

ARDEN HILLS *notes*

The Official City Newsletter for Arden Hills Residents

April/May 2025

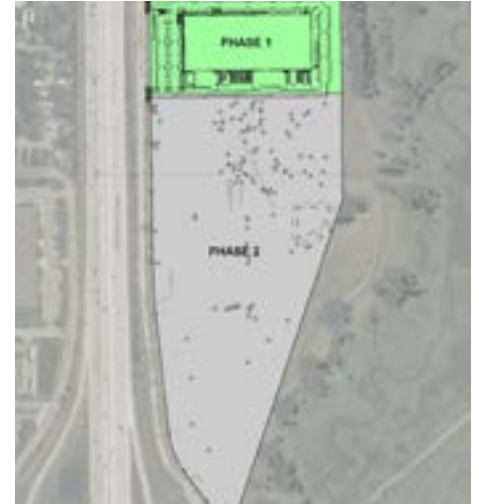
Rice Creek Commons

On March 17, 2025, the Joint Development Authority approved the preliminary plat, final plat, and site plan review with Ryan Companies US, Inc. for the phased development of Outlot A, a 40-acre parcel of Rice Creek Commons (formerly the Twin Cities Army Ammunition Plant (TCAAP)). The JDA's approval of the 157,000-square-foot advanced technology project will include a mix of office, manufacturing, and research and development uses. The Developer sought permitted adjustments as allowed under the TCAAP Redevelopment Code for the project which included a reduction in total parking stalls by 10% and waiving of the requirement for a Project Circulation plan. The project will be built on approximately 10 acres on the north end of Outlot A and will serve as Micro Control Company's new headquarters. This is the first phase of development for Outlot A. Ryan is fully committed to developing the remaining 30 acres. Outlot A is a 40-acre parcel zoned for commercial use. It's located along Interstate 35W and is adjacent to the north end of Rice Creek Commons.

Ryan has partnered with the City, County and the JDA to help bring their ambitious sustainability goals to life. There will be a hybrid ground-source heat pump system being implemented for the first phase of Outlot A which will reduce greenhouse gas emissions

from operations by an estimated 65%, positioning Outlot A as a benchmark for climate-conscious development. The Developer is working closely with the City, County and the JDA to ensure that Outlot A — adjacent to and part of the broader Rice Creek Commons vision — sets a new standard for innovation and creates momentum for the overall development.

Initial site preparation work began in mid-April with the project construction anticipated to start in May. For the most up-to-date information on Rice Creek Commons, please watch the City's website, JDA meetings, and the project page at www.ricecreekcommons.com.



Site Map of Outlot A



Rendering Provided by Ryan Companies

Lake Johanna Fire and Ramsey County Sheriff Annual Reports for 2025



The Lake Johanna Fire Department (LJFD) and Ramsey County Sheriff's Office (RCSO) have released their annual reports, both can be found at <https://cityofardenhills.org/211/Emergency-Fire-Police> on the City's website. LJFD provides fire protection and RCSO provides police services for the City of Arden Hills, both agencies also serve a number of nearby cities. The City extends its gratitude to the firefighters and deputies that work hard to keep our City safe 24/7.





Service Directory

City Hall

1245 West Highway 96
Arden Hills, MN 55112
cityofardenhills.org
651-792-7800

Office Hours

Monday–Friday, 8 a.m.–4:30 p.m.

Sheriff and Fire

911 - Emergency & Non-Emergency

Water and Sewer Problems
(During non-business hours)
651-767-0640

Mayor

David Grant • 651-538-0747
dgrant@cityofardenhills.org

City Councilmembers

Brenda Holden • 651-636-2987
bholden@cityofardenhills.org

Emily Rousseau • 651-792-7856
erousseau@cityofardenhills.org

Tena Monson • 612-758-0695
tmonson@cityofardenhills.org

Kurt Weber • 651-792-7857
kweber@cityofardenhills.org

City Administrator

Jessica Jagoe • 651-792-7810
jjagoe@cityofardenhills.org

Resident Resources

cityofardenhills.org/resident-resources

Council meetings are held at City Hall on the 2nd and 4th Mondays of the month at 7 p.m. Council meetings, Work Sessions, and Planning Commission meetings are televised live on Cable Channel 16. Please visit cityofardenhills.org for information about archived meeting playbacks.

Arden Hills Notes is the official newsletter of the City of Arden Hills, an equal-opportunity employer.

City News

75th Anniversary Planning Committee

2026 marks the City of Arden Hills 75th Anniversary! The name of the City is said to have come from billionaire Senator Joseph Hackney's hobby farm, Arden Farms. Senator Hackney started the farm within the City limits back in 1906. The City was originally part of Mounds View Township. When the Township was organized, it included the present Shoreview, Arden Hills, New Brighton, Mounds View and parts of North Oaks and St. Anthony. Arden Hills was incorporated on February 14, 1951, in response to New Brighton's request for annexation of the area. Over the next 20 years the boundaries of the City were formed through other annexation deals and land trades, forming the City boundaries as it exists today.

Whether you're enthusiastic about the history of Arden Hills or event planning, we are looking for individuals interested in volunteering to be a part of the 75th Anniversary Planning Committee. Volunteers will be appointed through 2026. Details are not yet known for exact time commitment and will largely be dependent upon the committee availability and planning efforts. Volunteers need to apply by June 30 to be considered for the committee. To apply, please fill out the volunteer application form on the City's website at <https://www.cityofardenhills.org/FormCenter/General-Forms-3/75th-Anniversary-Planning-Committee-Volu-85>.

Summer Hours

Summer staffing hours at City Hall begin Tuesday, May 27 and end Friday, August 29. City Hall will be open from 7:30 a.m. – 5:00 p.m. Monday through Thursday and 7:30 a.m. – 11:30 a.m. on Fridays.

City Council Proclaims April as Fair Housing Month

At their April 14 meeting, the City Council passed a fair housing proclamation, officially recognizing April 2025 as Fair Housing Month. The proclamation serves as a reminder of the City's commitment to the mission and intent of Congress to provide fair and equal housing opportunities for all, echoing the principles set forth in the Fair Housing Act of 1968. Arden Hills is an inclusive community committed to fair housing and promoting appropriate activities through private and public entities to provide and advocate for equal housing opportunities for all residents and prospective residents of Arden Hills.

For additional homebuyer and homeowner programs available through Ramsey County, please visit <https://www.ramseycounty.us/residents/property-home/homebuyer-homeowner-programs>.

Mow Less May

On April 14, the City Council voted to approve Mow Less May for Arden Hills' residents and businesses. May is around the start of the growing season, and it's a critical time for hungry, newly emerging native bees. Floral resources may be hard to find, especially in urban and suburban landscapes, so by allowing lawns to grow longer, and not applying pesticides to flowering plants to your lawn, you can provide nectar and pollen to help your bee neighbors thrive. Mowing less is just one thing we can do to protect pollinators.

Mow Less May is optional, and no registration is required. City Code enforcement regarding long grass will temporarily be suspended for the program, which will run from May 1 through May 31. Participants are expected to have their properties back into compliance by June 8. Code enforcement will start taking action on any properties not in compliance after June 8.

Now Hiring Seasonal Recreation

The City is currently accepting applications for various seasonal Recreation positions (playground leaders, youth soccer officials, evening sports instructors, and tennis instructors). Learn more about these positions and apply, <https://www.cityofardenhills.org/FormCenter/ItemAdminPreview/?formID=85>.



City Council Benchmarks

March 10, 2025 City Council Meeting

All votes 3-0 unless otherwise noted
(Holden and Rousseau excused)

- Approved Resolution 2025-023 Appointing Derek Hilding to the Parks, Trails and Recreation Committee (PTRC)
- Acknowledged the Application of Ducks Unlimited North Suburban Chapter 239 for an Exempt Permit to Conduct a Raffle on May 3, 2025 at the Big Ten Tavern
- Approved Resolution 2025-024 for MN Department of Public Safety Grant Funding Assistance for Lake Johanna Fire Department Project
- Approved Extension for Recording of Final Plat – 1700 Highway 96 W – Trident Development (2-1 Weber opposed)
- Approved Amended Planned Unit Development Agreement – 3776 Connelly Avenue (Event Center)
- Approved Resolution 2025-030 Appointing Nancy Jacobson, Jessica Birken and Donna Wiemann to the Planning Commission
- Approved Professional Services Agreement Extension with Rainbow Tree Care

- Approved Resolution 2025-017 Accepting Bid and Awarding Contract to Hydro-Klean – 2025 CIPP Lining Project
- Approved Resolution 2025-018 Providing for the Issuance and Sale of General Obligation Bonds
- Approved Resolution 2025-019 Appointing Kyle Sorenson to the Economic Development Commission (EDC)
- Approved Resolution 2025-020 Renaming the Section of Old Highway 8 Between County Road I West and County Road H as Rice Creek Parkway
- Approved 2026 PMP Street & Utility Improvements Project
 - o Resolution 2025-025 Ordering Preparation of Feasibility Report
 - o Bolton & Menk Proposal for Professional Services – Feasibility Report
 - o Braun Intertec Proposal for Geotechnical/Pavement Evaluation and Environmental Services
 - o Nagell Appraisal & Consulting Special Benefits Appraisal Proposal Services

- Approved Resolution 2025-026 Adopting the Ramsey County Multi-Hazard Mitigation Plan
- Approved Resolution 2025-027 Accepting Bid and Authorizing Award of Contract to New Look Contracting and Authorized Proposal from Braun Intertec for Construction Testing Services – Lift Station 5 Forcemain Rehabilitation
- Approved Xcel Energy Consent to Improvement Agreement – Lift Station 5 Forcemain Rehabilitation
- Approves Ramsey County Cooperative Agreement for Cost Sharing and Reclamite Treatment for Portions of the 2025 Street Maintenance Program Project
- Approved Resolution 2025-028 Approving the 2025-2029 Capital Improvement Plan and Approving the Issuance of Capital Improvement Plan Bonds
- Approved Resolution 2025-029 Accepting Adopt-A-Park Application from Shoreview/Arden Hills Rotary

For a complete listing of recent City Council actions, visit <https://www.cityofardenhills.org/> and click on “Agendas and Minutes.”

Northeast Youth and Family Services (NYFS)

The City of Arden Hills along with fifteen other cities and four school districts in the area have an agreement with Northeast Youth and Family Services (NYFS) to provide comprehensive and cost-effective support to clients at all ages and stages of life. NYFS is a nonprofit, community-based and trauma-informed mental health and community services organization that has been serving the northeastern suburbs since 1976. Their mission is transforming lives by ensuring access to care that nurtures healing, cultivates community, and inspires hope.

NYFS is able to remove financial barriers and provide services to many who wouldn't otherwise be able to afford this help with support from municipal partners, and donations from community stakeholders. For those wishing to learn more about NYFS, seek support, or get involved, please visit their website at www.nyfs.org or call 651-486-3808.

Development Project

ChiroWay Chiropractic Grand Opening

Locally owned ChiroWay Chiropractic celebrated the grand opening of its Arden Hills location. On January 10, ChiroWay held a ribbon cutting ceremony and welcomed guests to the updated space located in Shannon Square at 3673 Lexington Avenue, Unit E.

To learn more about ChiroWay, visit <https://chiroway.com/chiropractor-near-me/arden-hills-chiropractic-care/>.



2025 Public Works/Park Improvements Projects

Arden Oaks and Freeway Parks

The proposed 2025 Park Improvement Project includes Arden Oaks Park and Freeway Park which involves the replacement of the play structures, rehabilitation of the hardcourts, ADA improvements and some miscellaneous items that relate to the play structure or hardcourts.

Great River Greening

This project consists of Hazelnut Park Understory Restoration and Chatham Park Natural Resource Management Brief Project and Floral Park Woodland and Prairie Habitat Restoration. Activity began in mid-January 2025; follow-up buckthorn control will also occur this summer and fall in 2026 and spring of 2027. Additional volunteer efforts beyond this contracted work will dovetail within these years for native species establishment and continued buckthorn control. For more project information please visit, <https://www.cityofardenhills.org/1229/Great-River-Greening-Project>.

Lift Station 5 Forcemain Rehabilitation

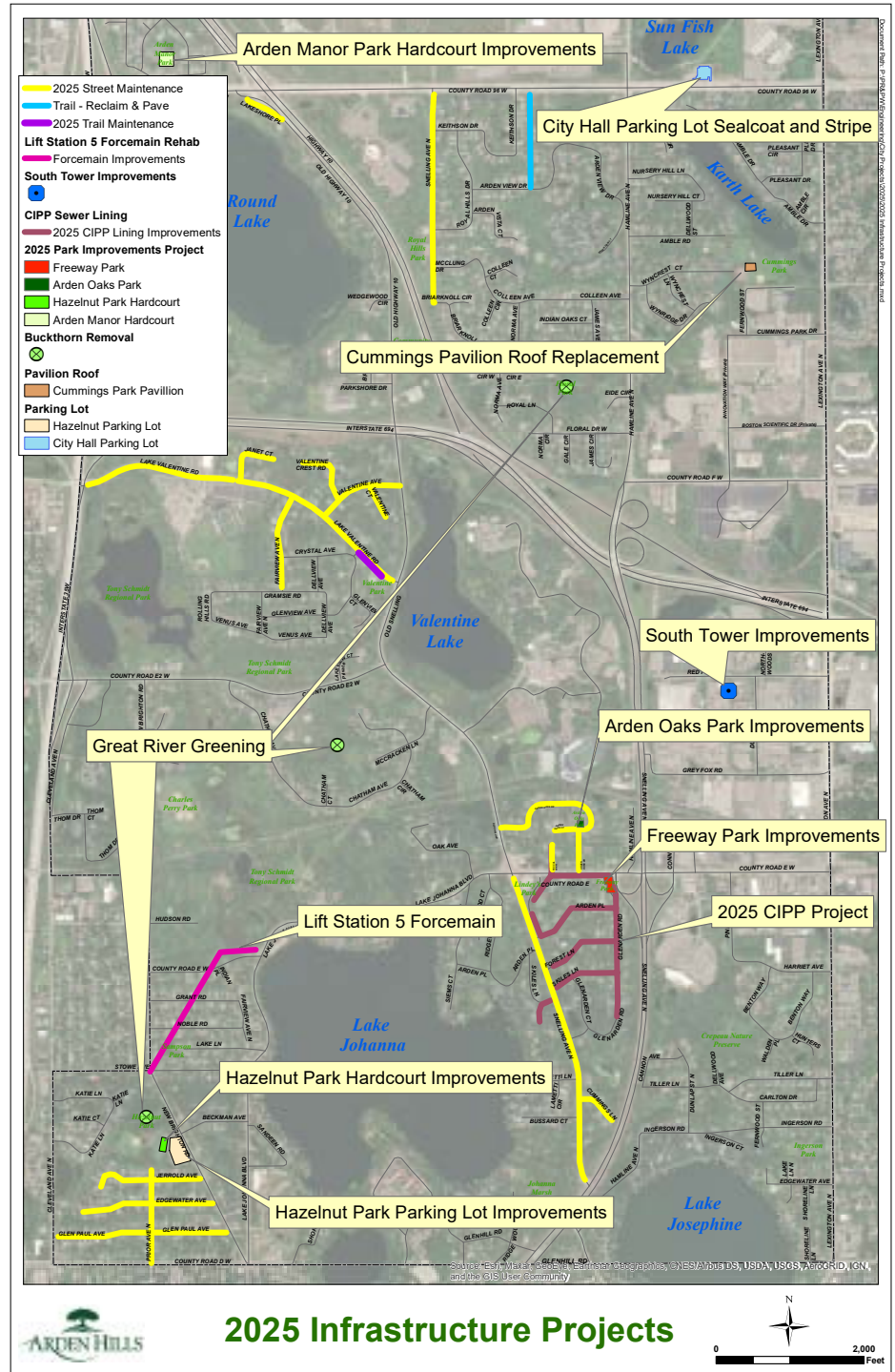
The existing forcemain is 3250-feet in length, is made of cast iron pipe (CIP) and was installed in 1960. The route of the existing forcemain is within an easement that is located within residential properties, it extends under residential streets and borders the neighboring City of New Brighton. Replacement of the existing forcemain will be by directional drilling new 10-inch PVC, 2400-ft along the walking trail from County Rd E to Stowe Ave. The construction contract has been awarded and is scheduled to begin this year.

South Water Tower

The MN Department of Health recommends that storage facilities for public water supply systems are inspected and maintained on a 5-year cycle. Public Works ordered an inspection of the South Tower, the report recommendations include spot coating repairs, minor structural repairs, the addition of water stagnation system, and other improvements related to OSHA requirements. Rehabilitation work will commence as soon as warmer temperatures allow. Activities will not disrupt the local supply of water service.

2025 Cured In-Place Pipe (CIPP) Rehabilitation

The project includes inflow and infiltration repairs to the existing sanitary sewer within the Glenarden neighborhood. Through the Public Works' sanitary sewer maintenance program, inspections identified the proposed segments of sewer needing repairs due to significant cracks or voids, root intrusion and aging clay pipe (VCP) that indicated a need for rehabilitation. Through the CIPP process, I & I is eliminated at the joints and cracks of the existing pipe and the new lining is known to extend the life of the pipe by at least 50 years.



2025 Property Taxes

What does the City's budget mean for a resident? There are several components to calculating a resident's property taxes due:

- A property's Estimated Market Value
- The City's Tax Capacity (this is the maximum tax amount the City can place on its residents)
- The City's Tax Rate (this is derived from the City's Gross Tax Levy or the amount needed to fund city services and operations)

For example, in 2025, a \$480,900 home in Arden Hills pays \$110.04 of monthly City property taxes, which, in turn, funds services like Public Safety, Park facilities and programs, maintenance and repair of the City's roadways, and general Government items (i.e., personnel costs, planning and zoning, maintenance of government buildings).

Arden Hills continues to maintain one of the lowest property tax rates compared to other Ramsey County cities. Learn more about property tax rates at cityofardenhills.org/178/Property-Taxes.



The average cost of property taxes on a \$480,900 homestead ranked Arden Hills as one of the lowest compared to other Ramsey County cities.

A \$480,900 homestead in Arden Hills pays \$110.04 per month in property taxes to the City.

2025 City Property Taxes

YEAR	CITY PROPERTY TAX LEVY	FISCAL DISPARITY DISTRIBUTION (1)	LOCAL PORTION OF LEVY	LOCAL TAXABLE VALUE (2)	CITY TAX RATE
2024	5,310,950	= 351,729	= 4,959,221	+ 20,249,533	= 24.49%
2025	6,028,012	= 407,849	= 5,620,163	+ 20,327,226	= 27.65%

(1) Determined by Metropolitan Council. Twin Cities tax-base sharing program that spreads the fiscal benefits of commercial-industrial growth.
(2) Determined by Ramsey County Assessor's Office.

2025 City Tax Rate Calculation

The City's property tax rate is calculated first by calculating a property's Taxable Market Value. For example, the Taxable Market Value takes the Estimated Market Value of a Median Household in Arden Hills (\$480,900) and subtracts out any homestead exclusion (\$3,300). The Taxable Market Value is then multiplied by the Property's Class Rate (1%) to get to the Tax Capacity (\$4,776). Then, by multiplying the City Tax Rate (27.648%) against the Tax Capacity (\$4,776), this determines the property's annual city taxes payable (\$1,320).

Estimated Market Value (Median Household)	\$480,900
Less: Homestead Exclusion	(\$3,300)
Taxable Market Value	\$477,600
Property's Class Rate	x 1%
Tax Capacity	\$4,776
City Tax Rate	27.65%
Estimated Pay 2025 Annual City Taxes	\$1,320
Estimated Pay 2025 Monthly Taxes	\$110.04

How It Impacts You

Parks and Recreation and Spring Reminders

New! Rec on the Go

Join Arden Hills and Mounds View Parks & Recreation for our NEW mobile recreation program. This program is free to both communities. Staff will have a variety of games at select locations throughout the summer. PRE-REGISTRATION is required for the program. Participants are required to sign up for a location and are allowed to attend throughout the summer as they please. Once they are registered they do not need to register for each meeting time.



Register: <https://cityofardenhills.revtrak.net/RW-Parks-Recreation/>
Schedule posted on our registration software.

Please Note:

- Must Pre-Register at a location
- Ages 3-5 must have an adult in attendance
- Participants must bring a water bottle and athletic clothes

Got Permits?

As the weather warms and thoughts turn to refreshing our homes and yards, the City wants to remind you that many common home improvement projects require a permit before you begin construction. Taking a moment to understand these requirements can save you time, money, and potential headaches down the road.

Here's a quick overview of some common projects that typically need a City permit:

- Exterior Additions: decks, sheds, and fences
- Interior Renovations: basement finishing and window replacements
- Mechanical: furnace and air conditioning replacements
- Plumbing: water heater and water softener replacements
- Electrical: installing or moving new lights and ceiling fans as well as installing additional circuits

This is just a glimpse! For a comprehensive list of projects requiring permits, please visit the City's Building & Permits web page at <https://cityofardenhills.org/154/Building-Permits>.

Important Reminders

Once your permit is approved, construction must commence within 180 days. Upon completion of your project, please contact the City to schedule an inspection. A minimum of 24 hours' notice is required for all inspections. If you have any questions regarding permits or inspections, please don't hesitate to reach out to our Building Department at 651-792-7800.

Garage Sales & Soliciting

Springtime means garage sales! To apply for a no-fee garage sale permit, please submit a Garage Sale Application which can be found at <https://cityofardenhills.org/947/Miscellaneous-and-Garage-Sale-Permits>. Garage sales are limited to three days or less, and no more than two garage sales are permitted annually. Advertising/signage must follow the guidelines outlined in the application.

While we encourage residents to report unpermitted solicitors to the City, some companies going door to door are based out of state and lack local contacts for follow-up. Therefore, if you encounter unpermitted solicitors, the Ramsey County Sheriff's Office has directed the City to have residents call 911 immediately to report the company. We ask that you then provide the City with the company's name afterwards by contacting the City Clerk at 651-792-7811 during normal City Hall business hours. Your assistance is crucial in helping us prevent these unauthorized companies from going door-to-door in our community!



If a solicitor visits you, they must be able to provide their City-issued license, if requested. Solicitors going door-to-door are subject to a background check. They must also follow regulations regarding hours of operation (9:00 a.m.-7:00 p.m. every day). Note there are exceptions where a solicitor's permit is not required, such as simply leaving a flyer at the door without knocking/engaging with residents, religious organizations, and candidates during an election season.

Tree Sale, Emerald Ash Borer and Buckthorn Information

Inaugural Tree Sale

Did you know that planting trees on your property offers many benefits such as providing shade and energy savings, supporting ecological services, and giving you something nice to look at! Adding trees to your private property also benefits the community and urban forest at large. One mature tree can provide enough oxygen in a day for four people!

The City of Arden Hills is partnering with Tree Trust to offer a limited number of trees at a discounted price of \$45 per tree to residents of Arden Hills. Sales close on Friday, May 23 at 4:00 pm. Residents are responsible for planting their tree and must call Gopher State One prior to digging. You must plant the tree on your private property, not public property or the right-of-way. Trees are on a first-come, first-served basis. You must create a Shopify account in order to reserve and complete your purchase. Trees must be picked up at City Hall on Saturday, June 7th between 1:00 p.m. and 3:00 p.m.



Please visit Arden Hills Tree Sale for more information about this fantastic opportunity!

<https://www.cityofardenhills.org/1234/Arden-Hills-Tree-Sale>

Arden Hills Residents Can Receive EAB Tree Treatment Discounts

Ash trees are a common native species frequently planted as landscape or boulevard trees. More than one in five metro area trees is an ash tree. All ash trees are at risk of mortality from Emerald Ash Borer (EAB), an invasive beetle from Asia. Rainbow Treecare will inspect your tree(s) at no cost to you in order to determine if a tree injection treatment is the best option, and residents will receive a discount for EAB tree care services from Rainbow Treecare. All residents will receive an informational postcard from Rainbow Treecare about these services. Browse their website rainbowtreecare.com/emerald-ash-borer/city-partnerships/arden-hills/ or contact them at 952-922-3810 for more information.

Buckthorn Pickup and Tool Rental for Residents

The Public Works Department is once again offering a pickup service for buckthorn branches and leaves (no root waste). They will pick up buckthorn on Fridays, beginning May 23 and continuing through October 31. To utilize this service, you must submit the buckthorn pickup request form on the City's website. This form must be submitted by noon on Thursday for pick up in the same week. Residents must place the buckthorn in neat, manageable piles along the street curb, with the cut ends facing the street. As a reminder, only buckthorn will be accepted. There is a helpful buckthorn pickup procedures document on the City's website. Residents can also dispose of their buckthorn at Ramsey County's collection site located at 1881 Hudson Road, St. Paul.

For help with buckthorn removal, residents can reserve a buckthorn removal tool (weed wrench) for one week at a time. Reservation requests may be completed online, through the City's website, or in person at the Public Works office. Once the completed reservation form has been submitted, City staff will confirm the reservation and tool availability. There is no fee for using this tool.



To learn more, sign up for buckthorn removal, or rent the tool, please visit <https://cityofardenhills.org/1172/Buckthorn>.



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ECR-WSS
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U.S. Postage Paid
TWIN CITIES, MN
Permit #1710

Inside

Rice Creek Commons

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Postal Customer

Walters Recycling

Let's Recycle Right, Arden Hills!

Arden Hills is excited to be partnering with Walters Recycling and Refuse for the City's residential recycling services which began May 5, 2025!

Make sure to stay in the know by downloading the Walters Recycling App from the Apple Store and Google Play. Advantages of using the app include:

- Pickup Day Alerts – Never miss a collection day again
- Recycling Tips – Helpful reminders to recycle smarter
- Weather Delays – Get ahead of snow or storm disruptions
- Unexpected Interruptions – We'll keep you in the loop
- Holiday Schedules – Know if your day shifts ahead of time

Don't want the app? No worries! You can still sign up for free Service Alerts sent straight to your phone. Whether it's a blizzard, a holiday, or just a quick recycling refresher, Walters has your back! You can download your service calendar at <https://waltersrecycling.com/#service>.