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; Public Works Director/City Engineer Todd Blomstrom; Community Development Manager/City Planner Mike Mrosia; Finance Director Gayle Bauman; Associate Planner Joe Hartmann; City Attorney Joel Jamnik; and City Clerk Julie Hanson

PLEDGE OF ALLEGIANCE

1. APPROVAL OF AGENDA

Councilmember Holden requested Item 7C be pulled for the Consent Agenda for discussion as Item 8A.

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. PUBLIC PRESENTATIONS
A. Northeast Youth and Family Services (NYFS) Update

Jerry Hromatka, Northeast Youth and Family Services, thanked the Council for their time. He discussed the number of youth, adults and families that were served each year by NYFS. He explained NYFS had two main program areas which were mental health (clinic based, school based and day treatment) and community services, which included Diversion, senior chore and community case management services. He commented on how there has been a growing trend of families approaching him with complex issues.

Mr. Hromatka described the benefit of working with youth and the long-term positive effects this can have over the individual’s life time. He stated it was important to have these individuals connected to the community while building valuable life skills. He reported Community Case Management addresses quality of life, proactive outreach, along with engaging a client network that is community based and requires follow through. He explained 75% of the services provided by NYFS focused on mental health. The positive functions of expressive and cognitive therapies was discussed.

Mr. Hromatka reviewed NYFS’s revenue sources and discussed what Arden Hills receives each year from NYFS. He described the transition and reorganization that would occur at NYFS in 2020, noting he would be retiring at the end of June. He stated NYFS had 14 candidates to interview for his position. He reported the new Executive Director of NYFS would be introduced to the public at the Leadership Luncheon on Wednesday, May 6. He thanked the City of Arden Hills for their continued support.

Miriam Ward, Vice Chair of the NYFS Board, explained she loved being a part of this organization. She discussed the great work NYFS was doing to serve youth and families. She appreciated the fact 15 communities have come together as partners to make NYFS possible. She encouraged the City Councilmembers to consider attending the NYFS Leadership Luncheon on Wednesday, May 6.

Mayor Grant thanked Mr. Hromatka for his years of dedicated service to the community and to NYFS.

5. STAFF COMMENTS

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

City Administrator Perrault provided an update on TCAAP stating litigation with Ramsey County was ongoing.

6. APPROVAL OF MINUTES

A. January 21, 2020, City Council Work Session
B. January 27, 2020, Regular City Council
MOTION: Councilmember Holden moved and Councilmember Holmes seconded a motion to approve the January 21, 2020, City Council Work Session meeting minutes; and January 27, 2020, 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 Authorize Staff to Begin Recruitment for Maintenance Worker
C. Motion to Approve a Professional Services Agreement with HR Green for Hamline Avenue, Shorewood Drive and City Hall Parking Lot Improvements
D. Motion to Approve Resolution 2020-011 Requesting Municipal State Aid Street Funds Advance – 2018 Old Snelling Trail and Watermain Project
E. Motion to Approve Planning Case 19-018 – Planned Unit Development Amendment and Site Plan Review – Boston Scientific – 4100 Hamline Avenue
F. Motion to Approve Planning Case 19-021 – Planned Unit Development Amendment – Brausen Automotive – 1310 West County Road E

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

8. PULLED CONSENT ITEMS

A. Motion to Approve a Professional Services Agreement with HR Green for Hamline Avenue, Shorewood Drive and City Hall Parking Lot Improvements

Councilmember Holden asked what amount would be paid for this professional services agreement. She requested staff present the budgeted and actual amounts to the City Council in the future.

Public Works Director/City Engineer Blomstrom explained the project was budgeted for $345,000 which was an amount included in the adopted CIP for the three projects combined (Hamline Avenue, Shorewood Drive and the City Hall parking lot improvements). He reported the number listed under the actual amount was the total expenditures to date if the Council were to approve this agenda item. This includes the professional services agreement, contract documents, bidding, construction, surveying plus the money that has been expended to date. He indicated staff was attempting to show the expenses to date if the Council were to approve this item.

Councilmember Holmes asked if the $345,000 was for the project design and construction.

Public Works Director/City Engineer Blomstrom reported this was the case. He stated he had a feeling the overall construction costs and design engineering would run higher than $345,000.

Councilmember Holmes recommended the Council discuss this project further at a future worksession meeting.
Public Works Director/City Engineer Blomstrom explained HR Green would be able to provide the City with greater information on this project costs once the design began. He indicated HR Green would be attending an upcoming worksession meeting to discuss the project in further detail.

Councilmember McClung asked what the Council can do in its budgeting process to not be surprised by future projects that run overbudget.

Public Works Director/City Engineer Blomstrom stated he understood this has been a problem in the past. He commented more asset management planning would have to be done, which includes identifying projects and estimating the costs.

MOTION: Councilmember McClung moved and Councilmember Holmes seconded a motion to Approve a Professional Services Agreement with HR Green for Hamline Avenue, Shorewood Drive and City Hall Parking Lot Improvements. The motion carried (5-0).

9. PUBLIC HEARINGS

None.

10. NEW BUSINESS

A. Resolution 2020-012 – Planning Case 19-020 for a Variance at 3159 Shoreline Lane

 Associate Planner Hartmann stated on October 16, 2019, Curtin and Sons Construction LLC submitted a building permit for construction of a new deck in the rear yard of the Subject Property (“2019-01063”). Under 201901063, the contractor indicated the replacement deck proposed was 13 feet, 6 inches wide and 34 feet, 3 inches long. The Applicant was notified that the proposed deck would require a variance because the proposed deck encroaches five feet, six inches (5’ 6”) beyond what is allowed into the 50 foot OHWL yard setback. The previous deck on the subject property was approved under a building permit in 2007 (“B07-9967”). The approved deck was eight (8) feet wide, which is the maximum size allowed per ordinance standards.

 Associate Planner Hartmann reviewed the Plan Evaluation, Variance Criteria and offered the following Findings of Fact:

1. City Staff received a land use application for a request to build a new deck behind the single family dwelling at the Subject Property 3159 Shoreline Lane.
2. The Subject Property is located in the R-2 One and Two Family Residential District.
3. A deck on a single-family detached dwelling is a permitted use in the R-2 district.
4. The Subject Property is non-conforming with the R-2 districts standards for minimum lot width requirements.
5. The rear setback to the property is determined by the Ordinary High Water Level (OHWL) for Lake Josephine, which is 50 feet.
6. The principle structure is 52 feet from the OHWL.
7. Decks, uncovered porches, ramps, and steps generally may extend six (6) feet into required setbacks but in no case shall these encroachments be less than six (6) feet from any lot line.
8. The proposed deck on the Subject Property would otherwise conform to all other requirements and standards of the R-2 district and Shoreland Management Regulations.
9. The proposed development would not encroach on any flood plains, wetlands, or easements.
10. A variance shall be granted if the Applicant meets all three factors of the statutory test for practical difficulties.

**Associate Planner Hartmann** explained the Planning Commission recommended approval by a 5-0 vote of Planning Case 19-020 for a Variance at 3159 Shoreline Lane, based on the findings of fact and the submitted plans in the February 5, 2020 Report to the Planning Commission, as amended by the following conditions:

1. A Building Permit shall be issued prior to commencement of construction.
2. The proposed building shall conform to all other standards and regulations in the City Code.

**Councilmember Holden** requested further information from staff regarding the written comments received from the public.

**Associate Planner Hartmann** stated staff received four different comments from the public. He indicated the comments came from residents living within the notification radius.

**Community Development Manager/City Planner Mrosa** explained the four comments received by staff were not in support of the Variance request.

**Mayor Grant** stated he viewed the property from one of the neighbor's yard. He indicated he was struck by the Planning Commission's recommendation given the fact other deck expansion variances were denied by the City.

**Councilmember McClung** commented while the City may have received four letters not in support of the request, he reported he received five emails from individuals that did not support the request. He noted for the record this property had other infractions or code violations.

**Councilmember Scott** questioned if a permit was required for demolition work on the existing deck.

**Community Development Manager/City Planner Mrosa** stated a demo permit would be required.

**Councilmember Scott** stated it was his understanding the proposed deck would encroach 11 feet into the high water level. He noted the last variance from the high water level ordinance the City considered was back in 1995. He reported his big concern as the fact that the City had not heard from the watershed district. He commented he feared how climate change would continue to
impact local lakes and for this reason he wanted to see the high water mark protected. He stated he would be supporting a recommendation for denial of this Variance.

Mayor Grant asked if the City had line of site and views language in place within City Code for lake properties.

Community Development Manager/City Planner Mrosla reported the City did have language in place to address this issue.

Councilmember McClung asked how far the existing deck encroached into the high water mark.

Associate Planner Hartmann stated this deck encroached 6 feet into the ordinary high water mark.

Councilmember McClung commented he was having a really hard time with approving this Variance given the precedent that could be set. He indicated he did not see a practical difficulty with this request.

MOTION: Councilmember Holden moved and Councilmember Holmes seconded a motion to adopt Resolution #2020-012 Denying a Variance at 3159 Shoreline Lane based on the fact an 8 foot deck would be reasonable and the City would be setting a precedent if the Variance request were approved.

City Attorney Jamnik stated following this motion, he would request the Council direct him to prepare Findings of Fact for Denial consistent with the comments made this evening for review and approval at the March 9, 2020 City Council meeting.

Councilmember Scott requested a roll call vote on this item.

Councilmember Holden – aye  
Councilmember Holmes – aye  
Councilmember McClung – aye  
Councilmember Scott – aye  
Mayor Grant – aye

The motion carried (5-0).

MOTION: Mayor Grant moved and Councilmember McClung seconded a motion to direct the City Attorney to prepare findings consistent with the comments made by the City Council for approval at the March 9, 2020 City Council meeting. The motion carried (5-0).

11. UNFINISHED BUSINESS

None.

12. COUNCIL COMMENTS
Councilmember McClung stated a large fire occurred in Becker, Minnesota last week. He noted Lake Johanna Fire Department provided mutual aid at this incident. He thanked the Fire Department for going out of their way to provide assistance.

Councilmember Holden commented she recently attended a Minnesota Housing Finance meeting that was sponsored by Metro Cities with Community Development Manager/City Planner Mrosa. She explained a redevelopment program was being considered for manufactured homes. She stated this may be a great opportunity for the City of Arden Hills.

The Council supported staff further investigating what dollars and opportunities were available to assist with redeveloping the City’s manufactured homes.

ADJOURN

MOTION: Councilmember McClung moved and Councilmember Holmes seconded a motion to adjourn. The motion carried unanimously (5-0).

Mayor Grant adjourned the Regular City Council Meeting at 7:50 p.m.

Julie Hanson
City Clerk

David Grant
Mayor