are a lot of other negative consequences for energy efficiency and other factors.

And here is where local regulation can counter the goal of abundant and affordable housing: the mismatch between the physical requirements of construction and the regulatory requirements. This happens everywhere: three-unit buildings get stuck with the international commercial building code (IBC), which means costly features like sprinklers. Duplexes? They can use simpler residential code (IRC). The result is that three- to six-unit buildings become financially

unworkable on residential lots where they'd otherwise be the optimal way to deliver affordable housing that spreads land costs across multiple households.

However, there is a “sweet spot” that addresses the comprehensive plan goal to complement and preserve the character that is Arden Hills. In real terms, that is the maximum density of housing you could build while still using the cheapest construction techniques: the same used for a single-family house. This leads us back to the conversation about the so-called “missing middle” or the range of small-scale apartment housing ranging from duplexes all the way to small apartment buildings and including arranging buildings on lots in different ways, such as cottage courts.



Allowing for these types of developments and/or adding more options to add units to existing lots (including but not limited to subdividing large lots, allowing for three or more units by right, including so-called accessory units, and reducing minimum lot sizes) is the lowest cost option for cities to address the affordability of housing.

Looking at the adopted 2040 Comprehensive Plan, two directions with multiple solutions stand out:

- Encourage the incorporation of affordable and life-cycle housing into new development and redevelopment where feasible.
- Identify programs, policies, and strategies that encourage aging in community for senior citizens.

Density bonuses are a land-use tool that incentivizes more units per development and are useful where feasible. The concept is best used as an embedded component in the zoning code either through planned unit development regulations or development of a master plan that is adopted by the city council. Importantly, the idea of a density bonus does not have to be tied to a financial incentive. Instead, they are offered in exchange for something the city needs and/or wants. This could be affordable housing, additional park dedication or fees in lieu, and/or implementing enhanced aspects of sustainable building design.

Here are three examples of zoning code language for density bonuses:

1. City of Cottage Grove

In any PUD the maximum number of dwelling units allowed shall not exceed the base density identified in the land use districts in the comprehensive plan, except that:

- a) *Density bonuses consistent with the comprehensive plan and any adopted city policies may be granted if the proposed project meets certain objectives of the city as identified in the comprehensive plan. These objectives include but are not limited to affordable housing or other identified housing needs, sustainability, increased open space or greenway development.*
- b) *Density transfers within the PUD may be allowed provided the project area is at least 40 acres; however, this area requirement may be reduced when the project provides for the dedication of needed public infrastructure.*

2. City of Woodbury

Density bonuses consistent with the comprehensive plan may be granted by the City Council to increase the maximum permitted density for residentially guided land, if the proposed project meets certain affordable housing policies. The allowable total density increase under this provision shall not be increased more than twenty percent (20%). For determining AMI requirements, the City shall utilize Metropolitan Council data.

Area Median Income (AMI) Density Increases:	Density Bonus
<i>10 to 15% of the total units set aside for 30% AMI</i>	<i>15-20%</i>
<i>15 to 20% of the total units set aside for 31 to 50% AMI</i>	<i>10-15%</i>
<i>20 to 30% of the total units set aside for 51 to 80% AMI</i>	<i>10-15%</i>
Affordable housing site and design incentives:	
<i>Preservation of significant wooded areas and open space</i>	<i>0-5%</i>
<i>Sustainable design (i.e. LEED, Solar, etc.)</i>	<i>0-5%</i>
<i>Onsite amenities (common space, playgrounds, sport courts)</i>	<i>0-5%</i>
<i>Underground parking</i>	<i>0-5%</i>
<i>Transit Access (i.e. TOD, BRT, or park and rides)</i>	<i>0-5%</i>

3. City of Forest Lake

(1) Developers providing affordable housing units may qualify for the following incentives and zoning code modifications listed below. Approval of requested incentives and modifications shall be made by the City Council. The city, in determining the reasonableness of the incentives and modifications to be considered, shall recognize that it may be benefitted not only on the inclusion of affordable housing but overall quality of design, increase in efficiency in public facilities, location and amount of proposed common space and location, design and type of dwelling units.

- (a) Density bonus. A developer may qualify for up to 15% increase in the otherwise allowable density for a property as determined by the Comprehensive Plan designation of the property may be allowed. The density bonus must be calculated by determining the largest number of units that may be built on the property, then multiplying the result by 1.15 and rounding up any fractions.*

4. City of Golden Valley

Multifamily buildings shall be eligible for a density bonus of up to an additional three units per acre and senior and physical disability housing shall be eligible for a density bonus of up to an additional five units per acre, pursuant to the City's Residential Density Bonus Policy.

Other possible incentives within the zoning code include:

- Reducing or reimbursing fees associated with planning and zoning fees, building permit fees, sewer and water availability charges, parkland dedication fees in exchange for additional density, affordable units, additional greenspace, or sustainable building “enhancements.”
- Addressing potential site constraints such as reducing required setbacks and/or minimum lot sizes, reducing parking requirements, and/or reducing right-of-way widths.

As the city works with a consultant to address updates and improvements to the zoning code is a potentially opportune moment to implement these low/no-cost approaches to increasing the ability for more families to live in Arden Hills.

Creating a regulatory situation that is clearly amenable to developers’ needs and understands the complicated tension of developing more housing anywhere, addresses then issues associated with perception. Perception issues may include the “ease” of which a person can build additional places to live, whether as an individual homeowner expanding options for their own property or as a developer looking for a place to build at a greater scale. Scale and perception of impact on existing neighborhoods can also be addressed by these changes, allowing for more units that continue to be sensitive and complementary to the existing character of development, while adding net tax capacity to the city.

Budget Impact

N/A

Attachments

Attachment A: Presentation

Arden Hills
City Council Work Session
January 12, 2026

Mayor David Grant

*Councilmembers: Brenda Holden, Tena Monson,
Emily Rousseau and Kurt Weber*

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.



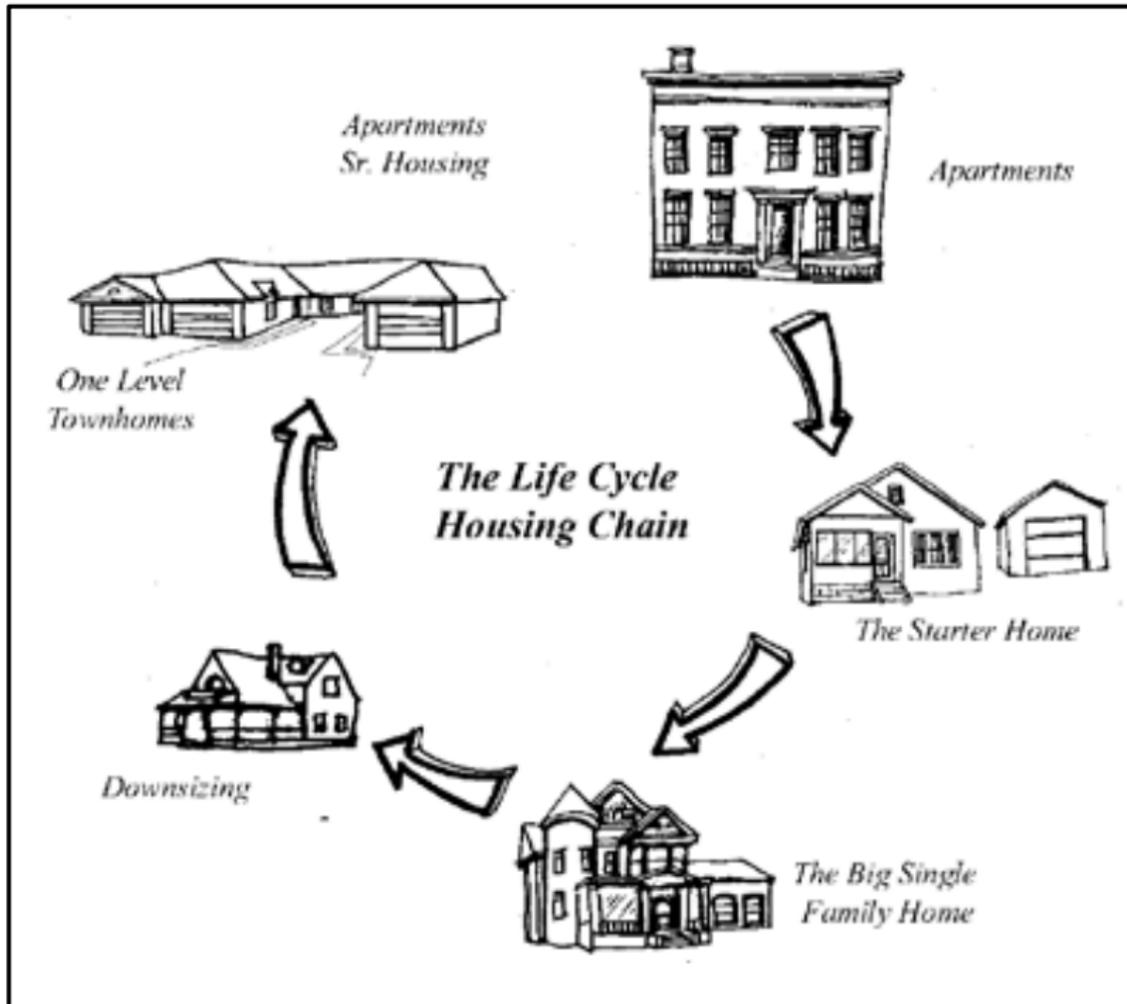
Affordable housing

1. Summary of previous information and discussion
2. Affordable housing policy options
 - A. Supply
 - B. Perception
3. Next Steps

Recap of previous information

- A home is affordable if it costs the occupant not more than 1/3 of their income, including any associated fees, property taxes and insurance.
- For an individual family, housing affordability is directly tied to income, regardless of income level or source or family size. Housing should be “affordable” to the occupant.
- Sometimes housing is subsidized to be affordable (whether through a housing choice voucher or a downpayment assistance program).
- Sometimes housing is “naturally” affordable (a household finds a home for which they can pay not more than 1/3 of their income).
- There are not enough homes for existing population and future expected population growth (births and migrations).
- Incomes have not kept pace with inflation or the cost of housing.
- Mismatch between median HH income and median home prices/costs.

Recap of previous information



Arden Hills 2030 Comprehensive Plan

- Arden Hills homes are mostly “move up” homes (1500 square feet +)
- “Starter homes” typically less than 1500 square feet
- Limited number of apartments
- Aging in place vs aging in community
 - Few places to “downsize”
 - Limited supply of single-level single-family homes

Recap of previous information - supply

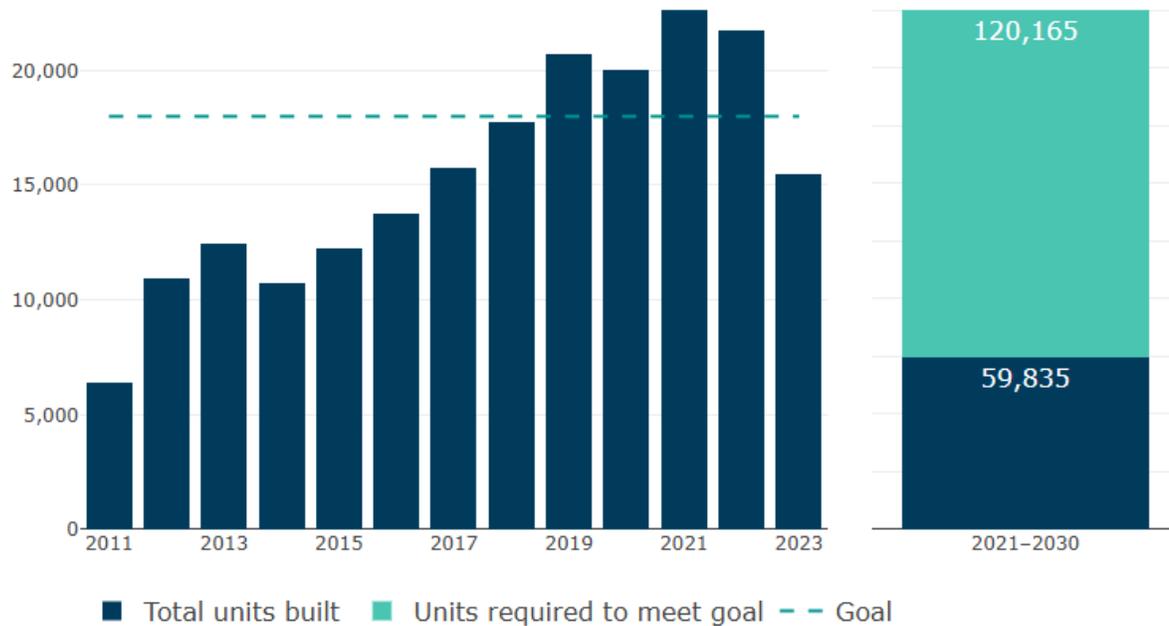


Supply 18,000 new housing units per year

2023: **Goal not met**

2021–2030: **On track**

Number of units built in the seven-county Twin Cities area



Source: Metropolitan Council.

Why this metric matters

Producing more homes is the single most effective way to ensure long-term housing affordability.

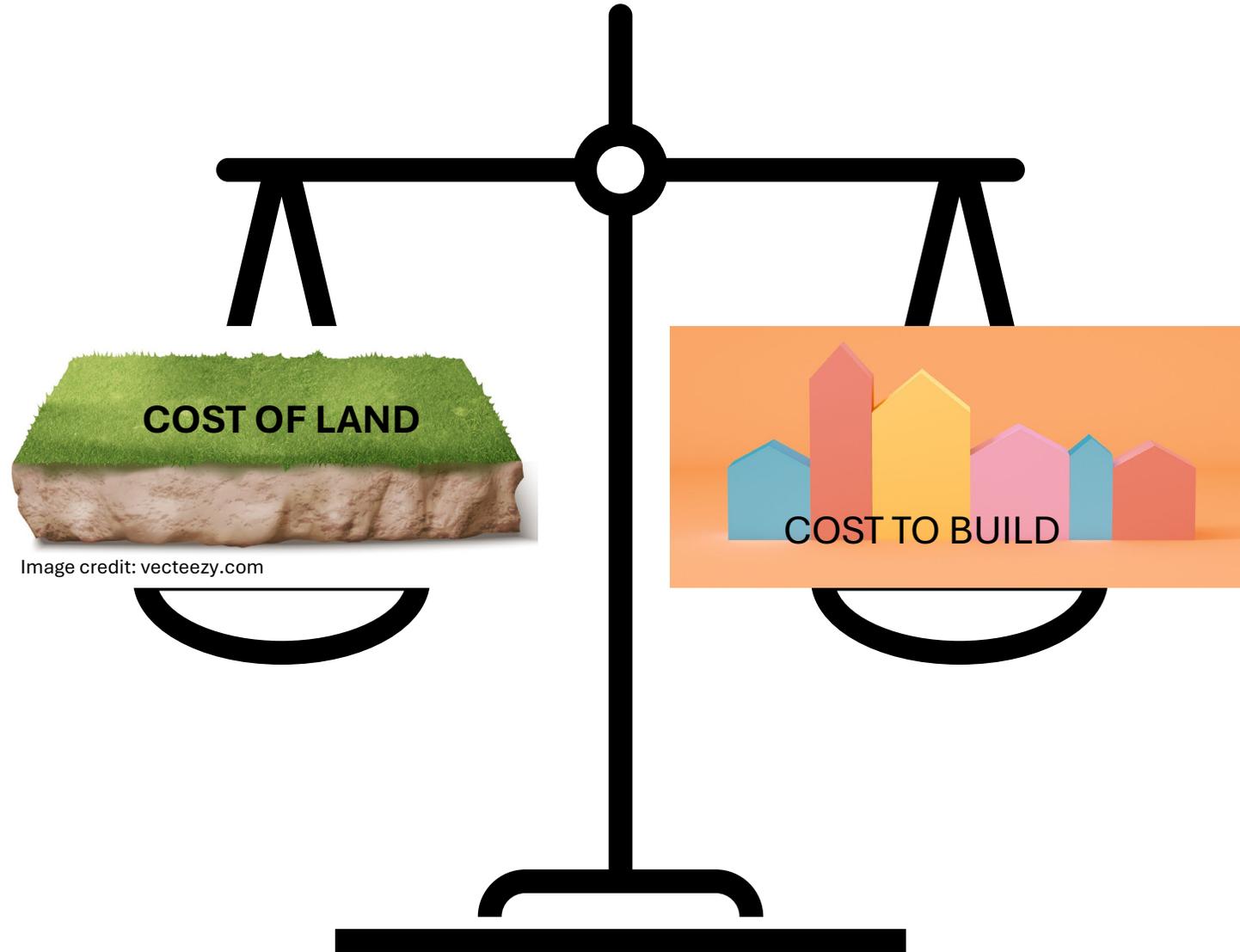
How this goal was set

This goal equates to about 18,000 new units a year. It represents the amount of housing needed to keep pace with household growth (about 12,500 new housing units/year), account for lost housing units, erase the deficit of production left by the Great Recession (about 15,000 units), and provide enough cushion in housing supply to slow the rise in housing prices.

Context

While the region has enjoyed strong home production in the last few years, the low vacancy rate and rising housing prices tell us that there is continued need for new housing production.

Addressing the supply of homes



Affordable housing policy options - Supply

Zoning code reforms to establish standards, reduce regulatory barriers, and make it “easier” to build:

- Permit more homes “by right”
- Reduce minimum lot size
- Change minimum parking requirements
- Increase allowed density
- Increase allowed lot coverage ratio
- Increase number of units allowed per lot
- Pre-approved home designs
- Address definition of family to allow for more flexible multi-generational homes/properties

Affordable housing policy options - Supply

- Offer non-financial incentives such as a density bonus where appropriate in exchange for:
 - More green space
 - Parkland dedication fees in lieu of green space
 - Including affordable units
 - Adding sustainable design elements such as:
 - Passive house construction
 - Solar, geothermal, or small scale wind energy
 - Whole home/unit electrification (not using natural gas)
 - EV charging stations
 - Carshare options (HourCar/Evie)

Concrete examples of code language – Cottage Grove

In any PUD the maximum number of dwelling units allowed shall not exceed the base density identified in the land use districts in the comprehensive plan, except that:

- Density bonuses consistent with the comprehensive plan and any adopted city policies may be granted if the proposed project meets certain objectives of the city as identified in the comprehensive plan. These objectives include but are not limited to affordable housing or other identified housing needs, sustainability, increased open space or greenway development.*
- Density transfers within the PUD may be allowed provided the project area is at least 40 acres; however, this area requirement may be reduced when the project provides for the dedication of needed public infrastructure.*

Concrete examples of code language – Forest Lake

(1) Developers providing affordable housing units may qualify for the following incentives and zoning code modifications listed below. Approval of requested incentives and modifications shall be made by the City Council. The city, in determining the reasonableness of the incentives and modifications to be considered, shall recognize that it may be benefitted not only on the inclusion of affordable housing but overall quality of design, increase in efficiency in public facilities, location and amount of proposed common space and location, design and type of dwelling units.

(a) Density bonus. A developer may qualify for up to 15% increase in the otherwise allowable density for a property as determined by the Comprehensive Plan designation of the property may be allowed. The density bonus must be calculated by determining the largest number of units that may be built on the property, then multiplying the result by 1.15 and rounding up any fractions.

Concrete examples of code language – Golden Valley

Multifamily buildings shall be eligible for a density bonus of up to an additional three units per acre and senior and physical disability housing shall be eligible for a density bonus of up to an additional five units per acre, pursuant to the City's Residential Density Bonus Policy.

Concrete examples of code language – Golden Valley

Multifamily buildings shall be eligible for a density bonus of up to an additional three units per acre and senior and physical disability housing shall be eligible for a density bonus of up to an additional five units per acre, pursuant to the City's Residential Density Bonus Policy.

Note: This approach allows for flexibility in addressing density bonuses overtime. With a separate policy document, the policy is more easily amended than the city's code of ordinances. Other municipalities have also taken this approach.

Concrete examples of code language – Woodbury

Density bonuses consistent with the comprehensive plan may be granted by the City Council to increase the maximum permitted density for residentially guided land, if the proposed project meets certain affordable housing policies. The allowable total density increase under this provision shall not be increased more than twenty percent (20%). For determining AMI requirements, the City shall utilize Metropolitan Council data.

Area Median Income (AMI) Density Increases:	Density Bonus
10 to 15% of the total units set aside for 30% AMI	15-20%
15 to 20% of the total units set aside for 31 to 50% AMI	10-15%
20 to 30% of the total units set aside for 51 to 80% AMI	10-15%
Affordable housing site and design incentives:	
Preservation of significant wooded areas and open space	0-5%
Sustainable design (i.e. LEED, Solar, etc.)	0-5%
Onsite amenities (common space, playgrounds, sport courts)	0-5%
Underground parking	0-5%
Transit Access (i.e. TOD, BRT, or park and rides)	0-5%

Affordable housing policy options - Perception

Addressing any or all is more likely than not to generate interest by builders



Image credit: vecteezy.com



AND the net tax capacity of the municipality increases likely leading to lower property tax impacts for existing residents, decreasing the housing cost burden

Next steps

- Staff/consultant/attorney draft zoning ordinance language to address supply
- Staff draft complementary affordable housing policy
 - Menu of options from municipalities around the state of all sizes
- Identify underutilized land within Arden Hills
 - Underutilized defined as:
 - not reaching potential net tax capacity
 - owned by the city and not dedicated to another use
- Generate concrete/visual examples of implementation
- Include engagement opportunities with existing residents, business owners, and the development community

AGENDA ITEM – 3G



MEMORANDUM

DATE: January 12, 2026
TO: Honorable Mayor and City Councilmembers
FROM: Jessica Jagoe, City Administrator
SUBJECT: Rice Creek Commons/TCAAP Discussion

Budgeted Amount:	Actual Amount:	Funding Source:
N/A	N/A	N/A

For Council Consideration

Council will have the opportunity to comment on any TCAAP related items they so choose.

Background

N/A

Budget Impact

N/A

Attachment

N/A

AGENDA ITEM – 3H



MEMORANDUM

DATE: January 12, 2026
TO: Honorable Mayor and City Councilmembers
FROM: Jessica Jagoe, City Administrator
SUBJECT: Agenda Planning

Budgeted Amount:
N/A

Actual Amount:
N/A

Funding Source:
N/A

Council Should Consider

Council should discuss its next Work Session agenda.

Background

Per Council's adopted policy on agenda setting, please find the proposed agenda below for the upcoming meeting.

February 9th Work Session

- Land Use Application Concept Review
- Land Use Application Concept Review
- State of the City Policy
- 2027 Park Improvements
- Code of Conduct
- Agenda Planning (time sensitive)
- RCC/TCAAP Discussion

March 9th Work Session

- Volunteer Recognition Policy
- To Be Determined
- Agenda Planning (time sensitive)
- RCC/TCAAP Discussion

Attachment A is the list of topics that have yet to be discussed by Council and the 2025 ranking of priority topics. Staff will begin to work the higher priority items into upcoming Work Sessions sooner while putting the lower priority items to later discussions. Please note, this does

not reflect all items at Work Sessions as Staff will have necessary items for discussion, such as, budget discussions, concept plan reviews, or Public Works projects that need timely direction. Council may want to discuss whether any items need to be added to this list for future discussion or assign a future meeting for some of these items. This would need to be done by a majority consensus of Council.

Below is a running list of things Staff brings forward to Work Session annually, in recent years, we have shifted away from bringing some items forward unless needed, such as, the Pavement Management Update from Public Works. Note, these timelines may shift year to year. Most items discussed at Work Sessions are one-off items that may require multiple meetings but are usually not recurring.

- January
 - Legislative priorities
- February
 - None
- March
 - Initial guidance on next year's Public Works projects
- April
 - None
- May
 - None
- June
 - Follow up on next year's Public Works projects
- July
 - Capital improvement planning
- August
 - Operating budgets
- September
 - Operating budget and levy discussion
- October
 - State of the City (if planned for early following year)
- November
 - City-wide budget and fee schedule
 - Follow up on next year's Public Works projects
- December
 - Committee and commission appointments

Budget Impact

N/A

Attachment

Attachment A: Council Priorities

Attachment B: Agenda Setting Policy

Attachment A

Topic for Consideration	Likely Responsible Department	Total	Average	Majority Next Steps
Short-term Rental Ordinance	CD/Admin	15	3.00	Council WS
Rental Licensing Program	CD/Admin	15	3.00	Council WS
Accessory Dwelling Units	CD	12	2.40	Council WS
Funding for Lake Johanna Boulevard Trail	PW/Fin	9	1.80	Council WS
Climate Action Plan	Admin	9	1.80	Council WS
Code of Conduct	Admin	8	1.60	Council WS
Encroachment Discussion (2025)/Adopt A Spot	PW	8	1.60	Staff Recommendation
Volunteer Recognition (to Personnel first)	Admin	8	1.60	Staff Recommendation
Cannabis Discussion	CD/Admin	8	1.60	Council WS
Energy Audit	Admin	7	1.40	Staff Recommendation
Temporary Goats/Buckthorn	Admin	7	1.40	Staff Recommendation
Buy Nothing Day/Clean Up Day	Admin	6	1.20	Staff Recommendation
Community Survey	Admin	6	1.20	Council WS
Committee/Commission Liaison Role Policy	Admin	5	1.00	Council WS
EV Fleet Analysis	PW	5	1.00	Staff Recommendation



CITY OF ARDEN HILLS

Agenda Setting Policy

The purpose of this policy is to establish a method for agenda setting that allows for Council to review and have control over its agendas and decide as a Council how it wants items for consideration to be brought forward.

For regular worksession agendas:

- Prior to concluding each regularly scheduled worksession, the City Council shall review its next regularly scheduled worksession agenda and direct Staff on any changes.
- Should an individual Councilmember want to raise an item for discussion at the next meeting or in the future, they would do so during this review period. The item would need at least one other Councilmember to agree to having the item considered for future discussion, and then Council, by majority, would direct to have it placed on a future agenda or not.
- Staff will have flexibility to add or remove items to the worksession as needed to maintain operational efficacy.

For regular City Council meeting agendas:

- Agendas will be largely Staff driven based on approvals needed for normal operations.
- Items coming from the City Council shall first be discussed at a worksession and can direct Staff at said worksession to bring items forward for formal approval if needed.
- In rare instances, if a Councilmember brings forward an item that needs approval prior to going to a worksession, they may request the City Administrator add the item to the agenda. The City Administrator shall have the discretion to determine if the issue should be added or not, but Councilmembers will make every effort to having the item first discussed at a worksession.

Special meetings and emergency meetings:

- Special meetings and emergency meetings may still be called at the discretion of the Mayor or any two Councilmembers, and the members calling the meeting shall set the agenda.