

ARDEN HILLS

notes

The Official City Newsletter for Arden Hills Residents

July 2021

Judge Declares Joint Powers Agreement Remains between the City of Arden Hills and Ramsey County

A judge has decided the Joint Powers Agreement (JPA) between the City of Arden Hills and Ramsey County regarding redevelopment of the TCAAP project will remain intact. Hennepin County District Judge Edward Wahl rendered a decision on June 17, 2021 that upholds the JPA and suggests the two sides can resolve their differences outside of the courtroom through political means. This is a positive outcome for the City as the JPA, which the City and County have been working together under since 2012, will continue to guide the development and ensure a public process.

This decision comes after the County decided to bring forward costly and time-consuming litigation against the City in early 2019 citing differences in vision for the project mainly revolving around density and affordable housing; however, the two parties considered an almost execution-ready agreement in late 2018, until the County walked away. That agreement would have paved the way for 1,460 new residential units, significant new retail, commercial, and industrial projects, as well as new and exciting greenspace and park amenities for everyone to enjoy.

The City has, and will continue, to strive for a fair and transparent process, and a high quality, sustainable project for its current and future residents and businesses. We encourage the County to do the same and work together to complete the master development agreement and get the project moving. Future Joint Development Authority (JDA) meetings between the City and County are scheduled on the first Monday of the month, unless otherwise noted due to holidays. Information on how to attend meetings, their agendas, and discussion items can be found on the City's website at <https://www.cityofardenhills.org/AgendaCenter> under the JDA section. If neither the County nor the City files an appeal by August 17, the case will be over. Until then, the litigation is still considered ongoing.

To read the full judge's ruling and the City's statement, visit [cityofardenhills.org/CivicAlerts.aspx?AID=926](https://www.cityofardenhills.org/CivicAlerts.aspx?AID=926).



Concept drawing of the "Main Street" town center imagined for Rice Creek Commons. Image credit: ESG Architects



Arden Hills Service Directory

Arden Hills City Hall
1245 West Highway 96
Arden Hills, MN 55112-5734
www.cityofardenhills.org
651-792-7800

Summer Office Hours
Monday through Thursday:
7:30 a.m. to 5 p.m.
Friday: 7:30 a.m. to 11:30 a.m.

Sheriff and Fire
911

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

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

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

Fran Holmes • 612-599-2457
fholmes@cityofardenhills.org

Dave McClung • 651-332-0352
dmcclung@cityofardenhills.org

Steve Scott • 651-604-0919
sscott@cityofardenhills.org

City Administrator
Dave Perrault • 651-792-7824
dperrault@cityofardenhills.org

Communications Coordinator
Gretchen Needham • 651-792-7817
gneedham@cityofardenhills.org

**Communications Committee
Council Liaison**
Fran Holmes

Council meetings are held at City Hall on the second and fourth Mondays of the month at 7:00 p.m. Meetings are televised live on Cable Channel 16. Meetings of the Planning Commission are televised as well. 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

City Hall Now Open to the Public

Arden Hills City Hall reopened to the public for in-person business on Thursday, July 1. City Council and Planning Commission meetings will also be held in-person at City Hall starting in July. The Minnesota Department of Health and the Centers for Disease Control and Prevention strongly recommend that anyone who is not fully vaccinated continues to wear face coverings indoors in businesses, public settings, and when around people from other households, as well as outdoors when social distancing cannot be maintained.

Summer Hours at City Hall in Effect

Summer hours at City Hall began Tuesday, July 6: Mondays–Thursdays, 7:30 a.m.–5 p.m.; Fridays, 7:30–11:30 a.m. Regular office hours will resume after Labor Day on Tuesday, September 7. If you need assistance during business hours, you can also call 651-792-7800.

Buckthorn Pickup Is Available

City Public Works staff will pick up buckthorn from your curb! A request form must be submitted for this service. Buckthorn is an invasive species that negatively impacts local plant life diversity.

To schedule a buckthorn

pickup, please call City Hall

at 651-792-7800, or fill out the online form at cityofardenhills.org/BuckthornRequest.

Residents are required to place the buckthorn in neat, manageable piles along the street curb. Please note that only buckthorn will be accepted, and the deadline for same week pick up is 12 p.m. on Thursdays.



Food Truck Discussion Tabled

At its June 14th City Council meeting, Mayor Grant and Councilmembers unanimously voted to table a discussion regarding a change in City Code relating to mobile food units and food trucks. At a May special work session, City Council directed staff to draft amendments to the City Code regarding food trucks, specifically to cap the amount of events to two per year per residence and to incorporate a violation fee in the amount of \$100. The June 14th meeting agenda and packet materials can be found at cityofardenhills.org/AgendaCenter.

Sign Up for Street and Utility Updates with “Notify Me”

Summer road construction projects are revving up in Arden Hills. If you'd like to stay informed about construction projects in real time, visit cityofardenhills.org/ConstructionProjects. Sign up for the 2021 PMP Improvements messages at cityofardenhills.org/subscribe-2021PMP.

Benchmarks: A Review of Recent City Council Action

All items were approved unanimously by a 5-0 vote unless otherwise noted.

June 14, 2021 Regular City Council Meeting

- Passed a Resolution accepting the Coronavirus Local Fiscal Recovery Fund, established under the American Rescue Plan Act (ARPA), for funds that the City will begin to receive in July, 2021 via distribution by the Minnesota Office of Management and Budget.
- Accepted the resignation of the Building Official with a last day of June 10, 2021.
- Approved Agreement with Rum River Construction Consultants for on-call building official service.
- Tabled consideration of draft language amending City Code pertaining to mobile food units/food trucks.

June 28, 2021 Regular City Council Meeting

- Approved an extension of flexibility to local businesses allow expansion of outdoor operations for outdoor seating and serving of alcohol until January 1, 2022 due to COVID-19 restrictions.
- Accepted the resignation of the Building Inspector/Code Enforcement Officer with a last day of July 8, 2021.
- Authorized staff to begin the recruitment process for a Building Official and for a Building Inspector/Code Enforcement Officer.
- Held a public hearing and approved an application for a Master Plan Planned Unit Development and Final Planned Unit Development for Lifelong Wealth Advisors to construct a single-story, 5,600-square-foot building with associated parking lot at 1150 County Road E.
- Approved a professional services agreement with Bolton & Menk for the Snelling Avenue North Street and Utility Improvements Project.
- Approved a Zoning Code Amendment to Chapter 13 of the Arden Hills City Code to permit accessory storage sheds of up to 100 square feet in size and 8 feet in height within the required structure setback from the ordinary high water level.

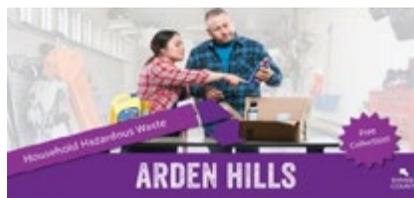
For a complete listing of recent City Council action, visit cityofardenhills.org and click on View Agendas & Minutes.

Mobile Site for Household Hazardous Waste Collection Comes to Arden Hills

During the month of July, the household hazardous waste mobile collection site will be in Arden Hills at 1352 Ben Franklin Road on the following days and times:

- Fridays: 10 a.m.–6 p.m.
- Saturdays: 9 a.m.–4 p.m.

Learn more at cityofardenhills.org/CivicAlerts.aspx?AID=916.



Summer Community Events

July 24: Bark & Rec Day

Join the Arden Hills Parks and Recreation Department for the 6th Annual Bark & Rec Day on Saturday, July 24, 1 to 3 p.m. at Perry Park, 3700 New Brighton Road. Bring your dog to the off-leash area and make a fun craft your dog will love to wear. Free refreshments and snacks. All ages and dogs welcome, and the event is free.

July 30: Penny Carnival

Gather up your pennies and come celebrate the end of the 2021 Summer Parks & Recreation program in Arden Hills. The carnival will be held Friday, July 30 at Perry Park from 1 to 3 p.m. There will be carnival games, a face-painting artist, and refreshments at this free event. The City's annual stormwater meeting will be held concurrently in an educational booth format.

August 3: Night to Unite

On Tuesday, August 3 from 5 to 9 p.m., gather and celebrate community spirit, with community officials, fire departments, and Ramsey County Sheriff's Office representatives for the largest annual crime prevention event ever. Night to Unite is designed to heighten awareness of crime and drug prevention while strengthen neighborhood spirit along with police-community partnerships.

Learn more at Participate in Night to Unite.

For more information, contact the Ramsey County Sheriff's Office Crime Prevention Unit at 651-266-7339 or crimeprevention@co.ramsey.mn.us.

Snelling Avenue North Street and Utilities Improvements Project Awarded

At its June 28th Council Meeting, the Arden Hills City Council approved a professional services agreement with Bolton & Menk for the Snelling Avenue North Street and Utility Improvements Project. Bolton & Menk was one of five consulting firms that submitted quality proposals for consideration.

The scope of the project will include:

- Reclamation and resurfacing of Snelling Avenue North from 51 to County Road E, Cummings Lane, and a short portion of Bussard Court immediately adjacent to Snelling Avenue
- Watermain replacement along Snelling Avenue North from Bussard Court to Lametti Lane
- Replacement of sanitary sewer at the crossing of Snelling Avenue North at Skiles Lane
- Replacement of a section of storm sewer pipe at the east end of Cummings Lane
- Pedestrian safety considerations along Snelling Avenue North

Informational meetings for the public are tentatively scheduled for November 2021, with construction slated to begin April 2022. More details on the project are available on the City's Agenda Center online at cityofardenhills.org/agendacenter.

Cleanup Day Coming This Fall

A fall Cleanup Day event, held by the City of Arden Hills at the Green Lights Recycling facility in Blaine, will be scheduled for a date still to be determined early this fall.

Arden Hills residents may drop off otherwise hard-to-recycle items such as household goods, electronics, mattresses, and other items (some free, and some for a fee). Keep your eyes on future newsletters and news flashes for more information soon!



Paving Project Completed on Fairview and Pascal Avenues

The Arden Hills Public Works Department completed the In-House Paving project, which included milling and overlay of Fairview Avenue from Gramsie Road to Lake Valentine Road, and Pascal Avenue from County Road E to the north termini.

The process involved milling of the top 2 inches of asphalt and then applying a tack binder material before repaving the streets. Some curbs and storm sewers were repaired, as well.

Thank you to the residents affected for their patience during construction.



State Fair Parking Reminders

MINNESOTA STATE FAIR

If you are attending the Minnesota State Fair (August 26–September 6), you can park your vehicle at one of the Park & Ride lots in and around Arden Hills and take a bus to the fairgrounds, free of charge.*

- Catholic United Financial, 3499 Lexington Avenue N.
- North Heights Lutheran Church, 1700 Hwy. 96 W.
- Presbyterian Church of the Way, 3382 Lexington Avenue N.

**Please note: there will NOT be Park & Ride locations at Bethel University, Anderson Center, 2 Pine Tree Drive or Gathering Place, 3245 New Brighton Road this year.*

Park & Ride lots fill quickly and residents often park on nearby streets. Please heed the “No Parking” signs located on some of the nearby streets. Violators may be ticketed. For a full list of Park & Ride locations and hours, visit mnstatefair.org/transportation.



Water Conservation Tips

At the time of this writing, Minnesota is in the midst of a statewide drought. If you haven't started thinking about conserving water, now is the time.

💧 **Fix leaks.** To check if your toilet is leaking, flush while the reservoir is still filling, add a few drops of food coloring to the reservoir water, and wait 15 to 20 minutes. If the water in the bowl changes color, the flapper valve needs to be replaced. This simple fix will save approximately 20 gallons of water a day!

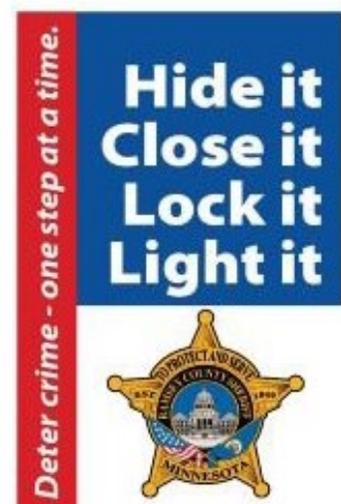
💧 **Shower swiftly.** Taking a shorter shower can save gallons of water, and a low-volume shower head will conserve over 13,000 gallons of water a year in an average household.

💧 **Water smart, not more.** Make sure your sprinkler or irrigation system isn't watering your driveway or sidewalk. The wee hours of 4 to 8 a.m. are best to avoid evaporation; install a sprinkler timer if you're not an early bird.

Protect Your Garage and Vehicle from Theft

Summer is a prime time for thieves looking for easy targets. Two targets of opportunity include vehicles parked outside and unlocked garages. Remember to “hide it, close it, lock it, light it.”

1. Keep your garage doors closed when working in the backyard, or when going on that healthy walk or bike around the block.
2. At the end of the day, double check that your vehicle and garage doors are closed and locked.
3. Remove garage door openers, keys, cash, and other valuables from your vehicles. Keep other items hidden.
4. Turn on outdoor garage or house lights and backyard lights overnight.



City of Arden Hills, Minnesota

Popular Annual Financial Report

To The Community

For the year ended December 31, 2020



1245 W Hwy 96
Arden Hills, MN
55112
651-792-7800

cityofardenhills.org

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The City of Arden Hills is proud to present its Popular Annual Financial Report [PAFR]. The purpose of this report is to inform the community of the City's financial activity in a simple, easy-to-read format for the fiscal year ending December 31, 2020. These highlights are based upon the City's Comprehensive Annual Financial Report (Annual Report), which is a more inclusive, audited document.

In order for Arden Hills to manage the community finances smoothly, it divides various activities into several different funds.

- The **General Fund** accounts for revenues and expenditures that provide for *basic operations of the City*, i.e., administration, police and fire, street and park maintenance, recreation, community development, and planning.
- **Special Revenue Funds** account for activities restricted to *specific purposes* like economic development.
- **Debt Service Funds** track revenues and expenses related to *repayment of long-term debt*.
- The **Capital Fund** collects revenues from special assessments, state and county aids and allots them toward *construction or major capital expenses*.
- **Enterprise Funds** account for *activities that operate as public enterprises* which are paid for by user fees, i.e., water, recycling, sewer, and surface water management.
- **Internal Service Funds** account for the acquisition, operation, and maintenance of governmental facilities and services, which are entirely or predominately self-supported by user charges to other governmental funds.

Dividing Up Your Property Tax Dollar



Ramsey County
47¢

City of
Arden Hills
23¢

School District
23¢

Other Agencies
7¢

Your tax dollar is divided up between several governmental entities. Arden Hills collects 23 cents of every tax dollar for City services. The remaining portions are divided among Ramsey County, the school district, and other agencies.

Department Organization Chart

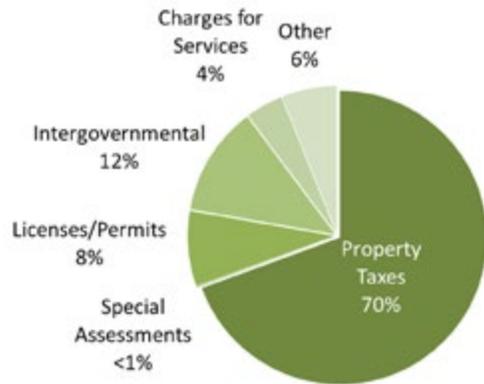


General Fund

The City’s General Fund is the largest fund and is also one of the most vital to the City’s operation. The General Fund is the primary fund that accounts for everyday general expenditures like street and park maintenance, public safety, and administrative services. Like most funds, the General Fund relies on the inflow of cash, shown as revenues, and subsequently the outflow listed as expenditures.

Revenues

The primary revenue for the General Fund is property taxes. Intergovernmental revenues are items like state or county aids and grants. For year end 2020, the City’s revenue total was \$5,229,541 which was a \$195,364 (3.6%) decrease from the previous year. Licenses & permits and Charges for services decreased \$282,902 and \$224,698, respectively, due to decreased building activity in the current year.

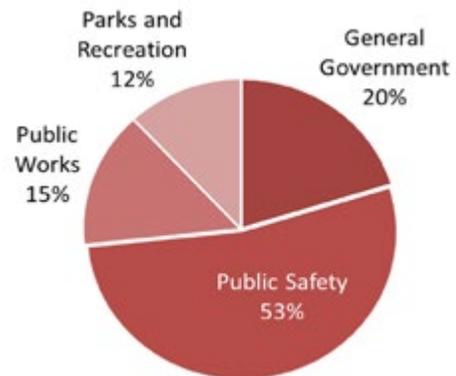


	2019	2020
Property Taxes	\$3,795,624	\$3,629,819
Special Assessments	772	4,758
Licenses/Permits	714,530	431,628
Intergovernmental	162,041	629,432
Charges for Services	440,616	215,918
Other	311,322	317,986
Total General Fund Revenues	\$5,424,905	\$5,229,541

Expenditures

The City’s total General Fund expenditures for 2020 were \$4,586,618, which was \$444,842 (8.8%) under the final budget. Overall, General Fund expenditures decreased by \$183,073 (3.8%) from 2019. Parks and Recreation costs decreased \$131,802 (19.4%) and General Government costs decreased by \$130,956 (12.4%). The chart below highlights the amount funded by each of the City’s functions.

	2019	2020
General Government	\$1,058,275	\$927,319
Public Safety	2,399,296	2,435,773
Public Works	632,531	675,739
Parks & Recreation	679,589	547,787
Total General Fund Expenditures	\$4,769,691	\$4,586,618



City Departments

Administration: This department provides the overall direction for the City as determined by the City Council. It is responsible for maintaining City records, issuing licenses, administering Council policies, and overseeing election procedures.

Finance: This department conducts the financial affairs of the City of Arden Hills in accordance with the Government Accounting Standards Board (GASB) and the Generally Accepted Accounting Principles (GAAP).

Community Development: This department is responsible for ensuring that laws, ordinances, and zoning codes are enforced. It is also responsible for economic development within the City.

Public Works: This department manages the City’s infrastructure as it relates to roadways, water, sewer, and surface water management.

Parks & Recreation: This department is responsible for providing recreation activities in the City and maintaining the City’s parks and trails.

Special Revenue Funds

Special Revenue Funds are used to account for revenues derived from specific taxes or other earmarked revenue sources. They are required by statute to finance particular functions, activities, or governments. The City of Arden Hills has the following recurring Special Revenue Funds:

- **Cable TV** accounts for revenue and expenditures related to cable TV, internet, and other forms of communication.

Revenue for this fund comes primarily from cable owner franchise fees.

- **EDA Operations** accounts for general administration activities that are not specific to any individual Tax Increment Financing (TIF) District, as well as activities associated with the Economic Development Commission and Economic Development Authority.

- **EDA TIF Districts** account for revenues derived from tax increments and expenditures for developer reimbursements and administrative expenses. The City had three districts at the end of 2020.

The City also established a CARES Act Fund to administer the COVID-19 relief funds and a Karth Lake Improvement District Fund to manage a pump replacement project. These are short-term funds.

Long-Term Debt

Arden Hills received a “AAA” rating from Standard and Poor’s Global on its 2018 bond issue. This is the highest possible rating you can receive. A high bond rating translates into lower future borrowing costs. It shows that the City is able to meet its financial commitments and has the lowest risk of default. This rating is based on the City’s:

- Very Strong economy, with access to a broad and diverse metropolitan statistical area.
- Very strong management, with strong financial policies and practices.
- Very strong budgetary performance and liquidity.
- Very strong debt and contingent liability position.
- Strong institutional framework.



The goal of the PAFR is to supplement—not replace—the Annual Report.

Similar to the Annual Report, information in the PAFR conforms to Generally Accepted Accounting Principles (GAAP). For more detailed information and copies of the PAFR or Annual Report, visit the city’s website, www.cityofardenhills.org.

Internal Service Funds

Internal service funds are an accounting device used to accumulate and allocate costs internally among the City’s various functions. The City maintains internal service funds for risk management, engineering, central garage, and technology. The combined totals for these funds are:

Revenues—\$541,496
 Expenses—\$654,334
 Net Position—\$219,173



About this Report

The City of Arden Hills reports financial year-end results in the Comprehensive Annual Financial Report (Annual Report). The Popular Annual Financial Report (PAFR) is an unaudited report that summarizes the most significant data from the Annual Report, and is consistent with Generally Accepted Accounting Principles.

For a complete review of the City's financial position for 2020, consult the 2020 Annual Report available on the City's website at www.cityofardenhills.org, or from the Finance Department at 651.792.7800.

Capital Funds

Pavement Management Plan: The Pavement Management Program (PMP) identifies, inventories, and tracks street conditions to ensure that maintenance is completed at the appropriate time. The results are prolonged pavement life and reduced costs to property owners. The PMP was initiated to ensure a maintenance program for Arden Hills' aging streets. The most recent 2018 PMP area included three neighborhoods within the City. Year end fund balance was \$4,928,470.

Public Safety Projects: This fund accounts for the City's share of capital equipment costs for police and fire. Year end fund balance was \$125,624.

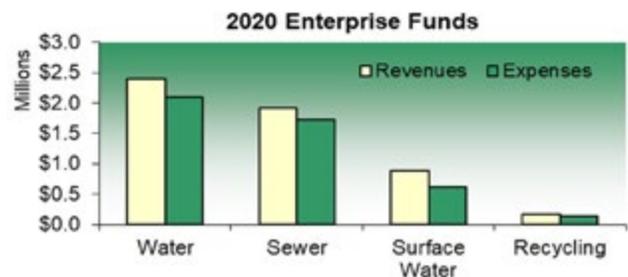
Equipment/Building Maintenance & Repair: City equipment and buildings are monitored regularly and replaced/repaired when needed. Transfers are made from various funds to fund these expenditures. Year end fund balance was \$461,581.

Parks: This fund was established for park/ trail acquisition, maintenance and development. Revenue for this fund comes from developer park dedication fees, contributions, state grants and investment interest. Year end fund balance was \$246,917.

Enterprise Funds

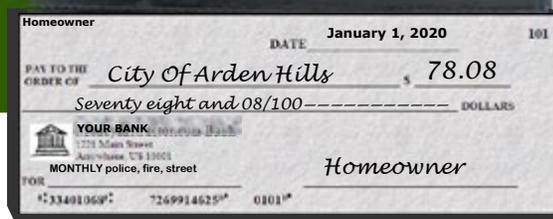
The Enterprise Funds are run like a business in that they rely on fees and charges for revenue to cover expenses. These funds consist of utility services provided to the community by the City such as water, sewer, surface water, and recycling. A rate study was completed in 2018 and projected infrastructure improvements will require annual user rate increases for the foreseeable future. User rates are evaluated each year during the budget cycle.

	Revenues	Expenses
Water	2,392,800	2,096,083
Sewer	1,913,516	1,728,146
Surface Water	885,989	620,365
Recycling	163,635	139,840
	<u>5,355,940</u>	<u>4,584,434</u>



Based on an average usage of 4,800 gallons per month, the 2020 monthly cost of utilities for a home in Arden Hills was \$84.06 (Arden Hills bills on a quarterly basis).

Description of Transaction	Balance
Public Safety	\$ 33.26
General Government	\$ 16.08
Parks and Recreation	\$ 11.76
Public Works	\$ 10.30
Capital /EDA	\$ 6.68



Cost of City Services

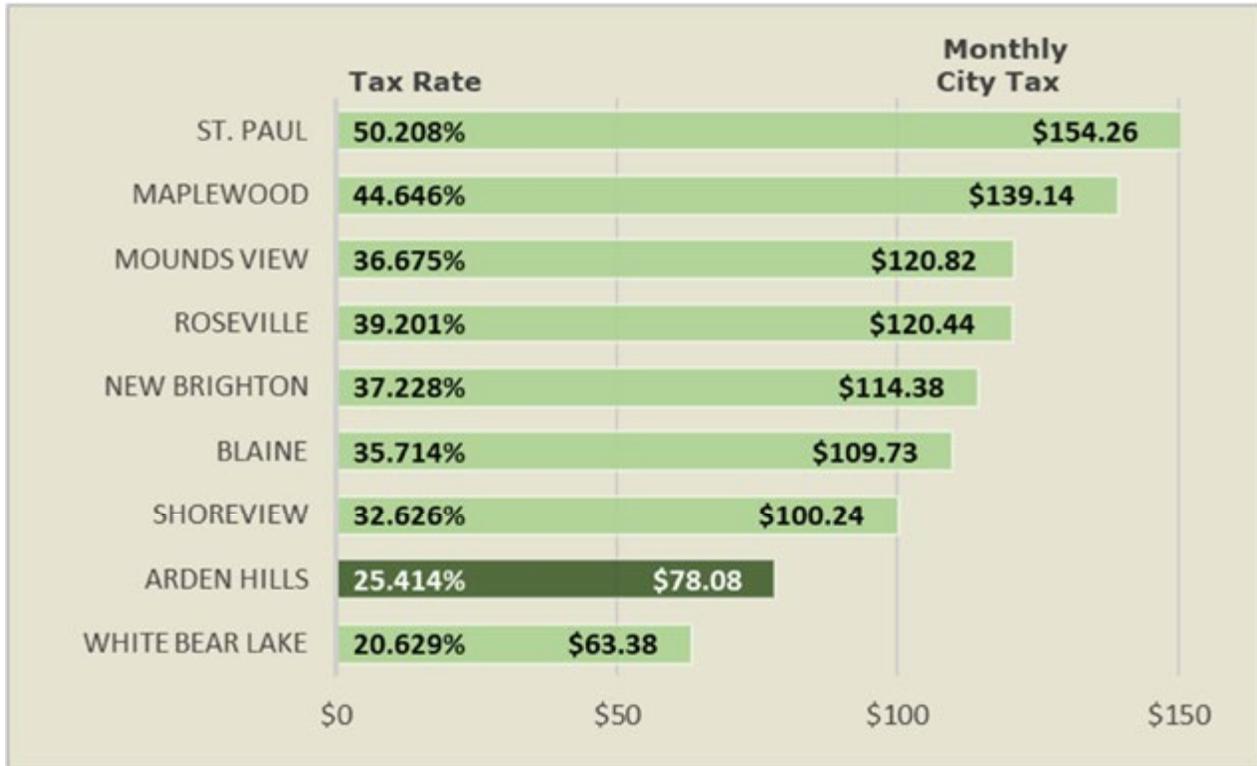
Residents receive a variety of City services at an affordable price. The cost of City services in 2020 for the owner of a single-family home in Arden Hills with an assessor's market value of \$372,400 was \$78.08 per month.

The checkbook shows how the monthly cost of property tax-supported services was divided among City departments.

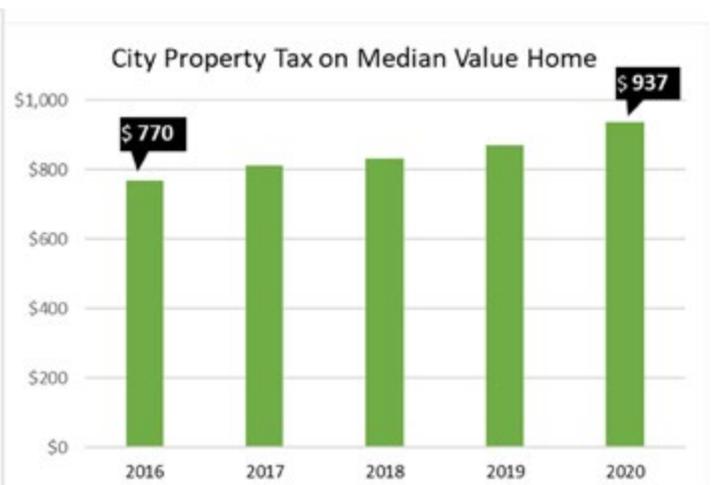
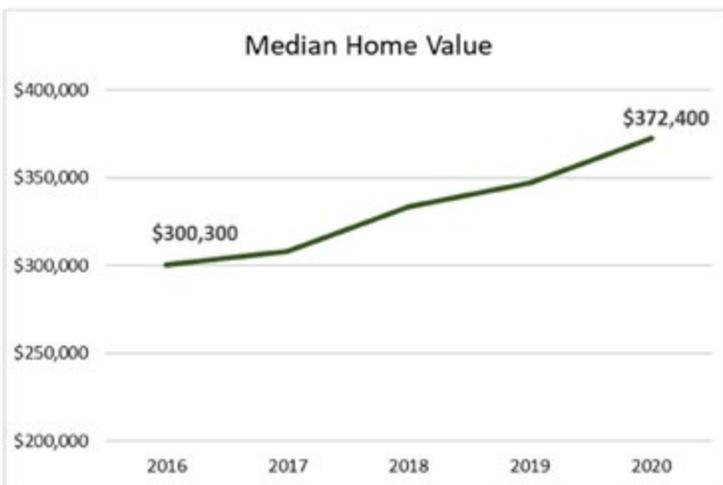
2020 City Property Taxes per Household per Month

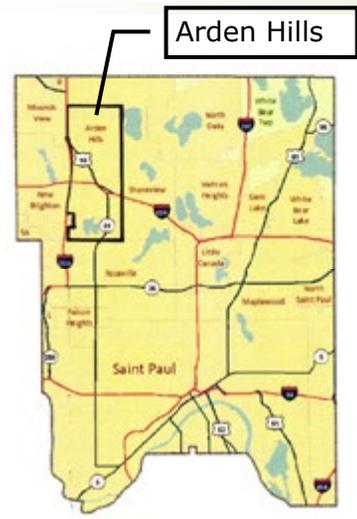
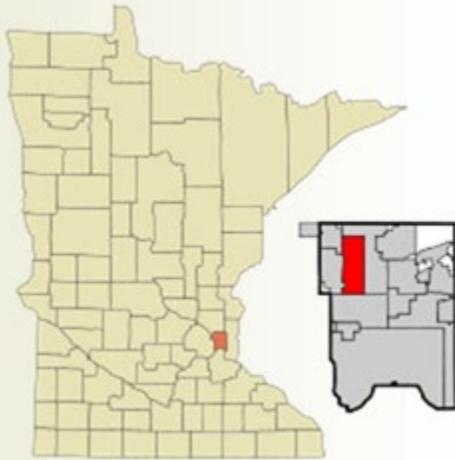
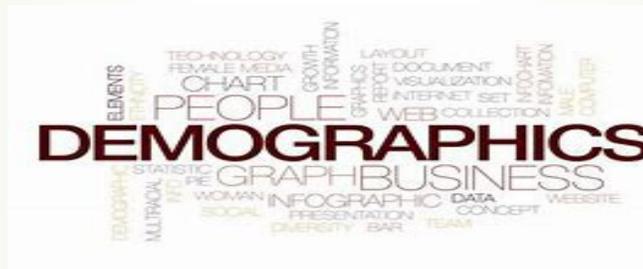
In a 2020 comparison of nine communities in Ramsey County, the average cost of services on a \$372,400 homestead in terms of property taxes showed Arden Hills ranking as one of the lowest.

A \$372,400 homestead in Arden Hills paid \$78.08 per month in property taxes to the City.



The median home value has increased from \$300,300 in 2016 to \$372,400 in 2020, a 24.0% increase. During that same period, the city tax on a median value home has increased from \$770 to \$937, a 21.7% increase. The reason for this difference is that the city tax rate has decreased from 26.539% in 2016 to 25.414% in 2020, a 4.2% decrease.





Median Home Value—\$372,400

3,240 Households



Persons per Household—2.57

\$1,558—Median Gross Rent

BUILDING PERMITS	\$27.36M	\$9.46M	1,340
	Commercial Valuations	Residential Valuations	Permits Issued

10,108 Population



Median Age—36.2



Arden Hills, MN • 55112-5734

ECR-WSS
PRST STD
U.S. Postage Paid
TWIN CITIES, MN
Permit #1962

Inside

Paving Project Completed

Popular Annual Financial Report

State Fair Parking Reminders

Protect Your Garage and Vehicle from Theft

Postal Customer

Independent Bookstore and Cultural Center Finds Home in Arden Hills

The Rabata Cultural Center and Daybreak Bookshop is a feast for the eyes, the mind, and the heart. Located in Arden Plaza at 3533 Lexington Avenue N. in Arden Hills, Rabata seeks to bring residents together in an inviting space dedicated to literacy, cultural education, and the enrichment of the community. The warm and welcoming space hosts book launches, readings, workshops, and similar gatherings at their meeting and conference space.

Rabata’s mission is “creating positive cultural change through creative educational experiences,” and this was recently demonstrated at a poetry showcase, featuring two dynamic poets on Friday, June 11. The two young poets read from their books, took questions from the audience, and explained the process and development of their poems and journeys to publication. Refreshments were served after the reading, and the poets were available to sign books and enter into further discussion with attendees. The overall experience of the event was one of positivity and triumph; after a long stretch of canceled events due to the



Councilmember Fran Holmes and her daughter, Carolyn, with the founder of Rabata’s Daybreak Press Bookshop, Dr. Tamara Gray (center), attend the June poetry reading at Rabata’s Cultural Center.

pandemic, it was exhilarating to attend a poetry event live and in person.

Check out Rabata’s calendar of events and activities, and be sure to stop in and shop their wide array of books, including texts dedicated to Islamic scholarship, women writers, and beautifully illustrated children’s books. Learn more at rabata.org and facebook.com/daybreakpress.

