

**WORKSHOP MEETING
OF THE COUNCIL OF THE
CITY OF VADNAIS HEIGHTS
FEBRUARY 15, 2017**

The workshop meeting of the Council of the City of Vadnais Heights was held on the above date and called to order by Mayor Fletcher at 5:30 p.m.

The following members were present: Mayor Bob Fletcher, Councilmembers: Craig Johnson, and Greg Urban.

The following members were absent: Councilmembers: Terry Nyblom and Heidi Gunderson.

Also present were: Administrator Kevin Watson, Assistant City Administrator Kathy Keefe, City Engineer Mark Graham, Finance Director Bob Sundberg, Fire Chief Ed Leier, Planning/Community Development Director Nolan Wall, Attorney Caroline Bell Beckman, and Deputy Clerk Beckie Gumatz.

1. Vadnais Sports Center Off-Site Parking Discussion

- Jon Oyanagi, Ramsey County Parks and Recreation Department Director, presented Ramsey County's parking plan.
- There were 13 parking stalls lost with the addition of Peoples Bank and 12 parking stalls lost with the addition of Gentry Academy.
- There will be 52 stalls added to the site with the construction of Twin Cities Orthopedics.
- Currently, prior to the TCO construction, there are 464 stalls on the site.
- The off-site parking proposal would allow for an additional 31 on street stalls along the east side of International Drive and an additional 31 on street stalls along the north side of Willow Lake Boulevard during bigger events.
- Ramsey County also has a written agreement with Dey Distributing to use their 40 stalls.
- If the existing parking lot were reconfigured, an additional 62 new stalls could be added.
- Mr. Oyanagi also noted that for other large events that would need overflow parking, they would require that a shuttle service be arranged by the renter.
- Johnson asked what the maximum capacity is for the Sports Center.
- Leier responded that for the hockey areas it is about 1,500. Depending on the event or layout in the dome, it could be 4,000 – 10,000.
- Once all the on-site construction is complete, and if the parking lot were reconfigured, there would be 580 on-site parking stalls.
- It was noted that in the original Development Agreement, the city requested 574 on-site stalls and that number was reduced in subsequent amendments to the Development Agreement.
- Fletcher asked when the parking lot reconfiguring would happen. Mr. Oyanagi stated they are requesting \$580,000 as part of the 2018-2019 CIP with funds available in 2019.
- Fletcher would like to be at the county committee meeting to advocate for this item.
- There was discussion of parking issues at Sak's. Potential solutions discussed were having some dedicated Sak's only parking stalls, or adding signage to indicate "seating available."
- Wall explained that the plan the county is recommending would be considered an amendment to the PUD.

2. NE Quadrant of City Center Redevelopment Discussion

- Mike Brass, local realtor, outlined the challenges related to developing the NE quadrant of City Center.

- A portion of the ground/soil is very difficult to build on.
- The entire site has four property owners, which makes it difficult to coordinate and to develop the entire site at once.
- Mr. Brass believed that the most ideal solution for the McCullough property would be used as a parking lot for development of the entire site.
- Graham also noted that the Goff property is separated from the Convery properties by wetland.
- Mr. Brass suggested that a way to help the property owners would be to have an engineer and a land planner look at what could be developed where on the site(s).
- Wall suggested looking at the allowed uses in the City Center district to help decide what the City Council would like to see be developed in this area.
- Graham added that when City Center Drive was extended, storm water ponding requirements have been fulfilled and sewer and water are stubbed for the Goff property.
- Mike Brass also mentioned that there is a hotel group looking at the backside of the Summit Orthopedic property.

3. White Bear Lake Augmentation update

- Fletcher gave an update on the White Bear Lake Augmentation discussion.
- Vadnais Heights has protected language in the 2016 Legacy Bill.
- Fletcher stated that the current White Bear Lake elevation is estimated to be 922.5 feet.
- The DNR has established a protected elevation at 922 feet. If the lake level falls below 922 feet, they would trigger “significant water control measures.”
- Johnson stated that he does not believe the water control measures would affect city wells.
- Fletcher stated that most property owners, Ramsey County, boat owners, etc think the lake level should be at 924.5 feet.
- Fletcher outlined potential components that would be required to augment the lake.
- Fletcher stated he was originally opposed to augmentation, but now he can’t find the science to oppose it.

4. VHEDC Catering Reimbursement Request

- Keefe does not recommend that the reimbursement be retroactive. In December of 2016 when the new policy was discussed, it was recommended that it not be retroactive to past events and would be effective on January 1, 2017.
- Johnson is support of the reimbursement.
- Fletcher would like this item placed on a regular city council meeting agenda and that a vote be taken on it.

5. Other Staff Items

- Ann Lenczewski spoke about the current legislative session.
- Fletcher gave an update on the Ice Palace Project for the winter of 2018.

Adjourned at 6:59 p.m.

Prepared for and approved by:

Attest:

Kevin Watson, City Administrator

Bob Fletcher, Mayor