



**DRAFT**

Approved: July 24, 2023

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

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**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 Brenda Holden, Emily Rousseau, Tena Monson and Tom Fabel

**Absent:** None

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

**PLEDGE OF ALLEGIANCE**

**1. APPROVAL OF AGENDA**

**Councilmember Monson** requested Item 5A be permanently placed prior to Item 2. She requested this action be permanent.

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

**5. STAFF COMMENTS**

**A. TCAAP/Rice Creek Commons Update**

**City Administrator Perrault** stated the JDA Advisory Committee met on Thursday, June 29 to discuss the Special JDA Worksession on Tuesday, July 11. The County noted there was strong interest in the thumb property. Councilmember Fabel requested the ruling from the judge for the Rice Creek Commons/TCAAP litigation be added to the Rice Creek Commons website to provide a third party account of what transpired with the litigation. He stated this information was available on the City's website. He explained the Thursday, July 13 JDA Advisory meeting has been canceled. He indicated this group discussed how Advisory meetings will be held in the

future. It was noted staff recently met with the school district to discuss the project as it stands today. He explained the Energy Advisory Committee held its first meeting on Thursday, July 6 and would be meeting next on Thursday, August 3. He stated staff would be working to add Advisory Committee related documents to the City's website.

**Mayor Grant** asked what was meant by “strong interest” in the thumb property.

**City Administrator Perrault** explained the County has had strong interest, upwards of 50 developers that have visited the Demand Star platform that was used for this project.

**Councilmember Monson** commented further on the discussions that were held by the Energy Committee last week, which included introductions and goals for the project. She stated going forward, Alatus would join these meetings. She explained this Committee would be looking into grant opportunities for this project.

**Councilmember Holden** asked if there were any grants available for sustainable buildings.

**Councilmember Monson** stated she would forward a newsletter to staff from the Department of Commerce, which had a list of grants available for sustainable efforts for the Council to further review.

**Mayor Grant** inquired if Building 189 had been torn down.

**City Administrator Perrault** stated the building has been torn down.

**Mayor Grant** questioned if staff had an update on the GSA land auction.

**City Administrator Perrault** explained the end date for the auction was TBD but anticipated a soft close would be held in September.

**Mayor Grant** noted the County has an RFP for the thumb property and the County would be accepting proposals through Friday, July 28.

**City Administrator Perrault** reported this was the case.

Further discussion ensued regarding costs for the TCAAP project.

**City Administrator Perrault** stated Ehlers was still working on the financing piece and were trading information back and forth with Alatus. He indicated staff was updating projections and was working to determine how far these numbers should go out. He explained these numbers would be forthcoming.

**Mayor Grant** requested staff speak with the County regarding potential policing cost increases.

**City Administrator Perrault** stated he would reach out to the County again.

**Councilmember Holden** discussed how the zoning was changed for Outlot A at the Council's last meeting. She then stated "if it doesn't smell right, it doesn't smell right" and she held up a document regarding Costco on the thumb property. She said that people shouldn't be doing business in Arden Hills anymore because Arden Hills likes to change the rules half way through the proposal process.

## 2. PUBLIC INQUIRIES/INFORMATIONAL

**Mayor Grant** commented on a statement that was made at the last City Council meeting. He noted there were more than 10 people in attendance at the last State of the City meeting. He reported he had the sign in sheet that showed 14 people were in attendance and noted there were also employees from Boston Scientific in attendance.

## 3. RESPONSE TO PUBLIC INQUIRIES

None.

## 4. PUBLIC PRESENTATIONS

None.

## 5. STAFF COMMENTS

### B. Transportation Update

**Public Works Director Swearingen** reported traffic would continue to be single lanes both north bound and south bound on Lexington Avenue. He explained a short term closure at Red Fox Road on the west side of the intersection in order for the watermain to be worked on. He reported Ramsey County has stated Lexington Avenue will have all lanes of traffic open by Tuesday, August 1.

**Public Works Director Swearingen** provided the Council with an update on the roundabout project at County Road E and Old Snelling. He stated Phase I has been implemented and the contractor plans to pave the bypass route for Phase II construction this Friday. Phase II work would begin on Monday, July 17 and would continue for four weeks.

**Public Works Director Swearingen** explained the Public Works Department has prepped the base gravel material for the trails in Cummings and Floral Park. Paving operations would begin on Tuesday, July 11 and should take two to three weeks to complete.

**Councilmember Holden** requested the potholes at Red Fox Road be filled.

## 6. APPROVAL OF MINUTES

- A. June 20, 2023, City Council Work Session
- B. June 26, 2023, Regular City Council

**Councilmember Holden** explained she spoke with the City Clerk regarding minor corrections to both sets of minutes.

**MOTION:** **Councilmember Monson moved and Councilmember Rousseau seconded a motion to approve the June 20, 2023, City Council Work Session meeting minutes as amended and the June 26, 2023, Regular City Council meeting minutes as amended. The motion carried (5-0).**

## 7. CONSENT CALENDAR

- A. Motion to Approve Consent Agenda Item - Claims and Payroll
- B. Motion To Approve Ordinance 2023-007 Amending Chapter 2, Section 220, Subsections 220.04 And 220.05 – Regulations For Boards, Committees And Commissions (Youth Commissioners) And Authorizing Publication Of A Summary Ordinance
- C. Motion To Approve Change Order No. 1 –Removing Arden Manor Park Hard Court Improvements Scope Of Work From The Arden Manor Park And Floral Park Improvements Project

**MOTION:** **Councilmember Holden moved and Councilmember Monson 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

None.

## 9. PUBLIC HEARINGS

None.

## 10. NEW BUSINESS

None.

## 11. UNFINISHED BUSINESS

None.

## 12. COUNCIL COMMENTS

**Councilmember Monson** commented she was not aware of the Costco plan that Councilmember Holden referenced. She explained when the City added flexibility to the thumb property, this was done to adapt to the post-pandemic world.

**Councilmember Fabel** stated at the June 26 City Council meeting Gregg Larson noted past State of the City meetings were held on Saturday mornings and there was better representation from the public. He believed this was an excellent idea and requested the Council revisit this topic at a future worksession.

**Councilmember Rousseau** explained the City would be interviewing candidates for the Economic Development Commission (EDC). She noted the PTRC also has one position open.

**Councilmember Rousseau** indicated she previously spoke with the PTRC and Planning Commission at their respective meetings about having a youth commissioner, and members supported having a non-voting youth commissioner. She asked that the Council revisit including a youth commissioner on the Planning Commission in one year.

**Mayor Grant** stated he and City Administrator Perrault met with the other Cities mayors and administrators. He explained EAB was a concern for all communities and each city was actively removing trees.

**Mayor Grant** reported Mounds View and Shoreview were considering organized trash collection.

### **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 7:33 p.m.

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Julie Hanson  
City Clerk

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David Grant  
Mayor