



**CITY OF ARDEN HILLS
COUNTY OF RAMSEY
STATE OF MINNESOTA**

RESOLUTION NO. 2026-010

**RESOLUTION DECLARING COSTS TO BE ASSESSED AND
ORDERING PREPARATION OF PROPOSED ASSESSMENTS AND
CALLING FOR HEARING ON THE PROPOSED ASSESSMENTS**

WHEREAS, the construction bids have been received for the proposed 2026 PMP Street and Utility Improvements Project, the improvement of:

- Karth Lake Drive from the west cul-de-sac to Pleasant Drive;
- Pleasant Drive from Amble Drive to the north cul-de-sac;
- Pleasant Circle from the west cul-de-sac to Lexington Avenue (CSAH 51);
- Amble Drive from Karth Lake Drive to Lexington Avenue;
- Amble Circle from Amble Drive to the north cul-de-sac;
- Cummings Park Drive from the west cul-de-sac to Lexington Avenue;
- Karth Lake Circle from Hamline Avenue (CSAH 50) to the south cul-de-sac;
- Arden Manor Park (Hardcourt Improvements);
- Arden Oaks Park (ADA Improvements);

and the contract bid price for such improvement is \$3,006,172.10, and the expenses incurred or to be incurred in the making of such improvement amount to \$843,184.90 so that the total cost of the improvement will be \$3,849,357; and

WHEREAS, the City Clerk has prepared a proposed assessment of the cost of the improvement; and

WHEREAS, the City Clerk has notified the City Council that such proposed assessment has been completed and filed at City Hall for public inspection.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF ARDEN HILLS:

1. The portion of the cost of such improvement to be paid by the City is hereby declared to be **\$3,038,827**. The portion of the cost to be assessed against benefited property owners is declared to be **\$810,530**
2. Assessments shall be payable in equal annual installments extending over a period of 10 years, the first of the installments to be payable with property taxes for the year 2026, and shall bear an interest rate to be determine from date of the adoption of the assessment resolution.

3. The City Clerk, with the assistance of the City Engineer shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece or parcel of land within the district affected, without regard to cash valuation, as provided by law, and shall file a copy of such proposed assessment in her office for public inspection; and

**BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF ARDEN HILLS,
MINNESOTA:**

1. A hearing shall be held on **April 13, 2026**, in the Council Chambers at 7:00 p.m. or as soon thereafter as possible, to pass upon such proposed assessment and at such time and place all persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.
2. Publication by the City Clerk is hereby directed to cause notice of the hearing on the proposed assessment once in the official newspaper at least two weeks prior to the hearing, stating in the notice the total cost of the improvement is hereby approved. Notice shall be mailed to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearings is also approved.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. The owner may at any time thereafter, pay to the City the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ARDEN HILLS
THIS 9th DAY OF MARCH 2026.**

David Grant, Mayor

Attest: _____
Julie Hanson, City Clerk