City to Host TCAAP Public Forum on November 15

TCAAP/Rice Creek Commons Redevelopment
Public Forum on November 15
Ramsey County Public Works Building, Marsden Room
1425 Paul Kirkwold Drive
6:00 p.m. to 8:00 p.m.
Presentation begins at 6:15 p.m.

Arden Hills Staff and City Council members invite all residents and community members to a public forum to hear recent developments related to the TCAAP/Rice Creek Commons project.

Staff will provide a 30-minute overview of the project, including an update on the approved Master Plan and current Master Development Agreement negotiations, an overview of how the development may be financed, an update on the progress of the Civic Site Task Force (to be presented by HGA architects) and an overview of proposed parks and trails.

Following the presentation, attendees will visit five stations, where they can ask questions of staff, consultants and Council members and provide feedback related to the following areas:

- Master Plan and History
- Civic Space Plans
- Financing
- Infrastructure (roads, water tower, sewer)
- Parks and Trails

The Rice Creek Commons development is expected to be comparable in size to downtown Saint Paul and will significantly change the City landscape. Plans include a mixed-use village with light industrial/commercial buildings, retail, various types of housing, parks, trails, a civic space and easy access to I-35W. Early estimates point to a City population increase of about 40 percent, from approximately 10,000 residents to nearly 14,000 residents.

"This is a large project for the City of Arden Hills and the region, and we want to make sure our residents understand the scope of the project and how it will impact them," said Mayor David Grant. "We also want to hear their feedback on the proposals and negotiations to date with our partners Ramsey County and Alatus, LLC."

For more information, see Councilmember Dave McClung's back page column.

General Election Day
Tuesday, November 6
7:00 a.m. to 8:00 p.m.

There are three precincts in Arden Hills where residents can cast their ballots. You must vote at your designated precinct.

Precinct 1: Presbyterian Church of the Way, 3382 Lexington Avenue N
Precinct 2: Valentine Hills Elementary School, 1770 County Road E2
Precinct 3: Ramsey County Public Works, 1425 Paul Kirkwold Drive

If you do not know your polling place, visit the Office of the Minnesota Secretary of State’s Polling Place Finder at https://pollfinder.sos.state.mn.us/.

You may also visit the City’s website at cityofardenhills.org/electionsandvoting, or call 651-792-7800, if you have questions.

Mayoral and City Council seats will be on the ballot. Arden Hills' candidates include David Grant, Fran Holmes, Greg Rubenstein and Steve Scott.

See the Arden Hills Notes October newsletter for City Council candidate profiles. The newsletter can be found on the City website.
State of the City Meeting Available for Viewing

If you missed the State of the City meeting on September 27 or the October 2 replay, you can view it on the City’s YouTube Channel by visiting youtube.com and searching for City of Arden Hills 2018 State of the City Meeting. Thank you to CTV for taping the event. Updates included the following news that was not covered in previous newsletters.

New and Expanding Businesses

Northpark Corporate Center is now full, after recently signing the last tenant. The corporate center is located on County Road E, west of Walgreens and east of Wells Fargo.

IntriCon, headquartered in Arden Hills, recently added 30,000 square feet of manufacturing space at 1275 Grey Fox Road, which is part of the old Smiths Medical Building space. The expansion will accommodate robotic assembly of medical components and systems and an expansion of the company’s molding capacity.

Public Safety

Four City sirens were replaced with two upgraded sirens at 4250 Old Highway 10 and Arden Place/Snelling Avenue. The new technology allows for coverage of the entire city with two sirens and provides better backup coverage as well.

Transportation

The City will begin an Old Snelling Avenue Reconstruction project from County Rd E to Highway 51, which will include replacing the Old Snelling Bridge by the end of November this year and beginning Old Snelling Avenue road reconstruction and intersection improvements with Ramsey County in 2020.

MnDOT’s upcoming projects include improving I-35W southbound to Highway 10 eastbound with reconstruction, curb and gutter work. City work includes a new water main and replacement of the road due to the water main replacement. A third lane will be constructed on eastbound Hwy 10 between I-35W and Co Rd 96 in 2019. Construction begins spring 2019 on the I-35W North MnPass Project, which will include 12 miles of construction, the addition of MnPASS lanes, new pavement, noise walls and spot improvements over the next three to four years.

Ramsey County will undertake a Lexington Avenue construction project in 2019 from County Rd E to I-694 in order to relieve congestion. The County also will begin a pavement maintenance project in 2020 on Old Snelling Avenue between County Road E and County Road 96 and on County Road D between I-35W and Lake Johanna Blvd.

Visit cityofardenhills.org/constructionprojects for road construction updates.
Arden Hills Ice Rink Updates, Hours of Operation and Weather Hotline

Hazelnut Park and Perry Park
The City will place a portable structure near the ice rink at Hazelnut Park that will serve as a warming house this season. The permanent warming house burned in a fire late this summer. The rink will only be available for hockey this winter.

Perry Park’s ice rink will be configured to accommodate both hockey and pleasure skaters. Please see the upcoming Winter Parks & Recreation Guide—to arrive in mailboxes the week of November 12—for information and rules regarding City ice rinks.

Ice Rink Hours
Arden Hills ice rinks are scheduled to open Monday, December 10 and will be open through February 18 depending on the weather. Please check the City website for vacation and holiday hours.

Normal rink hours will be Monday – Friday 4:30 p.m. to 8:30 p.m., Saturday Noon to 8:30 p.m., and Sunday 1:00 p.m. to 7:00 p.m. at Freeway, Hazelnut and Perry parks.

Cummings Park will have a rink attendant on duty Friday, Saturday and Sunday only. There will be a push button to operate the lights at Cummings Park during the week, but the warming house will not be open.

Weather Hotline
Please call for updates on rink closures.

Weather Hotline
651-792-7841

Benchmarks: A Review of Recent City Council Action

September 10, 2018
All items approved unanimously by 5-0 vote.

• Awarded the Old Snelling Avenue bridge replacement contract to Veit & Company, Inc. for a culvert, which is located between County Road E and Highway 51. The funding sources to assist in paying are State Bridge Grant funds and Municipal State Aid funds.

• Set preliminary tax levy and date for annual Truth-in-Taxation hearing.

September 17, 2018
All items approved unanimously by 5-0 vote.

• Authorized a Request for Proposals for Professional Auditing Services. City’s last competitive bid for Auditing Services was in 2006; new proposals will quote fees and detail services.

• Authorized City staff to post for a public works maintenance worker to fill an open position due to a resignation.

October 8, 2018
Councilmembers Holden and McClung, excused. All items approved unanimously by 3-0 vote.

• Approved 2019-2021 Agreement for Law Enforcement, which renewed the City’s contract with the Ramsey County Sheriff’s Office for police protection.

• Conducted a public hearing and approved a liquor license (wine and beer) for Old Southern BBQ Smokehouse located at Lexington Square, Phase Two.

For a complete and detailed listing of recent City Council action, please review the meeting minutes on the City website at cityofardenhills.org and click on Agendas & Minutes.

City Schedules Annual Truth-in-Taxation Hearing for December 10

The City will hold a Truth-in-Taxation Hearing on Monday, December 10 at 7:00 p.m. in the City Hall Council Chambers.

The 2019 General Fund expenditure budget is proposed at $5,519,250. The maximum tax levy increase is set at 5%, which equates to a tax levy of $3,976,290.

The proposed levy increase goes to support the following:
• Two new positions – Recreation Programmer and Senior Engineering Technician.
• $100,000 increase for street maintenance.
• Increases in Public Safety contracts.
• Projected wage and benefit increases.
Communication & Information Survey Results

The City received 327 responses to its Communication & Information Survey that was mailed in the July utility billing statements, which reflects a household response rate of 12 percent.

Based on survey responses the City will:

- Continue to produce, print and mail a monthly newsletter.
- Discontinue Council columns on the back page.
- Encourage sign up for City news emails.
  
  This is available now by visiting the City website at Cityofardenhills.org and clicking on Notify Me. You can sign up to receive the City newsletter via email, as well as City email News Alerts, agendas and meeting notices.

  City News Alerts contain information and updates related to public works projects, road construction, emergency notifications and general City news.

- Post more news to Facebook.
- Develop a City page on the Nextdoor neighborhood networking app.

Thank you to everyone who took a few minutes to respond to the survey.

Register Now for Holiday Activities

Letter from Santa

Anytime-Register online by December 13

Enjoy the opportunity to see your child smile as they receive a letter from Santa mailed directly to them.

This letter is written in simple, easy-to-read language. It will come in an envelope with Santa’s name and return address in the corner.

Parent will submit special information that only Santa knows! Register online at cityofardenhills.org/recregistration.

Gingerbread House & Holiday Gift Making Classes

Saturday, December 8
Gingerbread House
10:00 a.m. to 11:30 a.m.

Holiday Gift Making
Noon to 1:30 p.m.

City Hall
Grades K-5
$20 each class

Get ready to decorate your very own gingerbread house! We will provide the decorating supplies.

The Holiday Gift Making Class will be a blast as your child will create fun take home gifts.

Parents can drop off their children for both classes with a bag lunch and enjoy some free time. Register online at cityofardenhills.org/recregistration.

Breakfast with Santa

Saturday, December 15
9:30 a.m. to 11:15 a.m.

City Hall
Ages 1-10
$10 per person (child or adult)

Join us for a North Pole breakfast of donuts, muffins, fruit, juice and coffee! Play holiday games, win fun prizes, make an exciting holiday craft, and get your picture taken with Santa!

Register at cityofardenhills.org/recregistration, or call City Hall with any questions at 651-792-7800.

City Snowplow Rules

The City’s Public Works Department works to provide safe driving conditions for residents while balancing costs of snow and ice control. Street plowing typically begins when 2 inches of snow have accumulated.

Plows will get as close as possible to mailboxes, but the cleaning for access to the mailboxes and fire hydrants is up to residents.

Please do not park vehicles on the street after the accumulation of two or more inches of snow until after plowing has been completed.

Parking is not allowed on any City street between 2 a.m. and 6 a.m. year round.

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Groundbreaking for 34th Red Bull Infantry Division Headquarters

A groundbreaking event for the 34th Red Bull Infantry Division was held October 15 and hosted by Brigadier General Lowell Kruse at the Arden Hills Army Training Site (AHATS).

Attendees included Congresswoman Betty McCollum, Mayor David Grant and City Council Members Brenda Holden, Fran Holmes and Steve Scott.

$40 Million Headquarters Planned

The Minnesota National Guard plans to build a $40 million, 136,000-plus-square-foot headquarters for the 34th Red Bull Infantry Division, which is currently located in Rosemount.

The building is designed by the Minneapolis office of international architecture and engineering firm LEO A DALY and is being built by Stahl construction.

Scheduled to open in 2020

The project, scheduled to be completed in 2020, will include an assembly hall, ready bay, outdoor ceremonial area, command suite, unit storage area and several classrooms.

The new development will be located east of the existing Field Maintenance Shop and Hamline Readiness Center, off Hamline Avenue, on the AHATS property.

The building will house all headquarters elements of the 34th Infantry Division, which is currently deployed to Kuwait in support of Operation Spartan Shield.

A library in the building will be named in honor of the late General John William Vassey Jr., who passed away in 2016.

Building to be LEED Silver Certified

The building is expected to achieve LEED Silver certification and will have several features designed to reduce energy consumption and promote sustainability. These include geothermal heat pumps, high efficiency gas water heaters, LED lighting, daylighting controls and photovoltaic power generation.
From the City Council

Fall is here and I am optimistic. Optimistic, despite the fact that while I write this, I am watching snow fall on the lawn outside. I don’t know about you, but I am not ready for winter. Despite my lack of readiness, time marches on.

And while time is marching on, so is the redevelopment of TCAAP/Rice Creek Commons. The City is working with Ramsey County, the current owner of TCAAP/Rice Creek Commons land, and the master developer, Alatus LLC, to complete the Master Development Agreement (MDA).

The potential value of TCAAP/Rice Creek Commons is estimated to be $750 million once completed. With a development of this magnitude, the devil is in the details.

It has taken us years to get to the point where we are on the verge of finalizing an MDA. The City has always envisioned a blend of housing, office, retail, and commercial and manufacturing uses that enhances and is complementary to the existing Arden Hills.

Our partners at Ramsey County and Alatus are close to finalizing the details that make up the MDA- the final step before a sale transferring the land from the County to Alatus for vertical development.

In unrelated news, there is a video making the rounds on the internet put out by the UL Firefighter Safety Research Institute. I highly recommend you search the phrase “close before you doze” and watch the video.

Research has shown that the synthetics that make up the contents of houses today burn faster and hotter than they did in the past. In the past you had 17 minutes to get out of a house safely once a smoke alarm started to sound. With fires burning hotter and faster, that safety window has dropped to less than three minutes. As the video shows, simply sleeping with your bedroom door closed can provide crucial minutes to allow you to escape alive.

So remember to keep yourself and your family safe and “close before you doze!”

Sincerely,

Dave McClung
City Councilmember