

ARDEN HILLS

notes

The Official City Newsletter for Arden Hills Residents

October 2023

Rice Creek Commons (TCAAP) Update

The Joint Development Authority (JDA) has had a busy year so far. At their September 5 work session, they received presentations from four different experts regarding current and future market conditions. The presenters included Amanda Taylor (Greater MSP), Bruce Nustad (Minnesota Retailers Association), Anne Mavity (Minnesota Housing Partnership), and Thomas Fisher (University of Minnesota). The presentations were wide-ranging in topics and provided valuable insight to the JDA. While each presenter spoke about their given area of expertise, consistent themes from the Rice Creek Commons project panelists were flexibility on uses in the redevelopment code, the need for additional and affordable housing, connectivity with transportation and walkability, and maximizing partnerships.

The JDA also held a special meeting on September 27 to hear from Alatus

on a proposed density scenario. Alatus presented a scenario of 1,960 units, which is a 500-unit increase over the currently approved 1,460 units. The majority of the change would happen in the Town Center South by adding more units and converting the southwest corner of the site from Flex Office to residential. The additional housing types include single-family homes, townhomes, smaller multi-family buildings, and an approximate 175-unit apartment building. The developer also noted their commitment to working with the City and County to provide for ownership and affordability on the site across multiple income levels. This proposal will be further considered by the JDA and eventually both the County and City with opportunities for public engagement.

Lastly, the JDA will have considered proposals at their October 2nd meeting for the Outlot A parcel,

RICECREEK COMMONS

COMMUNITY EVENT

 **Wednesday, November 1, 2023**

 **Evening (exact time TBD)**

 **1425 Paul Kirkwood Dr, Arden Hills, MN 55112**
Ramsey County's Public Works Facility in Arden Hills
Marsden Room

The community is invited to learn more about the Rice Creek Commons redevelopment site. This event will provide interested community members with an introduction to the project and a recap of the overall vision for the site.

 RiceCreekCommons.com

otherwise known as the Thumb. This parcel is the forty acres on the north side of the development zoned for a variety of commercial uses. Following consideration, the JDA will make a recommendation to the County Board, who will then begin working on a purchase agreement for the site.

All of the JDA meetings can be viewed on the City's website at cityofardenhills.org/320/Watch-City-Meetings.

City Council Passes New THC/Cannabis Ordinances

There have been a number of recent changes to State Law regarding the sale of lower-potency hemp edibles (less than 0.3 percent THC) and full-strength cannabis products. Due to a recent moratorium passed by the City Council, full-strength cannabis sales are prohibited in Arden Hills until January 1, 2025. This means that no business can sell full-strength cannabis products in the City until at least after that date. Note the moratorium does not pertain

to the Medical Cannabis Program as administered by the MN Department of Health.

Previously, no business has been allowed to sell THC products, but at the August 28 City Council meeting, the City Council approved an ordinance that had the following stipulations for the sale of lower-potency products, like gummies or THC-infused beverages, the highlights of the ordinance are:

- Lower-potency products may be sold by a retail establishment, restaurant, or service station that is already licensed for liquor or tobacco sales in the commercial zoning districts as a conditional accessory use only. This means there cannot be a standalone store exclusively selling lower-potency THC products, and THC product sales would not be permitted in the City's residential or industrial zoning districts. **cont'd on pg. 4**



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

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rousseau@cityofardenhills.org

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Sr. Communications Coordinator

Luke Cardona • 651-792-7817
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City Council Liaison

Thomas Fabel

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

Introducing South Shore Fitness Park & Trail

The newest park and trail in Arden Hills is now open! Find this hidden gem located on Parkshore Drive nestled behind the beautiful new Round Lake Senior Living Center. This park includes brand-new fitness equipment tailored for teens through seniors, plus a kid slide! When you arrive, you will see six public parking spaces immediately to your right, just before the big green “South Shore Fitness Park & Trail” sign. Stop down and take a stroll on this fresh trail!



Round Lake Senior Living Center

On August 23, Mayor Grant and Councilmembers joined Round Lake Senior Living Center (1740 Parkshore Drive) staff and guests to celebrate the opening of this beautiful community that promises caring and compassionate senior living. The grand opening celebration allowed guests to see many great amenities in this new living community, including the fully furnished patios with great views, hair salon, library, private dining areas, and more. This new Living Center offers options for independent living, assisted living, memory care, and Lifespark COMPLETE, which is a combination of expert in-home primary care paired with a dedicated life manager.

Congratulations to their team for their hard work and to everyone who helped bring this new community to Arden Hills!



CathX Medical Grand Opening

On September 14, CathX, a division of the Zeus Company, celebrated the opening of its newest state-of-the-art catheter manufacturing facility located at 1275 Red Fox Road. With the addition of this new facility, Zeus anticipates hiring 100 new employees, including engineers, project managers, and product builders, who will design, develop, and validate new catheter prototypes. Their 75,600 square-foot manufacturing facility houses an advanced research and development lab and cleanroom equipped with the latest technologies. Members of the City Council and City staff were onsite to welcome the CathX Medical team into their new facility, and Mayor Grant delivered a special welcome message.



Re-formed EDC Off and Running

On August 23, the Economic Development Commission (EDC) held its first meeting since 2020. The commission comprises Arden Hills residents and business representatives and also includes a Youth Commissioner, a position newly added this year. At their first meeting, they got right to work reviewing the City's Sign Code and discussed future tasks and goals to support residents and businesses in Arden Hills. The EDC meets bi-monthly on the fourth Wednesday at 7:30 a.m. Interested residents and business representatives are encouraged to apply at cityofardenhills.org/128/Economic-Development-Commission. The posting for volunteers on the EDC will remain open until filled.



Planning Commission Seeks Alternate Commissioner

Are you passionate about shaping the future of our community? Join the Planning Commission as an Alternate Commissioner! As a member of this commission, you'll help review and make recommendations concerning all land use applications, hear requests for Zoning Code interpretations, consider and recommend changes to the City's Zoning Code, and more! The Planning Commission meets on the first Wednesday after the first Monday of the month at 6:30 p.m. at City Hall. To learn more and apply, visit cityofardenhills.org/127/Planning-Commission. The deadline to apply is Friday, November 3.

Join Ramsey County's Waste Reduction Advisory Committee

Ramsey County is updating its waste management plan and is looking for members of the Ramsey County community to serve on its Waste Reduction Advisory Committee. Members will provide feedback and ideas on managing trash and recycling in our county. This committee will include Ramsey County residents, city representatives, waste industry representatives, and local businesses.

You will contribute your ideas to topics like waste reduction and reuse, recycling and trash, food waste reduction and food scraps recycling, the intersection between climate and waste management, and equity and environmental justice. You don't need to know a lot about waste management; you just need to be interested in talking about it!

The deadline to apply is December 1. Learn more at ramseycounty.us/content/join-ramsey-countys-waste-reduction-advisory-committee.

Diseased and Dying Trees

Diseased and dying trees are considered a nuisance under City Code, and per City Code, the removal of such trees and associated costs is the responsibility of the homeowner (including trees located in the Right-of-Way). During the year, the Public Works Department performs inspections throughout the City to identify diseased or dying trees and then informs the homeowner of their responsibility to remove the tree promptly. If a homeowner fails to remove the tree in the time period outlined by Public Works, the City will remove the tree and assess the homeowner for the full cost of the removal. If a resident is unsure if they have a diseased or dying tree, they can contact Public Works and have an inspector assess their tree. For questions or to request an inspection, please call 651-792-7850.

EyeOnWater



Are you looking for a way to monitor your water consumption and avoid surprise charges for a leaky toilet? EyeOnWater is an online tool that will help residents monitor and conserve water. EyeOnWater allows customers to easily view and understand their water usage throughout the billing cycle with consumption graphs. It also allows tracking usage and establishing alerts to detect high usage caused by a leaky toilet, sprinkler system, or something similar.

To sign up, visit eyeonwater.com/signup. Only one email address can be attached to an account. Priority will be given to property owners over tenants for access to the online tool. If you need assistance using EyeOnWater, please visit helpyeonwater.com.

City Council Benchmarks

All votes 5-0 unless otherwise noted.

August 28, 2023 City Council Meeting

- Approved Resolution 2023-043 Appointing Maeve Edgar as the Youth Committee Member to the PTRC
- Approved Resolution 2023-044 Appointing Abigail Weber to the PTRC
- Approved Agreement for Legal Services – Prosecution – Kelly and Lemmons
- Approved Professional Services Agreement Amendment No. 1 with Bolton & Menk, Inc. – 2024 PMP Street and Utility Improvements Project impacting the Colleen, Royal Hills, McClung, and Briarknoll neighborhoods (\$23,000)
- Approved Watermain Gate Valve Replacement Quote on Red Fox Rd – Valley-Rich Co., Inc. (\$16,400)
- Approved Professional Services Agreement with TKDA – South Tower Improvements Project and Increase 2024 CIP (\$67,183)
- Approved Payment No. 2 – Margolis – Tree Planting along HWY 96 and Hazelnut Park (\$35,434)
- Approved Proposal for Construction Materials Testing Services with Braun Intertec – Arden Manor Park and Floral Park Improvements (\$11,582)
- Approved amended motion to adopt Ordinance 2023-008 for Zoning

Code Amendments to Chapter 13, Section 1325.05 – Design Standards, Subd. 4.D, Temporary Fences

- Adopted Ordinance 2023-009 for Planning Case 23-014 for Zoning Code Amendments to Chapter 13, Section 1305.04 Sales of Low Potency Hemp Edibles (*motion carried 4-1, Rousseau opposed*)
- Adopted Ordinance 2023-010 – Moratorium Prohibiting the Operation of Cannabis Businesses through 1/1/2025

September 11, 2023 City Council Meeting

- Approved Liquor License for Big Ten Supper Club for the period of 9/24 to 12/31, 2023
- Approved the Resignation of Planning Commissioner Clayton Zimmerman
- Approved Payment of League of Minnesota Cities Membership Dues (\$10,620)
- Approved Acknowledgment of Twin Cities Grant Funds (\$15,830)
- Approved Ordinance 2023-011 Amending Chapter 7, Section 720, Subsections 720.02 Prohibiting Tobacco and Cannabis Use in Open Spaces

September 25, 2023 City Council Meeting

- Approved Interim Policies – Flexible Scheduling and Dress for your Day for City staff

- Approved Resolution 2023-047 Authorizing Application for PFA Grant and Agreement for County Rd E and Old Snelling Sanitary Sewer and Water Utility Improvements (received \$510,000)
- Approved Professional Services Agreement with TKDA for 2024 CIPP Lining Project (\$61,400)
- Approved Esri Small Local Government Cloud-Based Enterprise (GIS) Agreement (\$46,500 for 2023-26)
- Approved Change Order No. 1 and Payment No. 3 – Bituminous Roadways, Inc. – City Hall Parking Lot Project (\$52,304)
- Approved City Council Meeting Scheduling
- Approved Resolution 2023-048 Adopting and Confirming Quarterly Special Assessments for Delinquent Utilities
- Approved Resolution 2023-049 – Planning Case 2023-016 Variance at 1945 Edgewater Avenue
- Approved Resolution 2023-045 Setting Preliminary Levy for Taxes Payable in 2024 (12.55% increase that sets maximum levy at \$5,310,950) (*motion carried 3-2, Grand and Holden opposed*)

For a complete listing of recent City Council actions, visit cityofardenhills.org and click on “View Agendas and Minutes.”

THC/Cannabis cont'd from pg. 1

- Any business interested in selling lower-potency products must come before the Planning Commission and City Council for a Conditional Use Permit.

Part of the process for these ordinance updates was to hold a public hearing on the changes. The City Council did not receive any public feedback regarding the new rules.

At the September 11 meeting, the City Council adopted a separate ordinance prohibiting tobacco and cannabis/THC use within open spaces. Smoking, vaping, consuming any tobacco or THC/cannabis, or offering to sell shall be strictly prohibited in places like parks, trails, and other City-owned open spaces.

Please continue to check the City's

website for updates, and if you have questions, please contact City Hall at 651-792-7800. You can also visit the League of Minnesota Cities Adult-Use Cannabis webpage at lmc.org/resources/adult-use-cannabis-what-cities-need-to-know or the Minnesota Office of Cannabis Management website at cannabis.mn.gov to get answers to many questions regarding the new law.

Tips to Tackle Fall Cleanup



It's time to think about fall yard cleanup! As the season changes, look to these best practices for tackling fall yard cleanup.

- 1. Clear out debris.** Survey all your plant beds and remove fallen foliage, leaves, and weeds. This will remove possible nesting spots for harmful critters.
- 2. Trim and prune.** Get out your trimming shears and trim and prune away! Hire a professional if any limbs are too high or daunting to tackle. The City licenses tree contractors and has a list at cityofardenhills.org/411/Tree-Service-License.
- 3. Dig and plant.** Add some color and variety to your yard by planting fall annuals, shrubs, or spring bulbs.
- 4. Rake and mulch.** Fall leaves can quickly smother your lawn if left unattended. Instead, rake your leaves, shred them if you have a shredder, and use them as mulch around young trees and planting beds. You could also gather them up and bring them to a yard waste site.
- 5. Fertilize a final time.** Before your lawn takes a winter snooze, give it the nutrition it will need in the spring to come back healthy, green, and vibrant with fertilizer.
- 6. Seed and re-seed.** Fall can be a great time to seed or overseed your lawn. To optimize the life of your seeds, get the grass seed down soon enough to germinate, water it well, and protect it from hungry critters.
- 7. Reduce and trim.** Gradually reduce your lawn mower height between now and your final cut of the season, as shorter grass in the fall helps ensure a healthier lawn in the spring.
- 8. Compost your pumpkins and jack-o-lanterns.** Pumpkins cannot be thrown away in the trash. However, your old Halloween pumpkin can still benefit your yard and garden. After removing decorations from the pumpkins, the pumpkins can be placed in the compost or broken down and spread around the garden to improve the soil. They also can be disposed of at a yard waste site.

The Ramsey County Yard Waste Drop-Off Site in Arden Hills is located at 3530 Hudson Ave. For more information about yard waste disposal, visit cityofardenhills.org/compost or call Ramsey County's Recycling & Disposal hotline at 651-633- EASY (3279).

Free and Reduced-Price Energy Efficient Household Items

As the fall season approaches, now is an excellent time to start thinking about the efficiency of our homes and appliances!

Both Xcel Energy and CenterPoint Energy offer free and reduced-price items for their customers. These items promote less water usage and improved energy efficiency.

Free items include interior storm window shrink kits, outlets, switch plate gasket covers, pipe insulation, wall-mounted massaging/saturating shower heads, standard faucet aerators, and swivel pause faucet aerators. Each company also offers a variety of items for purchase, with prices starting as low as \$.10 per item.

Customers of CenterPoint Energy and/or Excel Energy can also schedule a visit from the Home Energy Squad to determine how to improve their home's energy efficiency. Improved home energy not only helps to keep your living spaces more comfortable, but it may also result in lower utility bills. To learn more about a Home Energy Squad visit, go to mncee.org/home-energy-squad?sign-up or call 651-328-6220.

- CenterPoint Energy (online) Energy Efficient Products site: https://b2c2.poweredbyefi.org/centerpoint_energy_mn
- Xcel Energy online Store: poweredbyefi.org/xcelenergymn
- State of MN Commerce Dept, Energy Assistance Program Income Guidelines: <https://mn.gov/commerce/energy/consumer-assistance/energy-assistance-program/guidelines.jsp>

FEATURED PRODUCTS



2-Bathroom Water & Energy Savings B...

★★★★★

Retail Price **Your Price**
\$14.63 **\$0.00**

After \$14.63 in potential instant savings!

ADD TO CART



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New City Staff



Meet Elena Fransen, Arden Hills' new Senior Planner. Elena is part of the Community Development team reporting to Director Jessica Jagoe.

After growing up in Southwest Minneapolis, Elena attended Marquette University in Milwaukee. After graduation, she did a five-year stint in Madison, working in software project management and nonprofit volunteer services. Elena, her husband, and their two cats then moved to the Twin Cities. Since moving back to Minnesota, she has earned a Master's degree in Urban and Regional Planning at the University of Minnesota Humphrey School of Public Affairs.

Elena's passion for working with people and using her skills to support community-oriented development led her to city planning as a career path. She enjoys digging into complex issues, using creative problem-solving, and being a resource to those around her.

In addition to the beautiful natural environment and friendly people, Elena loves the great sense of history and curiosity about Arden Hills within the community. "There is a lot of passion for what comes next in the City, and I am excited to support what that next chapter holds for residents, businesses, and visitors," said Elena.

Luke Cardona joined the Arden Hills team in April as the Senior Communications Coordinator. An Albert Lea native, he attended college at South Dakota State University, earning his degree in Journalism and Mass Communications. He now lives in Fridley with his wife and their two-year-old son.

A career that started in marketing agencies, startups, and tech, Luke also lent his marketing skills to volunteer organizations like the Young Professionals of Minneapolis and Sigma Phi Epsilon. His volunteer work for those groups led him to take his career in the direction of public service. Before coming to Arden Hills, he led communications for the City of Fridley and the Minnesota Chiefs of Police Association.



Luke says: "I love using my marketing and communications background for community-focused initiatives. Arden Hills has a ton of engaged residents, and it's been great hearing from many of them already about what they want to see in our City communications."