



Approved: October 10, 2022

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**CITY OF ARDEN HILLS, MINNESOTA  
CITY COUNCIL WORK SESSION  
SEPTEMBER 19, 2022  
5:00 P.M. - ARDEN HILLS CITY HALL**

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**CALL TO ORDER/ROLL CALL**

Pursuant to due call and notice thereof, Mayor Grant called to order the City Council Work Session at 5:00 p.m.

**Present:** Mayor David Grant, Councilmembers Brenda Holden, Fran Holmes, Steve Scott and David Radziej

**Absent:** None

**Also present:** City Administrator Dave Perrault, Public Works Director/City Engineer David Swearingen, Community Development Director Jessica Jagoe, Deputy City Clerk Jolene Trauba, Resident Mike Mezzenga, Wold Architects Representative Joel Dunning, Ramsey County Sheriff's Office Director of Administration Kyle Mestad, Ramsey County Property Manager Mehrshad Parsakalleh, Ramsey County Senior Transportation Planner Scott Mareck, and HR Green Project Manager Bridget Osborn

Councilmember Holden requested that Items B and C be reversed.

**1. AGENDA ITEMS**

**A. 1174 Edgewater Avenue – Subdivision Concept Review**

**Community Development Director Jagoe** stated that Mike Mezzenga is requesting a concept review for a Minor Subdivision at 1174 Edgewater Avenue. The property falls under the R-2, Single and Two Family Residential Zoning District and is guided towards Low Density Residential in the 2040 Comprehensive Plan. Mr. Mezzenga is seeking Council feedback on a concept plan to split the property into two lots for future redevelopment as single-family residential. The concept plan is an opportunity for an applicant to seek feedback from the Council on a concept plan in advance of the full submission. The variance portion of the concept plan review is due to one of the lots having less than the minimum lot width as required by city code.

**Community Development Director Jagoe** said the Certificate of Survey shows the configuration of the two lots and the preliminary analysis of the R-2 District Standards and Shoreland Ordinance along with lot details for the proposed Parcel A and B. The Applicant has identified that Parcel B would require a lot width variance to allow for a 40 foot lot width at the street, whereas city code

requires 85 feet. The Applicant has indicated the two parcels would comply with all other applicable city code requirements. Upon completing the preliminary analysis, staff identified that Parcel A would also require a variance to allow a lot depth of 111 feet rather than 120 feet as required by city code. The Applicant has stated he plans to construct a single-family dwelling on each lot. The Applicant is seeking City Council feedback on the variance portion of the minor subdivision in advance of his full application which would involve civil plans, house floor plans, and renderings.

**Mr. Mezzenga** explained that he is asking to have access for a second lot and explained the locations of the roadways, driveway locations and locations of the future homes.

**Community Development Director Jagoe** said that both lots will have access off of Edgewater, with lot B having the 40' width at the roadway to allow for the driveway.

**Mayor Grant** asked about the new houses blocking other homes' views of the lake.

**Mr. Mezzenga** said the homes will be set back per the DNR requirements and will be in line with the neighbors' homes. He further explained where the driveways would be located.

**Community Development Director Jagoe** explained the setbacks based on the orientation of the lots and why the additional variance may be necessary.

**Mr. Mezzenga** continued to explain the layout of the proposed lots and assured the Council he wouldn't be asking for a variance on building height. He said he had tried to contact the owner of the neighboring lot but received no response.

After further discussion, Council members agreed that the concept plan would be acceptable.

**Mayor Grant** said Mr. Mezzenga should continue to work with staff to bring plans forward.

**Community Development Director Jagoe** stated she would send more information to Mr. Mezzenga and the next application deadline was October 1, to be reviewed in the November meeting cycle.

#### **B. 1411 Paul Kirkwold Drive - Ramsey County Sheriff's Office Fencing Plan Review**

**Community Development Director Jagoe** said this is a continuation of the July 18th City Council Work Session discussion on a concept proposal from the Ramsey County Sheriff's Department to install security perimeter fencing, vehicle gates, and two parking lot additions at the property located at 1411 Paul Kirkwold Drive. The Sheriff's Department agreed to provide additional information on the cost of installation and maintenance of the decorative fencing versus the chain link fencing as well as stake the proposed locations along Highway 96. The Sheriff's Department hosted a site tour. The Applicant is seeking feedback on installation of security perimeter fencing, vehicle gates, and two parking lot additions as originally presented which includes: 6-foot tall decorative metal fencing with spikes along Paul Kirkwold Drive around the pond (approx. 800 lf), and 6-foot tall vinyl coated chain link fence with three strand barbed wire along the entire Highway 96 West frontage (approx. 1,110 lf).

As an alternate they've also submitted a modified version with 1/3 of the Highway 96 frontage converted to decorative metal fencing, and have provided a cost analysis between the two versions.

**Ramsey County Sheriff's Office Director of Administration Kyle Mestad** stated the modified version would increase the project budget by approximately \$62,000. Their recommendation continues to be the black vinyl coated chain link fence, which will blend in well with the fencing currently in place.

**Councilmember Holden** asked why it was on the top of the hill.

**Wold Architects Representative Joel Dunning** explained that part of it is for plowing and snow storage, and a constructability issue of flatter ground.

**Councilmember Holden** asked why they need the decorative fencing on the north.

**Mr. Dunning** said the fencing adds multiple layers of security, and there will be fence built to connect to the adjacent fencing with a gate.

**Councilmember Holmes** thought the chain link would blend in with the National Guard fence.

**Councilmember Radziej** said if you change fencing it will catch your eye, where you wouldn't notice it as much if it were all the same.

**Councilmember Scott** thought the chain link would be less obtrusive than the decorative fence. He was OK with the chain link fence without the extra decorative fence added.

**Mayor Grant** was also OK with the original design for \$280,000.

**Councilmember Holden** said she would prefer the decorative fence.

### C. Lake Johanna Blvd Roadway and Trail Design Study Discussion

**Ramsey County Senior Transportation Planner Scott Mareck** said study was done cooperatively with the City, that was initiated in early summer 2021. There is significant bicycle and pedestrian traffic in the corridor and currently has no sidewalk or separated trail. The purpose of the study was to identify design concepts that could safely and adequately accommodate pedestrians and bicyclists today and into the future.

**Mr. Mareck** explained the landscape of the corridor. The study looked at trail options on both sides of the road. The concept plan has 11 foot lanes, a two foot gutter, six foot boulevard and 10 foot trail. The boulevard wouldn't have to be grass, it could be concrete but that would be an additional cost.

**Public Works Director/City Engineer Swearingen** mentioned that the more impervious surface they add the more water treatment they would need. The lane width and curb configuration is like what they just installed on Old Snelling.

**Mr. Marek** said it is a County State Aid Highway so it would be eligible to use County State Aid Highway funds for construction but they would also be looking at other funding sources. They are bound by the MnDOT County State Aid design standards whether they use the funds or not. The six foot area is a safety zone and for snow storage.

**Mr. Marek** said they did a high level screening of the west/north and east/south alignment and explained the impacts shown on the chart presented. Data shows a preference to the northerly option.

**Councilmember Holden** asked what they would do around the area of the beach.

**Mr. Marek** replied that there would be pedestrian crossings at strategic locations along the corridor. During the final design process they would get into more detail of where they would be located. The \$6.9 million figure is based on generic costs for trail projects and would be looked at in greater detail. There is a placeholder in the County Capital Transportation Improvement Program to start the final design in 2027. The County is starting a multi-modal transportation plan this fall and plans like this will be talked about. He encouraged the City to be involved in that process.

**Mr. Marek** explained the other trails being worked on in the area, and the Regional Solicitation Process. The best case scenario would leave \$1 million for the city's share.

**Councilmember Holden** asked how to make the area safer for now. She asked about the narrow pavement that is along part of the roadway.

**Mr. Marek** said the actual purpose of that pavement was to keep the slope from eroding into the lake, and it wasn't meant to be used as a path. But he can take the idea of maintaining it back to the County.

**Councilmember Holden** suggested they fix the blacktop to make it easier for people to walk on it because they are walking in the street now.

**Councilmember Holmes** thought they could possibly use more striping and other markings or other inexpensive things could be done.

**Mayor Grant** said residents were concerned on the east/south option because the trail was so close to the docks and boats. He favored the west/north option.

**Mr. Marek** said he will talk with the Ramsey County Public Works Director and get back to the Council if he finds any low-cost improvements they could do now.

#### **D. MPCA Local Stormwater Plan**

**HR Green Project Manager Bridget Osborn** said the plan she is working on will update the Local Stormwater Plan. The goal is to apply for funding with the MPCA to be able to look at areas with drainage issues and what can be done to fix them. The funds from the MPCA would be used to do the study. They would create a list of projects and costs and use that plan to apply for

funding from other sources. The MPCA grant application is due in December, if they receive funding they would start on identifying locations.

**Public Works Director/City Engineer Swearingen** noted areas of flooding would include a trail that runs behind Perry Park that continuously floods. The study would identify what could be done. Arden Manor has drainage problems, Valentine Park floods, the Grant and Fairview area has problems, among others.

**City Administrator Perrault** felt the study would also help with other issues that we potentially don't know about and would create a long term plan.

**Ms. Osborn** said it could also help pair items with construction projects.

**Mayor Grant** asked if a plan would help hold the City in better light with the Rice Creek Watershed District.

**Public Works Director/City Engineer Swearingen** replied that yes, it is helpful to have a plan to refer back to.

**Ms. Osborn** said initially they would be working with the City to determine issues.

After further discussion, Council was in agreement to move forward with the grant application in hopes of funding a study.

#### **E. Tree Preservation Ordinance Discussion**

**City Administrator Perrault** said this item goes back to the Council's desire to have the Tree Preservation Fund be used for other landscaping items within the City. He worked with the City Attorney and Community Development Director to modify the ordinance language to include landscaping.

**Community Development Director Jagoe** added the wording was to maintain a Green Space Fund. The Green Space Fund would apply to both tree preservation and landscaping.

**Councilmember Holden** asked if the existing tree fund stands alone until the money is gone, but from this point on money would go into the new landscape fund and that money could be used for trees and landscaping.

**City Administrator Perrault** confirmed that was the case, and noted the current fund did not have to be exhausted before using money from the new fund.

**Councilmember Holmes** suggested they call it the Tree Preservation and Landscaping Fund.

**City Administrator Perrault** thought they could make that change.

#### **F. Council Tracker**

**City Administrator Perrault** provided the Council with an update of the Council Tracker. After discussion, Pond Maintenance – Indian Oaks, and Green Space Fund were removed and Public

Works Fleet Management Program was updated.

**Councilmember Holden** asked to add Ridgewood Road Code Enforcement.

**2. COUNCIL COMMENTS AND STAFF UPDATES**

**Councilmember Holmes** mentioned the low attendance at the State of the City event.

**Councilmember Radziej** thought the signage was fantastic.

**Mayor Grant** suggested they go back to the Tavern Grill next time.

**Councilmember Holmes** asked if they would be talking with the Sheriff about the accident on Hwy 10 and Hwy 96.

**Mayor Grant** requested that staff set up a formal meeting with Ramsey County to discuss the intersection.

**City Administrator Perrault** noted the Employee Recognition lunch is scheduled for Friday, October 7 and Council is welcome to attend.

**Community Development Director Jagoe** asked the Council to let her know if anyone will be attending the Boston Scientific Everyone Matters event on Thursday, September 29.

**Mayor Grant** mentioned that he had received an email from a resident regarding a recent mailing from Boston Scientific, and that apparently there were some Arden Hills Notes that were missing the middle page.

**ADJOURN**

Mayor Grant adjourned the City Council Work Session at 7:04 p.m.

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Jolene Trauba  
Deputy City Clerk

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David Grant  
Mayor