



Approved: January 10, 2022

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**CITY OF ARDEN HILLS, MINNESOTA  
REGULAR CITY COUNCIL MEETING  
DECEMBER 13, 2021  
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, Fran Holmes, and Steve Scott

**Absent:** None

**Also present:** City Administrator Dave Perrault; Public Works Director/City Engineer David Swearingen; City Planner Jessica Jagoe; Finance Director Gayle Bauman; City Attorney Joel Jamnik; and City Clerk Julie Hanson

**PLEDGE OF ALLEGIANCE**

**Mayor Grant** acknowledged the passing of Councilmember Dave McClung. He reported his seat was vacant and the City would be taking applications through December 29, 2021 with interviews to occur the first week of January 2022.

**1. APPROVAL OF AGENDA**

**MOTION:** Councilmember Holden moved and Councilmember Holmes seconded a motion to approve the meeting agenda as presented. The motion carried (4-0).

**2. PUBLIC INQUIRIES/INFORMATIONAL**

**Steve Erler**, 1704 Chatham Avenue, stated on various occasions the Council has asserted that increasing the density of housing within the Rice Creek Commons development beyond current agreed upon levels will result in an unacceptable increase in taxation for existing taxpayers. He explained he has never seen an explanation of this assertion. He requested information regarding this assertion be shared with the public.

**Gregg Larson**, 3377 North Snelling Avenue, commented last time he spoke he indicated the City Attorney bills out at \$300 per hour. He noted he was fixated on the fact the City Council had

squandered \$300,000 on legal fees. He noted he misspoke because the City Attorney bills out at \$155 per hour. He discussed density and affordable housing on TCAAP asked why the Council opposes more density and affordable housing in Rice Creek Commons. He questioned why residents should oppose a higher density within Rice Creek Commons if it adds to the economic viability of the project and does not adversely affect them. He encouraged the Council to consider holding an honest dialogue regarding Rice Creek Commons.

**Lynn Diaz**, 1143 Ingerson Road, offered her condolences to the City Council and to Councilmember Dave McClung's family. She thanked the City Councilmembers for their service to the community. She reported at the last meeting she questioned why the Council has done little to address the City's affordable housing goals listed within the Comprehensive Plan. She discussed current affordable housing in the City. She requested the Council provide residents with further information and transparency on their position when it comes to affordable housing. She reported this information would be valuable to the taxpayers and voters in the community.

### 3. RESPONSE TO PUBLIC INQUIRIES

None.

### 4. STAFF COMMENTS

None.

### 5. APPROVAL OF MINUTES

- A. November 15, 2021, City Council Work Session
- B. November 22, 2021, Regular City Council

**MOTION:** Councilmember Holden moved and Councilmember Holmes seconded a motion to approve the November 15, 2021, City Council Work Session meeting minutes; and November 22, 2021, Regular City Council meeting minutes as presented. The motion carried (4-0).

### 6. CONSENT CALENDAR

- A. Motion to Approve Consent Agenda Item - Claims and Payroll
- B. Motion to Approve the 2022 Non-Union Employee Compensation Plan
- C. Motion to Approve Resolution 2021-068 Approving the 2022 City Contribution to Employee Monthly Benefits
- D. Motion to Approve Resolution 2021-069 Accepting Redistribution of American Rescue Plan Act (ARPA) Funds
- E. Motion to Adopt Ordinance 2021-012 Approving the 2022 Fee Schedule and Authorizing Publication of the Ordinance Summary
- F. Motion to Approve Resolution 2021-070 Appointing 2022 City Council Liaisons for Commissions and Committees and Mayor Pro Tem
- G. Motion to Approve Resolution 2021-071 Relating to the 2022 Appointments to the Commissions and Committees of the City

- H. Motion to Cancel the December 27, 2021 Regular City Council Meeting
- I. Motion to Approve 2022 Liquor License Renewals and Two New Liquor Licenses
- J. Motion to Approve 2022 Tobacco License Renewals
- K. Motion to Approve Payment No. 2 and Change Order No. 1 – Pember Companies Inc. – Hamline Avenue and Shorewood Drive Improvement Project
- L. Motion to Approve Payment No. 2 (Final) – Pember Companies Inc. – Karth Lake Runoff Control Project
- M. Motion to Approve Design Option 3 – Snelling Avenue North Improvements
- N. Motion to Approve Resolution 2021-072 Approving the 2022-2023 IUOE Local 49 Collective Bargaining Agreement
- O. Motion to Approve Removal of Committees/Commissions Members Beyond the Three Consecutive, Three-Year Term Limit
- P. Motion to Approve Appointment of Assistant Public Works Director
- Q. Motion to Approve Reconfiguration of Recreation Programmer Position to Recreation Supervisor Position
- R. Motion to Approve Community Development Block Grant (CDBG) Agreement with Ramsey County
- S. Motion to Approve Payment No. 8 to Air Express, Inc. – City Hall HVAC Replacement Project

**MOTION:** Councilmember Holden moved and Councilmember Holmes seconded a motion to approve the Consent Calendar as presented and to authorize execution of all necessary documents contained therein. The motion carried (4-0).

## 7. PULLED CONSENT ITEMS

None.

## 8. PUBLIC HEARINGS

### A. Quarterly Special Assessments for Delinquent Utilities

**Finance Director Bauman** stated water customers whose account is 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 7:16 p.m.

With no one coming forward to speak, Mayor Grant closed the public hearing at 7:17 p.m.

### B. Truth In Taxation Hearing

**Finance Director Bauman** presented the 2022 budget and tax levy to the City Council. She discussed why property tax bills change, and defined how property taxes were calculated in the State of Minnesota. She reviewed in further detail the 2022 General Fund budget along with the

proposed tax levy. She discussed how the median value homeowner would be impacted by the proposed tax levy. She commented on the CIP and noted the resources that were available to Arden Hills residents for property tax relief.

**Mayor Grant** opened the public hearing at 7:31 p.m.

**Gregg Larson**, 3377 North Snelling Avenue, asked if the current budget anticipated the \$300,000 that was spent in legal fees for the litigation with Ramsey County.

**Finance Director Bauman** stated \$260,000 was spent on the TCAAP litigation and this was a prior period expense that occurred in 2019, 2020 and 2021. She reported the legal fees were accounted for within an internal service fund, noting the Risk Management Fund had a balance that would cover the expense.

**City Administrator Perrault clarified it was not in the 2021 budget.**

**Mayor Grant** closed the public hearing at 7:35 p.m.

## 9. NEW BUSINESS

### A. Resolution 2021-073 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 November 8, 2021 were mailed. These customers were informed of their delinquent status and were asked to make payment of the delinquent balance by December 8, 2021. Utility accounts with an unpaid delinquent balance would be certified to Ramsey County to be added to property taxes payable in 2022. The certification amount is equal to the unpaid delinquent balance plus an eight percent penalty. The City will request that Ramsey County levy the delinquent balances against the respective properties.

**MOTION:** Councilmember Holden moved and Councilmember Holmes seconded a motion to adopt Resolution 2021-073 Adopting and Confirming Quarterly Special Assessments for Delinquent Utilities. The motion carried (4-0).

### B. Adoption of the 2022 Budget and Tax Levy

- Resolution 2021-074 Setting the Final Tax Levy for Taxes Payable in 2022
- Resolution 2021-075 Setting the Final Tax Levy – Karth Lake Special Taxing District for Taxes Payable in 2022
- Resolution 2021-076 Adopting the Proposed 2022 Budget

**Finance Director Bauman** requested the Council approve three Resolutions that would set the final tax levy for taxes payable in 2022, the final tax levy for the Karth Lake Special Taxing District for 2022 and adopt the proposed 2022 budget.

**Councilmember Holden** reported the levy was currently at 4.5% and she was happy with this.

**Councilmember Holmes** stated she supported the 4.5% levy as well. She recommended the Council keep the levy at this amount in order to fill in the gaps to provide additional funding for trails and safety.

**Councilmember Scott** noted the largest amount within the budget was public safety. He encouraged the Council to not make any cuts from this area of the budget.

**Councilmember Holden** indicated it would be impossible to make cuts to public safety at this time because negotiated contracts were in place.

**Mayor Grant** reported the Council has looked at this budget for several months now and he supported the levy remaining at 4.5%.

**MOTION:** **Councilmember Holden moved and Councilmember Holmes seconded a motion to adopt Resolution #2021-074 Setting the Final Tax Levy for Taxes Payable in 2022.**

**Councilmember Holden** clarified for the record that the City did not sue Ramsey County, but rather Ramsey County sued the City. She encouraged Mr. Larson to speak with the County and ask why they have not spoken to the City after mediation or agreed to anything the City wanted. She indicated the County has a lot of the guilt in this lawsuit.

**Mayor Grant** reported this was correct, the County sued the City after voting to support the master plan on two separate occasions.

**The motion carried (4-0).**

**MOTION:** **Councilmember Holden moved and Councilmember Holmes seconded a motion to adopt Resolution 2021-075 Setting the Final Tax Levy – Karth Lake Special Taxing District for Taxes Payable in 2022. The motion carried (4-0).**

**MOTION:** **Councilmember Holden moved and Councilmember Scott seconded a motion to adopt Resolution 2021-076 Adopting the Proposed 2022 Budget. The motion carried (4-0).**

## **10. UNFINISHED BUSINESS**

None.

## **11. COUNCIL COMMENTS**

**Councilmember Scott** thanked all of the Commission and Committee members who have reached the end of their service and he welcomed those that would be new to the City's Commissions and Committees.

**Councilmember Scott** welcomed Assistant Public Works Director Lucas Miller to the City of Arden Hills.

**Councilmember Scott** bid farewell to Aaron Thomas, the City's AV Tech and thanked him for his dedicated service to the City.

**Councilmember Scott** stated he has served on the City Council for the past five years and sat to the left of Councilmember Dave McClung. He sent his sincerest condolences to Councilmember McClung's family, friends and colleagues.

**Councilmember Holmes** thanked the Public Works Department for clearing the city streets so well after the recent snow event.

**Councilmember Holmes** thanked the Committee and Commission members that were retiring or have reached the end of their service with the City.

**Councilmember Holmes** thanked Aaron Thomas for his work covering the meetings.

**Councilmember Holmes** wished everyone Happy Holidays.

**Councilmember Holmes** offered her sincere sympathy to Councilmember Dave McClung's family and friends.

**Councilmember Holden** thanked the Commission and Committee members for their service to the City of Arden Hills.

**Councilmember Holden** indicated the McClung family was working to secure a location to have a memorial service for Councilmember McClung on January 15, 2022.

**Councilmember Holden** thank Aaron Thomas and wished him well in his new position.

**Councilmember Holden** wished everyone a great holiday season.

**Mayor Grant** welcomed Lucas Miller as the Assistant Public Works Director. He wished Aaron Thomas all the best in his new position. He welcomed Carson, the City's new AV tech.

**Mayor Grant** stated Councilmember McClung's loss was a deep loss for the City. He discussed how Councilmember McClung was a long-standing committee member of the Fire Board because he wanted the community to be safe. He also made sure tax dollars were well spent and that levies remained low. He noted Councilmember McClung grew up in Arden Hills and attended Mounds View High School. He explained Councilmember McClung began his service with the City in 2007, which meant he served on the City Council for the past 14 years.

**Mayor Grant** thanked all those who serve on Committees and Commissions for their service to the City of Arden Hills.

**Mayor Grant** wished everyone Happy Holidays.

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**ADJOURN**

**MOTION: Councilmember Holden moved and Councilmember Holmes seconded a motion to adjourn. The motion carried (4-0).**

**Mayor Grant** adjourned the Regular City Council Meeting at 7:56 p.m.

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Julie Hanson  
City Clerk

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David Grant  
Mayor