



DRAFT

Approved: June 10, 2019

**CITY OF ARDEN HILLS, MINNESOTA
REGULAR CITY COUNCIL MEETING
MAY 13, 2019
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 Brenda Holden, Fran Holmes, Dave McClung and Steve Scott

Absent: None

Also present: City Administrator Dave Perrault; Interim Public Works Director/City Engineer Sue Polka; Finance Director Gayle Bauman; City Planner Mike Mroska; Planning Consultant Jane Kansier, City Attorney Joel Jamnik; and City Clerk Julie Hanson

PLEDGE OF ALLEGIANCE

1. APPROVAL OF AGENDA

Councilmember Holden requested Item 7L be pulled from the Consent Calendar for discussion as Item 8A.

Councilmember Holmes requested Item 7K be pulled from the Consent Calendar for discussion as Item 8B.

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

2. PUBLIC INQUIRIES/INFORMATIONAL

None.

3. RESPONSE TO PUBLIC INQUIRIES

None.

4. PRESENTATION

A. 2018 Financial Statements

Aaron Nielsen, MMKR, presented the 2018 Financial Statements to the Council. He reported the City received an unmodified or clean opinion. He reviewed the City's General Fund Budget balance, along with the revenues and expenditures from 2018. He commended the City on its strong financial position and reviewed the City's utility fund balances.

Mayor Grant asked what the transfer to the PIR Fund would be for 2018.

Finance Director Bauman stated the transfer amounted to just over \$300,000.

Mayor Grant commented the City ran a negative balance for recycling in 2018. He questioned if this was due to the lack of a SCORE grant.

Mr. Nielsen reported the SCORE grant is not included in the operating figures.

Mayor Grant thanked Mr. Nielsen for this thorough report on the 2018 Financial Statements and Audit.

5. STAFF COMMENTS

A. Rice Creek Commons (TCAAP) and Joint Development Authority (JDA) Update

City Administrator Perrault provided an update on TCAAP stating on May 10, 2019, Ramsey County filed legal action against the City to dissolve the Joint Development Authority and to terminate the Joint Powers Agreement. He stated on advice of the City Attorney this was his only comment regarding TCAAP and the JDA.

Councilmember Holden noted the City representatives attempted to hold a JDA meeting on Monday, May 6, 2019, and the Ramsey County representatives were not in attendance.

B. Transportation Update

Councilmember Holden asked if residents in the 2018 PMP were sent a letter from the City.

Interim Public Works Director/City Engineer Polka reported newsletters had been sent to the property owners.

C. Clean Up Day Update

City Planner Mroska stated the Spring Clean Up Day event was scheduled for Saturday, May 18 from 7:00 a.m. to 12:00 p.m. at the Ramsey County Public Works Facility at 1425 Paul Kirkwold Drive. The event is cosponsored by Arden Hills and Shoreview and is open to residents of both cities. Residents that participate in the event will pay a fee based on vehicle type and load. Standard vehicles (cars, SUVs, minivans) will be charged \$30 and small trailers will be charged

\$45. Oversized loads, such as rented U-Haul vehicles will be subject to extra charges. The minimum charge for an oversized vehicle will be \$75. Proof of residency, such as a driver's license or utility bill, is required. Payment will only be accepted in the form of cash or check. No credit cards will be accepted.

6. APPROVAL OF MINUTES

- A. April 15, 2019, City Council Work Session
- B. April 15, 2019, Special Regular City Council
- C. April 22, 2019, Regular City Council

Councilmember Holden requested the Council table action on the April 15, 2019 City Council Work Session minutes. She asked that staff provide more detail on the conversation held with the Ramsey County Sheriff's Department.

MOTION: Councilmember Holden moved and Councilmember McClung seconded a motion to table action on the April 15, 2019, Special Regular City Council meeting minutes directing staff to provide more detail on the conversation held with the Ramsey County Sheriff's Department. The motion carried unanimously (5-0).

MOTION: Councilmember Holden moved and Councilmember McClung seconded a motion to approve the April 15, 2019, Special Regular City Council meeting minutes; and April 22, 2019, Regular City Council meeting minutes as presented. The motion carried unanimously (5-0).

7. CONSENT CALENDAR

- A. Motion to Approve Consent Agenda Item - Claims and Payroll
- B. Motion to Approve 2018 City Financial Statements and Audit
- C. Motion to Approve Requests for Ramsey County Sheriff's Department Expenditures
- D. Motion to Approve Ramsey County Joint Powers Agreement for Recycling Funding
- E. Motion to Approve Resolution 2019-016 Accepting a Donation from the Arden Hills Foundation
- F. Motion to Authorize State of Minnesota Institution Community Work Crew (ICWC) Program Contract
- G. Motion to Approve Payment No. 8 – Northwest Asphalt, Inc. – 2018 Street and Utility Improvement Project
- H. Motion to Authorize Professional Services Agreement – AE2S – Water Model Update
- I. Motion to Approve Payment No. 1 and Change Order No. 1 – Odessa II – Cummings Park Playground Redevelopment Project
- J. Motion to Authorize Professional Services Agreement for Geotechnical Evaluation, Design and Construction – WSB & Associates – Royal Hills Park, Hazelnut Park and Cummings Park Tennis and Basketball Courts Improvements

- ~~K. Motion to Cancel May 28, 2019 Regular City Council Meeting~~
~~L. Motion to Approve Proposal for TCAAP Final AUAR and Final Mitigation Plan – Kimley Horn~~

MOTION: Councilmember Holden moved and Councilmember Holmes seconded a motion to approve the Consent Calendar as amended removing Items 7K and 7L and to authorize execution of all necessary documents contained therein. The motion carried unanimously (5-0).

8. PULLED CONSENT ITEMS

A. Motion to Cancel May 28, 2019 Regular City Council Meeting

City Clerk Hanson explained the City Council has traditionally cancelled a meeting if there are no items requiring timely action by the Council. Staff has confirmed there are no items requiring action at this time and recommends consideration of cancellation of the May 28, 2019 meeting.

Councilmember Holmes commented she believed this action was premature. She explained the Planning Case for the Mounds View School District may require additional action from the City Council on May 28.

Councilmember Holden reported the Council had discussed canceling the first Council meeting of the month.

Mayor Grant indicated this would be addressed at a future worksession meeting by the City Council. He suggested Item 8A be addressed as Item 11A under Unfinished Business.

Councilmember McClung supported the Council addressing the cancelation of City Council meetings. He stated he would have preferred that the Mounds View Planning Case coming before the Council at the second meeting of the month.

Mayor Grant indicated the School District had requested the item be addressed this evening in order to keep the item moving forward in a timelier manner.

Council consensus was to take action on Item 8A as Item 11A under Unfinished Business.

B. Motion to Approve Proposal for TCAAP Final AUAR and Final Mitigation Plan – Kimley-Horn

City Administrator Perrault reported at the City Council work session on March 18, 2019 the City's planning consultant, Jane Kansier of Bolton & Menk, updated the City Council on the needed upcoming AUAR update. The previous memo is attached for background (see Attachment A). The City did receive two proposals to complete this work, one from Bolton and Menk (\$24,864) and one from Kimley Horn (\$15,930). Staff is proposing moving forward with Kimley Horn's proposal.

Councilmember Holden asked if it was in the City's best interest to proceed with the AUAR with the pending litigation.

City Attorney Jamnik stated he was uncertain. He explained traditionally all AUAR costs were passed along to a development. He commented he was uncertain if the County wanted to pay for an updated AUAR given their filing of a lawsuit against the City. However, he reported it was not good from a planning perspective to not update the AUAR, given the fact that by law an AUAR has to be updated every five years. He advised that the City has followed through on every schedule and deadline for TCAAP, which was why staff was recommending the AUAR be completed. He explained if a resolution were reached with the County it would be beneficial for the City to have an AUAR in place. Given the cost for the project, he recommended the Council proceed with the AUAR.

Councilmember Holden asked if the AUAR had to be completed by July of 2019.

City Attorney Jamnik advised this would be preferable. He stated a slight delay would be acceptable but six months to a year would likely require the document to be redrafted from scratch.

Mayor Grant questioned if it was important for the City to meet this deadline in order to allow the redevelopment of the TCAAP site.

City Attorney Jamnik agreed this would be an important action for the City to take.

MOTION: **Mayor Grant moved and Councilmember Holmes seconded a motion to approve a proposal for TCAAP Final AUAR and Final Mitigation Plan – Kimley-Horn.**

Councilmember Holden asked if the AUAR would be completed by July 29, 2019.

City Administrator Perrault deferred this question to a representative from Kimley-Horn.

Beth Kunkel, Kimley-Horn, stated in her proposal she has a start date of April of 2019. She anticipated she would not be able to finish the project until August of 2019 given the delay in the start date. She explained it was her understanding a project could not begin if an updated AUAR was not completed, but noted the AUAR would not have to start over.

Councilmember Holden questioned when the AUAR would be completed.

Ms. Kunkel estimated the project would be completed mid-August.

Councilmember Holden requested a friendly amendment to the motion to ensure the project is completed by August 30, 2019.

Mayor Grant and **Councilmember Holmes** accepted the friendly amendment.

Councilmember McClung stated he supported moving this project forward as it was another example of the City holding its end of the bargain.

The amended motion carried (5-0).

9. PUBLIC HEARINGS

A. PC 18-014 Mounds View High School Addition – Comp Plan Amendment and Master and Final Planned Unit Development

Planning Consultant Kansier explained Mounds View Public Schools has submitted an application for a Master and Final Planned Unit Development (PUD). The Applicant is requesting to construct 27,300 square feet of additional classroom space, a 49,000 square feet gymnasium addition, rearrangement of athletic fields, and use of the property at 1901 Lake Valentine Road for parking. The property, located at 1900 and 1901 Lake Valentine Road, is zoned R-1, Single Family Residential and is guided as Public and Institutional on the Land Use Plan.

Planning Consultant Kansier stated in addition, the Applicant is requesting to amend the 2040 Comprehensive Plan. The Applicant is requesting to modify the future Land Use designation of 1901 Lake Valentine Road, the former First Student Bus Garage, from Low Density Residential to Public and Institutional in the 2040 land use plan. This property will be used for high school student and staff parking.

Planning Consultant Kansier reported the last major addition to the high school occurred in 2000 when the track and field stadium was reconstructed and additions were made to the main entrance, auditorium, orchestra/choir area, storage, computer lab, staff dining area, woodshop, and classrooms.

Planning Consultant Kansier indicated the Applicant is proposing an addition totaling 76,300 square feet, including 49,000 square feet for gymnasiums and 27,300 square feet for a total of seven classrooms. Interior remodels of the existing building include 65,000 square feet. The subject property is located at 1900 Lake Valentine Road. Staff reviewed the caliper tree inch requirements in detail with the Council, noting tree replacement flexibility was being requested.

Planning Consultant Kansier stated the Applicant recently acquired the former First Student school bus garage located directly north of the high school at 1901 Lake Valentine Road. The Applicant is proposing to repave and restripe the parking lot for more efficient car parking. The existing building on the site will be used for cold storage. If they receive City approval, construction of the new additions will begin in May, 2019, with completion expected in fall of 2020. Renovations or changes to the north parking lot will occur at a later time, still to be determined. The applicant has provided plan sets, and a Traffic Impact Report.

Planning Consultant Kansier reviewed the Plan Evaluation and offered the following Findings of Fact:

1. The property located at 1900 Lake Valentine Road is designed for Public and Institutional uses on the 2040 Land Use Plan map.

2. The property located at 1901 Lake Valentine Road is designated for Low Density Residential uses on the 2040 Land Use Plan map.
3. The properties located at 1900 and 1901 Lake Valentine Road are located in the R-1 Single Family Residential District.
4. The R-1 district is consistent with the existing and proposed Public and Institutional designation.
5. The Applicant has proposed a Master Planned Unit Development in order to include noncontiguous parcels as a single use. Other components of the proposal are classroom and gymnasium additions, reconfiguration of the bus parking lot and the staff and student parking lots, and reconfiguration of athletic fields.
6. The Applicant has submitted a Master and Final Planned Unit Development.
7. The Master PUD is generally consistent with the requirements of the City Code.
8. Where the plan is not in conformance with the City Code, flexibility has been requested by the Applicant and/or conditions have been placed on an approval that would mitigate the nonconformity.
9. Flexibility through the PUD process has been requested in the following areas: planting island coverage, tree replacement, building height, and wall signage.
10. The proposed development plan exceeds the minimum requirements of the City Code in the following areas: lot size, building coverage, landscape coverage, setbacks, street trees, perennials and shrubs, tree selection, lighting, screening, location and number of parking stalls, aesthetics and freestanding signs.
11. The Master PUD is in conformance with the draft Arden Hills 2040 Comprehensive Plan, as proposed to be amended. The properties at 1900 and 1901 Lake Valentine Road are zoned R-1, Single Family Residential. Compatible uses such as educational campuses are also intended for this zoning district.
12. With the applied conditions, the application is not anticipated to create a negative impact on the immediate area or the community as a whole.

Consulting Planner Kansier stated the Planning Commission voted to recommend approval (5-0) of Planning Case 18-014 for an amendment to the 2040 Comprehensive Plan Land Use Map from the Low-Density Residential designation to the Public and Institutional designation subject to the following condition:

1. Approval of the Comprehensive Plan Amendment is subject to approval by the Metropolitan Council.

Consulting Planner Kansier reported the Planning Commission voted to recommend approval (5-0) of Planning Case 18-014 for a Master and Final PUD at 1900 and 1901 Lake Valentine Road subject to the following conditions:

1. The project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to the plans, as determined by the City Planner, shall require review and approval by the Planning Commission and City Council.
2. Prior to the issuance of a Grading and Erosion Control permit, the Applicant shall enter into a PUD Development Agreement with the City. The Development Agreement shall outline conditions of approval, required securities and fees, and sequence of events.

3. A letter of credit equal to or 125% of the cost of the required landscaping must be submitted to the City prior to issuance of a Grading and Erosion Control permit.
4. Prior to the issuance of a Grading and Erosion Control permit, staff shall review and approve the final landscaping plan.
5. Prior to the issuance of a Grading and Erosion Control permit, the Applicant shall determine if they will be adding 562 caliper inches of additional trees on the site, off-site or provide cash in lieu of replacement.
6. A Site Plan Review application shall be required for the reconstruction of the parking lot on PID 21302334005.
7. Any use of the existing building on the on PID 21302334005 other than cold storage will require an amendment to the approved PUD. The existing structure shall comply with City Code Chapter 14 and any other use of the building shall meet all applicable codes.
8. Overnight vehicle storage is prohibited. All overnight vehicle storage shall be stored in indoors.
9. No exterior storage shall be permitted onsite.
10. All light poles shall be a maximum of 25 feet in height, including base, and shall be shoebox style, downward directed, with high-pressure sodium or LED lamps and flush lens. Other than wash or architectural lighting, attached security lighting shall be shoebox style, downward directed with flush lens. In addition, any entry lighting under canopies shall be recessed and use a flush lens. Shields shall also be added as directed by the City.
11. All rooftop or ground mounted mechanical equipment shall be hidden from view with the same materials used on the building in accordance with City Code requirements.
12. Prior to the issuance of a Grading and Erosion Control permit, trees or tree areas that are to be preserved shall be visibly marked and City-approved tree protection fencing or other methods shall be installed and maintained at the critical root zones of the trees to be protected. The location of the fencing shall be in conformance with the approved tree preservation plan and approved by staff in writing.
13. The Applicant shall be responsible for obtaining any other permits necessary from other agencies, MPCA, Rice Creek Watershed District, etc. prior to the start of any site activities.
14. All disturbed boulevards shall be restored with sod.
15. The Applicant shall be responsible for protecting the proposed on-site storm sewer infrastructure and components and any existing storm sewer from exposure to any and all stormwater runoff, sediments and debris during all construction activities. Temporary stormwater facilities shall be installed to protect the quality aspect of the proposed and existing stormwater facilities prior to and during construction activities. Maintenance of any and all temporary stormwater facilities shall be the responsibility of the Applicant.
16. The Applicant shall be responsible for obtaining a land disturbance Grading and Erosion Control permit from the City's Engineering Division prior to the commencement of any land disturbance activities.
17. Heavy duty silt fence and adequate erosion control around the entire construction site shall be required and maintained by the Developer during construction to ensure that sediment and storm water does not leave the project site.
18. Prior to the beginning of the 2019-2020 school year, the Applicant shall stripe a minimum of 334 parking stalls in parking lot located on PID 213023340005. Parking stalls dimensions shall be 9 feet by 18 feet.

19. Prior to the issuance of a Grading and Erosion Control permit, the School District shall provide the City in writing how they will staff the pedestrian crossing during student arrival and release. City staff and the Ramsey County Sheriff shall review and approve the pedestrian crossing plan prior to August 1, 2019. The School District shall implement any and all recommendations made by the City and/or the Sheriff prior to the start of the 2019-2020 school year.
20. Prior to the issuance of a Grading and Erosion Control permit the Engineering Department shall approve the Final grading, utility, stormwater and right of way improvement plans.
21. The Applicant, Ramsey County Sheriff and City staff shall review traffic and pedestrian operations annually. The Applicant shall implement improvements recommended by the City Engineer.
22. Prior to the issuance of a Grading and Erosion Control Permit, all items identified in the March 5, 2019 Engineering Review Comments memo shall be addressed. All comments shall be adopted herein by reference.
23. The proposed mascot wall sign may be externally illumined and shall be approved by Planning staff in writing. Internal illumination is prohibited. The proposed mascot sign shall not exceed 53 square feet. Final location of the proposed mascot wall sign shall be approved in writing by Planning staff.
24. Findings and recommendations of the March 19, 2019 Traffic memo from Wenck shall be implemented.
25. A Planned Unit Development Agreement shall be fully executed prior to the prior to the issuance of a Grading and Erosion Control Permit.
26. The Applicant shall be financially responsible for 100 percent of all Lake Valentine Road street improvements. These improvements include but shall not be limited to: turn lanes and other access improvements, trail and sidewalk improvements, pedestrian signal, signage and striping modifications, and drainage and utility improvements. The City's engineering consultant will design construction plans and specifications. These charges will be identified in the Planned Unit Development Agreement.
27. The Applicant shall preform an analysis of how many trees the parking lot and surrounding land on PID 21302334005 can accommodate and reserve the said number of trees from 562 caliper inches required to be replaced.
28. After site grading has been completed, the Applicant shall work with the adjacent property owners to ensure any screening concerns are addressed. Any trees planted shall count towards the 562 caliper inches required to be replaced.

Councilmember Holden requested further information regarding the proposed “penthouse”.

Consulting Planner Kansier stated the penthouse would be an area on the school rooftop that would provide mechanical equipment screening.

Councilmember Holden expressed concern that the applicant had not provided the City with any information regarding Phase II. She asked if staff had received information on a lighting plan for the North parking lot.

City Planner Mrosła explained the intent for the North parking lot was to use the existing lighting. He indicated the lighting may be adjusted when the parking lot was overhauled.

Councilmember Holden questioned if additional students would be moving to Mounds View High School.

City Planner Mrosla reported 200 students would be shifted into the Mounds View High School from other schools within the district.

Councilmember Holden inquired where the crosswalk lighting would be installed.

Interim Public Works Director/City Engineer Polka stated she was meeting with representatives from the school district on Wednesday to discuss this matter. She reported the two crosswalks would be reduced to one crosswalk. Staff believed this was a safer alternative.

Councilmember Holden expressed frustration with the fact this item was before the Council and it appeared the plan was a work in progress.

City Planner Mrosla indicated he met with representatives from the school district and a neighbor last Friday to discuss adjustments to the ball fields. He explained the school district was very receptive to the proposed adjustments and would be reviewing the options.

Councilmember McClung commented on how this plan continues to evolve and stated the Council does not have a clear picture on the school districts plans for the crosswalk lighting.

Interim Public Works Director/City Engineer Polka reviewed a photograph of a crosswalk that was similar to what the school district was requesting.

Councilmember McClung agreed with Councilmember Holden stating there were a number of items within this plan that were still in flux. He asked if the bus barn building was in compliance with City Chapter 14.

City Planner Mrosla reported there may be some violations onsite but staff anticipated these items could be corrected.

Councilmember McClung commented on how the proposed plans had changed since the Planning Commission meeting. He requested further information regarding the berm.

City Planner Mrosla explained the majority of the berm would remain in place on Janet Court.

Councilmember Holden asked if the site were zoned Institutional would this expand the hours of operation for the property.

Consulting Planner Kansier stated the Noise Ordinance would apply to this property which would require the hours of operation to be from 7:00 a.m. to 9:00 p.m. on weekdays and from 8:00 a.m. to 8:00 p.m. on weekends.

Mayor Grant noted the bus garage would no longer be operating out of this site, which meant there would not be diesel buses coming to and from this property. Instead, the site would be used as a parking lot for students.

Councilmember Holmes requested further information regarding the new lighting that would be installed at the North parking lot.

Consulting Planner Kansier noted the North parking lot already had lighting. She then reviewed the proposed lighting that would be installed for pedestrian safety.

City Planner Mrosla commented if the Council would like to see additional lighting installed this could be made part of the conditions for approval.

Councilmember Holmes asked if the school district could complete any work prior to receiving a grading and erosion permit.

City Planner Mrosla reported no work could occur without this permit in place. He noted the school district must also receive a permit from the watershed district prior to beginning work on the site.

Councilmember Holmes questioned if Condition 5 contradicted Conditions 27 and 28.

City Planner Mrosla stated Condition 5 could be revised to compliment Conditions 27 and 28.

Councilmember Holmes inquired if the total number of caliper inches for trees would be reduced if changes were made to the ball fields.

City Planner Mrosla commented the intent of staff was to document the total number of trees, which was 562. He stated until the City understands what will happen to the lacrosse field, it was uncertain if this number could be reduced.

Councilmember Holmes recommended Condition 19 be revised noting staff, Ramsey County and a traffic engineer should sit down with the school district prior to August 1, 2019 to address any concerns prior to the school year beginning.

City Planner Mrosla explained it was staff's intent to get a memo from the school district prior to the issuance of a grading and erosion control permit, in order for the City to work with the appropriate parties prior to August 1st.

Mayor Grant requested the Council hold their comments at this time in order to hold the Public Hearing.

Councilmember Holden expressed frustration with the fact Phase II was not clarified and questioned how the Council could approve these plans without understanding when "later" was.

Mayor Grant opened the public hearing at 8:25 p.m.

Joe Ehrlich, 1817 Gramsie Road, commented on the removal of the trees. He stated he had a number of issues given the cost of the removal. He discussed how the lacrosse field would be jutting into the woods 45 feet. He estimated 1.2 acres of trees would be lost on a 2.5-acre parcel. He reported these trees were dear to the City and to the neighbors. He estimated over 100

significant oaks would be removed through the current plan. He discussed how these trees served as a buffer for the adjacent residents and requested the field orientation be reconsidered in order to save more trees. He described how the lacrosse field could be shifted in order to meet the needs of the sports teams without eliminating all of the trees. He explained this would benefit the school district with regard to the tree mitigation needs, while also saving the school district a great deal of money on both tree removal and replacement. He reported he met with the Superintendent on Friday, May 17, 2019, and he agreed this was a win-win situation.

Molly Coskran, 1802 Gramsie Road, encouraged the school district to reconsider the relocation of the lacrosse field. She reported the charm of Mounds View High School was the trees. She recommended the Council approve the revised plan that was submitted by Joe Ehrlich in order to preserve trees.

Michael Schwartz, Associate Principal at Mounds View High School, discussed the parking needs at his school. He reported the school currently has 561 parking spots and with the new plan the school would have 688. He reviewed the proposed parking plan in further detail with the Council. He explained he could not give the City a hard date on when Phase II would be completed. He indicated this was a funding issue for the school district. He stated it was the school's goal to have lighting and islands in the North parking lot, but noted he did not know the date when this would be completed. He discussed the lighting that would be installed at the crosswalk. He reported the school wants to be good neighbors and did not want to take down more trees than was necessary. He indicated he supported the proposed plan from Mr. Ehrlick but noted had to be reviewed by the school districts engineers.

Mayor Grant commented the City understood the school districts funding issues for this project. He asked if a sidewalk would be installed from the far westerly opening of the North parking lot to Janet Court.

Mr. Schwartz reported a sidewalk would be installed in this location.

Councilmember Holden questioned when the school district would know if the new field alignment would work.

Paul Aplikowski, Wold Architects, stated costs were being revised along with contracts and stated from an engineering standpoint the realignment would work. He noted the grading impact would be less and 23 significant trees would be saved. He estimated only six trees would have to be taken down, but these were smaller trees. He reported the City Council can assume the field realignment would occur.

Councilmember Holden requested further information on "Phase II" of this project.

Mr. Schwartz stated the school would be fixing the potholes in the North parking lot prior to school beginning in the fall. He noted the parking lot would also have sealcoating.

Councilmember McClung requested further information regarding the stormwater implications for the North parking lot.

City Planner Mrosła commented stormwater improvements would be required if a shovel were placed in the ground. He noted additional stormwater ponding would be required onsite which would increase costs.

Councilmember McClung anticipated that the excessive costs to address the stormwater management onsite would prohibit the school district from ever improving the parking lot in the future (Phase II).

City Planner Mrosła stated from a planning perspective, the intent of the North parking lot was for the site to be used for parking. As such, staff reviewed the proposal for this space as additional parking for the site and did not take into consideration the future improvements to the bus garage. He noted the school proposed to sealcoat and stripe the parking lot. He commented that over time, funding has become a concern for the school district and the applicant was requesting to improve the parking lot from its current status.

Mr. Schwartz discussed how the school district would fund the school addition and parking lot improvements.

Councilmember Scott requested further information on the field realignment.

City Planner Mrosła reviewed the field realignment plans with the Council.

Councilmember Holden questioned what the signs would be made out of and how the signs would be maintained.

Mr. Aplikowski reported the sign would be made out of aluminum and would be maintenance free.

Councilmember Holden requested further information regarding the “penthouse”.

Mr. Aplikowski reported the penthouse would be a room built on top of the gym space to house the mechanical equipment. He estimated the penthouse would be 30’ by 40’ in size.

Patty McDonagh, 4452 Pleasant Drive, stated she was a 26-year resident of Arden Hills and voted for the bond. She explained she was in favor of the addition to the high school and understood the school was in need updates as it was 50 years old. She noted she was in favor of the requested improvements and encouraged the Council to also offer their support.

Scott Hultberg, 1945 Edgewater Avenue, stated he has been an Arden Hills’ residents for the past 28 years and has served on the Lake Johanna Fire Department for the past 23 years. He noted his two children attended Mounds View High School. He stated in 1991 when he was looking for his home, he hit the jackpot when considering the school district he had moved into. He indicated the school district was a great neighbor for the community. He reported he supported the proposed improvements at Mounds View High School.

Dean Bakken, 1802 Gramsie Road, thanked Councilmember Holden, Councilmember Holmes and Councilmember McClung for attending the Planning Commission meeting and Open House

at the Mounds View High School. He stated the school district was a good neighbor and encouraged the Council to approve the school districts request with the noted conditions.

Mayor Grant closed the public hearing at 9:00 p.m.

10. NEW BUSINESS

A. PC 18-014 Mounds View High School Addition – Comp Plan Amendment and Master and Final Planned Unit Development

- **Resolution 2019-018 Authorizing the Submittal of the Comprehensive Plan Amendment for Mounds View High School District at 1901 Lake Valentine Road to the Metropolitan Council for Review**

City Planner Mrosła explained Mounds View Public Schools has submitted an application for a Master and Final Planned Unit Development (PUD). The Applicant is requesting to construct 27,300 square feet of additional classroom space and a 49,000 square feet gymnasium addition. The property, located at 1900 Lake Valentine Road, is zoned R-1, Single Family Residential and is guided as Public and Institutional on the Land Use Plan.

City Planner Mrosła stated in addition, the Applicant is requesting to amend the 2040 Comprehensive Plan. The Applicant is requesting to modify the future Land Use designation of 1901 Lake Valentine Road, the former First Student Bus Garage, from Low Density Residential to Public and Institutional in the 2040 land use plan. This property will be used for high school student and staff parking. He reported the Planning Commission reviewed this application at their May 8, 2019 meeting. At that time the Commission recommended approval of Mounds View Public Schools application for a Master and Final Planned Unit Development for Mounds View High School by a 5-0 vote.

Councilmember Holden indicated it has been made clear to her that Phase II in the parking lot may never occur. She stated she supported the proposed project, but still had reservations with taking action this evening due to the fact some information was not current. She reported she could give up the islands in the North parking lot but noted she wanted the parking lot to look nice. She suggested new bituminous be considered given the poor condition of the parking lot. She asked if applicant would have to come back before the City in order to improve the North parking lot.

City Planner Mrosła reported this would be case given the amount of scope required for this project in order to ensure the stormwater requirements were met. He asked if the applicant would be leveling the parking lot.

Mr. Aplikowski commented the lot would be repaired with sealcoating. He noted patching would occur in order to extend the life of the pavement. He recommended the applicant speak further to the Council regarding the plans for the North parking lot.

John Ward, Assistant Superintendent of Mounds View Schools, reported the school would be working with Wold Architects in order to complete Phase II. He stated the school wants Phase II to be completed for the North parking lot, but noted finances were not certain at this time.

Councilmember Holmes questioned what the school district would do in the short term to address the potholes in the North parking lot.

Mr. Ward reported in the short term, the school district would work with Krause-Anderson and its architects to make the parking lot as drivable as possible. He committed to work with City staff on what standards the school district had to meet in the short term.

Mayor Grant asked if the City Attorney had any recommended language to address this matter.

City Attorney Jamnik recommended the Council not waive any performance standards on a subsequent phase or site plan. He advised the Council to draft a condition regarding the North parking lot versus projecting something that would be speculative or uncertain. He anticipated minor wordsmithing would address the field realignment conditions, but recommended the Council provide guidance regarding the crosswalk.

Councilmember Holden asked if all conditions that addressed trees within “Phase II” should be nullified because this will be dealt with in a future Site Plan.

City Attorney Jamnik commented on the number of trees that would be removed for the proposed improvements and noted the calculations made by staff were based on these proposed improvements.

Councilmember Holden questioned if the Council should proceed with the understanding there may not be a Phase II.

Planning Consultant Kansier suggested with the uncertainty of the North parking lot, the Council could remove Condition 27. She reported Condition 5 could be amended to read: The applicant shall determine if they will be placing additional trees onsite, offsite, or providing cash in lieu of replacement. Final caliper inches to be replaced will be determined with the final grading plan.

MOTION: **Councilmember Holmes moved and Councilmember Scott seconded a motion to approve Planning Case 18-014 for a Master and Final PUD at 1900 Lake Valentine Road, based on the findings of fact and submitted plans, as amended by the conditions in the May 13, 2019, Report to the City Council, and authorize the Mayor and City Administrator to execute the Planned Unit Development Agreement subject to the listed conditions.**

Councilmember Holden stated she did not plan on supporting this item tonight because there were too many unknowns.

City Planner Mroska reported the applicant made application on January 4, 2019. He explained there had been a number of revisions and changes to the plans. He indicated the application was determined by staff to be complete and was brought forward to the Planning Commission. However, there were items that still needed to be addressed. These items were the pedestrian crossing and the tree impact based on the field alignment. He stated once the school determines

the field alignment, this could significantly reduce the tree impacts onsite and the number of caliper inches that need to be replaced.

Mayor Grant commented it this was a company making the proposed request the project timeline would be different. However, this was a school that ran on a different timeline. He noted the school wanted to have the improvements completed by September.

Councilmember McClung indicated he would be making a condition that the Ehrlick field proposal be made a recommendation for approval. He stated he had sympathies for the school district and their timeline. However, he also had to keep in mind the safety impacts of moving this project forward without fully understanding the pedestrian impacts. For this reason, he would not be comfortable voting for this plan this evening.

Mayor Grant questioned if this plan were voted down by the City Council, the applicant could not propose the same plan for six months.

City Planner Mrosla reported this was the case.

City Attorney Jamnik commented this would also depend on the motion made by the Council. If the motion were to table action on the item, the Planning Case would come back before the Council on May 28.

Mayor Grant asked if the applicant could address the field alignment and pedestrian crosswalk issue in the next two weeks.

Mr. Schwartz reported every day action is delayed on this project the school district is backed up more and more. He stated if it took two more weeks, that is what the school district would do in order to properly address the crosswalk and fields. He explained the school district was hoping to receive watershed approval on Wednesday, May 22 and would like this project to move forward. He indicated the school district has been a good neighbor in this community and will continue to be a good neighbor. He asked that the school district be allowed to work out the concerns regarding the crosswalk with staff. He feared a two week delay would greatly hinder this project.

Councilmember Holden indicated the Council could hold a Special City Council meeting on Thursday, May 23.

Councilmember McClung stated he would not be available on May 23.

City Planner Mrosla commented for clarification purposes the road improvements would not be completed until next summer. He noted temporary measures would be put in place for the fall of 2019.

Councilmember Holden suggested the Council hold a Special City Council meeting on Wednesday, May 22.

Council consensus was to hold a Special City Council meeting on Wednesday, May 22 to address this matter.

Councilmember Scott stated he put two students through the Mounds View High School and noted he wanted to get this project approved. He commented the last time a project of this size was taken on by the district, school was delayed two weeks. He did not want to see this happen again.

Mayor Grant indicated his son was impacted by that two-week delay as well.

Councilmember Holmes explained she did not want this project further delayed. She reported she visited the North parking lot this morning and estimated there were already 100 people crossing the street safely. She noted the existing condition was working and even without the proposed changes the same actions would be taken by the students and teachers. She questioned what other information, other than the field realignment had to be addressed in order to move this item forward.

Mayor Grant stated the crosswalk situation would also have to be addressed by the City and the school district with Ramsey County.

Inerim Public Works Director/City Engineer Polka stated Lake Valentine Road was a City road and the City had to be concerned with pedestrian safety. She explained she would like to hold a meeting with school district representatives and a traffic engineer prior to this item moving forward.

Councilmember McClung asked if staff would have a safe pedestrian crossing plan in place by May 22.

Interim Public Works Director/City Engineer Polka anticipated she could have a revised plan in place by that time.

Mayor Grant commented he could support a Special City Council meeting being held on May 22 to address the Mounds View High School Addition and directed staff to put any other items on the agenda that would have been addressed on May 28 so the May 28 meeting can be canceled.

City Administrator Perrault asked if staff was available for a Special City Council meeting on May 22. Staff was available for this meeting.

City Attorney Jannik requested the Council authorize staff to revise the terms and conditions of approval to reflect the changes to the grading plan, the crossing plan and the tree replacement plans. He reported this would allow the Council to have a more refined packet for the May 22 meeting.

Councilmember Holmes recommended this also be conditioned on the North parking lot plans. She suggested school signs be posted along Lake Valentine Road and that a school speed zone be put in place.

Interim Public Works Director/City Engineer Polka stated staff had recommended signs be posted and that a school speed zone be put in place noting the applicant was filling out the necessary paperwork for the State.

Councilmember Holden commented on Condition 21 stating she would like to see the school district review the pedestrian crossing on an annual basis with the City. She asked if Condition 9 regarding outdoor storage was for the entire site or strictly for the North parking lot.

City Planner Mrosla reported the PUD encompasses the entire site.

Councilmember Holmes requested further information on Condition 8 regarding vehicle storage.

City Planner Mrosla stated the intent of this Condition was to keep commercial buses parked indoors and not on the parking lots.

Councilmember Holmes suggested staff review Condition 24.

City Planner Mrosla recommended Condition 24 be stricken.

Councilmember Holden asked when the traffic study was completed.

Interim Public Works Director/City Engineer Polka reported staff was uncertain and would be trying to figure this out when staff meets with representatives from the school district.

Mayor Grant encouraged the school district to work closely with the watershed district in order to clear up any issues prior to their meeting. He recommended the Council not take any action on this item at this evening's meeting and instead recess the Council meeting to May 22, 2019 at 7:00 p.m. to continue review of the agenda item.

11. UNFINISHED BUSINESS

A. Motion to Cancel May 28, 2019 Regular City Council Meeting

The Council took no action on this item.

12. COUNCIL COMMENTS

Councilmember Scott commented on the City's 2018 Audit and commended staff on their efforts. He stated he appreciated the City's strong financial efforts.

Councilmember Scott noted May 12 through May 18, 2019 was National Police Week.

Councilmember McClung thanked the Finance Department, City Administrator and the remainder of staff for their work on the budget and audit.

Councilmember Holmes thanked Joe Ehrlick for his time and effort to realign the fields on the school district plan.

Councilmember Holmes reported the Arden Hills Foundation received a donation from the Roberts Family Foundation. He thanked this foundation for the generous donation.

Councilmember Holmes explained she attended the NYFS Leadership Luncheon last week.

Councilmember Holden stated on Consent Item 7J this was for the design work on the tennis courts and not for project construction.

Councilmember Holden thanked staff for working diligently with the Mounds View School District on their project.

Councilmember Holden commented the City would be hiring a Public Works Director/City Engineer for four days a week.

Mayor Grant reported this was the case.

Mayor Grant commended the Irondale Robotics Team, called Nightcrawler, after coming in 5th Place at Worlds in Detroit, Michigan.

Mayor Grant stated he received a letter from the Minnesota Public Facilities Authority addressing the watermain extension from Highway 10/96 to 35W. He noted the City would be receiving \$500,000 for this project.

Mayor Grant reported he attended the Lake Johanna Presbyterian Shores Spirit of Johanna Shores event. He explained he read a proclamation and enjoyed attending this event on behalf of the City.

Mayor Grant thanked Nick Roberts for his service on the Arden Hills Foundation and for his generous donation to the Arden Hills Foundation.

Mayor Grant explained he attended the NYFS Leadership Luncheon and described the great work being completed in the community for youth by this organization.

RECESS

MOTION: **Mayor Grant moved and Councilmember McClung seconded a motion to recess to May 22, 2019 at 7:00 p.m. The motion carried unanimously (5-0).**

Mayor Grant recessed the Regular City Council Meeting at 10:02 p.m.

Julie Hanson
City Clerk

David Grant
Mayor