



Approved: April 25, 2022

**CITY OF ARDEN HILLS, MINNESOTA
REGULAR CITY COUNCIL MEETING
APRIL 11, 2022
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, David Radziej, 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; Assistant Public Works Director Lucas Miller; City Clerk Julie Hanson; and Brad Fisher, Bolton & Menk (Consultant)

PLEDGE OF ALLEGIANCE

1. APPROVAL OF AGENDA

MOTION: Councilmember Holden moved and Mayor Grant seconded a motion to approve the meeting agenda as presented. The motion carried (5-0).

2. PUBLIC INQUIRIES/INFORMATIONAL

Chris Hughes, 3515 Snelling Avenue North, stated he was a member of the One and All Arden Hills Group. He explained one of the goals of this group was to advocate for an increase in the amount of affordable housing in the City. He discussed the Metropolitan Council's affordable housing goals for the City and how they relate to the TCAAP project. He asked what the City's plan was to meet Met Council's affordable housing goals and questioned what the City was actively doing to show progress towards this goal. He also asked why the Council is opposed to the County's affordability goals.

Gregg Larson, 3377 North Snelling Avenue, stated last October he asked why the Council opposed more housing units and affordability within Rice Creek Commons. He explained despite numerous requests, he has not received a response as to the reasons. He discussed the City's

AUAR, previous expenditures on TCAAP, and what his beliefs are on how the Council viewed affordability. He reported the Ramsey County Court pleadings from the 2019 case against Arden Hills states the City was opposed to having a Costco store as a commercial anchor for Rice Creek Commons. He indicated one City Councilmember was quoted as saying, “the opposition was because some of Costco’s clients are people we don’t want in the community”. He discussed the demographics of Costco members. He questioned who among the Councilmembers could offer an explanation and who were the people not wanted in the community.

3. RESPONSE TO PUBLIC INQUIRIES

None.

4. STAFF COMMENTS

None.

5. APPROVAL OF MINUTES

- A. March 14, 2022, Regular City Council
- B. March 21, 2022, City Council Work Session
- C. March 21, 2022, Special City Council

Councilmember Scott noted he sent staff a couple of minor changes to the March 14, 2022 Regular City Council minutes.

MOTION: **Councilmember Holden moved and Councilmember Holmes seconded a motion to approve the March 14, 2022, Regular City Council meeting minutes as amended; and the March 21, 2022, City Council Work Session minutes and March 21, 2022, Special City Council meeting minutes as presented. The motion carried (5-0).**

6. CONSENT CALENDAR

- A. Motion to Approve Consent Agenda Item - Claims and Payroll
- B. Motion to Approve Updated Emerald Ash Borer (EAB) Management Plan
- C. Motion to Approve Agreement for Professional Services – Rainbow Tree Care
- D. Motion to Approve Payment No. 9 to Air Express, Inc. – City Hall HVAC Replacement Project
- E. Motion to Approve Resolution 2022-017 Approving LG230 Application to Conduct Off-Site Gambling for Merrick, Inc. at Flaherty’s

MOTION: **Councilmember Radziej 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 (5-0).**

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 7:12 p.m.

With no one coming forward to speak, Mayor Grant closed the public hearing at 7:13 p.m.

B. Snelling Avenue North Street and Utility Improvements Project Draft Special Assessment Roll

Public Works Director/City Engineer Swearingen stated a calculation error was found during last minute review for the proposed assessments for the Snelling Avenue North Street improvement project. He reported the proposed assessments did not include overhead costs. He noted the current rates were based on the as bid construction street costs with assessments totaling \$140,409. He explained the feasibility report had the assessments based on total costs which include construction plus overhead. He reported the total special assessments for the project should be \$178,281. At this point, the Council has two options for the assessment hearing. He noted staff could be directed to reissue notices to the property owners with the updated assessment rate calling for a future hearing date, such as May 9. He indicated another option would be to elect the assessment rate at the previously identified lower rate.

Councilmember Radziej supported the matter being tabled to the May 9 City Council meeting.

Mayor Grant concurred.

Councilmember Scott indicated this was an error on the City's part and with the cost pressures on everyone at this time, he would like to move forward as is with the previously identified lower rate.

Councilmember Holden commented she wanted the assessments to be fair and noted all of the residents on Arden Oak Street would be paying for overhead and construction costs while the residents on Snelling Avenue would only be paying for construction costs if this matter were to move forward as is. She indicated if this was a stand alone project she could support moving forward, but because there were two projects, she wanted the City to be fair.

Councilmember Scott thanked Councilmember Holden for her comment and noted he would like to withdraw his objection.

Councilmember Holmes supported the Council tabling action on this item.

Mayor Grant opened the public hearing at 7:19 p.m.

Chris Hughes, 3515 Snelling Avenue North, commented the 16% increase and a comment from the Council that this was a nominal amount.

Councilmember Holmes noted that she had said that the increase was *not* a nominal amount.

Gregg Larson, 3377 North Snelling Avenue, complimented City staff for his efforts on this plan noting it accommodated the residents that live on Snelling Avenue. He suggested the Council consider bonding for street and trail improvement projects versus paying for them in full. He commented on the miscalculation and how the \$1,600 increase would impact the homeowners living on Snelling Avenue. He encouraged City staff to revisit the cost for other reclamation projects that were completed in Arden Hills to see if this project was comparable.

With no one coming forward to speak, Mayor Grant closed the public hearing at 7:21 p.m.

Mayor Grant asked what the cost difference would be for the residents living on Snelling Avenue.

Public Works Director/City Engineer Swearingen estimated the difference per lot would be \$1,023 and not \$1,600.

Councilmember Holden thanked staff for thinking outside the box on this project, for finding a way to install a sidewalk and for working with the residents along Snelling Avenue.

Further discussion ensued regarding previous reclamation projects completed in Arden Hills.

Public Works Director/City Engineer Swearingen stated the storm sewer layout would not be changing with this project. He indicated the curb cuts would allow crossing areas for the turtles in this area.

9. NEW BUSINESS

A. Resolution 2022-018 Adopting and Confirming Quarterly Special Assessments for Delinquent Utilities

Mayor Grant stated this item was introduced under Item 8A.

MOTION: Councilmember Holden moved and Councilmember Holmes seconded a motion to adopt Resolution 2022-018 – Adopting and Confirming Quarterly Special Assessments for Delinquent Utilities. The motion carried (5-0).

B. Resolution 2022-019 Adopting Special Assessments Roll – Snelling Avenue North Street and Utility Improvements Project

Mayor Grant indicated a motion to table would be in order for this item.

MOTION: Councilmember Holden moved and Councilmember Holmes seconded a motion to table action on the Special Assessments Roll for the Snelling Avenue North Street and Utility Improvements Project to the May 9, 2022 City Council meeting. The motion carried (5-0).

C. Resolution 2022-020 Accepting Bid and Authorizing Award of Contract to T.A. Schifsky & Sons, Inc. – Snelling Avenue North Street and Utility Improvements Project

Public Works Director/City Engineer Swearingen stated on February 14, 2022, the City Council approved plans & specifications and ordered advertisement for bids for the Snelling Avenue North Street and Utility Improvement Project located along Snelling Avenue North from Trunk Highway 51 to County Road E, Cummings Lane, and Bussard Court from Snelling Avenue North to 100-Foot West of Snelling Avenue North. The proposed improvements include bituminous paving, curb and gutter installation, storm water improvements, watermain improvements, sanitary sewer improvements and construction of a 10-foot wide bituminous trail along the west side of the entire length of Snelling Avenue North. Pursuant of Resolution 2022-005 bids were opened on March 9, 2022. It was noted four bids for the project were received. A full bid tabulation and the detailed bid tab was reviewed with the Council.

Public Works Director/City Engineer Swearingen reported the low bid of \$1,277,585.49, received from T.A. Schifsky & Sons, Inc., compares favorably with the construction engineer's estimate which is \$1,289,000. T.A. Schifsky & Sons, Inc. has completed similar projects successfully in the metro area along with completing the paving portion of the City's 2021 PMP. Bolton & Menk recommended awarding the project to T.A. Schifsky & Sons, Inc. as the lowest responsible/responsive bidder. Staff recommends adoption of Resolution 2022-020. Staff commented further on the project timeline and noted Bolton & Menk would be assisting the City with keeping residents informed on this project.

MOTION: Councilmember Holden moved and Councilmember Holmes seconded a motion to adopt Resolution 2022-020 Accepting Bid and Authorizing Award of Contract to T.A. Schifsky & Sons, Inc. – Snelling Avenue North Street and Utility Improvements Project. The motion carried (5-0).

10. UNFINISHED BUSINESS

None.

11. COUNCIL COMMENTS

Councilmember Radziej thanked staff for providing a tour of the Public Works facility.

Councilmember Scott asked if City streets were still being swept.

Public Works Director/City Engineer Swearingen stated the City was still completing the spring street sweeping as weather allows.

Councilmember Holmes encouraged residents to read the upcoming *Arden Hills Notes* in order to learn about connections the city has to Ukraine.

Councilmember Holmes reported she was looking forward to discussing food trucks at the Monday, April 18 Council work session.

Councilmember Holmes requested an update on the City Hall parking lot improvement project.

Public Works Director/City Engineer Swearingen discussed the timing for this project and noted the majority of the work would be done on the weekends so as not to disrupt parking at City Hall.

Councilmember Holden questioned when the load limits would be lifted on City streets.

Public Works Director/City Engineer Swearingen reported this was all weather dependent and until the frost comes out of the ground the limits cannot be lifted. He noted the City follows MNDOT recommendations when it comes to load limits.

Councilmember Holden expressed concern with the amount of money the City has allegedly spent on TCAAP. She reported the City may have spent \$4 million, but Ryan reimbursed the City for these dollars.

City Administrator Perrault stated the \$4 million number is reflective of expenses from 1995. He indicated the City has been reimbursed for a substantial proportion for these dollars.

Mayor Grant reported the spring egg hunt would be held on Saturday, April 16 at 10:30 a.m. at Cummings Park.

Mayor Grant reviewed two slides with the Council showing COVID numbers and he thanked the Council and staff for their patience while holding virtual meetings over the past few months.

ADJOURN

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

Mayor Grant adjourned the Regular City Council Meeting at 7:41 p.m.

Julie Hanson
City Clerk

David Grant
Mayor