

ARDEN HILLS

notes

The Official City Newsletter for Arden Hills Residents

Aug/Sept 2025

Rice Creek Commons Update

In December of 2023, the Joint Development Authority (JDA) and a developer, Alatus, entered into a Preliminary Development Agreement (PDA). The signing of the PDA triggered 19 months of negotiations related to future development of the approximately 370-acre site within Rice Creek Commons referred to as the California Parcel. The PDA had an expiration date of June 30, 2025 and it outlined the parties' commitment to exclusively negotiate terms for a final Development Agreement.

On June 25, 2025, the JDA met to review a request from Alatus to extend the Preliminary Development Agreement for the California Parcel within Rice Creek Commons. After discussion and consideration, no Commissioner made a motion to approve the request for an extension, so the PDA terminated by its own terms on June 30, 2025.

As part of future discussions, the JDA will be evaluating next steps and decisions toward the selection of a developer for this parcel. At their August 4 work session, the JDA discussed the different types of roles that an individual developer may have in the buildout of a project such as a land developer, horizontal developer or lead developer. These discussions are ongoing and will inform and guide their plans for the development solicitation process for a developer or developers in the future. Commissioners agreed to start with a solicitation called a Request for Information. This process is a fact-finding exercise that will gauge interest from developers and help the JDA gather information on market conditions and topics such as best practices, industry standards, pricing or technology before issuing a Request for Proposals.

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Zoning and Subdivision Code Review

The City of Arden Hills is in the middle of a process to update its Zoning and Subdivision Codes. As part of this project, the City intends to remove inconsistencies, to improve formatting for ease of use and implementation, to review and modernize standards, and generally to better align the code with the City's priorities and land use goals found in the 2040 Comprehensive Plan. The City is working with the planning and landscape architecture firm HKGi to carry out the update process.

What are the Zoning and Subdivision Codes?

The Zoning Code is a set of rules that establishes criteria for how all properties and buildings within the City can be designed, built, used or changed. Its purpose is to ensure development meets the needs and desires of community members. The Subdivision Code helps the City regulate how land is divided and prepared for development to ensure safe and functional growth for years to come.

What has been done so far?

Over the last year, HKGi has met with the Planning Commission three times to review sections of the Zoning and Subdivision Codes and to provide recommendations to the City Council. They have looked at a wide range of topics, including updating the titles and purposes of the existing zoning

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Save the Date!

The 2025 State of the City will be held on **Saturday, Sept. 20 at 10 a.m.** with a formal presentation at 10:30 a.m. in the **City Hall Council Chambers**. This annual event invites community members to hear directly from City leaders about Arden Hills' recent accomplishments, current projects and future plans.

Whether you're curious about what's ahead or want to hear about City achievements, the State of the City is a valuable opportunity to stay informed and engaged with your community.

ARDEN HILLS
STATE OF
THE CITY





Service Directory

City Hall

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

Office Hours

Monday - Friday: 8 a.m. to 4:30 p.m.

Sheriff and Fire

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

Mayor

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Resident Resources

cityofardenhills.org/resident-resources

Council meetings are held at City Hall on the 2nd and 4th Monday of the month at 7 p.m. Council meetings, Work Sessions and Planning Commission meetings are televised live on Cable Channel 16. 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.

Rice Creek Commons Update, continued

Additionally, during the August 4 meeting, the Commissioners heard an update from their sustainability consultants at LHB on the pursuit of LEED for Communities certification for Rice Creek Commons. LEED is a globally recognized standard that establishes benchmarks for energy efficiency and sustainability. Achieving this certification will guide the project in meeting its ambitious energy and environmental goals while ensuring accountability through independent third-party verification. The consultants have stated that this planning certification is an “attraction” to development for the public, developers and builders. These initiatives follow the action of the JDA’s previously adopted clean energy policy: “Rice Creek Commons seeks to be an all-electric, carbon-free development and the JDA directs staff to identify steps to implement this policy and provide updates to the JDA.”

The JDA – in partnership with the City of Arden Hills and Ramsey County – is committed to advancing this significant development opportunity at Rice Creek Commons and achieving our shared vision of a sustainable development that creates economic prosperity and much-needed housing.

Zoning and Subdivision Code Review, continued

districts; modernizing the list of uses that are allowed in each district; discussing standards around parking, outdoor lighting and signage; and streamlining City procedures for processing and approving land use applications.

How can residents and businesses provide input?

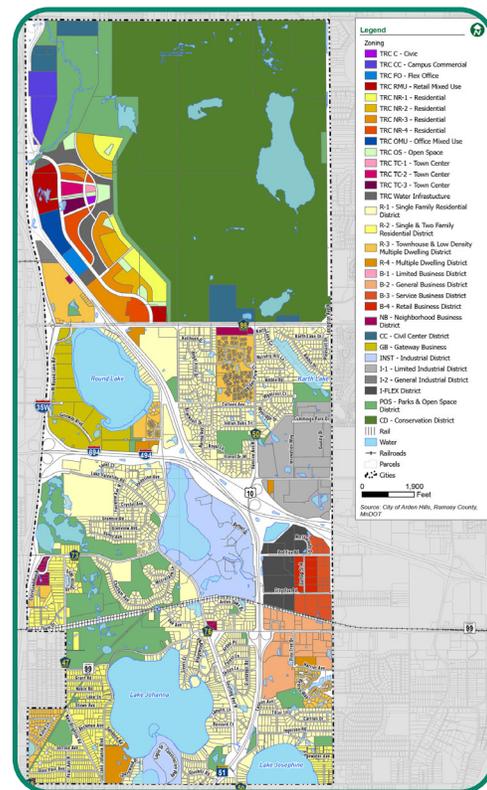
The City has created a project web page to share the materials that have been developed for the Planning Commission and City Council. In addition, HKGi has created a brief survey to collect feedback around a handful of topics that will be addressed in the updated codes. The survey will be open through the end of October.

What is the timeline for completion?

Throughout the fall, HKGi will be drafting and revising the code language in coordination with City staff, the Planning Commission and the City Council. A full draft of the updated codes will be made available for public comment. Consideration and adoption of the new zoning and subdivision language is expected before the end of 2025.

For more information on zoning and subdivision codes, visit cityofardenhills.org/zoning-updates

Share your thoughts. Take the Zoning and Subdivision Code Survey at www.surveymonkey.com/r/YRDH6NC



July 14, 2025 City Council Meeting
All votes 4-0 unless otherwise noted.
 (Monson Excused)

- Approved Claims and Payroll
- Approved Outdoor Concert License and Miscellaneous Permit for MN Building and Construction Trades – Ribfest Event at the Red Bulls Facility on September 13, 2025
- Approved Acknowledgment of the Application of MN Building and Construction Trades for an Exempt Permit to Conduct a Raffle with No Waiting Period – Ribfest Event at the Red Bulls Facility on September 13, 2025
- Approved Amended Agreement with Rum River for Building Official Services
- Accepted Resignation of Public Works Maintenance Worker
- Approved Recruitment of Public Works Maintenance Worker
- Approved Resolution 2025-047 Receiving Feasibility Report and Calling for a Public Hearing on Improvements – 2026 PMP Street and Utilities Improvements Project
- Approved Perry Park Warming House Repairs (\$11,357.06)

July 28, 2025 City Council Meeting
All votes 5-0 unless otherwise noted.

- Approved Claims and Payroll
- Approved Renewal of Joint Powers Agreement with Ramsey County GIS User Group

- Accepted Annual Review of Data Practices Policy
- Approved Personnel Policy Amendment
- Approved Resolution 2025-048 Accepting Donation from the Spring Lake Park Lions Club (\$10,000)
- Approved Resolution 2025-049 Appointing Alternate Planning Commission Member SJ Julius
- Approved Resolution 2025-050 Accepting a Donation from the Arden Hills Foundation (\$1,168.82)
- Approved 2nd Quarter Financials
- Approved Resolution 2025-051 Approving a Planned Unit Development Amendment for Planning Case 25-005 – Arden Plaza/Brett Foss – 3529 Lexington Avenue
- Approved Resolution 2025-052 Ordering Improvement and Preparation of Plans and Specifications – 2026 PMP Street and Utility Improvements Project

Aug. 11, 2025 City Council Meeting
All votes 5-0 unless otherwise noted.

- Approved Claims and Payroll
- Approved Appointment of Community Development Director
- Approved Resolution 2025-053 Establishing a Committee and Appointing Members – 75th Anniversary Planning Committee
- Approved 2025-2027 Collective

- Bargaining Agreement Amendment – IUOE 49
- Approved Amended Planned Unit Development Agreement – 4200 Round Lake Road – Gateway Interstate – Planning Case 24-020
- Approved T-Mobile Lease Agreement Amendment No. 1 (North Tower)
- Approved August 23 City Recycling Day Agreements with Ramsey County and Freimuth
- Approved Appointment of Building Official

Aug. 25, 2025 City Council Meeting
All votes 5-0 unless otherwise noted.

- Approved Claims and Payroll
- Accepted Resignation of Deb Fellows from the Economic Development Commission (EDC)
- Approved Resolution 2025-054 Accepting Donation from Arden Hills Foundation (\$1,061.41)
- Approved Resolution 2025-055 Giving Preliminary Approval to the Issuance and Sale of Revenue Bonds or Other Obligations, and Approving a Deed Application and Scheduling a Public Hearing Regarding the Same
- Approved Statement regarding Immigration Activities
- Approved Appointment of Public Works Maintenance Worker

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

Additional Rice Creek Commons Information

In other Rice Creek Commons development updates, construction is underway on the 157,000-square-foot advanced technology project that is the first phase of developing Outlot A, a 40-acre parcel on the north end of Rice Creek Commons that is zoned for commercial use. The headquarters for Micro Control Company, which manufactures test equipment for the electronics industry, will span approximately 10-acres of Outlot A and be home to more than 200 jobs. Construction is anticipated to be completed in the spring of 2026.

Annual Appreciation Picnic for Commission and Committee Members

The City held its annual Appreciation Picnic at Cummings Park to recognize and celebrate the service of our Commission and Committee members. These dedicated volunteers play a vital role in shaping our community and helping guide important city initiatives.

Attendees enjoyed a relaxed and festive atmosphere with a delicious meal shared among colleagues and friends. In addition to the picnic, guests took part in lighthearted activities and had the chance to connect with fellow volunteers, City staff and elected officials in an informal setting. The event served not only as a small token of gratitude, but also as an opportunity to reflect on the positive impact that volunteer service has on the community.

Through their time, expertise, and thoughtful input, our Commission and Committee members help ensure that Arden Hills remains a welcoming, vibrant and desirable city. Their commitment strengthens the fabric of civic life and helps guide decisions that benefit residents and businesses both today and in the future.



Community Comes Together for a Fun-Filled Penny Carnival

On Friday, Jul. 18, a growing number of community members gathered at Perry Park for the annual Penny Carnival. This beloved event offered something for everyone, especially kids, with a wide variety of engaging activities. The afternoon was filled with affordable family fun.

Children enjoyed colorful face painting for just \$5 and lined up to take their shot at the dunk tank. The highlight of the day was the collection of classic carnival games, each costing only 10 to 25 cents—making it easy for families to participate in multiple games without breaking the bank. Nine additional games were spread across the ballfield outfield, turning the park into a playful wonderland. The Penny Carnival continues to be a cherished tradition that celebrates community spirit in a fun and accessible way.



Sweet Treats and Summer Heat at Rec on the Go! Ice Cream Social

Despite the summer heat, community members came out to Hazelnut Park to cool off and celebrate National Park & Recreation Month at the Rec on the Go! Ice Cream Social. Hosted by Arden Hills Parks and Recreation, the free event offered a refreshing break on a hot day, with complimentary ice cream available while supplies lasted. Participants in the Rec on the Go! program, along with members of the public, enjoyed a variety of fun activities. Kids and families beat the heat by shooting hoops, playing gaga ball, creating colorful artwork and blowing bubbles in the sun.



The event was a fun and festive way to recognize the importance of parks and recreation in Arden Hills, while bringing people together for laughter, connection and a much-needed cool treat.

Community Picnic

It was a great turn out at the Arden Hills Community Picnic on Thursday, Aug. 14. Regardless of the rain, residents came together for an afternoon of free food, games and entertainment. The picnic was held at Cummings Park and featured more than a dozen yard games hosted by Arden Hills Playground Staff and the Shoreview/Arden Hills Lions Club.



Health vendors were on site to connect attendees with local providers, while free hot dogs, snacks and drinks were served indoors. In the pavilion, live acoustic music created a relaxed atmosphere alongside balloon art, face painting and informational presentations from local naturalists.



Thank you, Volunteers!

The City of Arden Hills' staff would like to say "Thank You" to all of the volunteers who dedicated their time and energy throughout the summer. This includes the Arden Hills/Shoreview Rotary Club volunteers and anyone who coached a youth sports team. Summer is one of the busiest times of the year and our volunteers play a vital role in keeping programs running smoothly, welcoming attendees and ensuring events are enjoyable for all. Whether lending a helping hand with setup, organizing equipment, guiding activities or bringing a friendly smile, your contributions make a lasting difference. We are grateful for your commitment to service and to building a strong, connected community. Arden Hills is a better place because of you!



Upcoming Events

Bark Bash – September 20

Bring your puppy pal to the Perry Park Dog Park on Saturday, Sept. 20, from 1 to 3 p.m. Your furry friend will run, jump and have a tail-wagging good time with our parks and recreation staff! Enjoy the fall weather while your dogs have a chance to win prizes and make new friends.



Flashlight Pumpkin Hunt – October 4

The Flashlight Pumpkin Hunt, hosted by the Parks & Recreation Department, will be held on Saturday, Oct. 4, from 7 to 8:30 p.m. at Cummings Park. The Flashlight Pumpkin Hunt will lead you all around the park, searching for pumpkins under the starlight! Wear your favorite costume to participate in a prize drawing. Enjoy treats, refreshments and some spooky games!



Everyone is welcome, but the Pumpkin Hunt activity is intended for children ages 2-12. The cost to participate is \$13 per resident or \$15 per non-resident. Please bring a flashlight or head lamp. You must pre-register by Friday, Sept. 27 at cityofardenhills.org/RecRegistration

Parks and Recreation Fall Activities

Registration is now open for Fall 2025 Parks & Recreation classes, sports and activities! From dance to basketball, soccer to babysitting courses, there's something for everyone. Registration can be completed online at cityofardenhills.org/ParksandRecGuide or in person at City Hall. Ask for Matt Johnson, Recreation Supervisor.

Regular Office Hours Resume at City Hall

As of Tuesday, Sept. 2, City Hall resumed regular office hours. The building is open to the public Monday through Friday, 8 a.m. to 4:30 p.m. and for public meetings outside normal hours. During non-business hours, call 651-767-0640 for assistance with water or sewer problems.



Deer Deterrent Tactics and Plants

Each year, the Arden Hills Public Works Department receives several phone calls regarding deer on private property. While some residents enjoy seeing the wildlife in their yard, others have expressed frustration because their plants and landscaping have been devoured. Unlike other backyard friends, such as squirrels, birds and opossums, deer will eat just about anything if they are hungry enough.

If you notice deer exploring your yard a little too often, here are some suggestions to help peacefully deter deer.

1. **Fencing:** Install a sturdy fence up to six feet tall around your yard.
2. **Deer-Resistant Plants:** Incorporate plants and shrubs that deer tend to avoid into your landscaping.
3. **Repellents:** Use natural or commercial repellents with scents that deer find unappealing.
4. **Noise Deterrents:** Hang wind chimes, tin cans or windsocks around your yard.
5. **Secure Compost and Trash:** Ensure your compost pile and trash cans are securely covered.

Feeding Wildlife

Arden Hills is home to a wide variety of wildlife, including turkeys, geese, squirrels, raccoons and more. Many of these animals thrive in suburban areas where once rural land has been developed, creating ideal conditions to find shelter and food.

While it may be tempting to feed wild animals, city ordinance does prohibit the feeding of wild animals, except for wild birds. In addition, the Wildlife Services strongly advises against it. Most wild animals have very specific diets, and feeding them the wrong food can lead to malnutrition or even death. Additionally, animals that become accustomed to human interaction often lose their natural fear of people and may become aggressive.



Bird feeders are a favorite among nature lovers, nearly 60 million Americans maintain them, but they come with risks. Feeders not only attract birds, but other wildlife such as the animals mentioned above. Bird feed needs to be placed in a bird feeding device at a sufficient height or designed to prevent access by wild animals. Feeders can contribute to the spread of disease among birds and increase the likelihood of window collisions. An alternative to feeders is planting native shrubs and bushes that provide natural food sources throughout the winter. Winterberry, Mountain Ash, Sumac and Redosier Dogwood are native to Minnesota and produce berries that birds love. To learn more about living with wildlife, visit cityofardenhills.org/Wildlife.



Deer resistant plants

Perennials:

- Bee Balm
- Catmint
- Coneflowers
- Irises
- Lavender
- Peonies
- Sage



Shrubs:

- Blackberry
- Boxwood
- Holly
- Honeysuckle
- Lilac



Buckthorn Clean Up at Floral Park

The City of Arden Hills and Great River Greening have teamed up to remove buckthorn trees throughout the city. Recently, a large area of buckthorn was removed at Floral Park. A brush mower was used to mow areas of “resprouts” and new trees. Large piles of the trees will be present until they can be properly disposed of this winter. Foliar spray will take place this fall to add nutrients back to the soil, which has been depleted due to buckthorn.

Buckthorn is an invasive, rapid growing tree that consumes forested areas. It is detrimental to landscapes as it degrades the soil quality, can cause erosion, overtakes native plants and vegetation, and its berries have no nutritional value to birds. Birds pass the berry seeds quickly resulting in further spread of the plant.

Unfortunately, cutting buckthorn trees will not stop the growth. Resprouting happens at the stump and the tree continues to grow. To prevent regrowth, the roots of smaller trees must be pulled from the ground. Larger, more established trees should be cut as low to the ground as possible and treated with herbicides that have a high glyphosate concentrate. Learn more buckthorn and how to remove it at: cityofardenhills.org/1172/Buckthorn



The annual Fall Clean-up Day is Saturday, Oct. 4, 2025 at Recycle Technologies, located at 1525 99th Lane NE in Blaine, from 9 a.m. to 12 p.m. Arden Hills residents can drop off refuse and electronics for a fee. A coupon to recycle two free items is available below and on the City website at cityofardenhills.org/Clean-UpDay.

Items Accepted:

Electronic (TVs, computers, printers, etc.), computer hard drives, appliances, tires, water softeners, BBQ grills, batteries, fluorescent lamps, mattresses, lawn mowers, snow blowers, scrap metal, paper shredding, carpeting, vacuum cleaners, bicycles.

Items NOT Accepted:

Brush/yard waste, railroad ties, plastic, cardboard, Styrofoam, wood, oversized items such as hot tubs, boats, sheds or engines containing gasoline or oil.



Clip this coupon and bring to Clean-up Day to recycle two items for free!

**If an item contains oil or gasoline, it must be drained or it will not be accepted. Used oil and gasoline can be disposed at the Ramsey County Household Hazardous Waste site at 5 Empire Drive in Saint Paul.*

This residential recycling collection event is open to Arden Hills residents only. Participants must bring proof of residency, such as a driver's license or utility bill. For more information, visit cityofardenhills.org/CleanUpDay.

To find other disposal options visit RamseyRecycles.com or call 651-633-EASY.

Ramsey County offers recycling of televisions, computers and devices that connect to them, such as VCRs, DVD players, keyboards and printers for free at the Environmental Center in Roseville. This is a separate service from Clean-up Day. It is recommended that residents use this service to recycle unwanted electronics and to use the Clean-up Day coupon to recycle other non-electronic items. The Environmental Center is located at 1700 Kent Street.

Third Annual Ribfest - Saturday, Sept. 13

On Saturday, Sept. 13, the Minnesota Building Trades Beyond the Yellow Ribbon will host its 3rd Annual Ribfest, a community celebration of great food, live entertainment and a meaningful cause. This year's event takes place at the 34th Red Bull Infantry Division Headquarters in Arden Hills (4800 Hamline Ave.), welcoming families, friends and food lovers for an exciting day of fun and fundraising. Admission is free, but those hoping to sample the mouth-watering ribs will need to purchase tickets at the event.



Now in its third year, Ribfest has quickly become a local tradition—not just for its award-winning barbecue, but for the purpose behind every plate. All proceeds directly support Minnesota Building Trades Beyond the Yellow Ribbon, a vital initiative that provides resources and assistance to Minnesota's Service Members, Veterans and Military Families. From emergency support to community programs, your participation helps ensure those who serve receive the care and recognition they deserve.

Whether you're a barbecue enthusiast or just looking for a meaningful way to give back, Ribfest has the perfect blend of food, fun and community spirit.

So mark your calendars, gather your friends, and come hungry—because this is one event you won't want to miss. Together, we can celebrate community, honor service, and enjoy a plate (or two!) of some of the best ribs in Minnesota.

To learn more about Ribfest, visit yellowribbonribfest.org

Schedule of Events:

- Noon: Gates Open
- 12-2: Career Fair
- 2:15: Opening Military Ceremony
- 2:30-5:30: Rib Tasting Competition (or until gone)
- 3:00-5:00: Music by Rich and the Resistors
- 5:30: Award Ceremony



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Postal Customer

Local Business Wins Prestigious International Award for Shoe Repair

Luke George, co-owner of the local family-owned and operated, George’s Shoes and Repair, is celebrating his recent win of the international Shoe Service Grand Silver Cup Contest!

In May, it was announced that Luke had been named one of six finalists, and the only American, in the world for the prestigious Grand Silver Cup Contest! Luke submitted two pairs of shoes for the competition earlier this year and on July 14, he took home the Grand Silver Cup at the Annual Shoe Service Institute of America (SSIA) Convention, held in Las Vegas.

The SSIA, an international organization dedicated to advancing the shoe repair industry, selects one candidate each year for their ability to restore worn and/or damaged shoes. Per the competition rules, Luke submitted two pairs of shoes, each of which had a repaired shoe and the other in its worn condition. He was judged on his ability to “re-craft” or “re-manufacture” the shoe as though it came off the shelf. The Grand Silver Cup represents the highest honor for craftsmanship in the shoe repair industry.

“I don’t think of myself as the best, but I’m incredibly honored to be recognized with the top award in the world of shoe repair,” said Luke. “There are so many talented cobblers out there and I’m just grateful to be part of such a dedicated and skilled community.”

George’s Shoes and Repair has been a staple in the Arden Hills community for more than 20 years. They do more than just repair shoes – they refurbish purses, jackets, ball gloves, belts and more. They are celebrating 120 years in business and are currently operated by the 4th generation! George’s Shoe and Repair is rated a 4.9 on Google, so bring your favorite well-used item to them today.

Congratulations to Luke!



Luke George with the 2025 trophy.
George’s Shoe and Repair:
1201 County Road E W, Arden Hills

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