

ARDEN HILLS

notes

The Official City Newsletter for Arden Hills Residents

Jan/Feb 2026

Rice Creek Commons (TCAAP): A Look Back at 2025

Outlot A Development

In April, Ryan Companies US, Inc. broke ground on Micro Control Company's new headquarters, the first development at Rice Creek Commons. The 157,000 sq. ft. advanced technology project 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.

Ryan has been working with Micro Control Company and project partners to implement a low-carbon and energy-efficient design for their new headquarters. This is the first project to be approved under the sustainability design guidelines that were adopted by the Joint Development Authority (JDA) in January 2025. To meet these goals, the building includes a range of sustainability measures, including a hybrid ground-source heat pump system as well as rooftop solar, which together mean that the building is almost entirely powered by electricity, with just a small amount of natural gas used for backup heating. By following the sustainability design guidelines, the

building is 55% more efficient than baseline and has reduced its carbon emissions by 98.8%.

Construction is anticipated to be completed in the spring of 2026.

California Parcel Developer

In 2023, the 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 390-acre site within Rice Creek Commons for Outlot C, referred to as the "California Parcel." The PDA had an expiration date of Jun. 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 PDA for the California Parcel because final terms to a Development Agreement had not yet been reached. After discussion and consideration, no commissioner made a motion to approve the request for an extension, so the PDA terminated with Alatus on Jun. 30, 2025.

The JDA began evaluating next steps and decisions toward the selection of a developer for this

parcel in late 2025 and will continue this work in 2026.

Rice Creek Boulevard

On Sept. 9, 2025, the JDA approved the final plat for Rice Creek Commons Second Addition. The final plat was for Outlot C to subdivide the parcel for the dedication of the public right-of-way corridor for Rice Creek Boulevard (previously referred to as the Spine Road). Two large Outlots were created as part of the plat for the future Rice Creek Commons development. These Outlots will be further subdivided and replatted at the time of the future development. This platting process was to enable the construction of public infrastructure and is not associated with any specific development on the site.

Request for Information

Also in September, Ramsey County released a Request for Information (RFI) on behalf of the JDA. The RFI sought input from real estate experts to help guide the JDA's approach to the next phase of the site's redevelopment. Six responses were received that provided input on opportunities and challenges of the continued development of Rice Creek Commons, key factors affecting financial success, current real estate trends and development approach preferences. A summary of the RFI responses was presented to the JDA in December, and discussion of next steps toward a Request for Proposals is expected to continue in early 2026.

RICE CREEK COMMONS

Continued on page 3



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

Sr. Communications Coordinator

Laura Michlig • 651-792-7817
lmichlig@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

Get Ready for Spring and Summer Fun!

It may still be chilly outside, but now is the perfect time to start planning for warmer days ahead! The 2026 Spring/Summer Activity Guide will be available in late February, featuring a wide variety of programs for all ages and interests.



Explore a wide range of activities, including soccer, t-ball, playground programs, yoga and much more! Check out all the activities at: cityofardenhills.org/203/Recreation-Programs.

Registration opens soon, so be sure to check back and plan ahead for a fun and active season!

City Ice Rinks Are Still Open

The City's ice rinks are still open for you to enjoy! Rinks are located at Cummings, Freeway, Hazelnut and Perry parks, offering fun opportunities for outdoor winter activities.

Rinks are tentatively scheduled to close in February, so be sure to visit soon. For exact locations and hours for the rinks, visit cityofardenhills.org/Ice-Rinks or scan the QR code.



Welcome Laura Michlig, Senior Communications Coordinator

Laura grew up in Plymouth, MN, where she developed an early interest in media, participating in high school news programs, video projects and other media activities. She earned a bachelor's degree in communications from Hamline University and later completed a master's degree in marketing communications from Eastern Michigan University.



Laura Michlig,
Senior Communications
Coordinator

Laura has worked in the communications field for 20 years. Her career began in government television, where she produced content for the City of Red Wing. Since then, she has worked within public education, as well as an engineering firm that partnered directly with cities and counties across Minnesota. These experiences strengthened her passion for helping local governments share information in clear and engaging ways.

Laura lives in Inver Grove Heights with her husband and two daughters. She enjoys the outdoors, fishing, snowboarding, biking and traveling.

City Hall Closed on Presidents Day

In observance of Presidents Day, City Hall will be closed on Monday, Feb. 16. Regular office hours will resume on Tuesday, Feb. 17. Police and fire services will remain fully operational. For any emergencies, please call 9-1-1.

Save the Date: Recycling Day Is Back!

Mark your calendar for Saturday, May 30! The second Arden Hills Citywide Recycling Day is open to Arden Hills residents from 9 a.m. to noon at the Public Works Yard.

More details, including acceptable items, will be shared closer to the event. Stay tuned!

The Public Works Yard is 1/4 mile north of the intersection at Hwy 96 and Hamline Ave., on Ben Franklin Dr. (follow signage and cones).



Dec. 8, 2025 City Council Meeting

All votes 5-0 unless otherwise noted.

- Approved the 2026 Non-Union Employee Compensation Plan
- Approved Resolution 2025-076 – 2026 City Contribution to Employee Monthly Benefits
- Approved 2026 Northeast Youth & Family Services Agreement
- Approved Appointment of Streets & Stormwater Lead
- Approved Ordinance 2025-005 Approving the 2026 Fee Schedule & Authorized Publication of a Summary Ordinance
- Approved 2026 Liquor & Tobacco License Renewals
- Approved Cancellation of the Dec. 22, 2025 City Council Work Session & Regular Meeting
- Approved 1750 Hwy 96 – Trident Extension of Land Use Approvals – Planning Case 24-018
- Approved Change Order No. 1 & Payment No. 1 – Albrecht Company – 2025 Park Improvement Project (Change Order No. 1 \$6,175 & Payment No. 1 \$82,154.10)
- Acknowledged Twin Cities Gateway Grant Funds – MN Braille Challenge
- Approved Change Order No. 1 & Final Payment – BRZ Coatings, Inc. – South Water Tower Improvements (Change Order No. 1 \$55,675 & Final Payment \$402,675)
- Approved Resolution 2025-077 Amending Resolution 2025-075 to

Approve a Sign Standard Adjustment at 1103 Co Rd E West – Planning Case 25-012

- Adopted the 2026 Budget & Tax Levy
 - Approved Resolution 2025-079 Setting the Final Tax Levy at 12.5% for Taxes Payable in 2026
 - Approved Resolution 2025-080 Adopting the Proposed 2026 Budget
- Economic Development Authority (EDA) Membership
 - Approved Resolution 2025-078 Amending Resolution 96-08 Enabling the Establishment of an Economic Development Authority (EDA)
 - Approved Ordinance 2025-006 Amending Chapter 2 Related to EDA Membership
 - Authorized Publication of Summary Ordinance 2025-006

Dec. 22, 2025 City Council Meeting CANCELLED

Jan. 12, 2026 City Council Meeting All votes 4-0 (Rousseau excused)

- Approved 2025 Budget Amendment
- Approved Pay Equity Report
- Approved Resolution 2026-001 Relating to the 2026 Organization of the City of Arden Hills
- Approved Resolution 2026-002 Relating to the 2026 City Council Liaisons for Commissions & Committees and Mayor Pro Tem
- Approved Resolution 2026-003 Relating

to the 2026 Appointments & Chairs of the Commissions & Committees of the City

- Approved City Logo Use Policy
- Approved Payments to Ramsey County for Construction & Engineering Costs – Ramsey County Lexington Ave Reconstruct Project Cooperative Agreements (\$476,400.91 for project construction & \$151,594.28 for engineering)
- Approved Professional Services Agreement Amendment No. 1 – 2026 PMP Street & Utility Improvements – Arden Manor Hardcourt & Arden Oaks ADA Improvements
- Approved Renewing Ramsey County Shared Service Agreement – 2026 Grading & Erosion Control Inspections
- Approved Payment No. 2 – New Look Contracting – Lift Station No. 5 Rehabilitation Project (\$389,707.81)
- Approved Payment No. 4 (Final) – Hydro-Klean, LLC - 2024 CIPP Lining Project (\$13,741.63)
- Approved 2026 Met Council Private Property Inflow & Infiltration (I/I) Grant Agreement
(Consent Calendar Motion passed 3-1, Weber opposed)
- Approved Resolution 2026-004 Adopting & Confirming Quarterly Special Assessments for Delinquent Utilities
- Approved Resolution 2026-005 Approving Conditional Use Permit for 4440 Round Lake Rd – Cannabis Warehouse – Planning Case 25-015

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

Rice Creek Commons (TCAAP): A Look Back at 2025, cont.

Sustainability

In August, 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 pre-certification documentation was submitted to Green Business Certification Inc. (GBCI) in November, and comments from GBCI were received in December. Consultants will respond to comments and begin on the certification process in early 2026.

An informational sustainability webinar was held on Nov. 13, 2025, on how clean energy and innovation are advancing the vision of a long-term sustainable development at Rice Creek Commons. This was the first informational webinar of what the JDA hopes will become an ongoing series featuring a variety of topics as Rice Creek Commons development progresses. A recording of the webinar is available on the project website, RiceCreekCommons.com.

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. Visit RiceCreekCommons.com to stay informed. JDA agenda packets are available on the City’s website at cityofardenhills.org.

City Adopts Budget and Approves Tax Levy

The annual Truth in Taxation hearing was held on December 8 at City Hall. City staff presented information regarding the 2026 budget and tax levy. The City Council adopted a 2026 property tax levy of \$6,781,514. This sets the City's property tax levy increase for 2026 at 12.5%, which is 5.82 percentage points lower than the preliminary levy rate set in September 2025. The result of a 12.5% levy increase translates to a \$175.93 increase in annual City taxes paid by resident owners of median-valued homes.

Arden Hills continues to have one of the lowest tax rates in Ramsey County. In Arden Hills, the levy is split between the General Fund (\$5,939,514), the Equipment/Building Replacement Fund (\$100,000), and Capital Funds (\$742,000). The Council adopted a 2026 City budget of \$21,735,742, which includes the General Fund, Capital Funds and Utilities.

General Fund Budget

Revenues

- General Fund revenues in the 2026 budget are set at \$7,354,657.
- The property tax levy and associated revenues account for approximately 80.1% of the General Fund revenues and will be increased by 9.9% (\$532,524) over the previous year.

Expenditures



General Fund expenditures for 2026 total \$7,354,657 with Public Safety accounting for almost half of overall General Fund expenditures.

Public Safety costs overall are set to increase by 14.7% (\$460,516). This is an increase of 13.3% (\$233,475) for the Ramsey County Sheriff contract, 17.6% (\$159,231) for the Lake Johanna Fire Department, 17.4% (\$12,780) for the Ramsey County Dispatch contract, a decrease of 5.2% (\$510) for Protective Inspection and 14.9% (\$55,540) for Emergency Management costs.

Personnel costs are increasing by 6.6% (\$153,867) due to cost-of-living adjustments, step increases and health insurance premium increases.

The property tax levy covers the City's overall budget.

The approved budget and tax levy information can be viewed in detail in the December 8 City Council agenda at cityofardenhills.org/agendacenter.

The purpose of this report is to provide a summary of the 2026 budget information concerning the City of Arden Hills for interested citizens. This Budget Summary is published in the format prescribed by Minnesota Statutes Section 471.6965.

This report is not the complete City budget. The complete City budget may be viewed at Arden Hills City Hall, located at 1245 West Highway 96, or online at cityofardenhills.org/176/Budget-Financial-Planning. The City Council approved this budget on Dec. 8, 2025.

What Your Arden Hills Tax Dollars Buy You

DESCRIPTION OF TRANSACTION	BALANCE
Public Safety	\$54.53
General Government	\$25.69
Parks and Recreation	\$17.31
Street Maintenance	\$14.36
Capital	\$12.81
EDA	\$0.00
Total per month	\$124.70

A \$496,400 home (median value in Arden Hills) generates \$1,496 in annual City property taxes, or \$124.70 per month, for 2026.



Revenues

The City has four enterprise funds that finance business-type activities. A rate study was completed in 2018 for the Water, Sewer and Surface Water Management funds. The recommended rate increases are reflected in the revenue budgets and are included in the 2026 Fee Schedule for the City. The proposed increases are as follows:

- **Water** – 4%
- **Sewer** – 3%
- **Storm** – 6%

This chart shows a comparison of utility fees for 2025 and 2026 based on proposed rates and for a household using 9,000 gallons per quarter with a ¾” meter size or smaller. This is a 5.6% (\$9.74) increase over 2025 rates.

2026 Utility Charges		2025	2026	% Change
WATER		\$79.16	\$83.61	5.6%
Base	\$44.69	\$44.69	\$46.48	4.0%
Water Test	\$2.43	\$2.43	\$3.81	56.8%
Usage	\$3.56 / 1,000 gal	\$32.04	\$33.32	4.0%
SEWER		\$140.68	\$144.90	3.0%
Base	\$72.99	\$72.99	\$75.18	3.0%
Usage	\$7.52 / 1,000 gal	\$67.69	\$69.72	3.0%
STORM		\$17.91	\$18.98	6.0%
Per Lot	\$17.91	\$17.91	\$18.98	6.0%
TOTAL		\$237.75	\$247.49	5.6%

Winter Roads in Arden Hills

Snow Plow Reminders

Winter is here, and with it comes snow plow season to Arden Hills. Whenever snowfall reaches two inches or more, City snow plow crews will be out clearing the roads. To ensure streets remain safe and accessible for everyone, please keep the following tips in mind:



- **Mailboxes & Fire Hydrants:** While snow plows aim to clear as much as possible near mailboxes, residents are responsible for removing snow in front of and around mailboxes and fire hydrants.
- **Trash & Recycling Cans:** Place bins behind the curb to allow plows to clear the entire roadway.
- **Street Parking:** Avoid parking on the street until it has been fully plowed. Remember, parking is prohibited on all Arden Hills streets between 2 a.m. and 6 a.m. year-round.

Biz Recycling

Biz Recycling, a program offered by Ramsey and Washington Counties, continues to help businesses, nonprofits, schools, apartment buildings and institutions improve waste reduction and recycling practices.

Since 2014, Biz Recycling has supported over 1,400 organizations, awarding more than 900 grants to improve recycling efforts and reduce costs. Their experts work with businesses and property managers to identify effective recycling and waste reduction opportunities, offering tailored, industry-specific solutions that are simple to implement.

The program also provides free resources, such as educational posters for recycling and organics, bin labels and in-unit recycling bins for apartment residents, making it easier to engage employees, customers and tenants in sustainable practices. Learn more about Biz Recycling at bizrecycling.com.



Stay Updated with the City's Weather Hotline

Winter brings unpredictable weather, which can disrupt outdoor plans and recreational activities. To help you stay informed, we encourage you to use our reliable Weather Hotline. It provides timely updates on any changes to scheduled activities due to inclement weather.

The hotline also shares the status of the City's warming houses. Whether you're planning to ice skate or enjoy our parks, it's the go-to resource for knowing if warming houses are open or closed.

City of Arden Hills Weather Hotline: 651-792-7841.





HIRING

PARKS & RECREATION



Are you interested in a seasonal Parks & Recreation job? Contact the City's Recreation Supervisor, Matt Johnson, at **651-792-7848** or email **mjohnson@cityofardenhills.org** for more information!

OPEN POSITIONS:

- Playground Leaders (\$15.25/hr. & up)
- Youth Soccer Officials (\$21.50/hr. & up)
- Evening Sports Instructors (\$15.20/hr. & up)
- Tennis Instructors (\$16.45/hr. & up)

Minimum Requirements: Applicants must be 16 years or older.

Desired Qualifications: Completion of a minimum of one year of college or other high-level training preferred. Should have some related experience in youth work. First Aid/CPR certified.

PUBLIC WORKS

Contact Public Works at **651-792-7850** or email **publicworks@cityofardenhills.org** for more information about seasonal Public Works openings!

OPEN POSITION:

Seasonal Maintenance Worker
(\$18.90/hr. & up) *depending on experience*

Minimum Requirements: Applicants must be 16 years or older with a valid Class D driver's license and the ability to pass a drug test.



Visit www.cityofardenhills.org to complete a job application.
The application deadline is Friday, May 1, or until all positions are filled.

In 2025, the City Council and department leaders participated in three work sessions facilitated by Hue Life to develop a strategic plan for goal setting, planning and budgeting purposes. An outcome of the process was a three-year vision of “we envision Arden Hills operating sustainably and meeting the evolving needs of its community.” From these sessions, the City received a comprehensive strategic plan summary outlining core values of Community Vitality, Responsible Stewardship and Integrity in Service, two-year strategic directions and priorities to be implemented in year one starting in 2026.

Results to be achieved by 2028:

- Defined Community Identity
- Effective and Productive Partnerships
- Parks System Plan is Actively Utilized as a Living Document
- Constructed Hwy 10 Trail and Financial Commitment to Lake Johanna Blvd Trail
- Defined and Addressed Evolving Staff Needs
- Effective Financial Stewardship
- A High Standard of Critical Public Infrastructure Maintained
- Completed Proposed Plans for Development and Maintenance

Strategic Directions



To learn more about the adopted strategic plan, visit: cityofardenhills.org/Strategic-Plan.

EyeOnWater®: Monitor Your Water Usage and Prevent Surprises

Are you looking for an easy way to monitor your water consumption and avoid unexpected charges from a leaky toilet or sprinkler system? EyeOnWater® is here to help!

This online tool empowers residents to track their water usage, identify potential issues and conserve water.

EyeOnWater® provides clear, easy-to-read consumption graphs that allow you to understand your water usage throughout the billing cycle. You can even set up alerts to detect high usage, helping you address leaks or other issues early.

How to Get Started

EyeOnWater® is accessible online or through a mobile app. Follow these simple steps to sign up:

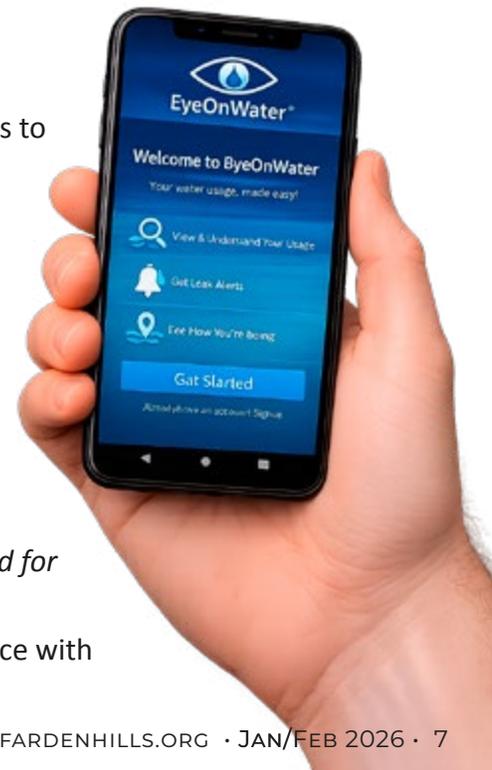
1. Visit eyeonwater.com/signup.
2. Enter your service or billing postal code and your nine-digit account number (found on your utility bill, with no dashes).
3. Provide your email address and create a password.

Note: Only one email address can be associated with an account. Access is prioritized for property owners over tenants.

For additional information, visit cityofardenhills.org/228/water. If you need assistance with EyeOnWater®, visit helpeyeonwater.com.



EyeOnWater®





Inside

Rice Creek Commons Update

Council Benchmarks

2026 Budget & Tax Levy

Enterprise Funds & Utility Rates

Winter Roads

Seasonal Employment Opportunities

Strategic Plan

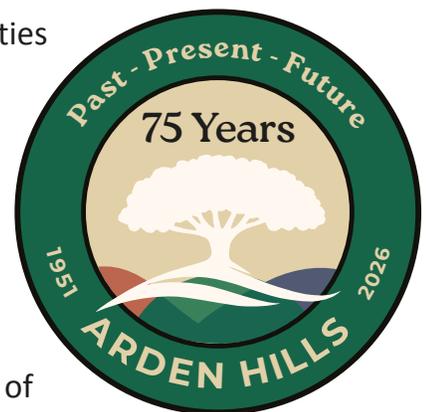
and more!

Arden Hills 75th Anniversary Celebration

This year, the City of Arden Hills celebrates 75 years as a community! This milestone will be highlighted with a celebration event on Friday, Jul. 17. Join us at Cummings Park from 4 to 10 p.m. for a community-wide event. Admission is free, and food and beverages will be available for purchase.

The celebration kicks off with the much-loved Penny Carnival. Additional festivities include a car show, live music, food trucks, field games and activities for the entire family. The evening will culminate with a drone light show. This is a chance for Arden Hills and the surrounding communities to come together and celebrate our past and present, and look ahead to our future.

As part of the anniversary, the City is also looking to highlight the people, places and moments that have helped establish Arden Hills over the past 75 years. Do you have historical photos, memorabilia or stories you'd like to share? These memories could become part of displays, exhibits or other pieces of the celebration. Share your historic item at celebrate75@cityofardenhills.org.



Further details will be shared as planning continues. In the meantime, start digging through your old photo albums and keepsake boxes and help us celebrate 75 years of community spirit in Arden Hills!

Let's
Get
Social!



Follow us on social media and subscribe to email alerts. Be the first to know about all that's happening, important updates and upcoming events. Visit: cityofardenhills.org

