

# ARDEN HILLS

## notes

The Official City Newsletter for Arden Hills Residents

July 2022

### Affordable Housing in Arden Hills

An aspect of Arden Hills that makes it a great city to live in is its varied mix of housing stock that offers many affordable options from starter homes to senior living residences. The Metropolitan Council is tasked with defining and tracking affordable housing in the metro area. Affordable housing is defined by the Met Council as housing that is affordable to households that earn 80% or less of the Area Median Income (AMI). Per the Met Council in 2021, 80% of the AMI for a family of four was \$89,400, meaning it was calculated that a family in such a situation could afford a house worth up to \$355,600. Affordable housing can occur naturally based on a number of factors, but new affordable housing is generally paid for with public subsidies and/or tax breaks coming from Federal, State, or Local governments, which can result in tax increases for taxpayers.

The Met Council's most recent affordable housing study is based on 2019 data. At that time, approximately 40% of the houses in Arden Hills were considered affordable. Arden Hills had 3,277 housing units, 1,298 of which fell within the category of "Affordable Housing," as previously defined. Of those 1,298 affordable units, 347 units (27%) were affordable at 80% of AMI, 468 (36%) were affordable for AMIs between 60% and 31%, and 483 units (37%) were affordable at AMIs less than 30%. Units that are affordable at 30% or under are considered "deeply affordable." Different housing styles and affordability levels are scattered throughout Arden Hills.

An easy way to understand the context of affordable housing is by looking at neighboring cities. You may not know that 15% of Arden Hills' total housing units are considered "deeply affordable" to households with incomes that are 30% of the AMI. In comparison, 4% of St Anthony's housing stock can also be considered "deeply affordable," 6% of Shoreview, 8% of Vadnais Heights, 8% of Roseville, 10% of New Brighton, 19% of Mounds View, and 22% of Little Canada. Arden Hills is among the top three cities with the highest percentages of deeply affordable housing in the surrounding north Ramsey County area.

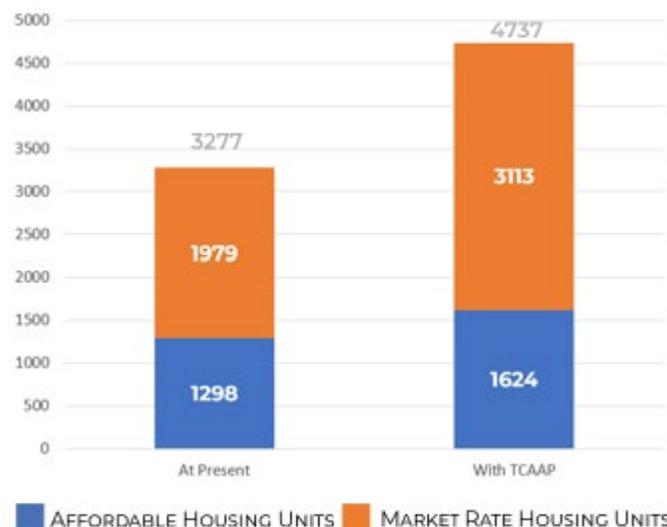
The Met Council ranks cities based on the affordability of infrastructure built in the past ten years. Cities with high growth, new construction, or high preservation/rehabilitation will generally receive higher scores than those that do not have as much growth. For a fully built-out city like Arden Hills, the score will generally be lower. For example, in the last few years Shoreview built 1,005 new townhouses and apartments which increased their Met Council Housing Performance

Score; however, only 46 of those units, or 5%, were considered affordable. Of those 46 units, 38 of the units were affordable at 80% of AMI and the remaining 8 units affordable at 60% of the AMI.

Although Arden Hills has not seen similar growth in the past decade, the Rice Creek Commons project, also known as TCAAP, is poised to bring significant affordability to the City. The recently approved term sheet between the City and the developer, Alatus, calls for 1,460 housing units, 326 (22%) of which will be affordable. Of the 326 units, 180 units are planned to be affordable at 50% and 60% of the AMI for Ramsey County. These affordable units will become a reality when the County and developer reach an agreement and the County begins to sell the vacant land to the developer to begin construction.

The City of Arden Hills, like all metro cities, has an established Comprehensive Plan that is updated every ten years. The most recent plan, adopted in 2019, acts as a developmental roadmap for the next twenty years. The current plan sets a goal for 373 additional affordable units in Arden Hills. The recent agreement on Rice Creek Commons brings the City closer to the goal outlined in the recent Comprehensive Plan, and substantially increases housing, and affordable housing, in the area. The City Council will continue to pursue goals and policies that make Arden Hills a great place for all to live, work, and play.

PROPOSED HOUSING UNITS IN ARDEN HILLS



Data retrieved from the Metropolitan Council 2019 housing stock estimates.

## Service Directory

**Arden Hills City Hall**  
1245 West Highway 96  
Arden Hills, MN 55112

cityofardenhills.org  
651-792-7800

### Summer Office Hours

Monday–Thursday: 7:30 am–5:00 pm  
Friday: 7:30 am–11:30 am

### 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](mailto:dgrant@cityofardenhills.org)

### Councilmembers

Brenda Holden • 651-636-2987  
[bholden@cityofardenhills.org](mailto:bholden@cityofardenhills.org)

Fran Holmes • 612-599-2457  
[fholmes@cityofardenhills.org](mailto:fholmes@cityofardenhills.org)

Steve Scott • 651-604-0919  
[sscott@cityofardenhills.org](mailto:sscott@cityofardenhills.org)

David Radziej • 651-356-5928  
[dradziej@cityofardenhills.org](mailto:dradziej@cityofardenhills.org)

### City Administrator

Dave Perrault • 651-792-7824  
[dperrault@cityofardenhills.org](mailto:dperrault@cityofardenhills.org)

### Communications Coordinator

Grace Arel • 651-792-7817  
[garel@cityofardenhills.org](mailto:garel@cityofardenhills.org)

### City Council Liasons

Fran Holmes and David Radziej

### Resident Resources

[cityofardenhills.org/1091/Resident-Resources](http://cityofardenhills.org/1091/Resident-Resources)

Council meetings are held at City Hall on the second and fourth Mondays of the month at 7 p.m. Meetings are televised live on Cable Channel 16. Planning Commission meetings are also televised. Please visit [cityofardenhills.org](http://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

### New Guidance for Food Trucks in Arden Hills

On June 13, 2022, the City Council voted to amend Chapter 3 of the City Code as well as the current fee schedule in relation to food trucks at residential properties. The amendments, which were effective July 1, 2022, include the following:

- Removal of prior adopted language limiting residential properties to having food trucks for private, catered events such as weddings and graduation parties, thus now allowing for open sales at residential events/parties.
- Addition of a no-fee permit that residential property owners must obtain in order to host food trucks. The resident food truck permit allows for up to two events/parties per calendar year, and each event can be no more than three days in duration.
- Clarification/addition of language regarding ordinance enforcement - a warning can be issued to a resident for a first-time offense of failing to obtain a permit and an administrative penalty in the amount of \$100 can be issued following a second offense.

Guidance that remains unchanged and in effect includes that food trucks must be parked on private property (in driveway or yard if residential property) and not on the street or in the right-of-way, and vendors are required to obtain a separate license from the City. Vendors can obtain a temporary license (up to seven events in a calendar year) or an annual license (eight or more events in a calendar year). Once the license is issued, the food truck is inspected by the Fire Department to ensure they are meeting requirements for fire safety.

A list of licensed food trucks is available at [cityofardenhills.org/licensed-food-trucks](http://cityofardenhills.org/licensed-food-trucks) and is updated as new licenses are issued. For more information for residents, please visit [cityofardenhills.org/947/Miscellaneous-Permits](http://cityofardenhills.org/947/Miscellaneous-Permits). For information for vendors, please visit [cityofardenhills.org/945/Mobile-Food-Unit-Food-Truck-Vendor-License](http://cityofardenhills.org/945/Mobile-Food-Unit-Food-Truck-Vendor-License). Contact the City Clerk at 651-792-7811 with any questions.

### State Fair Parking Information

The Minnesota State Fair will take place from August 25 - September 5, 2022. Parking restrictions are dependent upon the State Fair determining the locations of the Park and Ride lots. Keep an eye out in your neighborhood for “no parking” signage closer to the time of the event. Check the State Fair website at [mnstatefair.org/transportation/](http://mnstatefair.org/transportation/) for up-to-date information.

### Fall Clean Up Day is Back!

The annual Fall Cleanup Day will be held on Saturday, October 1 at Recycling Technologies (formerly Green Lights Recycling) located at 1525 99th Lane NE in Blaine. Arden Hills residents (ID required) are able to drop off refuse and electronics for a fee. A coupon to recycle two free items will be available in the next newsletter.

### **Beyond the Yellow Ribbon Suburban Ramsey County**

Beyond the Yellow Ribbon (BTYR) Suburban Ramsey County supports military service members, veterans, and their families with community support, training, services and resources. At the May 23, 2022 Council Meeting, a resolution was passed in support of the BTYR Suburban Ramsey County Network, uniting the cities of suburban Ramsey County in support of service members, veterans, and military families. If you're interested in learning more or getting involved, please contact Councilmember Steve Scott at [sscott@cityofardenhills.org](mailto:sscott@cityofardenhills.org).

### **SAVE THE DATE: State of the City Address on September 15, 2022**

Arden Hills City Council has scheduled its annual State of the City meeting for residents and businesses of Arden Hills. Please join City Council and staff on Thursday, September 15 at 7:30 am on the Boston Scientific campus in Arden Hills. Further details are forthcoming.

The State of the City Address is an opportunity for the Mayor and City Council to present goals and accomplishments related to development projects, road and construction improvements, plans for parks and trails, public works responsibilities, and the City's financial outlook, among other important topics. The State of the City Address will be recorded and available on the City's website after filming.

### **Arden Hills Receives Certificate of Achievement for Excellence in Financial Reporting**

For the 15th year in a row, the City of Arden Hills has been awarded the Certificate of Achievement for Excellence for the city's Annual Comprehensive Financial Report. This program recognizes government agencies who demonstrate a spirit of transparency and full disclosure in their Annual Comprehensive Financial Reports, encouraging staff to go above and beyond the minimum requirements of generally accepted accounting principles. We are proud of Gayle Bauman, Finance Director, and her staff for their dedicated work for our city!

### **Saltbox Adds Location in Arden Hills**

Saltbox received site plan approval from the City Council in May. The company offers flexible

warehouse and office suites that are leased by individual businesses, usually startup/small digital commerce companies. They currently have five locations across the United States. The intent of Saltbox is to provide an all-inclusive collaborative workspace to small businesses. Saltbox has started their interior buildout and anticipates construction to be completed this fall at 4440 West Round Lake Road.

### **August 9 Primary Election Absentee/Early Voting**

Early/absentee voting is underway. Vote by mail or in person at either of two designated early voting locations (the Ramsey County Elections office on Plato Blvd in St. Paul or the Ramsey County Library – Roseville location). Visit Ramsey County's election page ([ramseycounty.us/residents/elections-voting](http://ramseycounty.us/residents/elections-voting)) to request a ballot by mail and for more information, including dates and hours of operation at the two designated in-person locations. The City's website [cityofardenhills.org/electionsandvoting](http://cityofardenhills.org/electionsandvoting) also has links to this information. You must vote at your local precinct on election day.

### **Filing for a City Council Seat**

Arden Hills will have four seats on the November 8 general election ballot ~ the Mayor and two City Councilmember seats, which are four-year seats with terms running 2023-2026, and one special two-year seat with a term running 2023-2024. Candidate filing packets can be obtained online from the Office of the Minnesota Secretary of State at [www.sos.state.mn.us/election-administration-campaigns/become-a-candidate/campaign-filing-packet/](http://www.sos.state.mn.us/election-administration-campaigns/become-a-candidate/campaign-filing-packet/) or Ramsey County Elections at [ramseycounty.us/residents/elections-voting](http://ramseycounty.us/residents/elections-voting). Paper packets can be picked up at City Hall. The filing period will run August 2 through August 16 and the fee is \$2.00. Candidate profiles will be featured in the September newsletter.

### **Taste of Hops & Vines Event**

On Thursday, August 11, join the Arden Hills-Shoreview Rotary for a fun evening of beer, wine and food sampling, music, games, silent auction, and raffle! Proceeds go to support student scholarships and other worthy community and international projects. Tickets are \$25 and can be purchased at [cityofardenhills.org/hops](http://cityofardenhills.org/hops).

## Benchmarks: A Review of Recent Council Action

### June 13, 2022 City Council Meeting

*All items were approved unanimously by a 4–0 vote (Councilmember Radziej excused).*

- Amended Chapter 3 of the City Ordinances relating to mobile food units/food trucks based upon public engagement, comments, and feedback at a Council worksession on April 18, 2022.

### June 27, 2022 City Council Meeting

*All items were approved unanimously by a 5–0 vote unless indicated otherwise.*

- Approved the purchase of two shelter/shade structures for the Perry Dog Park using the donation from the Spring Lake Park Lions Club to underwrite most of the costs.
- Held a public hearing and approved a list of delinquent water and sewer utilities certifying to Ramsey County that accounts are unpaid and that balances will be added to property taxes payable in 2023 with delinquent balances incurring an 8% penalty.
- Held a public hearing and approved City Code change

for the business zoning districts that would strike language requiring a certain distance of separation between establishments such as drive-up businesses, drive-up windows, fast food restaurants, and automobile service stations. Allowing for review based on site suitability and compatibility of the area through the Planned Unit Development.

- Held a public hearing and approved an application for a Comprehensive Plan Amendment that would change the future land use designation in the northwest corner of 1700 Highway 96 West (“Subject Property”) from P/I, Public and Institutional to be guided as HDR, High Density Residential as well as modify existing language in Section 6.4.10 to include the entire Subject Property to allow an increase in the maximum density through the use of a Planned Unit Development (approved on a 4-1 vote, Holden opposed).
- Approved a variance request to construct a garage addition that would decrease the required side yard setback at 4073 Valentine Court (approved on a 4-1 vote, Holmes opposed).

*For a complete listing of recent City Council actions, visit [cityofardenhills.org](http://cityofardenhills.org) and click on “View Agendas and Minutes.”*

## How to Save Water Outdoors this Summer

In the summer, we often spend a lot of our time outdoors tending to lawns, growing gardens, and washing cars. It can be easy to use more water than needed and then find that the water bill has risen significantly. Use these simple tips to reduce your water usage and save money this summer.

- Use buckets and tubs to wash your car or the dog rather than continuously running a hose.
- Add a shut-off nozzle to your hose. A garden hose will dispense up to 600 gallons in two hours. The nozzle will act as a flow restrictor and reduce water use significantly.
- Cutting grass at a two-to-three-inch height instead of cropping it closely will reduce the amount of water needed.
- Use a broom to clean off decks, porches, driveways, and sidewalks rather than hosing them off.
- Reuse as much water as possible. Consider getting a rain barrel and using the collected water for your plants and yard.
- Only water your lawn when necessary. Over-watering results in the growth of shallow root systems that are easily damaged. If rainfall isn’t sufficient, water your lawn once a week in the early morning or evening when evaporation is lower.
- Let children play in the spray of the hose or automatic sprinklers in a grassy area instead of filling a wading pool.

## Invasive Plant Species in Arden Hills

### Garlic Mustard

Despite its deceptively delicious name, Garlic Mustard is a highly invasive noxious weed prevalent in Arden Hills. Garlic mustard forms thick mats on the forest floor that shade and outcompete native plant species. They impede natural forest regeneration by producing chemicals that reduce growth of other plants in addition to blocking other plants from direct sunlight.



*Garlic Mustard in bloom mid-season*

Garlic mustard can be spread by transporting mud that contains its tiny seeds, so it is often found along highly-trafficked trails. Hand-pulling individual plants is effective if the entire root is removed. Because flowering garlic mustard can produce seeds even after it's been pulled up by the roots, the Minnesota Department of Agriculture (MDA) recommends that pulled plants be placed in bags for disposal and not simply left on the ground where they were picked. The plants from the bags can be kept on site for burning or piled and covered with a tarp for decay.

Herbicide control can be done using a spot application of 2% glyphosate in early spring or late fall when native plants are dormant. This is a systemic herbicide that is taken up by plants and moves within the plant, which can kill leaves, stems, and roots. Carefully and thoroughly clean off boots, clothes and tools before leaving the area to avoid carrying the tiny seeds to new sites.

Information for this article was taken from the Minnesota Department of Natural Resources website and the MDA website. Visit [cityofardenhills.org/1179/Other-Invasive-Plants](http://cityofardenhills.org/1179/Other-Invasive-Plants) for additional photos of the two invasive plants in this article.

### Purple Loosestrife

Purple loosestrife is a wetland plant with showy purple flowers arranged on floral spikes. It is a Prohibited Noxious Weed and an invasive species that can cause recreational, economic, and ecological damage—changing how residents and visitors use and enjoy bodies of water.

Problems purple loosestrife can cause include:

- Dense growth along shoreland areas that make access to open water difficult
- Overtaking the habitat and outcompeting native aquatic plants, potentially lowering plant diversity
- Providing unsuitable shelter, food, and nesting habitat for native animals
- Changing the hydrology of wetlands through the plant's dense root systems

Purple Loosestrife is primarily spread through movement of water equipment and uninformed release of garden plants. The plant produces millions of tiny seeds in shoreland areas. Seeds can be hidden in mud and debris, and stick to boots, waders, and other fishing and hunting gear. Roadside maintenance equipment can also spread this plant and its seeds.

The best time to control purple loosestrife is in late June, July, and early August, when it is in flower, plants are easily recognized, and before it goes to seed. Once flower petals start to drop from the bottom of the spike, the plant begins to produce seed.

In areas where there are few plants and easy access, manually removing the plants is recommended.

It is important to dispose of the plants away from the water. Allow the plants to dry out, then burn if possible.



*Purple Loosestrife in bloom mid-season*

More information about controlling and disposing of Purple Loosestrife can be found [dnr.state.mn.us/invasives/aquaticplants/purpleloosestrife/control.html](http://dnr.state.mn.us/invasives/aquaticplants/purpleloosestrife/control.html).

# City of Arden Hills, Minnesota

## Popular Annual Financial Report

### To The Community

For the year ended December 31, 2021



1245 W Hwy 96  
Arden Hills, MN  
55112  
651-792-7800

[cityofardenhills.org](http://cityofardenhills.org)

#### Inside this issue:

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The City of Arden Hills is proud to present its Popular Annual Financial Report [PAFR]. The purpose of this report is to inform the community of the City's financial activity in a simple, easy-to-read format for the fiscal year ending December 31, 2021. These highlights are based upon the City's Annual Comprehensive Financial Report (Annual Report) which is a more inclusive, audited document.

In order for Arden Hills to manage the community finances smoothly, it divides various activities into several different funds.

- The **General Fund** accounts for revenues and expenditures that provide for *basic operations of the City*, i.e., administration, police & fire, street & park maintenance, recreation, community development and planning.
- **Special Revenue Funds** account for activities restricted to *specific purposes* like economic development.
- **Debt Service Funds** track revenues and expenses related to *repayment of long term debt*.
- The **Capital Fund** collects revenues from special assessments, state and county aids and allots them toward *construction or major capital expenses*.
- **Enterprise Funds** account for *activities that operate as public enterprises* which are paid for by user fees, i.e., water, recycling, sewer and surface water management.
- **Internal Service Funds** account for the acquisition, operation, and maintenance of governmental facilities and services, which are entirely or predominately self-supported by user charges to other governmental funds.

### Dividing Up Your Property Tax Dollar



Ramsey County  
46¢

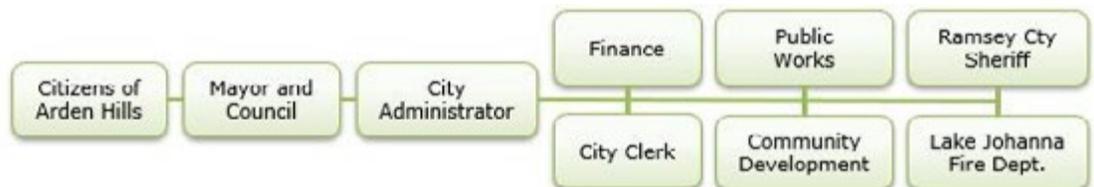
City of  
Arden Hills  
24¢

School District  
23¢

Other Agencies  
7¢

Your tax dollar is divided up between several governmental entities. Arden Hills collects 24 cents of every tax dollar for City services. The remaining portions are divided among Ramsey County, the school district and other agencies.

### Department Organizational Chart

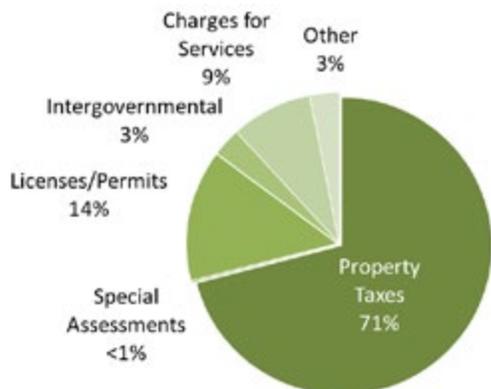


## General Fund

The City’s General Fund is the largest fund and is also one of the most vital to the City’s operation. The General Fund is the primary fund that accounts for everyday general expenditures like street and park maintenance, public safety, and administrative services. Like most funds, the General Fund relies on the inflow of cash, shown as revenues, and subsequently the outflow listed as expenditures.

### Revenues

The primary revenue for the General Fund is property taxes. Intergovernmental revenues are items like state or county aids and grants. For year end 2021, the City’s revenue total was \$5,304,590 which was a \$75,049 (1.4%) increase from the previous year. Licenses & permits and Charges for services increased \$320,904 and \$243,720, respectively, due to increased building activity in the current year.

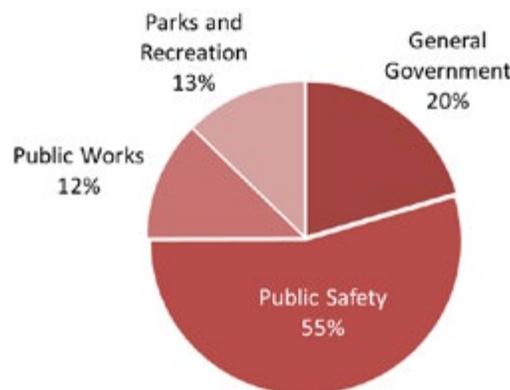


	2020	2021
Property Taxes	\$3,629,819	\$3,763,384
Special Assessments	4,758	4,514
Licenses/Permits	431,628	752,532
Intergovernmental	629,432	160,279
Charges for Services	215,918	459,638
Other	317,986	164,243
<b>Total General Fund Revenues</b>	<b>\$5,229,541</b>	<b>\$5,304,590</b>

### Expenditures

The City’s total General Fund expenditures for 2021 were \$4,967,284 which was \$245,696 (4.7%) under the final budget. Overall, General Fund expenditures increased by \$380,666 (8.3%) from 2020. Public Safety costs increased \$272,364 (11.2%) and General Government costs increased by \$86,963 (9.4%). The chart below highlights the amount funded by each of the City’s functions.

	2020	2021
General Government	\$927,319	\$1,014,282
Public Safety	2,435,773	2,708,137
Public Works	675,739	618,236
Parks & Recreation	547,787	626,629
<b>Total General Fund Expenditures</b>	<b>\$4,586,618</b>	<b>\$4,967,284</b>



### City Departments

**Administration:** This department provides the overall direction for the City as determined by the City Council. It is responsible for maintaining City records, issuing licenses, administering Council policies, and overseeing election procedures.

**Finance:** This department conducts the financial affairs of the City of Arden Hills in accordance with the Government Accounting Standards Board (GASB) and the Generally Accepted Accounting Principles (GAAP).

**Community Development:** This department is responsible for ensuring that laws, ordinances, and zoning codes are enforced. It is also responsible for economic development within the City.

**Public Works:** This department manages the City’s infrastructure as it relates to roadways, water, sewer, and surface water management.

**Parks & Recreation:** This department is responsible for providing recreation activities in the City and maintaining the City’s parks and trails.

## Special Revenue Funds

Special Revenue Funds are used to account for revenues derived from specific taxes or other earmarked revenue sources. They are required by statute to finance particular functions, activities, or governments. The City of Arden Hills has the following recurring Special Revenue Funds:

- **Cable TV** accounts for revenue and expenditures related to cable TV, internet and other forms of communication. Revenue

for this fund comes primarily from cable owner franchise fees.

- **EDA Operations** accounts for general administration activities that are not specific to any individual Tax Increment Financing (TIF) District, as well as activities associated with the Economic Development Commission and Economic Development Authority.

- **EDA TIF Districts** account for revenues derived from tax increments and expenditures for developer reimbursements and administrative expenses. The City had three districts at the end of 2021.

The City also established an American Rescue Plan Act Fund to administer the ARP funds and a Karth Lake Improvement District Fund to manage a pump replacement project. These are short-term funds.

## Long Term Debt

Arden Hills received a “AAA” rating from Standard and Poor’s Global on its 2018 bond issue. This is the highest possible rating you can receive. A high bond rating translates into lower future borrowing costs. It shows that the City is able to meet its financial commitments and has the lowest risk of default. This rating is based on the City’s:

- Very Strong economy, with access to a broad and diverse metropolitan statistical area.
- Very strong management, with strong financial policies and practices.
- Very strong budgetary performance and liquidity.
- Very strong debt and contingent liability position.
- Strong institutional framework.



The goal of the PAFR is to supplement—not replace—the Annual Report.

Similar to the Annual Report, information in the PAFR conforms to Generally Accepted Accounting Principles (GAAP). For more detailed information and copies of the PAFR or Annual Report, visit the city’s website at [www.cityofardenhills.org](http://www.cityofardenhills.org).

## Internal Service Funds

Internal service funds are an accounting device used to accumulate and allocate costs internally among the City’s various functions. The City maintains internal service funds for risk management, engineering, central garage and technology. The combined totals for these funds are:

Beginning Net Position	\$219,173
Revenues	\$603,987
Expenses	\$658,207
Ending Net Position	\$164,953



### About this Report

The City of Arden Hills reports financial year-end results in the Annual Comprehensive Financial Report (Annual Report). The Popular Annual Financial Report (PAFR) is an unaudited report that summarizes the most significant data from the Annual Report, and is consistent with Generally Accepted Accounting Principles.

For a complete review of the City's financial position for 2021, consult the 2021 Annual Report available on the City's website at [www.cityofardenhills.org](http://www.cityofardenhills.org), or from the Finance Department at 651.792.7800.

## Capital Funds

**Permanent Improvement Revolving Fund:** The Pavement Management Program (PMP) identifies, inventories, and tracks street conditions to ensure that maintenance is completed at the appropriate time. The results are prolonged pavement life and reduced costs to property owners. The PMP was initiated to ensure a maintenance program for Arden Hills' aging streets. The most recent 2021 PMP area included four streets in the Hazelnut Park neighborhood. Year end fund balance was \$4,990,120.

**Public Safety Projects:** This fund accounts for the City's share of capital equipment costs for police and fire. Year end fund balance was \$173,067.

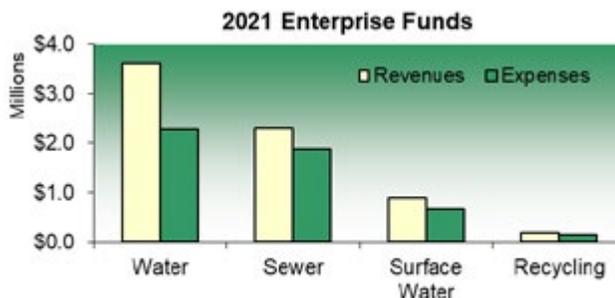
**Equipment/Building Maintenance & Repair:** City equipment and buildings are monitored regularly and replaced/repaired when needed. Transfers are made from various funds to fund these expenditures. Year end fund balance was \$261,891.

**Parks:** This fund was established for park/trail acquisition, maintenance and development. Revenue for this fund comes from developer park dedication fees, contributions, state grants and investment interest. Year end fund balance was \$565,169.

## Enterprise Funds

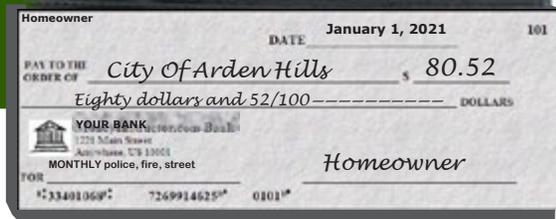
The Enterprise Funds are run like a business in that they rely on fees and charges for revenue to cover expenses. These funds consist of utility services provided to the community by the City such as water, sewer, surface water and recycling. A rate study was completed in 2018 and projected infrastructure improvements will require annual user rate increases for the foreseeable future. User rates are evaluated each year during the budget cycle.

	Revenues	Expenses
Water	3,611,682	2,266,362
Sewer	2,305,499	1,880,753
Surface Water	900,332	673,084
Recycling	202,811	154,611
	<b>7,020,324</b>	<b>4,974,810</b>



Based on an average usage of 4,800 gallons per month, the 2021 monthly cost of utilities for a home in Arden Hills was \$88.21 (Arden Hills bills on a quarterly basis).

Description of Transaction	Balance
Public Safety	\$ 34.50
General Government	\$ 16.52
Parks and Recreation	\$ 11.59
Public Works	\$ 10.61
Capital /EDA	\$ 7.30



## Cost of City Services

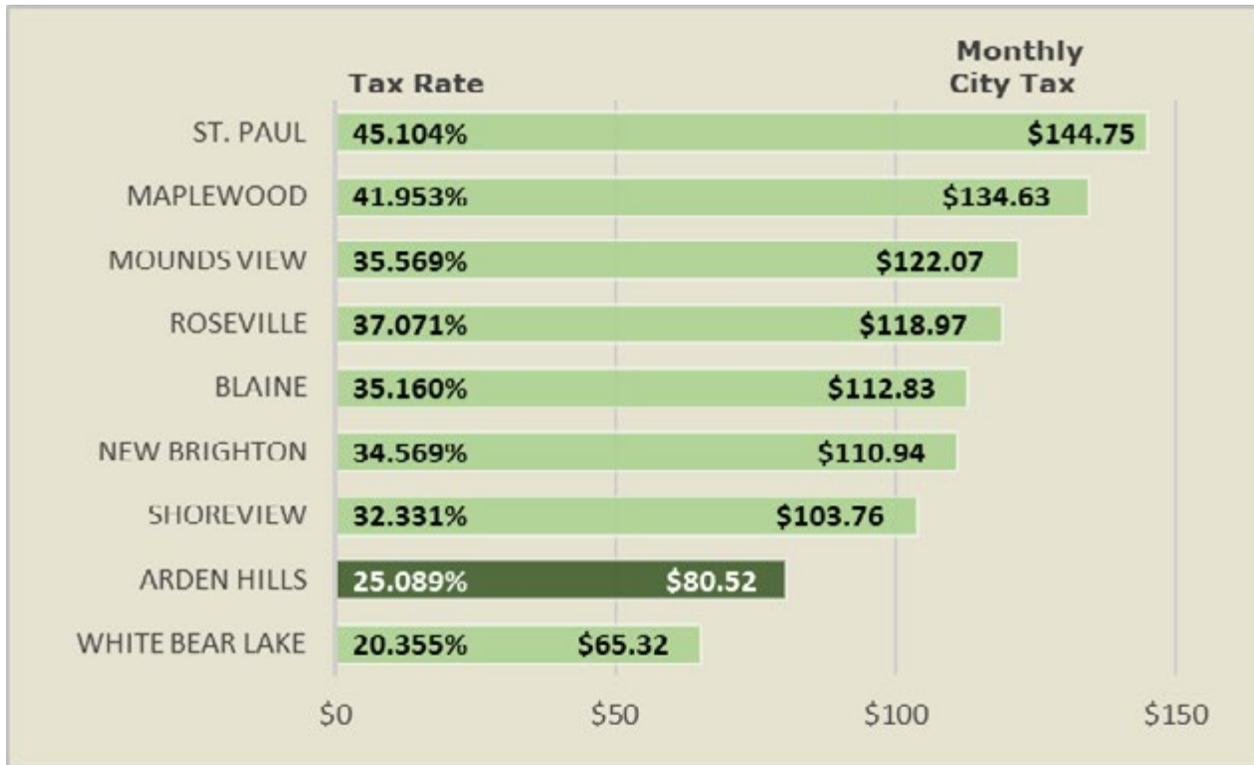
Residents receive a variety of City services at an affordable price. The cost of City services in 2021 for the owner of a single-family home in Arden Hills with an assessor's market value of \$387,500 was \$80.52 per month.

The checkbook shows how the monthly cost of property tax-supported services was divided among City departments.

## 2021 City Property Taxes per Household per Month

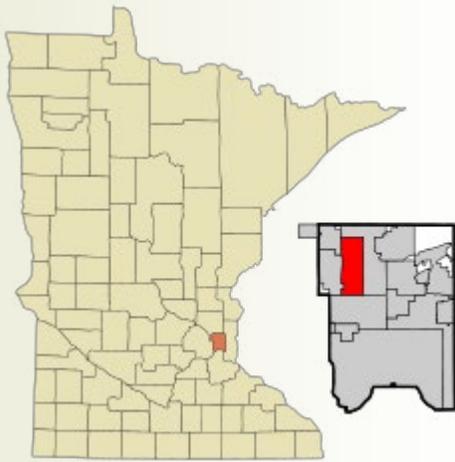
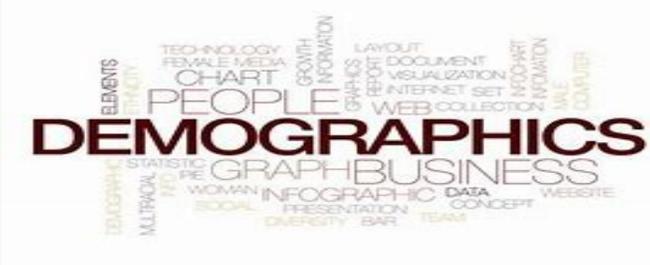
In a 2021 comparison of nine communities in Ramsey County, the average cost of services on a \$387,500 homestead in terms of property taxes showed Arden Hills ranking as one of the lowest.

A \$387,500 homestead in Arden Hills paid \$80.52 per month in property taxes to the City.



The median home value has increased from \$308,200 in 2017 to \$387,500 in 2021, a 25.7% increase. During that same period, the city tax on a median value home has increased from \$813 to \$966, a 18.9% increase. The reason for this difference is that the city tax rate has decreased from 27.211% in 2017 to 25.089% in 2021, a 7.8% decrease.





**Median Home Value—\$387,500**

**3,145 Households**



**Persons per Household—2.64**

**\$1,536—median gross rent**

<b>BUILDING PERMITS</b>	<b>\$102.1M</b>	<b>\$10.3M</b>	<b>1,408</b>
	Commercial Valuations	Residential Valuations	Permits Issued

**10,038 Population**



**Median Age—36.2**



## **Inside**

*Food Truck Ordinance Change*

*2022 Election Campaign Information*

*Fall Clean Up Day is Back!*

*Invasive Plant Species in Arden Hills*

## **Lifelong Wealth Advisors Moves to Arden Hills**

On the afternoon of May 26, City Councilmembers Scott and Radziej gathered with city staff, Mayor Grant, and more to celebrate the opening of the new Lifelong Wealth Advisors location.

Lifelong Wealth Advisors is transitioning from a location in downtown Minneapolis to their new office in Arden Hills at 1150 County Road E West. The company celebrates over 50 years of offering a range of financial planning services, from investment planning to retirement income strategies to employee benefits planning. Learn more about the company at [llwadvisors.com](http://llwadvisors.com).

**Support Local Businesses!** We encourage residents to continue to support local businesses, especially those located on or near Lexington Avenue. All businesses are open and ready to serve you! Although Lexington Avenue road construction continues from County Road E to I-694, motorists can still access all businesses via posted detours. More information can be found on the County's website; questions or feedback regarding the project should also be directed towards Ramsey County.



*Gathered for a ribboncutting ceremony in front of the new location.*

