



DRAFT

Approved: May 8, 2023

**CITY OF ARDEN HILLS, MINNESOTA
REGULAR CITY COUNCIL MEETING
APRIL 10, 2023
7:00 P.M. - ARDEN HILLS CITY COUNCIL CHAMBERS**

CALL TO ORDER/ROLL CALL

Pursuant to due call and notice thereof, Mayor David Grant called to order the regular City Council meeting at 7:00 p.m.

Present: Mayor David Grant, Councilmembers Tom Fabel, Brenda Holden, Tena Monson and Emily Rousseau

Absent: None

Also present: City Administrator Dave Perrault; Public Works Director/City Engineer Dave Swearingen; Community Development Director Jessica Jagoe; Finance Director Gayle Bauman; City Attorney Joel Jamnik; and Assistant to the City Administrator/City Clerk Julie Hanson

PLEDGE OF ALLEGIANCE

1. APPROVAL OF AGENDA

Mayor Grant requested an item be added to the Consent Agenda, a Proclamation declaring April to be Fair Housing Month.

Councilmember Holden suggested this item be discussed under New Business as Item 10I.

Mayor Grant requested staff provide a Transportation Update under Staff Comments in order to address the traffic impacts along Lexington Avenue.

Councilmember Rousseau requested Item 7E on the Consent Agenda be pulled and discussed as Item 8A.

MOTION: **Councilmember Holden moved and Councilmember Rousseau seconded a motion to approve the meeting agenda as amended. The motion carried (5-0).**

2. PUBLIC INQUIRIES/INFORMATIONAL

George Winnicke, 4175 Old Highway 10, noted he was an insurance broker by trade. He discussed how he completed risk analysis and risk factor ratings for properties. He commented on the risks surrounding some of the TCAAP property, as it was within a superfund site. He understood some of the property was highly contaminated and encouraged the City to speak with an attorney before developing this site. He feared the City would spend a fortune developing and defending this property. He explained he was asked by the Army to remove his private well and to hook up to City water because the water under the TCAAP property was highly contaminated. He reported pollution liability was a very big deal and he did not want this development to come back and bite the City in the future.

Linda Swanson, 1124 Ingerson Road, explained she had attended all of the JDA meetings but has not been able to attend the JDA Advisory Committee meetings. She expressed concern with the fact the JDA Advisory Committee meetings were not held publicly nor were their minutes available to residents. She discussed how Councilmembers were to be transparent and make information available to the public, however with this committee, Councilmember Fabel did not feel it was necessary. She understood the JDA would be holding a worksession meeting on May 1. She questioned when the needs and the wants of Arden Hills residents would be addressed by the JDA. She asked when the County would be coming forward with their wants. She stated after the April 3 JDA meeting, she now understands why Ramsey County was pushing for so many affordable housing units. However, she questioned why Arden Hills should have to shoulder the affordable housing deficit that Ramsey County found themselves in. She summarized other comments that were made at the April 3 JDA meeting. She expressed concern with how the TCAAP project was moving forward given the numerous promises from the slate Councilmembers.

Donna Weeman, 1406 Arden View Drive, stated at the April 3 JDA meeting, staff confirmed the minutes of the JDA Advisory Committee would be posted on the City's website. She reported this group has met on three different occasions and she looked forward to reviewing these minutes. She recommended a survey be completed for the TCAAP development now rather than later in order to gather information from Arden Hills residents. She discussed how Ramsey County was short 15,000 affordable housing units. She indicated this was a huge number and she anticipated some of the units within TCAAP would be affordable. However, she did not believe it made sense for the entire development to be affordable high density. She explained as of 2019, 40% of the housing units in Arden Hills were affordable at 80% AMI and 13% of the City's housing was at 30% AMI.

Kathy Sukke, 1286 Karth Lake Circle, reported she has lived in Arden Hills for the past 36 years. She noted the JDA meeting held on April 3 was disappointing, noting the group followed Councilmember Rousseau's lead and curtailed freedom of speech from the public. She believed there was nothing clean about the clean slate serving on the JDA. She questioned why 40 years of experience had been removed from the JDA. She feared the City was not properly protected. She understood Ramsey County paid too much for the TCAAP property and she believed the federal government should have cleaned it up when they polluted it. She has been told that the site was only cleaned down to four feet and feared how homes or underground parking could be constructed on the property. She recommended the development remain at 1460 units as this would lead to 3,300 units. She stated this would be a very dense development as there would be over 3,000 people living on 161 acres. She explained she had to laugh at Ramsey County's

equitable development framework. She questioned what was equitable about Ramsey County taxing Arden Hills residents twice and suing the City for the cost of \$300,000. She asked what was equitable about hiding true density designs so an honest traffic study for Highway 96 can be done. She stated true equity would demand a long public approval process if the County wants 2500 units, which would add 6,200 people to Arden Hills. She reported this would be a tremendous amount of density that would threaten the quality of life for the residents living in northern Arden Hills. She asked that the City now allow Ramsey County Commissioners to finally make an appearance at the JDA meetings and order City staff around. She expressed concern with the fact Ramsey County Commissioner Frethem and Councilmember Fabel were meeting in secret without minutes available to the public.

Lynn Dias, 1143 Ingerson Road, encouraged the Council to fund Northwest Youth and Family Services. She recommended the City support a new AUAR and suggested this be done this fall. She agreed the JDA Advisory Committee should be providing minutes for the public to review after each meeting. She recommended the City complete a survey of Arden Hills residents that focuses solely on TCAAP. She supported the City hiring a professional to assist with the survey.

3. RESPONSE TO PUBLIC INQUIRIES

None.

4. PUBLIC PRESENTATIONS

None.

5. STAFF COMMENTS

A. TCAAP/Rice Creek Commons Update

City Administrator Perrault stated the JDA held a meeting on April 3. At that meeting, the JDA approved a request for development interest on the thumb property. He explained the County is going to seek proposals for the site and hopes to have a selection made by early fall. He noted the County gave presentations on Building 189, future County Park and Recreation projects, and their economic inclusion plan. He reported the JDA would be holding a workshop meeting on Monday, May 1 and topics are still to be determined, but will likely include a discussion on energy, a roadmap for the project, communication planning and public engagement. He explained summaries of the advisory committee meetings will be posted on the City's website once a page is determined. He stated Alatus held a meeting with representatives from the City, County and Army to discuss the remediation on the site.

Councilmember Holden commented she would appreciate if JDA members would read through the minutes in order to make minor corrections. She noted Rice Street was included in the minutes and this should read Rice Creek. She reported the minutes were a reflection of what had been done at the meeting, and the information should be accurate. She asked if the County was given a warranty on the cleanup work that occurred on TCAAP.

City Administrator Perrault stated he believed the County was given a three year warranty on this work, but he would have to investigate this matter further.

Councilmember Holden indicated she was concerned with the criteria for the sale of the thumb property. She asked if the City's goals and objectives for the TCAAP development would be taken into consideration when this parcel is developed. She suggested a meeting be held to further discuss the Council's goals and objectives. She believed it was time for the City to speak up to ensure their voices were heard. She commented on the numerous tasks that were accomplished on TCAAP over the past 12 years. It was her hope that the County was not looking to build cheap houses on the TCAAP property. She feared this would lead to problems down the road.

Mayor Grant stated the City had accomplished important things over the past 12 years, which included the creation of the JDA, along with bylaws for the JDA. He indicated the planning review process was created and a developer was selected. He reported the City worked with County and MNDOT to redo County Road H Roundabout. He noted an AUAR was completed in 2014 and this was updated in 2019. He discussed how the Council worked with the County to install a road to the thumb property. In addition, he noted the City successfully defended the JDA through a lawsuit. He indicated the City also put together a successful development proposal with the developer in May of 2022 which the County turned down.

Mayor Grant requested further information on how the County defined early fall when the thumb property decisions would be made.

City Administrator Perrault explained the County would like to have a project selected for the thumb property by October.

Mayor Grant asked if Alatus could be considered for the thumb property.

City Administrator Perrault explained this would be allowed.

Mayor Grant stated it was his understanding Building 189 would be used as a regional asset for cross country skiing or bike racing. He indicated the building was now in the process of being torn down. He asked if another building would be built.

City Administrator Perrault stated this was correct, the building would be torn down in April or early May. He reported it was his understanding the County would be pursuing community engagement on what type of community asset may be constructed in the future. He noted the County also had to secure funding for a new structure.

Mayor Grant hoped that the City of Arden Hills would be part of the review process for the thumb property. It was his understanding the County would be having a score card and he feared the City would not be involved in the process. He discussed how the infrastructure and fiber channel was in place to development the thumb property. He asked if Alatus was qualified to develop the thumb property.

City Administrator Perrault explained the developer does not have an agreement to be the master developer on the site. He understood the County was working on a refreshed agreement to

have Alatus act as the master developer for the California piece. He noted this has not been approved by the County or Alatus.

Mayor Grant questioned when this would be decided.

City Administrator Perrault anticipated this would occur before a decision was made on the thumb property.

Mayor Grant stated the initial intention of the JDA was to have a master developer over the entire development. He explained the JDA did not want a developer to come in and select only certain sections to develop. He feared this would now occur through the development of the thumb property, noting he understood this would be a County initiated project. He asked that staff request a letter from the County requesting information as to their intention on the thumb property.

City Administrator Perrault asked if this was the consensus of the Council.

Councilmember Holden explained the JPA states the project would have one master developer. She questioned how the thumb property could be sold separately. She feared Alatus could sue the City if this parcel was removed from the TCAAP development.

City Attorney Jannik advised the JPA allows flexibility for the parties to change transactional details, goals and objectives. He reported there would be flexibility, if the JDA wants to proceed or modify the transactional details. He explained any lawsuits brought by the developer would be levied against the JDA and not the City or the County, although the County could be named as a separate party based on the real estate transaction. He indicated the JDA has insurance in place to address any litigation that would arise with the master developer or any other party.

Mayor Grant commented he would still like a basic letter from the County that states they would like to move forward with the thumb property.

Councilmember Fabel indicated this letter would not be at the request of the City Council, unless there was consensus. He stated one commitment that was being made by the new JDA members was that they would not be pursuing a contentious relationship with the County. He explained the City would not be confrontational with the County, but rather would move forward as a cooperative partner. He did not support the City demanding a letter from the County at this time. He reported the County was strapped for cash because this project has been delayed for six years. He stated the County could not do anything on this project until they had some cash in hand. He explained the JDA would be working on a new agreement with the developer in a cooperative manner. He suggested the Mayor attend a future JDA meeting and ask the County representatives why they were doing what they were doing.

Mayor Grant stated the County told the JDA they wanted to develop the thumb property and the JDA offered their support. He reported the development of this property was being done outside of the JDA.

Councilmember Fabel stated the Mayor may request a letter from the County but the City Council will not be sending this letter.

Councilmember Holden expressed concern that one Councilmember could speak on behalf of the entire City Council. She questioned why she would have to attend a JDA meeting in order to find out answers to the questions she had. She asked why the JDA liaisons could not offer responses to the questions that are being asked. She inquired why the City and its residents were not privy to this information. She encouraged the new City Councilmembers to be mindful in representing all 7,700 voting adults in Arden Hills and not just those who voted for them.

Councilmember Fabel clarified the Council has not acted to ask for that letter. He noted the Council acts by a vote of the majority members.

Mayor Grant commented this was not an agenda item that would be considered tonight. However, he asked in the interest of being a partner with the County if Councilmember Fabel could ask the County for a letter. He requested further information regarding Central Park within TCAAP.

City Administrator Perrault stated he was not familiar with TCAAP having a Central Park.

Councilmember Monson reported this was in reference to the park layout there was a northern, central and southern component of the Rice Creek regional plans.

Mayor Grant questioned what other elements were needed by the County after the thumb property sold.

Councilmember Fabel stated the County has been clear with this, noting the other elements included the spine road, utilities and mass grading of the TCAAP property.

Mayor Grant explained the utilities would be a City responsibility.

Councilmember Holden commented she questioned why the City Council was not meeting to discuss TCAAP at a worksession meeting.

Mayor Grant asked if meetings that were not required to be open to the public, could be open to the public.

City Attorney Jamnik reported these meetings could be open to the public.

B. Transportation Update

Mayor Grant requested staff provide the Council with an update on the traffic impacts along Lexington Avenue.

Public Works Director/City Engineer Swearingen stated Ramsey County informed him this construction on Lexington Avenue would resume on Monday, April 17. He reported part of this

work would include closing Lexington Avenue at the railroad tracks to replace the crossing. He anticipated this work would take three or four weeks and detours would be posted.

Mayor Grant asked when the Lexington Avenue project would be substantially complete.

Public Works Director/City Engineer Swearingen reported the County stated the project would be substantially complete mid-July.

Mayor Grant requested further information regarding the replacement of the railroad crossing.

Public Works Director/City Engineer Swearingen explained this project and traffic closure was initiated by the Canadian Pacific Railroad. He reported because there was work being done on the roadway, the railroad would like to make enhancements to the railroad crossing.

Councilmember Monson questioned how the City has communicated with the County in the past. She asked if there were opportunities to have weekly calls with the County regarding their improvement projects.

Public Works Director/City Engineer Swearingen stated he attends weekly meetings with the County and the contractor. He noted Ramsey County leads the coordination of the projects and there has been multiple issues throughout this project. He reported this information is passed along to staff at the weekly meetings and through weekly updates. He noted staff received an email from the County regarding this recent change.

Councilmember Monson indicated it appears the City was doing the right things, but she understood construction was tough to control. She understood this project could have been done better and communicated better with the City. She expressed concern with how local businesses would be further impacted by this project. She encouraged staff to communicate the project changes to these businesses in a timely manner.

Public Works Director/City Engineer Swearingen stated the contractor and Ramsey County would lead the communication effort. He noted staff has also walked and met with every business. He was of the opinion the County had to do better for those businesses because they would now be impacted by the construction for a second season.

Councilmember Holden reported the Twin Cities North Chamber was reaching out to each of the impacted businesses and was also creating a Back to Lexington campaign. She asked how the City could get information regarding the County culverts.

Public Works Director/City Engineer Swearingen stated he would bring this topic up with the County engineers at a meeting in the first week of May.

6. APPROVAL OF MINUTES

None.

7. CONSENT CALENDAR

- A. Motion to Approve Consent Agenda Item - Claims and Payroll
- B. Motion To Approve Cooperative Agreement With Ramsey County For Landscaping Maintenance West Of TH-10 At Highway 96
- C. Motion To Approve Professional Services Agreement For Feasibility Report – Bolton & Menk – 2024 Street And Utility Improvements Project
- D. Motion To Approve Resolution 2023-013 Approving Grant Agreement Between Met Council And City Of Arden Hills For 2021 And 2022 Sanitary Sewer Lining Program
- ~~E. Motion To Approve 2023 State Of Minnesota Institution Community Work Crew (ICWC) Program Contract~~
- F. Motion To Approve Professional Services Agreement Amendment No. 1 – Bolton & Menk – Lift Station No. 10
- G. Motion To Approve Resolution 2023-014 Recommending The City Of Coon Rapids Award The 2023 Street Maintenance Program
- H. Motion To Approve Professional Services Agreement With Rainbow Tree Care
- I. Motion To Approve Resolution 2023-015 Approving Amended Memorandum Of Agreement (MOA) Between State Of Minnesota And Local Governments And Authorizing Participation In National Opioid Settlements

MOTION: **Councilmember Monson moved and Councilmember Fabel seconded a motion to approve the Consent Calendar as presented and to authorize execution of all necessary documents contained therein. The motion carried (5-0).**

8. PULLED CONSENT ITEMS

- A. Motion To Approve 2023 State Of Minnesota Institution Community Work Crew (ICWC) Program Contract**

Councilmember Rousseau requested further information regarding this item.

Public Works Director/City Engineer Swearingen stated in May 2019, the City entered into a one-year contract with the Minnesota Department of Corrections to participate in the Institution Community Work Crew (ICWC) program. The program provided a work crew consisting of a crew leader and up to ten crewmembers for up to ten hours per day to complete predetermined work plans. Work dates were available on Friday, Saturday and Sunday at a cost of \$85 per hour. ICWC crews have been utilized to complete buckthorn removal in several Parks, they have also performed debris/sediment removal, ditch maintenance, slope stabilization, rain garden maintenance, and performed landscape maintenance at City Hall, Highway 96 median areas and the gateway sign on New Brighton Road. Staff commented further on the tasks that would be completed by the ICWC crews and recommended approval of the contract.

Councilmember Rousseau asked if the crew members volunteered to serve on the work crews while they are incarcerated.

Public Works Director/City Engineer Swearingen explained it was his understanding the crew members volunteered and they looked forward to the work.

Mayor Grant commented one of the focuses of this program was to provide the crew members with job skills and experience completing different tasks.

Councilmember Holden reported it took the City quite some time to get on the list for these crews. She indicated the City has had very few issues or problems with the program.

Councilmember Fabel stated he supported the City working with this program.

MOTION: **Councilmember Holden moved and Councilmember Fabel seconded a motion to Approve 2023 State Of Minnesota Institution Community Work Crew (ICWC) Program Contract. The motion carried (5-0).**

9. PUBLIC HEARINGS

A. Quarterly Special Assessments for Delinquent Utilities

Finance Director Bauman stated water customers whose accounts are 90 days past due were informed that the City intends to certify delinquent charges to Ramsey County to be collected with property taxes. These customers have the right to a hearing in front of the City Council to discuss this matter prior to certification.

Mayor Grant opened the public hearing at 8:15 p.m.

With no one coming forward to speak, Mayor Grant closed the public hearing at 8:16 p.m.

B. Planning Case 23-004 – Amendments To Chapter 13, Sections 1305 And 1320 – Zoning Code – Solar Energy In Conservation District

Community Development Director Jagoe stated in 2013, the City adopted two zoning code amendments to establish the Parks and Open Space Zoning District and Conservation Zoning District within the city code. Prior to this, there were no zoning districts designated for “parks or open space areas” that corresponded to two of the City’s future land use designations in the 2030 (and now 2040) Comprehensive Plan. By creating the Parks and Open Space Zoning District and Conservation Zoning District, the City was working towards compliance with Minnesota State law, which mandates that local zoning codes are consistent with adopted comprehensive plans. Specific to this application, the Conservation District is guided by the Park Preserve future land use classification in the Comprehensive Plan. The CD District only applies to the Arden Hills Army Training Site (AHATS). In 2014, the City rezoned 2/3’s of the AHATS property to the Conservation District and then in 2016 the remaining acreage was rezoned. The City did not rezone the entire AHATS property originally in 2014 because Ramsey County was working with the Federal Government to purchase some of the area to be incorporated into their park system.

Community Development Director Jagoe commented on the history of the AHATS property, provided further background information on the Zoning Code Text Amendments and requested the Council hold a public hearing.

Mayor Grant clarified solar energy would be a conditional use and not a conditional use as an accessory.

Community Development Director Jagoe reported this was the case.

Mayor Grant opened the public hearing at 8:23 p.m.

Lyle Salmela, 1480 Arden Vista Court, stated in 2015 the City, County and JDA approved and paid for TCAAP Energy Integration Resiliency Framework (EIRF). He reported this document was approved by the Army Corp of Engineers as an ideal site for a solar array. He explained the City and the County would be a part of and would benefit from a solar micro grid on TCAAP. He commented further on the benefits of having solar grid within this development and encouraged the City and JDA keep an eye on the regulations that were coming down from the federal government.

Mayor Grant closed the public hearing at 8:28 p.m.

C. Planning Case 23-003 – Minor Subdivision And Variance At 1174 Edgewater Avenue

Community Development Director Jagoe stated Mike Mezzenga (“The Applicant”) has requested the approval of a Minor Subdivision and Variance for the property located at 1174 Edgewater Avenue (“Subject Property”). The Applicant is proposing to split the property into two lots for future redevelopment with single family residential dwellings. To construct this proposal, the Applicant is seeking three variances based on applicable zoning code definitions and minimum lot standards.

Community Development Director Jagoe reviewed the existing site conditions, site data and Plan Evaluation in detail and requested the Council hold a public hearing.

Councilmember Monson asked if the Planning Commission discussed Tract B.

Community Development Director Jagoe commented the Planning Commission discussed both south property line variance requests. She indicated Tract B was not further discussed because there was already a house on the lot to the south. She reported an additional five feet was added to Tract A to remain consistent with the neighboring properties.

Councilmember Monson asked if the variance was just for Tract A.

Community Development Director Jagoe reported there were variances requested for both tracts.

Councilmember Holden questioned if the setbacks could be adjusted five feet on Tract A.

Community Development Director Jagoe stated the applicant has a proposed house pad with building setbacks. She indicated the Planning Commission had the understanding the house pad location could be adjusted.

Councilmember Holden asked what the distance would be between the two houses.

Community Development Director Jagoe estimated the distance between the two homes would be 20 feet.

Mayor Grant reviewed the front and rear yard setbacks for the lots. He asked if the front yard was facing the lake.

Community Development Director Jagoe described how City ordinance defines lots and noted the rear yard for these two lots was the south property line, parallel with the road.

Mayor Grant opened the public hearing at 8:50 p.m.

Airika Coblentz, 3187 Lexington Avenue, requested the Council deny the variance request and reorientation of the property. She recommended Site Plan A be followed and not Site Plan B. She reported Site Plan B would create houses that are twice the size of the neighboring homes, which would not be in keeping with the character of the neighborhood. She discussed how these homes would not be consistent and would adversely impact the shoreline. She explained with big houses, comes big docks, big boats and disturbances along the shoreline. She questioned why Site Plan A was not moving forward.

Sarah Albano, 3123 Shoreline Lane, stated she had many of the same concerns as Erica. She reported the size of the proposed homes was not in keeping with the neighboring properties. She explained she lives in an older home and she feared if this variance were allowed, the smaller homes on the lake would be torn down and replaced with large homes that were five feet apart. She urged the Council to not approve this variance as it would set a dangerous precedent.

Mike Mezzenga, the applicant, explained he designated areas for building pads and reported no set house size had been determined for either of the two lots. He explained the new homes would be no larger than half the houses on the lake. He discussed how impervious surface requirements would determine the size of the homes on these lots. He stated he could support a change to the proposed setbacks, but asked why his project was being singled out. He reviewed an aerial photo of the lake and commented on the size and orientation of the neighboring homes.

Airika Coblentz commented on how the applicant's property was unique because the road serving the two new lots ran perpendicular to the lake instead of being parallel to the lake. She reiterated that the footprints for the proposed lots were out of line with any other homes in the area. She noted the homes to the south were approximately 3,000 square feet in size and the homes to the north were 3,200 square feet in size. She indicated the two new homes would be quite a bit larger than this. She recommended Site Plan A be followed as this would allow for smaller homes and would not require the setbacks to be changed. She reported she would like the new homes to keep in character with the neighborhood.

Mayor Grant closed the public hearing at 9:04 p.m.

10. NEW BUSINESS

A. Resolution 2023-016 Adopting And Confirming Quarterly Special Assessments For Delinquent Utilities

Finance Director Bauman stated delinquent utility amounts are certified to Ramsey County quarterly. A list of utility accounts with a delinquent balance was compiled and notices dated February 24, 2023 were mailed. These customers were informed of their delinquent status and were asked to make payment of the delinquent balance by March 31, 2023. Utility accounts with an unpaid delinquent balance would be certified to Ramsey County to be added to property taxes payable in 2024. The certification amount is equal to the unpaid delinquent balance plus an eight percent penalty.

MOTION: **Councilmember Holden moved and Councilmember Fabel seconded a motion to adopt Resolution #2023-016 – Adopting and Confirming Quarterly Special Assessments for Delinquent Utilities. The motion carried (5-0).**

- B. Planning Case 23-004 – Amendments To Chapter 13 – Zoning Code – Solar Energy In Conservation District**
- **Ordinance 2023-002 Amending Section 1305, Subsection 1305.04**
 - **Ordinance 2023-003 Amending Section 1320, Subsections 1320.04, 1320.05 and 1320.15**
 - **Authorizing Publication of Summary Ordinance 2023-002 and 2023-003**

Community Development Director Jagoe stated staff has prepared text amendments based on the Applicant’s narrative as well as a few other text amendment considerations for “Solar Energy System” language within Sections 1305.04 Definitions, 1320.04 Purpose of Districts, 1320.05 Land Use Chart and 1320.15 Special Requirements for the CD. Staff provided further comment on the request and offered the following Findings of Fact:

1. Alatus, LLC, The Applicant, is proposing amendments to the language of Chapter 13 – Zoning Code of the City Code.
2. Currently, Section 1305.04 does not include a definition for Solar Energy System.
3. The Applicant is proposing the City amend the zoning code to add a definition for Solar Energy System to Section 1305.04 of the Zoning Code.
4. Under the City’s Zoning Code Section 1320.05, a Solar Energy System is considered a prohibited land use in the Conservation District.
5. The Applicant is proposing an amendment to alter the Land Use Chart in Section 1320.05 of the Zoning Code to allow a Solar Energy System as a Conditional Use in the Conservation District.
6. The City is proposing to add Solar Energy System design standards to Section 1320.15 – Special Requirements for the Conservation District.
7. Amendments to the Zoning Code regulations require a public hearing prior to action by the City Council.
8. If the zoning amendments were approved, an Applicant would be required to submit a Conditional Use Permit land use application for the permitting of a Solar Energy System within the Conservation District.
9. The Planning Commission conducted a public hearing on March 8, 2023.

Community Development Director Jagoe reported the Planning Commission recommended adoption of Ordinances 2023-002 and 2023-003 as well as authorization to publish a Summary Ordinance for Planning Case 23-004 for Zoning Code Amendments in Sections 1305.04, 1320.04 – Subd. 17, 1320.05, 1320.15 of the Arden Hills City Code to allow Solar Energy System as a Conditional Use in the Conservation District, based on the findings of fact and the April 10, 2023 Report to the City Council.

MOTION: **Councilmember Holden moved and Councilmember Monson seconded a motion to adopt Ordinance 2023-002 Amending Section 1305, Subsection 1305.04 of the Arden Hills City Code to allow Solar Energy System as a Conditional Use in the Conservation District, based on the findings of fact and the April 10, 2023 Report to the City Council.**

Councilmember Monson explained she fully supported the ordinance amendment. She believed this would be a fantastic location for a potential solar array.

Councilmember Holden stated for the record the Primer Tracer property was going up for auction.

Mayor Grant noted he supported the ordinance amendment as well.

A roll call vote was taken. The motion carried (5-0).

MOTION: **Councilmember Holden moved and Councilmember Monson seconded a motion to Ordinance 2023-003 Amending Section 1320, Subsections 1320.04, 1320.05 and 1320.15 of the Arden Hills City Code to allow Solar Energy System as a Conditional Use in the Conservation District, based on the findings of fact and the April 10, 2023 Report to the City Council. A roll call vote was taken. The motion carried (5-0).**

MOTION: **Councilmember Monson moved and Councilmember Fabel seconded a motion Authorizing Publication of Summary Ordinance 2023-002 and 2023-003. The motion carried (5-0).**

C. Resolution 2023-017 – Planning Case 23-003 – Minor Subdivision And Variance For 1174 Edgewater Avenue

Community Development Director Jagoe stated Mike Mezzenga (“The Applicant”) has requested the approval of a Minor Subdivision and Variance for the property located at 1174 Edgewater Avenue (“Subject Property”). The Applicant is proposing to split the property into two lots for future redevelopment with single family residential dwellings. To construct this proposal, the Applicant is seeking three variances based on applicable zoning code definitions and minimum lot standards. Staff commented further on the request and offered the following Findings of Fact:

General Findings:

1. The Subject Property at 1174 Edgewater Avenue is located in the R-2 – Single and Two Family Residential Zoning District.
2. The Arden Hills 2040 Comprehensive Plan designates the Subject Property as LDR – Low Density Residential.
3. The Applicant has submitted a land use application for a Minor Subdivision to subdivide the Subject Property into two (2) lots and is requesting a variance to the required R-2 Zoning District lot width, lot depth, and rear yard setback.
4. The property is properly guided and zoned for the development of single- family residential dwellings.
5. The request proposes to use the properties in a reasonable manner allowed by code as a single-family dwelling.
6. The Owner of the unplatted lot to be divided has filed with the Zoning Administrator a registered land survey of the lot to be divided.
7. The proposed Minor Subdivision would not require a front yard or side yard setback variance and as conditioned would comply with Shoreland Regulations.
8. The Applicant states the proposed single-family dwellings on the Subject Property would conform to all other requirements and standards of the R-2 Zoning District.
9. The proposed division will not be detrimental to the public welfare or injurious to adjacent tracts in the area in which the subdivision tract is located.
10. The Planning Commission conducted a public hearing on March 8, 2023.

Variance Findings:

11. Variances are only permitted when they are in harmony with the general purposes and intent of the ordinance.
12. The variance would be consistent with the City’s Comprehensive Plan because it meets the City’s housing goal of encouraging redevelopment that is complimentary to and enhances the character of the City’s established neighborhoods.
13. A single-family dwelling is a permitted use within the R-2 Zoning District.
14. The Applicant states the proposed single-family dwellings would not alter the essential character of the neighborhood because the configuration of future development on the Subject Property in the east and west configuration would be consistent and compatible with the neighborhood.
15. The variance request is not based on economic considerations alone.

Community Development Director Jagoe stated the Planning Commission reviewed this application at their March 8, 2023 meeting. At that time, they recommended approval with conditions of the application from Mr. Mezzenga for a Minor Subdivision and Variance by a 4-1 vote. Staff reported the Planning Commission recommended approval of Planning Case 23-003 and Resolution 2023-017 for a Minor Subdivision and Variance as submitted by the Applicant in Site Plan B at 1174 Edgewater Avenue, based on the findings of fact and the submitted plans, as amended by the conditions below:

1. The Applicant shall record the Minor Subdivision with Ramsey County and a copy shall be provided to the City within sixty (60) days of the City’s approval.

2. The Applicant shall record the drainage and utility easements as required under the Subdivision ordinance on the recorded survey with Ramsey County and a copy shall be provided to the City within sixty (60) days of the City's approval.
3. The Applicant shall pay the required park development fee of \$6,500 for Tract B prior to issuance of permits for either lot within the Minor Subdivision.
4. Monument stakes shall be installed to demarcate the property lines between Tract A and Tract B.
5. A Building Permit shall be required on each lot for construction of the new dwelling.
6. The proposed buildings shall conform to all other standards and regulations in the City Code.
7. A Grading and Erosion permit for each lot shall be obtained from the City's PW/Engineering Division prior to commencing any grading, land disturbance or utility activities.
8. Upon completion of grading and utility work on the site, a grading as-built and utility as-built shall be provided to the City.
9. Final grading, drainage, and utility plans shall be subject to approval by the Public Works Director/City Engineer prior to the issuance of a grading and erosion control permit or other development permits.
10. Heavy duty silt fence and adequate erosion control around the entire construction site shall be required and maintained by the Applicant during construction to ensure that sediment and storm water does not leave the project site.
11. The Applicant shall be responsible for providing verification of approval and obtaining any permit necessary from the Rice Creek Watershed District prior to the start of any site activities.
12. A separate right-of-way permit for each lot shall be required for work performed within the City right-of-way.
13. The Applicant shall be responsible for obtaining a Sanitary Sewer Connect Permit.
14. The Applicant shall be responsible for obtaining a Water Connect Permit.
15. Prior to the issuance of a building permit, the Applicant shall be financially responsible for 100 percent of all applicable sewer connection, sewer availability, water connection, water availability and Metropolitan Council SAC charges.
16. A Tree Preservation Plan shall be required as part of the Building Permit application for the new dwelling on Tract A and Tract B. Any tree removal, preservation, and mitigation shall be completed in accordance with City Code Section 1325.055.
17. Future development on Tract A would be evaluated as presented in Site Plan B designating the north and east elevations as the required front yards.
18. Future development on Tract B would be evaluated as presented in Site Plan B designating the north and east elevation as the required front yards.
19. The Minor Subdivision shall be required to comply with all applicable provisions of Section 1330, Shoreland Regulations and the Applicant is to submit an updated certificate of survey in satisfaction of these requirements prior to issuance of any building permits for the new home construction on Tract A or B.
20. Tract A as shown on Site Plan B as measured from the south property line shall adhere to a side yard setback of no less than 10 feet.

Councilmember Holden asked if this request meets and/or exceeds the shoreline ordinance.

Community Development Director Jagoe stated the applicant was not requesting any setback variances along the shoreline.

Councilmember Fabel reported the Planning Commission supported the variance and minor subdivision request on a 4-1 vote. He questioned why one Commissioner opposed the request.

Community Development Director Jagoe explained the one Commissioner who opposed the request wanted Tract A to have an increased setback from the south property line.

Councilmember Rousseau thanked the Planning Commission for their thoughtful discussion of this Planning Case.

Councilmember Holden asked if houses could be built on both Tract A and B without needing the variance requests.

Community Development Director Jagoe stated under Site Plan A the lots would require some variances.

Councilmember Holden stated she was concerned with the setbacks proposed for Tract B. She requested further information regarding the lake easement.

Community Development Director Jagoe explained there was a comment at the Planning Commission regarding a 10 foot cartway access to the lake. She reported this access would be a private easement. She indicated the proposed subdivision would divide the land and would not erase any private easements in place. She stated the private easement would become a civil issue that would have to be pursued with a land attorney and the private property owner.

Councilmember Holden questioned what the height of the new homes would be.

Community Development Director Jagoe stated the homes could be no taller than 35 feet. She commented on how the City measured building height. She explained the applicant was aware of this requirement and he would be complying.

Councilmember Holden indicated the parcel was zoned R-2, which meant the property could have four houses.

Community Development Director Jagoe commented the applicant had looked at having four lots or townhomes, but the concept review he moved forward with has been for two single family lots.

Mayor Grant questioned what the distance was between the two houses.

Community Development Director Jagoe stated the distance between the houses on Tract A and B would be 20 feet.

Councilmember Holden reported the applicant was asking for a five foot setback on the southern property line. She discussed how close this lot was to Edgewater. She inquired if the lot would have ample space for snow storage.

Public Works Director/City Engineer Swearingen reported he has not looked into this but he did not believe there had been any issues to date with snow storage on this property.

Councilmember Monson stated it was her understanding the applicant brought a concept review plan forward in 2022. She asked what the Council discussed at the concept review plan phase.

Mayor Grant explained the applicant discussed the property to the east and how he had tried to purchase this land.

Councilmember Holden indicated the previous request was to come in like a “T” for Tract B. She noted the Council did not previously have the building pads noted on the site plan.

Councilmember Monson stated this was a unique parcel and she appreciated how the applicant was working to create two lots on the lake. She reported she was concerned with the south property line on Tract B.

Councilmember Holden asked what percentage of the lot would be taken up by the building foundation.

Community Development Director Jagoe stated Site Plan B showed a house and garage for Tract A that was 4,200 square feet in size and the house and garage on Tract B would be 3,700 square feet.

Councilmember Holden understood the future buyer may not build a home that covered the entire building foot pad, but noted this may occur. She questioned if the City could reduce the size of the building foot print.

Community Development Director Jagoe explained the Planning Commission recommended Tract A have a 10 foot setback from the side yard. She reported the Council could keep this setback in place or increase the size of the setback.

Councilmember Holden inquired if the Council could approve the Site Plan only allowing 20% building foot print coverage.

Community Development Director Jagoe stated staff would not be able to equate this for each lot tonight to know how that compares to other city code requirements. She noted this could be more restrictive than City Code, as code allows for lots to have a maximum structure coverage of 25%.

City Attorney Jannik advised it would be better for the Council to consider the setbacks on the lots than to restrict the percentage of structure coverage.

Councilmember Fabel explained he supported the variance and minor subdivision. He thanked the Planning Commission for their careful consideration of the request. He did not support the City putting different requirements on this property.

MOTION: **Councilmember Fabel moved and Councilmember Rousseau seconded a motion to adopt Resolution #2023-017 for a Minor Subdivision and Variance as submitted by the applicant in Site Plan B for the property located at 1174 Edgewater Avenue, based on the findings of fact and submitted plans, as amended by the conditions in the April 10, 2023 report to the City Council.**

Councilmember Holden requested an amendment to the motion addition Condition 21 to read: The south side yard setback on Tract B shall be 10 feet.

AMENDMENT: **Councilmember Holden moved and Councilmember Monson seconded an amendment to add Condition 21 to read: The south side yard setback on Tract B shall be 10 feet.**

Councilmember Holden stated she appreciated the discussion and recommendations from the Planning Commission but noted she supported the south property line being increased to 10 feet.

The amendment carried 4-1 (Councilmember Fabel opposed).

Councilmember Monson explained this was a very difficult decision for her to make. She appreciated the fact the developer came forward with two single family homes, versus four townhomes. She supported the Council reviewing City Code in order to reduce the number of variances that came forward in the future.

Councilmember Holden discussed the existing setbacks in the neighborhood. She commented she would not be able to support this request as she felt the setbacks were not appropriate.

The amended motion carried 4-1 (Councilmember Holden opposed).

D. City/TCAAP Survey

City Administrator Perrault stated this item was requested by a member of the Council for tonight's meeting. At the March worksession, the City Council discussed holding a survey either related to TCAAP or doing one City-wide. At the worksession, staff was directed to have the survey be part of the upcoming Council retreat. Should Council want to move this forward the Council should provide staff with direction on how to proceed.

Councilmember Rousseau reported she at the last Council worksession she brought forward a resident led initiative with an internal survey that was detailed and thoughtful. She stated she supported this survey moving forward, but the Council opted to discuss this further at a future retreat. She recommended the Council have a detailed discussion regarding a potential survey at this retreat.

Councilmember Holden commented there was enough community support for the City to complete a TCAAP survey. She believed it was important for the residents of Arden Hills to provide input on the TCAAP development. She recommended a City survey be considered for 2024.

Mayor Grant thanked Councilmember Rousseau for bringing this survey forward. He stated he was surprised by the County's action to split off the thumb property. He understood the residents of Arden Hills wanted to express their preferences because TCAAP would be part of their community. He did not recommend the survey be delayed, but rather that the pulse of the City should be taken in order for the Council to understand what should move forward on TCAAP. He recommended the City hire a professional organization to assist with conducting a survey on TCAAP.

Councilmember Fabel stated the residents of Arden Hills want communication as TCAAP progresses. He noted the JDA was working towards this. He reported the next JDA worksession meeting would include an agenda item that addressed the analysis of how the communication process would work. He explained he had very little confidence in the information that would be gathered from a generalized survey. However, after a proposal was in place, he saw great benefit in gaining feedback from the public. He did not support the City spending \$30,000 on a survey. He recommended a much more in depth conversation on this topic be held at the upcoming Council retreat.

MOTION: **Councilmember Fabel moved and Councilmember Rousseau seconded a motion to table action on this item to a future Council retreat. The motion carried 3-2 (Councilmember Holden and Mayor Grant opposed).**

E. Resolution 2023-018 Condemning The Use Of And Discharging Discriminatory Covenants On City-Owned Property And Approving Participation In The Just Deeds Coalition

City Administrator Perrault stated at its March worksession, the City Council discussed participation with Just Deeds to assist residents with discharging discriminatory covenants on their property. In short, through the first half of the 20th century, discriminatory covenants were

included in deeds to homes that precluded non-white ownership and rentals. Today, enforcement of those covenants is prohibited under Federal law; however, those covenants, while unenforceable, may still exist in the original deed language. This is true for many parts of Ramsey County, including Arden Hills. Tonight's action would be joining a number of cities and Ramsey County to support an organization called Just Deeds (<https://justdeeds.org/>). Just Deeds works with residents at no-cost to discharge these covenants from their Deeds. The attached resolution has been provided by Just Deeds for consideration. If passed, the City will assist in marketing the program to residents via its website, newsletter, and social media platforms. The City will also work towards discharging any discriminatory covenants that may exist on its properties, too.

MOTION: Councilmember Fabel moved and Councilmember Rousseau seconded a motion to adopt Resolution 2023-018, Condemning the Use of Discriminatory Covenants, Discharging Discriminatory Covenants on City-Owned Property, and Approving Participation in the Just Deeds Coalition. The motion carried (5-0).

F. Request for Proposal for Attorney Services

City Administrator Perrault stated this was requested by a Councilmember for tonight's agenda. The City Attorney, Joel Jamnik, has announced his retirement with cities he serves, but is planning to serve Arden Hills through at least the end of the year. The last time the City did an RFP for attorney services was in 2017. In 2017, the City chose to remain with both Campbell Knutson as its Civil Attorney and Kelly and Lemmons as its Prosecuting Attorney (both firms still serve the City in their respective capacities). Tonight's action would direct Staff to move forward with drafting an updated RFP for attorney services for future approval by Council.

Councilmember Rousseau supported the City conducting an RFP for both civil and prosecuting services.

MOTION: Councilmember Holden moved and Mayor Grant seconded a motion to direct staff to draft an updated Request for Proposal (RFP) for attorney services for future Council approval.

Councilmember Fabel supported the City moving forward with RFP's for attorney services. He indicated he would like the opportunity to have the Council being involved in review the RFP's.

The motion carried (5-0).

G. Northeast Youth and Family Services Agreement

City Administrator Perrault stated over the last two worksessions, Council has discussed re-engaging with NYFS. Following a presentation by their President/CEO, Angela Dmello, Council requested this item be brought forward. This would require a new agreement with NYFS. NYFS uses a funding formula to determine each City's rate. For Arden Hills in 2023 it would have been \$22,215; however, as we are already into April, NYFS is willing to pro-rate the amount to \$16,661. Assuming we maintain the agreement in 2024, staff will be back to the full amount with an estimated impact to the levy of \$23,000 or a 0.49% levy increase. This amount is not budgeted

for in 2023. This approval will also authorize the Finance Director to make any budget adjustments.

Councilmember Holden discussed why the City dropped off their support from NYFS. She explained there were many mental health non-profit services in the suburbs and the Council didn't see why one should be funded over the others. She then discussed how residents were billed by NYFS.

Mayor Grant stated he appreciated the information provided by Councilmember Holden. He explained he knew a number of residents who were helped by NYFS and he understood no Arden Hills resident was turned away, regardless of the City's support. However, at this time he wanted to see the City supporting this organization.

Councilmember Rousseau explained she would be supporting a contract with NYFS.

Councilmember Monson indicated she also supported the contract. She noted there were a lot of mental health issues plaguing youth today and she appreciated the sliding scale being offered by NYFS.

MOTION: **Councilmember Monson moved and Councilmember Rousseau seconded a motion to approve the Northeast Youth and Family Services (NYFS) Agreement. The motion carried (5-0).**

Councilmember Fabel stated he supported the City moving forward with a contract with NYFS.

MOTION: **Councilmember Holden moved and Councilmember Rousseau seconded a motion to extend the City Council meeting to 11:00 p.m. The motion carried (5-0).**

H. TCAAP AUAR

City Administrator Perrault stated the City Council discussed updating the TCAAP Alternative Urban Areawide Review (AUAR) at its last worksession. The City first completed the TCAAP AUAR in 2014, and they are due every five years until a project begins construction. The last update was done in 2019, and we are due for one in 2024. However, the Council could choose to do the update early. A brief description of the AUAR process can be found below.

The alternative urban areawide review (AUAR) process is a hybrid of the environmental assessment worksheet (EAW) and environmental impact statement (EIS) review processes. Responsible governmental units (RGU) can use an AUAR as a planning tool to understand how different development scenarios will affect the environment of their community before the development occurs. The process is designed to look at the cumulative impacts of anticipated development scenarios within a given geographic area.

City Administrator Perrault reported the benefit would be an updated assessment to help the current Council and JDA understand updated development implications. As previously discussed, Kimley Horn would be best positioned to handle this update as they have worked on the last two

updates. Should Council want to move this forward, Staff will work with Kimley Horn on obtaining a proposal for future consideration.

Councilmember Holden asked if the AUAR was being updated or if the scenarios were changing.

City Administrator Perrault reported it was his understanding the AUAR would be updated, the scenarios would not be changing and the maximum build out of 2500 units would not be changing.

Further discussion ensued regarding how TCAAP would impact Highway 96 and Hamline Avenue.

Mayor Grant questioned why the AUAR was being updated when it did not expire until 2024 and none of the scenarios were being changed.

City Administrator Perrault commented the benefits were there was movement on the project and the updated AUAR would provide post COVID traffic information and would affirm decisions being made on the development.

Mayor Grant questioned if the AUAR updates should wait until after the thumb property develops.

City Administrator Perrault stated he would contend that the space on the thumb property would fall in line with campus commercial trip generations, which would fall in line with the AUAR update.

Councilmember Holden indicated she did not believe now was the right time to update the AUAR either. She did not anticipate the thumb property would house a corporate campus, which meant the parcel would have a significant change that would impact the rest of the property. She questioned why the City would not want to know what was going to happen on this property before updating the AUAR.

Councilmember Rousseau stated she would be interested in knowing what the AUAR looks like at this point. She supported staff working with Kimley-Horn to draft a proposal.

Councilmember Fabel reported the Councilmembers who were appointed by this Council to serve on the JDA were in agreement with City Administrator Perrault that the AUAR should move forward this year. He believed this was the right way to proceed and he supported staff's recommendation.

Councilmember Monson believed staff should not have an open checkbook, but rather the plan was to update the AUAR. She indicated the updated traffic information would be essential to the JDA. She supported this item moving forward in 2023.

Mayor Grant questioned if Councilmember Fabel or Councilmember Monson knew the anticipated density on the TCAAP parcel.

Councilmember Fabel stated he was working towards this and it would be greater than the City was stuck on for four and a half years.

Councilmember Holden clarified that the City was not stuck on 1460, but rather this number was given to the County in order for the County to negotiate and come up with terms.

Mayor Grant asked if densities above 1460 were offered to the County.

City Attorney Jamnik reported he would prefer not to indicate what the Council said.

Councilmember Holden explained the City Attorney addressed this matter earlier at a worksession meeting. She reported the City went above 1460.

Councilmember Fabel commented a density number has not been resolved yet, but rather the JDA was working to find a number that works. He noted he would be working towards this number in a cooperative manner with the County.

MOTION: **Councilmember Fabel moved and Councilmember Monson seconded a motion to direct staff to work with Kimley Horn to draft a proposal to update the TCAAP AUAR.**

Mayor Grant stated he was struggling with the fact the City may have to complete the AUAR twice. He questioned if the parameters within the AUAR called for a density higher than 2500 units.

Councilmember Fabel stated the parameters within the AUAR were not higher than 2500 units.

AMENDMENT: **Mayor Grant moved and Councilmember Holden seconded an amendment to specify the proposal shall not cost more than \$20,000 and that the same parameters shall be used in the AUAR.**

Councilmember Fabel reported he opposed the amendment because it was putting unnecessary restraint for the AUAR to go forward. He explained the City did not know the cost for the AUAR and he did not want restrictions from the City to hinder this work.

Mayor Grant indicated he did not like paying for things twice if he did not have to and he also did not support the City having an open checkbook for this project. He noted staff did not receive an estimate for this project but it was his understanding the previous AUAR cost \$16,000.

Councilmember Fabel reiterated that he opposed the amendment.

Councilmember Monson did not believe the amendment was necessary.

Councilmember Holden explained the Council has put caps on contracts in the past. She indicated she was still trying to understand why the AUAR was moving forward at this time, when the City did not understand what would be located on the thumb property. She stated she

would not support the AUAR moving forward until further information was made available regarding the thumb property.

Councilmember Fabel called the question.

A roll call vote was taken. The amendment failed 1-4 (Councilmembers Fabel, Holden, Monson and Rousseau opposed).

MOTION: **Mayor Grant moved and Councilmember Holden seconded a motion to table action on the TCAAP AUAR. The motion failed 2-3 (Councilmembers Fabel, Monson and Rousseau opposed).**

Councilmember Fabel called the question on the original motion.

A roll call vote was taken. The motion carried 3-2 (Councilmember Holden and Mayor Grant opposed).

I. Proclamation declaring April to be Fair Housing Month

City Administrator Perrault explained this item was added to the agenda during the approval of the agenda. He explained this proclamation was from the St. Paul Area Association of Realtors that recognized April to be Fair Housing Month in Arden Hills.

MOTION: **Councilmember Fabel moved and Councilmember Monson seconded a motion to declare April to be Fair Housing Month in the City of Arden Hills.**

Councilmember Holden stated she would not support the proclamation. She explained the City has had a policy for proclamations and how they were brought forward. She suggested this policy be further discussed at a future worksession meeting.

Councilmember Monson explained she supported the proclamation and noted she would support the Council having a further discussion on the policy.

Councilmember Holden asked if the Council could postpone action on this proclamation to the April 24 City Council meeting in order to allow the Council to discuss the policy at their April 17 worksession meeting.

Councilmember Fabel discussed the proclamation that was before the Council and noted a dozen cities have already acted favorably on this proclamation. He reported this was an important proclamation in that it concerns City policy specifically that Arden Hills was to be an inclusive community committed to fair housing, to promoting appropriate activities by private and public entities and to provide and advocate for equal housing opportunities for all residents and perspective residents of Arden Hills. He reported April was to serve as Fair Housing Month and he believed it was appropriate to take action on this proclamation at this time.

Mayor Grant stated he understood Councilmember Holden's concern. He explained he would prefer that the Council not get into social issues when it comes to proclamations. He supported the

City Council running the City and doing City business. He reported he held SPAAR in high regard, but would rather see the Council taking action on items that ran the City, versus addressing items on social issues. He did anticipate the Council would do no harm by approving this proclamation.

Councilmember Monson supported the Council addressing the proclamation policy at a future worksession meeting.

Councilmember Rousseau recognized proclamations can set a cultural reference for the community. She understood one proclamation may lead to another, which would lead to a can of worms. She believed this proclamation was rather benign and for this reason she would like to see the proclamation moving forward in April.

Councilmember Fabel requested the Council take action on this item at this meeting.

A roll call vote was taken. The motion carried 4-1 (Councilmember Holden opposed).

11. UNFINISHED BUSINESS

None.

12. COUNCIL COMMENTS

Mayor Grant thanked everyone who participated in the easter egg hunt.

Mayor Grant stated after speaking with several members in the military he learned the Red Bulls would be holding a flag burning ceremony and they would be pleased to work with the City on this event.

Mayor Grant reported Ramsey County put in a request for 800 megahertz service. He noted he sent an individual letter of recommendation for the County's grant request.

Mayor Grant explained he was approached by a resident that made him aware Arden Hills was named one of the top ten best suburbs to buy a house and raise a family in Minnesota by Niche Ratings for Minnesota. He suggested staff put this information on the City's website.

Mayor Grant encouraged the JDA to allow residents to speak for longer than two minutes.

Mayor Grant requested the JDA liaisons speak to the fact the County wanted to move forward with the thumb property as a way to raise capital and put this officially in the minutes. That way he would not need a letter.

Mayor Grant commented he hoped the request for developer interest on the thumb property would turn out well. He hoped that the citizens of Arden Hills would be able to have input on this process.

Councilmember Rousseau explained her daughter and nephew participated in the egg hunt last weekend. She thanked staff and the volunteers that made this event possible.

Councilmember Rousseau asked when the South Shore Fitness Park would be open to the public.

Public Works Director/City Engineer Swearingen stated there were several punch list items that had to be resolved. He hoped the park would be ready for public use by the end of the summer.

Councilmember Rousseau requested staff highlight this park in an upcoming newsletter when it was open to the public.

Councilmember Holden suggested a groundbreaking or ribbon cutting ceremony be considered for this park.

Councilmember Holden asked if MNDOT has contacted the City regarding buckthorn removal.

Public Works Director/City Engineer Swearingen commented he has not heard back from MNDOT regarding buckthorn removal. He noted he could reach out again.

Councilmember Holden thanked staff for all of their efforts on the easter egg hunt.

Councilmember Holden stated the Army would be putting an RFP to clean up Round Lake. This project was anticipated to take five years to complete. She noted a fishing pier was planned for the lake.

Councilmember Holden questioned if the City received a bid to secure the City's water towers.

Public Works Director/City Engineer Swearingen commented he would be bringing this item to the Council at a future worksession meeting.

Councilmember Holden encouraged the public to continue to bring their thoughts and requests for the TCAAP development to the City Councilmembers.

Councilmember Fabel commended the Public Works Department for their tremendous efforts over the past several months during this very challenging winter.

Councilmember Monson stated the JDA would be holding a worksession meeting on May 1. She indicated she would support the JDA allowing three minutes per person for public comment.

Councilmember Monson reported she supported the thumb property being sold by the County and that this would kick off the redevelopment project. She indicated the County has a need for cash flow.

Councilmember Monson asked how residents should address concerns regarding speeding traffic, vehicles running through stop signs and dogs off leash.

City Administrator Perrault encouraged these residents to contact the Ramsey County Sheriff's Office by calling 911.

ADJOURN

MOTION: Councilmember Holden moved and Councilmember Monson seconded a motion to adjourn. The motion carried (5-0).

Mayor Grant adjourned the Regular City Council Meeting at 11:00 p.m.

Julie Hanson
City Clerk

David Grant
Mayor