



CITY OF INVER GROVE HEIGHTS

City Council Special Meeting

July 27, 2020 at 5:30 p.m.

A G E N D A

A. CALL TO ORDER – MAYOR TOURVILLE

1. 2021 Budget Discussion

B. ADJOURN

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

2021 Budget Discussion

Meeting Date: July 27, 2020
 Item Type: Regular Agenda
 Contact: Amy Hove, 651-450-2521
 Prepared by: Amy Hove, Finance Director
 Reviewed by: Joe Lynch, City Administrator

Fiscal/FTE Impact:

- | | |
|-------------------------------------|------------------------------------|
| ☐ | None |
| ☐ | Amount included in current budget |
| ☐ | Budget amendment requested |
| ☐ | FTE included in current complement |
| ☐ | New FTE requested – N/A |
| ☒ | Other – 2021 Budget |

PURPOSE/ACTION REQUESTED

To review preliminary budget information and provide direction to staff regarding 2021 budgets and tax levies.

SUMMARY

Departments have been working since early June on General Fund budgets. After holding three Department Head meetings to review, discuss and revise, a preliminary draft is available for Council's review.

The current draft budget reflects \$25,783,654 in expenditures and \$4,329,600 in non-tax revenues which results in a General Fund levy request of \$21,454,054. The Expenditures by Department & Category Report which follows the Budget Presentation provides additional details on the expenditure requests by Department.

There are two other levies that comprise the City's total tax levy: the Pavement Management Program (PMP) levy and the Debt Service levy. The current draft budget includes an increase of \$250,000 to the PMP levy as well as the scheduled Debt Service levy of \$2,906,813. With these three levy components, the total preliminary levy requested equals \$26,360,867, an increase of \$1,629,984 over last year's tax levy.

Tax Levy	\$ 26,360,867
Levy Increase (%)	8.1%
Tax Rate (estimate)	51.708
% Change in Tax Rate	1.4%
\$ Change in City Taxes (estimate) (for median property)	\$91.02

Staff will present additional background on the work completed thus far and discuss how the current draft compares to the Capital Improvement Financing Plan (CIP) model.

September 30th is the deadline for submission of preliminary budgets and levies to Dakota County. We can place that request for approval on either the September 14th or September 28th meeting agenda, based on budget discussions with Council.



Ethics, Excellence, Engagement

CITY OF INVER GROVE HEIGHTS

8150 Barbara Avenue, Inver Grove Heights, MN 55077

651-450-2500

www.invergroveheights.org



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2021 Budget

City Council Special Meeting
July 27, 2020 at 5:30pm

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Background

- June 5 to 26, 2020 – AEM/Finance preparation and departmental reviews of 2021 salary and benefit estimates
- June 30, 2020 – Department Head Meeting to review departmental requests for 2021.
- July 14, 2020 – Department Head Meeting to review impact of requests on budget and levy.
- July 21, 2020 – Department Head Meeting to review updated budget and levy based on revisions from July 14 meeting.
- July 27, 2020 – Council Meeting to discuss preliminary budget and levy impact

2020-2024 Capital Improvement Financing Plan

- Approved by Council June 22, 2020
- Creates funding strategies, serves as road map, adaptive and responsive to changing goals and needs
- Goals:
 - Maintain and expand infrastructure
 - Increase funding for the Pavement Management Program
 - Keep the annual debt levy at or below 15% of total annual levy
 - Maintain General Fund balance at a minimum of 40% of next year's expenditures

Revenue Assumptions

- Continued demand for building/permit-related activities
- 2021 Preliminary Revenue Budget = \$4,329,600
 - \$282,000 over 2020 Original Budget (7% increase)
- CIP Model assumption for Non-Property Tax Revenues at 2%

Expenditure Assumptions

- COLA – Union contracts are not yet settled for 2021-2022
 - Current model assumes COLA plus step increases as employees receive positive performance evaluations
- Health Insurance at 7%
- Internal Service Fund Allocations at 6%
- Pavement Management no longer General Fund Expenditure (Transfer Out) but separate levy for levy calculation

Expenditure Assumptions (Continued)

- 2021 Preliminary Expenditure Budget = \$25,783,654
 - \$1,592,254 over 2020 Original Budget (7% increase) when excluding 2020 Pavement Management activity
- CIP Model assumption at 4%
 - 2017-2018 expenditures increased 9% (PMP increased \$500,000)
 - 2018-2019 expenditures increased 7% (PMP funding stayed flat)
 - 2019-2020 expenditures projected to increase 6% (based on original 2020 budget)

Staffing Needs

- Original requests included \$1.2 million in staffing requests
 - Reduced to \$105,800 during Department Head discussions
 - \$29,700 – Additional .40 FTE Accounts Payable Technician
 - \$36,100 – Additional .50 FTE Office Support (Inspections)
 - \$40,000 – Increase On Call Firefighter pay by \$0.75/hour
- Fall 2021 – Continued discussion on development of a long-term solution for staffing needs (can build into future CIP models and subsequent budgets)

Meeting Outcomes

- Staffing needs prioritized for 2021
- PMP levy increase for 2021 at \$250,000
 - Will show scenario for \$500,000 increase on later slide
- Department Heads to meet with Administrator/Finance Director to identify potential areas to increase revenues or decrease expenditures
- Fee Reviews

Proposed Tax Levy – Payable 2021

General Fund - Expenditures	\$ 25,783,654
General Fund - Revenues	<u>(4,329,600)</u>
General Fund Levy	\$ 21,454,054
Pavement Management Levy	2,000,000
Debt Levy	<u>2,906,813</u>
Total Levy Requested	\$ 26,360,867

\$1,629,984 over Tax Levy Payable 2020

Proposed Tax Levy – Draft vs. CIP

2021 Levy per Current Draft

Tax Levy	\$ 26,360,867
Levy Increase (%)	8.1%
Tax Rate (estimate)	51.708
% Change in Tax Rate	1.4%
\$ Change in City Taxes (estimate) (for median property)	\$91.02

2021 Levy per CIP Model

Tax Levy	\$ 26,140,678
Levy Increase (%)	7.2%
Tax Rate (estimate)	53.128
% Change in Tax Rate	4.5%
\$ Change in City Taxes (estimate) (for median property)	\$80.11

Levy Increase (%), Tax Rate (estimate), % Change in Tax Rate and \$ Change in City Taxes have all been calculated after the adjustment for fiscal disparities.

Proposed Tax Levy

Pavement Management Scenarios - \$250,000 vs. \$500,000

2021 Levy per Current Draft

~ with \$250,000 increase to PMP

Tax Levy	\$ 26,360,867
Levy Increase (%)	8.1%
Tax Rate (estimate)	51.708
% Change in Tax Rate	1.4%
\$ Change in City Taxes (estimate) (for median property)	\$91.02

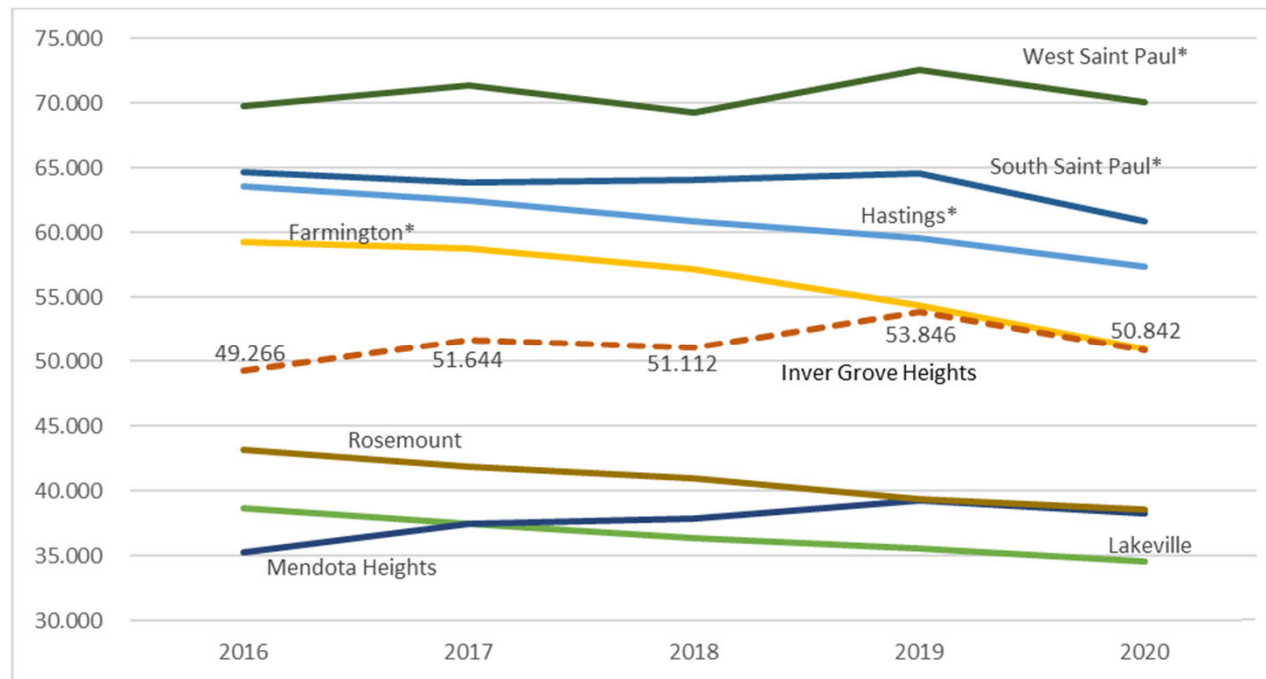
2021 Levy

~ with \$500,000 increase to PMP

Tax Levy	\$ 26,610,867
Levy Increase (%)	9.3%
Tax Rate (estimate)	52.255
% Change in Tax Rate	2.4%
\$ Change in City Taxes (estimate) (for median property)	\$104.26

Tax Rate History

Comparable Cities in Dakota County



2021 Draft Budget = 51.708

Excludes: Apple Valley, Burnsville, Eagan

* Denotes cities that receive LGA

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Market Value Comparison

	Payable 2020	% of Total	Payable 2021	% of Total	\$ Change	% Change	New Construction	% Change w/o New Const.
Residential	3,072,810,569	76.00%	3,281,725,200	76.06%	208,914,631	6.80%	32,393,600	5.74%
Commercial	291,415,000	7.21%	312,417,400	7.24%	21,002,400	7.21%	8,284,500	4.36%
Industrial	138,173,600	3.42%	155,286,700	3.60%	17,113,100	12.39%	3,790,000	9.64%
Utility	71,210,200	1.76%	70,247,300	1.63%	(962,900)	-1.35%	-	-1.35%
Agricultural	17,027,336	0.42%	17,752,067	0.41%	724,731	4.26%	-	4.26%
Rural Vacant	9,645,000	0.24%	12,558,900	0.29%	2,913,900	30.21%	-	30.21%
Apartments	384,965,700	9.52%	406,550,500	9.42%	21,584,800	5.61%	286,200	5.53%
Railroads	16,633,900	0.41%	16,633,900	0.39%	-	0.00%	-	0.00%
Subtotal	4,001,881,305	98.98%	4,273,171,967	99.04%	271,290,662	6.78%	44,754,300	5.66%
Personal Property	41,288,600	1.02%	41,342,000	0.96%	53,400	0.13%	-	0.13%
	4,043,169,905	100.00%	4,314,513,967	100.00%	271,344,062	6.71%	44,754,300	5.60%

Source: Dakota County 2/27/2020

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Tax Capacity Comparison

	Payable 2020	% of Total	Payable 2021	% of Total	\$ Change	% Change	New Construction	% Change w/o New Const.
Residential	31,112,080	66.17%	33,303,866	66.26%	2,191,786	7.04%	336,664	5.96%
Commercial	5,651,511	12.02%	6,071,246	12.08%	419,735	7.43%	165,678	4.50%
Industrial	2,719,468	5.78%	3,060,802	6.09%	341,334	12.55%	75,800	9.76%
Utility	1,423,454	3.03%	1,404,196	2.79%	(19,258)	-1.35%	-	-1.35%
Agricultural	157,222	0.33%	167,629	0.33%	10,407	6.62%	-	6.62%
Rural Vacant	88,731	0.19%	117,574	0.23%	28,843	32.51%	-	32.51%
Apartments	4,715,976	10.03%	4,981,974	9.91%	265,998	5.64%	3,577	5.56%
Railroads	332,678	0.71%	332,678	0.66%	-	0.00%	-	0.00%
Subtotal	46,201,120	98.26%	49,439,965	98.37%	3,238,845	7.01%	581,719	5.75%
Personal Property	818,480	1.74%	819,669	1.63%	1,189	0.15%	-	0.15%
	47,019,600	100.00%	50,259,634	100.00%	3,240,034	6.89%	581,719	5.65%

Source: Dakota County 2/27/2020

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Next Steps

- Council Feedback
- Updates provided at future Council Meetings or Work Sessions
- Continued refinement of numbers
 - Union agreements, insurance, allocations
- Preliminary Levy must be approved and submitted to Dakota County by September 30th
 - September 14th or September 28th Council Meeting



City of Inver Grove Heights

Expenditures by Department & Category

Updated: 7.22.2020

Fund: 101 - GENERAL FUND

Department: 1000 - MAYOR-COUNCIL

	2019 Total Budget	2019 Total Activity	2020 Total Budget	2020 Activity thru 6/2020	2021 Total Budget
10 - PERSONNEL SERVICES - SALARIES & WAGES	44,200	44,199	45,400	25,500	45,400
20 - PERSONNEL SERVICES - EMPLOYEE BENEFITS	5,700	4,986	6,100	2,927	6,000
30 - PROFESSIONAL / TECHNICAL SERVICES	52,900	98,765	58,200	36,713	69,400
50 - OTHER PURCHASED SERVICES	51,200	49,369	50,100	20,498	50,450
60 - SUPPLIES	23,300	23,186	300	-	800
Department: 1000 - MAYOR-COUNCIL Total:	177,300	220,506	160,100	85,638	172,050

Department: 1100 - ADMINISTRATION

10 - PERSONNEL SERVICES - SALARIES & WAGES	483,900	509,973	476,600	249,163	494,500
20 - PERSONNEL SERVICES - EMPLOYEE BENEFITS	144,900	139,079	148,900	90,439	162,700
30 - PROFESSIONAL / TECHNICAL SERVICES	61,200	74,537	70,700	22,888	58,300
40 - PURCHASED SERVICES PROPERTY/EQUIPMENT	34,600	34,592	46,500	26,658	47,100
50 - OTHER PURCHASED SERVICES	31,100	31,403	31,200	6,668	21,900
60 - SUPPLIES	72,500	72,612	14,400	15,328	11,500
Department: 1100 - ADMINISTRATION Total:	828,200	862,196	788,300	411,144	796,000

Department: 1200 - ELECTIONS

10 - PERSONNEL SERVICES - SALARIES & WAGES	50,000	1,775	143,800	39,647	8,800
20 - PERSONNEL SERVICES - EMPLOYEE BENEFITS	-	225	8,000	2,841	3,900
30 - PROFESSIONAL / TECHNICAL SERVICES	7,200	-	7,600	36	-
40 - PURCHASED SERVICES PROPERTY/EQUIPMENT	6,200	-	6,500	-	9,300
50 - OTHER PURCHASED SERVICES	-	-	4,300	72	1,000
60 - SUPPLIES	6,100	8,940	18,500	358	7,000
70 - OTHER EXPENSES / EXPENDITURES	-	-	-	-	50,000
Department: 1200 - ELECTIONS Total:	69,500	10,941	188,700	42,955	80,000

Department: 1300 - COMMUNICATIONS

10 - PERSONNEL SERVICES - SALARIES & WAGES	88,800	63,412	158,600	88,147	171,900
20 - PERSONNEL SERVICES - EMPLOYEE BENEFITS	30,100	24,658	58,000	32,151	60,500
30 - PROFESSIONAL / TECHNICAL SERVICES	1,200	14,486	47,380	29,374	33,500
40 - PURCHASED SERVICES PROPERTY/EQUIPMENT	4,700	4,700	9,500	5,542	9,800
50 - OTHER PURCHASED SERVICES	41,400	33,609	45,700	11,232	47,300
60 - SUPPLIES	3,400	4,674	200	209	1,100
Department: 1300 - COMMUNICATIONS Total:	169,600	145,540	319,380	166,655	324,100

Department: 1400 - MANAGEMENT INFO SYSTEMS

10 - PERSONNEL SERVICES - SALARIES & WAGES	-	-	554,100	248,180	538,200
20 - PERSONNEL SERVICES - EMPLOYEE BENEFITS	-	-	150,200	85,889	179,900
30 - PROFESSIONAL / TECHNICAL SERVICES	-	-	10,300	2,232	8,000
40 - PURCHASED SERVICES PROPERTY/EQUIPMENT	-	-	397,600	216,062	371,400
50 - OTHER PURCHASED SERVICES	-	-	138,700	41,863	144,600
60 - SUPPLIES	-	-	19,800	4,754	21,700
Department: 1400 - MANAGEMENT INFO SYSTEMS Total:	-	-	1,270,700	598,982	1,263,800

Department: 2000 - FINANCE

10 - PERSONNEL SERVICES - SALARIES & WAGES	558,400	489,783	623,000	321,382	649,400
20 - PERSONNEL SERVICES - EMPLOYEE BENEFITS	194,500	180,613	205,400	108,177	221,300
30 - PROFESSIONAL / TECHNICAL SERVICES	83,300	75,766	72,700	46,740	75,100
40 - PURCHASED SERVICES PROPERTY/EQUIPMENT	71,400	71,441	33,800	19,717	34,800
50 - OTHER PURCHASED SERVICES	12,900	3,834	14,700	2,860	15,800
60 - SUPPLIES	67,400	67,273	33,300	18,768	28,800
70 - OTHER EXPENSES / EXPENDITURES	1,900	5,385	1,900	598	1,900
Department: 2000 - FINANCE Total:	989,800	894,096	984,800	518,242	1,027,100



City of Inver Grove Heights

Expenditures by Department & Category

Updated: 7.22.2020

Fund: 101 - GENERAL FUND

Department: 3000 - COMMUNITY DEVELOPMENT

	2019 Total Budget	2019 Total Activity	2020 Total Budget	2020 Activity thru 6/2020	2021 Total Budget
10 - PERSONNEL SERVICES - SALARIES & WAGES	182,200	173,403	280,100	145,212	312,000
20 - PERSONNEL SERVICES - EMPLOYEE BENEFITS	59,000	57,997	88,500	48,435	97,900
30 - PROFESSIONAL / TECHNICAL SERVICES	5,300	8,774	7,800	3,289	8,700
40 - PURCHASED SERVICES PROPERTY/EQUIPMENT	9,000	9,000	18,100	10,558	18,500
50 - OTHER PURCHASED SERVICES	4,400	4,830	4,100	1,774	4,675
60 - SUPPLIES	51,600	52,164	3,100	1,908	3,500
80 - CAPITAL OUTLAY	-	181	-	-	-

Department: 3000 - COMMUNITY DEVELOPMENT Total: 311,500 306,349 401,700 211,176 445,275

Department: 3200 - PLANNING

10 - PERSONNEL SERVICES - SALARIES & WAGES	278,800	254,563	280,100	152,784	219,800
20 - PERSONNEL SERVICES - EMPLOYEE BENEFITS	91,900	86,733	89,300	49,885	65,600
30 - PROFESSIONAL / TECHNICAL SERVICES	66,800	46,150	29,800	6,629	31,800
40 - PURCHASED SERVICES PROPERTY/EQUIPMENT	14,200	14,200	14,300	8,342	14,700
50 - OTHER PURCHASED SERVICES	40,700	38,626	41,800	21,204	44,400
60 - SUPPLIES	21,200	18,271	8,100	2,975	5,000
70 - OTHER EXPENSES / EXPENDITURES	-	470	-	-	-

Department: 3200 - PLANNING Total: 513,600 459,014 463,400 241,819 381,300

Department: 3300 - INSPECTIONS

10 - PERSONNEL SERVICES - SALARIES & WAGES	525,000	468,229	546,500	281,257	594,300
20 - PERSONNEL SERVICES - EMPLOYEE BENEFITS	191,900	188,746	192,300	105,498	204,900
30 - PROFESSIONAL / TECHNICAL SERVICES	21,100	22,518	21,100	4,818	22,000
40 - PURCHASED SERVICES PROPERTY/EQUIPMENT	79,200	85,039	80,200	38,208	78,250
50 - OTHER PURCHASED SERVICES	12,800	8,727	10,400	3,872	13,815
60 - SUPPLIES	63,900	62,537	36,700	5,374	64,000
70 - OTHER EXPENSES / EXPENDITURES	-	50	-	-	-

Department: 3300 - INSPECTIONS Total: 893,900 835,847 887,200 439,027 977,265

Department: 4000 - POLICE

10 - PERSONNEL SERVICES - SALARIES & WAGES	4,216,400	4,188,093	4,325,432	2,307,699	4,711,900
20 - PERSONNEL SERVICES - EMPLOYEE BENEFITS	1,859,100	1,903,162	1,939,100	1,137,043	2,088,000
30 - PROFESSIONAL / TECHNICAL SERVICES	298,900	265,231	254,700	105,585	260,988
40 - PURCHASED SERVICES PROPERTY/EQUIPMENT	787,400	778,214	918,100	518,134	941,900
50 - OTHER PURCHASED SERVICES	176,600	171,150	203,396	114,378	206,950
60 - SUPPLIES	551,800	538,594	153,222	68,103	174,020
70 - OTHER EXPENSES / EXPENDITURES	762,200	761,615	902,000	492,443	979,391
80 - CAPITAL OUTLAY	-	1,384	-	57,135	-
91 - OTHER	7,500	7,500	7,500	-	7,500

Department: 4000 - POLICE Total: 8,659,900 8,614,943 8,703,450 4,800,520 9,370,649

Department: 4200 - FIRE

10 - PERSONNEL SERVICES - SALARIES & WAGES	1,312,700	1,198,975	1,411,900	696,885	1,543,200
20 - PERSONNEL SERVICES - EMPLOYEE BENEFITS	711,500	725,029	669,200	321,562	797,875
30 - PROFESSIONAL / TECHNICAL SERVICES	64,400	75,988	65,900	37,878	91,100
40 - PURCHASED SERVICES PROPERTY/EQUIPMENT	803,100	794,884	907,100	468,207	910,600
50 - OTHER PURCHASED SERVICES	122,300	109,883	85,900	25,701	94,840
60 - SUPPLIES	219,700	218,989	212,700	40,321	213,300
70 - OTHER EXPENSES / EXPENDITURES	80,900	81,486	91,200	117,927	98,400
91 - OTHER	7,800	7,800	7,800	-	7,800

Department: 4200 - FIRE Total: 3,322,400 3,213,033 3,451,700 1,708,481 3,757,115



City of Inver Grove Heights

Expenditures by Department & Category

Updated: 7.22.2020

Fund: 101 - GENERAL FUND

Department: 5000 - PUBLIC WORKS

10 - PERSONNEL SERVICES - SALARIES & WAGES	164,300	170,456	170,400	87,456	175,500
20 - PERSONNEL SERVICES - EMPLOYEE BENEFITS	44,400	45,272	45,000	23,967	48,300
30 - PROFESSIONAL / TECHNICAL SERVICES	20,200	25,240	20,200	3,687	20,200
40 - PURCHASED SERVICES PROPERTY/EQUIPMENT	13,100	13,100	15,300	8,925	14,500
50 - OTHER PURCHASED SERVICES	5,500	3,952	5,200	2,208	4,000
60 - SUPPLIES	13,700	13,400	3,700	1,983	4,300

Department: 5000 - PUBLIC WORKS Total: **261,200** **271,421** **259,800** **128,226** **266,800**

Department: 5100 - ENGINEERING

10 - PERSONNEL SERVICES - SALARIES & WAGES	727,000	717,639	699,200	363,751	748,000
20 - PERSONNEL SERVICES - EMPLOYEE BENEFITS	238,100	227,125	225,200	120,334	238,200
30 - PROFESSIONAL / TECHNICAL SERVICES	52,400	49,495	50,800	19,088	50,800
40 - PURCHASED SERVICES PROPERTY/EQUIPMENT	81,000	77,765	66,600	39,475	59,400
50 - OTHER PURCHASED SERVICES	21,100	15,844	17,400	6,926	15,300
60 - SUPPLIES	96,200	101,768	22,500	7,668	22,400

Department: 5100 - ENGINEERING Total: **1,215,800** **1,189,636** **1,081,700** **557,242** **1,134,100**

Department: 5200 - STREETS

10 - PERSONNEL SERVICES - SALARIES & WAGES	690,500	732,589	700,900	373,484	727,900
20 - PERSONNEL SERVICES - EMPLOYEE BENEFITS	316,100	321,110	321,100	174,167	315,000
30 - PROFESSIONAL / TECHNICAL SERVICES	4,900	5,976	5,200	2,738	6,100
40 - PURCHASED SERVICES PROPERTY/EQUIPMENT	1,219,700	1,341,820	1,213,100	669,392	1,349,000
50 - OTHER PURCHASED SERVICES	34,900	35,415	29,200	15,910	31,200
60 - SUPPLIES	532,400	458,842	505,900	227,246	360,100
80 - CAPITAL OUTLAY	-	181	-	-	-

Department: 5200 - STREETS Total: **2,798,500** **2,895,933** **2,775,400** **1,462,936** **2,789,300**

Department: 5400 - STREET LIGHTING

30 - PROFESSIONAL / TECHNICAL SERVICES	10,000	-	18,000	-	18,000
40 - PURCHASED SERVICES PROPERTY/EQUIPMENT	187,200	148,296	175,200	46,036	165,000

Department: 5400 - STREET LIGHTING Total: **197,200** **148,296** **193,200** **46,036** **183,000**

Department: 6000 - PARKS

10 - PERSONNEL SERVICES - SALARIES & WAGES	820,900	784,528	837,000	390,259	864,500
20 - PERSONNEL SERVICES - EMPLOYEE BENEFITS	308,000	276,263	307,500	161,708	326,200
30 - PROFESSIONAL / TECHNICAL SERVICES	29,700	31,012	31,500	21,192	32,700
40 - PURCHASED SERVICES PROPERTY/EQUIPMENT	691,200	691,087	704,600	332,151	669,300
50 - OTHER PURCHASED SERVICES	45,200	38,433	37,000	19,140	38,500
60 - SUPPLIES	226,700	226,142	192,900	59,601	198,600
70 - OTHER EXPENSES / EXPENDITURES	31,000	30,570	31,000	-	31,000
80 - CAPITAL OUTLAY	-	-	-	3,951	-

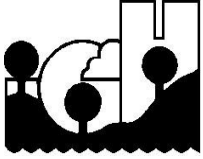
Department: 6000 - PARKS Total: **2,152,700** **2,078,036** **2,141,500** **988,002** **2,160,800**

Department: 9200 - TRANSFERS

91 - OTHER	1,983,700	1,992,557	2,370,800	180,600	655,000
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Department: 9200 - TRANSFERS Total: **1,983,700** **1,992,557** **2,370,800** **180,600** **655,000**

Fund: 101 - GENERAL FUND Total: **24,544,800** **24,138,341** **26,441,830** **12,587,680** **25,783,654**



Inver Grove Heights City Council
In Person Meeting and via Zoom
Monday, July 27, 2020 at 7:00 p.m.

A G E N D A

NOTICE TO RESIDENTS: If you are interested in participating on **Item 5. Public Comment**, please contact Rebecca Kiernan prior to this meeting via telephone (651) 450-2513 or email (rkiernan@invergroveheights.org) to inform her - your name, address and to what you wish to speak on. Individuals may submit written public comments in advance of the meeting by emailing comments to Rebecca Kiernan (rkiernan@invergroveheights.org). Comments received prior to 4:00 p.m. on Monday, July 27, 2020, will be provided to the Council at or before the July 27, 2020 meeting.
Phone Number to Reach Meeting: 651-450-2471

1. Call to Order

2. Roll Call

3. Presentations

4. Consent Agenda

All items on the consent agenda are considered routine and have been made available to the City Council at least two days prior to the meeting; the items will be enacted in one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from this agenda and considered in normal sequence.

- A. Minutes from the July 6, 2020 City Council Work Session.
- B. Disbursements for Period Ending July 21, 2020.
- C. Schedule State Primary Canvass Meeting on August 14, 2020 at 8:00 a.m.
- D. Consider acceptance of a donation from a City Resident in the amount of \$15,500.00 to the Inver Grove Heights Police Department K-9 program.
- E. Consider a Resolution approving a Preliminary and Final Plat for the subdivision to be known as Robert Curve Third Addition (Kimley-Horn & Associates).
- F. Consider Approval of Proposal with WSB Inc. for Heritage Village Park Phase III Development.
- G. Consider Approval of River Heights Park Natural Resource Management Plan.
- H. Consider Pay Voucher No. 2 for 2019-09C Cahill Avenue Mill and Overlay (Concord Boulevard to Inver Grove Trail).
- I. Consider Personnel Actions.
- J. Consider a Resolution Approving an Assignment and Assumption of Development Contract for Plat of Scenic Hills First Addition.
- K. Consider Pay Voucher No. 8 for City Project No. 2018-08 Fire Station No. 2 Sewer and Water Improvements and Conduit for City Project No. 2018-11 Fire Station No. 2 Fiber Optic Improvements.
- L. Consider Pay Voucher No. 1 for City Project No. 2019-09D - 64th Street Area Improvements.
- M. Consider Resolution Approving Land Alteration Permit for Pine Bend Estates by Alliant Ventures (aka Ades Property).

- N. Consider a Resolution Approving a Joint Powers Agreement (JPA) between Dakota County, the City of Eagan and the City of Inver Grove Heights for Right-of-Way Acquisition for the Reconstruction and Expansion of 70th Street (CR 26) City Project No. 2015-08 (County Project No. 26-54) and Realignment and Reconstruction of Argenta Trail (CR 63) City Project No. 2016-04 and City Project 2016-05 (County Project No. 63-27).

5. Public Comment

Public comment provides an opportunity for the public to address the Council on items that are not on the agenda. Comments will be limited to three (3) minutes per person.

6. Public Hearing

- A. Public Hearing to Consider New Corporate Officer for American Multi-Cinema Inc. (AMC) Theatres.
- B. Public Hearing to Consider approval of a Therapeutic Massage Business License for Mystic Moon Wellness and two individual therapeutic massage therapists, Roger and Delaina Hinrichs.
- C. Public Hearing to Consider the application of an Off-Sale and Sunday Liquor License for SuperValu Inc. dba Cub Wine and Spirits for the premises located at 7840 Cahill Ave.

7. Regular

Administration

- A. Consider the Third Reading of an Ordinance Amendment to the City Discipline Policy Review and Update.
- B. Consider the First Reading of an Ordinance Amendment regarding Psychological/Medical Examinations.

Community Development

- C. Consider the Second Reading of an Ordinance Amendment to eliminate the need for a conditional use permit to exceed impervious surface maximum in the A, E-1, E-2, R-1A, R-1B and R-1C zoning districts.
- D. Consider the Second Reading of an Ordinance Amendment to eliminate the need for a conditional use permit allowing sheet metal siding on accessory structures in the A, and E-1 zoning districts.
- E. **TITAN LAND:** Consider the following for property located at 1462 80th Street:
 - 1. A Resolution relating to a Comprehensive Plan Amendment to change the land use designation from IOP, Industrial Office Park to HDR, Hight Density Residential.
 - 2. An Ordinance Rezoning the property from A, Agricultural to R-3C, Multiple Family Planned Unit Development.

Legal

- F. Discussion of Status of Draft Investigative Report.

8. Executive Session

- A.** Closed Session Pursuant to Minn. Stat. SS 13D.05, Subd.3(c)(3) to develop or consider offers or counter offers for the potential purchase of real property for park purposes in the Northwest Area.

9. Mayor and Council Comments

10. Adjourn

This document is available upon a three (3) business day request in alternate formats such as braille, large print, audio recording, etc. Please contact Rebecca Kiernan, City Clerk, at 651.450.2513 or rkiernan@invergroveheights.org.

**INVER GROVE HEIGHTS CITY COUNCIL WORK SESSION
MONDAY, JULY 6, 2020. 6:00 PM - 8150 BARBARA AVENUE**

A. CALL TO ORDER: The City Council of Inver Grove Heights met for a Work Session on Monday, July 6, 2020. Mayor George Tourville called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

Roll Call: Present in person were Mayor Tourville; Council Members Piekarski Krech, Perry, Bartholomew, and Dietrich.

Present in person Staff: City Administrator Joe Lynch and Parks and Recreation Director Eric Carlson.

Present Via Zoom/Phone: City Attorney Bridget McCauley Nason, Community Development Director Heather Rand, Public Works Director Scott Thureen, and Technology Manager Marc Gade.

1) Area Study - Argenta Trail/Archer Street SWA:

City Administrator Joe Lynch stated the City has been approached about development near Argenta Trail, Trunk Highway 55, Archer Street, and the City of Eagan to the west. The area has not been developed yet. He stated the proposal was for CommonBond but there are other properties in the same vicinity. Following are five categories for discussion:

- Transportation: There is no access onto Argenta. It would have to exit/enter off of a frontage road or find a different way to get on/off of the property. There may not be any chance to have access onto Highway 55.
- Stormwater: Has offsite challenges with adjacent property and the amount of stormwater affecting the property. Having more development on this property, and/or on others near, could continue to add challenges.
- Parkland: Working hard to find park property. There is property owned by the County and private property they are interested in attaining to help solve parkland challenges in the northwest area.
- Land Use and Zoning: Just completed the 2040 Comprehensive Plan. Asking if the way it is guided and currently zoned makes sense.
- Economics: How much is infrastructure, sewer, water, storm, parkland, and property acquisition going to cost and how would it be paid for. Need the financial aspect of the sources and uses of funds for this property to develop.

Councilmember Bartholomew asked for more information about what this means for parkland. City Administrator Lynch responded the County owns a portion of the property, there is a privately held portion they believe they could add and make for a better park project. If they are able to work out access challenges with the County, it may be accessible off of Argenta. He stated that a planning program may need to be done to see how and if it might work. He stated a longer-term challenge is the end solution for Argenta being a flyover of Trunk 55. Additional right of way is needed for access, an interchange, and property. He stated if they had an eight- or ten-acre park and some of that land would need to be taken for an interchange, it would be reduced. They want to be sure to plan accordingly for what that may mean in the future.

Public Works Director Scott Thureen stated the area has challenges; terrain is one of them. Accessing the area may end up looking like multiple access points that are connected. From a utility standpoint,

the cost and what density the type of development would have, would have to be a part of the review. He stated there was work done when they had the initial plan for the northwest area. That will no longer hold up as the plan has changed often through development of the northwest area. He stated it made sense to step back and look at a wide range view of the area.

Community Development Director Heather Rand stated when initially approached about the development of the land, her thoughts were that while the comp plan planned for that type of development, she knew there were access challenges, and was hopeful the developer, CommonBond, would work with surrounding development owners and work out the problems. She agreed the area warrants additional insight and investment from the City. Her recommendation is to strongly consider an acceptance that strategic planning is needed. She agreed the study is something the City needs so they can purpose the continued development and other surrounding properties in a wise manner.

Mayor Tourville stated Dakota County Planning denied access points off of Argenta. The State is not going to allow entrances or exists off of Highway 55. He stated that the County has said the interchange of 494 and Argenta would be first before they would take a look at a flyover that was suggested at Highway 55 and Argenta which could possibly be 8-12 years away. He stated regarding regional stormwater and utilities, there is one piece of property that has a Joint Powers Agreement in place with utilities. He stated the premise is that the City of Inver Grove Heights would look at providing those.

He stated the frontage road of the interchange of Argenta, Highway 55, Amana Trail is on the east side of Argenta. He questioned if the frontage road worked, where it went, and where the regional ponding was. He requested Staff take a look at a process, maybe have someone to oversee, but that they also need multiple disciplines to discuss all involved in order to make it work. He stated a lot of the landowners felt the City should take a look at it as a whole and try to solve some of the transportation, frontage road, regional water, open space, trails, and parks. He commented that he does not believe they would get anywhere if dealt with one at a time.

Mayor Tourville stated he did not believe anyone on the Council would want to take an arterial and run it through a neighborhood of single-family homes. That is not a solution. He stated he believes the City needs to step up and look at frontage roads, water, parks, open space, and trails. He spoke about 70th Street south to Highway 55 and the property ending up at the border of Eagan. The office warehouse has a frontage road that stops because there is a swamp there that collects water. He commented he thought the water was supposed to flow across the property, across the Pavone property, and then to a swamp.

Councilmember Piekarski Krech stated she was in favor of doing the study and questioned what the premise of the study was. She questioned if they start from ground zero, look at the area, and see what could be done, or if they are starting with the premise of looking at the topography, land, and what is already developed there. She asked how they get infrastructure in place, where it goes, and where sewer and water can run. She questioned if they should decide what the guided zoning should be or try to use the plan more. She stated there is currently a guided plan and asked what they should tell the person studying this what they are supposed to study.

Mayor Tourville responded the zoning is now new zoning because of the completed Comprehensive Plan. They need to see if that makes sense in reference to the items being addressed.

Councilmember Bartholomew stated the need to get all of the stakeholders involved, including the County and property owners. Let them know this is a tough piece of property and in order to develop it, it cannot be expected that the City and the neighborhood bear all of this. He stated everyone needs to be on board and share to some degree in the cost. He requested they (Dakota County) be involved in the area study to give input.

Mayor Tourville stated going south from 70th, to Highway 55, not counting the Archer piece of property and single family, there may be 100 acres. Stakeholders need to be involved and an overseer. He suggested Staff put a scope of work together and have it come back to Council. He stated that engineering discipline would be needed for roads, utilities, and stormwater. Councilmember Piekarski Krech stated the State has to be very involved. She commented that there almost needs to be a connection of the frontage road all along the north side of Highway 55. Councilmember Bartholomew agreed. Councilmember Piekarski Krech suggested the State be involved because they are the ones that have cut off access. She asked if there was a frontage road that would cut off the access at Lewis Lane. Mayor Tourville responded the frontage road to the east is Amana. It is a County Road.

Councilmember Piekarski Krech stated one issue would be if they can get multiple access, have a road system where it goes to County Road 26 again, but also connect to Highway 55.

Mayor Tourville stated the following items need further information:

- Transportation
- Stormwater
- Utilities
- Land Use

He stated depending on the interchange on the north side of Argenta, parks, trails, or open space cannot go in. Councilmember Piekarski Krech commented that was why they need to get involved now. She stated the Council needs to see those plans. She asked if a flyover is put in if there would be a frontage road or connection. She commented that the premise given to whoever is asked to do the study, is what they are going to come up with. She questioned if they need to ask how to put in roads given the topography and ask what remains. Councilmember Bartholomew agreed with Councilmember Piekarski Krech and stated what is left after the infrastructure is in place could drive the density and economics of the product that goes in. After accesses are developed, they can see what type of property is left and if it would be enough for high density residential or single family.

Mayor Tourville suggested identifying the stakeholders and having a meeting with them right away asking them what should be looked at. He commented some stakeholders have already said they would like to take part. He requested Staff, the Community Development Director and Public Works Director put together a scope of work and have it come back before the Council. Councilmember Bartholomew commented once the challenges are known they would know what product could go in. He suggested having three or four scenarios come back before the Council.

Public Works Director Thureen responded he understood the request and stated it was the direction he was looking for. Community Development Director Rand also agreed and stated she would work along with the Public Works Director and get in touch with the stakeholders.

City Administrator Lynch clarified the request stating Staff is being directed to assemble a request for proposal of services that involve land use planning, transportation planning, infrastructure, installation, stormwater management, parkland development, land use and zoning, and financial. He stated these may not be able to be done as one service. He stated that CommonBond wanted to come back by September 14th. He commented he was unsure if an RFP could be started with a response in that timeframe.

Mayor Tourville stated the need to do the study for CommonBond's benefit and suggested determining a schedule that could work. Councilmember Bartholomew wanted to make sure to consider options, for example what is needed for high density or what may not be a candidate. He asked the City Administrator if there was an option for the study to show different scenarios, perhaps three with three different products. City Administrator Lynch responded that is feasible. They would begin with historical data such as the Northwest Area Infrastructure Study, the Comprehensive Plan from land use, and terrain. He stated those need to be pulled together to find out what is needed for roads, sewer, water and storm, and what is left over from a development standpoint.

Councilmember Piekarski Krech asked if there were any critical areas. City Administrator Lynch responded that would be something they would have to look into.

Mayor Tourville stated they would get a scope of the area together and let the stakeholders and landowners know. They could possibly include single family. He stated the list could include from 70th to Highway 55, Argenta, and the border of Eagan, and let people know that the City is taking a look at a study and trying to come up with solutions.

Councilmember Piekarski Krech suggested getting the County involved quickly as they are working on Argenta and where it used to go, along with some homes. Depending on how this goes, she questioned if some of what the County is currently working on would change as well.

Mayor Tourville asked how long it would take to get a scope together and back to the Council. He asked if it could 20 or 30 days was realistic. Community Development Director Rand responded they could work towards that timeframe.

B. Adjourn:

Motion by Piekarski Krech second by Perry to adjourn the meeting at 6:32 p.m.

Ayes: 5

Nays: 0 Motion carried.

Minutes prepared by Recording Clerk Sheri Yourczek.

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Meeting Date: July 27, 2020
 Item Type: Consent
 Contact: Amy Hove 651-450-2521
 Prepared by: Bill Schroepfer, Accountant
 Reviewed by: N/A

Fiscal/FTE Impact:

☐	None
☒	Amount included in current budget
☐	Budget amendment requested
☐	FTE included in current complement
☐	New FTE requested – N/A
☐	Other

PURPOSE/ACTION REQUESTED

Approve the attached resolution approving disbursements for the period of July 8, 2020 to July 21, 2020.

SUMMARY

Shown below is a listing of the disbursements for the various funds for the period ending July 21, 2020. The detail of these disbursements is attached to this memo.

General & Special Revenue	\$612,181.17
Debt Service & Capital Projects	152,940.06
Enterprise & Internal Service	571,882.78
Escrows	13,713.14
Grand Total for All Funds	<u><u>\$1,350,717.15</u></u>

If you have any questions about any of the disbursements on the list, please call Amy Hove, Finance Director 651-450-2521.

Attached to this summary for your action is a resolution approving the disbursements for the period July 8, 2020 to July 21, 2020 and the listing of disbursements requested for approval.

DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 2020-143

**RESOLUTION APPROVING DISBURSEMENTS FOR THE
PERIOD ENDING July 21, 2020**

WHEREAS, a list of disbursements for the period ending July 21, 2020 was presented to the City Council for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS: that payment of the list of disbursements of the following funds is approved:

General & Special Revenue	\$612,181.17
Debt Service & Capital Projects	152,940.06
Enterprise & Internal Service	571,882.78
Escrows	13,713.14
 Grand Total for All Funds	 <u><u>\$1,350,717.15</u></u>

Adopted by the City Council of Inver Grove Heights this 27th day of July, 2020.

George Tourville, Mayor

ATTEST:

Rebecca Kiernan, Deputy Clerk



City of Inver Grove Heights

Expense Approval Report

By Fund

Payment Dates 7/8/2020 - 7/21/2020

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
AFSCME COUNCIL 5	INV0102015	07/03/2020	UNION DUES (AFSCME FULL SHARE)	101.203.2031000	876.18
AFSCME COUNCIL 5	INV0102016	07/03/2020	UNION DUES (AFSCME FULL SHARE-F	101.203.2031000	38.66
ALEX AIR APPARATUS, INC.	2620	07/14/2020	Job #2712	101.42.4200.423.40042	140.00
AMERICAN MULTI-CINEMA, INC.	07/15/2020	07/21/2020	Partial liquor license refund	101.42.0000.3211000	777.00
APPLE MINNESOTA LLC	07/15/2020	07/21/2020	Partial liquor license refund	101.42.0000.3211000	987.00
ASPEN MILLS	258869	07/21/2020	Sales# 104050	101.42.4000.421.60045	173.00
BARNA, GUZY, & STEFFEN LTD	219226	07/14/2020	Telephone conference with police chief	101.42.4000.421.30420	26.00
BB BURGER VENTURES LLC	07/15/2020	07/21/2020	Partial liquor license refund	101.42.0000.3211000	2,142.00
BRYDE, INC.	07/15/2020	07/21/2020	Partial Liquor License Refund	101.42.0000.3211000	136.50
BUREAU OF CRIMINAL APPREHENSION	00000615423	07/14/2020	CJDN Access Fee (State GF & BCA)	101.42.4000.421.40044	390.00
CELTS PUB	07/15/2020	07/21/2020	Partial liquor license refund	101.42.0000.3211000	777.00
COLLINS ELECTRICAL CONST.	2031647.01	07/21/2020	Labor & Truck	101.43.5200.443.40046	411.00
COMCAST	07/05/2020	07/14/2020	Services from Jul 15 - Aug 14	101.42.4200.423.30700	10.53
CULLIGAN	06/30/2020	07/14/2020	Services	101.42.4200.423.60065	42.50
CULLIGAN	06/30/2020C	07/14/2020	Services	101.42.4200.423.60065	98.56
CULLIGAN	06/30/20B	07/14/2020	Bottled water equipment service	101.42.4200.423.60065	5.28
DAKOTA COMMUNICATIONS CENTER	IG2020-08	07/14/2020	August Monthly Fee	101.42.4000.421.80700	57,135.00
DAKOTA COMMUNICATIONS CENTER	IG2020-08	07/14/2020	August Monthly Fee	101.42.4200.423.70502	7,575.00
DAKOTA CTY PROP TAXATION & RECOF	TNT2020-20	07/14/2020	2020 TNT preparation costs	101.41.2000.415.30700	2,255.64
DAKOTA ELECTRIC ASSN	10036635 7/20	07/20/2020	Electric	101.42.4200.423.40020	2,437.27
DAKOTA ELECTRIC ASSN	109394-7 07/20	07/20/2020	Electric	101.43.5400.445.40020	1,256.31
DAKOTA ELECTRIC ASSN	246837-9 07/20	07/20/2020	Electric	101.44.6000.451.40020	9,644.61
DAKOTA ELECTRIC ASSN	250165-8 07/20	07/20/2020	Electric	101.44.6000.451.40020	606.42
DAKOTA ELECTRIC ASSN	393563-2 07/20	07/20/2020	Electric	101.44.6000.451.40020	467.89
DAKOTA ELECTRIC ASSN	426713-4 07/20	07/20/2020	Electric	101.43.5400.445.40020	52.97
DAKOTA ELECTRIC ASSN	443054-2 07/20	07/20/2020	Electric	101.43.5400.445.40020	17.82
DANNER SALES	4000770	07/21/2020	Serial #1JO29H50206	101.42.4200.423.60065	2,709.00
EFTPS	INV0102041	07/03/2020	FEDERAL WITHHOLDING	101.203.2030200	57,815.00
EFTPS	INV0102043	07/03/2020	MEDICARE WITHHOLDING	101.203.2030500	16,593.94
EFTPS	INV0102044	07/03/2020	SOCIAL SECURITY WITHHOLDING	101.203.2030400	46,485.46
EL AZTECA MEXICAN RESTAURANT	07/15/2020	07/21/2020	Partial liquor license refund	101.42.0000.3211000	777.00
ELECTRIC FIRE & SECURITY	C2696	07/21/2020	Annual monitoring 5/20-5/21	101.44.6000.451.50055	496.00
EMERGENCY RESPONSE SOLUTIONS	14615	07/14/2020	Adjusted Bell Ringdown	101.42.4200.423.40042	52.00
EMERGENCY RESPONSE SOLUTIONS	14615	07/14/2020	Adjusted Bell Ringdown	101.42.4200.423.50035	14.85
EMERGENCY RESPONSE SOLUTIONS	14630	07/14/2020	Shipping	101.42.4200.423.50035	11.68
EMERGENCY RESPONSE SOLUTIONS	15622	07/21/2020	hanging patch	101.42.4200.423.60040	103.39
EYEMED	164393707B	07/14/2020	July 2020 Premium	101.203.2032700	205.14
FRATTALONE COMPANIES INC	2006085	07/21/2020	Blacktop clea & Demolition	101.43.5200.443.60016	90.00
GENESIS EMPLOYEE BENEFITS ACH ON	INV0102022	07/03/2020	HSA ELECTION-FAMILY	101.203.2032500	3,273.63
GENESIS EMPLOYEE BENEFITS ACH ON	INV0102023	07/03/2020	HSA ELECTION-SINGLE	101.203.2032500	4,877.45
GERTENS	489782/1	07/21/2020	Sod	101.44.6000.451.60016	89.80
GERTENS	12762/12	07/21/2020	Order# 41997	101.44.6000.451.60035	1,258.50
GERTENS	12762/12	07/21/2020	Order# 41997	101.44.6000.451.60040	89.97
GROVE BOWL INC	07/15/2020	07/21/2020	Partial liquor license refund	101.42.0000.3211000	2,142.00
HOOTSUITE INC.	INV-2010175146	07/21/2020	Business plan pkg 5/16 - 8/15	101.47.1400.413.40035	1,680.00
ICMA RETIREMENT TRUST - 457	INV0102013	07/03/2020	457 - ROTH AGE 50+	101.203.2031400	140.00
ICMA RETIREMENT TRUST - 457	INV0102014	07/03/2020	457 - ROTH AGE 50+	101.203.2031400	175.00
ICMA RETIREMENT TRUST - 457	INV0102024	07/03/2020	ICMA-AGE <49	101.203.2031400	3,075.00
ICMA RETIREMENT TRUST - 457	INV0102025	07/03/2020	ICMA-AGE <49 %	101.203.2031400	8,687.25
ICMA RETIREMENT TRUST - 457	INV0102026	07/03/2020	ICMA-AGE 50+	101.203.2031400	7,151.15
ICMA RETIREMENT TRUST - 457	INV0102027	07/03/2020	ICMA-AGE 50+ %	101.203.2031400	835.23
ICMA RETIREMENT TRUST - 457	INV0102028	07/03/2020	ICMA (EMPLOYER SHARE ADMIN)	101.203.2031400	91.25
ICMA RETIREMENT TRUST - 457	INV0102037	07/03/2020	ROTH IRA (AGE 49 & UNDER)	101.203.2032400	2,711.52
ICMA RETIREMENT TRUST - 457	INV0102038	07/03/2020	ROTH IRA (AGE 50 & OVER)	101.203.2032400	919.00
ICMA RETIREMENT TRUST - 457	INV0102039	07/03/2020	ROTH-AGE <49 %	101.203.2032400	45.87
INVER WOOD GOLF COURSE	07/15/2020	07/21/2020	Partial liquor license refund	101.42.0000.3211000	777.00
IUOE	INV0102029	07/03/2020	UNION DUES IUOE	101.203.2031000	1,143.42
IWA SUSHI INC.	07/15/2020	07/21/2020	Partial liquor license refund	101.42.0000.3211000	777.00
JERSEYS BAR & GRILL	07/15/2020	07/21/2020	Partial liquor license refund	101.42.0000.3211000	1,564.50
KLADEK, INC	07/15/2020	07/21/2020	Partial liquor license refund	101.42.0000.3211000	2,100.00
L.W'S BIERSTUDE, INC.	07/15/2020	07/21/2020	Partial liquor license refund	101.42.0000.3211000	987.00
LAKEVILLE BREWING Co. LLC.	07/15/2020	07/21/2020	Partial liquor license refund	101.42.0000.3211000	2,142.00
LANGUAGE LINE SERVICES	10044550	07/21/2020	over the phone interpretation	101.42.4000.421.50020	159.22
LAURENTINA DEJONG	06/16/2020	07/21/2020	tools & equipment	101.44.6000.451.30700	920.00
LELS	INV0102030	07/03/2020	UNION DUES (LELS)	101.203.2031000	2,201.00
LELS SERGEANTS	INV0102040	07/03/2020	UNION DUES (LELS SGT)	101.203.2031000	310.00
LEVANDER, GILLEN & MILLER P.A.	1/31/2020 92000EB	01/31/2020	Legal	101.42.4000.421.30410	19,027.98
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 APT Minneapolis Anten	01/31/2020	Legal	101.43.5000.441.30420	348.00
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 Council MeetingsB	01/31/2020	Legal	101.41.1000.413.30401	120.00
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 Judy Lawrence Fire Cla	01/31/2020	Legal	101.42.4200.423.30420	480.00
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 MRRT-Cahill Ave (Conc	01/31/2020	Legal	101.43.5100.442.30420	44.00

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 Rental License Program	01/31/2020	Legal	101.45.3000.419.30420	156.00
LEVANDER, GILLEN & MILLER P.A.	81000.01 1/31/2020 Mayor/CCB	01/31/2020	Legal	101.41.1000.413.30420	14,842.37
LEVANDER, GILLEN & MILLER P.A.	81000.03 1/31/2020 FinanceB	01/31/2020	Legal	101.41.2000.415.30420	48.00
LEVANDER, GILLEN & MILLER P.A.	81000.05 1/31/2020 Code ComplianceB	01/31/2020	Legal	101.45.3000.419.30420	260.00
LEVANDER, GILLEN & MILLER P.A.	81000.06 1/31/2020 PlanningB	01/31/2020	Legal	101.45.3200.419.30420	1,400.00
LEVANDER, GILLEN & MILLER P.A.	81000.07 1/31/2020 PoliceB	01/31/2020	Legal	101.42.4000.421.30420	24.00
LEVANDER, GILLEN & MILLER P.A.	81000.08 1/31/2020 FireB	01/31/2020	Legal	101.42.4200.423.30420	24.00
LEVANDER, GILLEN & MILLER P.A.	81000.09 1/31/2020 Public WorksB	01/31/2020	Legal	101.43.5000.441.30420	1,664.00
LEVANDER, GILLEN & MILLER P.A.	81000.10 1/31/2020 EngineeringB	01/31/2020	Legal	101.43.5100.442.30420	1,120.00
LEVANDER, GILLEN & MILLER P.A.	81000.14 1/31/2020 Alliant Ventures III, L	01/31/2020	Legal	101.43.5000.441.30420	304.00
LONE OAK GRAPHICS INC	36197	07/21/2020	Commissioner name plates	101.41.1100.413.60065	240.24
LOOM LODGE	07/15/2020	07/21/2020	Partial liquor license refund	101.42.0000.3211000	89.25
M & J SERVICES, LLC	2209	07/21/2020	Salem hills park	101.44.6000.451.40047	800.00
M & J SERVICES, LLC	2210	07/21/2020	Lions park	101.44.6000.451.40047	1,000.00
M & J SERVICES, LLC	2220	07/21/2020	Doffing Ave & 65th	101.44.6000.451.40047	880.00
M & J SERVICES, LLC	2226	07/21/2020	Ernester park	101.44.6000.451.40047	3,375.00
MALLARDS IGH LLC.	07/15/2020	07/21/2020	Partial liquor license refund	101.42.0000.3211000	777.00
Michael A. Madigan	1173	07/21/2020	Cmetyery lawn care	101.44.6000.451.30700	400.00
Michael A. Madigan	1212	07/21/2020	Lawn care services	101.44.6000.451.30700	520.00
MINNEAPOLIS OXYGEN CO.	00061472	07/14/2020	Medical Oxygen	101.42.4200.423.30700	96.60
MINNEAPOLIS OXYGEN CO.	00061473	07/14/2020	Oxygen	101.42.4200.423.30700	69.00
MINNESOTA SODDING COMPANY, LLC	9824	07/21/2020	2020 Skyview park project	101.44.6000.451.30700	1,116.15
MINNESOTA SODDING COMPANY, LLC	9825	07/21/2020	2020 Rich valley park project	101.44.6000.451.30700	2,718.76
MISSISSIPPI PUB	07/15/2020	07/21/2020	Partial liquor license refund	101.42.0000.3211000	987.00
MN DEPT OF REVENUE	INV0102042	07/03/2020	STATE WITHHOLDING	101.203.2030300	25,606.59
MN DEPT OF REVENUE	6/30/2020	07/16/2020	Taxes	101.207.2070300	161.27
MN DEPT OF REVENUE	6/30/2020E	07/16/2020	Taxes	101.207.2070300	1.13
MN FIRE SERVICE CERT BOARD	7782	07/21/2020	FF 1 exam & Haz mat operations	101.42.4200.423.50080	2,150.00
OFFICE OF MN. IT SERVICES	DV20050507	07/21/2020	May 2020	101.47.1400.413.40035	310.00
OFFICE OF MN. IT SERVICES	DV20060515	07/21/2020	June 2020	101.47.1400.413.40035	310.00
OUTBACK STEAKHOUSE OF FLORIDA LI	07/15/2020	07/21/2020	Partial liquor license refund	101.42.0000.3211000	987.00
OVERBOARD BAR & GRILL	07/15/2020	07/21/2020	Partial liquor license refund	101.42.0000.3211000	777.00
OXYGEN SERVICE COMPANY, INC	03468861	07/14/2020	Item OXY249M	101.42.4000.421.60065	52.26
PERA	INV0102031	07/03/2020	PERA COORDINATED PLAN	101.203.2030600	42,602.36
PERA	INV0102032	07/03/2020	EMPLOYER SHARE (EXTRA PERA)	101.203.2030600	3,277.07
PERA	INV0102033	07/03/2020	PERA DEFINED PLAN	101.203.2030600	53.46
PERA	INV0102034	07/03/2020	EMPLOYER SHARE (PERA DEFINED P	101.203.2030600	53.46
PERA	INV0102035	07/03/2020	PERA POLICE & FIRE PLAN	101.203.2030600	23,160.88
PERA	INV0102036	07/03/2020	EMPLOYER SHARE (POLICE & FIRE PI	101.203.2030600	34,741.34
PETTY CASH - WF PURCHASE CARD FE	ERIC BOHRER WF OOP 04/20	04/30/2020	Wells Fargo Out of Pocket Reimburseme	101.42.4000.421.60045	204.91
PETTY CASH - WF PURCHASE CARD FE	JEFFREY BENNING WF OOP 04/20	04/30/2020	Wells Fargo Out of Pocket Reimburseme	101.42.4000.421.60045	530.37
PETTY CASH - WF PURCHASE CARD FE	NELS ENGSTROM WF OOP 04/20	04/30/2020	Wells Fargo Out of Pocket Reimburseme	101.42.4000.421.60045	576.08
PETTY CASH - WF PURCHASE CARD FE	RYAN ROSE WF OOP 04/20	04/30/2020	Wells Fargo Out of Pocket Reimburseme	101.42.4000.421.60045	530.37
PETTY CASH - WF PURCHASE CARD FE	SHANNON BATTLES WF OOP 04/20	04/30/2020	Wells Fargo Out of Pocket Reimburseme	101.41.2000.415.50070	70.00
PETTY CASH - WF PURCHASE CARD FE	TERI O'CONNOR WF OOP 04/20	04/30/2020	Wells Fargo Out of Pocket Reimburseme	101.41.2000.415.50065	2.99
PETTY CASH - WF PURCHASE CARD FE	TERI O'CONNOR WF OOP 04/20	04/30/2020	Wells Fargo Out of Pocket Reimburseme	101.41.2000.415.50065	2.99
PETTY CASH - WF PURCHASE CARD FE	TERI O'CONNOR WF OOP 04/20	04/30/2020	Wells Fargo Out of Pocket Reimburseme	101.41.2000.415.50065	2.99
PETTY CASH - WF PURCHASE CARD FE	TERI O'CONNOR WF OOP 04/20	04/30/2020	Wells Fargo Out of Pocket Reimburseme	101.41.2000.415.50065	2.99
PETTY CASH - WF PURCHASE CARD FE	06/11/2020	07/07/2020	May 2020 Fees	101.41.2000.415.70440	67.19
PETTY CASH - WF PURCHASE CARD FE	06/11/2020B	07/21/2020	May 2020 fees	101.41.2000.415.70440	67.19
PINE BEND PAVING, INC.	20-0534	07/21/2020	3/4" Minus Limestone	101.43.5200.443.60016	509.10
PIONEER PRESS	0520572521	07/21/2020	May charges	101.41.1100.413.50025	12.47
PIONEER PRESS	0520572521	07/21/2020	May charges	101.41.1200.414.50025	46.01
PIONEER PRESS	0520572521	07/21/2020	May charges	101.45.3200.419.50025	26.66
PONTEM SOFTWARE BY RIA	00008672	07/21/2020	Annual support - maintenance subscriptic	101.47.1400.413.40035	860.00
PRO HYDRO TESTING LLC	103515	07/21/2020	Testing	101.42.4200.423.40042	520.00
PUBLIC SAFETY EQUIPMENT, LLC.	7923	07/14/2020	Certifications	101.42.4000.421.60065	614.00
RAAAMM, Inc.	07/15/2020	07/21/2020	Partial liquor license refund	101.42.0000.3211000	63.00
RENEE DUBS ELLENA	20-4967	07/21/2020	Insight Newsletter	101.41.1300.413.30700	1,875.00
SAFE ASSURE CONSULTANTS	2804	07/14/2020	Safety Training	101.41.1100.413.60018	6,946.88
SHRED-N-GO, INC.	106466	07/14/2020	95 gallon carts by the pound	101.41.1200.414.30700	35.68
SILLS, PAUL	00016627	07/14/2020	Graphtec Cutting Plotter	101.43.5200.443.60016	4,904.19
SILLS, PAUL	00016645	07/14/2020	Flexiglass installation	101.43.5200.443.60016	3,040.00
ST PAUL, CITY OF	IN41765	07/21/2020	Asphalt mix (11,4A 4S)	101.43.5200.443.60016	13,803.94
ST. PAUL STAMP WORKS, INC.	472204	07/14/2020	CUSTBADGE	101.42.4200.423.60045	2,808.23
STREICHER'S	I1440478	07/21/2020	Tactical HST HP	101.42.4000.421.60018	1,663.60
TYLER TECHNOLOGIES, INC	025-297301	07/14/2020	Order #125322	101.47.1400.413.40044	670.94
UNIFIRST CORPORATION	0900562617	07/14/2020	Uniforms & Clothing	101.43.5200.443.60045	48.71
UNIFIRST CORPORATION	0900562617	07/14/2020	Uniforms & Clothing	101.44.6000.451.60045	26.52
UNIFIRST CORPORATION	0900566610	07/21/2020	Uniforms	101.43.5200.443.60045	54.42
UNIFIRST CORPORATION	0900566610	07/21/2020	Uniforms	101.44.6000.451.60045	25.97
VALLEY IMAGES PHOTOGRAPHY - MARI	1199	07/14/2020	Studio Portraits	101.42.4000.421.30700	100.00
VERIZON WIRELESS	9857305701	07/14/2020	May 24- Jun 23 Charges	101.47.1400.413.50020	2,612.88
WELLS FARGO CREDIT CARD ACH	24restore Inc WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4000.421.60065	510.00
WELLS FARGO CREDIT CARD ACH	Allstream WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.47.1400.413.50020	2,369.18
WELLS FARGO CREDIT CARD ACH	Amazon.Com Ba8z682j3 A WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.60040	73.70
WELLS FARGO CREDIT CARD ACH	Amazon.Com DI6q08y83 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60065	289.35
WELLS FARGO CREDIT CARD ACH	Amazon.Com Jr7yp6tu3 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.41.1100.413.60065	54.99
WELLS FARGO CREDIT CARD ACH	Amzn Mktp Us 1u7ba7l43 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.41.1200.414.60010	19.79
WELLS FARGO CREDIT CARD ACH	Amzn Mktp Us 3h6w99li3 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.60011	47.73
WELLS FARGO CREDIT CARD ACH	Amzn Mktp Us Ao2oh5mn3 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.45.3300.419.60040	54.97

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
WELLS FARGO CREDIT CARD ACH	Amzn Mktp Us Br72t36r3 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.60065	64.49
WELLS FARGO CREDIT CARD ACH	Amzn Mktp Us Kw9864zj3 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.60040	218.13
WELLS FARGO CREDIT CARD ACH	Amzn Mktp Us Pw3q42e13 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60045	96.00
WELLS FARGO CREDIT CARD ACH	Amzn Mktp Us Qq6vs64b3 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.60040	50.41
WELLS FARGO CREDIT CARD ACH	Amzn Mktp Us Xu4v521p3 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.70600	18.18
WELLS FARGO CREDIT CARD ACH	Aspen Mills WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4000.421.60045	3,861.21
WELLS FARGO CREDIT CARD ACH	At&T Bill Payment WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.47.1400.413.50020	78.12
WELLS FARGO CREDIT CARD ACH	At&T Bill Payment WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.47.1400.413.50020	77.00
WELLS FARGO CREDIT CARD ACH	Axon WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4000.421.60065	406.90
WELLS FARGO CREDIT CARD ACH	B&H Photo 800-606-6969 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.60018	139.00
WELLS FARGO CREDIT CARD ACH	Bca Training Education WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4000.421.50080	75.00
WELLS FARGO CREDIT CARD ACH	Bedford Industries WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4000.421.60065	138.62
WELLS FARGO CREDIT CARD ACH	Bestbuycom805805179523 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.60018	1,264.99
WELLS FARGO CREDIT CARD ACH	Bestbuycom805805179523 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.60018	69.98
WELLS FARGO CREDIT CARD ACH	Bestbuycom805805179523 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.60018	199.99
WELLS FARGO CREDIT CARD ACH	Board Of Aelslagid WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.43.5000.441.50070	122.50
WELLS FARGO CREDIT CARD ACH	Board Of Aelslagid WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.43.5100.442.50070	122.50
WELLS FARGO CREDIT CARD ACH	Cci Hotel Res WF 04/20 CR	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.50075	(185.72)
WELLS FARGO CREDIT CARD ACH	Centurylink WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.47.1400.413.50020	95.70
WELLS FARGO CREDIT CARD ACH	Centurylink WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.47.1400.413.50020	80.94
WELLS FARGO CREDIT CARD ACH	Centurylink WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.47.1400.413.50020	70.95
WELLS FARGO CREDIT CARD ACH	Chewy.Com WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4000.421.60013	64.90
WELLS FARGO CREDIT CARD ACH	Cub Foods #1639 WF 04/20 CR	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.60065	(1.92)
WELLS FARGO CREDIT CARD ACH	Culligan Water Of Igh WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.40050	10.55
WELLS FARGO CREDIT CARD ACH	Dash Medical Gloves WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4000.421.60065	559.30
WELLS FARGO CREDIT CARD ACH	Dog Waste Depot WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60016	829.75
WELLS FARGO CREDIT CARD ACH	Dri Cisco Webex WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.47.1400.413.40035	4.00
WELLS FARGO CREDIT CARD ACH	Facebk Wcqsrrwdx2 WF 04/20 CR	04/30/2020	Wells Fargo Purchase Cards	101.41.1300.413.50025	(13.09)
WELLS FARGO CREDIT CARD ACH	Fedex Offic62000006205 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60065	204.50
WELLS FARGO CREDIT CARD ACH	Grainger WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.60065	50.58
WELLS FARGO CREDIT CARD ACH	Grainger WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60016	46.80
WELLS FARGO CREDIT CARD ACH	Grainger WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60016	39.52
WELLS FARGO CREDIT CARD ACH	Grainger WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60040	51.94
WELLS FARGO CREDIT CARD ACH	Iaai WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.50070	100.00
WELLS FARGO CREDIT CARD ACH	Ihealth Labs Inc WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.70600	173.48
WELLS FARGO CREDIT CARD ACH	In Life Support Innov WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4000.421.60065	1,579.10
WELLS FARGO CREDIT CARD ACH	In Woodchuck Products WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.60065	1,650.00
WELLS FARGO CREDIT CARD ACH	Intoximeters Inc WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4000.421.60065	123.50
WELLS FARGO CREDIT CARD ACH	Inver Grove Heights Ac WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60016	5.99
WELLS FARGO CREDIT CARD ACH	Inver Grove Heights Ac WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60040	184.96
WELLS FARGO CREDIT CARD ACH	Inver Grove Heights Ac WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60040	8.99
WELLS FARGO CREDIT CARD ACH	Inver Grove Heights Ac WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60065	19.98
WELLS FARGO CREDIT CARD ACH	Kimball Midwest Payeez WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60012	239.80
WELLS FARGO CREDIT CARD ACH	Kwik Trip 24800002485 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4000.421.50065	11.00
WELLS FARGO CREDIT CARD ACH	Logmein Gotomeeting WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.47.1400.413.40035	25.71
WELLS FARGO CREDIT CARD ACH	Matrix Communications WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.47.1400.413.50020	75.00
WELLS FARGO CREDIT CARD ACH	Matrix Communications WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.47.1400.413.50020	150.00
WELLS FARGO CREDIT CARD ACH	Miles Supply Co Inc B WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60016	40.67
WELLS FARGO CREDIT CARD ACH	Minnesota Glove & Sa WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60045	214.95
WELLS FARGO CREDIT CARD ACH	Minnesota State Fire C WF 04/20 CR	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.50080	(235.00)
WELLS FARGO CREDIT CARD ACH	Most Dependable Founta WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.40047	532.00
WELLS FARGO CREDIT CARD ACH	Paypal Bentbrew WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.60065	150.00
WELLS FARGO CREDIT CARD ACH	Paypal lape WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4000.421.50080	370.00
WELLS FARGO CREDIT CARD ACH	Paypal Nettrnsrpt WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4000.421.30700	73.68
WELLS FARGO CREDIT CARD ACH	Sams Club #4738 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4000.421.60065	39.92
WELLS FARGO CREDIT CARD ACH	Sherwin Williams 70309 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.40047	54.79
WELLS FARGO CREDIT CARD ACH	Sirchie Finger Print L WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4000.421.60065	201.39
WELLS FARGO CREDIT CARD ACH	Sota WF 04/20 CR	04/30/2020	Wells Fargo Purchase Cards	101.42.4000.421.50080	(325.00)
WELLS FARGO CREDIT CARD ACH	Spok Inc WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.47.1400.413.40035	4.58
WELLS FARGO CREDIT CARD ACH	Sq Field Training Sol WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4000.421.50080	295.00
WELLS FARGO CREDIT CARD ACH	The Corner Store WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.40042	2.21
WELLS FARGO CREDIT CARD ACH	The Corner Store WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60065	56.40
WELLS FARGO CREDIT CARD ACH	The Home Depot #2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.60011	128.73
WELLS FARGO CREDIT CARD ACH	The Home Depot #2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.60040	62.15
WELLS FARGO CREDIT CARD ACH	The Home Depot #2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.60065	109.85
WELLS FARGO CREDIT CARD ACH	The Home Depot #2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.60065	190.45
WELLS FARGO CREDIT CARD ACH	The Home Depot #2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.40047	24.41
WELLS FARGO CREDIT CARD ACH	The Home Depot #2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60012	86.61
WELLS FARGO CREDIT CARD ACH	The Home Depot #2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60012	7.98
WELLS FARGO CREDIT CARD ACH	The Home Depot #2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60040	109.84
WELLS FARGO CREDIT CARD ACH	The Home Depot #2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60065	16.71
WELLS FARGO CREDIT CARD ACH	The Home Depot 2813 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60066	277.28
WELLS FARGO CREDIT CARD ACH	The Home Depot 2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60065	80.65
WELLS FARGO CREDIT CARD ACH	Tractor-Supply-Co #019 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4200.423.40041	82.56
WELLS FARGO CREDIT CARD ACH	Tractor-Supply-Co #019 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60065	3.53
WELLS FARGO CREDIT CARD ACH	Tractor-Supply-Co #019 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.44.6000.451.60066	29.97
WELLS FARGO CREDIT CARD ACH	U.S.Internet Corp WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.47.1400.413.40035	220.00
WELLS FARGO CREDIT CARD ACH	Uline Ship Supplies WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4000.421.60065	173.02
WELLS FARGO CREDIT CARD ACH	Valley Images Photo WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.42.4000.421.30700	50.00
WELLS FARGO CREDIT CARD ACH	Vistapr Vistaprint.Com WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.41.1100.413.60065	85.59
WELLS FARGO CREDIT CARD ACH	Zoom.Us WF 04/20	04/30/2020	Wells Fargo Purchase Cards	101.47.1400.413.40035	16.06

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
WI SCTF (WI SUPPORT COLLECTIONS T	INV0102021	07/03/2020	NEAL ST. ONGE FEIN/TAXPAYER ID: 4	101.203.2032100	433.06
XCEL ENERGY	679257982	04/30/2020	Gas & Electric	101.43.5200.443.40020	12.85
XCEL ENERGY	679257982	04/30/2020	Gas & Electric	101.43.5400.445.40020	9,895.33
XCEL ENERGY	679446662	04/30/2020	Gas & Electric	101.42.4200.423.40010	1,621.32
XCEL ENERGY	679446662	04/30/2020	Gas & Electric	101.42.4200.423.40020	348.02
XCEL ENERGY	679446662	04/30/2020	Gas & Electric	101.43.5400.445.40020	182.30
XCEL ENERGY	680556372	04/30/2020	Gas & Electric	101.44.6000.451.40010	1,214.12
XCEL ENERGY	680556372 CR	04/30/2020	Gas & Electric	101.44.6000.451.40020	(308.63)
Fund: 101 - GENERAL FUND					527,967.09
LIME VALLEY ADVERTISING, INC.	20003.05	07/14/2020	Programming Services	201.44.1600.465.50025	100.00
WELLS FARGO CREDIT CARD ACH	Facebk H45d7talp2 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	201.44.1600.465.50025	10.00
WELLS FARGO CREDIT CARD ACH	Google Ads8715259637 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	201.44.1600.465.50025	86.12
WELLS FARGO CREDIT CARD ACH	Google Gsuite_Visitig WF 04/20	04/30/2020	Wells Fargo Purchase Cards	201.44.1600.465.50025	18.00
WELLS FARGO CREDIT CARD ACH	Siteground Hosting WF 04/20	04/30/2020	Wells Fargo Purchase Cards	201.44.1600.465.30700	19.80
Fund: 201 - C.V.B. FUND					233.92
ALONSO, CHRISTIAN	07/16/2020	07/21/2020	Karate/COVID19	204.44.0000.3470000	44.00
BRETZKE, TAMARA	07/16/2020	07/21/2020	COVID19	204.44.0000.3470000	80.00
CLIFTON, MATT	07/16/2020	07/21/2020	COVID19	204.44.0000.3470000	80.00
DAULTON, MATT	07/06/2020	07/21/2020	COVID19	204.207.2070300	49.88
DAULTON, MATT	07/06/2020	07/21/2020	COVID19	204.228.2280100	50.00
DAULTON, MATT	07/06/2020	07/21/2020	COVID19	204.44.0000.3470000	700.12
EAGAN WAVE SOCCER CLUB	08/13/2019	07/21/2020	2019 Refund	204.44.0000.3471000	90.00
GILLMAN, MELISSA	07/06/2020	07/21/2020	Summer camp	204.44.0000.3470000	226.00
HAERTL, DAN	07/20/2020	07/21/2020	July 28th Performance	204.44.6100.452.30700	200.00
KRECH, BETTY	07/15/2020	07/21/2020	COVID19	204.207.2070300	4.66
KRECH, BETTY	07/15/2020	07/21/2020	COVID19	204.44.0000.3471000	65.34
MARSHALL, ADAM	07/20/2020	07/21/2020	July 21st Performance	204.44.6100.452.30700	350.00
MCQUILLAN, AMY	07/13/2020	07/21/2020	COVID19	204.44.0000.3470000	118.00
MN DEPT OF REVENUE	6/30/2020B	07/16/2020	Taxes	204.207.2070300	(36.41)
REYNOLDS, RANDOLPH	07/16/2020	07/21/2020	Shelter cancel due to COVID	204.207.2070300	4.66
REYNOLDS, RANDOLPH	07/16/2020	07/21/2020	Shelter cancel due to COVID	204.44.0000.3471000	65.34
THURSTIN, JILLIAN	07/16/2020	07/21/2020	COVID19	204.44.0000.3470000	75.00
WELLS FARGO CREDIT CARD ACH	Amzn Mktp Us 577oa9y33 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	204.44.6100.452.60009	7.99
WELLS FARGO CREDIT CARD ACH	Ccnjobfairservices WF 04/20 CR	04/30/2020	Wells Fargo Purchase Cards	204.44.6100.452.50070	(10.00)
WELLS FARGO CREDIT CARD ACH	Fun Express WF 04/20	04/30/2020	Wells Fargo Purchase Cards	204.44.6100.452.60009	307.45
WELLS FARGO CREDIT CARD ACH	In Amazing Athletes E WF 04/20	04/30/2020	Wells Fargo Purchase Cards	204.44.6100.452.30700	308.00
Fund: 204 - RECREATION FUND					2,780.03
AEP ONSITE PARTNERS, LLC	419-21259181	07/21/2020	June payments - Ice Aren	205.44.6200.453.40020	6,252.26
AEP ONSITE PARTNERS, LLC	419-21259181	07/21/2020	June payments - Aquatic center	205.44.6200.453.40020	6,217.16
ARMAGH HARDWOOD FLOORING, LLC	016IGH0120	07/21/2020	Studio floor buff and coating	205.44.6200.453.40040	2,648.00
ARTEM, DINK	07/09/2020	07/21/2020	COVID19	205.44.0000.3493501	118.00
BRETZKE, TAMARA	07/13/2020	07/21/2020	Softball/COVID19	205.44.0000.3493501	195.00
GOLDSCHMITZ, GINA	07/13/2020	07/21/2020	COVID19	205.44.0000.3493501	76.00
HOPKE, BECKY	07/13/2020	07/21/2020	Annual Membership/COVID19	205.207.2070300	5.09
HOPKE, BECKY	07/13/2020	07/21/2020	Annual Membership/COVID19	205.44.0000.3490100	71.41
HORN, ANNA	07/08/2020	07/21/2020	Adult 10x pass/COVID19	205.44.0000.3490100	74.68
HUEBSCH SERVICES	4529549	07/21/2020	Black brushmats	205.44.6200.453.40040	135.54
HUMANN, KIMBERLY	07/13/2020	07/21/2020	COVID19	205.207.2070300	45.79
HUMANN, KIMBERLY	07/13/2020	07/21/2020	COVID19	205.44.0000.3490100	642.71
KIMMEL, EMILY	07/16/2020	07/21/2020	COVID19	205.44.0000.3493501	65.00
MANKOWSKI, GENE	07/09/2020	07/21/2020	Annual Membership/COVID19	205.207.2070300	25.44
MANKOWSKI, GENE	07/09/2020	07/21/2020	Annual Membership/COVID19	205.44.0000.3490100	357.06
MN DEPT OF REVENUE	6/30/2020C	07/16/2020	Taxes	205.207.2070300	(555.55)
OLSEN FIRE PROTECTION, INC	Z136921	07/21/2020	Job# F22278	205.44.6200.453.40040	10,495.00
PETTY CASH - WF PURCHASE CARD FE	DANA LINDSEY WF OOP 04/20	04/30/2020	Wells Fargo Out of Pocket Reimburseme	205.44.6200.453.60065	54.77
PETTY CASH - WF PURCHASE CARD FE	DANA LINDSEY WF OOP 04/20 CR	04/30/2020	Wells Fargo Out of Pocket Reimburseme	205.44.6200.453.60065	(54.77)
SHIBESHI, REKIK	07/09/2020	07/21/2020	COVID19	205.44.0000.3493501	65.00
THALHUBER, PAT	07/08/2020	07/21/2020	Senior 10x pass/ COVID19	205.207.2070300	4.99
THALHUBER, PAT	07/08/2020	07/21/2020	Senior 10x pass/ COVID19	205.44.0000.3490100	70.01
TWIN CITY HARDWARE	PSI0102896	07/21/2020	Order #SO902967	205.44.6200.453.80200	7,200.00
WELLS FARGO CREDIT CARD ACH	Aim Electro WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.40040	856.95
WELLS FARGO CREDIT CARD ACH	Amzn Mktp Us 4f0o63rq3 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60016	8.26
WELLS FARGO CREDIT CARD ACH	Amzn Mktp Us E68ba0g73 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60040	7.22
WELLS FARGO CREDIT CARD ACH	Amzn Mktp Us E68ba0g73 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60040	7.23
WELLS FARGO CREDIT CARD ACH	Amzn Mktp Us Pk00e3fd3 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60016	31.99
WELLS FARGO CREDIT CARD ACH	Amzn Mktp Us Wn4441xx3 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60065	24.51
WELLS FARGO CREDIT CARD ACH	Amzn Mktp Us X13hp0wh3 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60016	39.70
WELLS FARGO CREDIT CARD ACH	Culligan Water Of lgh WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60016	67.35
WELLS FARGO CREDIT CARD ACH	Culligan Water Of lgh WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60016	269.40
WELLS FARGO CREDIT CARD ACH	Dispute-Amazon.Com 6z4am6 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60065	(30.95)
WELLS FARGO CREDIT CARD ACH	Dispute-Amzn Mktp Us Wn44 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60065	(24.51)
WELLS FARGO CREDIT CARD ACH	Fox Tracks, Inc WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.50030	152.61
WELLS FARGO CREDIT CARD ACH	Grainger WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60011	250.83
WELLS FARGO CREDIT CARD ACH	Grainger WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60011	250.83
WELLS FARGO CREDIT CARD ACH	Grainger WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60012	6.78
WELLS FARGO CREDIT CARD ACH	Grainger WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60016	174.40
WELLS FARGO CREDIT CARD ACH	Grainger WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60016	174.40
WELLS FARGO CREDIT CARD ACH	Grainger WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60016	724.22

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
WELLS FARGO CREDIT CARD ACH	Grainger WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60016	724.22
WELLS FARGO CREDIT CARD ACH	Grainger WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60016	130.30
WELLS FARGO CREDIT CARD ACH	Grainger WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60016	356.62
WELLS FARGO CREDIT CARD ACH	Grainger WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60016	356.62
WELLS FARGO CREDIT CARD ACH	Grainger WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60040	303.32
WELLS FARGO CREDIT CARD ACH	Grainger WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60040	571.13
WELLS FARGO CREDIT CARD ACH	Grainger WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60040	303.32
WELLS FARGO CREDIT CARD ACH	Ifit.Com 877-803-5332 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60040	16.14
WELLS FARGO CREDIT CARD ACH	Nac Mechanical & Elect WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.80200	2,800.00
WELLS FARGO CREDIT CARD ACH	Olsen Fire Protection WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.50055	487.50
WELLS FARGO CREDIT CARD ACH	Olsen Fire Protection WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.50055	487.50
WELLS FARGO CREDIT CARD ACH	Restroom Direct Hand D WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.40040	1,404.94
WELLS FARGO CREDIT CARD ACH	Schindler Elevator Cor WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.40040	640.26
WELLS FARGO CREDIT CARD ACH	Sherwin Williams 70309 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60012	42.45
WELLS FARGO CREDIT CARD ACH	Target 00023408 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60065	10.74
WELLS FARGO CREDIT CARD ACH	Target 00023408 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60065	60.48
WELLS FARGO CREDIT CARD ACH	The Home Depot #2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60011	9.98
WELLS FARGO CREDIT CARD ACH	The Home Depot #2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60011	9.98
WELLS FARGO CREDIT CARD ACH	The Home Depot #2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60040	4.48
WELLS FARGO CREDIT CARD ACH	The Home Depot #2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60040	4.49
WELLS FARGO CREDIT CARD ACH	The Home Depot 2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60011	50.13
WELLS FARGO CREDIT CARD ACH	The Home Depot 2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60011	50.12
WELLS FARGO CREDIT CARD ACH	The Metro Group Inc WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.60016	1,876.50
WELLS FARGO CREDIT CARD ACH	W W Goetsch Associates WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.40040	1,718.00
WELLS FARGO CREDIT CARD ACH	Zumba Fitness WF 04/20	04/30/2020	Wells Fargo Purchase Cards	205.44.6200.453.50070	35.00
XCEL ENERGY	680556372	04/30/2020	Gas & Electric	205.44.6200.453.40010	3,513.72
XCEL ENERGY	680556372	04/30/2020	Gas & Electric	205.44.6200.453.40010	5,324.47
XCEL ENERGY	680556372	04/30/2020	Gas & Electric	205.44.6200.453.40010	16,326.80
XCEL ENERGY	680556372	04/30/2020	Gas & Electric	205.44.6200.453.40020	5,922.33

Fund: 205 - COMMUNITY CENTER

80,741.35

[illegible]

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
PETTY CASH - WF PURCHASE CARD FE HEATHER RAND WF OOP 04/20		04/30/2020	Wells Fargo Out of Pocket Reimburseme	290.45.3000.419.50080	26.10
PETTY CASH - WF PURCHASE CARD FE HEATHER RAND WF OOP 04/20		04/30/2020	Wells Fargo Out of Pocket Reimburseme	290.45.3000.419.50080	16.24
PETTY CASH - WF PURCHASE CARD FE HEATHER RAND WF OOP 04/20		04/30/2020	Wells Fargo Out of Pocket Reimburseme	290.45.3000.419.50080	16.24
PETTY CASH - WF PURCHASE CARD FE HEATHER RAND WF OOP 04/20		04/30/2020	Wells Fargo Out of Pocket Reimburseme	290.45.3000.419.50080	19.14
PETTY CASH - WF PURCHASE CARD FE HEATHER RAND WF OOP 04/20		04/30/2020	Wells Fargo Out of Pocket Reimburseme	290.45.3000.419.50080	22.62
Fund: 290 - EDA OPERATING					458.78
LEVANDER, GILLEN & MILLER P.A.	81000.11 1/31/2020 ParkB	01/31/2020	Legal	402.44.6000.451.30420	900.00
Fund: 402 - PARK ACQ. & DEV. FUND					900.00
ALEX AIR APPARATUS, INC.	2620	07/14/2020	Job #2712	434.42.4200.423.80500	1,004.00
Fund: 434 - 2014 IMPROVEMENT FUND					1,004.00
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 ParkB	01/31/2020	Legal	437.44.5900.737.30420	100.00
Fund: 437 - 2017 IMPROVEMENT FUND					100.00
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 Schaaf Inverse Conderr	01/31/2020	Legal	439.73.5900.739.30420	2,136.89
M & E ENGINEERING INC	7949	07/21/2020	Lap pool AHU replacement	439.44.5900.739.30300	4,986.10
WELLS FARGO CREDIT CARD ACH	Carburetion & Turbo Sy WF 04/20	04/30/2020	Wells Fargo Purchase Cards	439.42.4200.423.60018	217.80
Fund: 439 - 2019 IMPROVEMENT FUND					7,340.79
HARLEY, JONATHAN	07/08/2020	07/14/2020	Permanent Easement	440.74.5900.740.40046	1,306.80
HARLEY, JONATHAN	07/08/2020B	07/14/2020	Temporary Easement	440.74.5900.740.80100	1,188.00
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 #1609G- 62nd St & Bac	01/31/2020	Legal	440.74.5900.740.30420	854.50
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 #1809D - Atwater Pat	01/31/2020	Legal	440.74.5900.740.30420	1,282.50
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 #1909C - Cahill Ave Mil	01/31/2020	Legal	440.74.5900.740.30420	135.00
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 #1909F - Carter Path&C	01/31/2020	Legal	440.74.5900.740.30420	51.00
MP ASPAHLT MAINTENANCE	Final Pay Voucher No 1	07/14/2020	City Project No 2020-09A - Crack Seal	440.74.5900.740.40046	53,610.50
PETERSON, ANDERS	07/15/20PE	07/21/2020	Permanent Easement	440.74.5900.740.80100	950.40
PETERSON, ANDERS	07/15/20TE	07/21/2020	Temporary Easement	440.74.5900.740.80100	118.80
PIONEER PRESS	0520572521	07/21/2020	May charges	440.74.5900.740.50025	520.30
RINEHART, RICHARD	07/08/2020	07/14/2020	Permanent Easement	440.74.5900.740.80100	475.20
RINEHART, RICHARD	07/08/2020B	07/14/2020	Temporary Easement	440.74.5900.740.80100	1,306.80
STURNER, JOHN	07/15/20 PE	07/21/2020	Permanent Easement	440.74.5900.740.80100	237.60
STURNER, JOHN	07/15/20 TE	07/21/2020	Temporary Easement	440.74.5900.740.80100	1,663.20
Fund: 440 - PAVEMENT MANAGEMENT PROJ					63,700.60
GERTENS	491648/1	07/21/2020	Order# 585624	441.74.5900.741.40066	52.00
LONE OAK COMPANIES	85449	07/14/2020	Rate Insert (50%)	441.74.5900.741.30700	22.80
M & J SERVICES, LLC	2216	07/14/2020	49th & Blaine Ave	441.74.5900.741.40066	1,165.00
M & J SERVICES, LLC	2217	07/14/2020	69th & Craig Ct, Brent Av & Boyer Pth, Br	441.74.5900.741.40066	660.00
M & J SERVICES, LLC	2218	07/14/2020	47th & Boyd work	441.74.5900.741.40066	475.00
M & J SERVICES, LLC	2219	07/14/2020	Upper 64th Path & Dellah Ave work	441.74.5900.741.40066	580.00
M & J SERVICES, LLC	2221	07/14/2020	75th and Babcock Tr work	441.74.5900.741.40066	1,325.00
M & J SERVICES, LLC	2222	07/14/2020	8441 Bechtel Ave	441.74.5900.741.40066	1,345.00
WELLS FARGO CREDIT CARD ACH	Pp Scottswcd WF 04/20	04/30/2020	Wells Fargo Purchase Cards	441.74.5900.741.40066	92.19
XCEL ENERGY	679257982 CR	04/30/2020	Gas & Electric	441.74.5900.741.40020	(522.71)
Fund: 441 - STORM WATER MANAGEMENT					5,194.28
WELLS FARGO CREDIT CARD ACH	Finance And Commerce I WF 04/20	04/30/2020	Wells Fargo Purchase Cards	444.74.5900.744.80300	234.09
Fund: 444 - PARK CAPITAL REPLACEMENT					234.09
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 #1503-65th St B/W Hwy	01/31/2020	Legal	446.74.5900.746.30420	415.50
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 #1513-Impr ProjectB	01/31/2020	Legal	446.74.5900.746.30420	248.09
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 #1803 - NWA Waterma	01/31/2020	Legal	446.74.5900.746.30420	13.50
PIONEER PRESS	0520572521	07/21/2020	May charges	446.74.5900.746.50025	95.46
Fund: 446 - NW AREA					772.55
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 SKB Demolition Landfill	01/31/2020	Legal	451.75.5900.751.30420	1,759.00
Fund: 451 - HOST COMMUNITY FUND					1,759.00
JR'S APPLIANCE DISPOSAL	101497	07/21/2020	Drop off weight ticket# 131006	454.43.5500.446.40025	168.00
JR'S APPLIANCE DISPOSAL	101498	07/21/2020	Drop off weight ticket# 131024	454.43.5500.446.40025	184.25
Fund: 454 - LANDFILL ABATEMENT					352.25
BITUMINOUS ROADWAYS, INC.	Pay Request #2	07/14/2020	Project #2000208	470.44.5900.770.80300	71,582.50
Fund: 470 - 2020 IMPROVEMENT FUND					71,582.50
AMERICAN FLAGPOLE & FLAG CO	156092	07/21/2020	US Flags	501.50.7100.512.60016	209.90
CITY OF BLOOMINGTON	2000146	07/14/2020	Bacterial	501.50.7100.512.30700	899.01
CORE & MAIN LP	M563415	07/21/2020	HYD-Curb box parts	501.50.7100.512.40043	3,136.21
CORE & MAIN LP	M652578	07/21/2020	Upgrade - 13 year radio	501.50.7100.512.40043	118.00
GERTENS	492005/1	07/21/2020	Order# 591536	501.50.7100.512.40046	49.95
GERTENS	72358/6	07/21/2020	Topsoil	501.50.7100.512.40046	51.90
GERTENS	72380/6	07/21/2020	Topsoil	501.50.7100.512.40046	38.93
GOSSMAN, JERAMIE	1265	07/14/2020	Fertilizer & Herbicide Applications	501.50.7100.512.30700	1,700.00
GRAINGER	9589976977	07/21/2020	Order# 1388218279	501.50.7100.512.60016	58.31
HAWKINS, INC.	4746331	07/14/2020	Chlorine & Freight charge	501.50.7100.512.60019	703.00
LONE OAK COMPANIES	85449	07/14/2020	Process statements	501.50.7100.512.30700	255.50
LONE OAK COMPANIES	85449	07/14/2020	Rate Insert (25%)	501.50.7100.512.30700	11.40
LONE OAK COMPANIES	85449	07/14/2020	Postage Credit (50%)	501.50.7100.512.50035	(15.00)

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
LONE OAK COMPANIES	07/14/2020	07/14/2020	Postage	501.50.7100.512.50035	888.75
MID CITY SERVICES, INC.	133173	07/21/2020	Dust mats	501.50.7100.512.40040	55.20
MN DEPT OF REVENUE	6/30/2020D	07/16/2020	Taxes	501.207.2070200	4,826.20
OPTION ONE MECHANICAL LLC	1431	07/21/2020	A/C services	501.50.7100.512.40040	181.00
TYLER TECHNOLOGIES, INC	025-301640	07/21/2020	Utility billing	501.50.7100.512.70440	1,275.00
VALLEY-RICH CO, INC	28417	07/21/2020	Job# R200296	501.50.7100.512.40046	6,046.00
VESSCO INC	80409	07/14/2020	Parts	501.50.7100.512.60016	86.70
VIKING INDUSTRIAL CENTER	3196541	07/21/2020	Order# 1206127	501.50.7100.512.60065	186.31
VIKING INDUSTRIAL CENTER	3196546	07/21/2020	Order# 1206128	501.50.7100.512.40042	198.00
WATER CONSERVATION SERVICES INC	10571	07/21/2020	Water leak survey	501.50.7100.512.30700	8,274.00
WELLS FARGO CREDIT CARD ACH	Amzn Mktp Us l15t503l3 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	501.50.7100.512.40040	127.00
WELLS FARGO CREDIT CARD ACH	Amzn Mktp Us lk7ts40u3 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	501.50.7100.512.60040	184.74
WELLS FARGO CREDIT CARD ACH	Amzn Mktp Us M40ra2kx3 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	501.50.7100.512.60016	47.59
WELLS FARGO CREDIT CARD ACH	The Home Depot #2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	501.50.7100.512.60016	193.47
WELLS FARGO CREDIT CARD ACH	The Home Depot 2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	501.50.7100.512.60016	212.30
Fund: 501 - WATER UTILITY FUND					29,999.37
AUTOMATIC SYSTEMS CO.	35136S	07/21/2020	Materials & Services	502.51.7200.514.40042	1,956.39
LONE OAK COMPANIES	85449	07/14/2020	Rate Insert (25%)	502.51.7200.514.30700	11.40
LONE OAK COMPANIES	85449	07/14/2020	Process statements	502.51.7200.514.30700	255.50
LONE OAK COMPANIES	85449	07/14/2020	Postage Credit (50%)	502.51.7200.514.50035	(15.00)
LONE OAK COMPANIES	07/14/2020	07/14/2020	Postage	502.51.7200.514.50035	888.75
METROPOLITAN COUNCIL	0001112050	07/14/2020	Waste water services	502.51.7200.514.40015	169,432.94
Fund: 502 - SEWER UTILITY FUND					172,529.98
ARTISAN BEER COMPANY	3423635	07/21/2020	Alcohol	503.52.8300.524.76150	524.60
ARTISAN BEER COMPANY	3424845	07/21/2020	Alcohol	503.52.8300.524.76150	309.85
BREAKTHRU BEVERAGE MINNESOTA	1091147716	07/21/2020	Alcohol	503.52.8300.524.76150	819.60
BREAKTHRU BEVERAGE MINNESOTA	1091150172	07/21/2020	Alcohol	503.52.8300.524.76150	326.40
COCA COLA BOTTLING COMPANY	3607207876	07/21/2020	N/A Beverages	503.52.8300.524.76100	1,229.07
COCA COLA BOTTLING COMPANY	3607207950	07/21/2020	N/A Beverages	503.52.8300.524.76100	405.68
COCA COLA BOTTLING COMPANY	3607207969	07/21/2020	N/A Beverages	503.52.8300.524.76100	211.35
COCA COLA BOTTLING COMPANY	3607208035	07/21/2020	N/A Beverages	503.52.8300.524.76100	975.70
COLLEGE CITY BEVERAGE	618577	07/21/2020	Alcohol	503.52.8300.524.76150	660.70
COLLEGE CITY BEVERAGE	619894	07/21/2020	Alcohol	503.52.8300.524.76150	449.60
COVERALL OF THE TWIN CITIES INC	7070277360	07/21/2020	Commercial cleaning services	503.52.8500.526.40040	1,124.81
DAKOTA ELECTRIC ASSN	201360-5 07/20	07/20/2020	Electric	503.52.8600.527.40020	227.16
HEGGIES PIZZA	1010540024	07/21/2020	Pizza	503.52.8300.524.76050	137.30
JJ TAYLOR DIST. COMPANY OF MN	3112209	07/21/2020	Alcohol	503.52.8300.524.76150	371.80
JJ TAYLOR DIST. COMPANY OF MN	3093861	07/21/2020	Alcohol	503.52.8300.524.76150	431.80
JOHN DEERE FINANCIAL	06/14/2020	07/21/2020	559.36	503.52.8600.527.40042	559.36
M. AMUNDSON LLP	303953	07/21/2020	Candy for GC	503.52.8300.524.76050	222.76
MANSFIELD OIL COMPANY	21869812	07/21/2020	Labor & Parts	503.52.8400.525.60021	1,082.54
MN DEPT OF REVENUE	6/30/2020F	07/16/2020	Taxes	503.207.2070300	24,950.31
PHILLIPS WINE & SPIRITS	6049643	07/21/2020	Alcohol	503.52.8300.524.76150	264.30
PHILLIPS WINE & SPIRITS	6053518	07/21/2020	Alcohol	503.52.8300.524.76150	50.30
PHILLIPS WINE & SPIRITS	6057051	07/21/2020	Alcohol	503.52.8300.524.76150	36.40
SOUTH BAY DESIGN	Jul2020	07/21/2020	Quarterly hosting & Monthly site fees	503.52.8500.526.50025	330.00
US FOODSERVICE	4533520B	07/21/2020	Order# 551558	503.52.8300.524.76050	(47.80)
US FOODSERVICE	5081166	07/21/2020	Order# 606875	503.52.8300.524.76050	79.80
US FOODSERVICE	5111769	07/21/2020	Order# 608910	503.52.8300.524.76050	127.53
US FOODSERVICE	5290691	07/21/2020	Order# 628292	503.52.8300.524.60065	93.48
US FOODSERVICE	5290691	07/21/2020	Order# 628292	503.52.8300.524.76050	230.40
US FOODSERVICE	5381357	07/21/2020	Order# 639821	503.52.8300.524.60065	91.46
US FOODSERVICE	5381357	07/21/2020	Order# 639821	503.52.8300.524.76050	532.09
US FOODSERVICE	5381357	07/21/2020	Order# 639821	503.52.8300.524.76100	172.21
US FOODSERVICE	5381358	07/21/2020	Order# 639966	503.52.8300.524.76050	62.64
US FOODSERVICE	5497930	07/21/2020	Order# 649286	503.52.8300.524.60065	372.15
US FOODSERVICE	5497930	07/21/2020	Order# 649286	503.52.8300.524.76050	510.49
WELLS FARGO CREDIT CARD ACH	Acushnet Company WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8200.523.76200	6,710.61
WELLS FARGO CREDIT CARD ACH	Acushnet Company WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8200.523.76250	235.66
WELLS FARGO CREDIT CARD ACH	Acushnet Company WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8200.523.76300	2,945.58
WELLS FARGO CREDIT CARD ACH	Acushnet Company WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8200.523.76350	1,395.00
WELLS FARGO CREDIT CARD ACH	Acushnet Company WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8200.523.76450	8,235.86
WELLS FARGO CREDIT CARD ACH	Fastsigns Of Bloomingt WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8300.524.60065	135.70
WELLS FARGO CREDIT CARD ACH	Hanco Corp. WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8600.527.60014	363.52
WELLS FARGO CREDIT CARD ACH	Hanes Gear For Sports WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8200.523.76200	4,183.04
WELLS FARGO CREDIT CARD ACH	Inver Grove Heights Ac WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8500.526.60065	39.63
WELLS FARGO CREDIT CARD ACH	Inver Wood Golf Course WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8500.526.70600	36.00
WELLS FARGO CREDIT CARD ACH	Inver Wood Golf Course WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8500.526.70600	6.00
WELLS FARGO CREDIT CARD ACH	Logo Golf Chips WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8200.523.76400	193.00
WELLS FARGO CREDIT CARD ACH	Menards West St Paul M WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8600.527.60012	74.24
WELLS FARGO CREDIT CARD ACH	Mor Golf And Utility WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8600.527.40042	767.93
WELLS FARGO CREDIT CARD ACH	Officemax/Depot 6384 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8000.521.60065	66.67
WELLS FARGO CREDIT CARD ACH	Prestige Flag Mfg Co I WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8600.527.60020	371.39
WELLS FARGO CREDIT CARD ACH	Pukka Inc WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8200.523.76200	1,050.24
WELLS FARGO CREDIT CARD ACH	Sams Club #4738 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8000.521.60065	14.98
WELLS FARGO CREDIT CARD ACH	Samsclub #4738 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8300.524.76050	416.58
WELLS FARGO CREDIT CARD ACH	Sentext Solutions WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8500.526.50025	149.00
WELLS FARGO CREDIT CARD ACH	Siebert Inc WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8500.526.60065	997.00
WELLS FARGO CREDIT CARD ACH	Siebert Inc WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8500.526.60065	549.00

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
WELLS FARGO CREDIT CARD ACH	Sq All Test & Inspect WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8600.527.40040	510.80
WELLS FARGO CREDIT CARD ACH	Target 00025197 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8300.524.60065	11.98
WELLS FARGO CREDIT CARD ACH	The Home Depot 2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8600.527.60012	358.29
WELLS FARGO CREDIT CARD ACH	Usps Po 2688000062 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8500.526.50035	22.00
WELLS FARGO CREDIT CARD ACH	Walgreens #10641 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8500.526.60010	12.03
WELLS FARGO CREDIT CARD ACH	Winfield Solutions Eco WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8600.527.60030	1,255.71
WELLS FARGO CREDIT CARD ACH	Winfield Solutions Eco WF 04/20	04/30/2020	Wells Fargo Purchase Cards	503.52.8600.527.60035	2,107.72
XCEL ENERGY	678915582	04/30/2020	Gas & Electric	503.52.8500.526.40010	116.54
XCEL ENERGY	678915582	04/30/2020	Gas & Electric	503.52.8500.526.40020	340.82
XCEL ENERGY	678915582	04/30/2020	Gas & Electric	503.52.8600.527.40010	362.04
XCEL ENERGY	678915582	04/30/2020	Gas & Electric	503.52.8600.527.40020	495.92
Fund: 503 - INVER WOOD GOLF COURSE					72,456.32
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 Rauschnot Zoning - Tru	01/31/2020	Legal	602.00.2100.415.30420	300.00
MN DEPT OF REVENUE	6/30/2020G	07/16/2020	Taxes	602.00.2100.415.40048	3.05
WELLS FARGO CREDIT CARD ACH	Kremer Services WF 04/20	04/30/2020	Wells Fargo Purchase Cards	602.00.2100.415.40048	1,906.80
Fund: 602 - RISK MANAGEMENT					2,209.85
ABM EQUIPMENT & SUPPLY	0164113-IN	07/14/2020	Cust repair	603.00.5300.444.40041	4,865.68
ALLSTATE PETERBILT OF SOUTH ST. P/3004333168		07/21/2020	Rotor & Brake pads	603.140.1450050	629.06
ALLSTATE PETERBILT OF SOUTH ST. P/3004333225		07/21/2020	Brake Pad	603.140.1450050	78.70
AMERICAN FLAGPOLE & FLAG CO	156092	07/21/2020	US Flags	603.00.5300.444.40040	139.90
EHLERS AND ASSOCIATES, INC.	83922	07/14/2020	CIP revisions 6.2020	603.00.5300.444.70600	5,092.50
EMERGENCY AUTOMOTIVE TECHNOLOGY	AW062620-2	07/14/2020	Super LED beacon	603.00.5300.444.40041	254.04
ENTERPRISE FM TRUST	FBN3986571	07/21/2020	Monthly lease charges	603.00.5300.444.70300	6,140.78
FACTORY MOTOR PARTS COMPANY	1-Z22341	07/21/2020	parts	603.140.1450050	135.56
HOTSY EQUIPMENT OF MINNESOTA	67795	07/14/2020	Metro service switch	603.00.5300.444.40040	196.70
KIMBALL MIDWEST	8036310	07/14/2020	Order #77775235	603.00.5300.444.60012	816.50
KIMBALL MIDWEST	8068918	07/21/2020	Order# 78115235	603.00.5300.444.60012	28.30
L.T.G. POWER EQUIPMENT	249654	07/21/2020	Tire ASSM	603.00.5300.444.40041	299.90
LAURENTINA DEJONG	06/16/2020	07/21/2020	tools & equipment	603.00.5300.444.40040	273.34
MANSFIELD OIL COMPANY	19252	07/21/2020	Oil	603.140.1450060	10,667.63
MANSFIELD OIL COMPANY	20222	07/21/2020	Oil	603.140.1450060	1,547.83
METROWIDE PLUMBING LLC	07/08/2020	07/21/2020	Labor	603.00.5300.444.40040	2,179.00
MID CITY SERVICES, INC.	133172	07/21/2020	Dust Mats	603.00.5300.444.40065	71.00
MIDWAY FORD	126513	07/21/2020	2020 ford f150	603.00.5300.444.80700	23,505.32
MINNESOTA EQUIPMENT	P16942	07/14/2020	BRG Ball 1	603.00.5300.444.40041	50.24
MTI DISTRIBUTING CO	1264579-00	07/21/2020	Parts/Equipment	603.00.5300.444.40041	53.33
MTI DISTRIBUTING CO	1264968-01	07/14/2020	Cable-battery	603.00.5300.444.40041	77.19
MTI DISTRIBUTING CO	1264968-00	07/14/2020	Generator	603.00.5300.444.40041	1,063.28
NORTH AMERICAN TRAILER SALES	030004161064	07/14/2020	Marker Light Mount Kit	603.00.5300.444.40041	37.38
NORTHERN SAFETY TECHNOLOGY INC	50698	07/21/2020	PO# Squad 27	603.00.5300.444.80700	10,373.53
NUSS TRUCK AND EQUIPMENT	2166	07/21/2020	Machinery	603.00.5300.444.80400	125,215.00
NUSS TRUCK AND EQUIPMENT	2168	07/21/2020	Machinery	603.00.5300.444.80400	52,167.00
O' REILLY AUTO PARTS	1767-482189	07/21/2020	PWR RTD belt	603.00.5300.444.40041	20.50
O' REILLY AUTO PARTS	1767-482239	07/14/2020	S-HC Belt	603.00.5300.444.40040	20.68
O' REILLY AUTO PARTS	1767-482418	07/14/2020	Mini Bulb	603.00.5300.444.60012	6.93
O' REILLY AUTO PARTS	1767-483122	07/14/2020	Wire Clip	603.00.5300.444.60012	23.50
O' REILLY AUTO PARTS	1767-484762	07/14/2020	Wiper Blade	603.00.5300.444.40041	3.98
O' REILLY AUTO PARTS	1767-484796	07/14/2020	3oz Silicone	603.00.5300.444.60012	6.68
O' REILLY AUTO PARTS	1767-485026	07/14/2020	Wire Loom	603.00.5300.444.40041	17.50
O' REILLY AUTO PARTS	1767-485129	07/21/2020	Nitrile GLV	603.00.5300.444.60012	173.88
O' REILLY AUTO PARTS	CM0002891	07/21/2020	PWR RTD Belt x2	603.00.5300.444.40041	(20.50)
O' REILLY AUTO PARTS	1767-485639	07/21/2020	Air Filter	603.140.1450050	11.02
PERFECTION PLUS, INC	113217	07/21/2020	Monthly cleaning June	603.00.5300.444.40040	722.36
ROAD MACHINERY & SUPPLIES CO	PICPAK	07/21/2020	Order# 200228.01	603.00.5300.444.40041	42.50
SEXTON COMPANY, THE	61884	07/14/2020	Embroidary	603.00.5300.444.60045	98.38
SHOWROOM AUTO CARE	11642	07/14/2020	Showroom cleaning	603.00.5300.444.40041	189.95
TOTAL CONSTRUCTION & EQUIP.	18489	07/21/2020	City Garage	603.00.5300.444.40040	1,358.35
TOTAL CONSTRUCTION & EQUIP.	18785	07/21/2020	Electrician & service truck	603.00.5300.444.40040	564.80
TRENCHERS PLUS, INC.	IT98710	07/21/2020	Parts	603.00.5300.444.40041	113.83
TRI-STATE BOBCAT INC.	P36329	07/14/2020	Rear view mirror switch	603.00.5300.444.40041	93.03
TRUCK UTILITIES, INC.	5352209	07/14/2020	Oil; VMAC 4L bottle	603.00.5300.444.40041	213.18
UNIFIRST CORPORATION	0900562617	07/14/2020	Uniforms & Clothing	603.00.5300.444.40065	155.77
UNIFIRST CORPORATION	0900562617	07/14/2020	Uniforms & Clothing	603.00.5300.444.60045	37.40
UNIFIRST CORPORATION	0900566610	07/21/2020	Uniforms	603.00.5300.444.40065	165.09
UNIFIRST CORPORATION	0900566610	07/21/2020	Uniforms	603.00.5300.444.60045	35.55
WELLS FARGO CREDIT CARD ACH	Amzn Mktp Us B92kf5fk3 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	603.00.5300.444.60012	319.99
WELLS FARGO CREDIT CARD ACH	In Advanced Graphix, WF 04/20	04/30/2020	Wells Fargo Purchase Cards	603.00.5300.444.80700	25.00
WELLS FARGO CREDIT CARD ACH	Inver Grove Heights Ac WF 04/20	04/30/2020	Wells Fargo Purchase Cards	603.00.5300.444.60012	27.07
WELLS FARGO CREDIT CARD ACH	Officemax/Depot 6302 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	603.00.5300.444.60010	66.53
WELLS FARGO CREDIT CARD ACH	Vcn Mnstatepatrol WF 04/20	04/30/2020	Wells Fargo Purchase Cards	603.00.5300.444.40041	28.50
XCEL ENERGY	679257982	04/30/2020	Gas & Electric	603.00.5300.444.40010	852.15
XCEL ENERGY	679257982	04/30/2020	Gas & Electric	603.00.5300.444.40020	355.12
ZARNOTH BRUSH WORKS	0180919-IN	07/14/2020	ZBW-CW-E-HD & ZBW-GB-EHIH21	603.140.1450050	976.00
Fund: 603 - CENTRAL EQUIPMENT					252,663.41

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
QUADIENT LEASING USA, INC.	N8361206	07/21/2020	Postage machine lease 4/26 - 7/25	604.00.2200.416.40044	825.00
WELLS FARGO CREDIT CARD ACH	Amazon.Com Ah9m35n53 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	604.00.2200.416.60010	87.29
WELLS FARGO CREDIT CARD ACH	Coordinated Business WF 04/20	04/30/2020	Wells Fargo Purchase Cards	604.00.2200.416.40050	7,701.67
WELLS FARGO CREDIT CARD ACH	Gs Direct Inc WF 04/20	04/30/2020	Wells Fargo Purchase Cards	604.00.2200.416.60010	399.60
Fund: 604 - CENTRAL STORES					9,013.56
AEP ONSITE PARTNERS, LLC	419-21259181	07/21/2020	June payments - City Hall	605.00.7500.460.40020	3,333.10
CATHERINE M. PERME	1234	07/21/2020	Process improvement training and suppo	605.00.7500.460.30700	2,958.00
HENRICKSEN PSG	699729	07/21/2020	High back chair	605.00.7500.460.80500	1,029.65
LAURENTINA DEJONG	06/16/2020	07/21/2020	tools & equipment	605.00.7500.460.30700	1,096.66
PERFECTION PLUS, INC	113217	07/21/2020	Monthly cleaning June	605.00.7500.460.40040	5,927.60
WELLS FARGO CREDIT CARD ACH	Acmetools.Com WF 04/20	04/30/2020	Wells Fargo Purchase Cards	605.00.7500.460.60011	45.39
WELLS FARGO CREDIT CARD ACH	Acmetools.Com WF 04/20	04/30/2020	Wells Fargo Purchase Cards	605.00.7500.460.60011	42.37
WELLS FARGO CREDIT CARD ACH	Acmetools.Com WF 04/20 CR	04/30/2020	Wells Fargo Purchase Cards	605.00.7500.460.60011	(45.39)
WELLS FARGO CREDIT CARD ACH	Culligan Water Of Igh WF 04/20	04/30/2020	Wells Fargo Purchase Cards	605.00.7500.460.60016	75.90
WELLS FARGO CREDIT CARD ACH	Dog Waste Depot WF 04/20	04/30/2020	Wells Fargo Purchase Cards	605.00.7500.460.60065	865.76
WELLS FARGO CREDIT CARD ACH	Innovative Office Solu WF 04/20	04/30/2020	Wells Fargo Purchase Cards	605.00.7500.460.60011	132.00
WELLS FARGO CREDIT CARD ACH	J H Larson Electrical WF 04/20	04/30/2020	Wells Fargo Purchase Cards	605.00.7500.460.60016	139.20
WELLS FARGO CREDIT CARD ACH	Mei Total Elevator Sol WF 04/20	04/30/2020	Wells Fargo Purchase Cards	605.00.7500.460.40040	267.82
WELLS FARGO CREDIT CARD ACH	Mkm Importers Inc WF 04/20	04/30/2020	Wells Fargo Purchase Cards	605.00.7500.460.60065	2,475.00
WELLS FARGO CREDIT CARD ACH	Nac Mechanical & Elect WF 04/20	04/30/2020	Wells Fargo Purchase Cards	605.00.7500.460.40040	3,727.18
WELLS FARGO CREDIT CARD ACH	Plunketts Pest Control WF 04/20	04/30/2020	Wells Fargo Purchase Cards	605.00.7500.460.40040	95.00
WELLS FARGO CREDIT CARD ACH	The Home Depot #2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	605.00.7500.460.60016	5.97
WELLS FARGO CREDIT CARD ACH	The Home Depot #2843 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	605.00.7500.460.60065	48.93
WELLS FARGO CREDIT CARD ACH	W W Goetsch Associates WF 04/20	04/30/2020	Wells Fargo Purchase Cards	605.00.7500.460.40040	4,835.00
XCEL ENERGY	679257982	04/30/2020	Gas & Electric	605.00.7500.460.40020	4,708.32
Fund: 605 - CITY FACILITIES					31,763.46
WELLS FARGO CREDIT CARD ACH	Amazon.Com 7s06a1ny3 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	606.00.1400.413.80610	69.80
WELLS FARGO CREDIT CARD ACH	Bestbuycom805804342358 WF 04/20	04/30/2020	Wells Fargo Purchase Cards	606.00.1400.413.80610	964.99
WELLS FARGO CREDIT CARD ACH	Dmi Dell Bus Online WF 04/20	04/30/2020	Wells Fargo Purchase Cards	606.00.1400.413.80610	212.04
Fund: 606 - TECHNOLOGY FUND					1,246.83
DEBORAH FRIEDMAN-HUELLER	06/24/2020	07/21/2020	Escrow Release	702.229.2287703	1,211.00
DUTCHER, RANDY	06/24/2020	07/21/2020	Escrow release	702.229.2287203	1,371.00
EMMONS & OLIVIER RESOURCES	00095-0064-3	07/14/2020	April Services	702.229.2282100	1,856.75
EMMONS & OLIVIER RESOURCES	00095-0064-3	07/14/2020	April Services	702.229.2282602	16.10
EXECUTIVE TITLE OF MN, LLC-TRUST A	07/08/2020	07/21/2020	Escrow release	702.229.2307602	1,000.00
FRATTALONE COMPANIES INC	06/23/2020	07/21/2020	Escrow Release	702.229.2287603	1,500.00
HILL, TIMOTHY	06/24/2020	07/21/2020	Escrow release	702.229.2284003	95.12
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 Cahill StorageB	01/31/2020	Legal	702.229.2285902	608.00
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 Flint Hills PipelineB	01/31/2020	Legal	702.229.2289603	80.00
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 Inverpoint/United Prope	01/31/2020	Legal	702.229.2282100	112.00
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 Johnson Custom Gradir	01/31/2020	Legal	702.229.2288903	220.00
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 Losie Fire Damaged Pr	01/31/2020	Legal	702.229.2304102	96.00
LEVANDER, GILLEN & MILLER P.A.	81000 1/31/2020 Thomas and Deborah F	01/31/2020	Legal	702.229.2288303	264.00
LEVANDER, GILLEN & MILLER P.A.	81000.13 1/31/2020 Windsor Ridge Plat	(01/31/2020	Legal	702.229.2282003	1,018.00
PIONEER PRESS	0520572521	07/21/2020	May charges	702.229.2282703	36.12
PIONEER PRESS	0520572521	07/21/2020	May charges	702.229.2284003	25.80
PIONEER PRESS	0520572521	07/21/2020	May charges	702.229.2289903	28.81
PIONEER PRESS	0520572521	07/21/2020	May charges	702.229.2289903	28.38
SARJU IGH, LLC	07/13/2020	07/21/2020	Escrow release	702.229.2300402	3,503.35
WASHINGTON COUNTY COURT ADMIN	120901043	07/21/2020	Corey Daniel Johnson	702.229.2291000	300.00
WELLS FARGO CREDIT CARD ACH	Culligan Water Of Igh WF 04/20	04/30/2020	Wells Fargo Purchase Cards	702.229.2286300	45.05
WELLS FARGO CREDIT CARD ACH	Nor Northern Tool WF 04/20	04/30/2020	Wells Fargo Purchase Cards	702.229.2291000	235.66
WRIGHT COUNTY DISTRICT COURT	86CR202751	07/14/2020	BUSTAMANTI, WALTER BAIL	702.229.2291000	50.00
Fund: 702 - ESCROW FUND					13,701.14
THAO, CHIA	07/15/2020	07/21/2020	Reimburse bank fee	710.00.0000.3610000	12.00
Fund: 710 - INVESTMENT TRUST FUND					12.00
Grand Total					1,350,717.15

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Schedule State Primary Canvass Meeting on August 15, 2020.

Meeting Date: July 27, 2020
 Item Type: Consent
 Contact: 651-450-2513
 Prepared by: Rebecca Kiernan, City Clerk
 Reviewed by:

Fiscal/FTE Impact:

- | | |
|-------------------------------------|------------------------------------|
| ☒ | None |
| ☐ | Amount included in current budget |
| ☐ | Budget amendment requested |
| ☐ | FTE included in current complement |
| ☐ | New FTE requested - N/A |
| ☐ | Other |

PURPOSE/ACTION REQUESTED

Schedule State Primary Canvass meeting on Friday, August 15, 2020 at 8:00 a.m. In 2020, the legislature issued a Consent Decree allowing for absentee ballots that were postmarked by the State Primary election day (August 11, 2020) be allowed to be counted before the results can be canvassed. Since the City of Inver Grove Heights has two City races in this election, staff is recommending holding the Canvass meeting as late as possible to make sure all votes cast are counted.

SUMMARY

The City Council must certify the results (canvass) after each election. The primary election is Tuesday, August 11, 2020. The City Clerk would like to schedule the Election Canvass meeting for Friday, August 15, 2020 at 8:00 a.m.

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider acceptance of a donation from a City Resident in the amount of \$15,500.00 to the Inver Grove Heights Police Department K-9 program

Meeting Date: July 27, 2020
Item Type: Consent
Contact: Melissa Chiodo, Police Chief
Prepared by: Melissa Chiodo, Police Chief
Reviewed by: Joe Lynch, City Administrator

Fiscal/FTE Impact:	
☐	None
☐	Amount included in current budget
☒	Budget amendment requested
☐	FTE included in current complement
☐	New FTE requested - N/A
☐	Other

PURPOSE/ACTION REQUESTED

Consider acceptance of a donation from a City Resident in the amount of \$15,500.00 to the Inver Grove Heights Police Department K-9 program.

SUMMARY

The Inver Grove Heights Police Department received a check recently from an Inver Grove Heights resident who wishes to remain anonymous.

The donor has expressed gratitude for police department K-9 programs in Minnesota and the service they provide to communities. The donation would be used to purchase a new K-9 and train the K-9 and their handler.

The Police Department would like to offer a sincere "Thank You" to this resident for the generous donation.

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

KIMLEY-HORN & ASSOCIATES - Case No. 20-19S

Meeting Date: July 27, 2020
 Item Type: Consent Agenda
 Contact: Heather Botten 651.450.2569
 Prepared by: Heather Botten, Associate Planner
 Reviewed by:

Fiscal/FTE Impact:

☒	None
☐	Amount included in current budget
☐	Budget amendment requested
☐	FTE included in current complement
☐	Other

PURPOSE/ACTION REQUESTED

Consider a Resolution approving a **Preliminary and Final Plat** for the subdivision to be known as Robert Curve Third Addition.

- Requires a 3/5th's vote
- 60-day deadline: August 7, 2020 (first 60 days)

SUMMARY

The proposed preliminary and final plat would be a two-lot, one-outlot subdivision. Lot 1 would contain the existing Casey's General Store. Lot 2 would contain the approved 5,100 square foot automotive repair center. Outlot A would be for future development.

The plat is consistent with the zoning and comprehensive plan designations and the applicant has demonstrated that the proposed automotive repair center on Lot 2 would comply with zoning requirements.

The applicant has been working with the City Engineering Department to finalize construction plans. A stormwater facilities maintenance agreement and improvement agreement shall be executed between the applicant and the City relating to the location of proposed improvements and stormwater control on the property. These agreements will be in front of Council at a later date.

RECOMMENDATION

Planning Division. Recommends approval of the request with the conditions listed in the attached resolution.

Planning Commission. Also recommend approval of the request as presented (8-0).

Attachments:

- Resolution approving a Preliminary and Final Plat
- Planning Commission Recommendation
- Planning Staff Report

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 2020-144

**A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT FOR THE PLAT
OF ROBERT CURVE THIRD ADDITION**

**CASE NO. 20-19S
(Kimley-Horn and Associates)**

WHEREAS, a Preliminary and Final Plat application has been submitted to the City for property legally described as;

See Attached

WHEREAS, a public hearing concerning the Preliminary Plat was held before the Inver Grove Heights Planning Commission in accordance with Minnesota Statutes, Section 462.357, Subdivision 3 on July 7, 2020;

WHEREAS, the final plat application satisfies the pertinent conditions of preliminary plat approval and conforms to all applicable zoning and subdivision regulations (City Code Sections 10-13A and 11-1) and other standards applied by the City in the platting of property;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS that, the Preliminary and Final Plat are hereby approved subject to the following conditions:

- 1) The final plat and development plans shall be in substantial conformance with the plans on file with the Planning Department except as may be modified by the conditions below.
- 2) A park dedication fee equal to \$7,000 for Lot 2 shall be paid to the City prior to release of the final plat.
- 3) The plat shall be subject to any comments received by MnDOT.
- 4) The applicant shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL, that the Mayor and Deputy Clerk are hereby authorized and directed to record a certified copy of this Resolution at the Dakota County Recorder's Office.

Passed this 27th day of July, 2020.

AYES:

NAYS:

George Tourville, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

**RECOMMENDATION TO
CITY OF INVER GROVE HEIGHTS**

TO: Mayor and City Council of Inver Grove Heights

FROM: Planning Commission

DATE: July 7, 2020

SUBJECT: **KIMLEY-HORN & ASSOCIATES – CASE NO. 20-19S**

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a preliminary and final plat for a one-lot, one outlot subdivision to be known as Robert Curve Third Addition, for the property identified as PID No. 20-64441-00-020. 33 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the proposed plat of Robert Curve Third Addition includes replatting a portion of an outlot to create a new lot prior to construction of a 5,100 square foot automotive repair center. The proposed preliminary and final plat would be a two-lot, one-outlot subdivision. Lot 1 would contain the existing Casey's General Store. Lot 2 would contain the approved automotive repair center. Outlot A would be for future development. The plat has been sent to MNDOT for their review. No comments have been received to date. Staff recommends approval of the request with the four conditions listed in the report. Staff did not hear from any of the surrounding property owners.

Opening of Public Hearing

Christian Jones, Kimley-Horn, 767 Eustis Street, St. Paul, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the staff report.

Mr. Jones replied in the affirmative.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Simon, to approve the request for a preliminary and final plat for a two-lot, one outlot subdivision to be known as Robert Curve Third Addition, for the property identified as PID No. 20-64441-00-020, with the conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on July 27, 2020.

PLANNING REPORT CITY OF INVER GROVE HEIGHTS

HEARING DATE:	July 7, 2020	CASE NO.: 20-19S
APPLICANT:	Kimley-Horn & Associates	
PROPERTY OWNER:	Robert Curve Development, LLC	
REQUEST:	Preliminary and Final Plat	
LOCATION:	Outlot B, Robert Curve	
COMPREHENSIVE PLAN:	MU, Mixed Use	
ZONING:	B-3, General Business/ PUD, Planned Unit Development	
REVIEWING DIVISIONS:	Planning Engineering	PREPARED BY: Heather Botten Associate Planner

BACKGROUND

The applicant recently received approval for a rezoning, variance, and site plan approval for the construction of a 5,100 square foot automotive repair center. The property is currently an outlot and requires platting prior to construction. The applicant has applied for both preliminary and final plat.

The proposed plat of Robert Curve Third Addition includes replatting a portion of the outlot to create a new lot for the development. Additionally, due to an error of the location of Diffley Court a replat of the Casey's property is included with this request with the remainder of the property to be kept in an outlot for future development.

The following specific application is being requested:

- a.) A **Preliminary and Final Plat** for a two-lot, one outlot subdivision to be known as Robert Curve Third Addition.

EVALUATION OF THE REQUEST

The following land uses, zoning districts, and comprehensive plan designations surround the subject property:

North	Local Businesses; zoned B-3 and I-1; guided CC, Community Commercial and I, Limited Industry
East	Large lot residential/railroad; zoned A; guided RDR
West	City of Eagan
South	Casey's and vacant property; zoned B-3; guided CC

PLAT REVIEW

Lots & Blocks. The proposed plat consists of two lots and one outlot. Lot 1 contains Casey's convenience store; due to the location of Diffley Court being constructed outside of the platted right-of-way the Casey's lot would be replatted dedicating .082 acres of property to right-of-way. Lot 2 would contain the approved automotive repair center. Outlot A would be for future development. With the recent variance approval from the minimum lot width for Lot 2, the proposed plat meets the minimum requirements for the B-3 District.

Park Dedication. At the time the property was originally platted in 1999, park dedication was collected with a building permit. The subdivision ordinance has changed requiring contribution to be paid at time of plat. Therefore, cash contribution is required for Lot 2 based on 1 acre x \$7,000 per acre for a total of \$7,000. This fee is paid at time of plat release for recording.

MnDOT Review. The plat has been sent to MnDOT for their review. No changes are expected since MnDOT already commented on the Robert Curve plat. A standard condition of approval of plat is subject to any MnDOT comments.

Access. Access for the new lot would be off of Diffley Court.

Engineering. Engineering has reviewed the request and has been working with the applicant on plat, stormwater and grading requirements for the new development. A custom grading agreement and storm water facilities maintenance agreement would be required to be executed between the City and the property owner prior to any issuance of building permits. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer. Engineering has made some recommendations on conditions that should be added to the approval; these conditions are included in the list of conditions at the end of this report.

ALTERNATIVES

The Planning Commission has the following actions available for the proposed request:

- A. Approval. If the Planning Commission finds the application to be acceptable the following actions should be recommended for approval:
- Approval of the **Preliminary and Final Plat** for Robert Curve Third Addition subject to the following conditions:
 1. The final plat and development plan shall be in substantial conformance with the plans on file with the Planning Department except as may be modified by the conditions below.
 2. A park dedication fee equal to \$7,000 for Lot 2 shall be paid to the City prior to release of the final plat.

3. The plat shall be subject to any comments received by MnDOT.
4. The applicant shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence.

B. Denial If the Planning Commission does not favor the proposed application, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

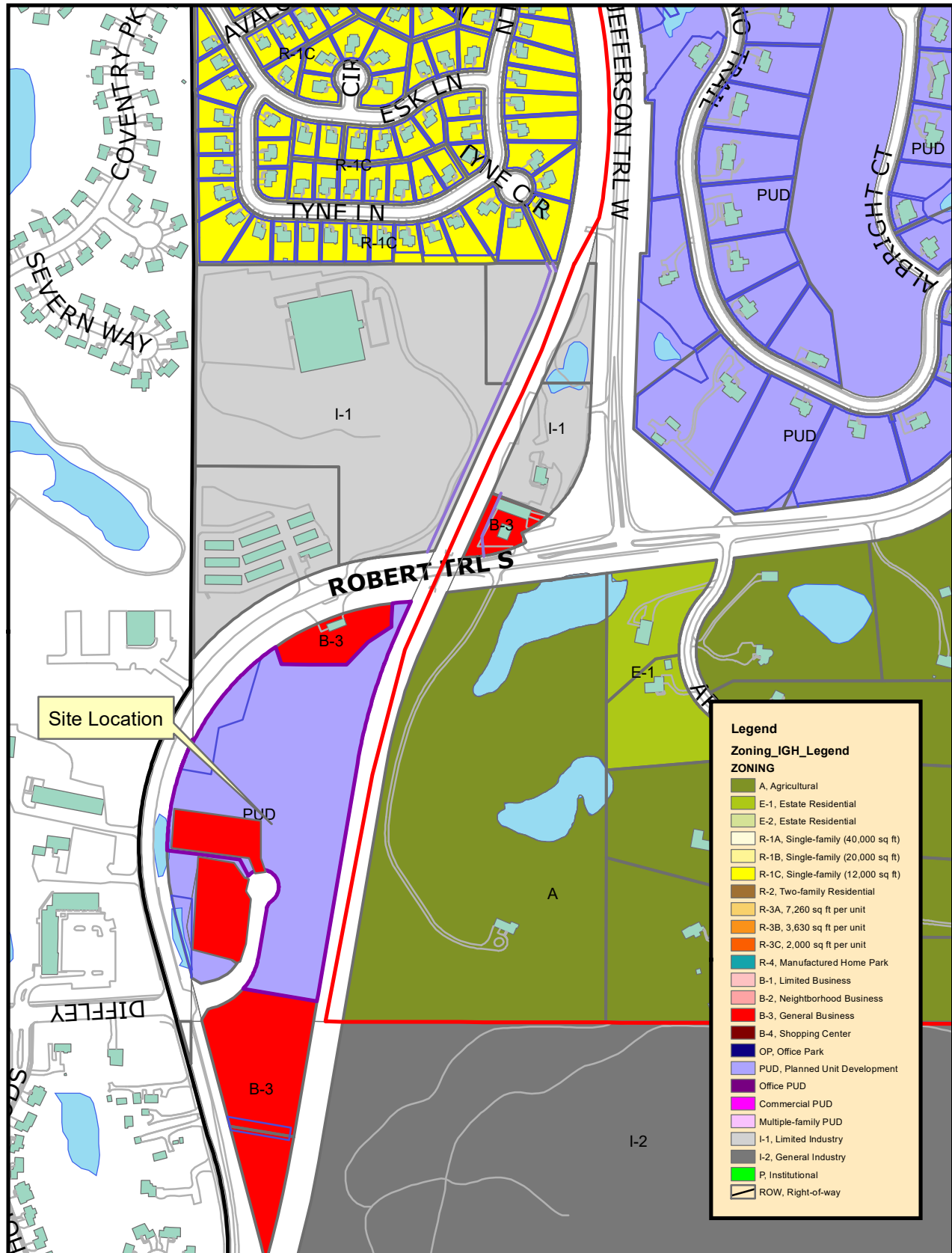
RECOMMENDATION

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the preliminary and final plat request for Robert Curve Third Addition.

Attachments: Exhibit A -Location/Zoning Map
Exhibit B- Narrative
Exhibit C- Preliminary Plat
Exhibit D- Final Plat



Kimley-Horn & Associates Case No. 20-19S



THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

Map produced by the City of Inver Grove Heights GIS Dept.
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Exhibit A
Zoning and Location Map

Map not to scale



July 1, 2020

City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077
Attention: Allan Hunting, City Planner

RE: *Christian Brothers Automotive – Project Narrative*

Christian Brothers Automotive is requesting the proposed site be considered for approval within the existing Robert Curve Development PUD. The parcel is legally described as: That part of Outlot B, Robert Curve Second Addition, Dakota County, Minnesota.

Proposed Development Overview

Christian Brothers Automotive is proposing to construct an approximately 5,000 SF, 9-bay automotive repair center located along Diffley Court, approximately 500' north of the intersection of Diffley Road and South Robert Trail in Inver Grove Heights, MN. The front of the building will face the existing Casey's development to the south. The development is a part of the Robert Curve Development PUD which was approved in 2017.

Proposed Re-Plat of Outlot B, Robert Curve Second Addition, Dakota County, Minnesota

Christian Brothers Automotive is proposing to re-plat the existing Outlot B as part of the Robert Curve Development, to plat a separate lot for development of the proposed Christian Brothers facility. The remainder of Outlot B will remain as a platted outlot. The proposed lot is to be 1.00 ± acres.

A portion of the existing Casey's lot and the Diffley Court right-of-way is required to be re-platted to accommodate the as-constructed cul-de-sac of Diffley Court. An additional 0.082 ± acres will be dedicated as Diffley Court right-of-way due to the re-plat.

Consultants:

Civil Engineer – Christian Jones, Brandon Elegert, P.E. – Kimley-Horn

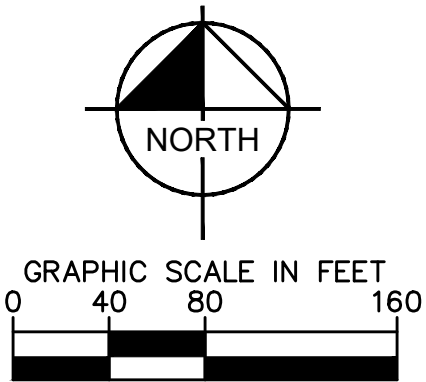
Surveyor – Eric Roeser, LS – EFN, Inc.

Please contact me at (763) 251-1016 or christian.jones@kimley-horn.com should you have any questions or comments.

Sincerely,

A handwritten signature in cursive script that reads "Christian Jones".

Christian Jones
Project Manager



EXISTING		PROPOSED	
	PROPERTY LINE		PROPERTY LINE
	EXISTING CONTOUR		PROPOSED CONTOUR
	EASEMENT LINE		
	SETBACK LINE		
	SANITARY MANHOLE		GATE VALVE
	STORM MANHOLE		HYDRANT
	CATCH BASIN		REDUCER
	CULVERT		TEE
	GATE VALVE		SANITARY SEWER MANHOLE
	HYDRANT		SANITARY CLEANOUT
	GAS METER		
	ELECTRIC BOX		WATERMAIN
	UTILITY POLE		SANITARY SEWER
	SIGN		STORM SEWER
	LIMITED ACCESS		UNDERGROUND ELECTRIC
	SANITARY SEWER		TELEPHONE
	STORM SEWER		GAS MAIN
	WATERMAIN		
	OVERHEAD WIRE		
	UNDERGROUND TELECOMMUNICATION		
	UNDERGROUND ELECTRIC		
	UNDERGROUND GAS		

ROBERT CURVE DEVELOPMENT LLC
2975 80TH ST E
INVER GROVE HEIGHTS, MN 55076

CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY
HOUSTON, TX 77094

KIMLEY-HORN & ASSOCIATES, INC.
BRANDON R. ELEGERT, P.E.
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114

EGAN, FIELD & NOWAK, INC.
ERIC ROESER
1229 TYLER STREET NE, SUITE 100
MINNEAPOLIS, MN 55413

PRELIMINARY PLAT DATA TABLE	
BLOCK 2	43,482 SF (1.00 AC)
OUTLOT A	476,559 SF (10.936 AC)
RIGHT OF WAY DEDICATION	3,551 SF (0.082 AC)
TOTAL AREA	522,508 SF (11.995 AC)

PROPERTY SUMMARY

ZONING SUMMARY

EXISTING ZONING	PLANNED-UNIT DEVELOPMENT
PROPOSED ZONING	B-3 (GENERAL BUSINESS DISTRICT)
PARKING SETBACKS	SIDE/REAR = 5' FRONT = 10'
BUILDING SETBACKS	FRONT = 30' SIDE = 10' REAR = 30'

BUILDING DATA SUMMARY

AREAS	
PROPOSED PROPERTY	43,586 SF (1.00 AC)
BUILDING AREA	±5,100 SF (11.7% OF TOTAL PROPERTY AREA)

OUTLOT B, ROBERT CURVE SECOND ADDITION, DAKOTA COUNTY,
MINNESOTA

THAT PART OF OUTLOT B, ROBERT CURVE SECOND ADDITION, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT B, ROBERT CURVE SECOND AND ADJOINT, DAKOTA COUNTY MINNESOTA; THENCE SOUTH 82 DEGREES 37 MINUTES 16 SECONDS EAST, ALONG SAID ROBERT CURVE SECOND, A DISTANCE OF 16.75 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF SAID OUTLOT B; THENCE SOUTH 27 DEGREES 56 MINUTES 21 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 51.07 FEET; THENCE 53.32 FEET NORTH NORTHEASTERLY ALONG A NON-TANGENTIAL CURVE CONVICTED TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, AN ARC OF 100.00 FEET, AN ARC CHORD OF 100.00 FEET, AN ARC BEARS NORTH 47 DEGREES 28 MINUTES 40 SECONDS EAST; THENCE NORTH 27 DEGREES 40 MINUTES 45 SECONDS WEST, NOT TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 35.57 FEET; THENCE NORTH 09 DEGREES 40 MINUTES 42 SECONDS EAST, A DISTANCE OF 100.00 FEET, ALONG A NON-TANGENTIAL CURVE CONVICTED TO THE WEST, PARALLEL WITH SAID SOUTHERLY LINE, A DISTANCE OF 308.34 FEET TO A WESTERLY LINE OF SAID OUTLOT B; ALSO BEING THE EASTERLY LINE OF SAUTH ROBERT TRAIL; THENCE 138.66 FEET SOUTHERLY ALONG SAID WESTERLY LINE, A NON-TANGENTIAL CURVE CONVICTED TO THE EAST HAVING A RADIUS OF 875.35 FEET, A CENTRAL ANGLE OF 08 DEGREES 40 MINUTES 45 SECONDS WEST, AN ARC CHORD OF 138.66 FEET, AN ARC BEARS 64 DEGREES WEST TO THE POINT OF BEGINNING.

INVER GROVE HEIGHTS
PREPARED FOR
CHRISTIAN BROTHERS
AUTOMOTIVE

PRELIMINARY
PLAT
OVERALL

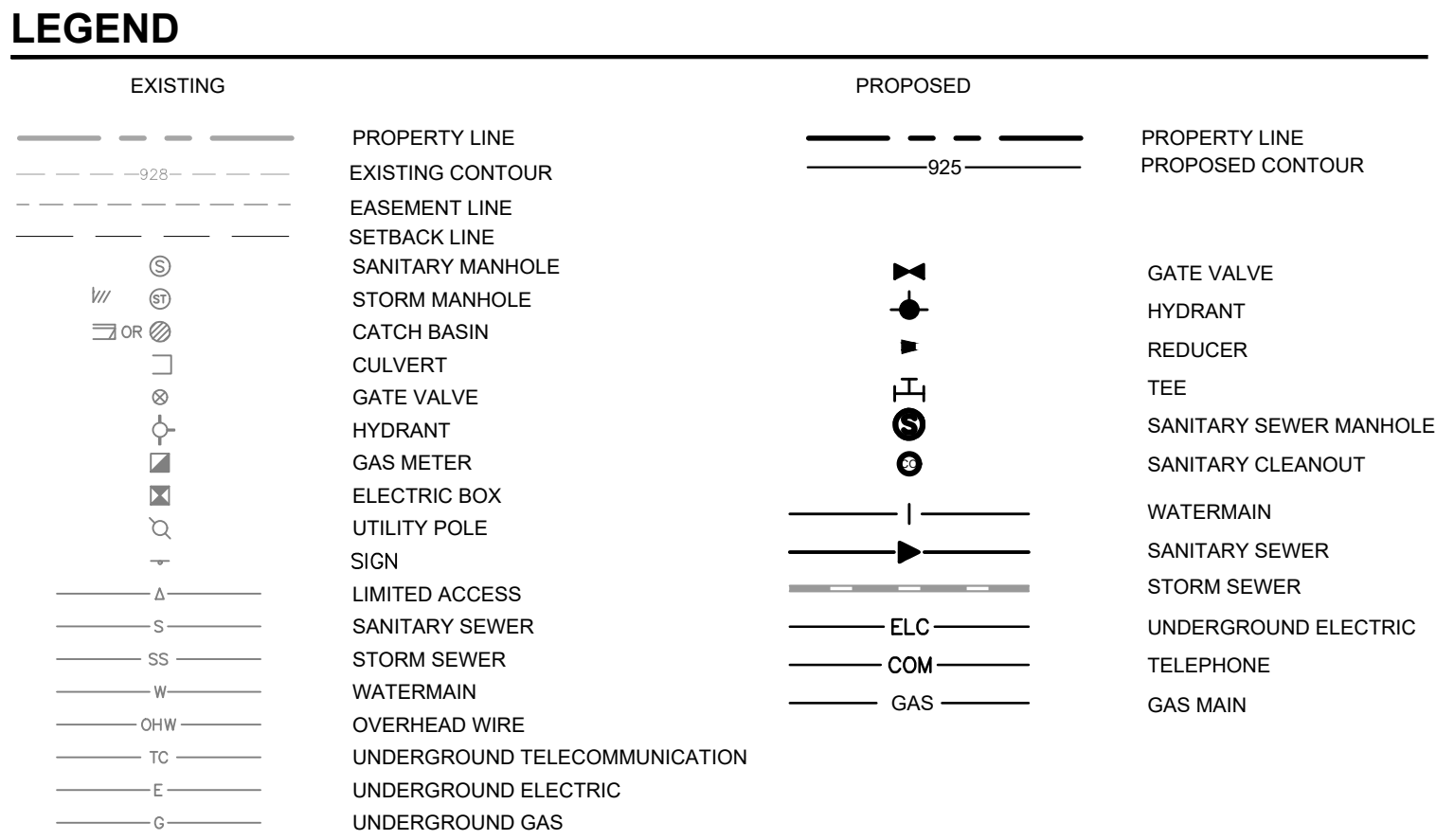
KHA PROJECT 160684004	DATE 06/02/2020	SCALE AS SHOWN
DESIGNED BY	CJJ	
DRAWN BY	CJJ	
CHECKED BY	BRE	



2020 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197

WWW.KIMLEY-HORN.COM

[illegible]



EGAN, FIELD & NOWAK, INC.
ERIC ROESER
1229 TYLER STREET NE, SUITE 100
MINNEAPOLIS, MN 55413

LOT 1, BLOCK 1, ROBERT CURVE THIRD ADDITION, DAKOTA COUNTY, MINNESOTA



ROBERT CURVE THIRD ADDITION

PRELIMINARY

KNOW ALL PERSONS BY THESE PRESENTS: That Robert Curve Development, LLC, a Minnesota Limited Liability Company, fee owner of the following described property:

Outlot B, ROBERT CURVE SECOND ADDITION, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as ROBERT CURVE THIRD ADDITION, and does hereby dedicate to the public for public use the public way as created by this plat.

In witness whereof said Robert Curve Development, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer
this ____day of _____, 202____.

SIGNED: Robert Curve Development, LLC

Name and Title of Individual Signing Plat

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 202____, by _____, its _____, of Robert Curve Development, LLC, a Minnesota Limited Liability Company, on behalf of the limited liability company.

Signature

Printed

Notary Public _____ County, _____

My commission expires _____

AND

That Casey's Retail Company, an Iowa Corporation, fee owner of the following described property:

Lot 1, Block 1, ROBERT CURVE SECOND ADDITION, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as ROBERT CURVE THIRD ADDITION, and does hereby dedicate to the public for public use the public way as created by this plat.

In witness whereof said Casey's Retail Company, an Iowa Corporation, has caused these presents to be signed by its proper officer this ____day of _____, 202____.

Casey's Retail Company, an Iowa Corporation

Name and Title of Individual Signing Plat

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 202____, by _____, its _____, of Casey's Retail Company, an Iowa Corporation, on behalf of the corporation.

Signature

Printed

Notary Public _____ County, _____

My commission expires _____

I Eric A. Roeser do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 202____.

Eric A. Roeser, Land Surveyor
Minnesota License No. 47476

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 202____, by Eric A. Roeser, Land Surveyor, Minnesota License No. 47476.

Signature

Printed

Notary Public _____ County, _____

My commission expires _____

CITY COUNCIL, CITY OF INVER GROVE HEIGHTS, COUNTY OF DAKOTA, STATE OF MINNESOTA

This plat of ROBERT CURVE THIRD ADDITION was approved and accepted by the City Council of the City of Inver Grove Heights, Minnesota at a regular meeting thereof held this ____ day of

_____, 202____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

By: _____

Todd B. Tollefson
Dakota County Surveyor

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby that on the ____ day of _____, 20____, the Board of Commissioners of Dakota County, Minnesota, approved this plat of LAUNCH PARK SECOND ADDITION, and said plat is in compliance with the provisions of 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

By: _____
Chair, County Board

Attest: _____

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year ____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12,

there are no delinquent taxes and transfer entered this ____ day of _____, 202____.

By: _____

Amy A. Koethe, Director,
Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of LAUNCH PARK SECOND ADDITION was filed in the office of the County Recorder for public record this ____ day of _____, 202____, at ____

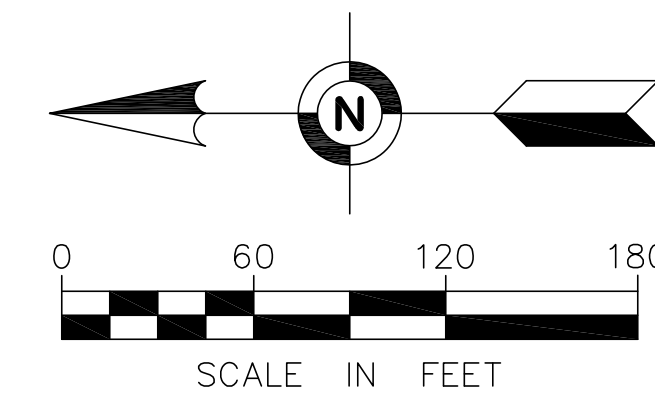
o'clock ____ M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

By: _____

Amy A. Koethe, County Recorder

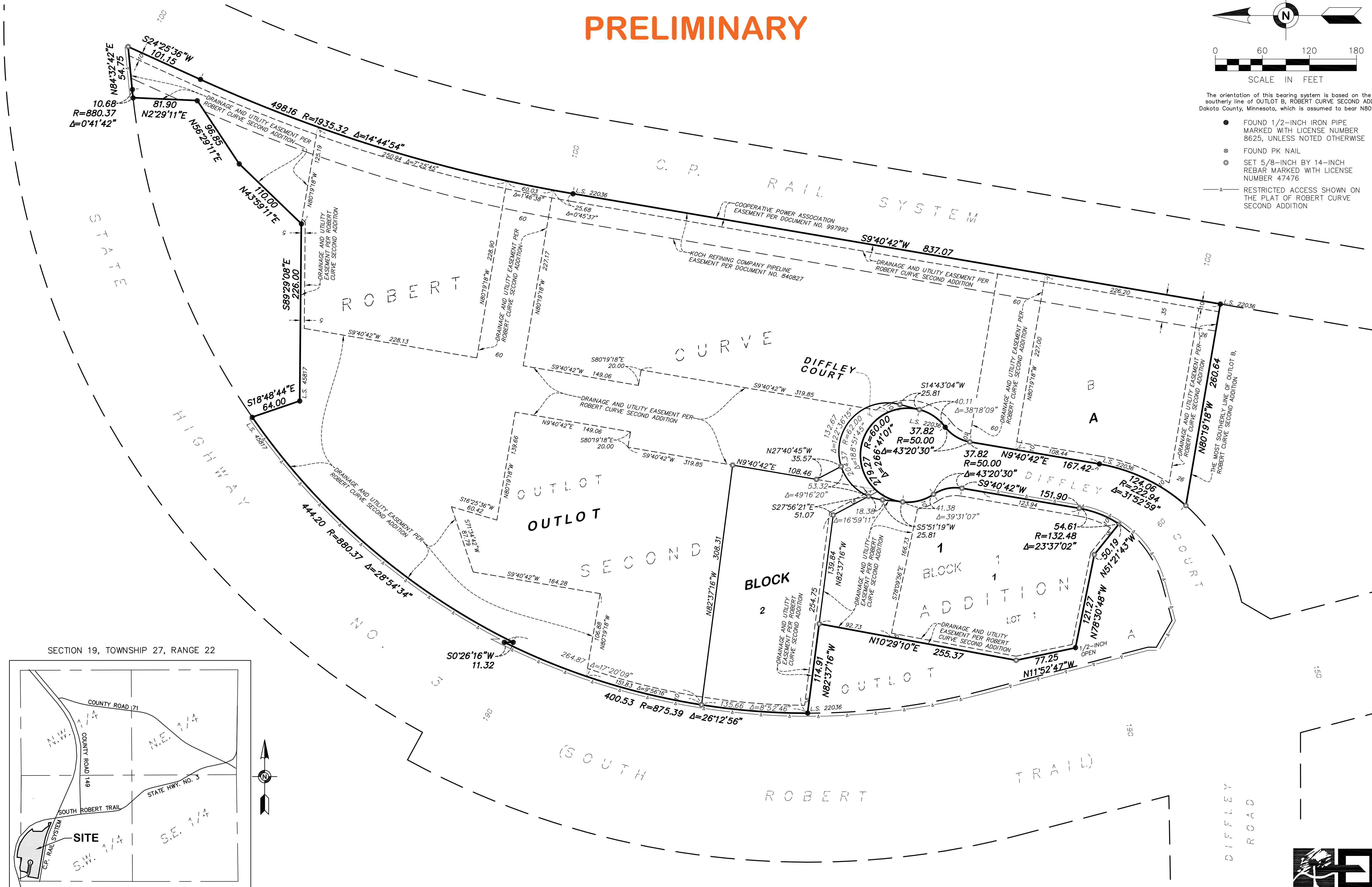
ROBERT CURVE THIRD ADDITION

PRELIMINARY

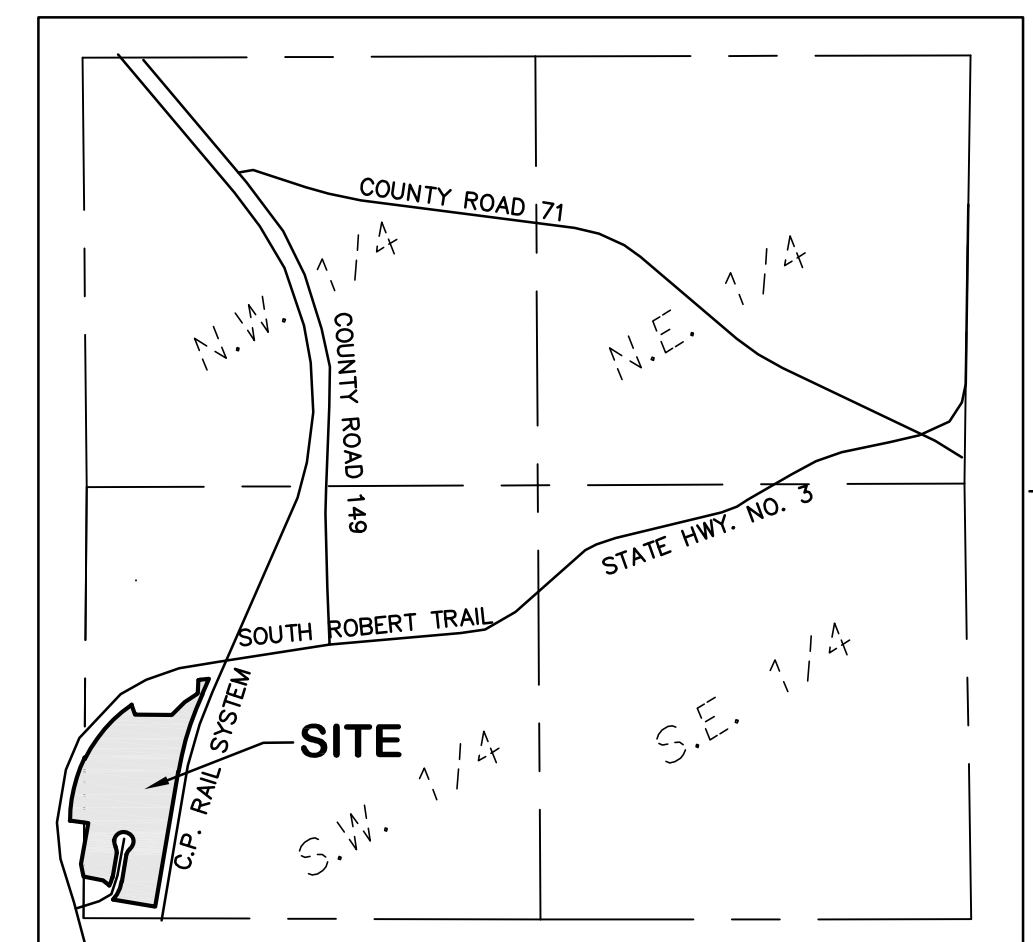


The orientation of this bearing system is based on the most southerly line of OUTLOT B, ROBERT CURVE SECOND ADDITION, Dakota County, Minnesota, which is assumed to bear N80°19'18"W.

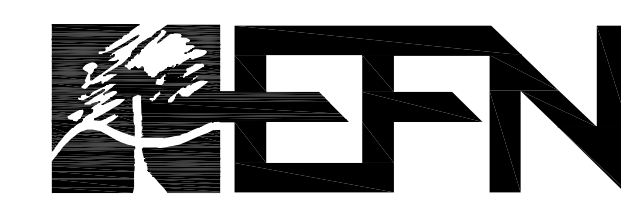
- FOUND 1/2-INCH IRON PIPE MARKED WITH LICENSE NUMBER 8625, UNLESS NOTED OTHERWISE
- ⊗ FOUND PK NAIL
- ⊙ SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 47476
- RESTRICTED ACCESS SHOWN ON THE PLAT OF ROBERT CURVE SECOND ADDITION



SECTION 19, TOWNSHIP 27, RANGE 22



VICINITY MAP
NOT TO SCALE



Egan, Field & Nowak, Inc.
land surveyors since 1872

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider Approval of Proposal with WSB Inc. for Heritage Village Park Phase III Development

Meeting Date: July 27, 2020
 Item Type: Consent Agenda
 Contact: Eric Carlson – 651.450.2587
 Prepared by: Eric Carlson
 Reviewed by:

☐	Fiscal/FTE Impact:
☐	None
☒	Amount included in current budget
☐	Budget amendment requested
☐	FTE included in current complement
☐	New FTE requested – N/A
☐	Other

PURPOSE/ACTION REQUESTED

The Council is asked to approve a proposal submitted by WSB Inc. for Phase III work at Heritage Village Park in an amount not to exceed \$36,000. The work that WSB will complete is funded by a grant the City received from MN DEED in the amount of \$415,000. There is no match requirement.

SUMMARY

The City has been working on improvements to Heritage Village Park and recently received a grant from the MN DEED in the amount of \$415,000 to make capital improvements in the park. The MN DEED grant does not require a match and the following project components are included:

- Earthwork
- Pavements
- Retaining Wall
- Railing
- Footings
- Communications Fiber
- Erosion Control

The tentative schedule is:

Summer 2020

Finalize Grant Agreement
 Hire WSB for preparation of plans/specifications

Fall 2020

Prepare plans and specifications
 Bid Project
 Begin Construction

Spring 2021

Complete Construction

Summer 2021

Complete Grant Requirements
 Complete Grant Reimbursement Process prior to July 1, 2021

WSB PROPOSAL



June 30, 2020

Mr. Eric Carlson
Parks and Recreation Director
City of Inver Grove Heights
8055 Barbara Avenue East
Inver Grove Heights, MN 55076

Re: Professional Services Proposal – Heritage Village Park Phase 3 Site Package Bidding & Construction Administration

Dear Mr. Carlson:

I am pleased to submit this letter proposal on behalf of WSB & Associates, Inc. (WSB) to the City of Inver Grove Heights (City) to complete professional consulting services for the bidding and construction administration for the Inclusive Playground Site Improvements at Heritage Village Park.

PROJECT UNDERSTANDING

It is our understanding that this project is to include repackaging the final design bid package for portions of the site work for bidding and construction of the approved Heritage Village Park Phase 3 site improvements. This will consist of earthwork, playground curbing, retaining wall, ornamental fencing, and portions of the standard and ornamental concrete flatwork. Building structures and playground equipment are not included in this project.

SCOPE OF SERVICES

- A. Site Construction Document Bid Package:** WSB will prepare an updated construction plan set repackaged for the approved site work, as approved by the City, to carry forward into construction with corresponding estimate of probable costs.
- B. Bidding:** WSB will provide oversight and administration of the project bidding process to include sending out Advertisement for Bid, uploading plans and specs to Quest CDN, responding to questions that arise during the bidding process, preparation of addenda, attending bid opening, tabulation of bids, review of contractor references, and letter of recommendations for selection of contractors. It is anticipated that an electronic bidding process will be utilized.
- C. Construction Administration:** WSB will undertake project administration and periodic observation of the construction progress for adherence to design intent as illustrated and described in construction documents to include:
 - a. Facilitation of pre-construction meeting to review the project elements, clearly define the City's expectations as to the quality of the constructions, administration process, and schedule.
 - b. Preparation of files for distribution to vendors to fabricate the custom fence panels.
 - c. Administration of contract including preparation of contract forms, change orders, substantial completion form, and payment applications along with review of shop drawings, submittals and test results.

- d. Site observation on a periodic basis for the established duration (anticipated 8 weeks) of the construction project as stated in the specifications to ensure the design is being met. It is estimated one site meeting per week will be held for a total of 8 site progress meetings to include progress notes, follow-up documents and RFI's.
 - e. One substantial completion meeting and one final punch list review meeting to be held following construction completion. One additional meeting will be held at the end of the landscape guarantee period to identify plants for replacement.
- D. Construction Survey Staking:** WSB will provide a 2-man survey crew for layout and grade stakes for construction and will prepare an as-built survey upon completion of construction.
- E. Construction Testing & Inspections:** WSB will provide a construction inspector to be on site as needed for limited observations, inspections and testing during the project to ensure construction materials and techniques meet all necessary standards. This is envisioned for wall installation, base inspections, and concrete testing and placement.
- F. Additional Services:** Services other than those listed in the Scope of Services above and requested and authorized in writing by the City. These services shall be billed on an hourly basis according to the current Hourly Rate Schedule at the time of request.

FEES FOR PROFESSIONAL SERVICES

It is proposed that Tasks be billed on an hourly-not-to-exceed basis according to the following breakdowns:

Task A (Construction Bid Package):	\$7,000
Task B (Bidding):.....	\$1,500
Task C (Construction Administration):	\$14,500
Task D (Construction Surveying):	\$5,500
Task E (Testing & Inspections):	\$7,500
Total:	\$36,000

Additional Services: TBD

Thank you for this opportunity to propose on this project. If you should have any questions regarding this proposal, please contact me at 763-231-4848. If you are in agreement with the terms as outlined above, please sign where indicated and return one copy to our office.

Sincerely,

WSB & Associates, Inc.

City of Inver Grove Heights

Candace Amberg, PLA
Senior Associate

Signature: _____

Name/Title: _____

Date: _____

LOCATION MAP

Heritage Village Park/ Rock Island Swing Bridge/ MN DEED Grant

City Property in Park

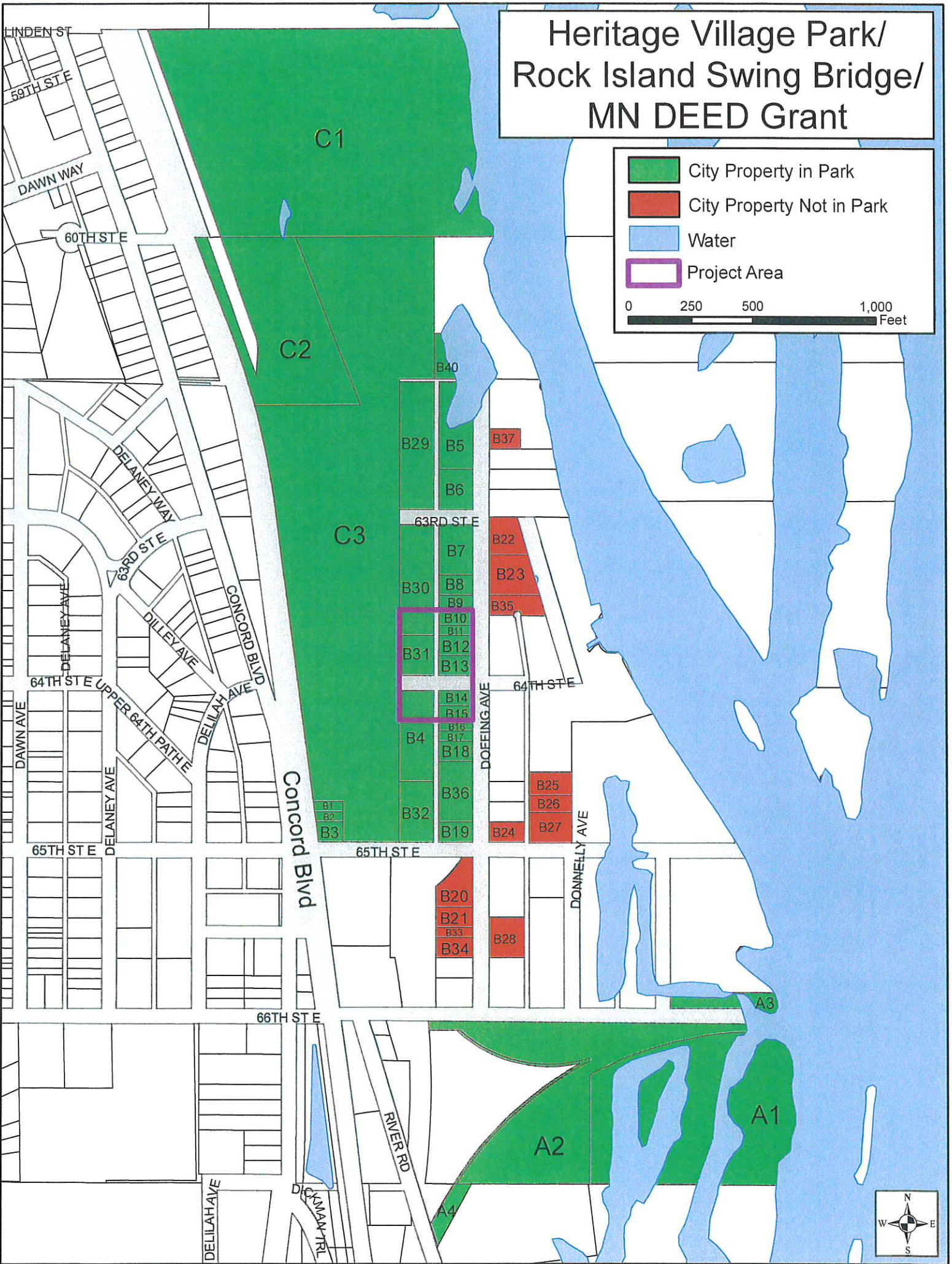
City Property Not in Park

Water

Project Area

02505001,000

Feet



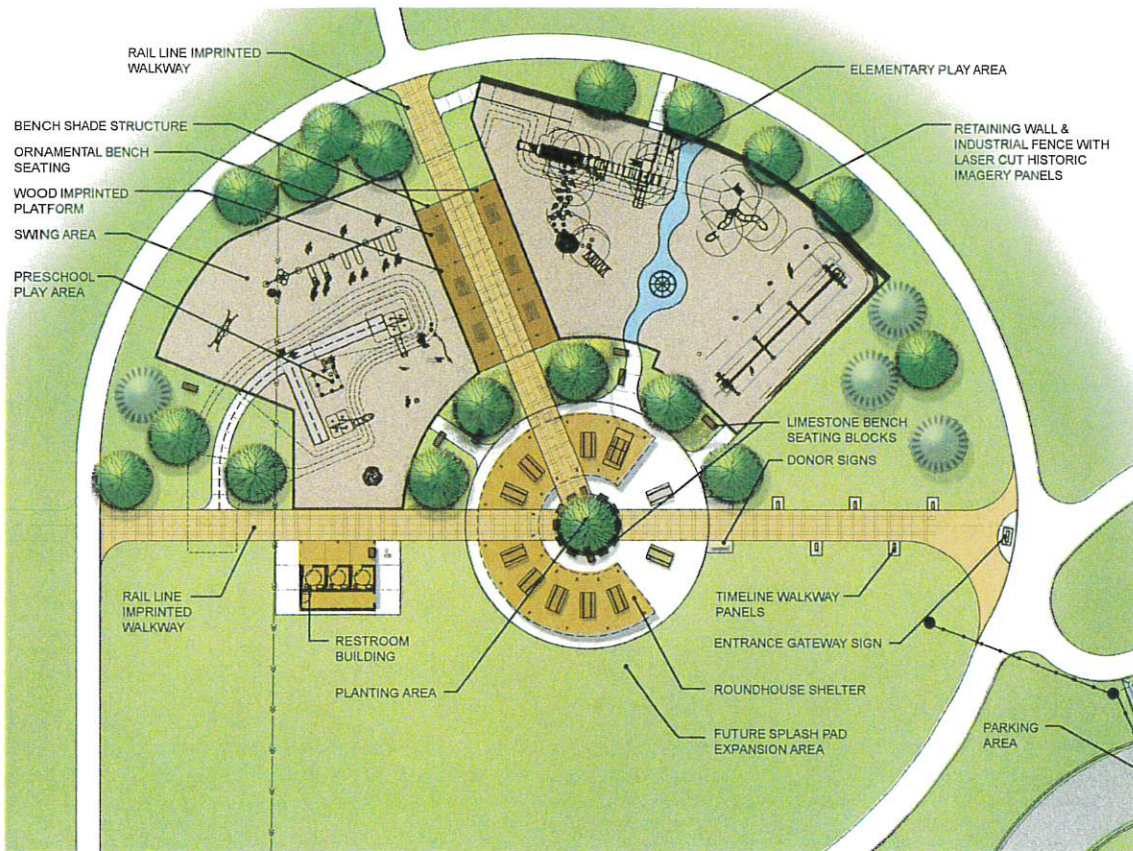
MASTER PLAN/SITE MAP(S)



Heritage Village Park - Phase 2 | Master Plan

Inver Grove Heights, Minnesota
 December 5, 2018 WSB Project number: 013050-000

wsb



LASER CUT PANELS



INDUSTRIAL STYLE FENCE



ORNAMENTAL BENCH



STONE BENCH



HISTORIC SIGNAGE



ENTRANCE SIGNAGE



RAIL LINE WALKWAY

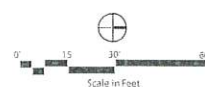


WOOD LOOK PLATFORM

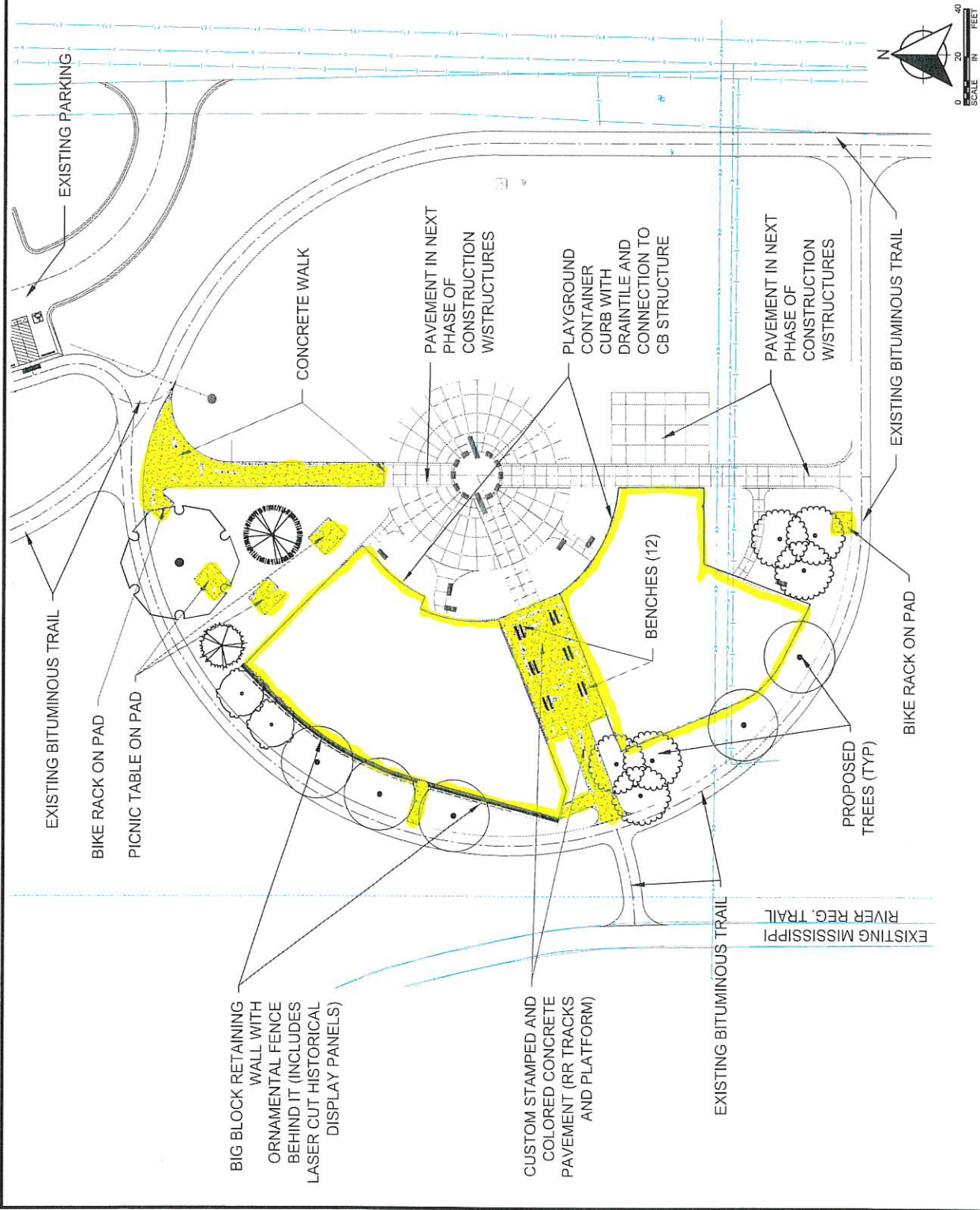
Inver Grove Heights Inclusive Play - Design Development Preferred Site Layout

Inver Grove Heights, Minnesota

December 23, 2019 WSB Project number: 014704-000



NO.	DATE	DESCRIPTION



RENDERINGS OF FUTURE PHASES

SCHEDULE TBD







CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider Approval for a Natural Resource Management Plan for River Heights Park

Meeting Date: July 27, 2020
 Item Type: Consent Agenda
 Contact: Eric Carlson – 651.450.2587
 Prepared by: Brian Swoboda
 Reviewed by: Eric Carlson – Parks & Recreation

Fiscal/FTE Impact:

- | | |
|-------------------------------------|------------------------------------|
| ☐ | None |
| ☒ | Amount included in current budget |
| ☐ | Budget amendment requested |
| ☐ | FTE included in current complement |
| ☐ | New FTE requested – N/A |
| ☐ | Other |

PURPOSE/ACTION REQUESTED

The City Council is asked to approve a Natural Resource Management Plan (NRMP) prepared by the Friends of the Mississippi River (FMR) and the City of Inver Grove Heights for River Heights Park.

SUMMARY

In July of 2018, the City Council approved keeping River Heights Park as a park and to work with neighbors and FMR to develop a plan for park improvements. Thus far, many improvements have been accomplished such as installation of a new stone park ID sign, removed undesirable brush and trees at the entrance, added a picnic table, trash can, dog waste station, stone benches, park rules sign and added a new natural surface trail.

The City of Inver Grove Heights and the FMR have partnered in the last year to prepare a Natural Resource Management Plan (NRMP) for River Heights Park. The NRMP will help guide the ecological management of the 7-acre park. Although small, the park is a very valuable part of the natural corridor along the Mississippi River and provides important wildlife habitat and water quality benefits, as well as a popular amenity for many neighbors.

The proposed restoration plan involves removing invasive non-native trees, shrubs, and grasses throughout the site to restore the grassland to savanna and to enhance woodland. It will also give FMR a chance to recruit volunteers for engaging them in projects such as seed collecting, invasive removals, planting projects, and pollinator surveys. When invasive plants are controlled, it allows for the reintroduction of quality native plants optimal for the eco-system. A Natural Resource Management Plan like this will take 3-4 years to visually see the intended improvements and it will be very important to follow the described guidelines to the best of our ability to accomplish our goals. The work for this project will be done jointly with FMR volunteer events, contractors, MN Conservation Crew, Sentence to Serve and IGH Parks Department. The approximate hard dollar cost to the City of Inver Grove Heights will be \$2,000/year for 3-4 years. All other expenses will be covered by in-kind or FMR secured match.

A Neighborhood meeting was held on March 18, 2020 via ZOOM platform, due to COVID 19. We invited the surrounding neighbors of the park along with posted the invitation on social media to share the propose NRMP. The PRAC also reviewed the NRMP at their July meeting and is recommending approval.

River Heights Park

Inver Grove Heights

RIVER
HEIGHTS
PARK

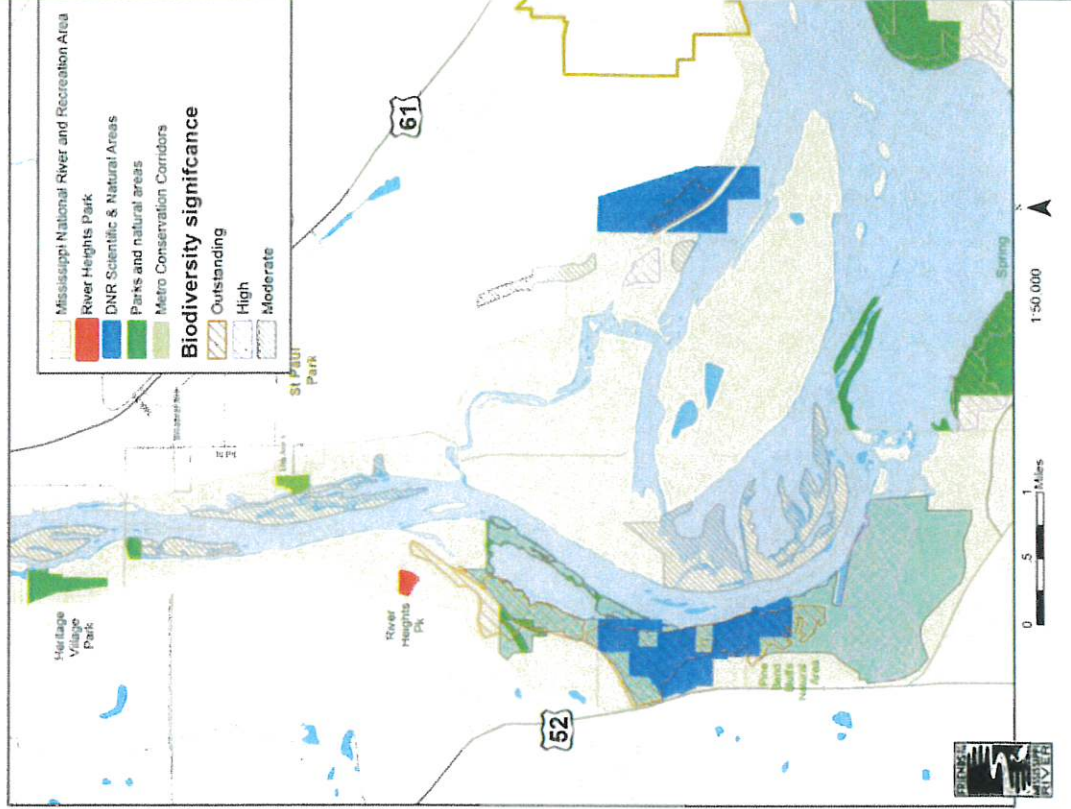
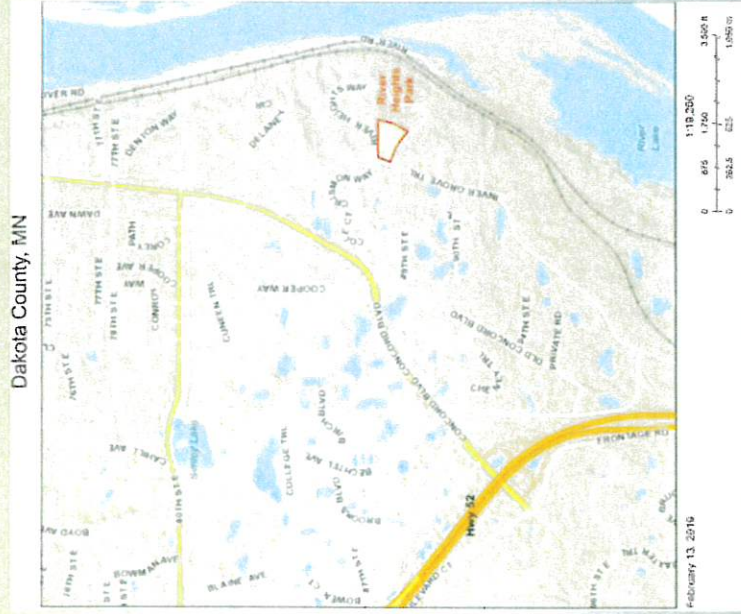


Natural Resource Management Plan 2019

Karen Schik, Sr Ecologist
Friends of the Mississippi River

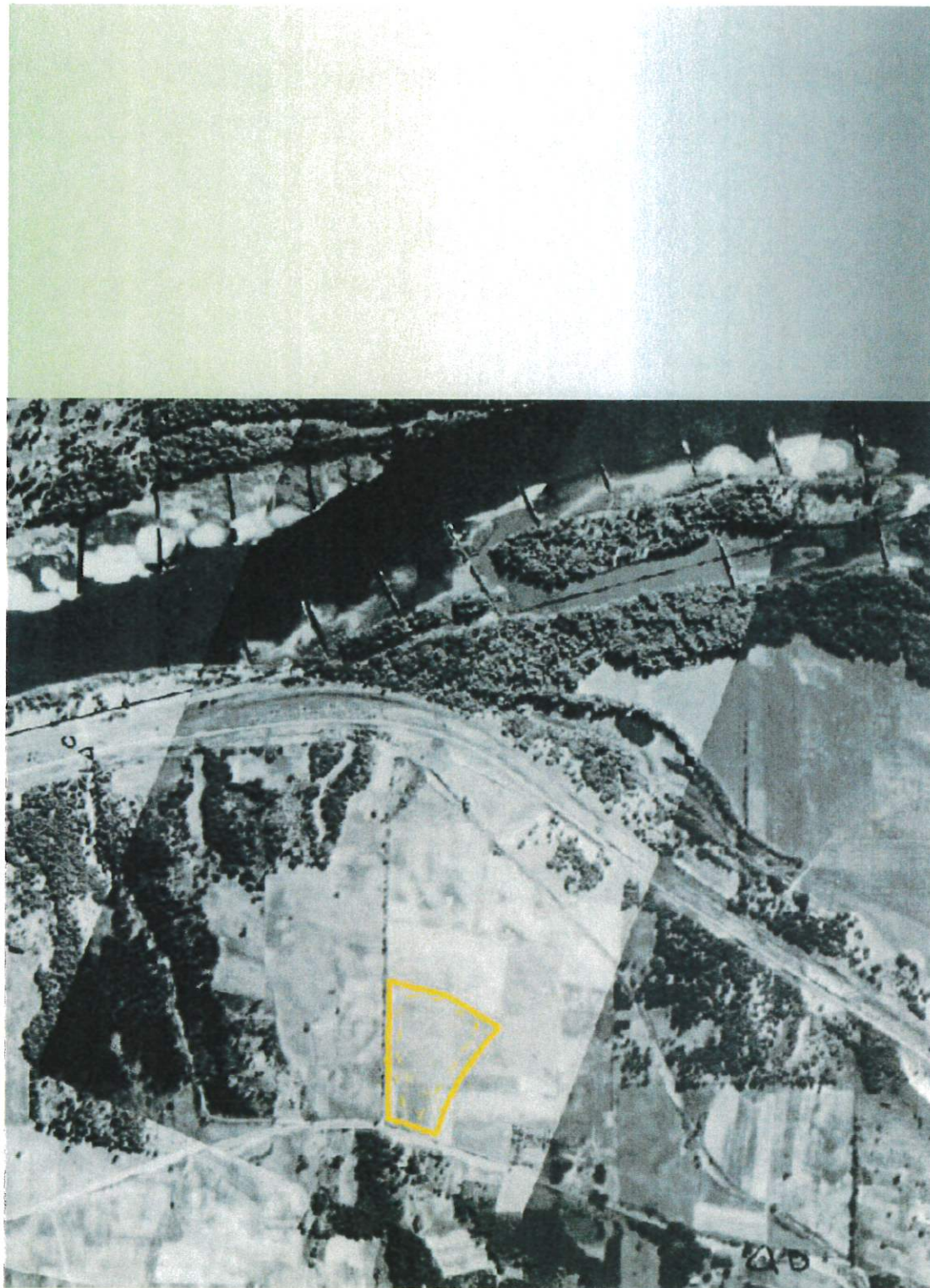


Park Location and Landscape Context

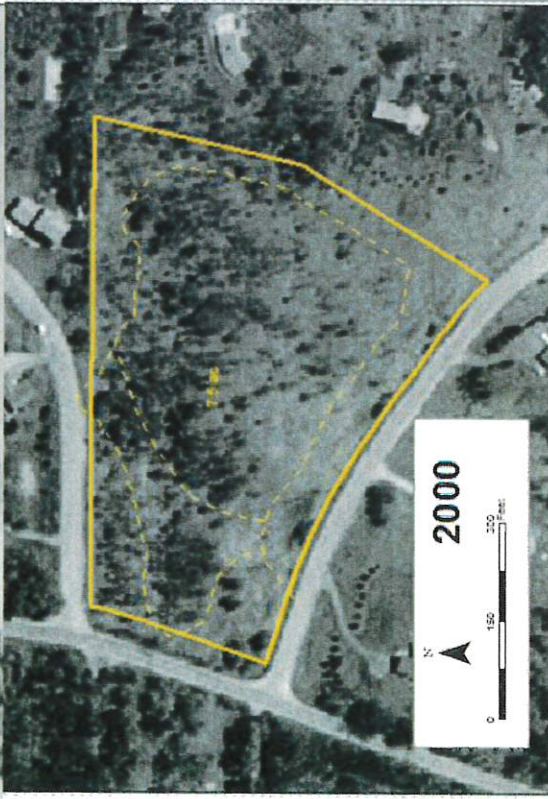
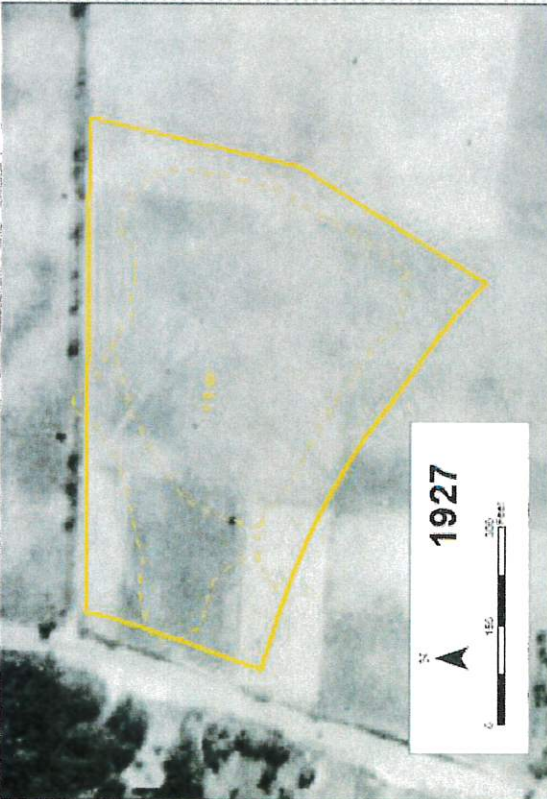
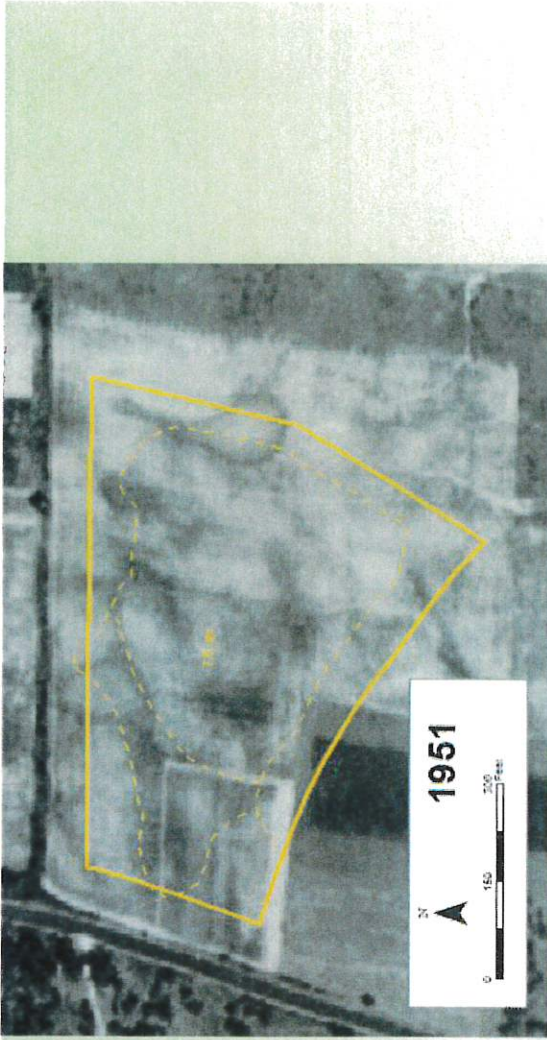


Pre-Colonization Vegetation

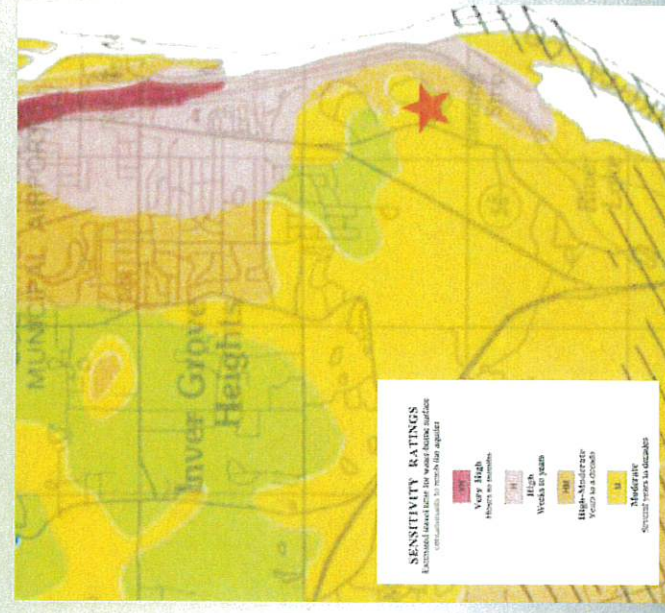
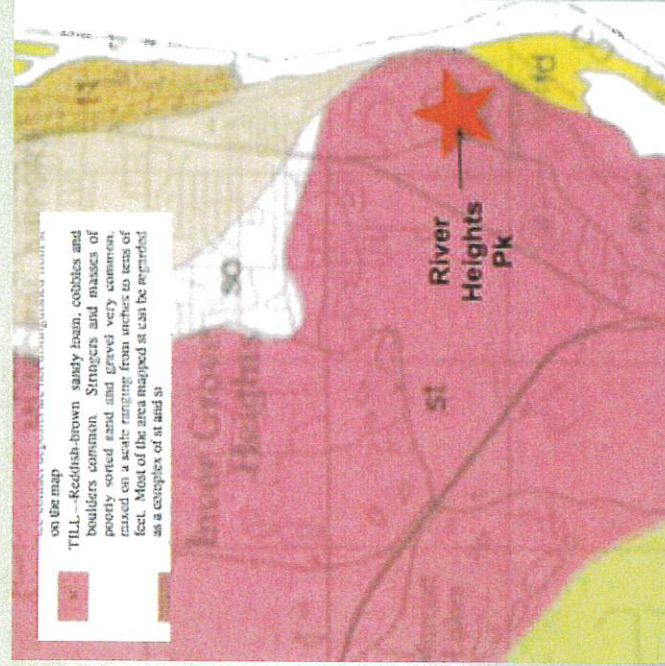
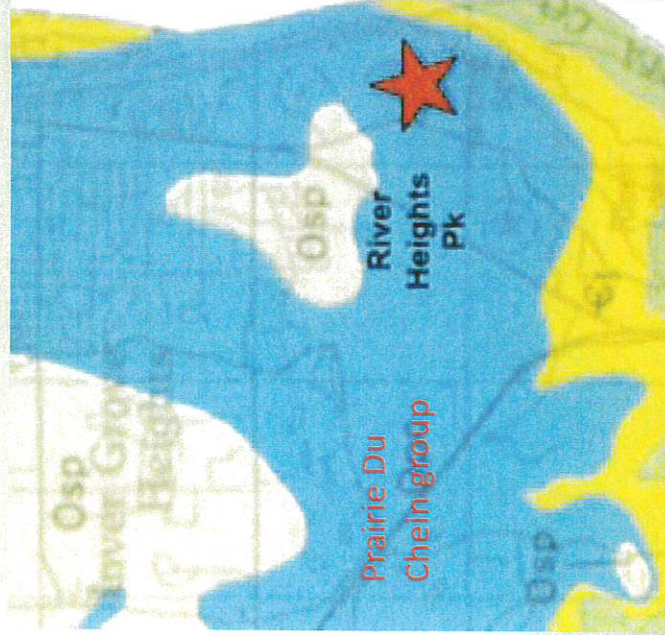




1927



Geology and Soils



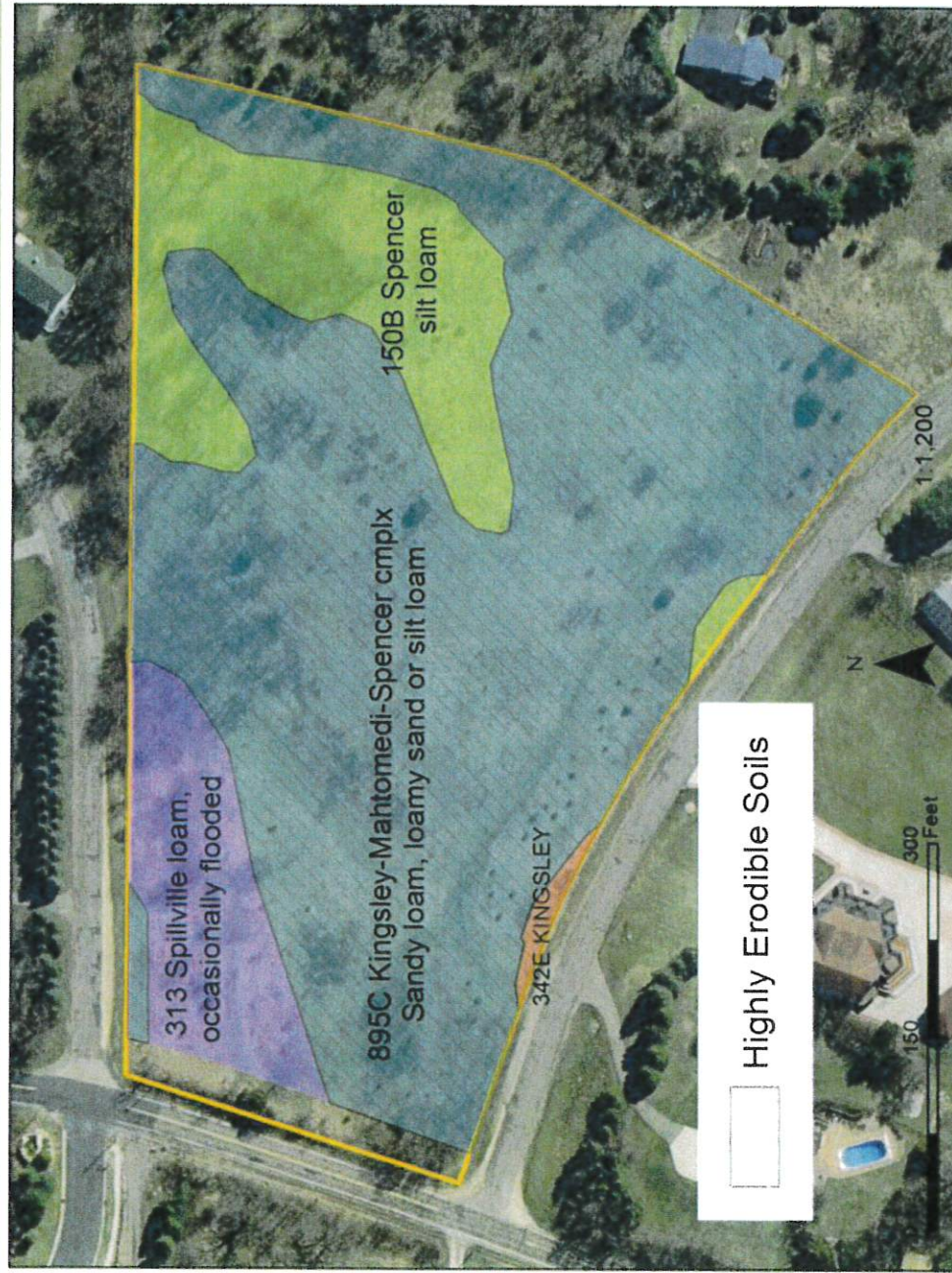
904 NW
874 SE

30 ft Elevation change

Site Topography



Soils and Erosion Potential



Vegetation Survey GRASSLAND

Non-nativ	Scientific Name	Common Name	Rel Cov*	Notes (dbh inches)
	CANOPY > 20 ft			
	<i>Acer negundo</i>	boxelder	2.0	3-8"
	<i>Fraxinus pennsylvanica</i>	green ash		
	<i>Prunus serotina</i>	black cherry	1.0	
	<i>Quercus macrocarpa</i>	bur oak	0.5	double trunk, 8" dbh
	<i>Quercus rubra</i>	red oak	0.5	one 8"
	<i>Ulmus americana</i>	American elm	1.0	One dying 8"
	<i>Ulmus parviflora</i>	Siberian elm	1.0	one 8"

	SUBCANOPY 6-20 ft			
	<i>Acer negundo</i>	boxelder	1.0	
	<i>Fraxinus pennsylvanica</i>	green ash	0.5	
	<i>Juglans nigra</i>	black walnut	1.0	8 trees
	<i>Juniperus virginiana</i>	red cedar	1.0	5 trees
	<i>Malus sp</i>	crab apple		
	<i>Picea sp</i>	Spruce	1.0	16 - south edge
	<i>Pinus strobus</i>	white pine	1.0	10 - SE corner
	<i>Prunus serotina</i>	black cherry	1.0	
	<i>Prunus virginiana</i>	choke cherry		
	<i>Quercus rubra</i>	Red oak	0.5	
	<i>Ulmus americana</i>	American elm	1.0	
	<i>Ulmus parviflora</i>	Siberian elm	0.5	1

	SHRUBS 3-8 ft			
	<i>Acer glabrum</i>	amar maple	1.0	
	<i>Acer negundo</i>	Boxelder	1.0	
	<i>Cornus racemosa</i>	gray dogwood	2.0	
	<i>Juniperus virginiana</i>	red cedar	1.0	
	<i>Lonicera tartarica</i>	Tatarian honeysuckle	1.0	
	<i>Rhamnus cathartica</i>	common buckthorn	1.0	
	<i>Rhus typhina</i>	staghorn sumac	1.0	
	<i>Robinia pseudoacacia</i>	black locust	+	next property line
	<i>Rubus idaeus</i>	red raspberry	2.0	
	<i>Ulmus americana</i>	American elm	0.5	

	GROUND LAYER < 3 ft			
	Deciduous			
	<i>Cornus racemosa</i>	gray dogwood	2.0	Abund N & W edges
	<i>Fraxinus pennsylvanica</i>	green ash	+	
	<i>Lonicera tartarica</i>	Tatarian honeysuckle	1.0	
	<i>Prunus serotina</i>	black cherry	1.0	
	<i>Rhamnus cathartica</i>	common buckthorn	1.0	
	<i>Rhus glabra</i>	smooth sumac	+	
	<i>Rubus suberosus</i>	dwarf raspberry	+	
	<i>Zarbastrum americanum</i>	prickly ash	1.0	
	<i>Perforatus americanus</i>	Virginia creeper	2.0	
	<i>Vitis riparia</i>	Wild grape vine	2.0	

	Grasslands			
	<i>Bromus inermis</i>	smooth brome	4.0	
	<i>Carex sp</i>	sedge	2.0	
	<i>Elymus canadensis</i>	Canada wild rye	1.0	
	<i>Elymus repens</i>	questrass	1.0	
	<i>Poa pratensis</i>	Kentucky bluegrass	2.0	
	<i>Sorghastrum nutans</i>	Indiangrass	+	

Non-nativ	Scientific Name	Common Name	Rel Cov*	Notes (dbh inches)
	Herbaceous cover & ferns			
	<i>Achillea millefolium</i>	yarrow	2.0	
	<i>Anemone cf. cylindrica</i>	thimbleweed	1.0	could be A. virginiana
	<i>Antennaria plantaginifolia</i>	plantain-leaved pussytoes	1.0	
	<i>Arctium minus</i>	burdock	1.0	
	<i>Asclepias syriaca</i>	common milkweed	1.0	
	<i>Asparagus officinalis</i>	asparagus	+	
	<i>Albium felix-famina</i>	lady fern	+	Area recently cleared
	<i>Brassica rapa</i>	field mustard	1.0	
	<i>Centaurea stoebe</i>	spotted knapweed	1.0	
	<i>Cirsium discolor</i>	Canada thistle	1.0	
	<i>Erechtites hieracifolius</i>	pilewort	+	
	<i>Eriogon strigosus</i>	daisy fleabane	1.0	
	<i>Euphorbia virgata</i>	leafy spurge	1.0	SE corner
	<i>Galium aparine</i>	cleavers	+	
	<i>Gentiana flavida</i>	cream gentian	+	SE corner, inside trail
	<i>Melilotus alba</i>	white sweet clover	+	
	<i>Monarda fistulosa</i>	bergamot	+	
	<i>Potentilla recta</i>	sulur cinquefoil	+	
	<i>Rumex crispus</i>	curly dock	+	
	<i>Securigera varia</i>	crown vetch	2.0	dom
	<i>Silene latifolia</i>	white campion	+	
	<i>Solidago canadensis</i>	Canada goldenrod	3.0	dom
	<i>Solidago gigantea</i>	late goldenrod	2.0	dom
	<i>Solidago rigida</i>	stiff goldenrod	1.0	
	<i>Symphoricarpon leave</i>	smooth aster	1.0	
	<i>Taraxacum officinale</i>	dandelion	1.0	
	<i>Urtica dioica</i>	stinging nettle	1.0	
	<i>Verbascum thapsus</i>	common mullein	1.0	
	<i>Vicia cracca</i>	cow vetch	+	

* Relative Cover: 0.5- <1%, 1-1.5%, 2-5-25%, 3-25-50%, 4-50-75%, 5-75-100%

Dominant Species
Crown vetch
Smooth brome
Kentucky bluegrass

Vegetation Survey WOODLAND

Non-native	Scientific name	Common name	Rel. Cov.*	Note/ diam (inches)
	CANOPY >20 ft			
	<i>Acer negundo</i>	Boxelder	3	82 trees, median size 8"
	<i>Fraxinus pennsylvanica</i>	green ash	1	18 trees 8", 4 trees 4"
	<i>Prunus serotina</i>	Black cherry	2	32 trees, avg 9"
	<i>Quercus rubra</i>	red oak	1	6 trees, mostly 8"
	<i>Ulmus americana</i>	American elm	1	

SUBCANOPY 8-20 ft				
	Scientific name	Common name	2	
	<i>Acer negundo</i>	Boxelder	1	20 trees
	<i>Fraxinus pennsylvanica</i>	green ash	1	4 trees
	<i>Malus</i>	crab apple	+	1 large
	<i>Prunus sp</i>	plum	1	1 large
	<i>Prunus serotina</i>	black cherry	2	
	<i>Prunus virginiana</i>	choke cherry	1	
	<i>Quercus rubra</i>	red oak	0.5	
	<i>Ulmus americana</i>	American elm	0.5	

SHRUBS 3-8 ft				
	Scientific name	Common name	3	
	<i>Acer negundo</i>	Boxelder	2	
	<i>Cornus alternifolia</i>	pagoda dogwood	+	
	<i>Cornus racemosa</i>	gray dogwood	0.5	
	<i>Lonicera tatarica</i>	Tatarian honeysuckle	1	
	<i>Rhamnus cathartica</i>	common buckthorn	2	Large dense stems, up to 3", east side.
	<i>Ulmus americana</i>	American elm	1	

GROUND LAYER <3 ft				
	Deciduous and vines		2	
	<i>Acer negundo</i>	boxelder	1	
	<i>Lonicera tatarica</i>	Tatarian honeysuckle	1	
	<i>Prunus serotina</i>	black cherry	1	
	<i>Quercus rubra</i>	Red oak	+	
	<i>Rhamnus cathartica</i>	common buckthorn	1	
	<i>Ribes missouriensis</i>	Missouri gooseberry	1	
	<i>Rubus occidentalis</i>	blackcap	2	
	<i>Ulmus americana</i>	American elm	1	
	<i>Parthenocissus inserta</i>	Virginia creeper	2	
	<i>Sambucus racemosa</i>	red-berried elder	+	
	<i>Vitis riparia</i>	Wild grape vine	2	

Herbaceous cover & ferns				
	<i>Ageratina altissima</i>	white snakeroot		1
	<i>Arctium minus</i>	burdock		3
	<i>Asclepias syriaca</i>	common milkweed		1
	<i>Boehmeria cylindrica</i>	false stinging nettle		+
	<i>Cardamine impatiens</i>	narrow-leaf bittercress		1
	<i>Circea lutetiana</i>	enchanter's nightshade		1
	<i>Galium triflorum</i>	fragrant bedstraw		1
	<i>Geum canadense</i>	white avens		+
	<i>Glechoma hederacea</i>	creeping Charlie		4
	<i>Solidago canadensis</i>	Canada goldenrod		1
	<i>Solidago gigantea</i>	late goldenrod		1
	<i>Torilis japonica</i>	Japanese hedge parsley		1

* Relative Cover: 0.5= <1%, 1 =1-5%, 2=5-25%, 3=25-50%, 4=50-75%, 5=75

Dominant Species

Canopy:

Boxelder

Shrub:

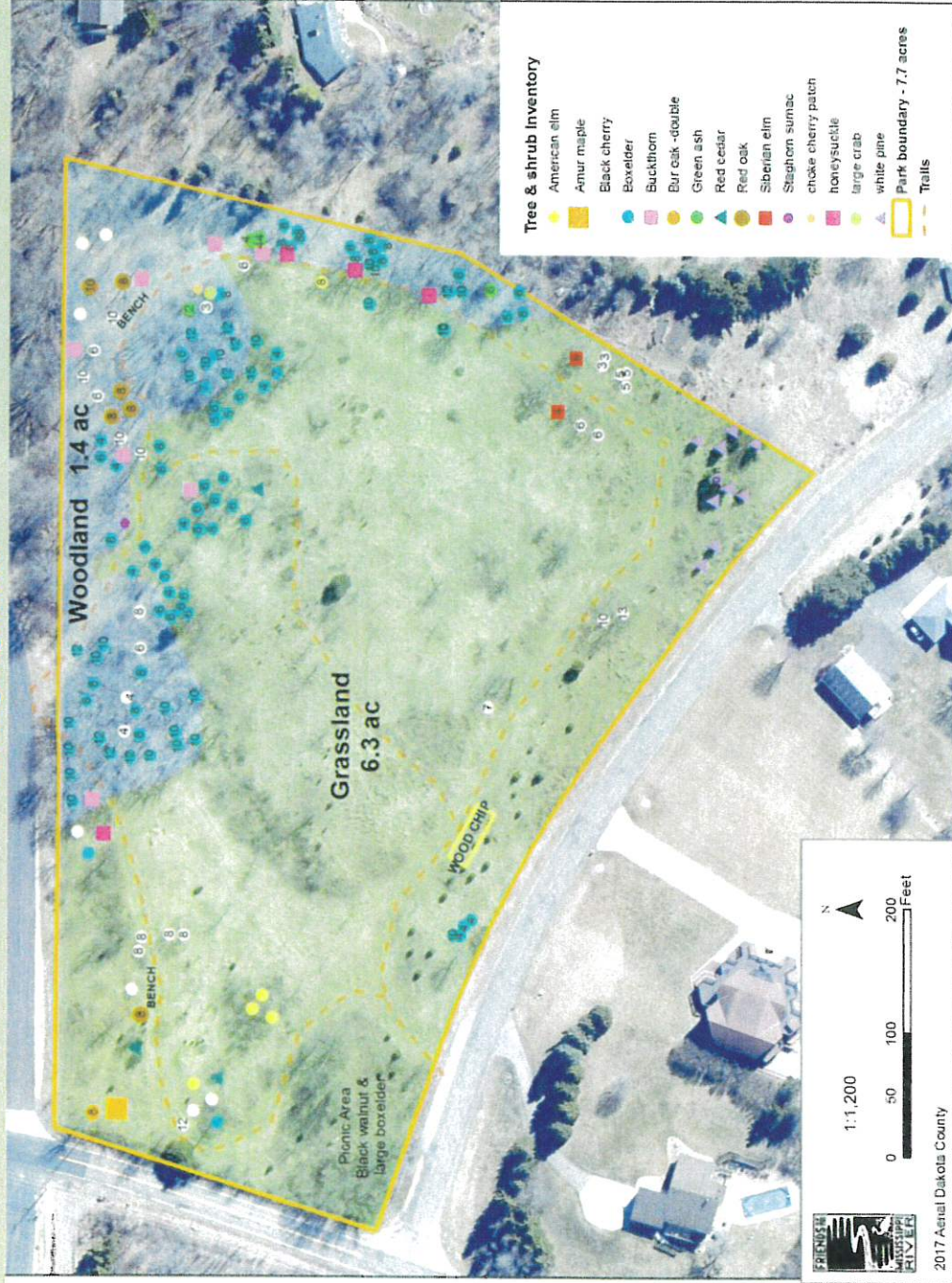
Buckthorn

Groundcover:

Creeping Charlie

Burdock

Existing Vegetation



Identify ecological concerns, Important Features, Restoration opportunities

Concerns

- Overall dominance of non-native invasive plants, lack of native plant diversity
- Excessive boxelder and goldenrod
- Erosion potential

Unusual native plants:

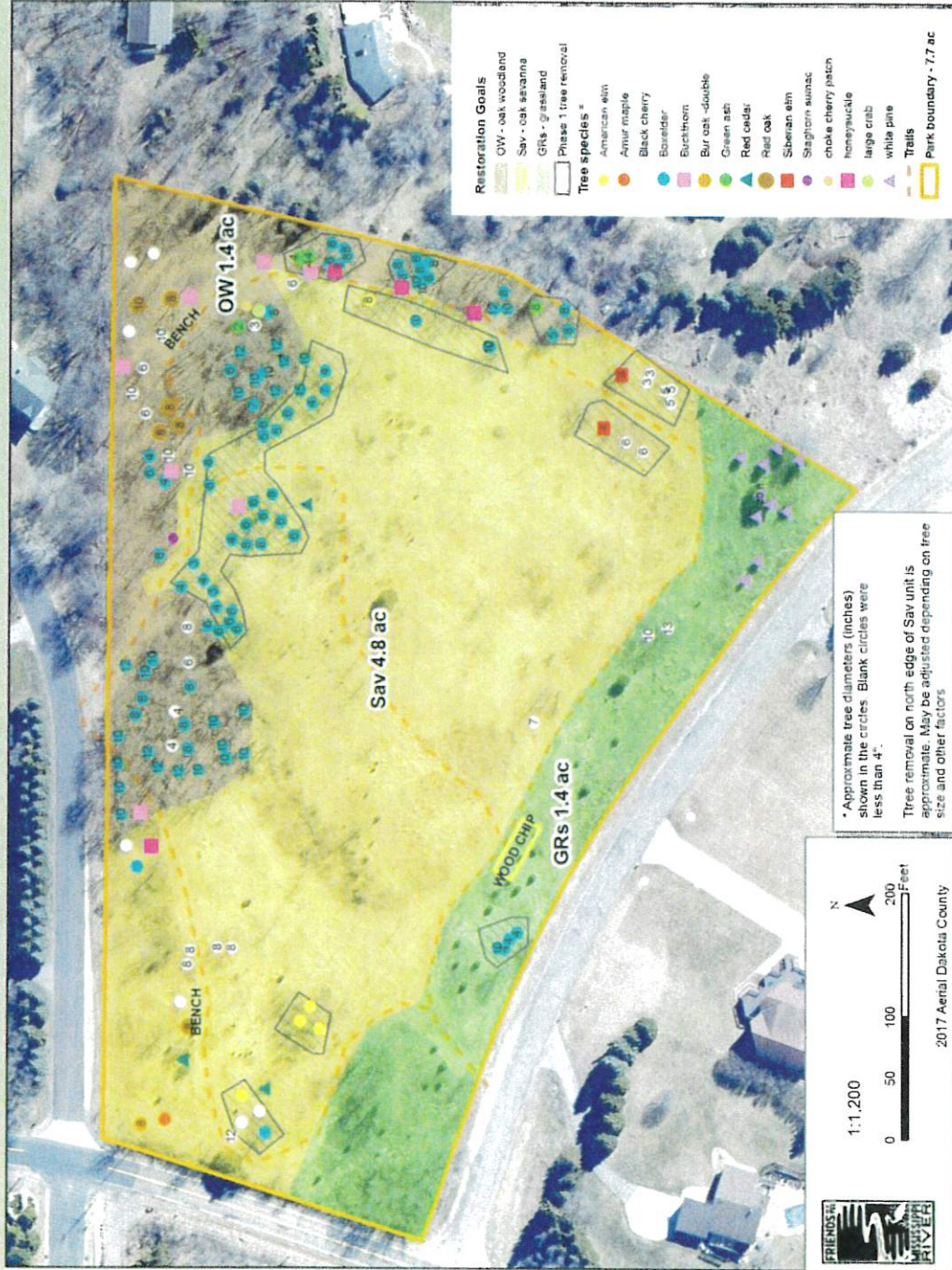
- Cream gentian



Target Plant Communities

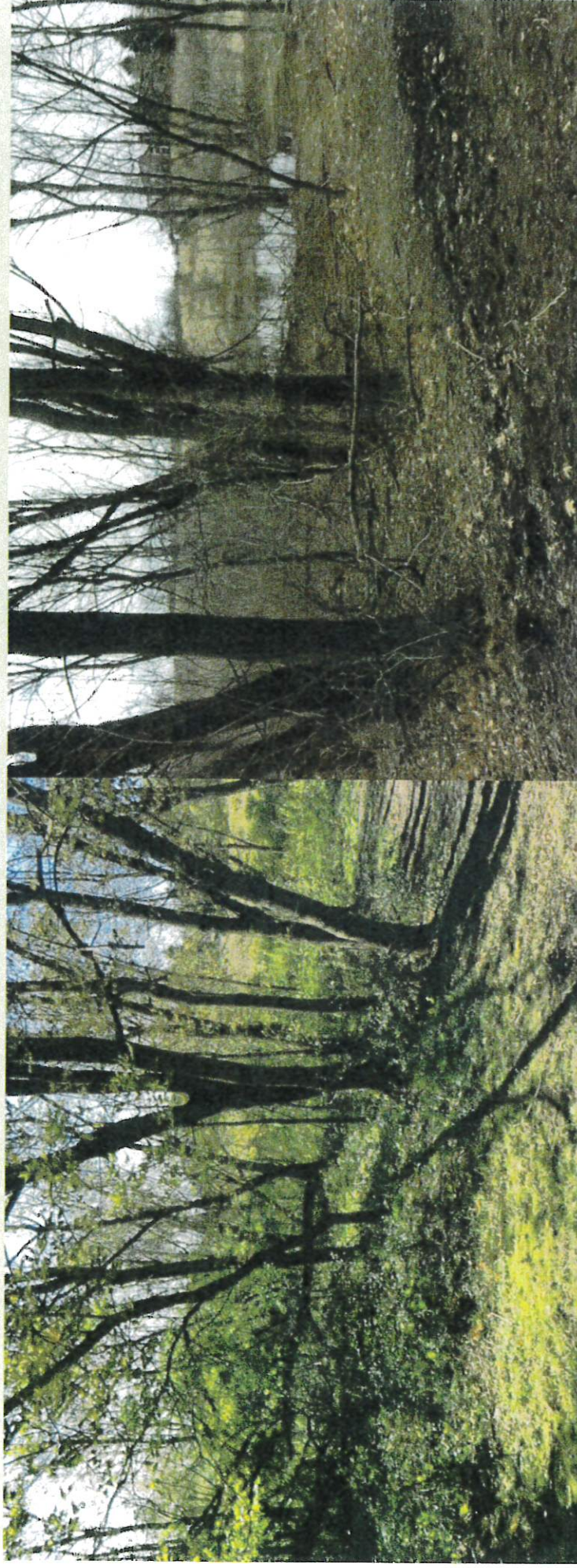


Resto plan





Woodland













Degraded Oak Woodland



Restoration Tasks

Year 1 - 2020

Season	Ecological Task	Acres /Item	IGH	FMR Contractor	FMR - Volunteers	Detail	Cost est
Woodland 1.4 ac							
Spr-Fall	Invasive woody removal.	1.4	x			Shrubs, elm, ash, 30-40 boxelder. Forestry mow.	\$ 18,000.00
Spr-Fall	Invasive weed control	1.4	x	x		Spot spray - burdock, bittercress, hedge parley.	\$ 800.00
Fall	Follow-up invasive woody control	1.4		x		Foliar spray new seedlings and resprouts.	\$ 420.00
Late fall	Broadcast woodland seed	1.4	x			Broadcast native oak woodland seed mix.	\$ 600.00
Savanna & south Grassland 6.2 ac total							
Wntr/spr	Invasive woody removal.	6.2	x			buckthorn, honeysuckle, Amur maple, American elm, green ash, Siberian elm (about 45 small trees).	\$ 2,000.00
Wntr/spr	Limb up conifers to enable Rx burn		x				\$ 500.00
May	Invasive weed control	6.2	x			Broadcast spray Sav & GRs for invasive forbs and grasses. FMR will flag areas to protect.	\$ 1,150.00
Summer	Pollinator survey - at least 3 times	4.8			x	FMR provides vol training in June.	\$ 320.00
Jul/Aug	Rx burn	6.2		x		Protect conifers from fire.	\$ 3,500.00
Aug-Oct	Invasive weed control	6.2		x		Spray entire unit twice for invasive forbs, and invasive grasses.	\$ 3,720.00
late Sept	Seed collection	2			x	FMR and vols	\$ -
Oct or spr	Drill native grass mix	6.2		x		Includes some forbs	\$ 1,860.00
Aug	Install demo garden		x	x	x	28 ft triangle at south entrance, 360 sf. City. Spray prior scrape planting area by mid-July. After planting, install weed barrier & mulch along perimeter FMR. Add clean soil after site prep. Vols install about 300 plugs. Preen to prevent weeds. Two inches shredded hardwood mulch.	\$ 1,875.00



Restoration Tasks

Year 2 - 2021

Season	Ecological Task	Acres /Item	IGH	FMR - Con-tractor	FMR - Vol-unteers	Detail	
Woodland							
Spr-Fall	Invasive weed control	1.4		x		Spot spray - burdock, bittercress, hedge parley.	\$ 1,260.00
Fall	Follow-up invasive woody control	1.4		x		Foliar spray new seedlings and resprouts.	\$ 840.00
Savanna & south Grassland 6.2 ac total							
Spr-Fall	Mowing 2-3X	6.2	x			Flail mow, when vegetation is 12-16", down to minimum height of 6".	\$ 3,300.00
Summer	Pollinator survey - at least 3 times	4.8			x	FMR provides vol training in June.	\$ 320.00
May-Oct	Maintain demo garden				x	Weeding/tending every 2 weeks.	\$ -
Fall	Seed collection	4.8			x	FMR and vols	\$ 315.00
							\$ 5,720.00

Year 3 - 2022

Season	Ecological Task	Acres /Item	IGH	FMR - Con-tractor	FMR - Vol-unteers	Detail	
Woodland							
Spr-Fall	Invasive weed control	1.4		x		Spot spray - burdock, bittercress, hedge parley.	\$ 700.00
Fall	Follow-up invasive woody control	1.4		x		Foliar spray new seedlings and resprouts.	\$ 700.00
Savanna & south Grassland 6.2 ac total							
Spr-Fall	Mowing 1X	6.2	x			Flail mow	\$ 1,100.00
Spr-Fall	Invasive weed control	6		x		Spot-spray/mow, prevent seeds.	\$ 5,400.00
Summer	Pollinator survey - at least 3 times	4.8			x	FMR provides vol training in June.	\$ 350.00
May-Oct	Maintain demo garden				x	Weeding/tending every 2 weeks.	\$ 195.00
June Sept	Seed collection	4.8			x	FMR and vols	\$ 350.00
							\$ 8,795.00



Restoration Tasks

Year 4 - 2023

Season	Ecological Task	Acres /Item	IGH	FMR - Con-tractor	FMR - Vol-unteers	Detail	
Woodland							
Spring	Rx burn	1.4		x		Rx burn along with Savanna	\$ 4,000.00
Spr or fall	Woodland planting	1.4			x	Install native trees and shrubs, with mulch & protective fencing.	\$ 1,450.00
Spr-Fall	Tending Woodland planting				x	Water, weeding	\$ -
Spr-Fall	Invasive weed control	1.4		x		Spot spray - burdock, bittercress, hedge parley.	\$ 560.00
Fall	Follow-up invasive woody control	1.4		x		Foliar spray new seedlings and resprouts.	\$ 700.00
Savanna & south Grassland 6.2 ac total							
Spring	Rx burn, include woods	7.5		x		Protect conifers	\$ 3,700.00
Spr-Fall	Invasive woody and weed control	6.2		x		Spot-spray/mow, prevent seeds.	\$ 1,860.00
Summer	Pollinator survey - at least 3 times	4.8			x	FMR provides vol training in June.	\$ 360.00
May-Oct	Maintain demo garden				x	Weeding/tending every 2 weeks.	\$ 185.00
Fall	Seed collection	4.8			x	FMR and vols	\$ 360.00
							\$ 13,175.00
4-YEAR TOTAL							\$ 62,425.00



Volunteer Opportunities



Pollinator Surveys



Planting



Tending



Seed Collection

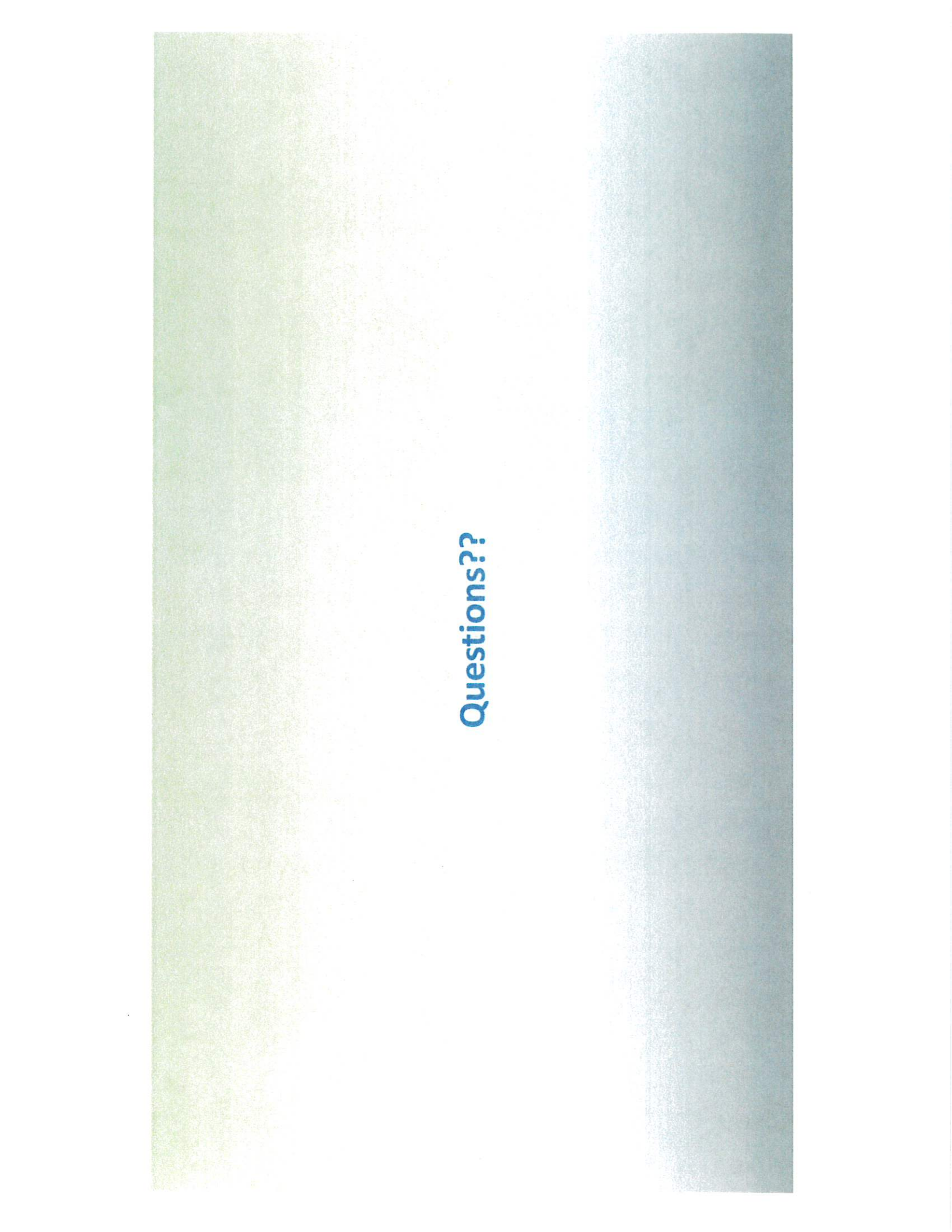
Acknowledgements

Funding for the NRMP

- Royal Bank of Canada (grant)

Restoration work (planned)

- Environment and Natural Resources Trust Fund (LCCMR) (likely)
- City of Inver Grove Heights
- Conservation Corps MN and IA, via Mississippi Park Connection
- Volunteers



Questions??

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider Pay Voucher No. 2 for City Project No. 2019-09C – Cahill Avenue Mill and Overlay (Concord Boulevard to Inver Grove Trail)

Meeting Date: July 27, 2020
Item Type: Consent
Contact: Thomas J. Kaldunski, 651.450.2572
Prepared by: Jacob Moser, Civil Engineer
Reviewed by: Scott D. Thureen, Public Works Director

Fiscal/FTE Impact:	
☐	None
☐	Amount included in current budget
☐	Budget amendment requested
☐	FTE included in current complement
☐	New FTE requested – N/A
☒	Other: Pavement Management Fund, Franchise Fee Funds, Sewer Fund, Water Fund, Special Assessments

PURPOSE/ACTION REQUESTED

Consider Pay Voucher No. 2 for City Project No. 2019-09C – Cahill Avenue Mill and Overlay (Concord Boulevard to Inver Grove Trail).

SUMMARY

The improvements were ordered as part of the 2020 Pavement Management Program. The contract was awarded in the amount of \$632,310.20 to Valley Paving, Inc., on April 27, 2020 for City Project No. 2019-09C – Cahill Avenue Mill and Overlay (Concord Boulevard to Inver Grove Trail).

I recommend approval of Pay Voucher No. 2, in the amount of \$299,900.03 for work on City Project No. 2019-09C – Cahill Avenue Mill and Overlay (Concord Boulevard to Inver Grove Trail).

JM/mw

Attachments: Pay Voucher No. 2

CITY OF INVER GROVE HEIGHTS
CONSTRUCTION PAY VOUCHER

ESTIMATE NO: 2 (Two)
DATE: July 27, 2020
PERIOD ENDING: June 30, 2020
CONTRACT: 2019-09C Base Bid Schedules 1-4 with Alternates A & C
PROJECT NO: 2019-09C – Cahill Avenue Mill and Overlay

TO: Valley Paving, Inc.
8800 13th Avenue E.
Shakopee, MN 55379

Original Contract Amount.....\$632,310.20
Total Addition..... \$0.00
Total Deduction..... \$0.00
Total Contract Amount.....\$632,310.20
Total Value of Work to Date\$512,467.54
Less Retained (5%)\$25,623.38
Less Previous Payment.....\$186,944.13
Total Approved for Payment this Voucher.....\$299,900.03
Total Payments including this Voucher\$486,844.16

Approvals:

Pursuant to our field observation, I hereby recommend for payment the above stated amount for work performed through June 30, 2020.

Signed by: Thomas J. Kaldynski
Thomas J. Kaldynski, City Engineer

July 27, 2020

Signed by: Valley Paving, Inc.

7/20/20
Date

Signed by: _____
George Tourville, Mayor

July 27, 2020

PAYMENT DETAIL LIST

Contract: 2019-09C
 Owner: City of Inver Grove Heights
 Projects: Cahill Avenue Mill and Overlay
 Pay Estimate: PE #2
 Council Action Date: Monday, July 27, 2020
 Work Completed Thru: Tuesday, June 30, 2020

Base Bid - Schedule 1 (Street Improvements)

Item No.	Mn/DOT No.	Item Description	Unit	Approx Quantity	Quantity to Date	Unit Price	Amount	Total Const Cost to Date
1	2021.601	MOBILIZATION	LUMP SUM	1	1	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00
2	2104.503	REMOVE CURB & GUTTER	LIN FT	1,350	964	\$ 9.65	\$ 13,027.50	\$ 9,302.60
3	2104.518	REMOVE CONCRETE VALLEY GUTTER	SQ FT	100	180	\$ 6.40	\$ 640.00	\$ 1,152.00
4	2104.518	REMOVE CONCRETE WING APRON	SQ FT	150	283	\$ 4.45	\$ 667.50	\$ 1,259.35
5	2105.607	COMMON EXCAVATION (P)	CU YD	200	200	\$ 26.15	\$ 5,230.00	\$ 5,230.00
6	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	30	24.5	\$ 150.00	\$ 4,500.00	\$ 3,675.00
7	2130.523	WATER	M GAL	20		\$ 40.00	\$ 800.00	\$ -
8	2211.509	AGGREGATE BASE CLASS 5	TON	50	22	\$ 23.50	\$ 1,175.00	\$ 517.00
9	2211.509	SHOULDER BASE AGGREGATE CLASS 1	TON	50	17	\$ 35.00	\$ 1,750.00	\$ 595.00
10	2232.604	MILL BITUMINOUS SURFACE (2", FULL WIDTH)	SQ YD	10,000	10967	\$ 1.18	\$ 11,800.00	\$ 12,941.06
11	2232.604	MILL BITUMINOUS SURFACE (2", EDGE MILL)	SQ YD	7,800	7640	\$ 1.23	\$ 9,594.00	\$ 9,397.20
12	2301.607	HIGH EARLY STRENGTH CONCRETE SURCHARGE	CU YD	11	17	\$ 31.35	\$ 344.85	\$ 532.95
13	2331.603	JOINT ADHESIVE (MASTIC)	LIN FT	11,000	11326	\$ 0.50	\$ 5,500.00	\$ 5,663.00
14	2357.506	BITUMINOUS TACK COAT	GAL	2,450	1175	\$ 1.55	\$ 3,797.50	\$ 1,821.25
15	2360.604	TYPE SP 9.5 WEARING COURSE MIX (4,C) - 2"	TON	2,500	2410.96	\$ 77.89	\$ 194,725.00	\$ 187,789.67
16	2360.602	MILL AND PATCH TRANSVERSE CRACKS	LIN FT	300	0	\$ 5.00	\$ 1,500.00	\$ -
17	2531.504	8" WING APRON	SQ FT	150	319	\$ 11.30	\$ 1,695.00	\$ 3,604.70
18	2531.503	8" VALLEY GUTTER	LIN FT	26	60	\$ 36.60	\$ 951.60	\$ 2,196.00
19	2531.603	CONCRETE CURB & GUTTER (SPOT REPAIR, MATCH EXISTING)	LIN FT	1,350	964	\$ 30.60	\$ 41,310.00	\$ 29,498.40
20	SPECIAL	LANDSCAPE RESTORATION ALLOWANCE	LUMP SUM	1		\$ 10,000.00	\$ 10,000.00	\$ -
21	2550.602	ADJUST HANDHOLE	EACH	1	0	\$ 1,000.00	\$ 1,000.00	\$ -
22	2563.601	TRAFFIC CONTROL	LUMP SUM	1	1	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
23	2563.601	TRAFFIC CONTROL ALLOWANCE	LUMP SUM	1		\$ 5,000.00	\$ 5,000.00	\$ -
24	2563.618	CONSTRUCTION SIGNS-SPECIAL	SQ FT	40	0	\$ 26.15	\$ 1,046.00	\$ -
25	2564.518	SIGN PANELS TYPE C	SQ FT	7	5	\$ 83.60	\$ 585.20	\$ 418.00
26	2564.602	8" PVC SIGN INSTALLATION SLEEVE	EACH	1	0	\$ 78.40	\$ 78.40	\$ -
27	2573.502	STORM DRAIN INLET PROTECTION	EACH	44	44	\$ 125.00	\$ 5,500.00	\$ 5,500.00
28	2573.603	SEDIMENT CONTROL LOG, TYPE COMPOST	LIN FT	1,400	0	\$ 3.40	\$ 4,760.00	\$ -
29	2574.507	BOULEVARD TOPSOIL BORROW (LV)	CU YD	120	36	\$ 43.60	\$ 5,220.00	\$ 1,566.00
30	2575.608	FUTERRA FIBER MAT, SEED, FERTILIZER	SQ YD	600	800	\$ 3.40	\$ 2,040.00	\$ 2,720.00
31	2582.518	PAVT MSSG PAINT	SQ FT	60	198	\$ 4.81	\$ 288.60	\$ 952.38
32	2582.503	4" SOLID LINE WHITE - PAINT	LIN FT	650	1441	\$ 0.21	\$ 136.50	\$ 302.61
33	2582.503	4" SOLID LINE YELLOW - PAINT	LIN FT	200	154	\$ 0.21	\$ 42.00	\$ 32.34
34	2582.503	12" SOLID LINE WHITE - PAINT	LIN FT	220	211	\$ 2.61	\$ 574.20	\$ 550.71
35	2582.503	24" SOLID LINE WHITE - PAINT	LIN FT	120	124	\$ 3.14	\$ 376.80	\$ 389.36
36	2582.503	4" DOUBLE SOLID LINE YELLOW - PAINT	LIN FT	4,850	5097	\$ 0.42	\$ 2,037.00	\$ 2,140.74

Schedule 1 (Street Improvements) Total \$ 376,692.65 \$ 328,747.32

Base Bid - Schedule 2 (Storm Sewer Improvements)

\$ 84,910.00 \$ 90,115.00

\$	23,392.00	\$	35,563.00
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\$	36,940.00	\$	35,185.00
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\$	80,567.25	\$	-
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Council Action Date: Monday, July 27, 2020

Alternate Bid - Schedule C (Bituminous Trail and Ramp Replacement)

Item No.	Mn/DOT No.	Item Description	Unit	Approx. Qty.	Quantity to Date	Unit Price	Amount	Total Const Cost to Date
1	2104.503	REMOVE CURB & GUTTER	LIN FT	50	40	\$ 9.65	\$ 482.50	\$ 386.00
2	2104.504	REMOVE BITUMINOUS WALK	SQ YD	410	421	\$ 5.50	\$ 2,255.00	\$ 2,315.50
3	2104.504	REMOVE CONCRETE WALK	SQ YD	30	6	\$ 7.80	\$ 234.00	\$ 46.80
4	2104.502	SALVAGE SIGN (TYPE C)	EACH	2	2	\$ 418.00	\$ 836.00	\$ 836.00
5	2105.507	COMMON EXCAVATION (P)	CU YD	200	200	\$ 28.50	\$ 5,700.00	\$ 5,700.00
6	2211.509	AGGREGATE BASE CLASS 5	TON	200	60	\$ 26.20	\$ 5,240.00	\$ 1,572.00
7	2360.604	TYPE SP 9.5 WEARING COURSE MIX (2, E), 3" - TRAIL	TON	60	69	\$ 89.48	\$ 5,368.80	\$ 6,174.12
8	2521.518	6" CONCRETE SIDEWALK	SQ FT	240	126	\$ 7.80	\$ 1,872.00	\$ 982.80
9	2531.602	PEDESTRIAN CURB RAMP	EACH	1	2	\$ 1,300.00	\$ 1,300.00	\$ 2,600.00
10	2531.603	CONCRETE CURB & GUTTER (SPOT REPAIR, MATCH EXISTING)	LIN FT	50	40	\$ 30.60	\$ 1,530.00	\$ 1,224.00
11	2573.603	SEDIMENT CONTROL LOG, TYPE COMPOST	LIN FT	400	0	\$ 3.40	\$ 1,360.00	\$ -
12	2574.507	BOULEVARD TOPSOIL BORROW (LV)	CU YD	60	0	\$ 43.50	\$ 2,610.00	\$ -
13	2575.608	FUTERRA FIBER MAT, SEED, FERTILIZER	SQ YD	300	300	\$ 3.40	\$ 1,020.00	\$ 1,020.00
							\$ 29,808.30	\$ 22,857.22

COST SUMMARY

Contract: CP 2019-09C
 Owner: City of Inver Grove Heights
 Project: Cahill Avenue Mill and Overlay
 Base Bid Schedules 1-4 with Alternates A & C
 Pay Estimate: PE #2
 Council Action Date: Monday, July 27, 2020
 Work Completed Thru: Tuesday, June 30, 2020

Schedule & Description

Base Bid - Schedule 1 (Street Improvements)

Base Bid - Schedule 2 (Storm Sewer Improvements)

Base Bid - Schedule 3 (Water Main Improvements)

Base Bid - Schedule 4 (Sanitary Sewer Improvements)

Alternate Bid - Schede A (Spot Full Depth Correction Area (DAYTIME WORK))

Alternate Bid - Schedule C (Bituminous Trail and Ramp Replacement)

Total Estimated Cost	Total Contract Cost To-Date
\$ 376,692.65	\$ 328,747.32
\$ 84,910.00	\$ 90,115.00
\$ 23,392.00	\$ 35,563.00
\$ 36,940.00	\$ 35,185.00
\$ 80,567.25	\$ -
\$ 29,808.30	\$ 22,857.22

Total Base Cost	\$ 632,310.20	\$ 512,467.54
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Change Order No. 1:

Total Contract Amount	\$ 632,310.20	
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Contract Work Completed To Date		\$ 512,467.54
Retainage 5.00%		\$ 25,623.38
Previous Payments		\$ 186,944.13
Amount Due This Partial Payment #2		\$ 299,900.03

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

PERSONNEL ACTIONS

Meeting Date: July 27, 2020
 Item Type: Consent Agenda
 Contact &
 Reviewed by: Janet Shefchik, HR Manager
 Prepared by: Cora Bauer, HR Coordinator

Fiscal/FTE Impact:

☒	None
☐	Amount included in current budget
☐	Budget amendment requested
☐	FTE included in current complement
☐	New FTE requested – N/A
☐	Other

PURPOSE/ACTION REQUESTED

Staff requests that Council confirm and approve the personnel actions listed below.

Full-Time Employment:

Tommy Hanson, Street Maintenance Worker (Transfer)

Temp/Seasonal Employment:

Andrew Perrin, Lifeguard

**LEVANDER,
GILLEN &
MILLER, P.A.**

ATTORNEYS AT LAW

TIMOTHY J. KUNTZ
DANIEL J. BEESON
ANGELA M. LUTZ AMANN
KORINE L. LAND
DONALD L. HOEF
BRIDGET McCaULEY NASON
PETER G. MIKHAIL
SCOTT M. LUCAS
TONA T. DOVE
AARON S. PRICE
DAVID L. SIENKO
CASSANDRA C. WOLFGAM
CASSANDRA J. BAUSTISTA
AMANDA J. JOHNSON

MEMO

TO: Inver Grove Heights Mayor and Councilmembers
FROM: Timothy J. Kuntz, City Attorney
DATE: July 23, 2020
RE: Assignment and Assumption of Development Contract for Plat of Scenic Hills First Addition – July 27, 2020 Council Meeting

Section 1. Background. Scenic Hills First Addition was platted in May 2019. The plat consists of a senior housing complex on Lot 1, Block 1, Scenic Hills First Addition and 68 single family lots on the remainder of the plat. Hampton Senior Care of Invergrove Heights LLC, a Minnesota limited liability company is the developer of the senior housing complex and NJA Holdings of Inver Grove Heights, LLC, a Minnesota limited liability company is the developer of the single family lots.

NJA Holdings of Inver Grove Heights, LLC desires to sell all of its development rights in the single family lots to an entity identified as Alliant Ventures VII, LLC, a Minnesota limited liability company. In the transaction, Alliant Ventures VII, LLC would assume all the responsibilities and obligations of NJA Holdings of Inver Grove Heights, LLC with respect to the 68 single family lots. The Development Contract for Scenic Hills First Addition divides the property into four phases. Phase 1 Improvements relate to the senior housing complex. Phase 2, 3 and 4 Improvements relate to the single family lots. Hampton Senior Care of Invergrove Heights, LLC would still be responsible for the Phase 1 Improvements. Alliant Ventures VII, LLC would become responsible for the Phase 2, 3 and 4 Improvements.

Under the Development Contract for Scenic Hills First Addition, the assignment from NJA Holdings of Inver Grove Heights, LLC to Alliant Ventures VII, LLC requires City approval.

Alliant Ventures VII, LLC is a Minnesota limited liability company. It has provided a Certificate of Good Standing, a copy of its organizational certificate, a copy of its Articles of Organization and a copy of its Operating Agreement.

Alliant Ventures VII, LLC represents that its sole equity owner is Tom Sloan. Tom Sloan is the same person who owns Alliant Ventures III, LLC, which is developing the former Jean Ades property under a plat identified as Pine Bend Estates.

To facilitate the development of the single family lots in the plat Scenic Hills First Addition, the Council needs to approve the Assignment and Assumption of Development Contract as identified in the attached Resolution Approving an Assignment and Assumption of Development Contract Relating to Plat of Scenic Hills First Addition.

Section 2. Requested Council Action. This matter is on the Council consent agenda for the July 27, 2020 Council meeting. Attached for Council consideration is the following:

1. Resolution Approving Assignment and Assumption of Development Contract relating to Plat of Scenic Hills First Addition; together with
2. Assignment and Assumption of Development Contract (which is attached as Exhibit A to the resolution).

Attachments

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 2020-145

**RESOLUTION APPROVING AN
ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT CONTRACT
RELATING TO THE PLAT OF SCENIC HILLS FIRST ADDITION,
DAKOTA COUNTY, MINNESOTA**

WHEREAS, NJA Holdings of Inver Grove Heights, LLC, a Minnesota limited liability was the fee owner of the property platted as Scenic Hills First Addition (the “Plat”).

WHEREAS, the City entered into a Development Contract for the Plat of Scenic Hills First Addition dated May 13, 2019 and recorded on June 6, 2019 as Dakota County Document No. 3308230 by and among the City, NJA Holdings of Inver Grove Heights, LLC, a Minnesota limited liability company and Hampton Senior Care of Invergrove Heights LLC, a Minnesota limited liability company as amended by that certain Termination of TIF Development Contract and Related Documents dated May 28, 2020 by and between the City and Phase 1 Developer recorded on June 28, 2020 as Dakota County Document No. 3380440 (collectively the “Development Contract”).

WHEREAS, under the Development Contract the “Owner” is defined as NJA Holdings of Inver Grove Heights, LLC. Under the Development Contract the “Developer” is defined as NJA Holdings of Inver Grove Heights, LLC, except with respect to the defined “Phase 1 Improvements” on Lot 1, Block 1, Scenic Hills First Addition and Outlot A and Outlot B, Scenic Hills First Addition, the Developer is defined as Hampton Senior Care of Invergrove Heights LLC.

WHEREAS, after platting NJA Holdings of Inver Grove Heights, LLC conveyed Lot 1, Block 1, Scenic Hills First Addition to Hampton Senior Care of Invergrove Heights LLC, a Minnesota limited liability company by way of a Warranty Deed recorded on June 6, 2019 as Dakota County Document No. 3308236.

WHEREAS, at this time NJA Holdings of Inver Grove Heights, LLC is selling all of the property it owns within the plat of Scenic Hills First Addition except Lot 1, Block 1, Scenic Hills First Addition, which is owned by Hampton Senior Care of Invergrove Heights LLC and except for Outlots A, B, C, E and I, Scenic Hills First Addition, which are owned by the City of Inver Grove Heights.

WHEREAS, as part of the property conveyance, NJA Holdings of Inver Grove Heights, LLC desires to assign all of its rights, obligations and responsibilities contained in the Development Contract with respect to all of the lots in the Plat except Lot 1, Block 1, Scenic Hills First Addition, to Alliant Ventures VII, LLC, a Minnesota limited liability company pursuant to that certain document titled Assignment and Assumption of Development Contract (“Assignment”) attached

hereto as Exhibit A and Alliant Ventures VII, LLC desires to assume all of the rights, obligations and responsibilities of NJA Holdings of Inver Grove Heights, LLC contained in the Development Contract with respect to all of the lots in the Plat except Lot 1, Block 1, Scenic Hills First Addition.

WHEREAS, paragraph 18.7 of the Development Contract provides that the Developer may not assign the Development Contract without the written permission of the Council. The Development Contract further provides that the Developer's obligations under the Development Contract shall continue in full force and effect, even if the Developer sells one or more lots, the entire Plat, or any part of it.

WHEREAS, pursuant to the terms of the Development Contract, NJA Holdings of Inver Grove Heights, LLC is requesting that the City consent to the Assignment to Alliant Ventures VII, LLC.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS DOES HEREBY RESOLVE AS FOLLOWS:

1. The City hereby consents to the assignment of the Development Contract from NJA Holdings of Inver Grove, LLC to Alliant Ventures VII, LLC with respect to the Phase 2 Improvements and Phase 2 Lots, Phase 3 Improvements and Phase 3 Lots and Phase 4 Improvements and Phase 4 Lots.
2. The Council hereby approves the attached Assignment.
3. The Council hereby authorizes the Mayor and City Clerk to execute the attached Assignment.
4. The City shall cause the attached Assignment to be recorded with the Dakota County Recorder.

Passed this 27th day of July, 2020.

George Tourville, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

EXHIBIT A
ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT CONTRACT

ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT CONTRACT

This Assignment and Assumption of Development Contract (“Assignment”) is made and entered into as of July 27, 2020 (the “Effective Date”), by and between NJA Holdings of Inver Grove Heights, LLC, a Minnesota limited liability company (“Assignor”), Hampton Senior Care of Invergrove Heights LLC, a Minnesota limited liability company (“Phase 1 Developer”), Alliant Ventures VII, LLC, a Minnesota limited liability company (“Assignee”), and the City of Inver Grove Heights, a Minnesota municipal corporation (“City”).

WHEREAS, Phase 1 Developer is the owner of real property located in the City of Inver Grove Heights, Minnesota, as legally described on the attached Exhibit A (the “Phase 1 Property”);

WHEREAS, Assignor is the owner of real property located in the City of Inver Grove Heights, Minnesota, as legally described on the attached Exhibit B (the “Phase 2 - 3 - 4 Property”);

WHEREAS, the City is the owner of real property located in the City of Inver Grove Heights, Minnesota, as legally described on the attached Exhibit C (the “City Property”).

WHEREAS, Assignor is the developer under that certain Development Contract for the Plat of Scenic Hills First Addition dated May 13, 2019 by and among the City, Assignor and Phase I Developer recorded on June 6, 2019 as Dakota County Document No. 3308230, as amended by that certain Termination of TIF Development Contract and Related Documents dated May 28, 2020 by and between the City and Phase I Developer recorded on June 28, 2020 as Dakota County Document No. 3380440 and attached hereto as Exhibit D (collectively referred to as the “Development Contract”);

WHEREAS, Phase 1 Developer is the Developer under the Development Contract for Phase 1 Improvements (as further defined in the Development Contract);

WHEREAS, Assignor is the Developer under the Development Contract for Phase 2 Improvements, Phase 3 Improvements, and Phase 4 Improvements (as further defined in the Development Contract);

WHEREAS, Assignor desires to assign its interest in the Development Contract to the Assignee for Phase 2 Improvements, Phase 3 Improvements, and Phase 4 Improvements, and Assignee desires to assume Assignor's interest in the Development Contract, subject to the terms set forth in this Assignment; and

NOW THEREFORE, in return for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

1. Capitalized Terms. Capitalized terms used in this Assignment that are not otherwise defined herein shall have the meanings assigned to such terms in the Development Contract.

2. Assignment and Assumption. As of the Effective Date, Assignor hereby transfers, assigns, and conveys to Assignee all of its right, title, and interest in and to the Development Contract with respect to the Phase 2 Improvements, Phase 3 Improvements, Phase 4 Improvements and Phase 2 - 3 - 4 Property, provided, however, the Assignment shall not release or relieve Assignor of any of its obligations, duties, covenants, conditions, or liabilities under the Development Contract to the extent arising or accruing prior to the Effective Date. Assignee hereby accepts this assignment and agrees to assume as direct contractual obligations between Assignee and the City all of Developer's obligations under the Development Contract, except for the Developer's obligations for Phase 1 Improvements, and to be bound to the City by all of the terms and conditions set forth in the Development Contract regarding the Phase 2 Improvements, Phase 3 Improvements, Phase 4 Improvements and the Phase 2 - 3 - 4 Property. The City hereby consents to the assignment to Assignor and assumption by Assignor as described herein.

3. Assignor's Representations and Warranties. Assignor hereby represents and warrants to Assignee as of the Effective Date the following:

a. Assignor is the sole Developer for Phase 2 Improvements, Phase 3 Improvements, and Phase 4 Improvements and the Phase 2 - 3 - 4 Property under the Development Contract, and has not previously transferred or assigned any interest in the same.

b. The Development Contract is not modified and is in full force and effect.

c. Assignor has full right, power, and authority to enter into this Assignment.

d. To Assignor's knowledge, no default on the part of Assignor or Phase 1 Developer, and no breach or failure of condition that, with notice or lapse of time or both, would constitute a default on the part of Assignor or Phase 1 Developer, exists under the Development Contract.

4. Indemnification of Assignee. Assignor shall indemnify and hold Assignee harmless from any and all liabilities, claims, obligations, losses and expenses, including reasonable attorneys' fees arising in connection with the Development Contract which are actually incurred, and which arise by virtue of acts or omissions occurring thereunder, or as a result of Assignor's failure to fulfill the Developer's duties and obligations accruing under the Development Contract, prior to the Effective Date regarding the Phase 2 Improvements, Phase 3 Improvements, Phase 4 Improvements and the Phase 2 - 3 - 4 Property.

5. Indemnification of Assignor. Assignee shall indemnify and hold Assignor harmless from any and all liabilities, claims, obligations, losses and expenses, including reasonable attorneys' fees arising in connection with the Development Contract which are actually incurred, and which arise by virtue of acts or omissions occurring thereunder, or as a result of Assignee's failure to fulfill the Developer's duties and obligations accruing under the Development Contract, on or after the Effective Date regarding the Phase 2 Improvements, Phase 3 Improvements, Phase 4 Improvements and the Phase 2 - 3 - 4 Property.

6. Indemnification between Phase 1 Developer and Assignee.

- a. Phase 1 Developer shall indemnify and hold Assignee harmless from any and all liabilities, claims, obligations, losses and expenses, including reasonable attorneys' fees in connection with the Phase 1 Improvements and Phase 1 Property under the Development Contract which arise due to Phase 1 Developer's acts or omissions or as a result of Phase 1 Developer's failure to fulfill the developer's duties and obligations regarding the Phase 1 Improvements and Phase 1 Property.
- b. Assignee shall indemnify and hold Phase 1 Developer harmless from any and all liabilities, claims, obligations, losses and expenses, including reasonable attorneys' fees in connection with the Phase 2 Improvements, Phase 3 Improvements, Phase 4 Improvements and Phase 2 - 3 - 4 Property under the Development Contract which arise on and after the Effective Date due to Assignee's acts or omissions or as a result of Assignee's failure to fulfill the developer's duties and obligations regarding the Phase 2 Improvements, Phase 3 Improvements and Phase 4 Improvements and Phase 2 - 3 - 4 Property.

7. Further Acts. Assignor, Assignee and Phase 1 Developer agree to do such further acts and execute, deliver, file, and record such further documents and instrument as may be reasonably necessary to effectuate, evidence, and record the assignment and assumption in this Assignment.

8. Severability. Should any portion of this Assignment be held by a court of law or any arbitration proceeding to be invalid, unenforceable, or void, such holding will not have the effect of invalidating the remainder of this Assignment, and the parties agree that the portion held to be invalid, unenforceable, or void, will be deemed amended, reduced in scope, or otherwise stricken only to the extent required for purposes of validity and enforcement in the jurisdiction of such holding.

9. Counterparts. This Assignment may be executed in counterparts, each of which shall be deemed an original, and all of which shall taken together be deemed one document.

[Signature pages follow]

IN WITNESS WHEREOF, the parties have signed this Assignment to be effective as of the Effective Date.

ASSIGNOR:

NJA Holdings of Inver Grove Heights, LLC

By: _____

Joel T. Larson

Its: President and Chief Executive Officer

STATE OF MINNESOTA)

)ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me as of July _____, 2020, by Joel T. Larson, President and Chief Executive Officer of NJA Holdings of Inver Grove Heights, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

Notary Public

PHASE I DEVELOPER:

**Hampton Senior Care of Invergrove Heights
LLC**

By: _____

Joel T. Larson

Its: President and Chief Executive Officer

STATE OF MINNESOTA)

)ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me as of July _____, 2020, by Joel T. Larson, President and Chief Executive Officer of Hampton Senior Care of Invergrove Heights LLC, a Minnesota limited liability company, on behalf of the limited liability company.

Notary Public

ASSIGNEE:

Alliant Ventures VII, LLC

By: _____
Daryl Gemar
Its: President

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me as of July _____, 2020, by Daryl Gemar, President of Alliant Ventures VII, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

Notary Public

CITY OF INVER GROVE HEIGHTS

By: _____
George Tourville
Its: Mayor

ATTEST:

Rebecca Kiernan, City Clerk

(CITY SEAL)

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

On this 27th day of July, 2020, before me a Notary Public within and for said County, personally appeared George Tourville and Rebecca Kiernan to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and City Clerk of the City of Inver Grove Heights, the municipality named in the foregoing instrument, and that the seal affixed to said instrument was signed and sealed on behalf of said municipality by authority of its City Council and said City Clerk acknowledged said instrument to be the free act and deed of said municipality.

Notary Public

Document drafted by:
Blake R. Nelson
Hellmuth & Johnson, PLLC
8050 West 78th Street
Edina, MN 55439

EXHIBIT A

Phase 1 Property

Real property situated in the City of Inver Grove Heights, County of Dakota, State of Minnesota, legally described as:

Lot 1, Block 1, Scenic Hills First Addition, Dakota County, Minnesota.

EXHIBIT B

Phase 2 – 3 - 4 Property

Real property situated in the City of Inver Grove Heights, County of Dakota, State of Minnesota, legally described as:

Lots 1 through 6, Block 2, Scenic Hills First Addition, Dakota County, Minnesota.

Lots 1 through 13, Block 3, Scenic Hills First Addition, Dakota County, Minnesota.

Lots 1 through 6, Block 4, Scenic Hills First Addition, Dakota County, Minnesota.

Lots 1 through 9, Block 5, Scenic Hills First Addition, Dakota County, Minnesota.

Lots 1 through 10, Block 6, Scenic Hills First Addition, Dakota County, Minnesota.

Lots 1 through 4, Block 7, Scenic Hills First Addition, Dakota County, Minnesota.

Lots 1 through 19, Block 8, Scenic Hills First Addition, Dakota County, Minnesota.

Outlots D, F, G, and H, Scenic Hills First Addition, Dakota County, Minnesota.

EXHIBIT C

City Property

Real property situated in the City of Inver Grove Heights, County of Dakota, State of Minnesota, legally described as:

Outlots A, B, C, E and I, Scenic Hills First Addition, Dakota County, Minnesota

EXHIBIT D

Development Contract

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider Pay Voucher No. 8 for City Project No. 2018-08 Fire Station No. 2 Sewer and Water Improvements and Conduit for City Project No. 2018-11 Fire Station No. 2 Fiber Optic Improvements

Meeting Date: July 27, 2020

Item Type: Consent

Contact: Thomas J. Kaldunski, 651.450.2572 *TSK*

Prepared by: Steve W. Dodge, Asst. City Engineer

Reviewed by: Scott D. Thureen, Public Works Director

Fiscal/FTE Impact:

☐	None
☐	Amount included in current budget
☐	Budget amendment requested
☐	FTE included in current complement
☐	New FTE requested – N/A
☒	Other: Fire Station No. 2 Project Funds

PURPOSE/ACTION REQUESTED

Consider Pay Voucher No. 8 for City Project No. 2018-08 Fire Station No. 2 Sewer and Water Improvements and Conduit for City Project No. 2018-11 Fire Station No. 2 Fiber Optic Improvements.

SUMMARY

City Project No. 2018-08 – Fire Station No. 2 Sewer and Water Improvements and City Project No. 2018-11 – Conduit for Fire Station No. 2 Fiber Optic Improvements are currently under construction. The projects purpose is to extend sanitary sewer, watermain and conduit for fiber optic that will begin at Broderick Blvd, 800 feet north of Concord Blvd, and be extended southwest 800 feet to the expanded MUSA, west of T.H. 52/55, which also includes further extension within the City's recently purchased property to the proposed Fire Station No. 2 building and the adjacent parcel to the south.

I recommend approval of Pay Voucher No. 8, in the amount of \$29,128.03 (\$28,425.07 for work on City Project No. 2018-08 – Fire Station No. 2 Sewer and Water Improvements, \$702.96 for work on City Project No. 2018-11 – Conduit for Fire Station No. 2 Fiber Optic Improvements) for work through June 30, 2020.

SWD/mw

Attachments: Pay Voucher No. 8
Bid Abstract

**CITY OF INVER GROVE HEIGHTS
CONSTRUCTION PAY VOUCHER**

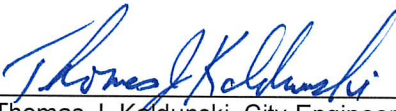
ESTIMATE NO: 8 (Eight)
DATE: July 27, 2020
PERIOD ENDING: June 30, 2020
PROJECT NO: 2018-08 – Fire Station No. 2 Sewer and Water Improvements, 2018-11 – Conduit for Fire Station No. 2 Fiber Optic Improvements

TO: EJM Pipe Services, Inc.
14461 Lake Drive
Columbus, MN 55025

Original Contract Amount.....	\$683,979.95
Total Addition (Change Orders Nos. 1, 2,3 and 6).....	\$392,505.59
Total Deduction (Change Order No. 4).....	(\$196,150.00)
Total Contract Amount	\$880,335.54
Total Value of Work to Date	\$845,059.34
Less Retained (2%).....	\$16,901.19
Less Previous Payment	\$799,030.12
Total Approved for Payment this Voucher	\$29,128.03
Total Payments including this Voucher	\$828,158.15

Approvals:

Pursuant to our field observation, I hereby recommend payment for the above stated amount of work performed through June 30, 2020.

Signed by:	 Thomas J. Kaldunski, City Engineer	<u>July 27, 2020</u>
Signed by:	_____ EJM Pipe Services, Inc.	_____ Date
Signed by:	_____ George Tourville, Mayor	<u>July 27, 2020</u>

**BID ABSTRACT
FOR
CITY OF INVER GROVE HEIGHTS
2018 CAPITAL IMPROVEMENT PROGRAM
CITY PROJECT NO. 2018-08 FIRE STATION NO. 2 SEWER AND WATER IMPROVEMENTS
CITY PROJECT NO. 2018-11 CONDUIT FOR FIRE STATION NO. 2 FIBER OPTIC IMPROVEMENTS**

Schedule A : STREETS					E J M PIPE SERVICES			PAY ESTIMATE #8 7/27/2020	
Item No.	MndOT No.	Item Description	Unit	Quantity	Unit Price	Amount	Quantity to Date	Total Cost to Date	
1	2021.501	MOBILIZATION	LUMP SUM	1	\$ 18,500.00	\$ 18,500.00	1	\$ 18,500.00	
2	2101.505	CLEARING	ACRE	0.34	\$ 5,000.00	\$ 1,700.00	0.34	\$ 1,700.00	
3	2101.505	GRUBBING	ACRE	0.34	\$ 5,000.00	\$ 1,700.00	0.34	\$ 1,700.00	
4	2101.524	CLEARING	TREE	37	\$ 150.00	\$ 5,550.00	37	\$ 5,550.00	
5	2101.524	GRUBBING	TREE	37	\$ 150.00	\$ 5,550.00	37	\$ 5,550.00	
6	2104.503	SAVING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	839	\$ 3.00	\$ 2,517.00	670	\$ 2,010.00	
7	2104.503	REMOVE CURB AND GUTTER	LIN FT	90	\$ 8.00	\$ 720.00	118	\$ 944.00	
8	2104.503	SALVAGE PIPE SEWER	LIN FT	45	\$ 12.00	\$ 540.00	45	\$ 540.00	
9	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	1883	\$ 3.00	\$ 5,649.00	1883	\$ 5,649.00	
10	2104.521	SALVAGE FENCE	LIN FT	90	\$ 10.00	\$ 900.00	90	\$ 900.00	
11	2105.522	SELECT GRANULAR BORROW (CV)	CU YD	625	\$ 14.00	\$ 8,750.00	625	\$ 8,750.00	
12	2105.602	OBSTRUCTION REMOVAL	EACH	5	\$ 3,000.00	\$ 15,000.00	5	\$ 15,000.00	
13	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	5	\$ 150.00	\$ 750.00	5	\$ 750.00	
14	2130.601	WATER USAGE ALLOWANCE	LUMP SUM	1	\$ 5,000.00	\$ 5,000.00	0.5	\$ 2,500.00	
15	2211.501	AGGREGATE BASE CLASS 5	TON	881	\$ 16.00	\$ 14,096.00	363	\$ 5,808.00	
16	2360.501	TYPE WEARING COURSE MIXTURE (3.B)	TON	208	\$ 71.50	\$ 14,872.00	208	\$ 14,872.00	
17	2360.501	TYPE NON-WEAR COURSE MIXTURE (3.B)	TON	213	\$ 71.50	\$ 15,229.50	275	\$ 19,662.50	
18	2476.601	WASTE COLLECTION AND DISPOSAL ALLOWANCE	LUMP SUM	1	\$ 5,000.00	\$ 5,000.00	0.5	\$ 2,500.00	
19	2501.571	INSTALL PIPE SEWER	LIN FT	45	\$ 20.00	\$ 900.00	45	\$ 900.00	
20	2531.503	CONCRETE CURB AND GUTTER DESIGN B612	LIN FT	90	\$ 45.00	\$ 4,050.00	118	\$ 5,310.00	
21	2533.503	PORTABLE PRECAST CONCRETE BARRIER DESIGN 8337	LIN FT	1360	\$ 16.00	\$ 21,760.00		\$ -	
22	2557.603	INSTALL FENCE	LIN FT	90	\$ 25.00	\$ 2,250.00		\$ -	
23	2557.603	CONSTRUCTION FENCE	LIN FT	720	\$ 2.50	\$ 1,800.00		\$ -	
24	2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$ 8,450.00	\$ 8,450.00	90	\$ 2,250.00	
25	2571.524	DECIDUOUS TREE 2.5" CAL B&B	TREE	2	\$ 750.00	\$ 1,500.00		\$ -	
26	2573.501	EROSION CONTROL SUPERVISOR	LUMP SUM	1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,000.00	
27	2573.502	SILT FENCE, TYPE MS	LIN FT	1851	\$ 2.00	\$ 3,702.00	1131	\$ 2,262.00	
28	2573.53	INLET PROTECTION	EACH	9	\$ 200.00	\$ 1,800.00	3	\$ 600.00	
29	2573.533	BIOROLL	LIN FT	304	\$ 3.25	\$ 988.00	280	\$ 910.00	
30	2573.901	STORM WATER MANAGEMENT ALLOWANCE	LUMP SUM	1	\$ 10,000.00	\$ 10,000.00		\$ -	
31	2574.508	FERTILIZER TYPE 3	POUND	43	\$ 1.00	\$ 43.00		\$ -	
32	2575.504	SODDING TYPE SALT TOLERANT	SQ YD	202	\$ 16.00	\$ 3,232.00		\$ -	
33	2575.504	EROSION CONTROL BLANKETS CATEGORY 3	SQ YD	3485	\$ 1.50	\$ 5,227.50	685	\$ 1,027.50	
34	2575.505	SEEDING	ACRE	0.72	\$ 5,200.00	\$ 3,744.00		\$ -	
35	2575.508	SEED MIXTURE 25-131	POUND	39	\$ 3.25	\$ 126.75		\$ -	
36	2575.508	SEED MIXTURE 35-241	POUND	20	\$ 15.50	\$ 310.00		\$ -	
37	2575.571	RAPID STABILIZATION METHOD 3	ACRE	0.548	\$ 2,400.00	\$ 1,315.20		\$ -	
38	2582.502	4" SOLID LINE WHITE (PAINT)	LIN FT	1180	\$ 2.00	\$ 2,360.00	1180	\$ 2,360.00	

BID DATE: JUNE 15, 2018 - 9:00 a.m.					E J M PIPE SERVICES		PAY ESTIMATE #8 7/27/2020				
39	2231.507	BITUMINOUS PATCHING MIXTURE	CU YD	10	\$	290.00	\$	2,900.00	\$	-	
SCHEDULE A SUBTOTAL:							\$	199,481.95	\$	135,092.50	
Schedule B : SANITARY											
Item No.	MnDOT No.	Item Description	Unit	Quantity	Unit Price		Amount	Quantity to Date	Total Cost to Date		
40	2021.501	MOBILIZATION	LUMP SUM	1	\$	12,500.00	\$	12,500.00	1	\$	12,500.00
41	2451.609	GRANULAR FOUNDATION	TON	70	\$	27.00	\$	1,890.00	70	\$	1,890.00
42	2451.609	GRANULAR BACKFILL	CU YD	90	\$	14.00	\$	1,260.00	90	\$	1,260.00
43	2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	1	\$	3,000.00	\$	3,000.00	1	\$	3,000.00
44	2503.602	BORING PIT (SANITARY)	EACH	1	\$	10,000.00	\$	10,000.00	1	\$	10,000.00
45	2503.603	8" DIP CL 52 (CERAMIC LINED)	LIN FT	27	\$	50.00	\$	1,350.00	26	\$	1,300.00
46	2503.603	8" PVC SEWER, SDR 26 (10'-15" DEEP)	LIN FT	629	\$	28.00	\$	17,612.00	629	\$	17,612.00
47	2503.603	8" PVC SEWER, SDR 26 (15'-20" DEEP)	LIN FT	351	\$	28.00	\$	9,828.00	351	\$	9,828.00
48	2503.603	8" PVC SEWER, SDR 26 (20'-25" DEEP)	LIN FT	161	\$	28.00	\$	4,508.00	162	\$	4,536.00
49	2503.603	30" STEEL CASING PIPE (JACKED)	LIN FT	210	\$	475.00	\$	99,750.00	123	\$	58,425.00
50	2503.603	8" PVC SDR 26 PIPE SEWER (THROUGH CASING)	LIN FT	210	\$	55.00	\$	11,550.00	-	\$	-
51	2506.502	48" DIA. SANITARY MANHOLE	LIN FT	108	\$	208.00	\$	22,464.00	108	\$	22,464.00
52	2506.516	CASTING ASSEMBLY (SANITARY)	EACH	7	\$	650.00	\$	4,550.00	5	\$	3,250.00
53	2506.603	CONSTRUCT 8" OUTSIDE DROP	LIN FT	12	\$	390.00	\$	4,680.00	12	\$	4,680.00
54	2550.602	MARKING POST	EACH	10	\$	145.00	\$	1,450.00	7	\$	1,015.00
55	2506.602	EXTERNAL CHIMNEY SEAL	EACH	7	\$	200.00	\$	1,400.00	8	\$	1,600.00
SCHEDULE B SUBTOTAL:						\$	207,792.00		\$	153,360.00	
Schedule C : WATERMAIN											
Item No.	MnDOT No.	Item Description	Unit	Quantity	Unit Price		Amount	Quantity to Date	Total Cost to Date		
56	2021.501	MOBILIZATION	LUMP SUM	1	\$	12,500.00	\$	12,500.00	1	\$	12,500.00
57	2451.609	GRANULAR FOUNDATION	TON	70	\$	27.00	\$	1,890.00	70	\$	1,890.00
58	2451.609	GRANULAR BACKFILL	CU YD	90	\$	14.00	\$	1,260.00	90	\$	1,260.00
59	2503.602	BORING PIT (WATERMAIN)	EACH	1	\$	7,500.00	\$	7,500.00	1	\$	7,500.00
60	2503.608	DUCTILE IRON FITTINGS	POUND	4480	\$	4.75	\$	21,280.00	2895	\$	13,751.25
61	2504.502	48" AIR RELIEF MANHOLE	LIN FT	8	\$	675.00	\$	5,400.00		\$	-
62	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	1	\$	2,150.00	\$	2,150.00	1	\$	2,150.00
63	2504.602	HYDRANT	EACH	3	\$	3,750.00	\$	11,250.00	3	\$	11,250.00
64	2504.602	1.5" CORPORATION STOP	EACH	1	\$	800.00	\$	800.00		\$	-
65	2504.602	6" GATE VALVE & BOX	EACH	3	\$	1,150.00	\$	3,450.00	3	\$	3,450.00
66	2504.602	10" GATE VALVE & BOX	EACH	1	\$	2,100.00	\$	2,100.00	1	\$	2,100.00
67	2504.602	12" GATE VALVE & BOX	EACH	2	\$	2,600.00	\$	5,200.00	2	\$	5,200.00
68	2504.603	6" WATERMAIN DUCTILE IRON CL 52	LIN FT	30	\$	58.00	\$	1,740.00	39	\$	2,262.00
69	2504.603	8" WATERMAIN DUCTILE IRON CL 52	LIN FT	96	\$	50.00	\$	4,800.00	96	\$	4,800.00
70	2504.603	10" WATERMAIN DUCTILE IRON CL 52	LIN FT	508	\$	43.00	\$	21,844.00	508	\$	21,844.00
71	2504.603	12" WATERMAIN DUCTILE IRON CL 52	LIN FT	830	\$	50.00	\$	41,500.00	809	\$	40,450.00
72	2504.603	12" DIP WATERMAIN (THROUGH CASING)	LIN FT	200	\$	59.00	\$	11,800.00	240	\$	14,160.00
73	2504.603	30" STEEL CASING PIPE (JACKED)	LIN FT	200	\$	475.00	\$	95,000.00		\$	-
74	2506.516	CASTING ASSEMBLY (WATER)	EACH	1	\$	650.00	\$	650.00		\$	-
SCHEDULE C SUBTOTAL:						\$	252,114.00		\$	144,567.25	

PAY ESTIMATE #8 7/27/2020

CP 2018-08, 2018-11
CITY OF INVER GROVE HEIGHTS
FIRE STATION NO. 2 SEWER AND
FIRE STATION NO. 2 FIBER OPTIC

SCHEDULE	DESCRIPTION	TOTAL ESTIMATED COST	TOTAL CONTRACT COST TO-DATE
A	CP 2018-08 STREETS	\$ 199,481.95	\$ 135,092.50
B	CP 2018-08 SANITARY	\$ 207,792.00	\$ 153,360.00
C	CP 2018-08 WATERMAIN	\$ 252,114.00	\$ 144,567.25
D	CP 2018-11 CONDUIT FOR FIBER OPTIC	\$ 24,592.00	\$ 23,432.00
TOTAL BASE COST		\$ 683,979.95	\$ 456,451.75
CP 2018-08 CHANGE ORDER #1 (SCHEDULE A-C)		\$ 2,564.00	\$ 2,564.00
CP 2018-11 CHANGE ORDER #1(SCHEDULE D)		\$ 1,334.00	\$ 1,334.00
CP 2018-08 CHANGE ORDER #3 (SCHEDULE A-C)		\$ 345,836.39	\$ 345,836.39
CP 2018-08 CHANGE ORDER #4 (SCHEDULE A-C) DEDUCTION		\$ (196,150.00)	
CP 2018-08 CHANGE ORDER #6 (SCHEDULE A-C)		\$ 42,781.20	\$ 42,781.20
TOTAL CONTRACT AMOUNT		\$ 880,335.54	
CONTRACT WORK COMPLETED TO DATE			\$ 845,059.34
RETAINAGE 2%			\$ 16,901.19
PREVIOUS PAYMENTS			\$ 799,030.12
AMOUNT DUE THIS PARTIAL PAYMENT #8			\$ 29,128.03

BID DATE: JUNE 15, 2018 - 9:00 a.m.	E J M PIPE SERVICES	PAY ESTIMATE #8 7/27/2020
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CURRENT CONSTRUCTION COST BREAKDOWN TO DATE									
DATE OF COUNCIL ACTION 7/27/2020									
CITY PROJECT NO.	ORIGINAL CONTRACT AMOUNT	TOTAL CHANGE ORDERS	CONTRACT WORK COMPLETED TO DATE	RETAINAGE	CURRENT PAYMENT	PAID TO DATE	CURRENT CONTRACT AMOUNT		
2018-08	\$ 659,387.95	\$ 195,021.59	\$ 821,627.34	\$ 16,432.55	\$ 28,425.07	\$ 805,194.79	\$ 854,409.54		
2018-11	\$ 24,592.00	\$ 1,334.00	\$ 23,432.00	\$ 468.64	\$ 702.96	\$ 22,963.36	\$ 25,926.00		
Total	\$ 683,979.95	\$ 196,355.59	\$ 845,059.34	\$ 16,901.19	\$ 29,128.03	\$ 828,158.15	\$ 880,335.54		

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider Pay Voucher No. 1 for City Project No. 2019-09D – 64th Street Area Improvements

Meeting Date: July 27, 2020
 Item Type: Regular
 Contact: Thomas J. Kaldunski, 651-315-6336
 Prepared by: Steve W. Dodge, Asst. City Engineer
 Reviewed by: Scott D. Thureen, Public Works Director

Fiscal/FTE Impact:

☐	None
☐	Amount included in current budget
☐	Budget amendment requested
☐	FTE included in current complement
☐	New FTE requested – N/A
☒	Other: Pavement Management Fund, Franchise Fee Funds, Storm Water Utility Fund, Sewer Fund, Water Fund, Special Assessments, DCSWCD Grant

PURPOSE/ACTION REQUESTED

Consider Pay Voucher No. 1 for City Project No. 2019-09D – 64th Street Area Improvements.

SUMMARY

City Project No. 2019-09D was ordered on November 25, 2019, as part of the City's 2020 Pavement Management Program. The contract was awarded to Valley Paving, Inc. on May 11, 2020 with a contract award amount of \$989,601.87.

I recommend approval of Pay Voucher No. 1, in the amount of \$169,637.51 for work on City Project No. 2019-09D-64th Street Area Improvements.

SWD/mw

Attachments: Pay Voucher No. 1
 Bid Abstract

**2020 PAVEMENT MANAGEMENT PROGRAM
CITY PROJECT NO. 2019-09D – 64TH STREET AREA IMPROVEMENTS**

ABSTRACT OF BIDS

64TH STREET AREA IMPROVEMENTS

CITY PROJECT NO.: 2019-09D

BMI PROJECT NO. T18.119578

BID DATE: FEBRUARY 13, 2020 AT 11:00 AM

ITEM NO.	SPEC NO.	ITEM	APPROX. NOTES	QUANT.	UNIT	QUANTITY TO DATE	UNIT PRICE	AMOUNT	TOTAL CONTRACT COST TO DATE	
PART 1: STREETS										
1	2021.501	MOBILIZATION		1	LS	0.5	\$38,500.00	\$38,500.00	\$19,250.00	
2	2101.524	CLEARING		3	TREE	3	\$260.00	\$780.00	\$780.00	
3	2101.524	GRUBBING		3	TREE	3	\$52.00	\$156.00	\$156.00	
4	2104.502	SALVAGE SIGN TYPE C		6	EACH		\$52.00	\$312.00		
5	2104.502	SALVAGE LIGHTING UNIT		3	EA		\$572.00	\$1,716.00		
6	2104.503	REMOVE CURB & GUTTER (SPOT REPAIR)		1200	LF		\$8.50	\$10,200.00		
7	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT		48	SY		\$19.00	\$912.00		
8	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT		215	SY		\$7.50	\$1,612.50		
9	2105.507	SPOT SUBGRADE EXCAVATION (CORRECTION)	(EV)	642	CY		\$32.00	\$20,544.00		
10	2105.604	FINISH GRADING (P)	(P)	9624	SY		\$0.92	\$8,854.08		
11	2105.607	COMMON EXCAVATION (P)	(P)	79	CY		\$50.00	\$3,950.00		
12	2105.607	HAUL EXCESS RECLAIM MATERIAL OFF SITE	(EV)	678	CY		\$21.50	\$14,577.00		
13	2123.610	STREET SWEEPER (WITH PICKUP BROOM)		30	HR		\$170.00	\$5,100.00		
14	2130.501	WATER		324	MGAL		\$20.00	\$6,480.00		
15	2211.509	AGGREGATE BASE (EXCESS RECLAIM)	(CV)	30	CY		\$26.00	\$780.00		
16	2211.607	SUBGRADE CORRECTION W/ EXCESS RECLAIM	(CV)	642	CY		\$13.75	\$8,827.50		
17	2215.504	FULL DEPTH RECLAMATION (P)	(P)	9624	SY		\$1.15	\$11,067.60		
18	2232.604	EDGE MILL BITUMINOUS SURFACE		67	SY		\$10.00	\$670.00		
19	2331.603	JOINT ADHESIVE (MASTIC)		4800	LF		\$0.57	\$2,736.00		
20	2357.506	BITUMINOUS MATERIAL FOR TACK COAT		674	GAL		\$2.50	\$1,685.00		
21	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)		1339	TON		\$80.88	\$108,298.32		
22	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)		2009	TON		\$72.64	\$145,933.76		
23	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,E), DRIVEWAY		45	TON		\$140.00	\$6,300.00		
24	2501.602	EXCAVATION SPECIAL (POTHOLE EXISTING UTILITY)		3	EA		\$850.00	\$2,550.00		
25	2531.503	CONCRETE CURB AND GUTTER SURMOUNTABLE (HAND PC		1200	LF		\$23.85	\$28,620.00		
26	2531.503	CONCRETE CURB AND GUTTER DESIGN B618 (HAND POUR, (6)		100	LF		\$23.85	\$2,385.00		
27	2531.504	6" CONCRETE DRIVEWAY PAVEMENT		48	SY		\$86.25	\$4,140.00		
28	2531.607	HIGH EARLY STRENGTH CONCRETE SURCHARGE		30	CY		\$19.25	\$577.50		
29	2545.602	INSTALL LIGHTING UNIT	(7)	3	EA		\$2,225.00	\$6,675.00		
30	2563.601	TRAFFIC CONTROL		1	LS		\$3,200.00	\$3,200.00		
31	2564.518	SIGN PANELS TYPE C		61	SF		\$62.40	\$3,806.40		
32	2573.501	STABILIZED CONSTRUCTION EXIT		1	LS		\$2,130.00	\$2,130.00		
33	2573.501	EROSION CONTROL SUPERVISOR		1	LS		\$1,500.00	\$1,500.00		
34	2573.502	STORM DRAIN INLET PROTECTION		27	EACH	14	\$150.00	\$4,050.00	\$2,100.00	
35	2573.503	SEDIMENT CONTROL LOGS, TYPE COMPOST		350	LF	1195	\$4.00	\$1,400.00	\$4,780.00	
36	2573.601	STORMWATER MANAGEMENT ALLOWANCE		1	LS		\$5,000.00	\$5,000.00		
37	2574.507	BOULEVARD TOPSOIL BORROW, 4" THICK	(LV)	750	CY		\$42.25	\$31,687.50		
38	2575.601	LANDSCAPING ALLOWANCE		1	LS		\$10,000.00	\$10,000.00		
39	2575.608	FLEX TERRA HYDROMULCH, SEED MIX 25-151, FERTILIZER		4668	SY		\$1.87	\$8,729.16		

ITEM NO.	SPEC NO.	ITEM	APPROX. NOTES	QUANT.	UNIT	QUANTITY TO DATE	UNIT PRICE	AMOUNT	TOTAL CONTRACT COST TO DATE	
PART 1: STREETS - PROJECT TOTAL								\$516,442.32	\$27,066.00	
PART 2: SANITARY SEWER										
40	2104.502	REMOVE CASTING & RINGS (SANITARY)		11	EACH		\$125.00	\$1,375.00		
41	2503.602	FURNISH AND INSTALL EXTERNAL MANHOLE CHIMNEY SEA		11	EACH		\$215.00	\$2,365.00		
42	2506.502	INSTALL NEW RINGS AND CASTING (SANITARY)		6	EACH		\$1,025.00	\$6,150.00		
43	2506.602	RECONSTRUCT SANITARY MANHOLE	(8)	5	EACH		\$1,900.00	\$9,500.00		
PART 2: SANITARY SEWER - PROJECT TOTAL								\$19,390.00		
PART 3: WATERMAIN										
44	2104.502	REMOVE GATE VALVE		1	EACH		\$660.00	\$660.00		
45	2104.602	REMOVE HYDRANT & VALVE	(1)	5	EACH		\$660.00	\$3,300.00		
46	2104.602	REMOVE WATER SERVICE		3	EACH		\$440.00	\$1,320.00		
47	2504.602	HYDRANT & GATE VALVE	(2)	5	EACH		\$8,500.00	\$42,500.00		
48	2504.602	6" GATE VALVE & BOX		2	EACH		\$2,800.00	\$5,600.00		
49	2504.602	REMOVE AND REPLACE GATE VALVE BOX		4	EACH		\$1,700.00	\$6,800.00		
50	2504.602	REMOVE AND REPLACE GATE VALVE BOLTS		4	EACH		\$2,325.00	\$9,300.00		
51	2504.602	1" CORPORATION STOP		3	EACH		\$565.00	\$1,695.00		
52	2504.602	1" CURB STOP AND BOX		3	EACH		\$630.00	\$1,890.00		
53	2504.602	ADJUST CURB STOP		6	EACH		\$200.00	\$1,200.00		
54	2504.603	1" COPPER PIPE, TYPE K		120	LF		\$70.50	\$8,460.00		
55	2504.604	4" POLYSTYRENE INSULATION		32	SY		\$60.00	\$1,920.00		
56	2504.608	DUCTILE IRON FITTINGS		300	POUND		\$9.05	\$2,715.00		
PART 3: WATERMAIN - PROJECT TOTAL								\$87,360.00		
PART 4: STORM SEWER										
57	2104.502	REMOVE DRAINAGE STRUCTURE		6	EACH		\$440.00	\$2,640.00		
58	2104.502	REMOVE CASTING & RINGS (STORM)		10	EACH		\$125.00	\$1,250.00		
59	2104.503	REMOVE SEWER PIPE (STORM)		70	LF		\$12.50	\$875.00		
60	2451.609	GRANULAR BACKFILL (STORM)		64	TON		\$46.00	\$2,944.00		
61	2503.503	15" RC PIPE SEWER CLASS V		70	LF		\$97.50	\$6,825.00		
62	2503.602	INTERNAL ADJUSTING RING SEALANT (FLEX-SEAL)	(3)	19	EACH		\$725.00	\$13,775.00		
63	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2'X3'		2	EACH		\$2,850.00	\$5,700.00		
65	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020		1	EACH		\$7,150.00	\$7,150.00		
64	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2'X3' W/ SUM	(9)	1	EACH		\$3,250.00	\$3,250.00		
66	2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020 W/ S	(10)	2	EACH		\$15,800.00	\$31,600.00		
67	2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (SCIC)	(4)	1	EA		\$23,800.00	\$23,800.00		
68	2506.602	INSTALL NEW RINGS AND CASTING (STORM)		10	EACH		\$775.00	\$7,750.00		
69	2506.602	CONNECT TO EXISTING STORM STRUCTURE		1	EACH		\$1,000.00	\$1,000.00		
70	2506.602	CONNECT TO EXISTING STORM SEWER		4	EACH		\$850.00	\$3,400.00		
PART 4: STORM SEWER - PROJECT TOTAL								\$111,959.00		

ITEM NO.	SPEC NO.	ITEM	APPROX. NOTES	QUANT.	UNIT	QUANTITY TO DATE	UNIT PRICE	AMOUNT	TOTAL CONTRACT COST TO DATE	

ITEM NO.	SPEC NO.	ITEM	APPROX. NOTES	QUANT.	UNIT	QUANTITY TO DATE	UNIT PRICE	AMOUNT	TOTAL CONTRACT COST TO DATE	
PART 5: TRUNK STORM SEWER AND RAVINE IMPROVEMENTS										
71	2104.502	CLEARING		75	TREE	96	\$315.00	\$23,625.00	\$30,240.00	
72	2104.503	GRUBBING		75	TREE	96	\$52.00	\$3,900.00	\$4,992.00	
73	2104.502	REMOVE DRAINAGE STRUCTURE		4	EACH	4	\$600.00	\$2,400.00	\$2,400.00	
74	2104.502	REMOVE CASTING ASSEMBLY		2	EACH	2	\$250.00	\$500.00	\$500.00	
75	2104.503	REMOVE SEWER PIPE (STORM)		60	LF	60	\$16.00	\$960.00	\$960.00	
76	2104.503	SALVAGE CHAIN LINK FENCE		112	LF	106	\$12.50	\$1,400.00	\$1,325.00	CO 2
77	2105.607	COMMON EXCAVATION - RAVINE (P)	(P)(EV)	335	CY		\$16.00	\$5,360.00		
78	2105.607	COMMON EXCAVATION - WATER QUALITY BMP (P)	(P)(EV)	519	CY		\$25.00	\$12,975.00		CO 2
79	2451.609	GRANULAR BACKFILL (STORM)		142	TON	139	\$62.00	\$8,804.00	\$8,618.00	
80	2501.502	12" RC PIPE APRON		1	EACH		\$1,100.00	\$1,100.00		CO 1
81	2501.502	24" RC PIPE APRON		1	EACH	1	\$2,050.00	\$2,050.00	\$2,050.00	
82	2502.602	INSTALL 6" PVC PIPE DRAIN CLEANOUT (VENTED)		7	EACH		\$440.00	\$3,080.00		
83	2502.603	6" PERF HDPE PIPE DRAIN WITH CIRCULAR KNIT FILTER SOCK		269	LF		\$26.00	\$6,994.00		CO 2
84	2502.603	6" SOLID PVC PIPE DRAIN		25	LF		\$36.00	\$900.00		
85	2503.503	12" RC PIPE SEWER CLASS V		20	LF	6	\$96.50	\$1,930.00	\$579.00	CO 1
86	2503.503	15" RC PIPE SEWER CLASS V		157	LF	157	\$55.40	\$8,697.80	\$8,697.80	
87	2503.503	24" RC PIPE SEWER CLASS IV		459	LF	424	\$80.25	\$36,834.75	\$34,026.00	
88	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020		5	EACH	5	\$4,800.00	\$24,000.00	\$24,000.00	
89	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020 W/ V (11)			EACH		\$6,025.00			CO 1
90	2506.602	CASTING ASSEMBLY R-4342 W/ PRECAST CONCRETE FRAM		2	EACH		\$1,125.00	\$2,250.00		
91	2506.602	CONNECT TO EXISTING STORM SEWER		3	EACH	3	\$850.00	\$2,550.00	\$2,550.00	
92	2506.602	RECONSTRUCT DRAINAGE STRUCTURE		1	EACH		\$1,350.00	\$1,350.00		
93	2511.509	RANDOM RIPRAP, CLASS IV		60	CY	31	\$185.00	\$11,100.00	\$5,735.00	CO 1
94	2571.602	DECIDUOUS SHRUB, 5 GAL		50	EACH		\$208.00	\$10,400.00		CO 2
95	2573.502	STORM DRAIN INLET PROTECTION		3	EACH	1	\$250.00	\$750.00	\$250.00	
96	2573.503	SILT FENCE, TYPE MS		2200	LF	640	\$2.05	\$4,510.00	\$1,312.00	
97	2573.503	FLOTATION SILT CURTAIN TYPE STILL WATER		360	LF	252	\$11.50	\$4,140.00	\$2,898.00	
98	2574.607	FILTRATION MEDIA, 24" THICK	(LV)	297	CY		\$70.00	\$20,790.00		CO 2
99	2574.607	BOULEVARD TOPSOIL BORROW, 4" THICK	(LV)	925	CY		\$36.00	\$33,300.00		
100	2575.604	FLEXTERRA HYDROMULCH, SEED MIX 25-151, FERTILIZER		350	SY		\$1.87	\$654.50		
101	2575.604	STRAW BLANKET, FOREST GROUND COVER EAST SEED MIX		4980	SY		\$1.87	\$9,312.60		
102	2575.604	STRAW BLANKET, SEED 33-261, FERTILIZER		370	SY		\$1.87	\$691.90		
103	2575.604	ENKAMAT TRM		874	SY		\$12.50	\$10,925.00		
104	2501.602	PIPE JOINT TIE		18	EACH	18	\$58.00	\$1,044.00	\$1,044.00	
105	2504.602	IRRIGATION SYSTEM REPAIR ALLOWANCE		1	LS		\$3,000.00	\$3,000.00		
106	2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020 W/ SUMP		1	EACH	1	\$10,800.00	\$10,800.00	\$10,800.00	
107	2506.602	CONST. WATER QUALITY DEVICE - SWD RETROFIT		1	EACH		\$5,600.00	\$5,600.00		
108	2515.618	FLEXAMAT		80	SF		\$13.50	\$1,080.00		
109	2557.603	INSTALL FENCE		75	LF	75	\$26.00	\$1,950.00	\$1,950.00	
PART 5: TRUNK STORM SEWER AND RAVINE IMPROVEMENTS - PROJECT TOTAL								\$281,708.55	\$144,926.80	

ITEM NO.	SPEC NO.	ITEM	APPROX. NOTES QUANT.	UNIT	QUANTITY TO DATE	UNIT PRICE	AMOUNT	TOTAL CONTRACT COST TO DATE	
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PROJECT SUMMARY

CITY PROJECT NO. 2019-09D
64TH STREET AREA IMPROVEMENTS

	AMOUNT	TOTAL CONTRACT COST TO DATE
PART 1: STREETS TOTAL	\$516,442.32	\$27,066.00
PART 2: SANITARY SEWER TOTAL	\$19,390.00	
PART 3: WATERMAIN TOTAL	\$87,360.00	
PART 4: STORM SEWER TOTAL	\$111,959.00	
PART 5: TRUNK STORM SEWER AND RAVINE IMPROVEMENTS TOTAL	\$281,708.55	\$144,926.80
TOTAL BASE COST	\$1,016,859.87	\$171,992.80
TOTAL CONTRACT AMOUNT	\$1,016,859.87	
CONTRACT WORK COMPLETED TO DATE		\$171,992.80
RETAINAGE 5%		8599.64
PREVIOUS PAYMENTS		
AMOUNT DUE THIS PARTIAL PAYMENT		\$163,393.16

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider Resolution Approving Land Alteration Permit for Pine Bend Estates by Alliant Ventures (aka Ades Property)

Meeting Date: July 27, 2020
 Item Type: Consent
 Contact: Tom Kaldunski, City Engineer, 651.315.6336
 Prepared by: Steve Dodge, Asst. City Engineer *SWD*
 Reviewed by: Scott D. Thureen, Public Works Director

Fiscal/FTE Impact:

☒	None
☐	Amount included in current budget
☐	Budget amendment requested
☐	FTE included in current complement
☐	New FTE requested – N/A
☐	Other

PURPOSE/ACTION REQUESTED

Consider resolution approving Land Alteration Permit for Pine Bend Estates by Alliant Ventures (aka Ades Property)

SUMMARY

Consider a request for a Land Alteration Permit (LAP) No. C-101-20 for grading and excavating of material estimated in the amount of 84,900 cubic yards on parcel I.D. No. 20-02200-54-011, that 9.2 Acres of Pine Bend Estates development as shown in the attached plans. The preliminary plat and conditional use permit (CUP) for a 14 single family lot development were approved by Council on May 11, 2020.

The site is contaminated and has a known landfill area (see Figure 3 – Response Action Plan). The developer has submitted a Voluntary Response Action Plan (VRAP) and an Environmental Construction Contingency Plan (ECCP) for the site. Landmark Environmental has been retained by the developer to prepare the reports, coordinate with the Minnesota Pollution Control Agency (MPCA) and be present during the excavation to ensure the contaminants are handled and disposed of properly. The developer is responsible for handling, disposal and costs associated with the contaminated material. Developer and Owner shall defend, indemnify, and hold the City harmless from and against any claims or causes of action arising from or related to pollutants, contaminants, construction debris, waste or petroleum located on the property. The Developer will follow the additional requirements for contamination clean up around City improvements as spelled out in the attached summary letter from Landmark Environmental.

The Environmental Commission is scheduled to review the wetland disturbance and mitigation plan on July 23rd. The wetland mitigation plan, final plat and CUP will be brought to Council for approval at a future meeting. Wetland buffers will need to be maintained and the wetlands and natural ponds not disturbed until the Developer receives wetland disturbance approval from the Department of Natural Resources (DNR) and the necessary public agencies. The storm runoff must be carefully mitigated, and proper buffer areas put in place, to provide adequate wetland protections.

The LAP approval is for removal of the contaminated material and rough grading of the site with associated erosion and sediment control and turf establishment. With the authorization to grade, the City is not approving the plat, CUP, storm water management, site plan or grades and Alliant Ventures acknowledges they are proceeding at their own risk. The owner may rough grade to the elevations shown until such time as the final grading plan is approved. The final grades will be dependent on a separate process of a final plat and CUP review which is currently in process by the City and developer.

The site will need to acquire an NPDES Permit for construction disturbance with the MPCA. The site will be cleared of contaminants in accordance with the VRAP and ECCP environmental cleanup guiding documents approved by the MPCA and monitored by Landmark Environmental. A preconstruction meeting is required with staff and all sureties must be received by the City prior to any disturbance of the site.

Demolition of any remaining structures will require a permit. Removal of trees and vegetation must follow the approved preliminary grading plan.

Alliant Ventures is responsible for notifying the property owners adjacent to and directly across the street (Inver Grove Trail and Cahill Avenue) from the site prior to disturbance.

Haul Routes and Hours of Operation: Operation hours will be as designated in the conditions below. Haul routes shall consist of Cahill Avenue from Inver Grove Trail to Concord Boulevard and Inver Grove Trail south of Cahill Avenue to 117th Street. Once trucks leave Cahill Avenue or Inver Grove Trail, they shall use County and State routes.

Approval of the land alteration permit is subject to the standard land alteration permit requirements and in accordance with the following comments and conditions:

1. The long slopes shall be permanently seeded and blanketed within 14-days of finished grading in order to reduce erosion. Any slopes 3H:1V or steeper shall be permanently seeded and blanketed within 7-days.
2. Finished grades shall not exceed 4H:1V unless otherwise approved by City Engineer. Heavy duty and redundant BMPs are needed in steep slopes and protected wetlands and ponds.
3. Larger areas of disturbance will need to incorporate temporary sediment basins sized appropriately for the drainage area until turf is established on site.
4. The City shall receive a copy of the NPDES permit along with the grading plan and SWPPP prior to issuing the land alteration permit or allowing site disturbance.
5. A pre-construction meeting shall be held at City Hall with the Engineering Division and erosion control shall be installed and inspected by the City Engineer prior to any site disturbance.
6. Owner shall closely maintain the erosion and sediment control devices to protect the City right-of-way, roads and ditches from construction sediment. A rock construction entrance shall be provided and maintained.
7. Street sweeping on an as needed basis shall be part of the sediment control best management practices for the site. Dust must be controlled to the satisfaction of the City.
8. Tree replacement requirements shall be reviewed and approved by the Planning Division prior to disturbance.
9. Any material hauled on site shall be certified clean fill conforming to the City, County and State requirements.
10. LAP permit fees and grading fees need to be paid prior to disturbing the site.

11. A letter of credit (LOC) for \$337,500 and engineering cash escrow of \$15,000 need to be submitted prior to disturbance.
12. Erosion and sediment control measures may need to be installed to address any concentrated storm water flows from off site.
13. The developer must follow the MPCA approved Voluntary Response Action Plan (VRAP) and Environmental Construction Contingency Plan (ECCP) for the site. Landmark Environmental has been retained by the developer to prepare the reports, coordinate with the Minnesota Pollution Control Agency (MPCA) and be present during the excavation to ensure the contaminants are handled and disposed of properly. The developer is responsible for handling, disposal and costs associated with the contaminated material.
14. The Developer will follow the additional requirements for contamination clean up around City improvements as spelled out in the attached summary letter from Landmark Environmental.
15. Developer and Owner shall defend, indemnify, and hold the City harmless from and against any claims or causes of action arising from or related to pollutants, contaminants, construction debris, waste or petroleum located on the property.
16. The City Engineer, or designated representative, must approve of the grading and erosion control plan prior to disturbance of the site.
17. Additional requirements as directed by the City may be added at a future date if proposed features do not adequately address drainage and erosion control prior to full turf establishment.
18. Hours of operation are restricted to 7:00 am to 7:00 pm Monday through Saturday.

Staff recommends passage of the attached resolution approving Land Alteration Permit for Pine Bend Estates by Alliant Ventures (aka Ades Property)

Attachments: Resolution
Land Alteration Permit Application
Grading Plan Exhibit
Response Action Plan Exhibit
Appendix A: Plans
Appendix B: Voluntary Response Action Plan (VRAP)
Appendix C: Environmental Construction Contingency Plan (ECCP)
Appendix D: Summary Letter of Environmental Cleanup Requirements
Cross Section of Contaminant Excavation Around City Utilities

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

**RESOLUTION RELATING TO LAND ALTERATION PERMIT APPROVAL FOR PINE BEND
ESTATES DEVELOPMENT BY ALLIANT VENTURES (AKA ADES PROPERTY)**

RESOLUTION NO. 2020-146

WHEREAS, the preliminary plat and conditional use permit (CUP) for Pine Bend Estates, a 14 single family lot development, were approved by Council on May 11, 2020; and

WHEREAS, the Developer, Alliant Ventures, has submitted for Land Alteration Permit (LAP) No. C-101-20 for grading and excavating of material estimated in the amount of 84,900 cubic yards on said development; and

WHEREAS, the property has approved contamination removal plans with the Minnesota Pollution Control Agency in the form of a Voluntary Response Action Plan and an Environmental Construction Contingency Plan; and

WHEREAS, the Developer is agreeing to remove contaminants around City Improvements as stipulated in the summary letter from Landmark Environmental dated July 21, 2020; and

WHEREAS, the Developer, at his own risk, is requesting to start grading prior to final plan approval; and

WHEREAS, Landmark Environmental has been retained by the developer to prepare the reports, coordinate with the Minnesota Pollution Control Agency (MPCA) and be present during the excavation to ensure the contaminants are handled and disposed of properly.

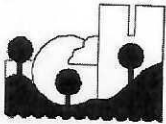
NOW, THEREFORE, IT IS HEREBY RESOLVED, that City Council hereby approves the submitted Land Alteration Permit No. C-101-20 be it that the conditions of approval are met by the Developer, as administered by the City Engineer, prior to disturbance of the site.

Adopted by the City Council of Inver Grove Heights this 27th day of July 2020.

George Tourville, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



CITY OF INVER GROVE HEIGHTS
8150 Barbara Avenue
Inver Grove Heights, MN 55077
(612) 450-2500 • (612) 450-2502 (fax)

Permit No: C-101-20
Type: Council Approved

APPLICATION FOR LAND ALTERATION PERMIT

Date of Application 6-25-2020

Excavator

Excavator Robert Machacek
Contact Person _____
Address _____
Telephone _____ Fax _____

Land Owner(s)

Land Owner Robert Machacek - Alliant Ventures III, LLC
Address 4655 Nichols Road, Ste. 106 Eagan, MN 55122
Telephone 651-925-7365 Fax _____
PID No. 20- 200220054011
Legal Description Lot _____ Block _____ Addition _____
The North 1/2 of the Southwest 1/4 of Section 22
Section 22 Township 27

Land Owner _____
Address _____
Telephone _____ Fax _____
PID No. 20-
Legal Description Lot _____ Block _____ Addition _____
Section _____ Township _____

Description of Land Being Altered

General Location of Land Being Altered NE of the intersection of Cahill Ave. & Inver Grove Trail Intersection.

Purpose of Land Alteration Remove debris from Ades property

Value of Work \$ Unknown Estimated Start Date 7-1-2020

Estimated Completion Date 8-30-2020

Source and Composition of Fill Existing Onsite

Cubic Yards of Fill 43,700 c.y.

Cubic Yards of Excavation/Grading 41,200 c.y.

Total Volume of Land Alteration = 84,900 c.y.

Total Area of Land Altered 9.2 Acres

A. Plan Checking Fees

0 up to 29 Cubic Yards	NO FEE
30 up to 499 Cubic Yards	\$25.00 plus \$0.25 per Cubic Yard\$32.50 - \$150.00
500 up to 9,999 Cubic Yards	\$150.00 plus \$0.03 per Cubic Yard\$165.00 - \$450.00
10,000 up to 99,999 Cubic Yards	\$950.00 plus \$0.005 per Cubic Yard\$1000.00 - \$1450.00
100,000 Cubic Yards or more	\$1150.00 plus \$0.003 per Cubic Yard\$1450.00 and above

B. Grading Permit Fees

0 up to 29 Cubic Yards	NO FEE
30 up to 499 Cubic Yards	\$25.00 plus \$0.25 per Cubic Yard\$32.50 - \$150.00
500 up to 9,999 Cubic Yards	\$150.00 plus \$0.02 per Cubic Yard\$160.00 - \$350.00
10,000 up to 99,999 Cubic Yards	\$550.00 plus \$0.005 per Cubic Yard\$550.00 - \$1,000.00
100,000 Cubic Yards or more	\$800.00 plus \$0.002 per Cubic Yard\$1000.00 and above

CITY USE ONLY

As part of a common development provide:
\$337,500 Letter of Credit; and
\$15,000 Engineering Cash Escrow

A. Plan Checking Fee	\$ 1,374.50
B. Grading Permit Fee	\$ 974.50
Total Fee (A + B)	\$ 2,349.00
Amount of Bond	\$ 40,000.00

(\$5,000 per acre, minimum \$10,000; Must be submitted upon approval of application, if applicable).

Attachments to Application (The following plans, drawings, calculations, bonds and/or statements are required by the City Engineer).

- ☒ Half-section map or sketch of property showing all adjacent property indicating the existing buildings and/or structures. Existing Conditions from Prelim. Plan Set
- ☒ Grading plan showing existing and proposed finished contours and elevations. Grading Plan in Set
- ☒ Drainage plan showing existing and proposed drainage ways, culverts, storm sewer pipe, drainage structures, stabilization walls, retaining walls, cribbing, dams, or other protective items. Utility Plans in Set
- ☒ Calculations for and approximate quantities of excavation and/or fill required. Earthwork Spread Sheet
- ☒ Signed statement from the property owner accepting responsibility for the operation and granting permission for land alteration/mining operation.
- ☒ Statement to be attached to deed advising of potential need for soil tests prior to any construction on lots where additional fill material has been placed.
- ☒ Sediment and erosion control plan meeting the requirements of the City of Inver Grove Heights City Code 430: Stormwater Management.
- ☒ Conformance with the City of Inver Grove Heights Water Resource Management Plan.
- ☒ Soil borings. Braun Intertec Stormwater Management Report
- ☒ Conformance with the City of Inver Grove Heights' Tree Preservation Ordinance. See Preliminary Plat
- ☒ A final use plan, illustrating the ultimate land uses projected for the property. Final Plat Application
- ☒ Location and surface type of access roads. Final Plan Set
- ☒ Certification of Comprehensive General Liability Insurance.
- ☒ Compaction and/or Soil Density Requirements. Braun?
- ☐ Other: _____

Stipulations

1. A plan checking fee of \$ _____ shall be submitted with the Land Alteration application.
2. A grading permit fee of \$ _____ shall be submitted upon City approval and before issuance of land alteration permit documents.
3. A \$1500.00 escrow shall be provided for non-compliance activities that are identified by an inspection. A written notice will be issued if the escrow funds will be used to correct a non-compliant issue.
4. The above fees do not include City expenses for environmental reviews such as: EAWs, AUARs, or EISs. The City reserves the right to collect additional costs if the project requires additional environmental reviews.
5. A surety bond or certified check in the amount of \$ _____ (\$5,000 per acre, minimum \$10,000) must be submitted after approval of application and prior to any work. This bond or check is to ensure satisfactory performance and compliance with the below stated stipulations. The surety bond or check shall be kept active until the completion work and/or expiration of permit and can only be released by written notification of the City after a satisfactory final inspection has been performed by the City.
6. All land alteration permits issued to a specific location shall be based on the cumulative quantity of earthwork as the final determination of fees. The City reserves the right to adjust fees based on cumulative quantities.
7. All access and street frontage of the land site must be controlled by a fence, a minimum of four (4) feet in height. All entrances must have gates that are capable of being locked.
8. Only rock, sand, gravel, dirt or similar natural earth fill is permitted. No concrete, asphalt, or demolition wastes will be permitted as fill unless a demolition landfill permit is first obtained from Dakota County (see attached).
9. Operations shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday - Saturday, and shall not interfere with the health and safety of surrounding residents and the premises shall be maintained at all times so as not to create a nuisance.
10. Any explosives used must be done so in accordance with Inver Grove Heights Code and any other applicable standards, e.g., Federal, State, Industrial, etc. Obtain all required permits.
11. At end of each season's operations and no later than the last day of December, each year, the site is to be left in a neat and orderly condition, with maximum slopes of 3:1 with no overhang of vertical banks and with a level bottom.
12. Each day, or when required by the City, material from this operation that is found to exist on City streets shall be cleaned to the City's satisfaction by the applicants.
13. Upon completion of land alteration operations, the land must be left according to the plans and contours submitted with this application and planted with vegetation (subject to approval by the City) to prevent erosion.
14. Upon completion of land alteration operations or expiration of this permit, an inspection will be made by the City of the premises and adjoining streets. Any damage to have been caused by these operations will be corrected by the applicant upon notification of the City.

Applicant's Signature

Date

7-1-20

Property Owner's Signature

Date

7-1-20

Property Owner's Signature

Date

CITY USE ONLY

Recommended for Approval

☐

Yes

☐

No

By

Date

Recommended for Approval

☐

Yes

☐

No

By

City Council

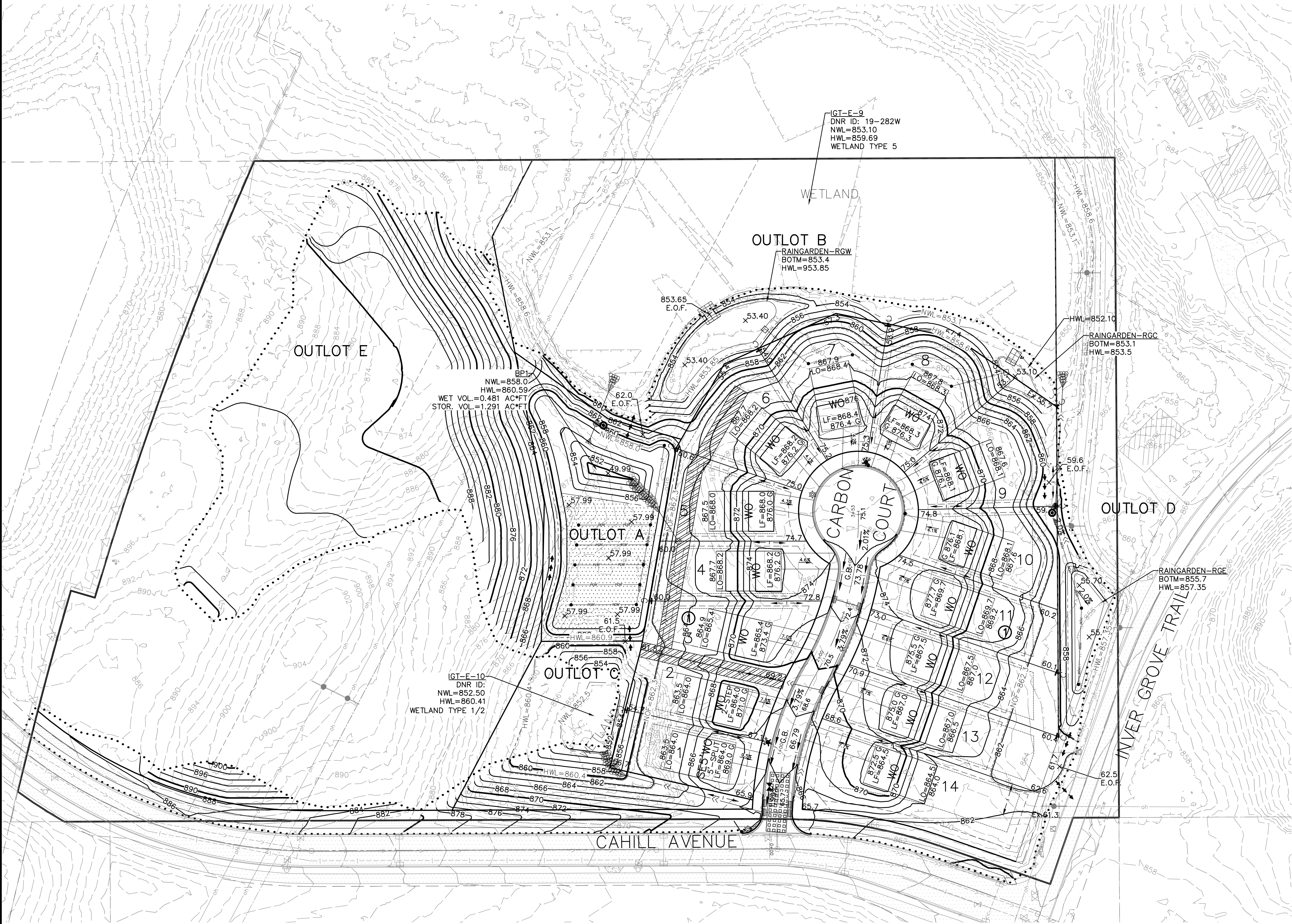
Date

Bond No. _____

Date Bond Expires _____

Insurance Company _____

Date Insurance Expires _____



PRELIMINARY ZONING REQUIREMENTS WITH VARIANCES:

MINIMUM LOT WIDTH	60 FEET
MINIMUM CORNER LOT WIDTH	80 FEET
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MINIMUM SIDE SETBACK	7.5 FEET
MINIMUM SIDE STREET SETBACK	25 FEET

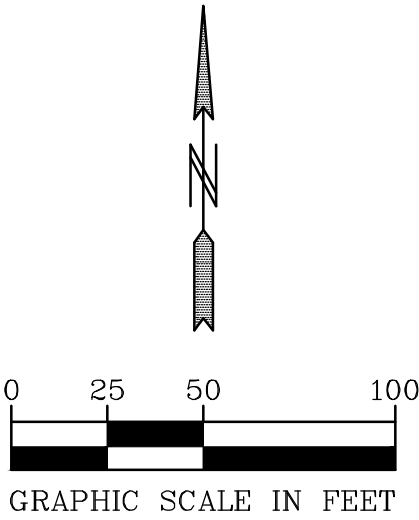
LOW FLOOR = HWL+2'
LOWEST OPENING = EOF+1'
LOW FLOOR = NOF+1'

LEGEND

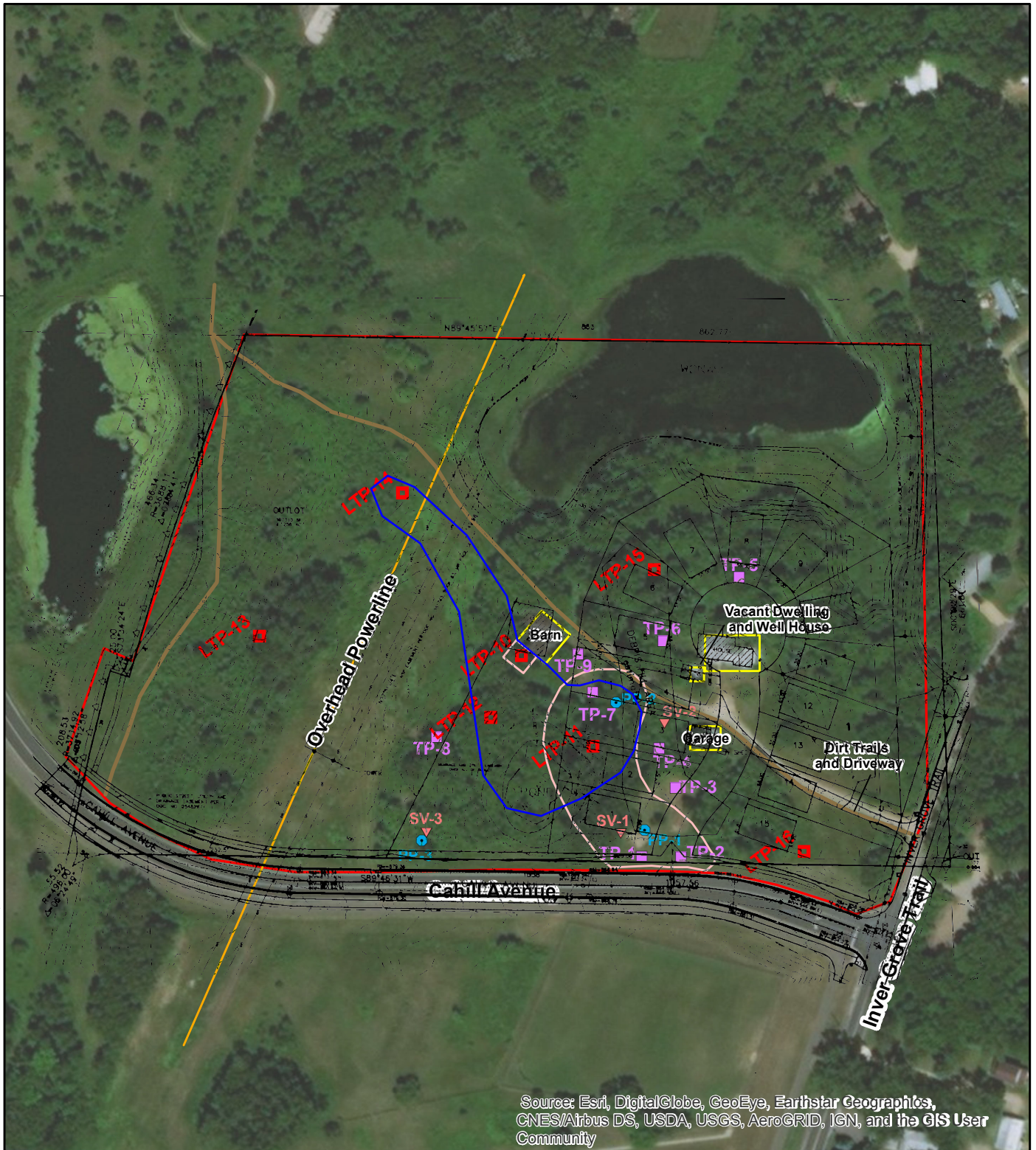
- PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
- CATCH BASIN INLET PROTECTION TO BE INSTALLED PRIOR TO START OF GRADING
- CATCH BASIN INLET PROTECTION TO BE INSTALLED PRIOR TO START OF GRADING
- ROCK CONSTRUCTION ENTRANCE. INSTALL BEFORE START OF GRADING
- INFILTRATION AREA (SEE DETAIL*)
- BASIN ACCESS 8% SLOPE MAX.
- STABILIZED OUTFALL, FLEXAMAT OR APPROVED EQUAL INSTALL WITHIN 7 DAYS OF GRADING COMPLETION

*NOTE:
SEE INFILTRATION & RAINGARDEN CROSS SECTION DETAIL ON SHEET 6.3

NOTE:
ALL INFILTRATION AREAS SHOULD BE CHECKED DURING SITE GRADING USING DOUBLE RING OR FALLING HEAD INFILTROMETER TESTS.
INFILTRATION BASIN DESIGN RATES:
- BP INFIL. = 0.20 IN/HR
- RGE = 0.20 IN/HR
- RGC = 0.20 IN/HR
- RGW = 0.06 IN/HR



BENCH MARK
TNH 400' WEST CAHILL AVE. & INVER GROVE TRAIL INT.
ELEV=870.62



Legend

- Braun Push Probe Locations
- ▼ Braun Soil Vapor Locations
- Braun Test Pit Locations
- Landmark Test Pit Locations
- Buried Debris Area
- Shallow Buried Debris Area
- Approximate Property Boundary
- Overhead Powerline

Figure 3
Response Action Plan
with Redevelopment Plan
9697 Inver Grove Trail
Inver Grove Heights, Minnesota

LANDMARK ENVIRONMENTAL, LLC

1 inch = 180 feet

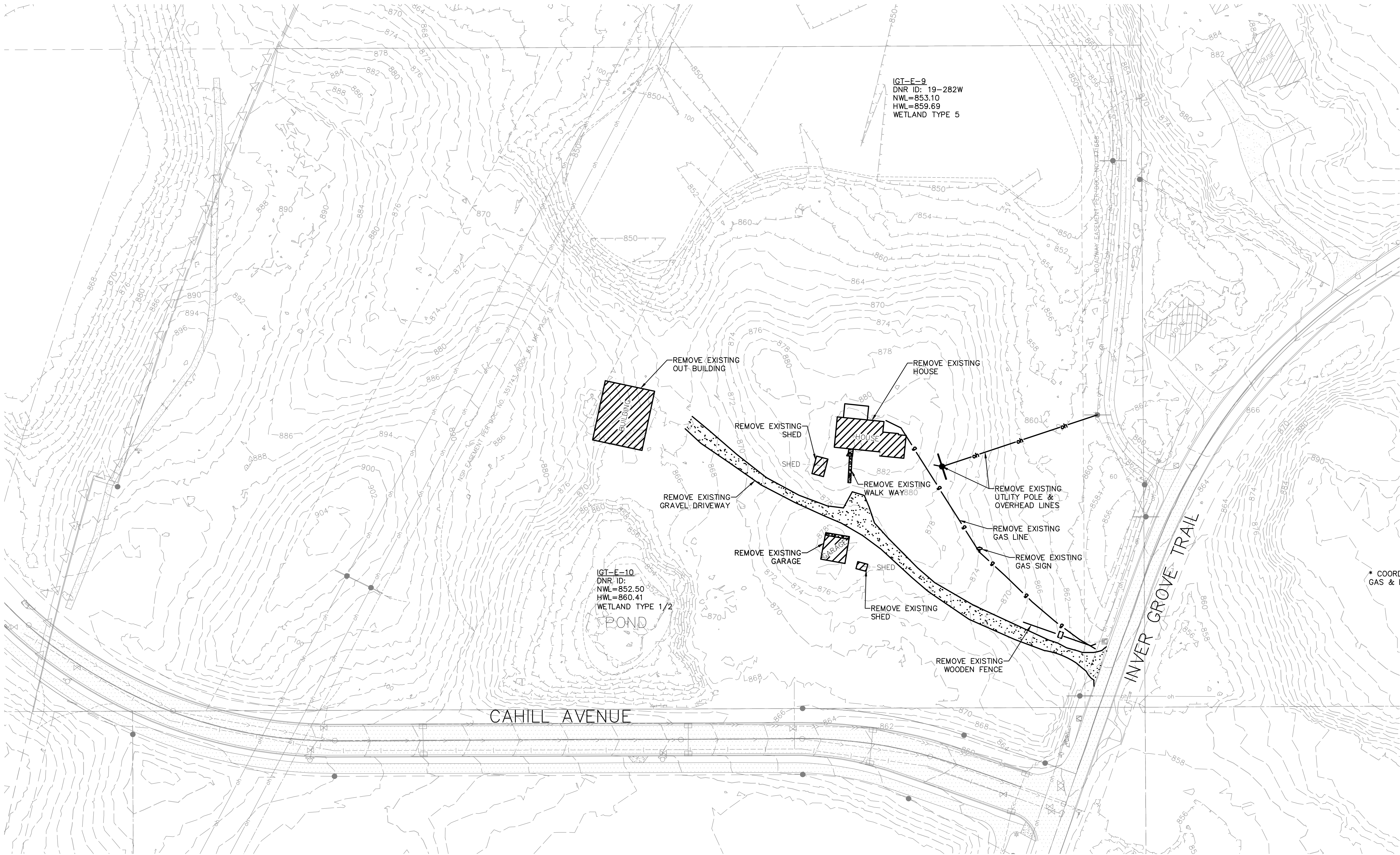
0 95 190 380 Feet



APPENDIX A

PLANS

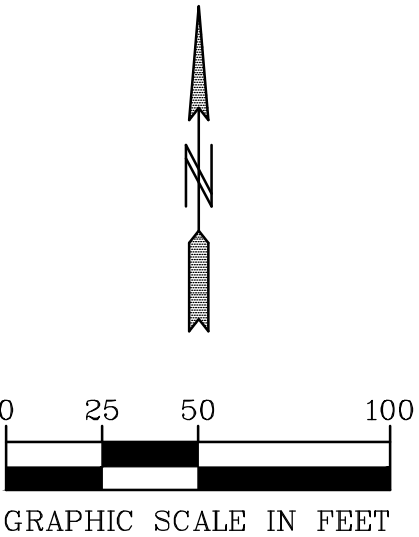
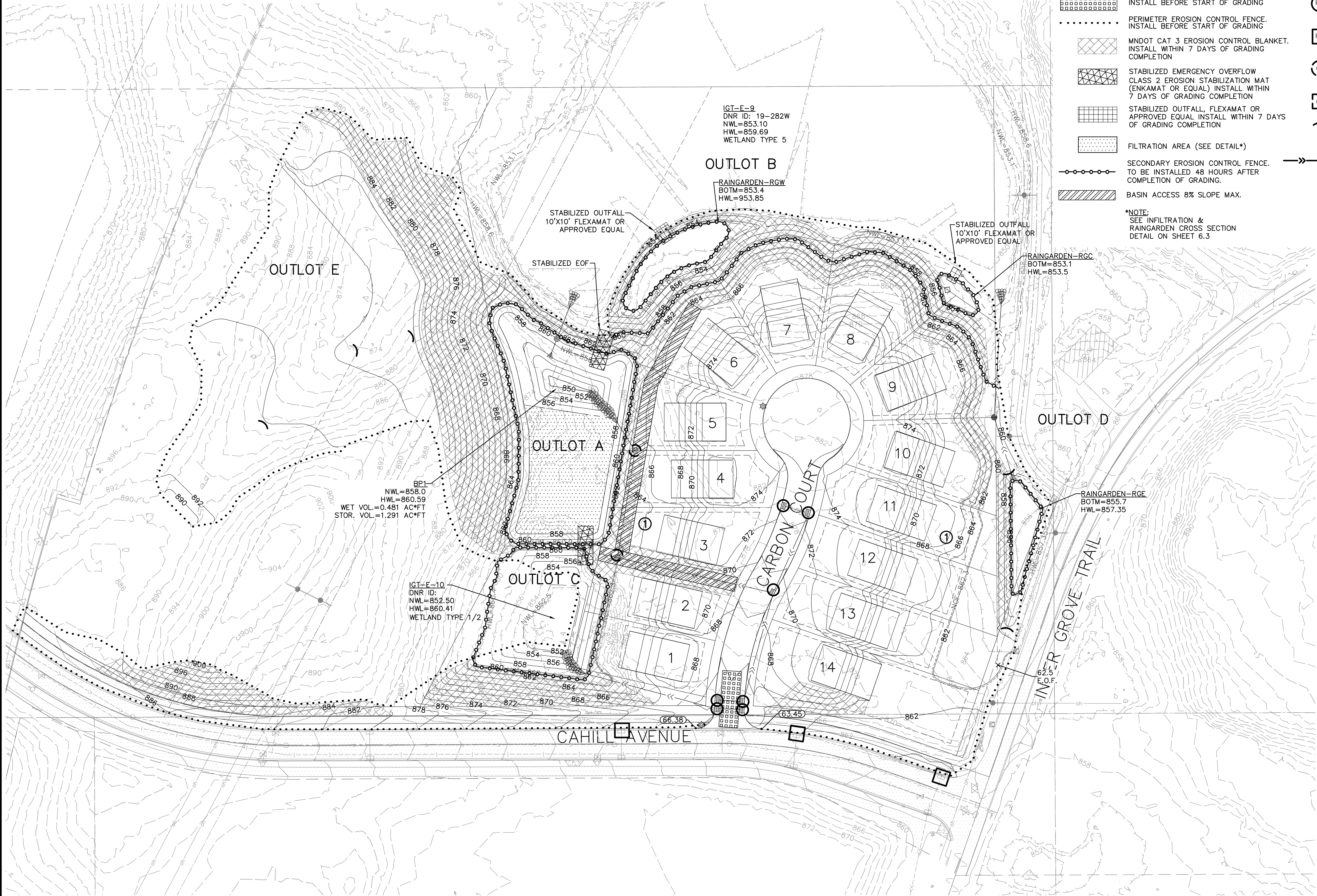
FOR GRADING PINE BEND ESTATES



LEGEND

- ROCK CONSTRUCTION ENTRANCE
INSTALL BEFORE START OF GRADING
- PERIMETER EROSION CONTROL FENCE.
INSTALL BEFORE START OF GRADING
- MNDOT CAT 3 EROSION CONTROL BLANKET.
INSTALL WITHIN 7 DAYS OF GRADING
COMPLETION
- STABILIZED EMERGENCY OVERFLOW
CLASS 2 EROSION STABILIZATION MAT
(ENKAMAT OR EQUAL) INSTALL WITHIN
7 DAYS OF GRADING COMPLETION
- STABILIZED OUTFALL, FLEXAMAT OR
APPROVED EQUAL INSTALL WITHIN 7 DAYS
OF GRADING COMPLETION
- FILTRATION AREA (SEE DETAIL*)
- SECONDARY EROSION CONTROL FENCE.
TO BE INSTALLED 48 HOURS AFTER
COMPLETION OF GRADING.
- BASIN ACCESS 8% SLOPE MAX.
- CATCH BASIN INLET PROTECTION
TO BE INSTALLED AFTER 1ST LIFT
OF BITUMINOUS.
- CATCH BASIN INLET PROTECTION
TO BE INSTALLED PRIOR TO
START OF GRADING
- CATCH BASIN INLET PROTECTION
TO BE INSTALLED WITH CATCH
BASIN GRATE.
- CATCH BASIN INLET PROTECTION
TO BE INSTALLED PRIOR TO
START OF GRADING
- STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS
OF GRADING COMPLETION OR BEFORE 1ST
RAINFALL EVENT WHICHEVER IS FIRST
- SUMPED RIP RAP PERMANENT ENERGY
DISSIPATER, INSTALL WITHIN 24 HOURS
AFTER CONNECTION TO A SURFACE WATER.

*NOTE:
SEE INFILTRATION &
RAINGARDEN CROSS SECTION
DETAIL ON SHEET 6.3



BENCH MARK
TNH 400' WEST CAHILL
AVE. & INVER GROVE
TRAIL INT.
ELEV=870.62

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name
John M. Molinaro
Reg. No. 45831 Date 5-29-2020

Revisions
1. 6-19-2020 City Comments

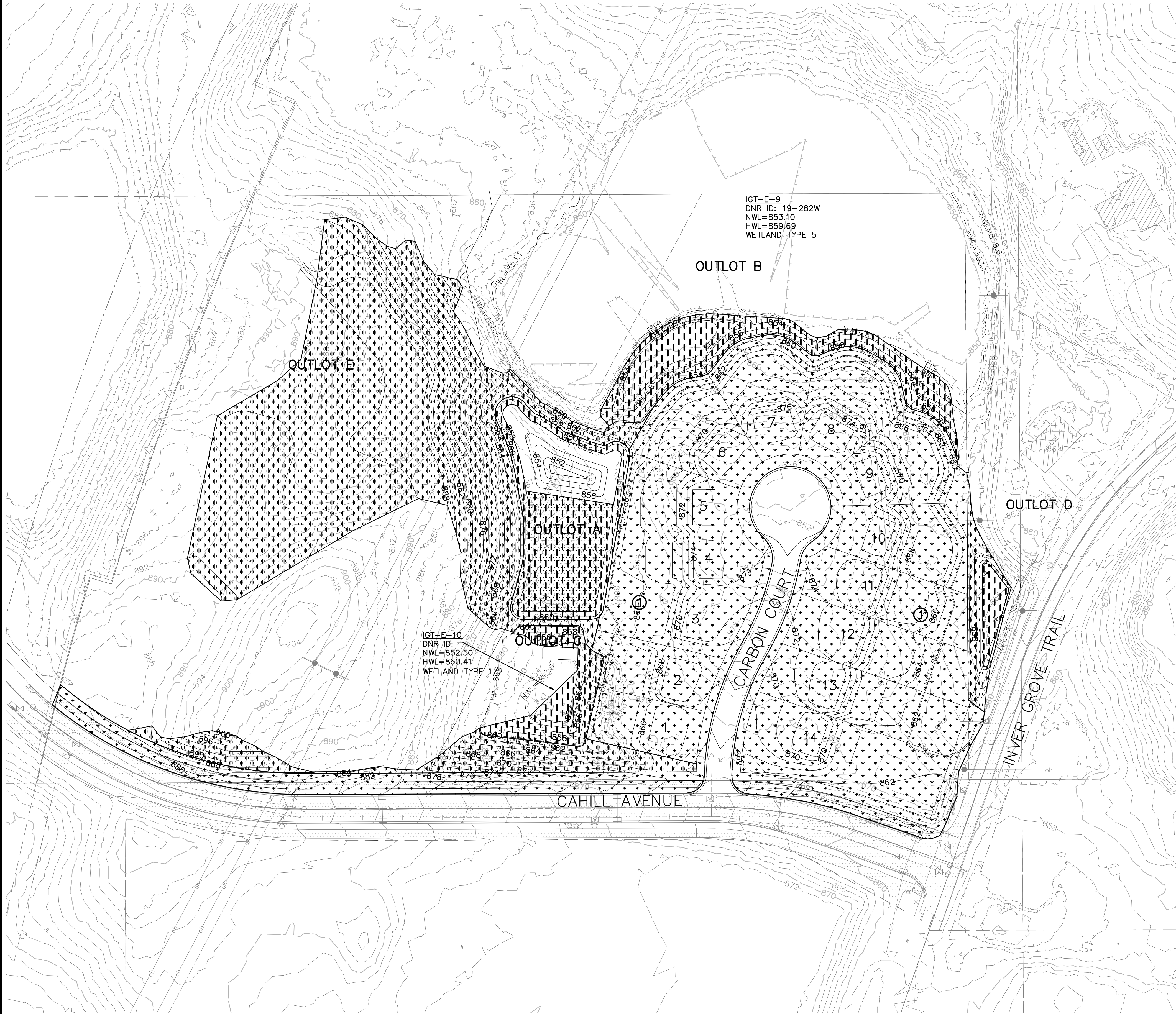
Date 5-29-2020
Designed JMM
Drawn MPC

EROSION CONTROL PLAN

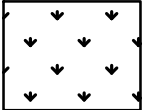
ALLIANT VENTURES III, LLC
4655 NICHOLS ROAD, STE. 106
EAGAN, MN 55122

PINE BEND ESTATES
INVER GROVE HEIGHTS, MINNESOTA

4.1 OF 23



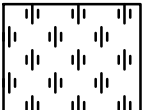
- TEMPORARY SEED SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876; CONSISTING OF:
- MAY 1 – AUGUST 1: MINNESOTA STATE SEED MIXTURE 21–111 (OATS COVER CROP) @ 100.0 LBS. PER ACRE OR APPROVED EQUAL.
 - AUGUST 1 – OCTOBER 1: MINNESOTA STATE SEED MIXTURE 21–112 (WINTER WHEAT COVER CROP) @ 100.0 LBS. PER ACRE OR APPROVED EQUAL.
 - MULCH SHALL BE MNDOT 3882, TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
 - MNDOT 3881, TYPE 1 COMMERCIAL FERTILIZER, 10–10–20 @ 200 LBS. PER ACRE



- PERMANENT TURF RESTORATION SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:
- MINNESOTA STATE SEED MIXTURE 25–141 (MESIC GENERAL ROADSIDE) AT 59 POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT 3882, TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
 - MNDOT 3881, TYPE 3 SLOW–RELEASE FERTILIZER, 22–5–10, MINIMUM 70% WATER–INSOLUBLE NITROGEN @ 350 LBS PER ACRE.



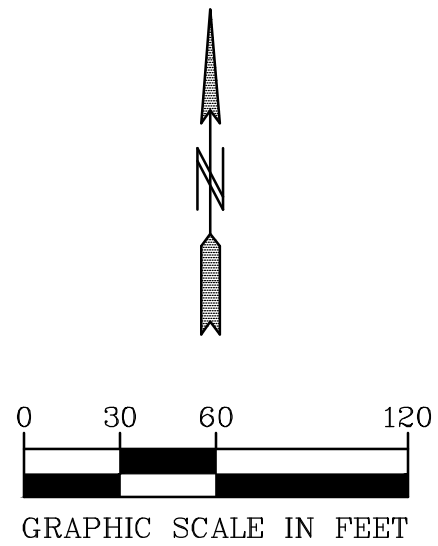
- PERMANENT BASIN SEEDING SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:
- WET BASIN BENCH/(IN)FILTRATION BASIN: MINNESOTA STATE SEED MIXTURE 33–261 (STORMWATER SOUTH AND WEST) AT 35 POUNDS PER ACRE.
 - ABOVE BASIN BENCH TO HIGH WATER LEVEL: MINNESOTA STATE SEED MIXTURE 35–241 (MESIC PRAIRIE GENERAL) AT 36.5 POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL.
 - MNDOT 3881, TYPE 4 NATURAL–BASED FERTILIZER, 18–1–8 @ 120 LBS PER ACRE OR 17–10–7 @ 150 LBS PER ACRE



- UPLAND/NATURAL AREA SEEDING SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876; CONSISTING OF:
- MINNESOTA STATE SEED MIXTURE 35–621 (DRY PRAIRIE SOUTHEAST) AT 11.0 POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL.
 - MNDOT 3881, TYPE 4 NATURAL–BASED FERTILIZER, 18–1–8 @ 120 LBS PER ACRE OR 17–10–7 @ 150 LBS PER ACRE

BASIN SEEDING AS SHOWN ON PLAN TO BE SUPPLEMENTED WITH PLUGS SPACED A MAXIMUM OF 5’ ON CENTER. PLUG SPECIES MAY BE CHOSEN FROM THE MNDOT MIX 33–261 BELOW.

33-261 Stormwater South & West		Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
Common Name	Scientific Name				
big bluestem	<i>Andropogon gerardii</i>	2.24	2.00	5.72%	7.35
fringed brome	<i>Bromus ciliatus</i>	2.24	2.00	5.73%	8.10
bluejoint	<i>Calamagrostis canadensis</i>	0.07	0.06	0.18%	6.40
slender wheatgrass	<i>Elymus trachycaulus</i>	1.12	1.00	2.85%	2.53
Virginia wild rye	<i>Elymus virginicus</i>	1.68	1.50	4.28%	2.31
switchgrass	<i>Panicum virgatum</i>	0.43	0.38	1.07%	1.93
fowl bluegrass	<i>Poa palustris</i>	1.19	1.06	3.03%	50.70
Indian grass	<i>Sorghastrum nutans</i>	0.13	0.12	0.36%	0.55
prairie cordgrass	<i>Spartina pectinata</i>	0.43	0.38	1.07%	0.91
Total Grasses		9.53	8.50	24.29%	80.78
awl-fruited sedge	<i>Carex stipata</i>	0.28	0.25	0.71%	3.10
dark green bulrush	<i>Scirpus atrovirens</i>	0.21	0.19	0.54%	31.70
woolgrass	<i>Scirpus cyperinus</i>	0.07	0.06	0.18%	39.00
Total Sedges and Rushes		0.56	0.50	1.43%	73.80
Canada anemone	<i>Anemone canadensis</i>	0.08	0.07	0.19%	0.20
marsh milkweed	<i>Asclepias incarnata</i>	0.12	0.11	0.32%	0.20
leafy beggarticks	<i>Bidens frondosa</i>	0.12	0.11	0.31%	0.20
flat-topped aster	<i>Doellingeria umbellata</i>	0.07	0.06	0.17%	1.50
spotted Joe pye weed	<i>Eutrochium maculatum</i>	0.07	0.06	0.18%	2.19
autumn sneezeweed	<i>Helenium autumnale</i>	0.15	0.13	0.36%	5.97
obedient plant	<i>Physostegia virginiana</i>	0.08	0.07	0.21%	0.30
tall coneflower	<i>Rudbeckia laciniata</i>	0.08	0.07	0.21%	0.37
New England aster	<i>Symphotrichum novae-angliae</i>	0.08	0.07	0.19%	1.56
blue vervain	<i>Verbena hastata</i>	0.06	0.05	0.15%	1.85
golden alexanders	<i>Zizia aurea</i>	0.22	0.20	0.56%	0.79
Total Forbs		1.12	1.00	2.85%	15.13
Oats or winter wheat (see note at beginning of list for recommended dates)		28.02	25.00	71.43%	11.14
Total Cover Crop		28.02	25.00	71.43%	11.14
Totals:		39.23	35.00	100.00%	180.85
Purpose:	Stormwater pond edges, temporarily flooded dry ponds, and temporarily flooded ditch bottoms.				
Planting Area:	Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. Mn/DOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.				



BENCH MARK
TNH 400' WEST CAHILL
AVE. & INVER GROVE
TRAIL INT.
ELEV=870.62

APPENDIX B

VOLUNTARY RESPONSE ACTION PLAN (VRAP)



Voluntary Response Action Plan
9697 Inver Grove Trail
Inver Grove Heights, Minnesota

Prepared for:
Alliant Ventures III, LLC

January 2020

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Figure 1	Property Location Map
Figure 2	Property Layout Map with Investigation Locations
Figure 3	Response Action Plan with Redevelopment Plan

List of Appendices

Appendix A	Previous Investigation Excerpts
Appendix B	Redevelopment Plans
Appendix C	MPCA's Best Management Practices for the Off-Site Reuse of Unregulated Fill
Appendix D	MPCA Risk Based Site Characterization and Sampling Guidance, Section 7.0

1.0 Introduction and Background

This Voluntary Response Action Plan (“VRAP”) was prepared by Landmark Environmental, LLC (“Landmark”) on behalf of Alliant Ventures III, LLC (“Alliant Ventures”) in preparation for conducting remediation and redevelopment activities at property located at 9697 Inver Grove Trail, Inver Grove Heights, Minnesota (“Property”). The location of the Property is shown on **Figure 1**. The current layout of the Property and the locations of the Supplemental Phase II Environmental Investigation (“Supplemental Investigation”) conducted by Landmark, as well as the previous sampling locations are shown on **Figure 2**. The Property is currently zoned for residential use and all the Property buildings are vacant and in poor condition. Property buildings consist of a residential dwelling, a detached garage, a single-story barn, and a small well pump house/sump pit.

The scope of the Supplemental Investigation was based on information provided in two (2) Phase I Environmental Site Assessments (“Phase I ESA”) reports. The first Phase I ESA Report was prepared by Braun Intertec Corporation (“Braun”) on behalf of Wells Fargo Bank N.A., dated June 7, 2017. The subsequent Phase I ESA Report was prepared by Landmark on behalf of Alliant Ventures. A Phase II Environmental Site Assessment Report (“Phase II Report”) was also prepared by Braun on behalf of Wells Fargo Bank N.A., dated June 7, 2017.

Figure 3 shows the building footprints for the proposed redevelopment on the Property. This figure does not show the proposed locations of the utilities that will need to be installed. As shown on the drawings included in **Appendix B**, redevelopment plans involve removing existing structures and excavating soil for constructing single family housing.

The purpose of this VRAP is to describe the cleanup goals and response actions (“RAs”) specific to the redevelopment plans related to the Property. The VRAP has been prepared in accordance with applicable Minnesota Pollution Control Agency (“MPCA”), Voluntary Investigation and Cleanup (“VIC”) Program and Petroleum Brownfields (“PB”) Program guidelines. An Environmental Construction Contingency Plan (“ECCP”) has also been prepared and will be submitted to the MPCA VIC Program as a separate document to address unexpected conditions that may be encountered during RA implementation and redevelopment activities that were not addressed as part of the VRAP. In addition, a project-specific Site Safety Plan (“SSP”), which was prepared prior to conducting the Supplemental Investigation, will be modified and submitted as a

separate document to the MPCA prior to beginning the implementation of the RAs and the redevelopment activities.

On behalf of Alliant Ventures, Landmark requests that the MPCA VIC Program and the PB Program review and approve this VRAP. Alliant Ventures plans to begin redevelopment activities in the spring or early summer of 2020 and requests that the MPCA approve this VRAP by February 28, 2020.

1.1 Background

The Property consists of 15.11 acres of land that is currently zoned for residential use. The Property is bordered by Cahill Avenue; on the east by Inver Grove Trail with residential properties beyond; on the west by a stormwater retention pond with Cahill Avenue and Trunk Highway 52 beyond; and on the north by residential properties. The general Property vicinity has been developed since prior to 1890 for residential/agricultural related use.

The Property was originally developed in 1890 with the construction of an approximate 2,100-square-foot residential dwelling on the east-central portion of the Property. In the 1960s or 1970s, a 576-square-foot garage and a 96-square-foot well pump house/sump pit were added to the east-central portion of the Property. An approximate 2,200-square-foot single-story barn was also constructed during this time on the central portion of the Property. As stated, all of the buildings located on the Property are vacant and in poor condition. Access to the Property is provided by a gravel driveway stemming from Inver Grove Trail that runs between the dwelling and garage, opening to a parking area. The drive runs adjacent to the barn structure, and continues northwest as a dirt path to the Property boundary.

As indicated in the Phase I Reports, historical activities on the Property first consisted of residential development and use for cultivated cropland by 1890. Farming purposes continued until the early 1950s when the Property became used for apparent rural residential purposes such as horse stabling. Based upon the historical information available it appears that additional barn/garage outbuildings were demolished in the mid-1960s to early 1970s. The Braun Phase I Report identified the following recognized environmental conditions (“RECs”) for the Property:

- “Based on available information, unpermitted dumping has occurred on the Site and on adjoining properties. Site observations identified the presence of surficial dumping. The adjoining right-of-way expansion completed by the City of Inver Grove Heights in 2007 encountered soil containing concentrations of diesel range

organics, varying amounts of debris materials, and materials that contained asbestos. It is likely that these materials are also present on the Site. The potential presence of buried waste represents a potential for soil and groundwater contamination.

- Based on information provided by Dakota County, the MNDOT Highway 52, 55, and 56 Interchange Disposals site (DCEMD Site ID # 1294) is located west adjacent to the Site. This is reported to be a suspected large, unlimited variety dump. The potential presence of buried waste adjacent to or at the Site represents a potential for soil and groundwater contamination at the Site.”

Investigations conducted in the adjoining right-of-way and on the Property by Braun reported that a significant amount of fill had been placed on the Property in the past. The majority of the fill consists of silty sand, poorly graded sand, clayey sand, and sandy lean clay with gravel. Fill material, mainly in the south-central portion of the Property has been shown to contain varying amounts of intermixed debris. The debris, mainly observed in the south and south-central area of the Property, includes concrete, brick, glass, wood, clinkers, slag, metal, plastic, sand blasting material, shingles, and tar. Fill material with debris was observed in the most southern area of the Property was reported by Braun to generally begin at a depth of approximately ten (10) feet below ground surface (“bgs”) and ended at a depth of up to 20 feet bgs. Fill material that contained debris located farther north and closer to the Property buildings generally began at a depth of approximately four (4) feet bgs although there were areas where Braun also noted the presence of debris at ground surface.

1.2 Previous Investigations and Reports

Previous environmental assessments and/or investigations were conducted at the Property or portions thereof. Electronic copies of the previous assessment and investigation reports have been submitted to the MPCA VIC Program and the MPCA PB Program for review. Excerpts of the previous investigations are included in **Appendix A**. The findings from the Phase I ESA Report prepared by Braun are discussed in Section 1.2.1; the results from the Phase II Investigation Report prepared by Braun are summarized in Section 1.2.2; the findings from the Phase I ESA Report prepared by Landmark are discussed in Section 1.2.3; and the results from the Supplemental Phase II Investigation Report prepared by Landmark are summarized in Section 1.2.4. As stated, previous investigations consisted of the following:

- Braun. June 7, 2017. *Phase I Environmental Site Assessment, Vacant Residence, 9697 Inver Grove Trail, Inver Grove Heights, Minnesota*. (Braun Phase I Report)

- Braun. June 7, 2017. *Phase II Environmental Site Assessment, Vacant Residence, 9697 Inver Grove Trail, Inver Grove Heights, Minnesota.* (Phase II Report)
- Landmark. January 2019. *Phase I Environmental Site Assessment, 9697 Inver Grove Trail, Inver Grove Heights, Minnesota.* (Landmark Phase I Report)
- Landmark. March 26, 2018. *Supplemental Phase II Environmental Investigation, 9697 Inver Grove Trail, Inver Grove Heights, Minnesota.* (Supplemental Phase II Report)

1.2.1 Braun Phase I Report Findings

As indicated in the Braun Phase I Report, historical activities on the Property first consisted of residential development and use for cultivated cropland by 1890. Farming purposes continued until the early 1950s when the Property became used for apparent rural residential purposes such as horse stabling. Based upon the historical information available it appears that additional barn/garage outbuildings were demolished in the mid-1960s to early 1970s. The Braun Phase I Report identified the following RECs for the Property:

- Based on available information, unpermitted dumping has occurred on the Site and on adjoining properties. Site observations identified the presence of surficial dumping. The adjoining right-of-way expansion completed by the City of Inver Grove Heights in 2007 encountered soil containing concentrations of diesel range organics, varying amounts of debris materials, and materials that contained asbestos. It is likely that these materials are also present on the Site. The potential presence of buried waste represents a potential for soil and groundwater contamination.
- Based on information provided by Dakota County, the MNDOT Highway 52, 55, and 56 Interchange Disposals site (DCEMD Site ID # 1294) is located west adjacent to the Site. This is reported to be a suspected large, unlimited variety dump. The potential presence of buried waste adjacent to or at the Site represents a potential for soil and groundwater contamination at the Site.

1.2.2 Phase II Report Summary

A total of nine (9) test pits (TP-1 through TP-2) were conducted on the Property as part of the Braun Phase II. In addition, three (3) soil borings were advanced with a push probe, one temporary monitoring well was installed to collect a groundwater sample, and

3 soil vapor probes (SV-1 through SV-3) were advanced to collect 3 soil vapor samples from 3 to- five (5) feet bgs.

Braun advanced the 3 soil borings with a hydraulically-driven push-probe, designated as PP-1 through PP-3 at the Property to depths ranging from 20 to 40 feet bgs. Groundwater was encountered and collected at the one boring (PP-2) that was advanced to 40 feet bgs. Groundwater was measured at 28.9 feet bgs at boring PP-2. The depths of the 9 test pits ranged from six (6) to 20 feet bgs.

Varying amounts of fill soil, consisting primarily of silty sand, poorly graded sand, clayey sand, and sandy lean clay with gravel, was encountered from the ground surface to depths of 9 to 20 feet bgs in the vicinity of investigation locations TP-1, TP-2, TP-7, PP-1, and PP-2. Underlying the fill soil was apparent native soil consisting primarily of clayey sand and silty sand, but also intervals of poorly graded sand and lean clay. As stated, field screening of fill soils from the borings and test pits identified intermixed debris, which included slag, brick, concrete, glass, metal, shingles, plastic, tar, sand blast material, clinkers, and/or wood. Debris observed in the most southern investigation locations (PP-1, TP-1, and TP-2) generally began at approximately 10 feet bgs and continued until at least 20 feet bgs. Debris observed in the vicinity of PP-2 and TP-7 generally began at approximately 4 feet bgs and continued until 10 feet bgs. No elevated headspace readings (above 10 parts per million [“ppm”]) were detected in soils encountered during investigations at the Property.

Concentrations of polynuclear aromatic hydrocarbons (“PAHs”) were detected in two (2) soil samples above their respective regulatory soil screening criteria for recreational and industrial uses from debris-laden fill soil on the southern portion of the Property. PAHs were calculated as the benzo(a)pyrene (“BaP”) equivalent for comparison with MPCA criteria. PAHs were reported above MPCA criteria in 2 samples including PP-1 (12.5-15’) at 47.9 milligrams per kilogram (“mg/kg”) and in sample TP-2 (4’) at 4.3 mg/kg, both of which are above the Industrial Soil Reference Value (“ISRV”) of 3.0 mg/kg. Naphthalene was also reported in sample PP-1 (12.5-15’) at 7.3 mg/kg which exceeds the MPCA Soil Leaching Value (“SLV”) of 4.5 mg/kg. In addition, diesel range organics (“DRO”) was reported in samples PP-1 (12.5-15’) at 6,080 mg/kg and TP-2(4’) at 320 mg/kg. These detections are above the MPCA’s Best Management Practices (“BMP”) for Unregulated Excess Fill criteria for DRO, which is 100 mg/kg for unregulated offsite reuse. Buried regulated asbestos-containing material (“RACM”) was also identified in the southern portion of the Property. As stated, no elevated volatile organic (photoionization detector [PID]) readings were identified in soil samples collected at the Property.

One groundwater sample was collected as part of the Braun Phase II (PP-2); the depth to groundwater at the time was approximately 29 feet bgs. Laboratory analysis of the groundwater sample collected at boring location PP-2 did not detect concentrations of volatile organic compounds (“VOCs”), PAHs, dissolved metals, gasoline range organics (“GRO”) or DRO above Minnesota Department of Health (“MDH”) drinking water criteria. DRO in sample PP-2 was detected at 115 micrograms per liter (“µg/L”). Although no drinking water criterion for DRO has been established, the MDH groundwater screening criteria (Health Based Value) for total petroleum hydrocarbons is 200 µg/L.

Three (3) soil vapor samples (SV-1 through SV-3) were collected in the southern portion of the Property as part of the Braun Phase II. No detections exceeded the current regulatory action criteria of thirty-three times the Residential Intrusion Screening Value (“33X R-ISV”) in the three samples. Methane was also analyzed in the 3 soil vapor samples collected. Methane was not detected in samples SV-1 and SV-2 and was only detected at the SV-3 sampling location at 6.1 parts per million by volume (“ppmv”). The MPCA action criterion for methane is 25% of the lower explosive limit (“LEL”), which is 55,000 ppmv. The reported methane detection in sample SV-3 is well below the MPCA action criterion.

1.2.3 Landmark Phase I Report Summary

At the time Landmark completed the Phase I ESA, the Property was owned by Nationstar Mortgage LLC and was comprised of vacant rural residential land. As stated in the Landmark Phase I ESA Report:

“The Property was originally developed for rural residential and agricultural land use by 1890. The homestead including outbuildings has been in the current position, central, since at least 1937. An unimproved road formerly connected Inver Grove Trail to Old Concord Boulevard northwest across the Property. The road eventually degraded to a trail. Former outbuildings were demolished in the mid-1960s to early 1970s. A high voltage power line was first apparent on the Property in the 1960s; the line runs southwest to northeast in the western portion of the Property.

A pond was sometimes present in the south-central portion of the Property; some filling in the pond appears likely based on historical aerial photographs and previous investigations. Evidence of dumping in the former dump site on the Property was apparent in at least the 1960s and may have been earlier and/or later. Previous Property Owners began filing for dump closure in the late 1980s; the dump was never completely closed by the County.

The filling and/or dumping at the Property and potential demolition debris from former buildings demolished at the Property have the potential to impact the subsurface of the Property.

Based upon the records review, Property reconnaissance and interviews the following known or suspect environmental conditions were identified for the Property:

Finding: Evidence of filling and historic dumping on the Property, primarily on the southern portion of the Property.

Previous investigations have documented the presence of buried debris on the Property primarily on the southern portion of the Property. Although the most recent investigation at the Property did not include soil detections greater than regulatory criteria, a past investigation detected DRO and PAHs above regulatory criteria in soil samples. Buried ACM was also detected in a past investigation. However, all previous groundwater and soil vapor samples collected at the Property did not yield results greater than regulatory criteria.

Although the County had determined the west-adjointing property to be a former dump, the presence of a pond in this location suggests removal of significant soils in the area. Additionally, the western-most sample collected on the Property did not contain detections of chemicals greater than regulatory criteria.

For these reasons, this finding is therefore **not** considered to constitute a REC **for the current use of the Property**. However, if in the future the use of the Property changes or the Property is redeveloped, this finding will constitute a REC.

Finding: Analytical sample results in soil on the Property and the south-adjointing property above regulatory criteria, including buried ACM.

Contamination in soil samples on the Property and south-adjointing property is likely due to the presence of the former dump (impacted fill material and buried debris) at the Property, which is located primarily on the southern portion of the Property and no longer beyond the current Property line. As previously stated above, groundwater and soil vapor samples collected at the Property did not yield results greater than regulatory criteria and as such, this finding is **not** considered to constitute a REC with regard to groundwater and soil vapor.

For these reasons, this finding is therefore **not** considered to constitute a REC **for the current use of the Property**. However, if in the future the use of the Property changes or the Property is redeveloped, this finding will constitute a REC.

Finding: Evidence of surface debris including drums and chemical containers.

Although the drums and containers may be associated with the former activities at the Property, based on Landmark's previous observations during the Supplemental Investigation, it is more likely that illegal dumping has continued at the Property. Based on the observations made during the Property reconnaissance, the contents of the drums and containers have **not** resulted in any releases. For these reasons, this finding is therefore **not** considered to be a REC **for the current use of the Property**. However, if in the future the use of the Property changes or the Property is redeveloped, this finding will constitute a REC. In addition, steps should be taken to limit access to the Property so that additional illegal dumping activities are stopped."

1.2.4 Supplemental Investigation Summary

The findings and RECs identified in the Braun Phase I Report, the Landmark Phase I Report, as well as the findings reported in the Phase II Report were addressed during a Supplemental Investigation conducted by Landmark on behalf of LRES on February 27, 2018. As shown on **Figure 2**, as part of the Supplemental Phase II, Landmark oversaw the excavation of seven (7) test trenches (LTP-10 through LTP-16) approximately 8x8 feet in dimension, to a depth of approximately 10 feet bgs. Soil samples were collected for each test trench from depths of 5 to 9 feet bgs, based on field screening results.

Organic rich topsoil containing silt and plant roots was generally consistent across the Property and was observed at a depth of approximately 2 feet bgs. Fill material was observed at the Property in across all test pits, at depths ranging from 2 to 7 feet bgs and was comprised of tan to reddish-brown medium-grained silty sands containing varying amounts of gravel, cobbles, and sparse boulders. However, only the fill material at LTP-11 contained a substantial amount of buried debris and waste was only observed in the fill material at LTP-11 (content of volume is estimated to be approximately twenty to twenty five percent from depths of 3 to 10 feet). Minor amounts of buried debris and waste was also observed at LTP-10 and LTP-14 (content by volume is estimated to be approximately 5 percent at LTP-10 from depths 2 to 5 feet bgs and less than 5 percent at LTP-14 from depths 2 to 5 feet bgs). The buried debris and waste observed in the test trenches was comprised of materials similar to those identified in the Phase II and include bricks, ceramics, plastics, paper materials, rubber hose, duct tape, clay pipe, wood scrap, and tractor/farm machinery parts. As listed on the test trench logs included in Appendix

D of the Supplemental Investigation, all soils screened had PID readings of 0.0 ppm. No suspect RACM was encountered in the fill material. Native soil beneath the fill material is comprised of brown/reddish silty medium-grained sand containing varying amounts of pebbles, gravel, cobbles, clay rich horizons and sparse boulders.

No fill material, buried waste, or debris was observed in the test trenches located on the southwest and south central portion of the Property in the vicinity of LTP-13 and LTP-12, respectively. No fill material, buried waste, or debris was observed in the test trenches located to the north of the vacant Property buildings at LTP-15 or at LTP-16 in the southeast corner of the Property. The soil observed in the test trenches at these locations appeared to be native soil without buried debris and waste.

Soil samples were submitted to Pace Analytical (“Pace”) for laboratory analysis and results were compared to the MPCA Tier 1 SLVs and ISRVs. The following items summarize the reported concentrations of RCRA metals, DRO, and PAHs in the soil/fill samples collected at the locations shown on **Figure 2**:

- RCRA metal concentrations were reported below the MPCA RSRVs, ISRVs, and SLVs.
- DRO concentrations were reported to be below the laboratory method detection limits (“MDLs”) for all soil samples analyzed by Pace.
- All PAH concentrations were reported below laboratory MDLs except for the soil sample collected at LTP-10/7’, which was reported at 0.04 mg/kg. This concentration is well below applicable MPCA RSRVs, ISRVs, and SLVs.

The soil/fill material containing debris that is excavated during redevelopment will need to be disposed off-site at a permitted landfill.

Because no field screening indications of VOCs were observed (e.g., elevated PID readings or chemical odors), no soil samples were submitted to Pace for analysis of VOCs. Although no COCs were reported to be at concentrations above MPCA applicable criteria, as reported in the Braun Phase II Report, fill material containing debris was reported in the south central portion of the Property. While most of the debris is located below a depth of 4 feet bgs, an estimated 2,000 to 3,000 cubic yards of fill with debris is located in the top 4 feet and on the surface. As a result, some fill containing debris will be encountered during excavation and grading activities as part of the proposed redevelopment. The fill containing debris that is excavated during redevelopment will need to be disposed off-site at a permitted landfill. A significant portion of the buried debris will not be encountered during redevelopment and is located

at a depth of 4 feet bgs or more. This debris will remain and an Environmental Covenant will be filed with Dakota County.

2.0 Voluntary Response Action Plan

This section describes the proposed RAs, based on the results from the previous investigations and proposed redevelopment plans. The VRAP proposes cleanup goals, summarizes environmental issues to be addressed as part of the VRAP implementation, and explains elements of the proposed RAs necessary to obtain approval from the MPCA, based on the redevelopment plans and taking into account the planned future use of the Property.

2.1 Proposed Development Plan

Redevelopment plans are included in **Appendix A** and **Figure 3** shows the redevelopment layout. As shown in the development drawings, the existing gravel roads and unoccupied structures will be removed. Alliant Ventures plans to construct single family housing that will cover most of the Property. The proposed Property buildings will each have separate driveways and dirt trails. Green space will surround the Property building and large portions of the Property will remain greenspace and will not be disturbed as part of redevelopment.

Excavation work will be required to construct the proposed residential buildings, construct roads and install underground utilities. Most soil and fill excavated as part of the redevelopment of the Property will to be reused on-site. As shown in **Figure 3**, there is buried debris and surficial debris is documented to be present in some of the areas of the Property that will be redeveloped. As a result, fill material containing buried debris and surficial debris is expected to be encountered during redevelopment. Although the debris in these areas have been shown to meet applicable MPCA risk-based criteria, the fill material containing buried debris is not suitable for reuse and does not meet the MPCA definition of Unregulated Excess Fill. As a result, the fill that contains the buried debris and surficial debris that is encountered during redevelopment will be transported off-site to a permitted Subtitle D landfill. It is estimated that the redevelopment project, as currently planned, would involve the excavation and off-site disposal of 2,000 to 3,000 cubic yards of surficial debris and fill material that contains buried debris. The fill material that exceeds MPCA risk-based criteria as documented in the Braun Phase II Report is located at depth and in areas that will remain undisturbed. For this reason, residual contaminated fill and buried debris will remain in place primarily on the far south side of the Property. A significant portion of the fill material that contains buried debris is located at a depth of 10 feet or more in low lying areas on the south side of the Property. This area will not be disturbed as part of the redevelopment and, as a result, no RAs will be conducted in this area of the Property.

The ECCP will address the management of unexpected environmental issues that may be encountered during implementation of the RAs and redevelopment activities.

2.2 Chemicals of Concern and Cleanup Goals

The previous investigations identified buried debris and the following chemicals of concern (“COC”): PAHs, DRO and RCAM in soil and DRO in groundwater. Based on the previous investigation results, shallow soil containing buried debris will need to be excavated during redevelopment and transported off-site to a permitted landfill. Based on the results from the previous investigations, all of the soil contaminated with the COCs is located at depth and in areas that will not be disturbed by the proposed redevelopment. Based on the planned use of the Property, as previously stated, no RAs related to the fill material impacted by the COCs are proposed. As previously reported, the former well on the Property has been sealed in accordance with MDH requirements. Based on the planned use of the Property, which will involve the use of municipal water for drinking water purposes, no RAs related to groundwater are being proposed.

Based on redevelopment plans, the proposed cleanup goals for the soil in the final upper 4 feet are the applicable RSRVs and no buried debris. It is proposed that these cleanup goals (consistent with the MPCA Unregulated Excess Fill criteria), in conjunction with planned construction and site grading activities on the Property, are used to guide the soil RAs.

As previously stated, all VOCs in soil vapor samples were reported at a concentration below the applicable 33X I-ISV. In addition, all methane concentrations were below applicable criteria. Therefore, no soil vapor RAs are being proposed.

Based on the results of the Phase II Report and the Supplemental Phase II Report and taking into account the proposed redevelopment plans, groundwater will not be encountered during construction and will not be used in the future once the redevelopment has been completed. As previously reported, the former well on the Property has been sealed in accordance with MDH requirements. Based on the planned use of the Property, which will involve the use of municipal water for drinking water purposes, no RAs are being proposed with respect to groundwater. However, if dewatering is needed (water collected in the soil excavations from a precipitation event, for example), the water will be discharged to the sanitary sewer with a permit from the Metropolitan Council Environment Services.

For all remaining environmental issues associated with the redevelopment, field screening and contingency sampling will be conducted in accordance with the ECCP.

2.3 Response Actions

The proposed RAs generally consist of the following elements and are described in more detail in the following sections:

- An updated SSP specifically pertaining to RA and redevelopment activities will be prepared and necessary permits will be obtained prior to redevelopment.
- The Property buildings will be removed and the building materials will be recycled or disposed of prior to redevelopment activities. Recyclable materials (e.g., clean concrete) present in the fill material will be segregated from the soil and transported off-site for reuse where possible.
- Fill containing buried debris and surficial debris that is encountered during redevelopment will be transported off-site to a permitted Subtitle D landfill. It is estimated that 2,000 to 3,000 cubic yards of buried debris and surficial debris will be excavated as part of the redevelopment. Soil confirmation samples will be collected from the bottom and sidewalls of the excavations and field screened for the presence of relevant COCs and buried debris. Based on the results of the field screening, samples may be collected and sent for laboratory analysis of relevant COCs, in accordance with applicable MPCA VIC Program and PB Program guidelines. Once the extent of the excavation is reached for redevelopment purposes, no additional soil will be removed unless field screening indicates potential hazardous waste. As an alternative to sidewall sampling following excavation, Landmark may decide to prepare a “Pre-excavation Sidewall Sampling Plan” for review and approval by the MPCA. The Pre-excavation Sidewall Sampling Plan will outline the process of collecting and analyzing in situ soil/fill materials samples prior to conducting any excavation activities.

Based on the previous investigation results, all of the contaminated fill (fill that exceeds the applicable cleanup criteria for the COCs) is located at depth or in areas of the Property that will not be disturbed as part of the proposed redevelopment. As such, the majority of the fill that will be excavated and that will be addressed as part of the proposed RAs is limited to fill that contains buried debris and surficial debris. The fill that contains buried debris and surficial debris will be excavated to a depth of 2 feet below the proposed Property buildings and pavement and 4 feet below green space areas located within the portions of the Property proposed to be disturbed as part of the redevelopment activities. The fill that contains buried debris and surficial debris will be excavated will be disposed off-site at a permitted landfill.

- Soil and fill that is excavated for redevelopment may meet the definition of Unregulated Fill Criteria, as described in the *MPCA's Best Management Practices for the Off-Site Reuse of Unregulated Fill*, dated February 2012 (See **Appendix B**). If such soil or fill is encountered and properly characterized, it may be used onsite or transported off-site to another commercial/industrial property for reuse. All excavated soil will be properly characterized prior to reuse off-site. The excavated soil will be field-screened and sampled for the COCs in accordance with applicable MPCA sampling guidelines (See **Appendix C**). In the event the sampling results indicate that soil does not meet the MPCA's definition of Unregulated Excess Fill, the soil will be reused on-site or transported off-site to a permitted landfill.
- If dewatering is needed (water collected in the soil excavations from a precipitation event, for example), the water will be discharged to the sanitary sewer with a permit from the MCES.
- Standard dust and runoff control measure will be implemented during redevelopment and RA implementation activities.
- The MPCA-approved ECCP will be implemented during subsurface redevelopment and RA implementation activities.

2.4 Soil Excavation, Management and Disposal

Based on the results from the previous investigations, the majority of the contaminated soil and buried debris is located in the south central portion of the Property and below a depth of 4 feet. Because the new Property buildings will be constructed with basements, it is anticipated that surface and buried debris will be encountered within the proposed building footprint. It is also anticipated that excavation of utility corridors in some areas will also encounter surface and buried debris. All excavation and backfilling work will be completed using standard construction equipment (backhoes, loaders, and dump trucks).

Excavated soil and fill material that contains buried debris will be stockpiled on site or direct hauled to the permitted landfill. Soil with buried debris and recyclable materials will be segregated and stockpiled separately from excavated soil that does not contain buried debris. Stockpiles will be securely covered with covers anchored at the end of each day. Landmark personnel will be onsite to direct soil excavation and segregation of soil, fill material and debris, to document excavation findings and to conduct field screening of excavated materials, as required. Landmark personnel will also field screen excavated and underlying soils for evidence of impacts (e.g., organic vapor

concentrations using a photoionization detector, odor, discoloration, and presence of chemical containers or regulated asbestos containing material). If screening results indicate the presence of impacted soils, the VRAP and ECCP will be implemented.

Excavated soils containing debris, or with other visual or olfactory evidence of contamination or with PID results in excess of 10 ppm will be sent off-site for disposal at a permitted landfill or permitted landfill that can accept this material in accordance with applicable MPCA guidelines. Waste profile sample analytical reports will be submitted for approval to the disposal facility. Sampling of stockpiled soils will be conducted according to applicable MPCA guidelines and according to acceptance criteria determined by the landfill. Sidewall and floor samples from the excavations will be collected, field screened and, based on the field screening results and the depth of the excavations, analyzed for the COCs in accordance with applicable MPCA guidelines shown in **Appendix C**. Because the depth of excavation will be approximately 20 feet below ground surface to accommodate the two-story parking garage, fewer confirmation floor samples are proposed in this area than required by MPCA guidance. Based on the depth of excavation for the building, should confirmation sidewall samples collected below twelve feet or confirmation floor samples fail cleanup goals in this area, additional excavation will not be completed; the results will document remaining soil left in place. As stated earlier, an additional 2 feet of excavation will be completed around the building, to be backfilled with clean fill material.

Excavated soil and fill material free of visual impacts, staining, odors and debris, with PID results not exceeding background levels and with soil concentrations below applicable RSRVs meet the criteria for Unregulated Excess Fill. In order to document this, additional samples will be collected from these soils for the COCs. Existing sample data from the previous investigations and the previous investigations will also be used to compare with the applicable cleanup criteria. The sampling frequency and analytical parameters for the unregulated fill will be reported to the MPCA. Soils that meet the definition of unregulated fill may be used as needed to prepare the Property for redevelopment, including backfilling the upper 4 feet of construction and utility excavations. Soils meeting the definition of unregulated fill may also be used off site.

All excavation and backfilling work will be completed using standard construction equipment (backhoes, loaders, and dump trucks).

Placement of offsite clean fill material may be required to prepare the Property for redevelopment, including backfilling utility excavations. The sampling frequency and analytical parameters for Unregulated Excess Fill brought on site will be in accordance with MPCA guidance.

2.5 Water Management during Redevelopment

Groundwater beneath the Property is not expected to be encountered during redevelopment and will not be used for any purpose as part of the planned redevelopment. All of the new Property buildings will be connected to municipal water. If storm water collects during construction and requires dewatering, the water will be discharged to the sanitary sewer with a permit from the MCES.

2.6 Environmental Construction Contingency Plan

An ECCP will be completed to address any unexpected environmental issues that are encountered during RA and redevelopment activities. Potential COCs will be field screened and sampled according to the ECCP during redevelopment activities. A copy of the ECCP will be submitted to the MPCA for review under a separate cover.

2.7 Site Safety, Run-off Control and Dust Control

Possible short-term risks include the risk of the workers coming into direct contact with contaminated soil, construction equipment and potential inhalation exposure to the COCs. Standard MPCA recognized surface water run-off and dust control procedures will be implemented, as necessary, during earthwork activities. Onsite workers will operate under the updated SSP when dealing with potential unexpected hazardous materials. The updated SSP will be submitted to the MPCA prior to implementation of RAs and any redevelopment activities.

2.8 Institutional Controls

Based on the results of the Phase II Investigation and taking into account the planned future use of the Property, institutional controls in the form of an Environmental Covenant will be required.

2.9 Response Action Implementation Report

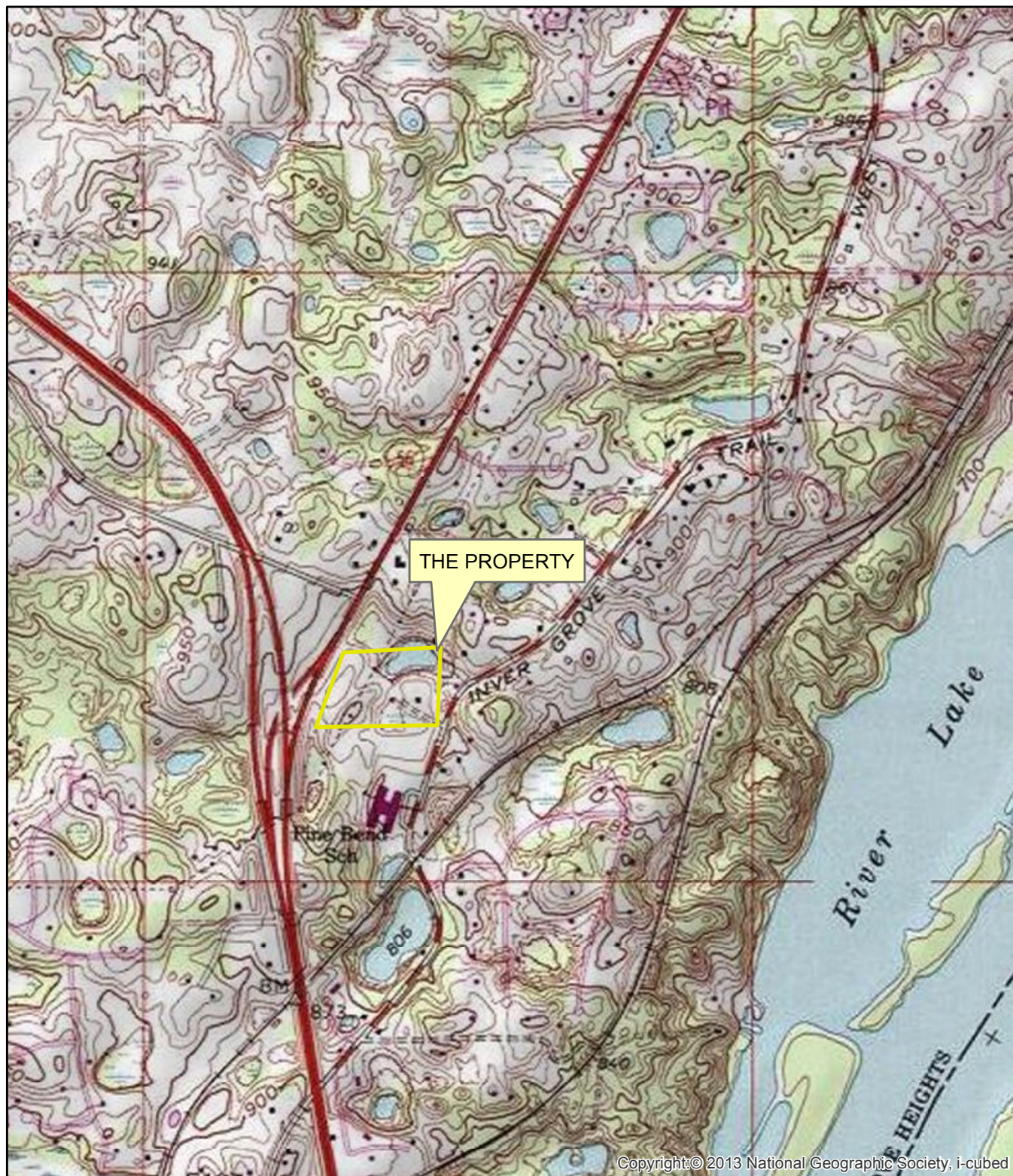
Upon completion of the proposed RAs, a report summarizing the RAs and any analytical results will be submitted to the MPCA for review and approval. The RA Implementation Report will include the following: (1) data, results, and record drawings of the RAs (soil excavation and placement); (2) documentation of end disposition (disposal) of soil, if necessary; (3) follow-up actions, if any; (4) discussion of any changes in the RAs with a discussion of why the changes were necessary; (5) discussion of any difficulties encountered during the implementation, which may alter or impair the effectiveness of the RAs and (6) spatial data requirements. Following review of the RA Implementation Report, the MPCA VIC Program is requested to issue a RA Implementation Report Approval letter and a No Further Action letter and the PB Program is requested to issue a RA Implementation Report Approval letter and a non-tank Site Closure letter.

2.10 Schedule

The following VRAP implementation schedule is anticipated; MPCA staff will be notified of schedule changes:

Submit VRAP and ECCP to the MPCA	January 2020
MPCA Reviews and Approves Reports	Within 30 Business Days
Submit SSP to the MPCA	Prior to RA Implementation Activities
Begin Redevelopment Activities	Spring/Summer 2020
Submit RA Implementation Report	within 60 Days Following RA Completion

Figures



Legend

 Property Boundary

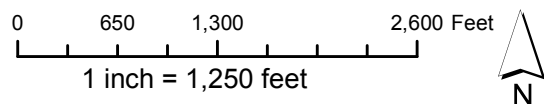
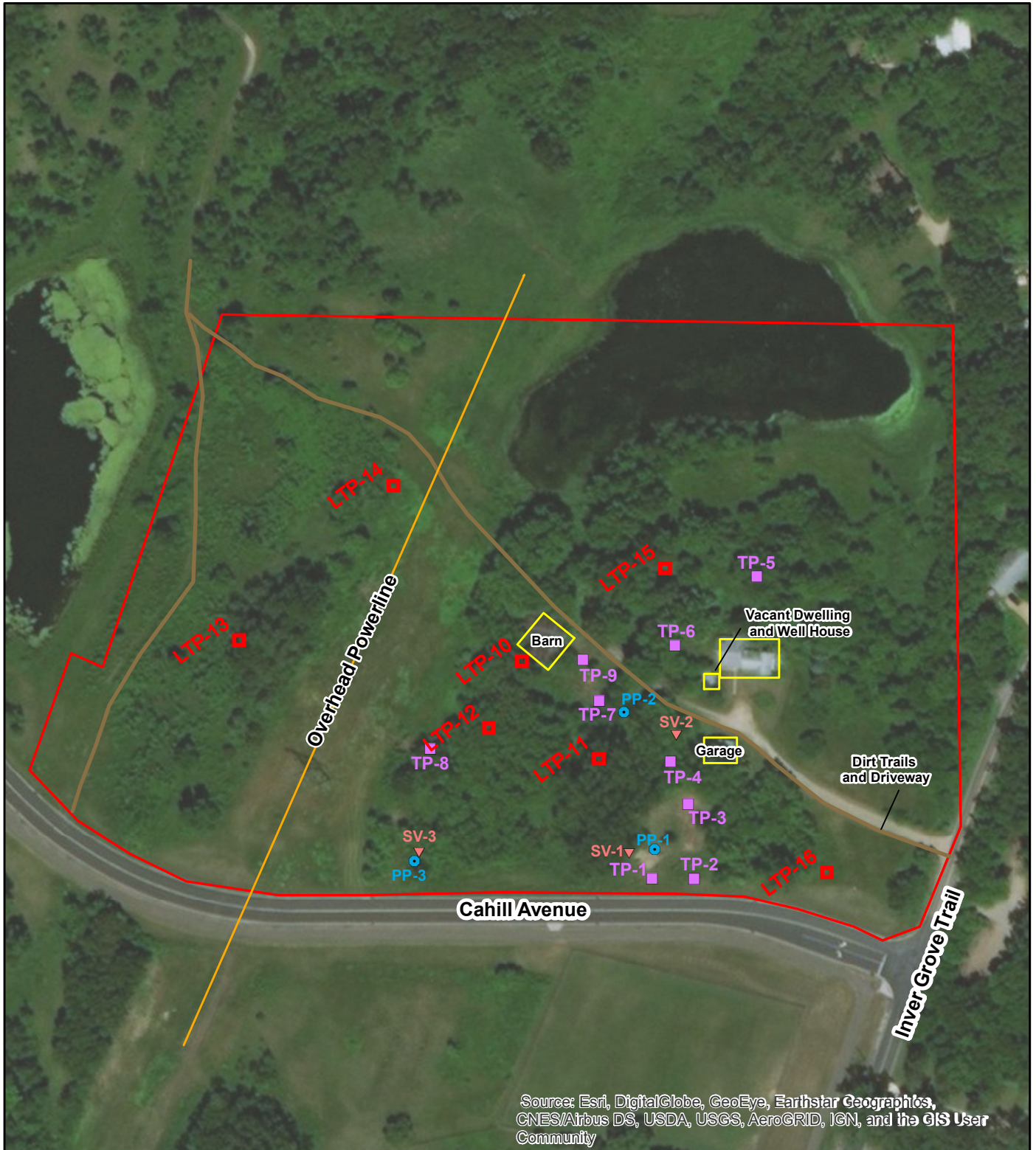


Figure 1

PROPERTY LOCATION MAP
9697 Inver Grove Trail
Inver Grove Heights, Minnesota

LANDMARK ENVIRONMENTAL, LLC



Legend

- Braun Push Probe Locations
- ▼ Braun Soil Vapor Locations
- Braun Test Pit Locations
- Landmark Test Pit Locations
- Approximate Property Boundary
- Overhead Powerline

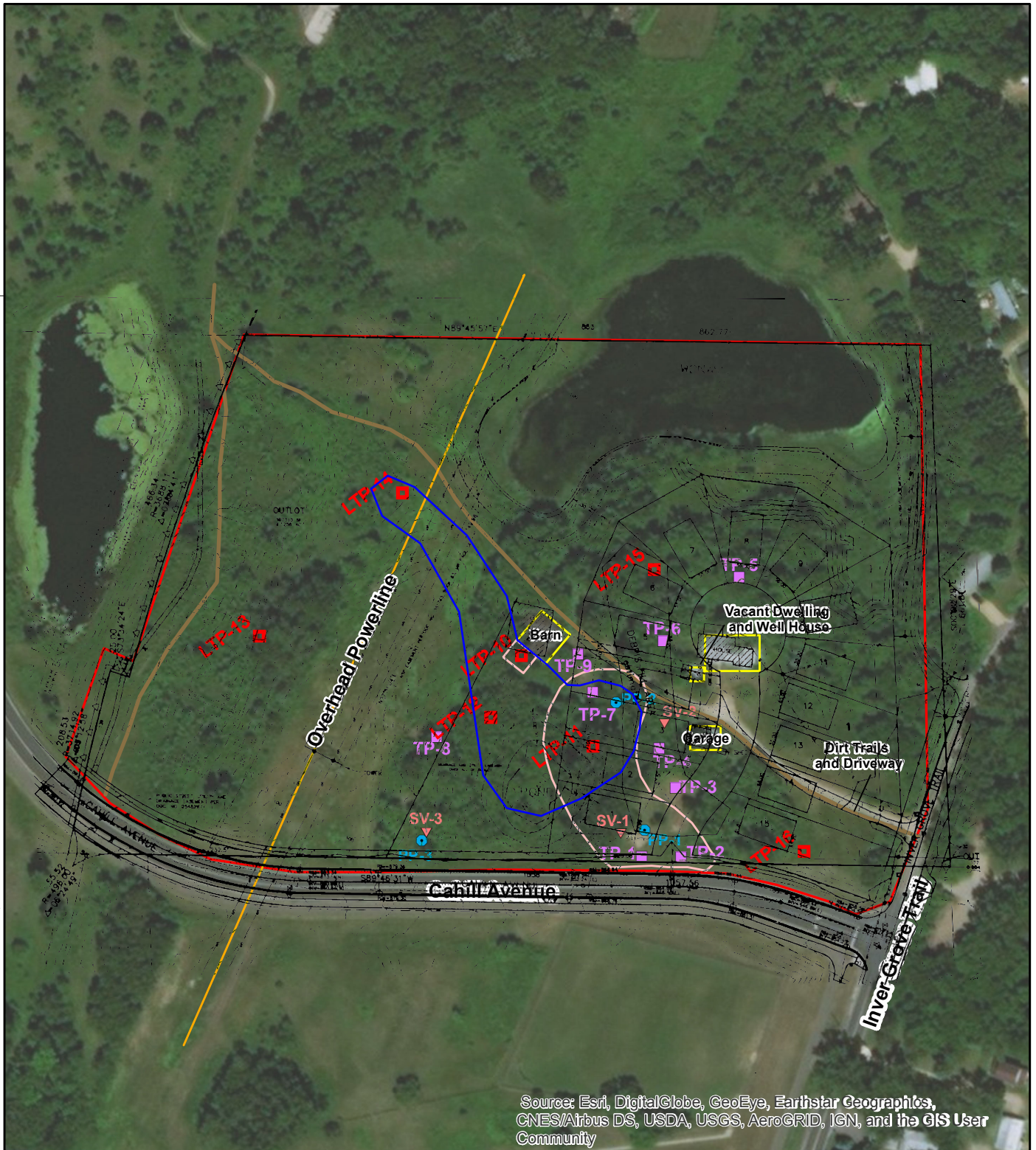
Figure 2
Property Layout Map with
Investigation Locations
9697 Inver Grove Trail
Inver Grove Heights, Minnesota

LANDMARK ENVIRONMENTAL, LLC

1 inch = 167 feet

0 90 180 360 Feet





Legend

- Braun Push Probe Locations
- ▼ Braun Soil Vapor Locations
- Braun Test Pit Locations
- Landmark Test Pit Locations
- Buried Debris Area
- Shallow Buried Debris Area
- Approximate Property Boundary
- Overhead Powerline

Figure 3
Response Action Plan
with Redevelopment Plan
9697 Inver Grove Trail
Inver Grove Heights, Minnesota

LANDMARK ENVIRONMENTAL, LLC

1 inch = 180 feet

0 95 190 380 Feet



Appendices

Appendix A

Previous Investigation Excerpts

Table 2
Soil Sampling Analytical Results

Parameter	MPCA Residential Soil Reference Value (SRV) 2009	MPCA Industrial Soil Reference Value (SRV) 2009	MPCA Tier 1 Soil Leaching Value (SLV) 2013	Units	Test Pit Location/Depth						
					LTP-10/7'	LTP-11/9'	LTP-12/6'	LTP-13/5'	LTP-14/7'	LTP-15/5'	LTP-16/6'
					2/27/2018	2/27/2018	2/27/2018	2/27/2018	2/27/2018	2/27/2018	2/27/2018
Date Collected					Pace	Pace	Pace	Pace	Pace	Pace	Pace
Laboratory											
PAHs											
Acenaphthene	1200	5260	81	mg/kg	<0.011	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Acenaphthylene	NS	NS	NS	mg/kg	<0.011	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Anthracene	7880	45400	1300	mg/kg	<0.011	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Benzo(a)anthracene	cPAH - BaP Eq.	cPAH - BaP Eq.	cPAH - BaP Eq.	mg/kg	0.025	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Benzo(a)pyrene	cPAH - BaP Eq.	cPAH - BaP Eq.	cPAH - BaP Eq.	mg/kg	0.03	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Benzo(b)fluoranthene	cPAH - BaP Eq.	cPAH - BaP Eq.	cPAH - BaP Eq.	mg/kg	0.039	0.015	<0.011	<0.012	<0.013	<0.011	<0.011
Benzo(g,h,i)perylene	NS	NS	NS	mg/kg	0.021	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Benzo(k)fluoranthene	cPAH - BaP Eq.	cPAH - BaP Eq.	cPAH - BaP Eq.	mg/kg	0.016	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Chrysene	cPAH - BaP Eq.	cPAH - BaP Eq.	cPAH - BaP Eq.	mg/kg	0.031	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Dibenz(a,h)anthracene	cPAH - BaP Eq.	cPAH - BaP Eq.	cPAH - BaP Eq.	mg/kg	<0.011	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Fluoranthene	510	6700	670	mg/kg	0.05	0.021	<0.011	<0.012	<0.013	<0.011	<0.011
Fluorene	860	13000	110	mg/kg	<0.011	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Indeno(1,2,3-cd)pyrene	cPAH - BaP Eq.	cPAH - BaP Eq.	cPAH - BaP Eq.	mg/kg	0.018	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Naphthalene	10	28	4.5	mg/kg	<0.011	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Phenanthrene	NS	NS	NS	mg/kg	0.016	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Pyrene	890	5800	440	mg/kg	0.041	0.017	<0.011	<0.012	<0.013	<0.011	<0.011
Total BaP Equivalent*	2	3	1.4	mg/kg	0.04	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
RCRA Metals											
Arsenic	9	20	5.8	mg/kg	2.1	5.3	2.0	2.8	2.4	2.1	1.7
Barium	1100	18000	1700	mg/kg	30.3	72.4	20.6	52.7	70.1	25.9	28.1
Cadmium	25	200	8.8	mg/kg	<0.16	<0.17	<0.16	<0.18	<0.18	<0.16	<0.16
Chromium (III/VI)	44000/87	100000/650	1000000000/36	mg/kg	12.4	8.4	10.0	9.0	17.0	11.4	10.5
Lead	300	700	2700	mg/kg	21.9	46.2	2.5	5.7	8.4	2.8	2.7
Mercury	0.5	1.5	3.3	mg/kg	0.025	0.034	<0.021	0.025	0.023	<0.021	<0.021
Selenium	160	1300	2.6	mg/kg	<1.0	<1.2	<1.1	<1.2	<1.2	<1.1	<1.1
Silver	160	1300	7.9	mg/kg	<0.52	<0.58	<0.55	<0.58	<0.61	<0.53	<0.54
Diesel Range Organics											
WDRO C10-C28	NS	NS	NS	mg/kg	<4.4	<12.3	<4.3	<7.2	<12.8	<11.0	<11.0
Other											
Percent Moisture	NS	NS	NS	%	5.6	19.0	9.3	15.3	21.7	8.9	8.9

NS No standard of compliance

0.45 Detected analyte

< # Concentration was below reporting/method detection limit

PAHs Polycyclic aromatic hydrocarbons

TAL Target analyte list

* Benzo(a)pyrene (BaP) equivalent is calculated based on the concentration and weighted toxicity of cPAHs; Minnesota Pollution Control Agency; 2009. If no cPAHs were detected above reasonable laboratory reporting limits the BaP equivalent is reported as 0 mg/kg per MPCA Remediation Division Policy; June 2011.

Test Trench Sampling Log
Landmark Environmental, LLC

LRES
9697 Inver Grove Trail
Inver Grove Heights, MN

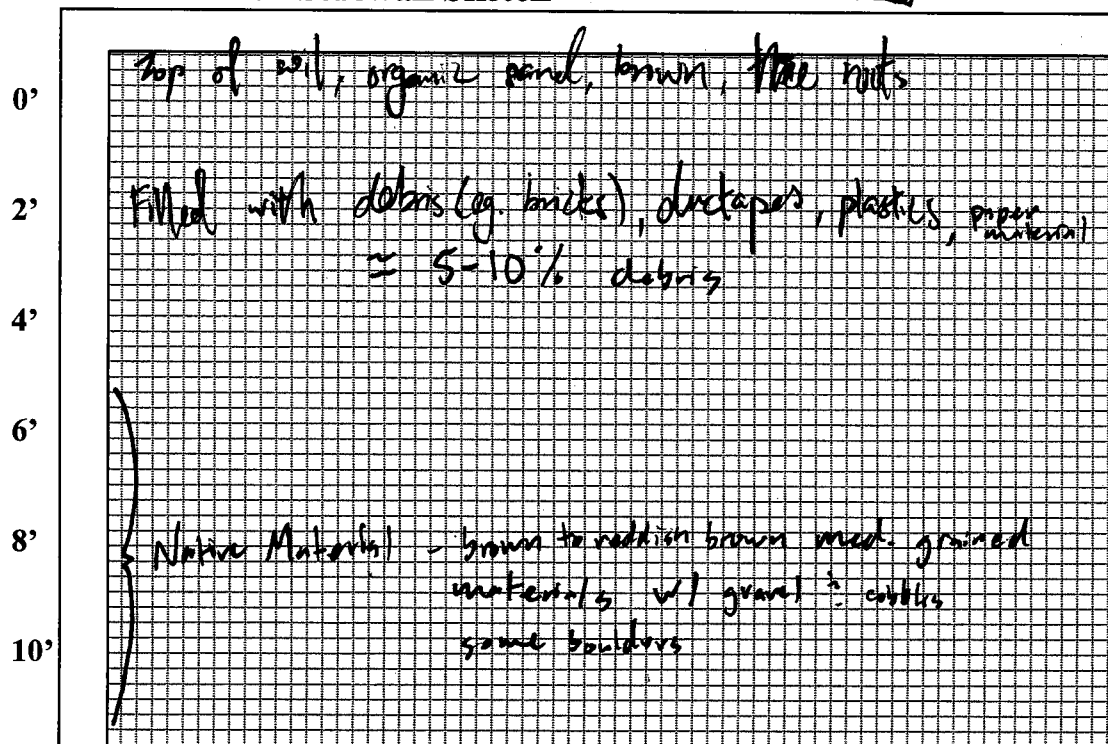
Excavation # LTP-10 Date: 2/27/18 Contractor: Scherber

Excavation Method: Backhoe Geologist: ZYN, JEG, TLF

Length: 10' Width: 7' Depth: 10'



Excavation Sidewall Sketch



DRO, PAHs and RCRA Metals
Depth 7'

Notes: 8:15 AM

GPS:

Lat. 44° 48.539' N

Lon. 93° 2.191' W

(marker 27)

PID: 0.0 ppm

Test Trench Sampling Log
Landmark Environmental, LLC

LRES
9697 Inver Grove Trail
Inver Grove Heights, MN

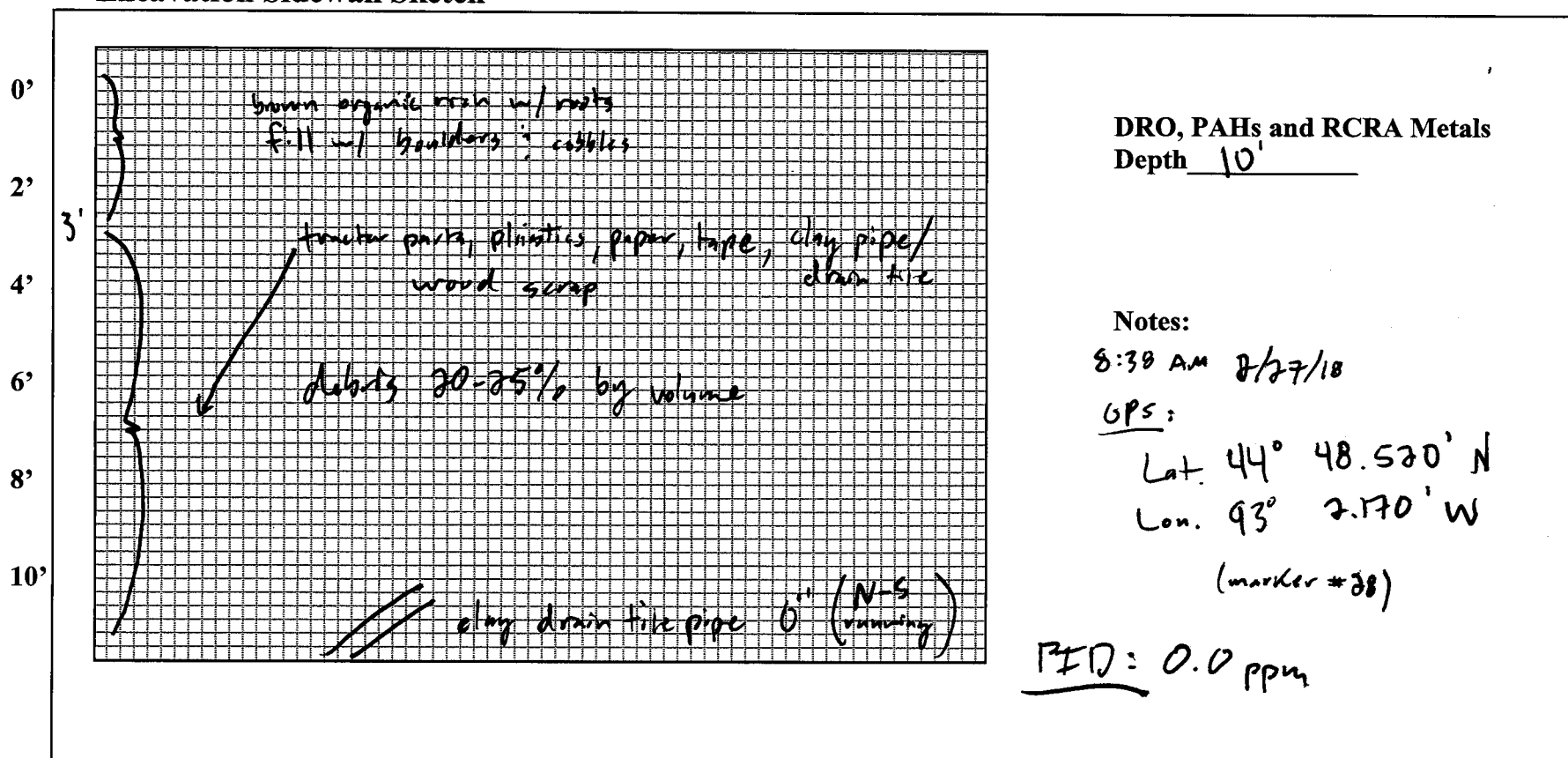
Excavation # LTP-11 Date: 2/27/18 Contractor: Scherber

Excavation Method: Backhoe Geologist: ZYN, JEG, TLF

Length: 6' Width: 6' Depth: 10'



Excavation Sidewall Sketch



Test Trench Sampling Log
Landmark Environmental, LLC

LRES
9697 Inver Grove Trail
Inver Grove Heights, MN

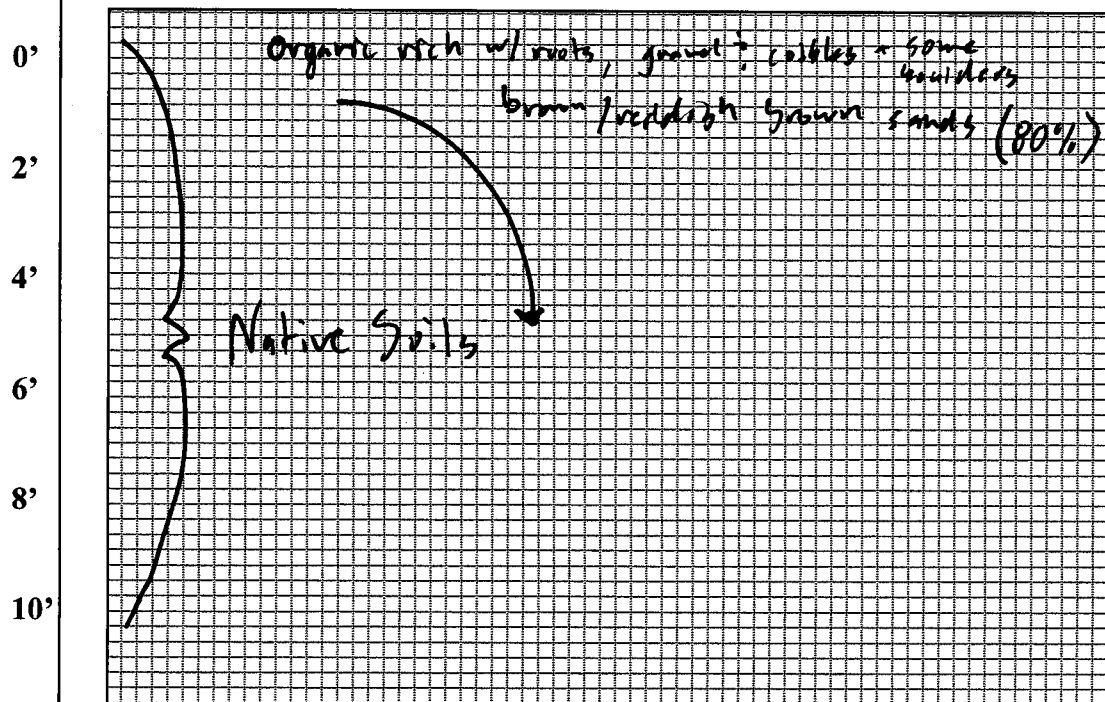
Excavation # LTP-12 Date: 2/27/18 Contractor: Scherber

Excavation Method: Backhoe Geologist: ZYN, JEG, TLF

Length: 8' Width: 7' Depth: 10'



Excavation Sidewall Sketch



DRO, PAHs and RCRA Metals
Depth 10'

Notes: 9:05 AM

GPS:

Lat. 44° 48.526' N

Long. 93° 2.200' W

(marker # 29)

PID: 0.0 ppm

Test Trench Sampling Log
Landmark Environmental, LLC

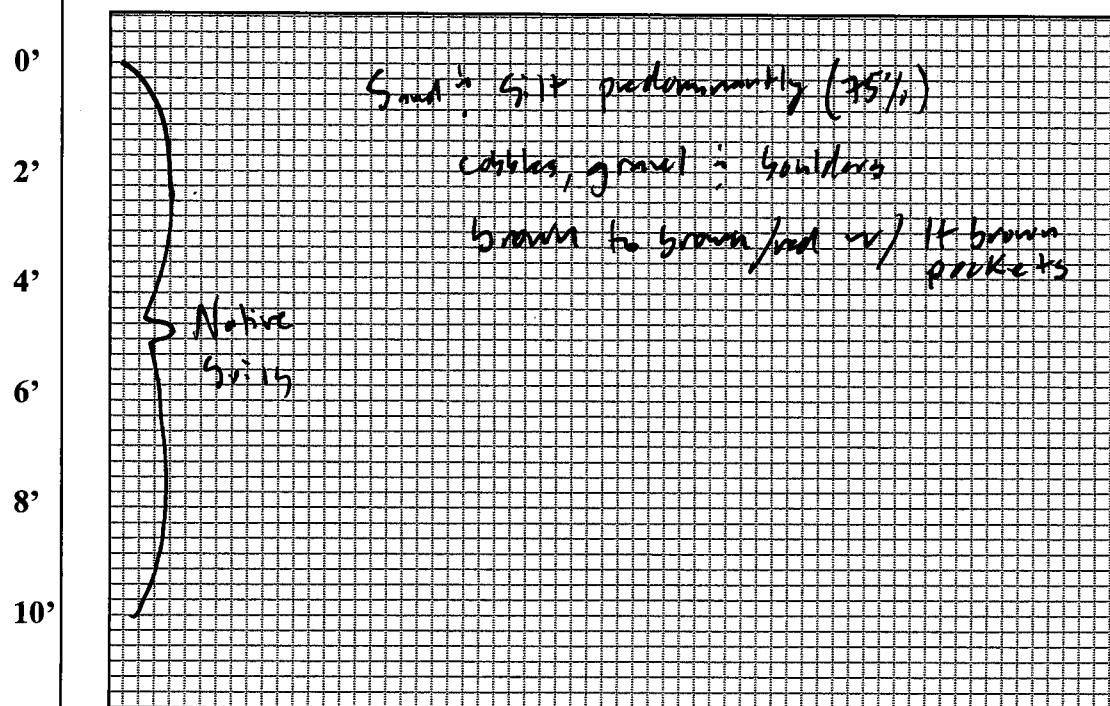
LRES
9697 Inver Grove Trail
Inver Grove Heights, MN

Excavation # LTP-13 Date: 2/27/18 Contractor: Scherber

Excavation Method: Backhoe Geologist: ZYN, JEG, TLF

Length: 7' Width: 7' Depth: 10'

Excavation Sidewall Sketch



DRO, PAHs and RCRA Metals
Depth 10'

Notes:

GPS:

Lat. 44° 48.543' N

Lon. 93° 2.268' W

(marker #30)

PID: 0.0 ppm

Test Trench Sampling Log

Landmark Environmental, LLC

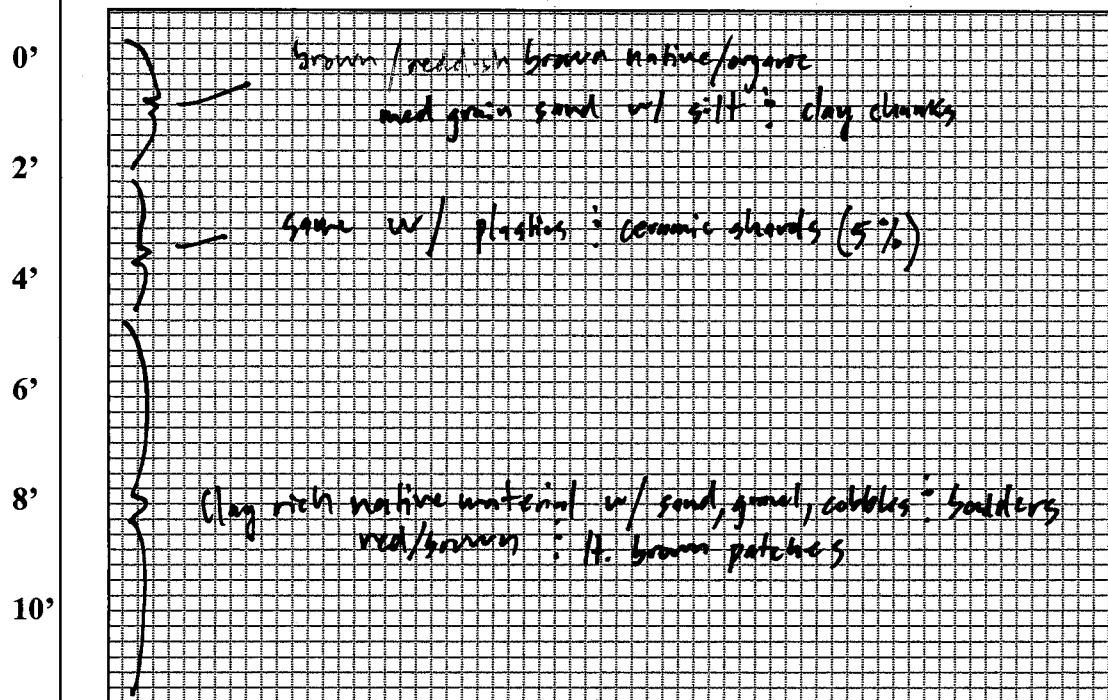
LRES
9697 Inver Grove Trail
Inver Grove Heights, MN

Excavation # LTP-14 Date: 2/27/18 Contractor: Scherber

Excavation Method: Backhoe Geologist: ZYN, JEG, TLF

Length: 7' Width: 6' Depth: 10'

Excavation Sidewall Sketch



DRO, PAHs and RCRA Metals
Depth ~~10'~~ 7'

17:30 PM

Notes:

GPS: Lat $44^{\circ} 48.573' N$
Lon $93^{\circ} 2.226' W$
(marker 32)

PID: 00

Condu. + (24" plastic corrugated)

$44^{\circ} 48.569' N$ $93^{\circ} 2.217' W$ (just south of LTP 14, running E-W)
marker 31

Test Trench Sampling Log

Landmark Environmental, LLC

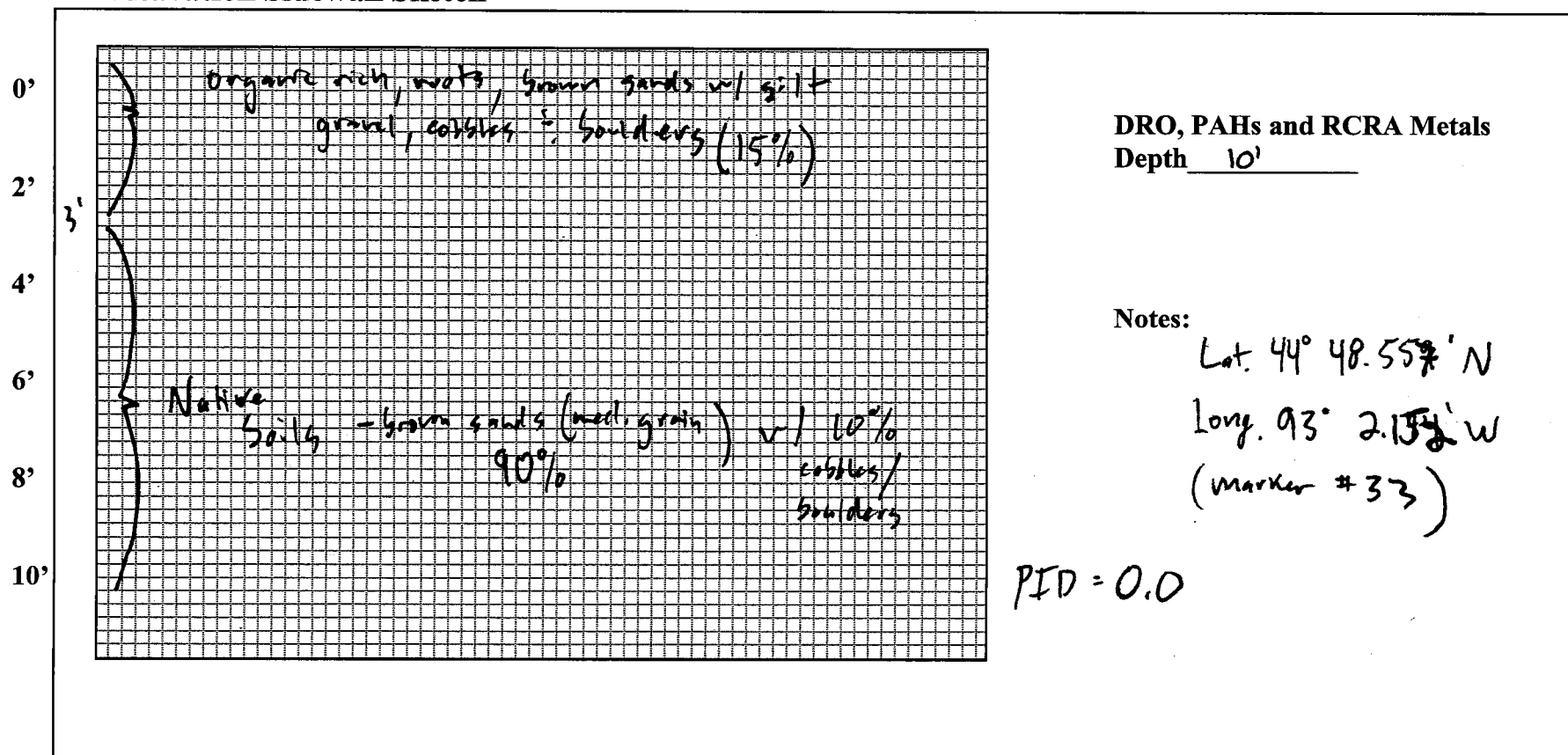
LRES
9697 Inver Grove Trail
Inver Grove Heights, MN

Excavation # LTP-15 Date: 2/27/18 Contractor: Scherber

Excavation Method: Backhoe Geologist: ZYN, JEG, TLF

Length: 8' Width: 6' Depth: 10'

Excavation Sidewall Sketch



DRO, PAHs and RCRA Metals
Depth 10'

Notes:

Lat. 44° 48.557' N
Long. 93° 2.152' W
(marker #33)

PID = 0.0

Test Trench Sampling Log
Landmark Environmental, LLC

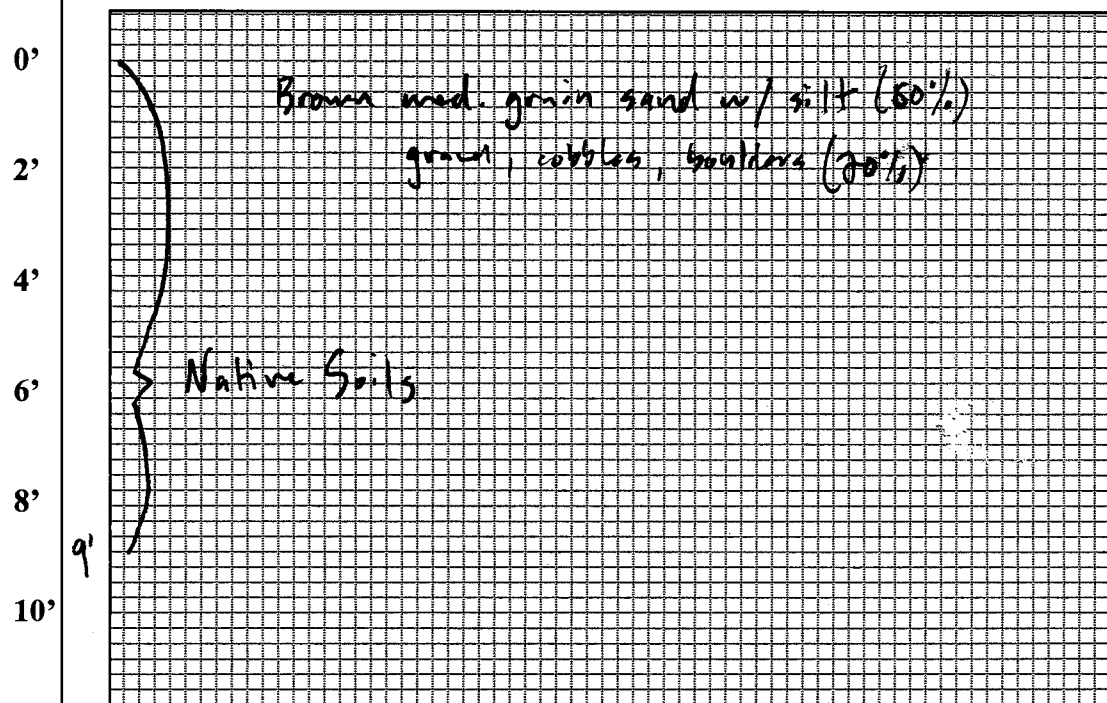
LRES
9697 Inver Grove Trail
Inver Grove Heights, MN

Excavation # LTP-16 Date: 2/27/18 Contractor: Scherber

Excavation Method: Backhoe Geologist: ZYN, JEG, TLF

Length: 8' Width: 6' Depth: 9'

Excavation Sidewall Sketch



DRO, PAHs, and RCRA Metals
Depth 6'

Notes:
Lat 44° 48.498' N
Lon 93° 2.108' W
(marker 34)

PID: 0.0



- ◆ **PUSH PROBE SOIL BORING LOCATION**
- ▼ **SOIL VAPOR SAMPLE LOCATION**
- **TEST PIT LOCATION**



100' 0 200'

SCALE: 1"= 200'

Sheet of	Project No: B1702884
	Drawing No: B1702884
Fig: 2	Scale: 1"= 200'
	Drawn By: JAG
	Date Drawn: 4/14/17
	Checked By: JPM
	Last Modified: 8/7/17

INVESTIGATION LOCATIONS SKETCH
PHASE II ENVIRONMENTAL SITE ASSESSMENT
15.11 ACRE RESIDENTIAL PROPERTY
9697 INVER GROVE TRAIL
INVER GROVE HEIGHTS, MINNESOTA

**BRAUN
INTERTEC**
The Science You Build On.
11001 Hampshire Avenue S
Minneapolis, MN 55438
PH. (952) 995-2000
FAX (952) 995-2020

Table 1
Investigation Locations and Analytical Testing Summary
Vacant Residence
Inver Grove Heights, Minnesota
Project: B1702884

Boring ID	Rationale for Location	Total Depth of Excavation (feet bgs)	Soil Sampling Intervals (feet bgs) and Analytical Testing Parameters	Observed Groundwater Depth (feet bgs)	Groundwater Analytical Testing Parameters	Soil Vapor Sample Analytical Testing Parameters/Depth (feet bgs)
TP-1	Evaluate southern extent of unpermitted dump.	20'	(8'): DRO, GRO, VOCs, PAHs, & 8 RCRA metals	NO	NA	NA
TP-2		12'	(4'): DRO, GRO, VOCs, PAHs, & 8 RCRA metals	NO	NA	NA
TP-3	Evaluate extent of unpermitted dump.	10'	(6'): DRO, GRO, VOCs, PAHs, & 8 RCRA metals	NO	NA	NA
TP-4		6'	(2'): DRO, GRO, VOCs, PAHs, & 8 RCRA metals	NO	NA	NA
TP-5		6'	(3'): DRO, GRO, VOCs, PAHs, & 8 RCRA metals	NO	NA	NA
TP-6		6'	(6'): DRO, GRO, VOCs, PAHs, & 8 RCRA metals	NO	NA	NA
TP-7		10'	(7'): DRO, GRO, VOCs, PAHs, & 8 RCRA metals	NO	NA	NA
TP-8	Evaluate suspected second dump area.	6'	(5'): DRO, GRO, VOCs, PAHs, & 8 RCRA metals	NO	NA	NA
TP-9		8'	(7'): DRO, GRO, VOCs, PAHs, & 8 RCRA metals	NO	NA	NA
PP-1	Evaluate depth of unpermitted dump and collection of groundwater samples.	20'	(12.5-15'): DRO, GRO, VOCs, PAHs, & 8 RCRA metals	NO	NA	NA
PP-2		40'	(2.5-5'): DRO, GRO, VOCs, PAHs, & 8 RCRA metals	28.9'	DRO, GRO, VOCs, PAHs, and dissolved 8 RCRA metals	NA
PP-3	Evaluate depth of suspected second dump area and collection of groundwater samples.	20'		NO	NA	NA
SV-1	Evaluate soil gas intrusion potential.	NA	NA	NA	NA	VOCs & methane/ 3'
SV-2		NA	NA	NA	NA	VOCs & methane/ 3'
SV-3		NA	NA	NA	NA	VOCs & methane/ 3'

Notes:

NA = Not Applicable

NO = Not Observed

bgs = Below ground surface

VOCs = Volatile organic compounds

PAHs = Polycyclic aromatic hydrocarbons

RCRA = Resource Conservation and Recovery Act

DRO = Diesel range organics

Table 2
Summary of Soil Screening Results
Vacant Residence
Inver Grove Heights, Minnesota
Project: B1702884

Depth (feet)	TP-1	TP-2	TP-3	TP-4	TP-5	TP-6	TP-7	TP-8	TP-9	PP-1	PP-2	PP-3
0-1	0.1	0.3	0	0	0.2	0.2	0.1	0.3	0.3	0.1	0.1	0.1
1-2												
2-3	0.1	0.4	0.1	0.1	0.3	0.1	0.1	0.1	0.2	0	0.1	0.1
3-4												
4-5	0.1	0.1	0.1	0.2	0.1	0.2	0.2	0.1	0.2	0.2	0.1	0
5-6												
6-7	0.1	0.2	0.2	EOE	EOE	EOE	0.1	EOE	0.1	0.2	0.1	0
7-8												
8-9	0.1	0.1	0.1	EOE	EOE	EOE	0.3	EOE	EOE	1.3	0.1	0
9-10												
10-11	0.2	0	EOE	EOE	EOE	EOE	EOE	EOE	EOE	*2.5	NR	NR
11-12												
12-13	0.2	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	3	NR	NR
13-14												
14-15	*0.3	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	NR	0.3	0.2
15-16												
16-17	0.3	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	NR	0.2	0.1
17-18												
18-19	0.2	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	NR	0.2	0.1
19-20												
20-21	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOB	NR	EOB
21-22												
22-23	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOB	NR	EOB
23-24												
24-25	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOB	NR	EOB
25-26												
26-27	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOB	NR	EOB
27-28												
28-29	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOB	NR	EOB
29-30												
30-31	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOB	NR	EOB
31-32												
32-33	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOB	NR	EOB
33-34												
34-35	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOB	NR	EOB
35-36												
36-37	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOB	NR	EOB
37-38												
38-39	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOE	EOB	NR	EOB
39-40												
	EOB											

Notes:

Concentrations in parts per million (ppm)

EOB = End of boring

EOE = End of excavation

* = Chemical-like odor noted

NR = No recovery

Table 3
Soil Analytical Results
Vacant Residence
Inver Grove Heights, Minnesota
Project: B1702884

Compound/Parameter	CAS No.	Sample Identifier and Date Collected												Residential Soil Reference Value (SRV) (mg/kg)	Industrial Soil Reference Value (SRV) (mg/kg)	Screening Soil Leaching Value (SLV) (mg/kg)
		PP-1 (12.5-15')	PP-2 (2.5-5')	PP-3 (2.5-5')	TP-1 (8')	TP-2 (4')	TP-3 (6')	TP-4 (2')	TP-5 (3')	TP-6 (6')	TP-7 (7')	TP-8 (5')	TP-9 (7')			
		05/19/2017	05/19/2017	05/19/2017	05/18/2017	05/18/2017	05/18/2017	05/18/2017	05/18/2017	05/18/2017	05/18/2017	05/18/2017	05/18/2017			
Volatile Organic Compounds (VOCs) (mg/kg)																
Napthalene	91-20-3	1.5	<0.25	<0.23	<0.21	<0.30	<0.23	<0.22	<0.24	<0.22	<0.25	<0.22	<0.22	10	28	4.5
All other reported VOCs	---	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	---	---	---
Polycyclic Aromatic Hydrocarbons (PAHs) (mg/kg)																
Acenaphthene	83-32-9	12.0	<0.012	<0.011	<0.010	0.41	<0.012	<0.011	<0.011	<0.011	<0.012	<0.011	<0.011	1,200	5,260	81
Anthracene	120-12-7	31.7	<0.012	<0.011	<0.010	1.4	<0.012	<0.011	<0.011	<0.011	<0.012	<0.011	<0.011	7,880	45,400	1,300
Benz(a)anthracene	56-55-3	35.5	<0.012	<0.011	<0.010	3.0	<0.012	<0.011	<0.011	<0.011	0.014	<0.011	<0.011	cPAH	cPAH	cPAH
Benzo(b)fluoranthene	205-99-2	41.9	<0.012	<0.011	0.012	4.3	<0.012	<0.011	<0.011	<0.011	0.019	<0.011	0.012	cPAH	cPAH	cPAH
Benzo(k)fluoranthene	207-08-9	18.9	<0.012	<0.011	<0.010	1.6	<0.012	<0.011	<0.011	<0.011	<0.012	<0.011	<0.011	cPAH	cPAH	cPAH
Benzo(a)pyrene	50-32-8	33.4	<0.012	<0.011	<0.010	3.2	<0.012	<0.011	<0.011	<0.011	0.014	<0.011	<0.011	cPAH	cPAH	cPAH
Benzo(g,h,i)perylene	191-24-2	18.7	<0.012	<0.011	<0.010	2.8	<0.012	<0.011	<0.011	<0.011	<0.012	<0.011	<0.011	NE	NE	NE
Chrysene	218-01-9	38.1	<0.012	<0.011	<0.010	2.9	<0.012	<0.011	<0.011	<0.011	0.015	<0.011	<0.011	cPAH	cPAH	cPAH
Dibenz(a,h)anthracene	53-70-3	5.2	<0.012	<0.011	<0.010	<0.32	<0.012	<0.011	<0.011	<0.011	<0.012	<0.011	<0.011	cPAH	cPAH	cPAH
Fluoranthene	206-44-0	99.6	0.018	<0.011	0.017	6.8	<0.012	<0.011	<0.011	<0.011	0.039	<0.011	0.015	1,080	6,800	670
Fluorene	86-73-7	16.2	<0.012	<0.011	<0.010	0.41	<0.012	<0.011	<0.011	<0.011	<0.012	<0.011	<0.011	850	4,120	110
Indeno(1,2,3-cd)pyrene	193-39-5	15.4	<0.012	<0.011	<0.010	1.8	<0.012	<0.011	<0.011	<0.011	<0.012	<0.011	<0.011	cPAH	cPAH	cPAH
Napthalene	91-20-3	7.3	<0.012	<0.011	<0.010	<0.32	<0.012	<0.011	<0.011	<0.011	<0.012	<0.011	<0.011	10	28	4.5
Phenanthrene	85-01-8	106	<0.012	<0.011	<0.010	5.2	<0.012	<0.011	<0.011	<0.011	0.032	<0.011	<0.011	NE	NE	NE
Pyrene	129-00-0	86.7	0.015	<0.011	0.014	5.7	<0.012	<0.011	<0.011	<0.011	0.032	<0.011	0.013	890	5,800	440
All other reported PAHs	---	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	---	---	---
BaP Equivalent ^(d)	---	47.9	0.0	0.0	0.0	4.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2	3	1.4
Metals (mg/kg)																
Arsenic, Total	7440-38-2	4.2	3.1	3.2	1.2	2.0	2.8	1.9	1.8	1.5	2.1	1.4	2.4	9	20	5.8
Barium, Total	7440-39-3	50.2	51.2	40.4	13.3	42.5	75.0	30.0	30.5	15.1	48.2	18.0	33.6	1,100	18,000	1,700
Cadmium, Total	7440-43-9	0.38	<0.18	<0.15	<0.16	0.71	<0.17	<0.16	<0.17	<0.16	<0.17	<0.16	<0.15	25	200	8.8
Chromium, Total ^(e)	7440-47-3	23.4	11.6	17.0	7.8	4.9	12.4	12.8	16.9	9.1	14.8	9.2	13.8	44,000/87 ^(f)	100,000/650 ^(f)	1,000,000/36 ^(f)
Lead, Total	7439-92-1	80.0	18.1	3.2	1.8	108	5.3	2.8	3.4	2.2	12.6	2.2	8.0	300	700	2,700
Mercury, Total	7439-97-6	0.059	0.067	<0.022	<0.021	0.073	<0.022	<0.021	<0.020	<0.019	<0.022	<0.022	<0.022	0.5	1.5	3.3
Selenium, Total	7782-49-2	<1.2	<1.2	<1.0	<1.0	<1.3	<1.1	<1.1	<1.1	<1.1	<1.2	<1.1	<1.0	160	1,300	2.6
Silver, Total	7440-22-4	<0.60	<0.59	<0.52	<0.52	<0.63	<0.57	<0.53	<0.56	<0.53	<0.58	<0.53	<0.52	160	1,300	7.9
Other Parameters (mg/kg)																
Diesel Range Organics (DRO)	---	6,080 ^(h)	<8.5	<8.1	<7.2	320 ^(h)	<9.0	<8.0	<7.9	<7.7	<8.2	<8.0	<7.9	NE	NE	NE
Gasoline Range Organics (GRO)	---	<12.2	<12.8	<11.5	<10.1	<17.1	<12.3	<10.7	<11.6	<11.0	<12.1	<10.7	<10.7	NE	NE	NE

Notes

Minnesota Pollution Control Agency (MPCA) SRVs updated June 2009 and SLVs updated June 2013.

mg/kg = Milligrams per kilogram.

< = Not detected at or above the laboratory reporting limit indicated.

--- = Not analyzed or calculated for this parameter or not applicable.

RL = Reporting limits for other parameters that are not listed individually in this table because their concentrations were below reporting limits provided in the laboratory report.

NE = Regulatory limit not established for this parameter.

cPAH = Individual regulatory limit not established for this carcinogenic PAH; included in BaP equivalent calculation.

^(d) = Benzo(a)pyrene (BaP) equivalent is calculated based on the concentration and weighted toxicity of cPAHs; MPCA; 2009. If no cPAHs were detected above reasonable laboratory reporting limits the BaP equivalent is reported as 0 mg/kg per MPCA Remediation Division Policy; June 2011.

^(e) = Reported result is total chromium, regulatory limit for chromium III and chromium VI are provided.

^(f) [T6] High boiling point hydrocarbons are present in the sample.

Exceeds Residential SRV
Exceeds Industrial SRV
Exceeds Screening SLV
Exceeds 100 mg/kg for DRO/GRO

Table 4
Groundwater Analytical Results
Vacant Residence
Inver Grove Heights, Minnesota
Project: B1702884

Compound/Parameter	CAS No.	Sample Identifier, Depth to Groundwater, and Date Collected	Drinking Water Criteria (µg/L)	Source-Date
		PP-2W		
		28.9'		
		5/19/2017		
Volatile Organic Compounds (VOCs) (µg/L)				
All other reported VOCs	---	<RL	---	---
Semi-Volatile Organic Compounds (SVOCs) (µg/L)				
Acenaphthene	83-32-9	0.11	100	HBV-15
Anthracene	120-12-7	0.072	2,000	HRL-93
Fluoranthene	206-44-0	0.069	70	HBV-15
Fluorene	86-73-7	0.14	300	HRL-93
Naphthalene	91-20-3	0.17	70	HRL-13
Phenanthrene	85-01-8	0.37	NE	---
Pyrene	129-00-0	0.068	50	HBV-15
All other reported SVOCs	---	<RL	---	---
BaP Equivalent ^[c]	---	0.0	0.06	HBV-12
Metals (µg/L)				
Arsenic, Dissolved	7440-38-2	<20.0	10	MCL
Barium, Dissolved	7440-39-3	458	2,000	HRL-93
Cadmium, Dissolved	7440-43-9	<3.0	0.5	HRL-15
Chromium, Dissolved ^[d]	7440-47-3	<10.0	20,000/100 ^[d]	HRL-94
Lead, Dissolved	7439-92-1	<10.0	15	MCL
Mercury, Dissolved	7439-97-6	<0.20	2	MCL
Selenium, Dissolved	7782-49-2	<20.0	30	HRL-93
Silver, Dissolved	7440-22-4	<10.0	30	HRL-93
Other Parameters (µg/L)				
Diesel Range Organics (DRO)	---	115	200	HBV ^[e]
Gasoline Range Organics (GRO)	---	<100	200	HBV ^[e]

Notes

Drinking Water Criteria = The most conservative value for chronic or cancer exposures provided from the following sources including the Minnesota Department of Health (MDH) Health Risk Limit (HRL), MDH Health Based Value (HBV), MDH Risk Assessment Advice (RAA) or Maximum Contaminant Level (MCL). The date of promulgation is provided, if available. Values updated 7/27/16.

µg/L = Micrograms per liter.

< = Not detected at or above the laboratory reporting limit indicated.

--- = Not analyzed or calculated for this parameter or not applicable.

RL = Reporting limits for other parameters that are not listed individually in this table because their concentrations were below reporting limits provided in the laboratory report.

NE = Regulatory limit not established for this parameter.

cPAH = Individual regulatory limit not established for this carcinogenic PAH; included in BaP equivalent calculation.

^[c] = Benzo[a]pyrene (BaP) equivalent is calculated based on the concentration and weighted toxicity of cPAHs; Minnesota Pollution Control Agency; 2009. If no cPAHs were detected above reasonable laboratory reporting limits the BaP equivalent is reported as 0 mg/kg per MPCA Remediation Division Policy; June 2011.

^[d] = Reported result is total chromium, criteria for chromium III and chromium VI are provided.

^[e] = Provisional MDH Health Based Value for total petroleum hydrocarbons (sum of DRO and GRO).

Exceeds Drinking Water Criteria

Table 5
Soil Vapor Analytical Results
Vacant Residence
Inver Grove Heights, Minnesota
Project: B1702884

Compound/Parameter	CAS No.	Sample Identifier and Date Collected			Residential ISV (µg/m³)	33X Residential ISV (µg/m³)
		SV-1	SV-2	SV-3		
		05/19/2017	05/19/2017	05/19/2017		
Volatile Organic Compounds (VOCs) (µg/m³)						
Acetone	67-64-1	42.8	81.4	150	31,000	1,000,000
Benzene	71-43-2	2.7	3.3	0.81	4.6	150
2-Butanone (Methyl ethyl ketone, MEK)	78-93-3	7.1	16.9	12.6	5,000	170,000
Carbon disulfide	75-15-0	3.0	3.2	0.96	700	23,000
Chloroform	67-66-3	0.75	<0.66	<0.69	100	3,300
Chloromethane	74-87-3	<0.56	<0.56	0.92	90	3,000
1,4-Dichlorobenzene	106-46-7	2.6	2.7	3.2	60	2,000
Dichlorodifluoromethane	75-71-8	3.4	1.6	1.4	NE	NE
1,2-Dichloroethane	107-06-2	3.3	3.0	1.9	0.39	13
Ethanol	64-17-5	7.6	8.4	8.4	15,000	500,000
Ethylbenzene	100-41-4	5.3	5.5	4.4	4.1	140
n-Heptane	142-82-5	1.5	1.8	<1.2	NE	NE
n-Hexane	110-54-3	4.0	4.6	3.4	2,000	67,000
2-Hexanone (Methyl butyl ketone)	591-78-6	57.1	<5.6	<5.8	31	1,000
Naphthalene	91-20-3	5.3	6.1	5.2	9	300
2-Propanol (Isopropyl alcohol)	67-63-0	55.5	55.1	40.4	7,000	230,000
Propylene	115-07-1	35.7	81.4 ^[1]	13.9	3,000	100,000
Styrene	100-42-5	3.1	3.2	2.7	1,000	33,000
Toluene	108-88-3	8.9	10.5	6.6	5,200	170,000
1,1,1-Trichloroethane	71-55-6	2.8	<1.5	<1.5	5,000	170,000
Trichlorofluoromethane (Freon 11)	75-69-4	8.8	<1.5	<1.6	700	23,000
1,2,4-Trimethylbenzene	95-63-6	<3.3	5.0	<3.5	63	2,100
Vinyl acetate	108-05-4	<0.96	<0.96	4.3	200	6,700
Xylenes, m- & p-	179601-23-1	18.0	19.0	16.3	100 ^[b]	3,300 ^[b]
Xylene, o-	95-47-6	4.6	5.2	4.4	100 ^[b]	3,300 ^[b]
All other Reported VOCs	---	<RL	<RL	<RL	---	---
Other Compounds (ppmv)						
Methane	74-82-8	<4.1	<4.1	6.1		

Notes

Minnesota Pollution Control Agency (MPCA) Intrusion Screening Value (ISV) is a Revised Interim ISV if established. ISVs updated 2/13/2017.

$\mu\text{g}/\text{m}^3$ = Micrograms per cubic meter.

ppmv = Parts per million by volume

< = Not detected at or above the laboratory reporting limit indicated.

--- = Not analyzed or calculated for this parameter or not applicable.

RL = Reporting limits for other parameters that are not listed individually in this table because their concentrations were below reporting limits provided in the laboratory report.

NE = Regulatory limit not established for this parameter.

^[b] = Regulatory limit for combination of m-, p-, and o-xylenes.

^[1] [E] Analyte concentration exceeded the calibration range. The reported result is estimated.

Residential

Exceeds 33X Residential ISV

(See Descriptive Terminology sheet for explanation of abbreviations)

LOG OF BORING N:\GINT\PROJECTS\AX PROJECTS\2017\02884 - ENCON LOGS.GPJ BRAUN_V8_CURRENT.GDT 6/1/17 13:23

Braun Project B1702884 PHASE II ESA Vacant Residence 9697 Inver Grove Trail Inver Grove Heights, Minnesota					BORING: PP-1 LOCATION: See attached sketch.		
DRILLER: M. Barber		METHOD: Geoprobe		DATE: 5/19/17		SCALE: 1" = 4'	
Depth feet	Symbol	Description of Materials (Soil-ASTM D2488 or D2487, Rock-USACE EM1110-1-2908)	BPF	WL	PID PPM	Tests or Notes	
0.0	FILL	(Soil-ASTM D2488 or D2487, Rock-USACE EM1110-1-2908)					
5.0	FILL	FILL: Silty Sand, fine- to medium-grained, with Gravel, dark brown to brown, moist.			0.1	Vegetated at surface.	
7.5	FILL	FILL: Clayey Sand, with Gravel, brown, moist.			0.2	Environmental Boring Log ¹	
10.0	FILL	FILL: Poorly Graded Sand, fine- to coarse-grained, trace Gravel, brown.			1.3		
15.0	FILL	FILL: Sandy Lean Clay, with slag, black tar, debris, trace brick at 10', brown, gray and black, moist.			2.5	Chemical-like odor detected.	
20.0		No sample recovery from 10'-15'.			3.0	Soil sample (12.5'-15') collected for DRO, GRO, VOCs, PAHs, and RCRA metals.	
END OF BORING. Water not observed while drilling. Boring then backfilled with bentonite grout. ¹The description of moisture content on this boring log is based on ASTM D2487-09a and is defined as: Dry = absence of moisture, dusty, dry to the touch Moist = damp but no visible water Wet = visible free water, usually soil is below water table These soil moisture content descriptions are not directly related to optimum soil moisture and should not be used for geotechnical, site grading or structural design.							

[illegible]

(See Descriptive Terminology sheet for explanation of abbreviations)

LOG OF BORING N:\GINT\PROJECTS\AX PROJECTS\2017\02884 - ENCON LOGS.GPJ BRAUN_V8_CURRENT.GDT 6/1/17 13:23

Braun Project B1702884 PHASE II ESA Vacant Residence 9697 Inver Grove Trail Inver Grove Heights, Minnesota				BORING: PP-2 (cont.)			
				LOCATION: See attached sketch.			
DRILLER: M. Barber		METHOD: Geoprobe		DATE: 5/19/17		SCALE: 1" = 4'	
Depth feet	Symbol	Description of Materials (Soil-ASTM D2488 or D2487, Rock-USACE EM1110-1-2908)	BPF	WL	PID PPM	Tests or Notes	
32.0		No sample recovery from 20'-40'. <i>(continued)</i>					
40.0		END OF PROBE. Probe advanced to 40' for groundwater sample collection. Temporary well installed in probehole with screen from 30'-35'. Water measured at 28.9' in temporary well. Water sample collected for DRO, GRO, VOCs, PAHs, and dissolved metals. Probehole then backfilled with bentonite grout. ¹The description of moisture content on this boring log is based on ASTM D2487-09a and is defined as: Dry = absence of moisture, dusty, dry to the touch Moist = damp but no visible water Wet = visible free water, usually soil is below water table These soil moisture content descriptions are not directly related to optimum soil moisture and should not be used for geotechnical, site grading or structural design.					

(See Descriptive Terminology sheet for explanation of abbreviations)

LOG OF BORING N:\GINT\PROJECTS\AX PROJECTS\2017\02884 - ENCON LOGS.GPJ BRAUN_V8_CURRENT.GDT 6/1/17 13:23

Braun Project B1702884 PHASE II ESA Vacant Residence 9697 Inver Grove Trail Inver Grove Heights, Minnesota					BORING: PP-3 LOCATION: See attached sketch.				
DRILLER: M. Barber			METHOD: Geoprobe		DATE: 5/19/17		SCALE: 1" = 4'		
Depth feet	Symbol	Description of Materials (Soil-ASTM D2488 or D2487, Rock-USACE EM1110-1-2908)	BPF	WL	PID PPM	Tests or Notes			
0.0	SC	CLAYEY SAND, with Gravel, brown, moist.				Vegetated at surface.			
10.0						0.1 Environmental Boring Log ¹ 0.1 Soil sample (2.5'-5') collected for DRO, GRO, VOCs, PAHs, and RCRA metals. 0.0 0.0			
15.0		No sample recovery from 10'-15'.							
18.0	SM	SILTY SAND, fine- to medium-grained, trace Gravel, brown, moist.							
20.0	SP	POORLY GRADED SAND, fine- to coarse-grained, trace Gravel, brown, moist.							
		END OF BORING. Water not observed while drilling. Boring then backfilled with bentonite grout. ¹ The description of moisture content on this boring log is based on ASTM D2487-09a and is defined as: Dry = absence of moisture, dusty, dry to the touch Moist = damp but no visible water Wet = visible free water, usually soil is below water table These soil moisture content descriptions are not directly related to optimum soil moisture and should not be used for geotechnical, site grading or structural design.							

LOG OF TEST PIT N:\GINT\PROJECTS\AX PROJECTS\2017\02884 TEST PITS - ENCON TEST PIT LOGS.GPJ BRAUN_V8_CURRENT.GDT (See Descriptive Terminology sheet for explanation of abbreviations)

Braun Project B1702884 PHASE II ESA Vacant Residence 9697 Inver Grove Trail Inver Grove Heights, Minnesota				TEST PIT: TP-1 LOCATION: See attached sketch.			
DRILLER: Stevens Drilling		METHOD: Backhoe		DATE: 5/18/17		SCALE: 1" = 4'	
Depth feet	ASTM Symbol	Description of Materials (ASTM D2488 or D2487)	BPF	WL	PID PPM	Tests or Notes	
0.0	FILL	FILL: Silty Sand, fine- to medium-grained, trace Gravel, brown, moist.			0.1	Vegetated at surface.	
					0.1	Environmental Boring Log ¹	
		With cobbles at 5'.			0.1		
7.0	FILL	FILL: Poorly Graded Sand, fine- to coarse-grained, with Gravel, brown, moist.			0.1		
					0.1	Soil sample (8') collected for DRO, GRO, VOCs, PAHs and RCRA metals.	
10.0	FILL	FILL: Poorly Graded Sand, with Silty Sand, with shingles, slag, wood, plastic and clinkers, black, dark brown and brown, moist.			0.2		
					0.2		
16.0	FILL	Sand-blast material at 14'. Wood, debris, tar and Gravel from 15'-16'.			0.3	Chemical-like odor from 15'-16'.	
					0.3		
20.0	FILL	FILL: Silty Sand, fine-grained, trace clinkers, dark brown, moist.			0.2		
		BOTTOM OF TEST PIT. Test pit then backfilled. ¹ The description of moisture content on this boring log is based on ASTM D2487-09a and is defined as: Dry = absence of moisture, dusty, dry to the touch Moist = damp but no visible water Wet = visible free water, usually soil is below water table These soil moisture content descriptions are not directly related to optimum soil moisture and should not be used for geotechnical, site grading or structural design.					

LOG OF TEST PIT N:\GINT\PROJECTS\AX PROJECTS\2017\02884 TEST PITS - ENCON TEST PIT LOGS.GPJ BRAUN_V8_CURRENT.GDT (See Descriptive Terminology sheet for explanation of abbreviations)

Braun Project B1702884 PHASE II ESA Vacant Residence 9697 Inver Grove Trail Inver Grove Heights, Minnesota				TEST PIT: TP-2 LOCATION: 30' northwest of location. See attached sketch.			
DRILLER: Stevens Drilling		METHOD: Backhoe		DATE: 5/18/17		SCALE: 1" = 4'	
Depth feet	ASTM Symbol	Description of Materials (ASTM D2488 or D2487)	BPF	WL	PID PPM	Tests or Notes	
0.0	FILL	FILL: Silty Sand, fine- to medium-grained, with debris, brown, moist.			0.3	Vegetated at surface.	
4.0	FILL	FILL: Lean Clay with Sand, with debris consisting of glass, clinkers, metal and wood, asbestos containing material, brown to dark brown, moist.			0.4	Environmental Boring Log ¹	
9.0	CL	LEAN CLAY, trace sand and Gravel, brown, moist.			0.1	Soil sample (4') collected for DRO, GRO, VOCs, PAHs, and RCRA metals.	
12.0		Gray to brown at 11'.			0.2		
		BOTTOM OF TEST PIT.			0.1		
		Test pit then backfilled.			0.0		
		¹ The description of moisture content on this boring log is based on ASTM D2487-09a and is defined as: Dry = absence of moisture, dusty, dry to the touch Moist = damp but no visible water Wet = visible free water, usually soil is below water table These soil moisture content descriptions are not directly related to optimum soil moisture and should not be used for geotechnical, site grading or structural design.					

LOG OF TEST PIT N:\GINT\PROJECTS\AX PROJECTS\2017\02884 TEST PITS - ENCON TEST PIT LOGS.GPJ BRAUN_V8_CURRENT.GDT (See Descriptive Terminology sheet for explanation of abbreviations)

Braun Project B1702884 PHASE II ESA Vacant Residence 9697 Inver Grove Trail Inver Grove Heights, Minnesota				TEST PIT: TP-3 LOCATION: 20' east of location. See attached sketch.			
DRILLER: Stevens Drilling		METHOD: Backhoe		DATE: 5/18/17		SCALE: 1" = 4'	
Depth feet	ASTM Symbol	Description of Materials (ASTM D2488 or D2487)	BPF	WL	PID PPM	Tests or Notes	
0.0	SM	SILTY SAND, fine- to medium-grained, with Gravel, brown, moist.			0.0	Vegetated at surface. Environmental Boring Log ¹ Soil sample (6') collected for DRO, GRO, VOCs, PAHs, and RCRA metals.	
2.0	ML	SANDY SILT, gray/brown, moist.			0.1		
6.0					0.1		
10.0	SM	SILTY SAND, fine- to medium-grained, with Gravel, brown, moist.			0.2		
		BOTTOM OF TEST PIT. Test pit then backfilled.			0.1		
¹ The description of moisture content on this boring log is based on ASTM D2487-09a and is defined as: Dry = absence of moisture, dusty, dry to the touch Moist = damp but no visible water Wet = visible free water, usually soil is below water table These soil moisture content descriptions are not directly related to optimum soil moisture and should not be used for geotechnical, site grading or structural design.							

LOG OF TEST PIT N:\GINT\PROJECTS\X PROJECTS\2017\02884 TEST PITS - ENCON TEST PIT LOGS.GPJ BRAUN_V8_CURRENT.GDT (See Descriptive Terminology sheet for explanation of abbreviations)

Braun Project B1702884 PHASE II ESA Vacant Residence 9697 Inver Grove Trail Inver Grove Heights, Minnesota				TEST PIT: TP-4 LOCATION: See attached sketch.			
DRILLER: Stevens Drilling		METHOD: Backhoe		DATE: 5/18/17		SCALE: 1" = 4'	
Depth feet	ASTM Symbol	Description of Materials (ASTM D2488 or D2487)	BPF	WL	PID PPM	Tests or Notes	
0.0	SM	SILTY SAND, fine- to medium-grained, with Gravel, brown, moist. Trace organics, dark brown at 3'. Brown at 4'.			0.0	Vegetated at surface. Environmental Boring Log ¹ Soil sample (2') collected for DRO, GRO, VOCs, PAHs, and RCRA metals.	
6.0		BOTTOM OF TEST PIT. Test pit then backfilled. ¹ The description of moisture content on this boring log is based on ASTM D2487-09a and is defined as: Dry = absence of moisture, dusty, dry to the touch Moist = damp but no visible water Wet = visible free water, usually soil is below water table These soil moisture content descriptions are not directly related to optimum soil moisture and should not be used for geotechnical, site grading or structural design.			0.1		
					0.2		

LOG OF TEST PIT N:\GINT\PROJECTS\X PROJECTS\2017\02884 TEST PITS - ENCON TEST PIT LOGS.GPJ BRAUN_V8_CURRENT.GDT (See Descriptive Terminology sheet for explanation of abbreviations)

Braun Project B1702884 PHASE II ESA Vacant Residence 9697 Inver Grove Trail Inver Grove Heights, Minnesota				TEST PIT: TP-5 LOCATION: See attached sketch.			
DRILLER: Stevens Drilling		METHOD: Backhoe		DATE: 5/18/17		SCALE: 1" = 4'	
Depth feet	ASTM Symbol	Description of Materials (ASTM D2488 or D2487)	BPF	WL	PID PPM	Tests or Notes	
0.0	SC	CLAYEY SAND, trace Gravel, brown, moist.				Vegetated at surface.	
					0.2	Environmental Boring Log ¹	
					0.3	Soil sample (3') collected for DRO, GRO, VOCs, PAHs, and RCRA metals.	
6.0					0.1		
		BOTTOM OF TEST PIT. Test pit then backfilled. ¹ The description of moisture content on this boring log is based on ASTM D2487-09a and is defined as: Dry = absence of moisture, dusty, dry to the touch Moist = damp but no visible water Wet = visible free water, usually soil is below water table These soil moisture content descriptions are not directly related to optimum soil moisture and should not be used for geotechnical, site grading or structural design.					

LOG OF TEST PIT N:\GINT\PROJECTS\AX PROJECTS\2017\02884 TEST PITS - ENCON TEST PIT LOGS.GPJ BRAUN_V8_CURRENT.GDT (See Descriptive Terminology sheet for explanation of abbreviations)

Braun Project B1702884 PHASE II ESA Vacant Residence 9697 Inver Grove Trail Inver Grove Heights, Minnesota				TEST PIT: TP-6 LOCATION: See attached sketch.				
DRILLER: Stevens Drilling		METHOD: Backhoe		DATE: 5/18/17		SCALE: 1" = 4'		
Depth feet 0.0	ASTM Symbol	Description of Materials (ASTM D2488 or D2487)			BPF	WL	PID PPM	Tests or Notes
	SM	SILTY SAND, fine- to medium-grained, trace Gravel, brown, moist.					0.2	Vegetated at surface.
							0.1	Environmental Boring Log ¹
							0.2	
6.0		BOTTOM OF TEST PIT.						
		Test pit then backfilled.						Soil sample (6') collected for DRO, GRO, VOCs, PAHs, and RCRA metals.
		¹ The description of moisture content on this boring log is based on ASTM D2487-09a and is defined as: Dry = absence of moisture, dusty, dry to the touch Moist = damp but no visible water Wet = visible free water, usually soil is below water table These soil moisture content descriptions are not directly related to optimum soil moisture and should not be used for geotechnical, site grading or structural design.						

LOG OF TEST PIT N:\GINT\PROJECTS\AX PROJECTS\2017\02884 TEST PITS - ENCON TEST PIT LOGS.GPJ BRAUN_V8_CURRENT.GDT (See Descriptive Terminology sheet for explanation of abbreviations)

Braun Project B1702884 PHASE II ESA Vacant Residence 9697 Inver Grove Trail Inver Grove Heights, Minnesota				TEST PIT: TP-7 LOCATION: See attached sketch.			
DRILLER: Stevens Drilling		METHOD: Backhoe		DATE: 5/18/17		SCALE: 1" = 4'	
Depth feet	ASTM Symbol	Description of Materials (ASTM D2488 or D2487)	BPF	WL	PID PPM	Tests or Notes	
0.0	FILL	FILL: Silty Sand, fine- to medium-grained, with Gravel, brown, moist.			0.1	Vegetated at surface.	
2.0	FILL	FILL: Clayey Sand, with wood debris, dark brown, moist.			0.1	Environmental Boring Log ¹	
		Concrete cinder blocks from 5'-7'.			0.2		
		Metal and clinkers from 6'-8'.			0.1	Soil sample (7') collected for DRO, GRO, VOCs, PAHs, and RCRA metals.	
8.0	SM	SILTY SAND, fine- to medium-grained, brown, moist.			0.3		
10.0		BOTTOM OF TEST PIT.					
		Test pit then backfilled.					
		¹ The description of moisture content on this boring log is based on ASTM D2487-09a and is defined as: Dry = absence of moisture, dusty, dry to the touch Moist = damp but no visible water Wet = visible free water, usually soil is below water table These soil moisture content descriptions are not directly related to optimum soil moisture and should not be used for geotechnical, site grading or structural design.					

LOG OF TEST PIT N:\GINT\PROJECTS\AX PROJECTS\2017\02884 TEST PITS - ENCON TEST PIT LOGS.GPJ BRAUN_V8_CURRENT.GDT (See Descriptive Terminology sheet for explanation of abbreviations)

Braun Project B1702884 PHASE II ESA Vacant Residence 9697 Inver Grove Trail Inver Grove Heights, Minnesota				TEST PIT: TP-8 LOCATION: See attached sketch.			
DRILLER: Stevens Drilling		METHOD: Backhoe		DATE: 5/18/17		SCALE: 1" = 4'	
Depth feet	ASTM Symbol	Description of Materials (ASTM D2488 or D2487)	BPF	WL	PID PPM	Tests or Notes	
0.0	SC	CLAYEY SAND, trace Gravel, brown, moist.				Vegetated at surface.	
4.0	SM	SILTY SAND, fine- to medium-grained, with Gravel, brown.				Environmental Boring Log ¹	
6.0		BOTTOM OF TEST PIT. Test pit then backfilled.				Soil sample (5') collected for DRO, GRO, VOCs, PAHs, and RCRA metals.	
¹ The description of moisture content on this boring log is based on ASTM D2487-09a and is defined as: Dry = absence of moisture, dusty, dry to the touch Moist = damp but no visible water Wet = visible free water, usually soil is below water table These soil moisture content descriptions are not directly related to optimum soil moisture and should not be used for geotechnical, site grading or structural design.							

LOG OF TEST PIT N:\GINT\PROJECTS\AX PROJECTS\2017\02884 TEST PITS - ENCON TEST PIT LOGS.GPJ BRAUN_V8_CURRENT.GDT (See Descriptive Terminology sheet for explanation of abbreviations)

Braun Project B1702884 PHASE II ESA Vacant Residence 9697 Inver Grove Trail Inver Grove Heights, Minnesota				TEST PIT: TP-9 LOCATION: In between TP-6 and TP-7 See attached sketch.			
DRILLER: Stevens Drilling		METHOD: Backhoe		DATE: 5/18/17		SCALE: 1" = 4'	
Depth feet 0.0	ASTM Symbol	Description of Materials (ASTM D2488 or D2487)	BPF	WL	PID PPM	Tests or Notes	
	SM	SILTY SAND, fine- to medium-grained, dark brown to brown, moist.			0.3	Vegetated at surface.	
					0.2	Environmental Boring Log ¹	
		With Gravel at 5'.			0.2		
8.0		Abandoned Utility Line at 7'.			0.1	Soil sample (7') collected for DRO, GRO, VOCs, PAHs, and RCRA metals.	
		BOTTOM OF TEST PIT.					
		Test pit then backfilled.					
		¹ The description of moisture content on this boring log is based on ASTM D2487-09a and is defined as: Dry = absence of moisture, dusty, dry to the touch Moist = damp but no visible water Wet = visible free water, usually soil is below water table These soil moisture content descriptions are not directly related to optimum soil moisture and should not be used for geotechnical, site grading or structural design.					



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Minneapolis, MN • Hibbing, MN • Duluth, MN • Ann Arbor, MI • Jefferson City, MO

TRANSMITTAL LETTER

To: Gary Johnson
Director of Public Works
City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077
Date: August 28, 2007

c: Gregory Kern – Mn/DOT
George Kinney – Dakota County
Beth Engum – Kimley-Horn

Project #: 23 / 19 – A16 SJF 020
Re: Cahill Avenue Extension Dump Material Removal Summary Letter

We are sending you:

- | | | |
|--|---|---------------------------------|
| ☐ Correspondence | ☐ Reports | ☐ Plans |
| ☒ Copy of Letter | ☐ Specifications | ☐ Other: |

No. of Copies	Description
1	Summary of Dump Material Removal Activities

These are transmitted as checked below:

- | | | |
|--|--|---------------------------------|
| ☐ For approval | ☐ As requested | ☐ Other: |
| ☒ For your use | ☐ For review and comment: | |

Remarks: Hi Gary: Please find enclosed a summary letter of dump material removal activities during the Cahill Avenue Extension road construction project. Thanks again for the opportunity to assist you with this project! Feel free to call with any questions. Thanks - Sara

Sent by: Sara Firl

Phone: 952 - 832 - 2877



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August 28, 2007

Mr. Gary Johnson
Director of Public Works
City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

**Re: Summary of Dump Material Removal Activities, Cahill Avenue Extension
Inver Grove Heights, Minnesota**

Dear Mr. Johnson:

This letter summarizes dump material removal activities conducted during the City of Inver Grove Heights (City) Cahill Avenue Extension road construction project. Figure 1 shows the location of the project. As part of pre-construction planning, Barr Engineering Company (Barr) previously prepared a Contingency Plan and Environmental Remediation Specifications in April 2007 for this project for the City due to the proximity of two potential dump sites near the project as identified Dakota County.

Dump materials were encountered by the City's Contractor (Carl Bolander & Sons, Co.) on June 21, 2007 during excavation and grading for the roadway extension. Barr visited the site June 21, 2007 and observed that dump materials consisting of construction debris, glass, metal, tires, fabric, and yard waste were present in the excavation in the right-of-way of the Cahill Avenue extension. At a site meeting on June 25, 2007 with the City, Barr, the City's Contractor, the City's design firm (Kimley-Horn and Associates), and Dakota County, it was decided that dump materials would be removed from the right-of-way of the future roadway and disposed of at a local landfill in accordance with the April 2007 Contingency Plan and Environmental Remediation Specifications. Barr was to provide oversight of the dump material removal and the City's Contractor was to provide a 40-hour HAZWOPER trained crew to conduct the excavation.

Dump material samples were obtained for landfill profiling purposes by Barr on June 25, 2007.

Tables 1 and 2 show results of the profiling samples and a copy of the laboratory results are included in Attachment A.

During the week of July 2, 2007, Barr Engineering (Barr) was present to observe and document the removal of dump material in the right-of-way of the Cahill Avenue extension by the City's Contractor. Figure 2 shows the extent of the dump material removed.

The dump materials were handled in accordance with the April 2007 Contingency Plan and Environmental Remediation Specifications. These materials were excavated, loaded into trucks, and then disposed of at the SKB landfill under the approved waste profile. Weight tickets collected by the City reported that 3,495 tons of dump material were removed.

During the excavation of dump materials, an area of asbestos containing building material (ACM), was encountered along the north sidewall. The approximate location of the ACM is shown in Figure 2. The ACM area was delineated by a Minnesota Department of Health-certified Asbestos Inspector, covered, and left undisturbed until the end of the excavation activities. The City's Contractor prepared an Emissions Control Plan (Attachment B) for excavation of the ACM and submitted the plan to the MPCA Asbestos Program. The City's Contractor sub-contracted with Mavo Systems for abatement of the ACM.

After obtaining approval from the MPCA Asbestos program, Mavo Systems removed the asbestos containing dump materials on July 6, 2007. Approximately 141 tons of ACM was taken to SKB Landfill for disposal according to weight tickets collected by the City.

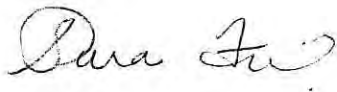
Several samples were collected from the base and sidewalls during the excavation for field screening including organic vapor head space analysis and visual screening. None of the screening samples from the base of excavation or sidewalls displayed obvious impacts, with the exception of the north sidewall where dump material remained in place at the edge of the right-of-way. Two confirmation samples were collected from soil at the base of the excavation. The samples were sent to Legend Technical Services, and analyzed for diesel range organics (DRO) and RCRA metals. Table 3 shows the results of confirmation sample analyses, and laboratory reports are included in Attachment A.

Results from each sample were below MPCA Soil Reference Values for RCRA metals (both Tier I for residential and Tier II for industrial) and did not have detectable concentrations for DRO (Table 3).

In summary, all dump materials and ACM have been removed from the right-of-way for the City's Cahill Avenue Extension project.

Thank you for the opportunity to assist the City with this project. Please contact me at (952) 832-2877 if you have any questions.

Sincerely,



Sara Firl
Environmental Engineer

Attachments:

Table 1 – Dump Material Profile Samples – DRO and Asbestos

Table 2 – Dump Material Profile Samples – TCLP Results

Table 3 – Confirmation Samples

Figure 1 – Site Location Map

Figure 2 – Project Area Layout Map Near Dump Material Removal

Attachment 1 – Laboratory Analytical Reports

Attachment 2 – Carl Bolander and Sons, Co. Emissions Control Plan

Cc: Mr. Gregory Kern, Minnesota Department of Transportation
Mr. George Kinney, Dakota County
Ms. Beth Engum, Kimley-Horn and Associates, Inc.

Table 1
 Dump Material Profile Samples - DRO and Asbestos
 City of Inver Grove Heights - Cahill Avenue
 (concentrations in %, unless noted otherwise)

Location Date	DP-1 6/25/2007	DP-2 6/25/2007	DP-3 6/25/2007	PACM-1 6/25/2007	PACM-1 7/2 7/2/2007	PACM-2 6/25/2007	PACM-3 6/25/2007	PACM-4 6/25/2007
General Parameters								
Solids, %	95	98	85	--	--	--	--	--
Asbestos	--	--	--	ND	--	ND	ND	ND
Asbestos, Chrysotile %	--	--	--	--	15	--	--	--
TPH, mg/kg								
Diesel Range Organics	550	92	22	--	--	--	--	--

-- Not analyzed/not measured.

ND Not detected.

Detections are presented in bold.

Table 2
Dump Material Profile Samples - TCLP Results
City of Inver Grove Heights - Cahill Avenue
(concentrations in mg/L)

Location Date	DP-1 TCLP 6/25/2007	DP-2 TCLP 6/25/2007	DP-3 TCLP 6/25/2007
<u>TCLP Metals</u>			
Arsenic, TCLP	<0.10	<0.10	<0.10
Barium, TCLP	0.42	0.32	0.32
Cadmium, TCLP	0.010	<0.010	<0.010
Chromium, TCLP	<0.10	<0.10	<0.10
Lead, TCLP	<0.10	<0.10	<0.10
Mercury, TCLP	<0.0010	<0.0010	<0.0010
Selenium, TCLP	<0.20	<0.20	<0.20
Silver, TCLP	<0.050	<0.050	<0.050
<u>TCLP VOCs</u>			
1,1-Dichloroethylene, TCLP	<0.10	<0.10	<0.10
1,2-Dichloroethane, TCLP	<0.10	<0.10	<0.10
1,4-Dichlorobenzene, TCLP	<0.10	<0.10	<0.10
Benzene, TCLP	<0.10	<0.10	<0.10
Carbon tetrachloride TCLP	<0.11	<0.11	<0.11
Chlorobenzene, TCLP	<0.10	<0.10	<0.10
Chloroform TCLP	<0.10	<0.10	<0.10
Methyl ethyl ketone, TCLP	<2.0	<2.0	<2.0
Tetrachloroethylene TCLP	<0.10	<0.10	<0.10
Trichloroethylene TCLP	<0.10	<0.10	<0.10
Vinyl chloride TCLP	<0.10	<0.10	<0.10

Detections are presented in bold.

Table 3
Confirmation Samples
City of Inver Grove Heights - Cahill Avenue
(concentrations in mg/kg, unless noted otherwise)

Location Date	MN Tier I Residential SRV 9/7/2005	MN Tier II Industrial SRV 9/7/2005	FS-1 4' 7/3/2007	FS-2 7' 7/5/2007
Exceedance Key	Bold	<u>Underline</u>		
Solids, %	--	--	91	96
<u>Metals</u>				
Arsenic	5	20	3.5	1.8
Barium	1200	18000	36	30
Cadmium	25	200	<0.27	<0.26
Chromium	87 CR	650 CR	26	20
Lead	300	700	4.5	4.3
Mercury	0.5	1.5	<0.11	<0.10
Selenium	160	1300	<1.1	<1.0
Silver	160	1300	<0.27	<0.26
<u>TPH</u>				
Diesel Range Organics	--	--	<6.6	<6.7

-- No criteria.

CR Value represents the criteria for Chromium, hexavalent.



Barr Footer: Date: 8/27/2007 3:20:24 PM File: I:\Projects\23\19\A16\GIS\Maps\Figure1_Site_Location_Map.mxd User: arm2

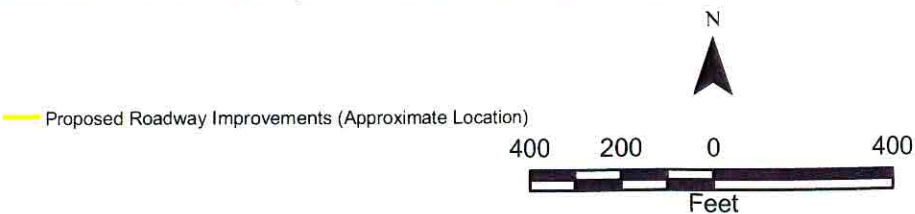
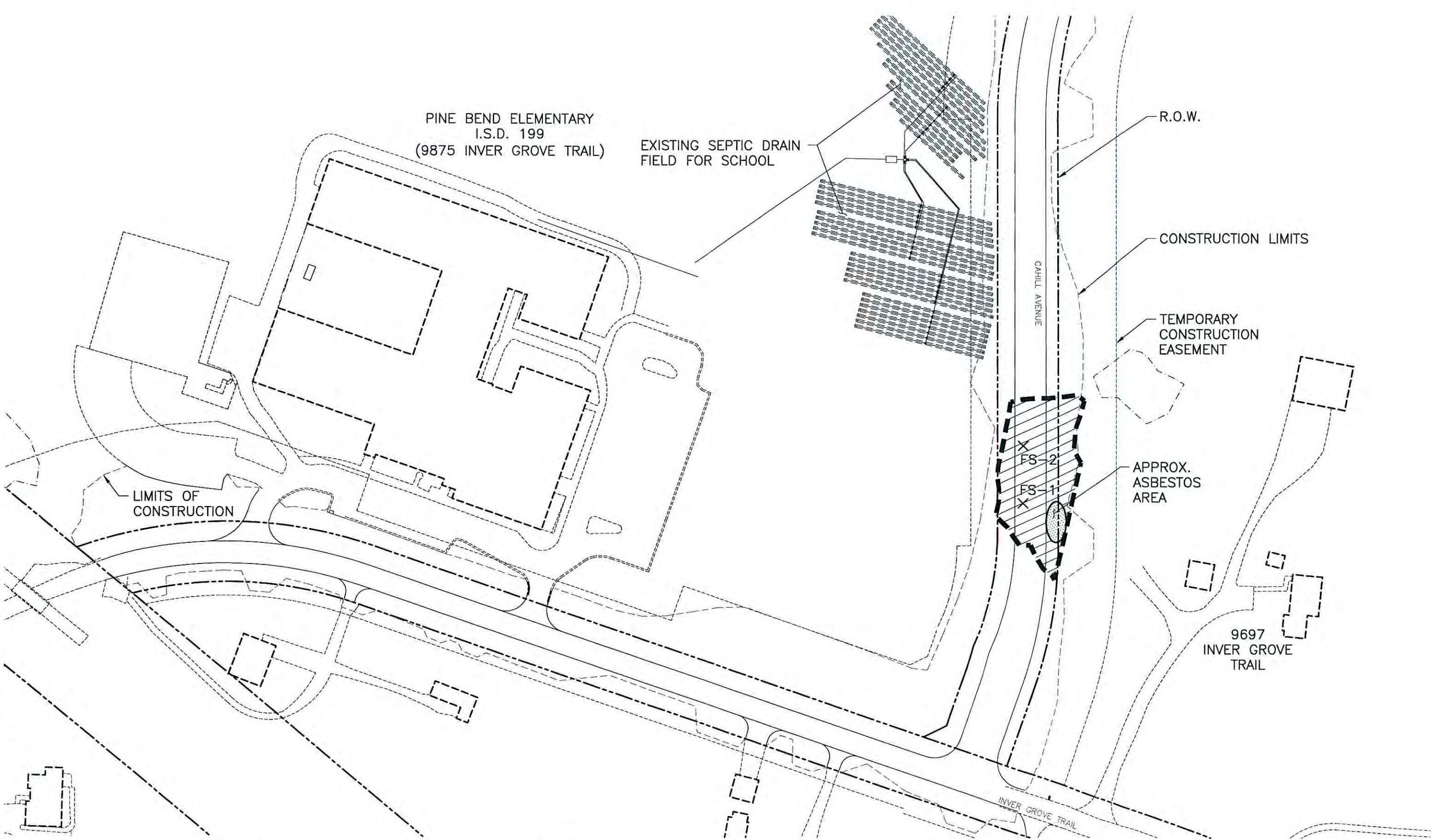


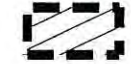
Figure 1

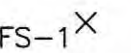
SITE LOCATION MAP
Cahill Avenue Extension
Inver Grove Heights, MN

CADD USER: John M. Warner FILE: M:\CAD\2319A16\27261_1.DWG PLOT SCALE: 1:1 PLOT DATE: 8/27/2007 5:12 PM
Xrefs in Drawing - M:\Cad\2319A16\EXISTING\STH-CAHILL-EXTPO.dwg M:\cad\2319A16\PROPOSED\STH-CAHILL-PRDWY.dwg M:\cad\2319A16\PROPOSED\STH-CAHILL-POSTORM.dwg M:\cad\2319A16\PROPOSED\STH-
JMW M:\CAD\2319A16\27261_1.DWG Plot at 0 08/27/2007 17:10:46



LEGEND

 APPROX. LOCATION OF EXCAVATED DUMP MATERIALS

 FS-1 APPROX. LOCATION OF BASE OF EXCAVATION SAMPLE



0 100 200
SCALE IN FEET

NOTE:
PROJECT LAYOUT DRAWING
PROVIDED BY KIMLEY-HORN
AND ASSOCIATES.

Figure 2
PROJECT AREA LAYOUT MAP NEAR DUMP MATERIAL REMOVAL
Cahill Avenue Extension
Inver Grove Heights, Minnesota

Appendix B

Redevelopment Plans



SITE DATA:

GROSS AREA: ±15 ACRES
WETLAND AREA: ±1.9 ACRES
S.W. ROW: ±0.3 ACRES

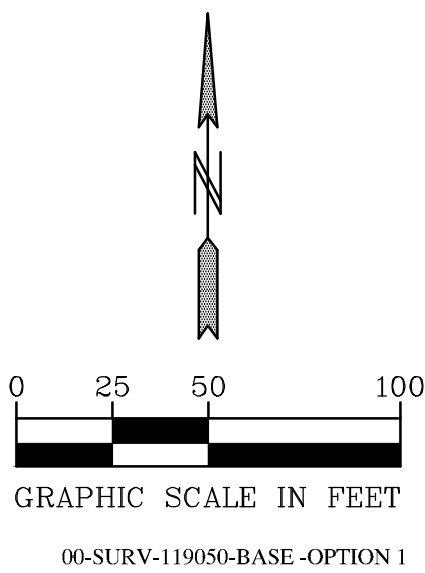
NET AREA (WITHIN HEAVY LINE): ±6.2 ACRES

TOTAL 55' WIDE LOTS: 15

EXISTING ZONING: E-1, ESTATE
PROPOSED ZONING: PUD

EXISTING COMP PLAN (2040): LDR
(1-4 UNITS/ACRE)

PROPOSED SETBACKS:
FRONT: 25'
SIDE: 5'(15' BUILDING TO BUILDING)
REAR: 25'
SIDE STREET: 25'



Appendix C
MPCA's Best Management Practices
for the Off-Site Reuse of Unregulated Fill



Best Management Practices for the Off-Site Reuse of Unregulated Fill

Remediation Division

This document defines **unregulated fill** and provides guidance from the Minnesota Pollution Control Agency (MPCA) Remediation Division regarding Best Management Practices for its off-site reuse.

Off-site reuse of excess soil as fill or aggregate is a common practice at many development and road construction projects. If no known or potential sources of contamination are identified during environmental due diligence and subsequent field observations, then sampling of excess soil for laboratory analysis is not necessary. However, when excess soil originates from a site with known or potential sources of contamination, characterization of the soil is warranted prior to off-site reuse in order to ensure the protection of public health and the environment.

If contamination is detected in the soil, the unregulated fill criteria and best management practices described herein provide a framework for making good decisions about the off-site reuse of the soil. If the soil does not meet the criteria for unregulated fill, the soil should be managed or disposed of in accordance with applicable regulations.

Definition of unregulated fill

Unregulated fill, for the purpose of this guidance, is defined as excess soil in which a release of contaminants has been identified at concentrations less than the MPCA's most conservative risk-based values (see complete criteria on the next page). Thus, the identified contaminants in the fill are present at concentrations that are not of regulatory concern to the MPCA. Unregulated fill is not a solid waste.*

Exclusions

1. Some excess soil and other material generated at a redevelopment site is regulated as either solid or hazardous waste and must be managed according to applicable solid or hazardous waste laws, including:
 - Soil that is characteristically hazardous or contaminated due to a release of a listed hazardous waste, as defined in Minn. R. ch. 7045. Such soil must be managed in accordance with the requirements of the MPCA's Resource Conservation and Recovery Act (RCRA) program.
 - Waste material such as salvaged bituminous, crushed concrete, bricks, fly ash, etc. proposed to be reused as fill. The beneficial reuse of solid wastes is governed by Minn. R. 7035.2860. Information regarding the beneficial reuse of solid wastes can be found on the MPCA's website at <http://www.pca.state.mn.us/waste/sw-utilization.html>.
2. The management and reuse of dredged material may be regulated by permit or subject to other regulations. Information about the management of dredged materials can be found on the MPCA's website at <http://www.pca.state.mn.us/water/dredgedmaterials.html>.

**If sent to a permitted landfill for disposal, unregulated fill may be subject to a solid waste tax.*

Criteria for unregulated fill

Unregulated fill is excess soil that meets all of the following field screening and contaminant concentration criteria:

- free from solid waste, debris, asbestos-containing material, visual staining, and chemical odor
- organic vapors less than 10 parts per million, as measured by a photoionization detector (PID)
- for petroleum-impacted soil, less than 100 mg/kg diesel range organics (DRO)/gasoline range organics (GRO)
- for contaminants detected in soil, less than the MPCA's Residential Soil Reference Values (SRVs) and Tier 1 Soil Leaching Values (SLVs)*

**Naturally-occurring concentrations of some metals, such as arsenic, selenium, or copper, sometimes exceed the SRV or SLV. Such soils are not considered impacted in the absence of a contaminant source or other field or laboratory indications of contamination.*

A list of current SRVs can be found in the MPCA's Risk-Based Guidance for the Soil-Human Health Pathway. A list of current SLVs can be found in the Risk-Based Guidance for Evaluating the Soil Leaching Pathway. Both documents can be found at <http://www.pca.state.mn.us/cleanup/riskbasedoc.html>. For contaminants detected in soil that do not have established SRVs or SLVs, additional evaluation may be needed to determine whether the soil can be considered unregulated fill.

Some detections of DRO in soil may stem from the presence of natural organic material or non-petroleum contaminants in the soil, such as coal tars or other material containing polynuclear aromatic hydrocarbons (PAHs). Evaluation of DRO data should take into consideration the history of the property, including the known or likely presence of a petroleum source, the presence (or lack thereof) of other contaminants in the soil sample, and the type of soil. If positive DRO results are related to non-petroleum contaminants, risk-based criteria for the non-petroleum contaminants should be applied. If necessary, laboratory analytical methods are available to help determine if the DRO is from natural organic material in the soil.

Placement of unregulated fill

To avoid potential problems or public concern stemming from the placement of unregulated fill in sensitive settings, the MPCA recommends the following Best Management Practices:

- Avoid placing unregulated fill at schools, playgrounds, daycares, and residential properties. Unregulated fill is most suitable for use at industrial or commercial properties.
- Avoid placing unregulated fill in gardens where food for human/animal ingestion will be grown.
- Observe a minimum ten-foot separation distance between unregulated fill and the water table.
- Avoid placing unregulated fill where contaminants may be transported by run-off to lakes, rivers, wetlands, or streams.

Sampling decisions

Decisions of whether to sample soil for contamination prior to off-site reuse should be based on the history of the source area, the nature of the source material, the extent to which the soil has been previously characterized, and other factors that are part of a due diligence assessment of the environmental condition of the source property.

If the soil originates from a site where known or potential sources of contamination are present, samples of the soil should be collected for field screening and laboratory analyses. Examples of sites where environmental due diligence may reveal known or potential sources of contamination include sites where contamination was previously identified as a result of regulatory action or voluntary

investigation, previously developed sites (commercial, industrial, recreational, or residential), agricultural properties, or land that may have been subject to dumping, spills, or historic filling activities.

If no known or potential sources of contamination are identified during environmental due diligence and subsequent field observations, then sampling of excess soil for laboratory analyses is not necessary.

Sample type and frequency

When soil sampling is appropriate, the frequency and type of samples should be based on the potential sources of contamination, the depth, volume, and heterogeneity of the source material, and the availability of existing data. At a minimum, analytical parameters should include volatile organic compounds, PAHs, RCRA metals, DRO, and GRO. Other contaminants of concern should be included as appropriate, based on the history of the source location. Analytical data should be age-appropriate and representative of the source material.

Some soils even lightly impacted by heavy metals have the potential to leach at concentrations at or above the Toxicity Characteristic Leaching Procedure (TCLP) regulatory limit. As a rule-of-thumb, a TCLP analysis for RCRA metals should be conducted if the soil concentration of a metal is 20 times or greater the TCLP regulatory criteria.

A typical frequency for the field screening of potentially contaminated soil using a PID is one measurement for every ten cubic yards of soil. For analytical samples, the stockpile sampling guidance presented in Section 7.3 of the MPCA's Site Characterization and Sampling Document can be used as a frame of reference for the appropriate sampling frequency based on soil volume:

<http://www.pca.state.mn.us/cleanup/pubs/sitechar.pdf>. Soil sampling guidelines for the Petroleum Remediation Program are presented in guidance Document 4-04:

<http://www.pca.state.mn.us/publications/c-prp4-04.pdf>. Flexibility in the number of samples may be warranted, depending on the site-specific circumstances. Sound professional judgment, taking into account all of the factors discussed above, should be used when developing a sampling plan to determine whether excess soil meets the criteria for unregulated fill.

Implementation

All parties are encouraged to use the best management practices described herein in order to make good decisions about the off-site reuse of unregulated fill. It is the responsibility of the property owners and other parties engaged in development and construction activities to make sure that their activities include appropriate environmental due diligence and that excess soil and other materials generated by these activities are managed in an environmentally responsible manner.

Note that some local units of government, including Dakota County, may have local ordinances which restrict the off-site reuse of unregulated fill within their boundaries. Parties seeking to import unregulated fill should check with local regulators to determine if such ordinances are in effect in their project area.

Nothing in this guidance excuses anyone from compliance with any law, rule, or other legal obligation (including any environmental covenant) that applies to any development or construction activity, including the generation, management, transport, and reuse of excess soil.

For more information

Questions about the information presented above can be directed to the MPCA at 651-296-6300 or 1-800-657-3864.

Appendix D
MPCA Risk Based Site Characterization
and Sampling Guidance, Section 7.0

If compositing of samples is conducted and grid sampling is used, each grid square should be divided into four sub-areas for composite sampling. The composite concentration can then be applied to the grid square. If composite sampling is conducted without a grid, assign the composite concentration to the centroid of the polygon formed by the individual sample locations (no more than four). Averaging of composite sample data is not acceptable, since the composite samples are already representative of a physical average of the sub-samples. For more information on this topic, please refer to Section 5 (Data Collection and Evaluation) of the *MPCA Risk-Based Evaluation for Soil - Human Health Pathway Guidance*.

Certain site-specific soil data are required for the assessment of human health risks. Parameters such as soil moisture and total organic carbon should be analyzed. See the *MPCA Risk-Based Evaluation for Soil - Human Health Pathway Guidance* for additional information.. All laboratory method detection limits should be low enough so data can be used for risk evaluation purposes. In order to be used to evaluate risk, the data should also be representative of potential exposure scenarios.

6.0 SURFACE WATER SAMPLING

(To be added at a later date)

7.0 SAMPLING FOR REMEDIATION VERIFICATION

7.1 Introduction

Information presented in this section is intended to guide the environmental professional in the recommended methods for verifying that soil contamination has been adequately remediated. Primarily, the minimum number and the location of required samples are addressed.

Verification sampling strategies for soil remediation depend on the type of remediation -- excavation or in-situ treatment. The minimum number of samples and sampling locations are different for each remediation type. While the minimum number of samples required is easily determined for both situations, determining the sampling locations is more complex and requires some professional judgment. The sampling strategies are outlined below.

Ex-situ remedies may be amenable to statistical sampling strategies or batch sampling. Any proposed sampling for ex-situ remedies should be developed on a site by site basis with the oversight of the MPCA project staff.

7.2 Excavations

Verifying that contaminated soil has been remediated by means of excavation requires samples from the excavation floors and sidewalls. The tables below provide the minimum number of samples necessary to verify cleanup for various sizes of excavations. Remediation verification is demonstrated by comparing the analytical results from each sampling point with the cleanup goals. If the cleanup goals are exceeded at any point, this verification methodology may require additional excavation at that point until the goals are met. Specifically, if less than ten samples are collected from either excavation floors or sidewalls, the calculated average concentrations will have very little meaning from a risk standpoint. In these situations, the appropriate risk/cleanup standards should be considered as numbers that are not to be exceeded in any sample.



A sampling strategy that uses bias to choose sample locations is recommended. This guidance document cannot dictate the exact locations for sample collection using this strategy. The location of the sample collection points relies on site specific information from the remedial investigation, analysis of the release or contaminant distribution and the soil types encountered in the excavation. Sampling and analyzing the soil samples from the locations most likely to have contaminants can minimize the number of samples needed to verify that remediation is complete. Since professional judgment and site specific knowledge are required for selecting sampling locations, the rationale used to select these locations must be well documented in the implementation report.

Analysis of data generated by prior investigations at the site should yield information for the verification analysis. The field personnel present during the remediation should be sufficiently familiar with the conditions on site to implement an appropriate verification sampling plan. Soil verification sampling should incorporate all pertinent biases of a site which may include, but are not limited to, the following:

- preferential pathways of contaminant migration
- source areas, stained soils, other site specific "clues" (e.g., fractures in clays)
- changes in soil characteristics (e.g., sand/clay interfaces)
- soil types and characteristics.

Compositing soil samples for verifying soil remediation may be acceptable for non-volatile parameters. Generally, when sampling for non-volatile parameters, each composite sample to be analyzed may be comprised of a maximum of four subsamples. However, please be aware that if contamination is indicated in a composited sample at levels above the cleanup goal, the entire area of the excavation comprising the composite sample may require additional excavation until the cleanup goals are met. Suspected contaminated areas discovered during verification sampling should not be sampled as part of a composite but should be sampled discretely.

The minimum required number of verification samples is determined by the subsequent tables. Confirmation sampling should generally be conducted on a grid.

7.2.1 Excavation Floor

The minimum acceptable number of floor samples to be analyzed is based on the area of the excavation floor as designated in Table 7A shown below.



Table 7A Excavation Floor Samples

Area of Floor (sq ft)	Number of Samples
<500	2
500-<1,000	3
1,000-<1,500	4
1,500-<2,500	5
2,500-<4,000	6
4,000-<6,000	7
6,000-<8,500	8
8,500-<10,890 (0.25 acres)	9
>10,890	Use Guidance Below

The following guidance is to be used when excavation floor areas exceed 10,890 square feet:

Floor Acreage	Square Feet	Grid Interval
0.25 - 3.0	10,890-130,680	15 - 30 Feet
3.0 and over	130,680 +	30 Feet plus

7.2.2 Excavation Sidewalls

Sidewall samples are required to verify that the horizontal extent of the soil contamination has been remediated. The number of sidewall samples shall be determined by Table 7B shown below. In no case is less than one sample on each sidewall acceptable. Known hot spots should be sampled separately. Once again, when sampling for non-volatile parameters, each sample to be analyzed may be comprised of four subsamples.

Table 7B Excavation Sidewall Samples

Area of Sidewall (sq ft)	Number of Samples
<500	4
500-1,000	5
1,000-1,500	6
1,500-2,000	7
2,000-3,000	8
3,000-4,000	9
>4,000	1 sample per 45 lineal feet of sidewall

When sampling the sidewalls of excavations that exceed five feet in depth, the sidewall sampling locations must be staggered in the vertical plane. This will ensure that lateral remediation has been adequate at all depths within the excavation.



7.3 Soil Stockpiles

Often times an excavation results in a contaminated soil stockpile that then needs to be treated (on- or off-site) or sent off-site for appropriate disposal. Sampling of the stockpile is necessary in order to characterize the contaminated or treated soil and to determine the appropriate final disposition. Landfills and the various types of treatment facilities (such as thermal treatment facilities or land farm sites) have permitted limits on the levels of contaminants they can accept. Sampling is necessary to ensure receiving facilities are operating within their permit limits. Additional samples beyond what is recommended here may be necessary based on each facility's specific permit requirements. TCLP and/or total analyses should be conducted for each type of contaminant suspected to be present. The detection limits for the total analyses should be determined based on the requirements of the receiving facilities permit, or on the cleanup level established for the site. The following table shall be used to determine the appropriate number of stockpile samples to be collected for analyses.

Table 7C Stockpile Samples

Cubic Yards of Soil in Pile	Number of Samples
0-500	1 per 100 cubic yards
501- 1000	1 per 250 cubic yards
1001 or more	1 per 500 cubic yards

If less than ten samples are collected from a stockpile, a calculated average concentration will have very little meaning from a risk standpoint. Therefore, in this type of situation, the appropriate risk/cleanup standards should be considered as numbers that are not to be exceeded in any sample. Compositing of stockpile samples is acceptable for the non-volatile parameters. Each sample may be comprised of four subsamples collected randomly from within the stockpile.

7.4 In-Situ Soil Remediation

When in-situ remedies are used, the effectiveness of the remedy must be verified by soil sampling. In these cases, three-dimensional sampling must be undertaken to verify that the soils have been adequately treated.

In instances of in-situ stabilization, the sampling should be conducted using a grid pattern with a vertical component added at each node. The number of samples collected for analyses should be determined using Tables 7A and 7B. The vertical extent of the remedy should be determined by compositing samples within each grid over 10 foot depth intervals extending to the bottom of the stabilization zone.

For in-situ treatment such as soil vapor extraction (SVE), the number of samples collected for analyses should be determined using Tables 7A and 7B, but should be biased toward the sampling points located remote from the SVE points. The vertical component must also be addressed and, therefore, the soil borings should be screened continuously using a PID, and any soils showing elevated organic vapors should be sampled. If no elevated PID readings are detected, discrete samples should be collected at 5 foot intervals over the depth of the treatment zone.

Compositing of remediation verification samples is acceptable for in-situ remediations for the non-volatile parameters. Each sample may be comprised of no more than 4 subsamples.





**MINNESOTA POLLUTION CONTROL AGENCY
SITE REMEDIATION SECTION**

**DRAFT GUIDELINES
RISK BASED SITE CHARACTERIZATION AND SAMPLING GUIDANCE**

WORKING DRAFT, September 16, 1998

Comment Period Ends December 31, 1998

**Send Written Comments to:
Guidance Coordination Team
Minnesota Pollution Control Agency
Site Remediation Section
520 Lafayette Road
St. Paul, Minnesota 55155-4194
Fax (651) 296-9707**

NOTICE

THIS DOCUMENT IS A WORKING DRAFT. The Site Remediation Section of MPCA is developing guidelines for evaluating risks to human health and the environment at sites that may require investigation or response actions pursuant to the Minnesota Environmental Response and Liability Act, Minn. Stat. § 115B.01 to 115B.24 (MERLA).

DEVELOPMENT OF A SITE REMEDIATION SECTION SITE EVALUATION MANUAL. The attached document and other documents will be incorporated into a Site Remediation Risk-Based Site Evaluation Manual which will contain guidelines for conducting MERLA-related evaluations, including risk evaluations under the State Superfund program and the MPCA Voluntary Investigation and Cleanup (VIC) Program.

MPCA staff intend to use the policies and procedures in the manual as guidelines to evaluate the need for investigation or remedial actions to address releases and threatened releases of hazardous substances or pollutants or contaminants under MERLA, and the scope and nature of such actions. These policies and procedures are not exclusive and do not have the force and effect of law. MPCA staff may use other policies or procedures to evaluate the need for or adequacy of response actions under MERLA, including procedures set forth in outstanding MPCA Requests for Response Action and Consent Orders. The final standard for all such evaluations is the MERLA statutory requirement that such actions must be reasonable and necessary to protect the public health and welfare and the environment.

The Minnesota state Superfund program, governed by the Minnesota Environmental Response and Liability Act (MERLA) and the supplementary rules, and the federal Superfund program, governed by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and the federal regulations in the National Oil and Hazardous Substances Pollution Contingency Plan (NCP), work together to clean up various types of sites.

~ Continued ~

APPENDIX C

ENVIRONMENTAL CONSTRUCTION CONTINGENCY PLAN (ECCP)



Environmental Construction Contingency Plan

9697 Inver Grove Trail
Inver Grove Heights, Minnesota

Prepared for:
Alliant Ventures III, LLC

January 2020



Landmark Environmental, LLC

2042 West 98th Street

Bloomington, MN 55431

Phone: 952-666-2444

www.landmarkenv.com

Environmental Construction Contingency Plan

9697 Inver Grove Trail, Inver Grove Heights, Minnesota

Property Specific Summary

Prepared for: Alliant Ventures III, LLC

Dated: January 2020

SITE DESCRIPTION AND KEY PERSONNEL

The Property, located at 9697 Inver Grove Trail, Inver Grove Heights, Minnesota is owned by Alliant Ventures III, LLC and consists of 15.11 acres of land that is currently zoned for residential use (Figure 1). The general Property vicinity has been developed since prior to 1890 for residential/agricultural related use. Based upon the records review, Property reconnaissance, interviews, and review of previous investigation data, the following known or suspect environmental conditions were identified for the Property:

- Unpermitted dumping has occurred on the Property and on adjoining properties. Site observations identified the presence of surficial dumping. The adjoining right-of-way expansion completed by the City of Inver Grove Heights in 2007 encountered soil containing concentrations of diesel range organics, varying amounts of debris materials, and materials that contained asbestos. It is likely that these materials are also present on the Property. The potential presence of buried waste represents a potential for soil and groundwater contamination.
- Based on information provided by Dakota County, the MNDOT Highway 52, 55, and 56 Interchange Disposals site (DCEMD Site ID # 1294) is located west adjacent to the Property. This is reported to be a suspected large, unlimited variety dump. The potential presence of buried waste adjacent to or at the Property represents a potential for soil and groundwater contamination at the Site.

If visible or olfactory evidence of contaminated soil, other than previously identified, are observed during earthwork activities related to the project, the following actions will be taken:

1. STOP WORK IMMEDIATELY, SECURE WORKER SAFETY, AND SECURE THE AREA.
2. Contact Landmark—or in their absence— MPCA for further instruction.

Project Role	Organization	Title	Contact Name	Contact Number
Environmental Consultant	Landmark Environmental, LLC 2042 West 98 th St. Bloomington, MN 55431	Project Manager	Ken Haberman	952-666-2424
		Field Backup	Eric Gabrielson	952-240-8935 (cell)
		Field Manager	Tristen Faust	952-797-2764 (cell)
		Safety Officer	Mark Meier	763-360-2764 (cell)
Regulatory Agency	Minnesota Pollution Control Agency 520 Lafayette Road North St. Paul, MN 55155	Duty Officer MPCA	Various Rebecca Ryser	651-649-5451 651-757-2015
Property Owner	Alliant Ventures III, LLC	Owner	Robert Machacek	651-925-7365

ECCP PURPOSE

This ECCP will be implemented in the event that indications of contamination, regulated waste, or other items of environmental concern that require special handling are **unexpectedly** encountered during construction. This Site-Specific Summary provides project-specific information and context applicable to the ECCP. Proposed cleanup actions for known cleanup actions are identified in the Voluntary Response Action Plan produced under separate cover.

REDEVELOPMENT PLANS

Redevelopment plans are not currently known. Excavation if conducted will take into account contamination and debris areas.

PREVIOUS ENVIRONMENTAL INVESTIGATIONS AND DOCUMENTS

The following previous investigations have been conducted on the Property or portions thereof:

- Barr Engineering Company (Barr). August, 28, 2007. *Summary of Dump Material Removal Activities, Cahill Avenue Extension, Inver Grove Heights, Minnesota*. (2007 Summary Letter)
- Braun Intertec Corporation (Braun). June 7, 2017. *Phase I Environmental Site Assessment, Vacant Residence, 9697 Inver Grove Trail, Inver Grove Heights, Minnesota*. (Phase I Report)
- Braun. June 7, 2017. *Phase II Environmental Site Assessment, Vacant Residence, 9697 Inver Grove Trail, Inver Grove Heights, Minnesota*. (Phase II Report)
- Landmark. March 26, 2018. *Supplemental Phase II Environmental Investigation, 9697 Inver Grove Trail, Inver Grove Heights, Minnesota* (Supplemental Investigation Report)

CHEMICALS OF CONCERN

Based on soil analytical results from previous investigations, polynuclear aromatic hydrocarbons (PAHs) and diesel range organics (DRO) were identified during the Braun Phase II Investigation. Soil vapor concentrations were reported less than the MPCA's 33 times the Residential Intrusion Screening Values. Unexpected environmental conditions potentially consist of encountering one or more of the following during excavation activities: underground storage tanks, buried debris containing brick, concrete, wood and materials with potential regulated asbestos containing materials and other hazardous materials or contaminated soils. Refer to [Section 2.0] of the ECCP for procedures for addressing each potential condition. **Appendix A** provides the Action Summary for encountered contaminated soil.

Area of Concern Location Description	Sample IDs	COCs	Detected Concentration Ranges	Response Action
Hot Spot and Debris Area 1	PP-1 (12.5-15') TP-2 (4') LTP-11	PAHs (BAP eq.) DRO PAHs (BAP eq.) DRO Debris	47.9 mg/kg 6080 mg/kg 4.3 mg/kg 320 mg/kg	The proposed cleanup goals for the excavated soil and the soil in the final upper four feet are the applicable Residential Soil Reference Values (RSRVs) for residential use and below 4 feet for soil remaining on site. Debris will be properly excavated and managed as encountered.
Debris Area 2	LTP-10	Debris	None detected above MPCA RSRVs.	
Debris Area 3	None	Debris	No samples collected in this area were submitted for laboratory analysis.	

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Appendices

Appendix A	Action Summary
Appendix B	MPCA Petroleum Remediation Guidance Documents
Appendix C	MPCA Asbestos Guidance on Excavation Projects, dated July 1999 and Emissions Control Plan
Appendix D	Best Management Practices for the Off-Site Reuse of Unregulated Fill, dated February 2012 and MPCA Program Management Decision on Regulated Fill, dated March 2012
Appendix E	MPCA Risk Based Site Characterization and Sampling Guidance, Section 7

1.0 Introduction

Landmark Environmental, LLC (Landmark) prepared this Environmental Construction Contingency Plan (ECCP) as described in the ECCP Property Specific Summary. Refer to the Property Specific Summary for project details.

This ECCP will be implemented in the event that indications of contamination, regulated waste, or other items of environmental concern that require special handling are unexpectedly encountered during implementation of response actions (RAs) and/or during redevelopment. Proposed RAs for the known cleanup actions are identified in the Voluntary Response Action Plan (VRAP) produced under separate cover. **Appendix A** includes the Action Summary for contaminated soil or other environmental issues encountered.

Considering the planned redevelopment activities described in the Property Specific Summary, this ECCP has been prepared in general accordance with Minnesota Pollution Control Agency (MPCA) Voluntary Investigation and Cleanup (VIC) Program Guidance Document #10, Site Safety and Contingency Plans and applicable MPCA Petroleum Remediation Guidance Documents included in **Appendix B**.

2.0 Contingency Procedures

Unexpected environmental conditions potentially consist of encountering one or more of the following during excavation activities: underground storage tanks (USTs), buried debris containing brick, concrete, wood and materials with potential asbestos containing materials (ACM) and other hazardous materials or contaminated soil. Procedures for addressing each potential condition are discussed below.

2.1 General Procedures

The MPCA requires the following notification and environmental oversight requirements with regard to the activities covered by this ECCP.

2.1.1 Notification Requirements

In the event that any suspected hazardous substances or unexpected environmental issues are encountered during the excavation activities, work in the area will cease and the work area will be secured. The excavation contractor shall contact Landmark immediately. A representative of Landmark and/or the contractor will then contact the MPCA. Identified releases may need to be reported to the Minnesota Duty Officer within 24 hours.

2.1.2 Pre-Excavation Preparation

The excavation contractor shall coordinate a utility meet and will confirm that all existing utilities have been adequately located and marked.

2.1.3 Underground Storage Tanks

In the event an UST is encountered during earthwork, removal of the UST and excavation of petroleum-contaminated soil, including field screening, soil sampling, and storage/disposal of contaminated soil, will be conducted in accordance with MPCA Petroleum Remediation Program Guidance Documents in **Appendix B**.

The excavation contractor will confirm that the UST (if identified) is isolated from all supply and/or drain piping and that all utilities have been adequately located and marked. To the maximum extent practicable, the excavation contractor will be responsible for removing and containerizing residual contents of the UST prior to removal. All residual UST contents shall be handled in accordance with MPCA and Occupational Safety and Health Administration (OSHA) requirements. This includes, but is not limited to, use of appropriate Department of Transportation (DOT), OSHA, and U.S. Environmental Protection Agency (EPA) drums and containers, use of appropriate fluid transfer devices, use of suitable absorbent materials, use of appropriate blast shields, and use of

non-sparking material handling equipment and hand tools. All laborers handling residual petroleum or hazardous waste products shall be properly trained and in compliance with contractor's Site Safety Plan.

Any UST will be excavated and removed in a manner that minimizes the potential for incidental spillage of residual tank contents during tank removal. Pending cleaning, scrapping, and/or loading of tank for transportation off-site, all tank components will be placed on impermeable sheeting to prevent incidental soil contamination at the Property. In the event that field screening discloses evidence of a petroleum or hazardous waste release from the UST, contaminated soil will be placed onto a minimum 10-mil-thick reinforced polyethylene liner. Contaminated soil will be excavated following the guidance in the MPCA Petroleum Remediation Program Guidance Documents in **Appendix B**. Contaminated soil shall be covered with minimum 10-mil-thick reinforced polyethylene liner to prevent water from coming in contact with the soil.

2.1.4 Transportation and Disposal

In the event impacted soils are disposed off-site for disposal at a permitted landfill, the soils will be transported in strict compliance with all applicable local, state, and federal guidelines and regulations. All soil that exceeds the applicable cleanup criteria will be transported off-site and disposed of at appropriately licensed facilities. The end disposition of all impacted soil transported off-site will be documented in the RA Implementation Report and/or the ECCP Implementation Report.

2.1.5 Buried Demolition Debris

In the event buried demolition debris with potential ACM is encountered during RA implementation and/or redevelopment activities, a representative of Landmark that is an Asbestos Hazard Emergency Response Act-certified and Minnesota Department of Health (MDH)-licensed inspector will be present to guide further excavation and sampling efforts. Subsequent excavation and abatement work will be conducted in accordance with the July 1999 MPCA Asbestos Guidance on Excavation Projects and the Emissions Control Plan in **Appendix C**.

2.1.6 Hazardous Materials or Contaminated Soils

Hazardous materials and/or additional soil containing hazardous substances may be encountered during excavation activities associated with RA implementation and redevelopment. If, based upon visual or olfactory evidence, such materials and/or hazardous substances are encountered; excavation of the impacted area will temporarily cease until Landmark and the MPCA are notified. Specific requirements for the excavation contractor as they relate to contaminated soil excavation may include one or

all of the following: temporary erosion controls; run-on and runoff controls; air emission controls; decontamination facilities; notification procedures; temporary contaminated soil stockpile areas; excavation and staging; and contaminated soil disposal. General requirements are described below.

Soil to be reused offsite will meet the definition of unregulated excess fill as defined in the MPCA's Best Management Practices guidance documents (**Appendix D**). The guidance documents in **Appendix D** provide guidance for cleanup actions and action levels approved by the MPCA including, but not limited to, photoionization detector headspace criteria and sampling frequency requirements.

A contaminated materials staging area (CMSA) will be constructed by placing a minimum 8-mil-thick plastic sheet on the ground and constructing a 6-inch-high soil berm around the perimeter. The plastic will extend beyond the perimeter berm to prevent runoff from and run-on to the CMSA. A minimum 8-mil-thick plastic cover will be placed over the CMSA stockpile. The cover will extend beyond the perimeter soil berm and will be secured and maintained.

If chemical containers or other hazardous items are encountered, they will be individually removed and their condition assessed. If the excavated chemical containers are not in good condition (e.g., severe rusting, structural defects, leaking, etc.) or if uncontainerized hazardous substances are encountered, the materials will be transferred to a new drum or overpack that is in satisfactory condition. These containers will meet the appropriate requirements of DOT, OSHA, and EPA regulations for the associated materials.

Intact chemical containers and repacked materials will be transported to the storage area and placed in roll-off boxes. If appropriate, liquid wastes may be bulk-stored in tanks. The roll-off box will be lined to contain leaks, spills, or accumulated precipitation. The roll-off box will be of sufficient capacity to contain 10 percent of the volume of the drums or the volume of the largest container, whichever is greater. The roll-off box will be covered to prevent collection of precipitation.

After contaminated soil (as determined by field screening tests), chemical containers, and hazardous substances have been excavated from the impacted area; the excavation will be extended in shallow lifts for an additional 1-foot (unless groundwater is encountered). Additional soil from this "over-excavation" will be transported to the storage area and stockpiled separately from the contaminated soil.

Soil samples will be analyzed for the appropriate parameters designated by the Landmark field personnel in consultation with the MPCA staff if necessary, based upon the likely

source of contamination and field observations, according to the MPCA Risk Based Site Characterization and Sampling Guidance, Section 7, which is included in **Appendix E**. The sampling plan of the stockpiled contaminated soil, the stockpiled clean soil, and any containerized materials will be conducted in accordance with the MPCA requirements, after the material and/or contaminated soil has been excavated and the results of the samples collected during the excavation are available.

Following completion of the “over excavation,” the excavation contractor will continue RA implementation and/or redevelopment activities. A plan for managing the stockpiled soil (contaminated or clean) and any containerized materials will be prepared and implemented after the results from all of the sampling are available and following MPCA approval. Stockpiles will be inspected daily while project personnel are onsite, and/or after a significant weather event, by a person knowledgeable with the project.

2.1.7 Dewatering

During construction and earthwork activities, if dewatering is needed to manage contaminated groundwater encountered during redevelopment activities, a water discharge permit may be necessary. The water could be discharged to the sanitary sewer with a permit from the wastewater treatment facility or if in the Minneapolis-St. Paul metropolitan area then the Metropolitan Council Environmental Services (MCES) or to the storm sewer with a National Pollutant Discharge Elimination System (NPDES) permit, depending on the concentrations of any potential contaminants in the groundwater. A Minnesota Department of Natural Resource (DNR) Permit for groundwater dewatering may also be necessary depending on the quantity of water. The quantity of contaminated groundwater potentially requiring discharge will also be directly related to the location and depth of the excavations. If dewatering is necessary, action taken will be documented in the RA Implementation Report and/or the ECCP Implementation Report.

2.1.8 Water Wells

In the event water wells are encountered at the Property during RA implementation or during redevelopment activities, a licensed water well driller will be hired to seal the well in accordance with Minnesota Rules Section 4725.3850 Sealing Well and Boring of the Minnesota Rules Chapter 4725 Department of Health, including measuring the length of the well to be sealed, making reasonable efforts (with MDH guidance, if necessary) to remove any obstructions from the well, making proper notifications to the MDH, requesting MDH recommendations on proceeding, ripping or perforating casing if required, and providing responsibility for well abandonment in accordance with Section 4725.3875 Responsibility for Sealing, of the Minnesota Rules Chapter 4725 Department of Health. Any well casing will be removed to a depth of six feet below ground surface

to eliminate any obstacles to future development. In addition, well protection (i.e., protective posts or surface mount) will be removed.

3.0 Reporting

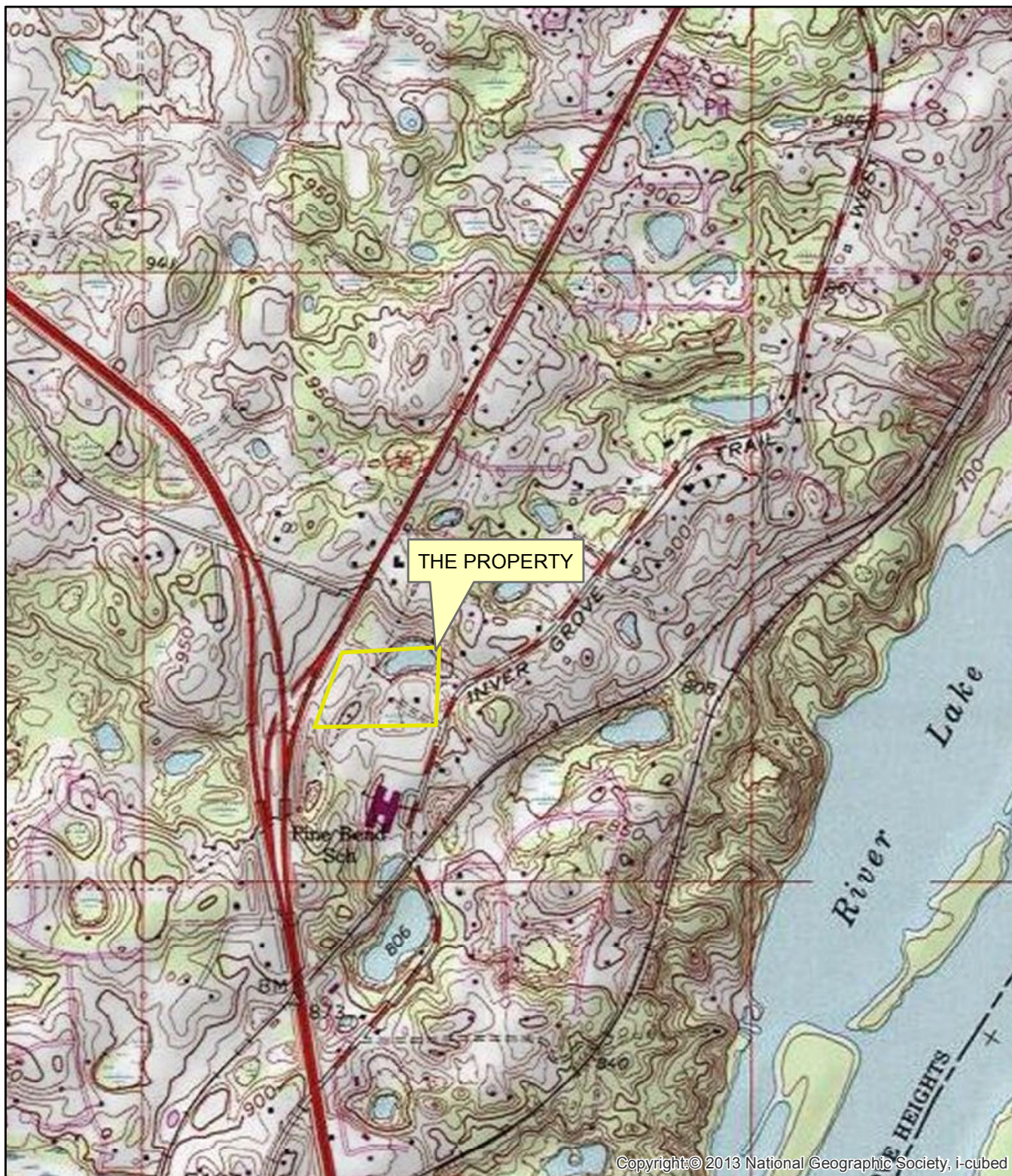
Landmark will inform personnel as appropriate of project status and oversight observations by telephone or via e-mail on an as-needed basis during the project. Documentation and records related to the project will be reported to personnel as appropriate if any ECCP activities are implemented. Following completion of the RA implementation and/or redevelopment activities, a RA Implementation Report and/or ECCP Implementation Report will be prepared.

Tables

Table 1
Soil Sample Results
LRES Corporation

Parameter	MPCA Residential Soil Reference Value (SRV)	MPCA Industrial Soil Referenc Value (SRV)	Units	LTP-10/7'	LTP-11/9'	LTP-12/6'	LTP-13/5'	LTP-14/7'	LTP-15/5'	LTP-16/6'
Acenaphthene	1300	19000	mg/kg	<0.011	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Acenaphthylene	NS	NS	mg/kg	<0.011	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Anthracene	6500	97000	mg/kg	<0.011	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Arsenic	9	9	mg/kg	2.1	5.3	2.0	2.8	2.4	2.1	1.7
Barium	3000	35000	mg/kg	30.3	72.4	20.6	52.7	70.1	25.9	28.1
Benzo(a)anthracene	NS	NS	mg/kg	0.025	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Benzo(a)pyrene	1	14	mg/kg	0.03	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Benzo(b)fluoranthene	NS	NS	mg/kg	0.039	0.015	<0.011	<0.012	<0.013	<0.011	<0.011
Benzo(g,h,i)perylene	NS	NS	mg/kg	0.021	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Benzo(k)fluoranthene	NS	NS	mg/kg	0.016	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Cadmium	1.6	23	mg/kg	<0.16	<0.17	<0.16	<0.18	<0.18	<0.16	<0.16
Chromium	23000	NS	mg/kg	12.4	8.4	10.0	9.0	17.0	11.4	10.5
Chrysene	NS	NS	mg/kg	0.031	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Dibenz(a,h)anthracene	NS	NS	mg/kg	<0.011	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Fluoranthene	510	6700	mg/kg	0.05	0.021	<0.011	<0.012	<0.013	<0.011	<0.011
Fluorene	860	13000	mg/kg	<0.011	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Indeno(1,2,3-cd)pyrene	NS	NS	mg/kg	0.018	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Lead	300	700	mg/kg	21.9	46.2	2.5	5.7	8.4	2.8	2.7
Mercury	3.1	3.1	mg/kg	0.025	0.034	<0.021	0.025	0.023	<0.021	<0.021
Naphthalene	NS	NS	mg/kg	<0.011	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Phenanthrene	NS	NS	mg/kg	0.016	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
Pyrene	44	44	mg/kg	0.041	0.017	<0.011	<0.012	<0.013	<0.011	<0.011
Selenium	77	1200	mg/kg	<1.0	<1.2	<1.1	<1.2	<1.2	<1.1	<1.1
Silver	77	1200	mg/kg	<0.52	<0.58	<0.55	<0.58	<0.61	<0.53	<0.54
Total BaP Eq. MN 2006sh. ND=0	NS	NS	mg/kg	0.04	<0.012	<0.011	<0.012	<0.013	<0.011	<0.011
WDRO C10-C28	NS	NS	mg/kg	<4.4	<12.3	<4.3	<7.2	<12.8	<11.0	<11.0
Percent Moisture	NS	NS	%	5.6	19.0	9.3	15.3	21.7	8.9	8.9

Figures



Legend

 Property Boundary

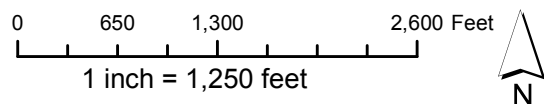


Figure 1

PROPERTY LOCATION MAP
9697 Inver Grove Trail
Inver Grove Heights, Minnesota

LANDMARK ENVIRONMENTAL, LLC

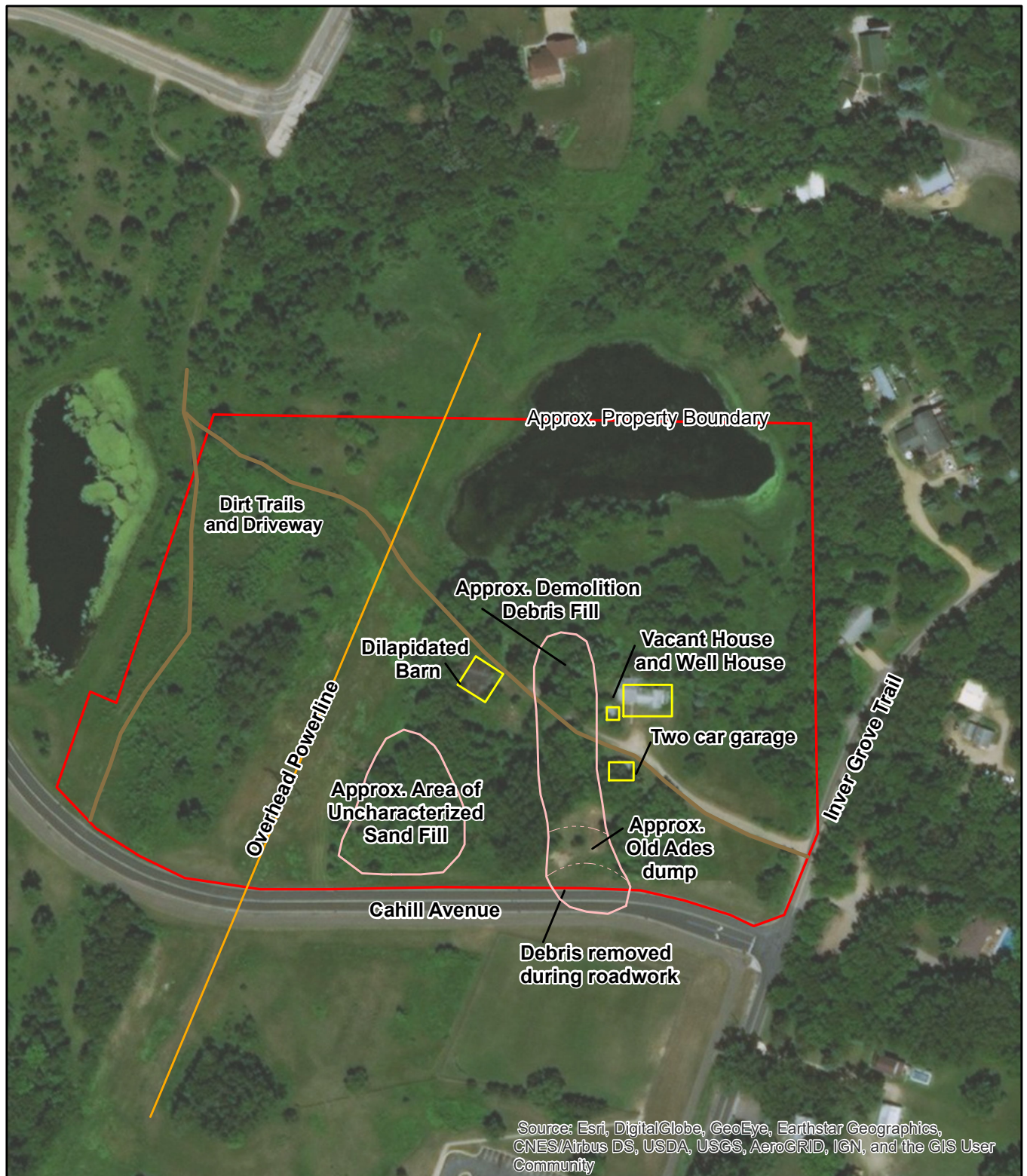


Figure 2

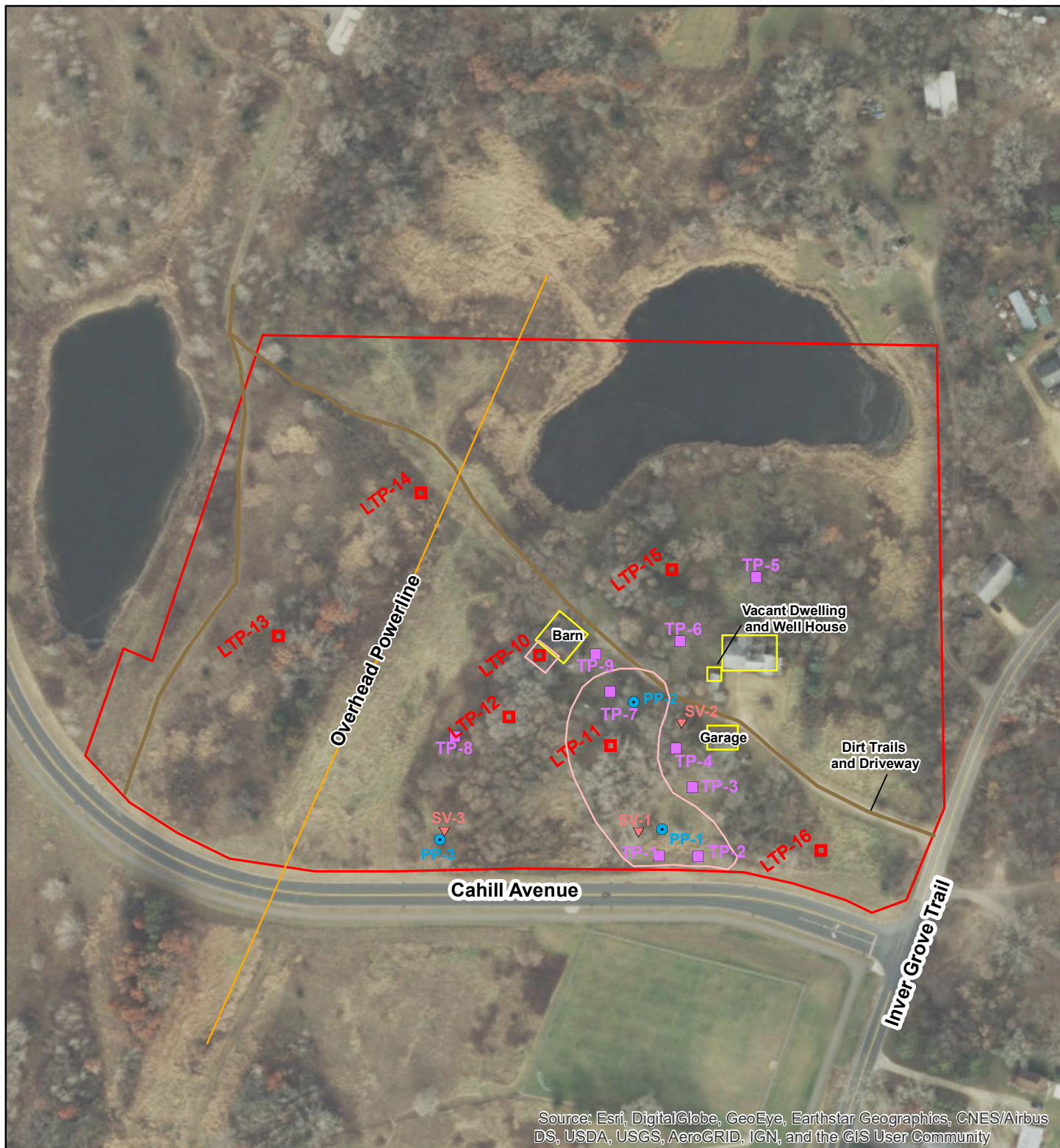
Legend



0 112.5 225 450 Feet
1 inch = 208 feet

PROPERTY LAYOUT MAP
9697 Inver Grove Trail
Inver Grove Heights, Minnesota

LANDMARK ENVIRONMENTAL, LLC



Legend

- Braun Push Probe Locations
- ▼ Braun Soil Vapor Locations
- Braun Test Pit Locations
- Landmark Test Pit Locations
- Buried Debris Area
- Approximate Property Boundary
- Overhead Powerline

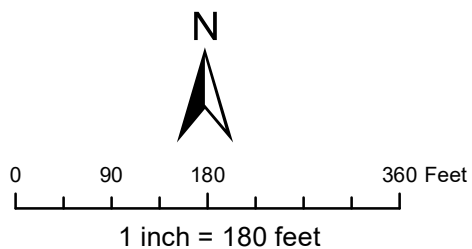
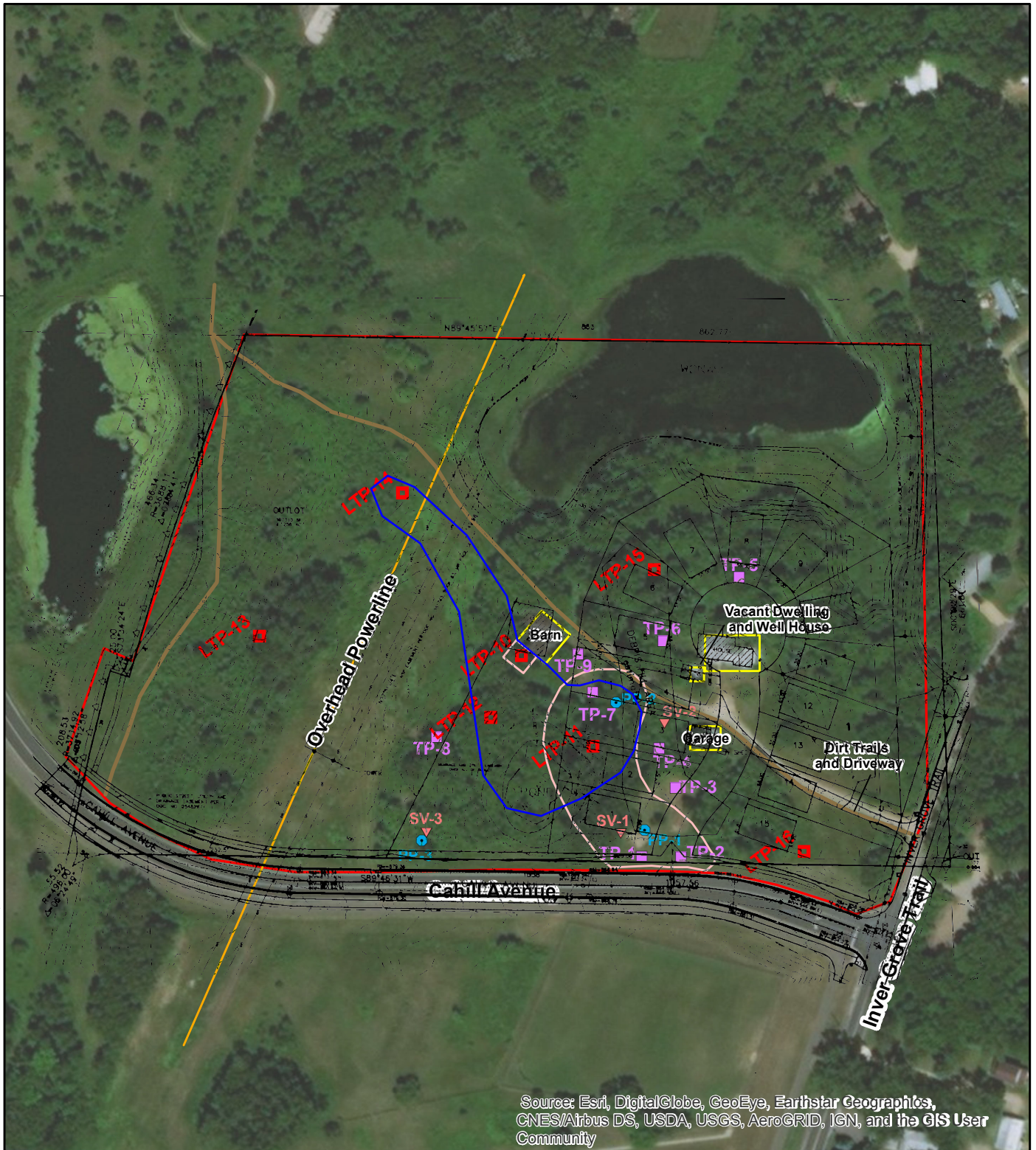


Figure 3

**Site Investigation Locations
9697 Inver Grove Trail
Inver Grove Heights, Minnesota**

LANDMARK ENVIRONMENTAL, LLC



Legend

- Braun Push Probe Locations
- ▼ Braun Soil Vapor Locations
- Braun Test Pit Locations
- Landmark Test Pit Locations
- Approximate Property Boundary
- Overhead Powerline
- Buried Debris Area
- Shallow Buried Debris Area

Figure 4

Site Investigation Locations & Response Actions 9697 Inver Grove Trail Inver Grove Heights, Minnesota

LANDMARK ENVIRONMENTAL, LLC

1 inch = 180 feet

0 95 190 380 Feet



Appendix A

Action Summary

Action Summary Reference

Action Summary

If visible or olfactory evidence of contaminated soil (such as discoloration, presence of oils or tars, chemical odors, vapors, chemical containers, potential regulated asbestos-containing material [RACM], or discernable concentrations of debris or non-native fill material such as ash, glass, or slag), other than previously identified and sampled locations, are observed during drilling, grading, excavation or other earthwork activities related to the project, the following actions will be taken:

1. STOP WORK IMMEDIATELY, SECURE WORKER SAFETY, AND SECURE THE AREA.
2. Contact Landmark Environmental, LLC (Landmark) and project manager—or in their absence— Minnesota Pollution Control Agency (MPCA) for further instruction. See the Site Specific Summary for contact details

Action Summary for Screening, Sampling, and Excavation of Contaminated Soil

Unless otherwise directed by the MPCA, complete the following:

1. Follow field-screening procedures described in the standard operation procedures (SOPs) described in this Environmental Construction Contingency Plan (ECCP) for Excavation Activities and record observations.
2. If evidence of **petroleum-related contamination** is observed, refer to **Appendix A** of this ECCP for sampling and excavation action levels and sampling instructions.
3. If evidence of RACM is observed, refer to **Appendix B** of this ECCP for more details
4. If **non-petroleum-related contamination** is observed, refer to **Appendix C** of this ECCP for the number of samples to collect and the **recommended action levels in the following table** for determining when to collect laboratory samples:

Field Screening Action Level	Required Sample Analysis
10 parts per million (“ppm”) non-methane headspace or greater	Volatile Organic Compounds (VOCs) 8260 (preserved with methanol)
Discoloration or staining	Polynuclear Aromatic Hydrocarbons (PAHs) Method 8270
Potential RACM	Refer to Appendix B— licensed asbestos inspector to perform sampling
Concentration of debris or chemical containers	PAHs and Resource Conservation and Recovery Act (RCRA) metals. Additional parameters will be determined in consultation with MPCA, depending on type of debris or characteristics of the chemicals in the containers.
Oily material	Polychlorinated biphenyls (PCBs); Diesel Range Organics (DRO).

At a minimum, ***one soil sample will be collected from each excavation area or type of material*** exhibiting potential contamination based on field screening results (showing the greatest impacts). Follow the pertinent SOPs for soil sample collection.

If analytical results indicate presence of contamination above MPCA appropriate risk-based screening concentrations or cleanup goals discussed in Section 4, the excavated contaminated **soil will be stockpiled, covered, and managed** in accordance with procedures described in this ECCP and in accordance with the excavation and stockpiling procedures and sampling guidelines published by the MPCA.

SOP For Field Screening Soil Samples

Field screening techniques for soils are as follows: (1) Visual Examination; (2) Odor; and (3) Headspace Measurement. The results of these three screening procedures will be used to screen soil samples for possible contamination.

Visual Examination

Visual examination of the soil sample will include noting any discoloration of the soil or visible oiliness, tar, ash or other non-native soil material.

Odor

The chemical odor will be noted while handling the soil sample. Chemical odor will be described as light, moderate, or strong, and will be appropriately described by type, if evident.

Headspace Measurement

MPCA staff recommends the polyethylene bag headspace method described below as the field procedure for characterization of soil contamination. This procedure is consistent with the MPCA's Risk Based Site Characterization and Sampling Guidance, Working Draft, September 16, 1998, Soil Sample Collection and Analysis Fact Sheet #3.22, July 1996.

1. Use a photoionization detectors (PID) with 10.2 eV (+/-) or greater lamp source. Perform PID instrument calibration of site and at least daily to yield "total organic vapors" in volume ppm of a benzene equivalent. Follow the manufacturer's instructions for operation, maintenance, and calibration of the instrument. Keep calibration records. MPCA staff reserve the right to request these records.
2. Use a self-sealing quart-size polyethylene freezer bag. Half-fill the bag with the sample to be screened so the volume ratio of soil to air is equal then immediately seal it. Manually break up the soil clumps within the bag. *Note:* Soil collected from a split spoon should be transferred to the bag immediately after opening the split spoon; soil collected from an excavation or soil pile should be collected from freshly exposed surfaces.
3. Allow headspace development for at least 10 minutes. Vigorously shake bags for 15 seconds both at the beginning and end of the headspace development period. Headspace development decreases with temperature. When temperatures are below the operating range of the instrument perform headspace development and analysis in a heated vehicle or building. Record the ambient temperature during headspace screening. *Complete headspace analysis within approximately 20 minutes of sample collection.*
4. Following headspace development introduce the instrument sampling probe through a small opening in the bag to a point about one-half of the headspace depth. Keep the probe free of water droplets and soil particles. (Syringe withdrawal of a headspace sample and injection to an instrument probe or septum-fitting inlet is acceptable; provide the method accuracy is proven by means of test gas standard.)
5. Record the highest meter response. Maximum response usually occurs within about two seconds. Erratic meter response may occur at high organic vapor concentrations or if moisture is present. Note any erratic headspace data.

SOPs For Soil Sample Collection

A variety of samplers (split-barrel, split-barrel with brass liners, piston sampler, backhoe, or shovel) may be used to retrieve soil from sampling locations. Depending on the analysis to be conducted on the soil sample, the soil sample will either be sealed within the sampler (e.g., collecting volatile samples) or the soil sample will be transferred to laboratory-supplied containers. The equipment required to transfer the soil from the sampler to the laboratory-supplied sample containers includes: stainless steel spoons or scoops and the appropriate personal protective equipment necessary for collection and handling of soil samples as described in the SSP.

All soil sampling equipment will be carefully cleaned before and during soil sampling. All sampling tools including split-barrels, stainless steel spoons and scoops will be cleaned before use and between samples in the following manner: (1) clean with tap water and TSP, using a brush if necessary to remove particulate matter and films; (2) rinse three times with tap water; and (3) rinse three times with deionized water. To prevent sample cross-contamination, the sampler will discard the outer pair of sample gloves and put on a new pair between each sample event.

Collecting Semivolatile Organic Samples

The following procedure applies to the collection of hand-excavated soil samples:

1. Dig to the desired sampling interval, exposing fresh soil surface to sample.
2. Collect a large sample on a shovel or in a bucket auger and bring it to the surface or collect the sample directly from the fresh soil surface.
3. Using a stainless-steel spoon, pack the soil into 4-ounce sample jars.
4. Wipe the jar lip and screw threads to remove soil and provide a good sealing surface, and immediately screw on the lid.
5. Cool the sample to approximately 4°C immediately after collection.

Collecting Volatile Organic Samples

The following procedure applies to the collection of hand-excavated soil samples:

1. Dig to the desired sampling interval, exposing fresh soil surface to sample.
2. Collect a large sample on a shovel or in a bucket auger and bring it to the surface or collect the sample directly from the fresh soil surface.
3. Using a stainless-steel spoon, place 10 grams of soil in a laboratory-provided sample container containing methanol (avoid splashing the methanol).

4. Wipe the jar lip and screw threads to remove soil and provide a good sealing surface, and immediately screw on the lid.
5. Cool the sample to approximately 4°C immediately after collection

Collecting Metals Samples

1. The metals and cyanide soil samples will be collected from hand samples or core barrel samples and placed into a laboratory-supplied, 8-ounce, wide-mouth glass jar.
2. The sample containers will be filled to at least three-quarters full using a stainless steel spoon or scoop.
3. Cool the sample to approximately 4° C immediately after collection.

Sample Storage

Immediately after samples are collected, they will be placed in a cooler containing ice or ice packs. Samples will be kept cold (approximately 4° C) until receipt at the laboratory, where they are to be stored in a refrigerated area. All samples will be kept secured to prevent tampering.

Appendix B

MPCA Petroleum Remediation Guidance Documents



Excavation of petroleum-contaminated soil and tank removal sampling

Petroleum Remediation Program

This document describes the requirements for excavating petroleum-contaminated soil and for sampling during regulated petroleum tank removal when a release has occurred. General soil excavation requirements are provided as well as requirements for specific circumstances such as tank removal and installation. Sampling is required following tank removal to quantify residual contaminant levels and to determine whether further investigation is needed.

Release Reporting

Detection of any amount of contamination in soil or groundwater must be reported to the Minnesota Duty Officer, even if contaminant levels are lower than the action levels stated below.

Emergency Conditions

If there was a recent release, or there are vapor impacts, drinking water impacts, surface water impacts, free product, or a potentially unstable condition, immediately contact the Minnesota Duty Officer.

Additional Information

Additional guidance on release reporting, release response, and emergency conditions is found in [Reporting of Petroleum Releases](#), [Light Non-Aqueous Phase Liquid Management Strategy](#), [Recent Releases at Petroleum Tank Sites](#), and the [Petroleum Remediation Program General Policy](#).

I. General excavation requirements

A. Excavation prior to a limited site investigation

Contaminated soil may be excavated prior to completing a limited site investigation (LSI) in the situations listed below. Otherwise, contaminated soil should remain in place until an LSI has been completed.

Identifying receptors, defining the extent and magnitude of contamination, and evaluating risk during the LSI will determine if excavation is appropriate.

1. All contaminated soil meeting any of the field screening criteria listed in Table 1 can be excavated within a maximum of 200 cubic yards, providing that groundwater is not impacted or likely to become impacted. See subsection B below for more details. Prior Minnesota Pollution Control Agency (MPCA) approval is required to excavate more than 200 cubic yards of soil.

Table 1. Field screening criteria

Petroleum product	Soil headspace screening level (ppmv*)	Visual evidence	Petroleum sheen test
Gasoline, ethanol-blended fuel, and aviation gasoline	40 or above	Visual evidence of petroleum staining	Positive sheen test result
Diesel fuel, fuel oil, used or waste oils, jet fuel, kerosene	10 or above		

*ppmv (parts per million by volume)

- Petroleum-saturated or grossly contaminated soil is accessible such as during tank removal or installation. Excavate up to 200 cubic yards of contaminated soil that is petroleum saturated or grossly contaminated. Use the petroleum sheen test to determine if soil is petroleum saturated. Use soil headspace screening with a photoionization detector (PID) to determine if soil is grossly contaminated. Soil with PID readings of 200 parts per million by volume (ppmv) or above is considered grossly contaminated. Soil headspace screening and petroleum sheen test procedures are described in [Soil Sample Collection and Analysis Procedures](#). In certain situations, the site-specific risk scenario may justify excavating more than 200 cubic yards. Please contact the MPCA for approval to exceed the 200-cubic yard limit.
- A recent release has occurred. Quick removal of contamination can prevent the expansion of a contaminant plume. See [Recent Releases at Petroleum Tank Sites](#) for more information.
- An obvious emergency condition exists where soil excavation is an appropriate interim corrective action. Refer to the [Petroleum Remediation Program General Policy](#) for more information on emergency conditions, and contact the MPCA for site-specific guidance.
- Excavation is necessary to facilitate tank system installations (see Section II).

Excavation Limits

The total excavation volume allowed under subsections 1 and 2, applied separately or in combination, cannot exceed 200 cubic yards without prior MPCA approval. This limit is not applicable to subsections 3, 4, or 5, where site-specific circumstances dictate excavation volume.

B. Situations requiring a limited site investigation

An LSI is necessary if any of the following situations exist:

- Contamination cannot be addressed by excavation of 200 cubic yards or less of soil.
- Groundwater is present in the excavation and has been in contact with either petroleum product or petroleum-contaminated soil, or groundwater contamination is suspected.
- Contamination intercepts a seasonally high water table (indicated by mottling on the excavation sidewalls) or bedrock.
- Other impacts are known or suspected (e.g., discharge of contaminated water to surface waters or sewers, vapor impacts to buildings or utilities, etc.).
- Residual soil contamination meets any of the field screening criteria in Table 1 or has a soil analytical result greater than 100 mg/kg gasoline range organics (GRO) or diesel range organics (DRO).
- Contaminated groundwater is encountered in post-excavation soil borings (see subsection C below).

C. Post-excavation soil borings

A soil boring(s) is necessary at sites with sandy or silty sand soil (Unified Soil Classification System/American Society for Testing Materials) and where the water table is within 25 feet of the ground surface. The purpose of this boring(s) is to determine whether or not an LSI is necessary. Advance a soil boring directly through each suspected source area (e.g., former tank locations, dispensers, and piping runs) in the following situations:

- a. Soil contamination from a suspected source area excavation is between 1 and 100 mg/kg GRO/DRO; or
- b. Visual or other evidence of contamination remains in a suspected source area.

Collect and analyze soil samples following the procedures and analytical requirements described in [Soil Sample Collection and Analysis Procedures](#). Collect and analyze groundwater samples following the procedures and analytical requirements described in [Groundwater Sample Collection and Analysis Procedures](#).

If the boring(s) encounters contaminated groundwater, an LSI is necessary.

If the boring(s) encounters historical contamination that does not intersect the water table and the groundwater sample is not contaminated, an LSI may not be necessary depending on the likelihood of groundwater becoming contaminated.

D. Returning contaminated soil to the excavation basin

When an LSI is necessary, return contaminated soil to the excavation basin **except** petroleum-saturated or grossly contaminated soil as described in subsection A.2 above.

E. Field screening during excavations

All soil samples collected for field screening must be labeled so as to designate the sample type, sample location, and sample depth (see below). All excavation soil sample locations must be shown on a map of the excavation.

Field screening includes completing soil headspace screening with a PID and the petroleum sheen test as described in [Soil Sample Collection and Analysis Procedures](#). As excavation proceeds, collect and field screen soil samples frequently, enough to verify the need for soil removal (at least one sample for each 10 cubic yards of soil removed). Label removed samples with the prefix "R", the sample ID, and the sample depth. Accurately show the sample locations on a scaled map. The field technician should carefully document successive PID readings vertically below the source of release, indicating the location and depth of each sample on a map of the excavation. *Example:* R-1(2'), R-1(4'), R-1(6'), R-2(4'), etc. Note: R-1 samples are from the same location but successively deeper.

Following excavation, screen soil samples from the bottom and sidewalls of the excavation, along removed piping runs, and beneath removed dispensers. Collect and label field screening sidewall and bottom samples as discussed in subsection F below.

F. Sampling requirements following soil removal

After the excavation is complete but before returning any soil to the excavation basin, collect soil samples for laboratory analysis to document the contamination remaining in place. Also, in order to document the contamination removed, stockpile soil samples must be collected (see subsection G.2 below). Label soil samples collected for laboratory analysis according to the sample type, location, and depth (see below). All soil sample locations must be shown on a map of the excavation. The map must show site features and the two-dimensional extent of the final excavation footprint at the ground surface, along with final excavation depth contours using a contour interval of 1 to 2 feet. Collect and analyze soil samples following the procedures and analytical requirements described in [Soil Sample Collection and Analysis Procedures](#) according to the following schedule:

1. **Sidewall samples.** Remove at least one foot of exposed soil prior to collection to ensure collecting a representative sample. Collect sidewall samples at a rate of one sample per 25 linear feet of sidewall; however, a minimum of four sidewall samples (i.e., one from each side) must be collected to document

the contaminant levels remaining in place. Collect samples at the depth interval where the highest contaminant level was detected in the removed soil (i.e., "R" samples), typically near the bottom of the excavation basin. Label sidewall samples with the prefix "S", the sample ID, and the sample depth. Accurately show the sample locations on a scaled map. *Example:* S-1(6'), S-2(8'), S-3(5'), etc.

- 2. Bottom samples.** Remove at least one foot of exposed soil prior to collection to ensure collecting a representative sample. Collect bottom samples from the bottom of the excavation basin at a rate of one bottom sample per 100 square feet of bottom area and beneath removed dispensers. Label bottom samples with the prefix "B", the sample ID, and the sample depth. Accurately show the sample locations on a scaled map. *Example:* B-1(7'), B-2(14'), B-3(10'), etc.

Note: Laboratory analysis to document remaining contamination is not generally required after removing contaminated surface soil as a corrective action (see Section IV).

- 3. Groundwater samples.** When groundwater is encountered in an excavation basin, collect one sample per basin to assess groundwater contamination. If obvious evidence of contaminated groundwater exists such as visible or measureable petroleum product on the water, including petroleum sheen, a sample is not required. Collect and analyze groundwater samples following the procedures and analytical requirements described in [Groundwater Sample Collection and Analysis Procedures](#).

G. Management of petroleum-contaminated soil after excavation

1. Storage

Stockpile contaminated soil on an impervious surface or on minimum 40-mil plastic. Cover the stockpile at the end of each day with minimum 6-mil reinforced plastic or 10-mil unreinforced plastic. Securely anchor the stockpile cover with clean soil or other suitable material. Remember to obtain local government and MPCA approval prior to moving contaminated soil for off-site storage. Storage at land treatment sites must be in accordance with [Minn. R. 7037.0810](#). Improper storage of contaminated soil may cause an additional release to the environment and result in a reduction in Petrofund reimbursement.

2. Stockpile sampling

Collect and analyze soil samples from representative portions of the stockpile following the procedures and analytical requirements described in [Soil Sample Collection and Analysis Procedures](#). Label stockpile samples with the prefix "SP" and the sample ID. *Example:* SP-1, SP-2, etc.

Note: If less than 10 cubic yards of contaminated soil is removed for treatment, soil samples will not normally be necessary if the soil will be land treated, unless the soil is a potential hazardous waste as described in [Soil Sample Collection and Analysis Procedures](#).

3. Soil treatment and disposal

Petroleum-contaminated soil may be land treated, composted, thermally treated, or disposed of at a sanitary landfill. There are specific documents detailing the requirements for [land treatment](#) and [composting](#). Contact the MPCA if you wish to thermally treat contaminated soil. Soil disposal at a landfill is regulated by the MPCA's [Solid Waste Program](#). Contact the landfill to obtain soil disposal requirements.

See [Thin Spreading Small Quantities of Petroleum-Contaminated Soil](#) as a treatment option for soil volumes less than 10 cubic yards.

H. Excavation report

Complete a [General Excavation Report](#) in all cases where petroleum contamination is encountered during an excavation completed prior to an LSI, even if no soil is removed for off-site treatment. If an LSI is not being completed, promptly submit the *General Excavation Report* for MPCA review. If an LSI is being completed, include the *General Excavation Report* as an appendix in the [Investigation Report](#). The reporting deadline is

10 months from the date the MPCA issues a *Petroleum Storage Tank Release Investigation and Corrective Action* letter. The MPCA will establish a shorter deadline for high-priority sites.

I. Endangering structures

Do not allow excavations to endanger structures, including buildings, roads, utility lines, etc. Excavations must comply with Occupational Safety and Health Administration (OSHA) standards.

II. Excavation during tank system removals or installations

A. Planning ahead

It is in your best interest to obtain at least two bids on the work before you hire a contractor. By doing this, you will have met the Petrofund bidding requirement should contaminated soil be encountered. Bid forms are available from the [Department of Commerce](#), or call 651-539-1515 (800-638-0418).

Note: Regulated underground storage tanks (USTs) must be removed by an MPCA-certified contractor.

Prior to any tank work, plan ahead for storage and treatment of contaminated soil (see Section I.G). Remember to obtain local government and MPCA approval prior to moving contaminated soil for off-site storage.

Arrange for an environmental consultant with appropriate equipment to field screen soil and collect soil samples for laboratory analysis during and after excavation as described in Sections I and III.

B. Installation or removal of underground storage tanks

Refer to Appendix A for a flowchart on managing petroleum-contaminated soil during UST removals or installations.

1. Excavation when new UST systems are being installed and:

a. The site is a closed petroleum release site. If the site is a closed release site, refer to [Assessment of Petroleum Contamination at Closed Sites](#).

b. The site is an open petroleum release site or contamination is discovered during installation.

Remove and separate contaminated soil meeting any of the field screening criteria in Table 1, up to the volume allowed by Table 2. Screen soil from around any removed tanks, piping, or dispensers. If excavation removed all contaminated soil meeting the criteria in Table 1 and groundwater is not likely to be impacted, collect sidewall and bottom samples from the tank basin, piping, and dispenser areas. Analyze soil samples following the procedures and analytical requirements described in [Soil Sample Collection and Analysis Procedures](#).

If groundwater is likely to be impacted or test pits indicate the volume of contaminated soil remaining after removing the allowable volume based on Table 2 exceeds 200 cubic yards, an LSI is necessary. Do not remove additional soil beyond the volume allowed for the tank installation at this phase of work, unless it is petroleum saturated or grossly contaminated as described in Section I.A.2.

Table 2. Allowable contaminated soil removal during new UST installation

Table 2A		Table 2B	
New tank size (gallons)	For each tank to be installed add: (cubic yards)	Old tank size (gallons)	For each tank to be removed subtract: (cubic yards)
550	30	550	3
1,000	40	1,000	5
2,000	70	2,000	10
3,000	90	3,000	15
4,000	110	4,000	20
5,000	130	5,000	25
6,000	140	6,000	30
8,000	170	8,000	40
10,000	210	10,000	50
12,000	240	12,000	60
15,000	260	15,000	75
20,000	320	20,000	100
25,000	400	25,000	125

Note: For new pipe trenching allow one-third (0.33) cubic yard for every one (1) linear foot of contaminated trench.

Example 1: Two 10,000-gallon tanks are to be installed in the old tank basin, where one 4,000-gallon tank and one 6,000-gallon tank will be removed.

$$(210 + 210) - (20 + 30) = 370$$

Up to 370 cubic yards of contaminated soil may be removed.

Example 2: Two 10,000-gallon tanks are to be installed in the old tank basin, where one 4,000-gallon tank and one 6,000-gallon tank will be removed. Test pits indicate the removal of an additional 130 cubic yards of petroleum-contaminated soil would remove all the soil contamination meeting the field screening criteria in Table 1 and groundwater impacts are not likely.

$$(210 + 210) - (20 + 30) + 130 = 500$$

Up to 500 cubic yards of contaminated soil may be removed.

2. Excavation when USTs are removed but new tank installation will not occur

If the site is a closed petroleum release site, refer to [Assessment of Petroleum Contamination at Closed Sites](#). If the site is an open release site or a newly discovered release, refer to Section I of this document.

C. Excavation when upgrading, installing, or removing aboveground storage tanks

Excavation requirements at AST sites are similar to those for UST sites. The main difference is that contaminated surface soil at AST sites often occurs at loading and transfer areas, valve locations, piping runs, and from tank releases. Contaminated surface soil can pose a risk to surface water, groundwater, and direct human contact and requires corrective action. Except for the site-specific situations listed in Section I.A and subsection 1 below, contaminated soil should remain in place until an LSI has been completed.

For additional guidance, refer to [Frequently Asked Questions \(FAQs\) about Investigation and Remediation of Above-Ground Storage Tank Facilities](#).

1. Excavation when upgrading or installing AST systems

If contaminated surface soil (meeting field-screening criteria in Table 1) is encountered during an AST upgrade or new system installation, you may remove up to two (2) feet of contaminated soil in the following areas:

- a. below the footprint of the new AST containment berm
- b. below piping, dispenser areas, and loading and transfer areas

If the contaminated soil encountered appears to pose a human or environmental risk and the upgrade or installation will make the soil inaccessible, additional removal beyond the limits stated above may be appropriate prior to an LSI. Obtain prior MPCA approval before excavating beyond the stated limits.

If contaminated surface soil exists in areas of the site other than those listed above, removal or other corrective actions will probably be necessary but should wait until an LSI has been conducted. Soil removal prior to an LSI may be conducted if excavating up to 200 cubic yards completely addresses the release and eliminates the need for an investigation at the site, as described in Section I.A.1.

Contaminated Surface Soil

Excavating contaminated surface soil when upgrading or installing AST systems should not be confused with excavating contaminated surface soil when completed as a corrective action (Section IV). Excavation during an upgrade or installation occurs before an LSI, with removal criteria based solely on field evidence (Table 1). When addressing a release by excavation alone during an AST upgrade or install (Section I.A.1), field screening and soil sampling are required as described in Section I.

Contaminated soil must be managed in accordance with Section I.G.

2. Excavation at the time of AST decommissioning

Refer to Section I to determine if excavation alone will adequately address the release or if an LSI will be required.

III. Soil sampling requirements during tank or tank system component removal

The following requirements apply when there is evidence of a release from a regulated tank system. For sampling requirements when there is no evidence of a release, refer to [Site Assessment for Underground Storage Tanks With No Apparent Contamination](#) and [Out-of-Service Above-Ground Storage Tank Systems](#). The requirements below are in addition to the sampling requirements described in Section I.F, which include excavation sidewall and bottom sampling.

Unregulated Tanks

The MPCA strongly encourages owners of unregulated petroleum tanks to follow the sampling requirements described in this section when there is evidence of a release at the time of removal. Soil sample results may be used to justify not requiring a costlier site investigation when a release has occurred. Petroleum release reporting requirements apply to all tanks regardless of their regulation status.

A. Sample collection requirements

Collect soil samples for soil analysis according to the requirements in Tables 3 and 4. Collect samples following the methods and procedures described in [Soil Sample Collection and Analysis Procedures](#). Note: AST sampling is required in any circumstance when a release has occurred or visible contamination is present, including tank facility upgrades and tank decommissioning.

Table 3. Underground storage tank sampling requirements

Sample location	Sampling specifics
Tanks	
One tank, any size, in an individual tank basin	two samples; one sample directly below each end of the tank
More than one tank, less than 10,000 gallons, in a single tank basin	one sample directly below the center of each tank
More than one tank, 10,000 gallons or larger, in a single tank basin	two samples; one sample directly below each end of each tank
Tank system components	
Dispensers	one sample below each removed dispenser
Leaking pipes	one sample below each suspected point of release, or every 20 feet if the release point is unknown

Collect any additional samples needed to adequately characterize the excavation(s) as described in Section I.E.

Table 4. Aboveground storage tank sampling requirements

Sample location	Number of samples	Sampling specifics
Tanks (type and size)		
Vertical tank up to 15-foot diameter	one sample	2 feet below the center of the tank
Vertical tank greater than 15-foot diameter	divide tank bottom surface area in square feet by 113 square feet and round to the nearest whole number (see example below*)	2 feet below the tank, evenly spaced
Horizontal tank up to 10,000 gallons	one sample	2 feet below the center of tank
Horizontal tank greater than 10,000 gallons	two samples	2 feet below each end of the tank

***Example:** 27-foot diameter tank: $573/113 = 5.07$. Round to the nearest whole number, 5. Five soil samples are required.

Tank system components		
Transfer area(s)	one sample in each area if there is more than one transfer area	2 feet below the loading rack
Leaking pipes ¹	one sample below each suspected point of release, or every 20 feet if the release point is unknown	2 feet below the sampling location
Visible contamination	one sample from each distinct stained area	submit sample from the most heavily stained soil

Collect any additional samples needed to adequately characterize the release(s).

¹ Field screen soil two feet below the following areas: pipefittings, joints, and any other area where there is evidence of a suspected release from the piping.

B. Analytical requirements

Analyze soil samples following the procedures and analytical requirements described in [Soil Sample Collection and Analysis Procedures](#). All analytical requirements must be met, including volatile organic compounds (VOCs), as well as metals and polychlorinated biphenyls (PCBs) when applicable to the product type.

IV. Excavation as corrective action after a limited site investigation

Soil excavation can be an appropriate corrective action to address actual or potential impacts where risks are high (e.g., drinking water or surface water impact, vapor intrusion, or direct human contact). Design, implementation, and reporting of soil excavation as a corrective action are described in [Corrective Action Design and Implementation](#). When soil is excavated as a corrective action after a limited site investigation, the results are reported in a [Corrective Action Excavation Report](#).

Two scenarios for excavation as corrective action following a limited site investigation include: excavation of a light non-aqueous phase liquid (LNAPL) body and excavation of contaminated surface soil. The general excavation requirements for field screening, soil sampling, and management of petroleum-contaminated soil described in Section I are typically applied to these two scenarios with exceptions noted below.

A. Excavation of an LNAPL body

Excavation of an LNAPL body can be a cost-effective method for reducing or eliminating long-term risks if the LNAPL body is accessible given depth, soil types, groundwater occurrence, and the absence of obstructions such as buildings or utilities. Excavation of the LNAPL body can result in nearly complete removal of the contaminant source mass and, depending on the site-specific risk scenario, subsequent site closure. Source removal by excavation should be considered as an option when remediation is necessary.

Field screen overburden soil as it is removed to assure that no portion of it is contaminated with LNAPL. In addition, screen soil near the lateral and vertical extents of the LNAPL body to confirm the final excavation extent. Screening can be accomplished using direct evidence of LNAPL, including visual observation for staining and sheen and/or use of the petroleum sheen test. Soil headspace screening may be used to pre-screen soil, but positive detections should not be considered sufficient evidence of LNAPL impacts. If soil headspace is used to pre-screen soil, LNAPL impacts should be confirmed using the other, more direct methods. The MPCA will consider the use of other screening methods (e.g., ultraviolet black box, mobile laboratory) on a case-by-case basis. Contact the MPCA for approval to excavate beyond the approved extent or to exceed the approved volume.

Remove and segregate all LNAPL-impacted soil for treatment or disposal. Collect final excavation sidewall and bottom samples for laboratory analysis as described in Section I unless the excavation is being completed solely to address LNAPL migration risk. Re-use clean overburden soil to backfill the interval from which it was originally removed and import clean fill to backfill the interval from which the targeted LNAPL-impacted soil was removed. If the LNAPL body is present in fine-grained soil, imported fill should consist of fine-grained soil.

See [Corrective Action Design and Implementation](#) for additional considerations regarding LNAPL body excavation design and implementation.

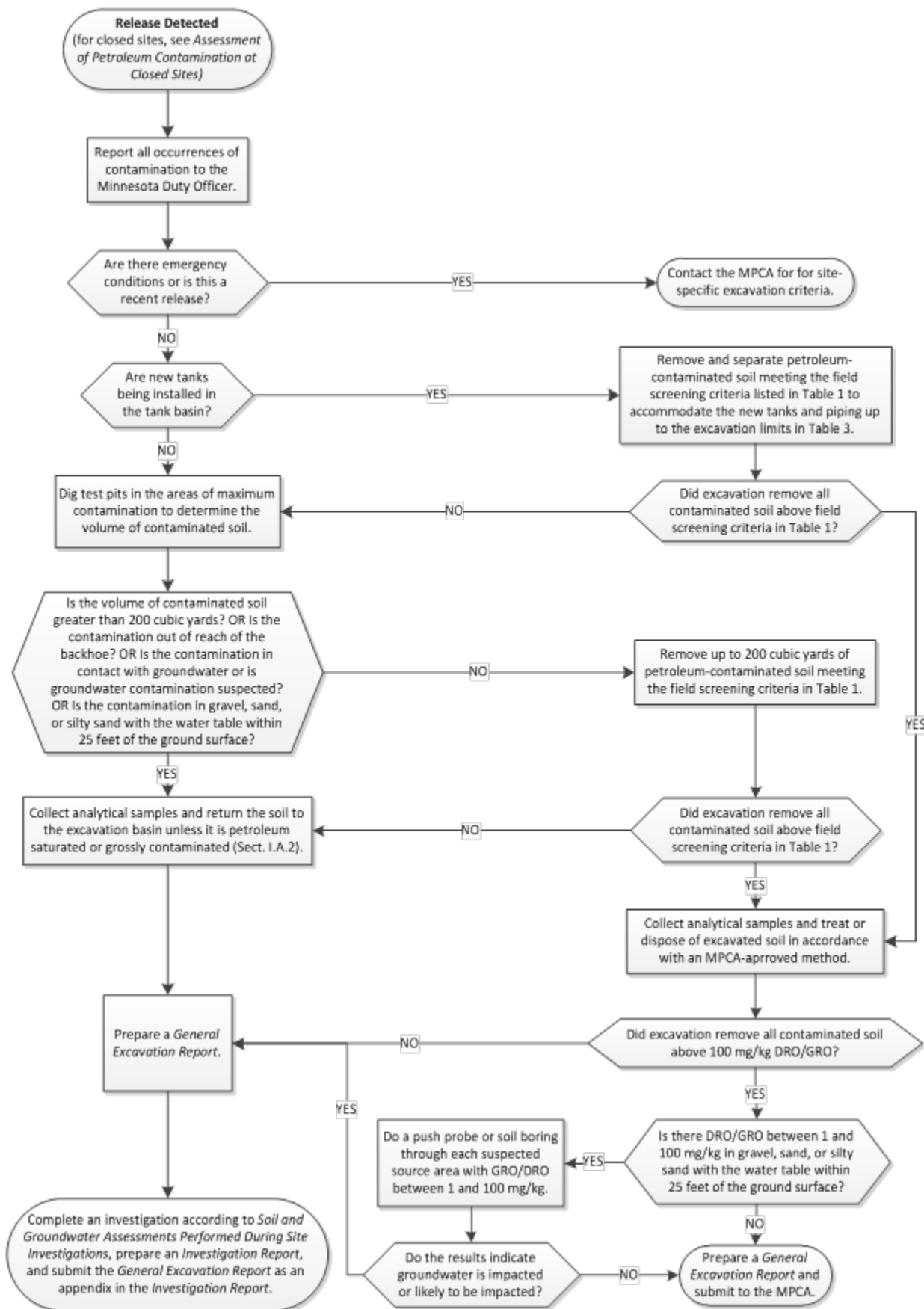
B. Excavation of contaminated surface soil

Contaminated surface soil is excavated following an approved corrective action design based on petroleum sheen test and soil analytical results. Field screening during surface soil excavation is generally limited to the petroleum sheen test. Screen soil at the edges of the approved excavation extent using the sheen test to determine if additional excavation is necessary. Contact the MPCA for approval to excavate beyond the approved extent or to exceed the approved volume.

Post-excavation soil sampling is not required to document contamination remaining in place after a surface soil excavation. Sampling of the removed soil, however, may be required prior to soil treatment or disposal approval. Backfill excavated areas with clean fill to restore the site to its original surface grade.

See [Risk Evaluation and Site Management Decision at Petroleum Release Sites](#) for additional information regarding the contaminated surface soil pathway. Refer to [Soil and Groundwater Assessments Performed During Site Investigations](#) for information on completing a surface soil assessment.

Appendix A. UST removal/installation flowchart



Appendix C
MPCA Asbestos Guidance on Excavation Projects
Emissions Control Plan



Minnesota
Pollution
Control
Agency

Metro District,
North and
South Districts,
Regular
Facilities
Section

Asbestos Guidance on Excavation Projects

Air Quality/Asbestos Program/#4.03/July 1999

This excavation guidance document is for excavation/construction projects that involve demolition debris, solid waste or other materials contaminated with asbestos-containing materials (ACM) and/or asbestos-containing waste materials (ACWM) that are excavated or otherwise disturbed during the project. This document does not address those activities that are related to a demolition project. If you want information related to building or structure demolition please contact the Minnesota Pollution Control Agency (MPCA) asbestos team at the number below.

The excavation of any materials that are contaminated with ACM is governed by 40 Code of Federal Regulations (CFR) pt. 61, subp. M, also known as the asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP).

The regulatory framework of the asbestos NESHAP for excavations is as follows:

1. The definition of a "Facility" includes Inactive Waste Disposal Sites.
2. An Inactive Waste Disposal Site is defined as a site where ACWM has not been added for one year.
3. Renovation means the altering of a "Facility" in any way, which includes the excavation of an inactive waste disposal site.
4. Projects that involve excavation or disturbance of demolition debris, solid waste or other materials contaminated with ACM and/or

ACWM in an inactive waste disposal site are renovations and are subject to the asbestos NESHAP. For these projects, the owner(s) and operator(s) of the property and the project should determine the extent of the contamination in relation to the material to be excavated or disturbed in order to assure that the project is conducted in compliance with the asbestos NESHAP.

- a. Thoroughly inspect the area to be excavated or disturbed for the presence of asbestos. In an excavation, this means test pits almost exclusively as soil borings are too limited. Determine what quantity of demolition debris with ACM mixed in is present or expected to be present. This determination can be made from the test pits or other information in connection with physical observations. The sampling and testing of suspect building materials for asbestos must be performed by an Asbestos Hazard Emergency Response Act (AHERA) certified and Minnesota Department of Health (MDH) licensed inspector. The testing of materials for asbestos must be of discrete layers or products.





Soil testing for asbestos may need to be performed if friable ACM materials are identified in an area.

- b. Determine the extent of contamination - all demolition debris and ACM is considered Regulated Asbestos-Containing Material (RACM) at this point. The contamination may be limited to specific areas of the excavation or of the demolition debris. This will have a significant impact on the controls needed throughout the project and is critical. Non-contaminated areas could potentially be handled much differently than contaminated areas.
 - c. All types and if possible sources of RACM must be identified. This will impact the types of controls and remediation considered and the level of risk associated with the RACM.
 - d. Phase I, As-built, Sanborn Insurance Maps, Aerial Photographs, City Utility or Inspection Records, etc. may all be very helpful in determining the type of structure disposed of, the timeline of the filling operation, the location of foundations, and other information.
5. If the project is subject to 40 CFR 61.145, you must now hire a licensed asbestos contractor and follow the asbestos NESHAP renovation regulations as follows:
- a. Submit a Notification of Intent to Perform an Asbestos Abatement Project (Notice) to the MPCA. The Notice must include Facility information, owner/operator information, emission control procedures, disposal location, and other information. The Notice includes a ten-working day notification period for MPCA review and processing.
 - b. Emission Control requirements of 40 CFR 61.145 must be met. Including the adequate wetting of the excavated material and no visible emissions from the RACM. The area where RACM abatement is being performed must be cordoned off and asbestos warning signs must be clearly visible at all entrances or exits.
 - c. Waste handling provisions of 40 CFR 61.150 must be met. It includes the following:

- i. adequately wet
 - ii. polyethylene lined and covered trucks or containers.
 - iii. proper manifesting, waste generator label, and warning signs used.
- d. Disposal at a site operated in accordance with 40 CFR 61.154. An "approved" Landfill that is permitted by the MPCA to accept RACM.
6. The RACM removal project is completed after all the RACM is removed and a visual inspection is performed by the licensed asbestos contractor or an AHERA/MDH certified inspector. In an excavation, this would be for the affected area where RACM was removed. Any RACM not disturbed will not need to be inspected.

If RACM is identified and is not scheduled for excavation, then other portions of the asbestos NESHAP may apply regarding deed recording or cover requirements depending on the information supplied regarding the project and the potential for future RACM exposure. The ability to rework the excavation project to disturb as little RACM as possible will help with disposal and handling costs, avoid the potential for airborne asbestos fibers, and avoid any further liability from the RACM due to handling or off-site disposal. In some instances, institutional controls for the RACM being left in place will be sufficient to ensure that the RACM is safe. These controls may include deed notification or restrictions.

The owner/operator definition of the asbestos NESHAP includes anyone who "... owns, leases, operates, controls, or supervises the facility being demolished or renovated or any person who owns, leases, operates, controls, or supervises the demolition operation or both." This means that any party or person that meets the above definition is potentially liable (responsible) for compliance with the asbestos NESHAP throughout the renovation. On an excavation project an operator could include the general contractor, environmental specialists, or excavation contractor and the property owner.

The experience of the MPCA in asbestos-contaminated demolition debris is that buildings that were demolished years ago did not routinely have the asbestos-containing materials abated and therefore the ACM is mixed in with the demolition debris. The efforts that you make in examining



and delineating the extent of the contamination will facilitate your development of a mutually acceptable work plan for proper handling of the contamination in your excavation or development project. The ability of all parties to be creative, flexible, and consistent, will ensure that the contamination is properly addressed and that any potential release of asbestos fibers into the air will be eliminated.

As part of the MPCA's and the asbestos NESHAP's risk-based, environmental impact approach to site cleanup and remediation, eliminating the potential for asbestos fibers to become airborne during the project should be the guiding factor in deciding which remediation method is used. The project should utilize the least intrusive means to handle the RACM and the best control methods available. These principles should guide you in determining the best remediation approach to your project.

Some examples of creative ideas used to remediate RACM contamination on excavation projects include:

1. Use of a staging area to place suspect contaminated materials for later sorting or disposal which allows the excavation to proceed without constant mobilization for off-site disposal and other asbestos NESHAP requirements.
2. Reworking the project to avoid to the greatest extent possible the disturbance of materials thought to potentially contain RACM.
3. Screening of RACM depending on the use of the screened material, types of RACM, screening test results, condition of the material, etc.
4. Dynamic compaction to get desired engineering of the area for building footings. This would require a deed restriction but avoids any handling and off-site disposal costs.

As a policy, the MPCA wants to avoid wherever possible the creation of inactive asbestos waste disposal sites. The disposal sites would require deed notation and restrictions and are not always a final solution. Alternatives to standard off-site disposal of the RACM must be approved by the MPCA on a case-by-case basis.

This guidance document is not intended as a substitute for reading the rules or regulations and making your own independent determination of its applicability to your excavation project. Examples in this guidance document do not represent an exhaustive listing of types of materials or projects to which the rules or regulations might apply.

MPCA Website: <http://www.pca.state.mn.us>

Appendix D

**MPCA Best Management Practices for the Off-Site Reuse
of Unregulated Fill**

MPCA Program Management Decision on Regulated Fill



Best Management Practices for the Off-Site Reuse of Unregulated Fill

Remediation Division

This document defines **unregulated fill** and provides guidance from the Minnesota Pollution Control Agency (MPCA) Remediation Division regarding Best Management Practices for its off-site reuse.

Off-site reuse of excess soil as fill or aggregate is a common practice at many development and road construction projects. If no known or potential sources of contamination are identified during environmental due diligence and subsequent field observations, then sampling of excess soil for laboratory analysis is not necessary. However, when excess soil originates from a site with known or potential sources of contamination, characterization of the soil is warranted prior to off-site reuse in order to ensure the protection of public health and the environment.

If contamination is detected in the soil, the unregulated fill criteria and best management practices described herein provide a framework for making good decisions about the off-site reuse of the soil. If the soil does not meet the criteria for unregulated fill, the soil should be managed or disposed of in accordance with applicable regulations.

Definition of unregulated fill

Unregulated fill, for the purpose of this guidance, is defined as excess soil in which a release of contaminants has been identified at concentrations less than the MPCA's most conservative risk-based values (see complete criteria on the next page). Thus, the identified contaminants in the fill are present at concentrations that are not of regulatory concern to the MPCA. Unregulated fill is not a solid waste.*

Exclusions

1. Some excess soil and other material generated at a redevelopment site is regulated as either solid or hazardous waste and must be managed according to applicable solid or hazardous waste laws, including:
 - Soil that is characteristically hazardous or contaminated due to a release of a listed hazardous waste, as defined in Minn. R. ch. 7045. Such soil must be managed in accordance with the requirements of the MPCA's Resource Conservation and Recovery Act (RCRA) program.
 - Waste material such as salvaged bituminous, crushed concrete, bricks, fly ash, etc. proposed to be reused as fill. The beneficial reuse of solid wastes is governed by Minn. R. 7035.2860. Information regarding the beneficial reuse of solid wastes can be found on the MPCA's website at <http://www.pca.state.mn.us/waste/sw-utilization.html>.
2. The management and reuse of dredged material may be regulated by permit or subject to other regulations. Information about the management of dredged materials can be found on the MPCA's website at <http://www.pca.state.mn.us/water/dredgedmaterials.html>.

**If sent to a permitted landfill for disposal, unregulated fill may be subject to a solid waste tax.*

Criteria for unregulated fill

Unregulated fill is excess soil that meets all of the following field screening and contaminant concentration criteria:

- free from solid waste, debris, asbestos-containing material, visual staining, and chemical odor
- organic vapors less than 10 parts per million, as measured by a photoionization detector (PID)
- for petroleum-impacted soil, less than 100 mg/kg diesel range organics (DRO)/gasoline range organics (GRO)
- for contaminants detected in soil, less than the MPCA's Residential Soil Reference Values (SRVs) and Tier 1 Soil Leaching Values (SLVs)*

**Naturally-occurring concentrations of some metals, such as arsenic, selenium, or copper, sometimes exceed the SRV or SLV. Such soils are not considered impacted in the absence of a contaminant source or other field or laboratory indications of contamination.*

A list of current SRVs can be found in the MPCA's Risk-Based Guidance for the Soil-Human Health Pathway. A list of current SLVs can be found in the Risk-Based Guidance for Evaluating the Soil Leaching Pathway. Both documents can be found at <http://www.pca.state.mn.us/cleanup/riskbasedoc.html>. For contaminants detected in soil that do not have established SRVs or SLVs, additional evaluation may be needed to determine whether the soil can be considered unregulated fill.

Some detections of DRO in soil may stem from the presence of natural organic material or non-petroleum contaminants in the soil, such as coal tars or other material containing polynuclear aromatic hydrocarbons (PAHs). Evaluation of DRO data should take into consideration the history of the property, including the known or likely presence of a petroleum source, the presence (or lack thereof) of other contaminants in the soil sample, and the type of soil. If positive DRO results are related to non-petroleum contaminants, risk-based criteria for the non-petroleum contaminants should be applied. If necessary, laboratory analytical methods are available to help determine if the DRO is from natural organic material in the soil.

Placement of unregulated fill

To avoid potential problems or public concern stemming from the placement of unregulated fill in sensitive settings, the MPCA recommends the following Best Management Practices:

- Avoid placing unregulated fill at schools, playgrounds, daycares, and residential properties. Unregulated fill is most suitable for use at industrial or commercial properties.
- Avoid placing unregulated fill in gardens where food for human/animal ingestion will be grown.
- Observe a minimum ten-foot separation distance between unregulated fill and the water table.
- Avoid placing unregulated fill where contaminants may be transported by run-off to lakes, rivers, wetlands, or streams.

Sampling decisions

Decisions of whether to sample soil for contamination prior to off-site reuse should be based on the history of the source area, the nature of the source material, the extent to which the soil has been previously characterized, and other factors that are part of a due diligence assessment of the environmental condition of the source property.

If the soil originates from a site where known or potential sources of contamination are present, samples of the soil should be collected for field screening and laboratory analyses. Examples of sites where environmental due diligence may reveal known or potential sources of contamination include sites where contamination was previously identified as a result of regulatory action or voluntary

investigation, previously developed sites (commercial, industrial, recreational, or residential), agricultural properties, or land that may have been subject to dumping, spills, or historic filling activities.

If no known or potential sources of contamination are identified during environmental due diligence and subsequent field observations, then sampling of excess soil for laboratory analyses is not necessary.

Sample type and frequency

When soil sampling is appropriate, the frequency and type of samples should be based on the potential sources of contamination, the depth, volume, and heterogeneity of the source material, and the availability of existing data. At a minimum, analytical parameters should include volatile organic compounds, PAHs, RCRA metals, DRO, and GRO. Other contaminants of concern should be included as appropriate, based on the history of the source location. Analytical data should be age-appropriate and representative of the source material.

Some soils even lightly impacted by heavy metals have the potential to leach at concentrations at or above the Toxicity Characteristic Leaching Procedure (TCLP) regulatory limit. As a rule-of-thumb, a TCLP analysis for RCRA metals should be conducted if the soil concentration of a metal is 20 times or greater the TCLP regulatory criteria.

A typical frequency for the field screening of potentially contaminated soil using a PID is one measurement for every ten cubic yards of soil. For analytical samples, the stockpile sampling guidance presented in Section 7.3 of the MPCA's Site Characterization and Sampling Document can be used as a frame of reference for the appropriate sampling frequency based on soil volume:

<http://www.pca.state.mn.us/cleanup/pubs/sitechar.pdf>. Soil sampling guidelines for the Petroleum Remediation Program are presented in guidance Document 4-04:

<http://www.pca.state.mn.us/publications/c-prp4-04.pdf>. Flexibility in the number of samples may be warranted, depending on the site-specific circumstances. Sound professional judgment, taking into account all of the factors discussed above, should be used when developing a sampling plan to determine whether excess soil meets the criteria for unregulated fill.

Implementation

All parties are encouraged to use the best management practices described herein in order to make good decisions about the off-site reuse of unregulated fill. It is the responsibility of the property owners and other parties engaged in development and construction activities to make sure that their activities include appropriate environmental due diligence and that excess soil and other materials generated by these activities are managed in an environmentally responsible manner.

Note that some local units of government, including Dakota County, may have local ordinances which restrict the off-site reuse of unregulated fill within their boundaries. Parties seeking to import unregulated fill should check with local regulators to determine if such ordinances are in effect in their project area.

Nothing in this guidance excuses anyone from compliance with any law, rule, or other legal obligation (including any environmental covenant) that applies to any development or construction activity, including the generation, management, transport, and reuse of excess soil.

For more information

Questions about the information presented above can be directed to the MPCA at 651-296-6300 or 1-800-657-3864.



Off-Site Use of Regulated Fill Policy

Voluntary Investigation and Cleanup Program Petroleum Brownfields Program

Policy Statement

Brownfield redevelopment sites that are enrolled in the Minnesota Pollution Control Agency's (MPCA) Voluntary Investigation and Cleanup (VIC) and/or Petroleum Brownfields (PB) programs may move Regulated Fill, as defined below, from one VIC/PB site to another VIC/PB site, subject to the terms and conditions outlined below.

Background

A developer may need to excavate large quantities of soil for geotechnical soil correction, changes in grade, or for the construction of basements, underground parking, or utility corridors. Often, this soil may consist of historical urban fill that has concentrations of contaminants greater than the MPCA's Residential Soil Reference Values (SRVs) but less than or equal to Industrial SRVs. In the past, the MPCA has required such soil, if excess, to be hauled to a permitted landfill for disposal or use as daily cover. Other Brownfield sites being redeveloped for industrial or restricted commercial use may require the import of large quantities of soil to backfill an excavation or to achieve the necessary design grade. Typically, these sites import clean fill to meet site redevelopment needs. In cases where low-impact soil can be reused in a way that is protective of human health and the environment, the controlled off-site reuse of such soil is consistent with a green remediation philosophy and can be a significant cost-saving measure for developers of Brownfield sites and for state and local units of government which provide contamination cleanup grants.

Definitions

The MPCA's framework for the off-site use of excess soil generated during site redevelopment is based upon three categories of potential fill soils, as defined below:

- **Clean Fill** – soil that is unaffected by a spill or release.
- **Unregulated Fill** – soil with no field signs of contamination, but which nevertheless has been affected by a release of contaminants at concentrations less than the MPCA's most conservative screening values. The MPCA has recommended best management practices for persons seeking to reuse Unregulated Fill. For additional information, see "Best Management Practices for the Off-Site Reuse of Unregulated Fill". <http://tinyurl.com/Unregulated-Fill-BMP>
- **Regulated Fill** – soil which has any of the contaminant characteristics described below:
 - diesel range organics (DRO)/gasoline range organics (GRO) 100 milligrams per kilogram (mg/kg) or greater from a known or likely petroleum source
 - metals or semi-volatile organic compounds (SVOCs) between the MPCA's residential and industrial SRVs
 - volatile organic compounds (VOCs) between the MPCA's default Tier 1 Soil Leaching Values (SLVs) and the site-specific Tier 2 SLVs for the importing site

Characterization of Regulated Fill

A sampling plan to characterize excess soil for potential off-site use as regulated fill should be reviewed and approved by VIC/PB staff. The approved sampling approach can be implemented during Phase II field work or as a separate effort during implementation of the Response Action Plan/Soil Management Plan. The following bullet points address some frequently asked questions regarding characterization of fill for potential off-site use:

- Naturally-occurring concentrations of some metals, such as arsenic, selenium, or copper, sometimes exceed the SRV or SLV. Such soils are not considered impacted in the absence of a contaminant source or other field or laboratory indications of contamination.
- Some detections of DRO in soil may stem from the presence of natural organic material or non-petroleum contaminants in the soil, such as coal tars or other material containing polynuclear aromatic hydrocarbons (PAHs). Evaluation of DRO data should take into consideration the history of the property, including the known or likely presence of a petroleum source, the presence (or lack thereof) of other contaminants in the soil sample, and the type of soil. If positive DRO results are related to non-petroleum contaminants, risk-based criteria for the non-petroleum contaminants should be applied. If desired, laboratory analytical methods are available to help determine if the DRO is from natural organic material in the soil.
- Provided that enough samples of the fill material have been collected to allow a meaningful statistical evaluation of the data, averaging of the data is acceptable. For example, some exporting sites that have successfully applied an averaging approach (excluding hot spots) have implemented a three-dimensional grid-based sampling strategy during the site investigation phase to characterize the fill material for potential reuse.
- While the goal is for Regulated Fill to be as free of debris as practicable, Regulated Fill may contain a de minimis amount of inert debris such as fragments of brick, concrete, glass, metal, etc. Because Regulated Fill will typically be comprised of historical urban fill, Regulated Fill may be discolored relative to native soil. If VOCs or elevated organic vapors (10 ppm or greater) as measured by a photo ionization detector (PID) are present in the Regulated Fill, special placement criteria at the receiving site may apply. The presence of VOCs in the Regulated Fill may also trigger the need for MPCA-approved site-specific Tier 2 SLVs for the receiving site.

Exclusions

Reuse of the following soil and other materials are not covered by the MPCA's fill reuse framework and will not be approved under this policy:

- Soil contaminated with agricultural chemicals. Such soil is under the regulatory oversight of the Minnesota Department of Agriculture Incident Response Program.
- Soil containing asbestos-containing material.
- Soil containing more than a de minimis amount of demolition debris, industrial waste, or other solid waste. Such soil continues to be regulated by the MPCA as a solid waste.
- Soil that is characteristically hazardous or contaminated due to a release of a listed hazardous waste. Such soil must be managed in accordance with the requirements of the MPCA's Resource Conservation and Recovery Act (RCRA) program.
- Soil exhibiting chemical odors, due to the potential for nuisance conditions at the receiving site.

- Non-soil materials such as crushed concrete, bricks, etc., that are proposed to be beneficially used as fill. Such material must be managed in accordance with the requirements of the MPCA's Solid Waste Program. <http://tinyurl.com/Beneficial-Use>
- Dredge materials. Such material may be regulated by permit or be subject to other MPCA regulations. <http://tinyurl.com/Dredged-Materials>

Requirements for Off Site Use of Regulated Fill

1. Both the exporting and importing sites must be enrolled in the VIC and/or PB program(s), as appropriate for the type of contaminants present at the site.
2. Both the exporting and importing sites must have completed a Phase I and Phase II environmental site assessment that is acceptable to MPCA.
3. Both the exporting and importing sites must have an MPCA-approved plan for the management and reuse of the Regulated Fill. This can be in the form of a *Response Action Plan* (RAP), if response actions are needed at the site or a *Soil Management Plan*, if response actions are not necessary or if the soil reuse plans were not known at the time the RAP was written.
4. Regulated Fill can only be used at restricted commercial or industrial sites which have existing contamination similar in type and concentration to that of the Regulated Fill to be imported. For definitions of restricted commercial and industrial property use, see the MPCA's Risk-Based Site Evaluation Manual at the link below. Placement of Regulated Fill at uncontaminated sites, or where only minor contamination is present (e.g. < Residential SRVs), or where the land use is not restricted commercial or industrial will not be approved. <http://tinyurl.com/RBSE-definitions>
5. The off-site use of Regulated Fill must be protective of human health and the environment, and there must be no increase in risk posed by the contamination as a result of its placement at the importing site. The evaluation of risk at the importing site must include (a) the potential human health risk through direct exposure to the soil contaminants, (b) the potential for groundwater impacts due to leaching, (c) the potential for soil vapor migration and vapor intrusion, and (d) the potential for surface water impacts.
6. The importing site must be a locally permitted and approved construction/redevelopment project with a legitimate need for backfill or grading material, as indicated in site documents submitted to the MPCA.
7. A **Regulated Fill application** which describes the proposal for the export/import of Regulated Fill must be submitted to the MPCA for review and approval. The Regulated Fill application identifies the exporting and importing sites and provides the necessary supporting information by which to evaluate the proposal. The application must be signed by the property owners of the exporting and importing sites.
8. The property owner of the importing site shall furnish a copy of the Regulated Fill application to the local unit(s) of government (LUG) listed below, as appropriate for the site. The LUG must sign a **Local Government Notification** form to confirm receipt of the information. A copy of the signed local government notification form must be attached to the Regulated Fill application when submitted to MPCA. Compliance with this policy does not release either party (exporter or importer) from any obligation to comply with local government ordinances, including ordinances that may require a solid waste permit prior to placement of the Regulated Fill material.
 - county auditor or other person designated by the county board to receive notifications
 - city clerk or other person designated by the city council to receive notifications

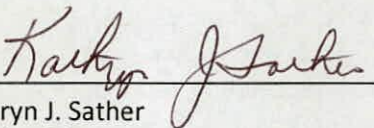
- town clerk or town chair as determined by resolution of the town board
 - for land within a reservation, the appropriate official of the tribal authority
9. Final placement of Regulated Fill at the importing site must be in accordance with the timeframe described in the Regulated Fill application, as approved by the MPCA. Temporary staging of Regulated Fill at a site other than the originating or importing sites will not be approved.
 10. The origin, final disposition, and placement of the Regulated Fill must be described in the Implementation Reports for the exporting and importing sites, with appropriate documentation. The Implementation Reports must be submitted to the MPCA for review and approval.
 11. An institutional control may be required for the receiving site based on activity restrictions or affirmative obligations related to the site's final conditions, as per standard Remediation Division policy. In the vast majority of cases, the need for an institutional control at the importing site will be driven by the site's own residual contamination, as opposed to the import of Regulated Fill. In rare cases where the placement of Regulated Fill was contingent upon the presence of a paved surface or building to reduce infiltration, the import of Regulated Fill may trigger the need for an institutional control.

Approvals/Assurances

Regulated Fill is considered by the MPCA to be solid waste. However, the MPCA has adopted a Program Management Decision on Regulated Fill which allows the VIC and PB programs to provide oversight for the off-site reuse of Regulated Fill, as defined above, rather than have such sites subject to permitting under the solid waste management program. The MPCA will not require permits or approvals to be obtained from the solid waste program for the off-site use of Regulated Fill, when managed in accordance with the terms and conditions of this policy. The MPCA will take no action against persons who move Regulated Fill, as defined above, from one VIC/PB site to another VIC/PB site so long as the persons comply with the terms and conditions of this policy.

The VIC/PB programs will use the following approvals and assurances to provide regulatory oversight and environmental closure for Brownfield redevelopment sites exporting or importing Regulated Fill. As with any approval or assurance, standard disclaimers will apply.

- Approval of Response Action Plan and/or Soil Management Plan.
- Approval of Regulated Fill application.
- For a site which exports or imports Regulated Fill impacted by petroleum, the PB program may issue an Implementation Report approval letter for the site.
- For a site which exports or imports Regulated Fill impacted by hazardous substances, the VIC program may issue an Implementation Report approval letter and a No Action/No Further Action Letter for the site, provided that the site meets all appropriate VIC requirements for these assurances.


Kathryn J. Sather
Division Director
Remediation Division
Minnesota Pollution Control Agency

3/23/12
Date

Appendix E
MPCA Risk Based Site Characterization and Sampling
Guidance, Section 7

If compositing of samples is conducted and grid sampling is used, each grid square should be divided into four sub-areas for composite sampling. The composite concentration can then be applied to the grid square. If composite sampling is conducted without a grid, assign the composite concentration to the centroid of the polygon formed by the individual sample locations (no more than four). Averaging of composite sample data is not acceptable, since the composite samples are already representative of a physical average of the sub-samples. For more information on this topic, please refer to Section 5 (Data Collection and Evaluation) of the *MPCA Risk-Based Evaluation for Soil - Human Health Pathway Guidance*.

Certain site-specific soil data are required for the assessment of human health risks. Parameters such as soil moisture and total organic carbon should be analyzed. See the *MPCA Risk-Based Evaluation for Soil - Human Health Pathway Guidance* for additional information.. All laboratory method detection limits should be low enough so data can be used for risk evaluation purposes. In order to be used to evaluate risk, the data should also be representative of potential exposure scenarios.

6.0 SURFACE WATER SAMPLING

(To be added at a later date)

7.0 SAMPLING FOR REMEDIATION VERIFICATION

7.1 Introduction

Information presented in this section is intended to guide the environmental professional in the recommended methods for verifying that soil contamination has been adequately remediated. Primarily, the minimum number and the location of required samples are addressed.

Verification sampling strategies for soil remediation depend on the type of remediation -- excavation or in-situ treatment. The minimum number of samples and sampling locations are different for each remediation type. While the minimum number of samples required is easily determined for both situations, determining the sampling locations is more complex and requires some professional judgment. The sampling strategies are outlined below.

Ex-situ remedies may be amenable to statistical sampling strategies or batch sampling. Any proposed sampling for ex-situ remedies should be developed on a site by site basis with the oversight of the MPCA project staff.

7.2 Excavations

Verifying that contaminated soil has been remediated by means of excavation requires samples from the excavation floors and sidewalls. The tables below provide the minimum number of samples necessary to verify cleanup for various sizes of excavations. Remediation verification is demonstrated by comparing the analytical results from each sampling point with the cleanup goals. If the cleanup goals are exceeded at any point, this verification methodology may require additional excavation at that point until the goals are met. Specifically, if less than ten samples are collected from either excavation floors or sidewalls, the calculated average concentrations will have very little meaning from a risk standpoint. In these situations, the appropriate risk/cleanup standards should be considered as numbers that are not to be exceeded in any sample.



A sampling strategy that uses bias to choose sample locations is recommended. This guidance document cannot dictate the exact locations for sample collection using this strategy. The location of the sample collection points relies on site specific information from the remedial investigation, analysis of the release or contaminant distribution and the soil types encountered in the excavation. Sampling and analyzing the soil samples from the locations most likely to have contaminants can minimize the number of samples needed to verify that remediation is complete. Since professional judgment and site specific knowledge are required for selecting sampling locations, the rationale used to select these locations must be well documented in the implementation report.

Analysis of data generated by prior investigations at the site should yield information for the verification analysis. The field personnel present during the remediation should be sufficiently familiar with the conditions on site to implement an appropriate verification sampling plan. Soil verification sampling should incorporate all pertinent biases of a site which may include, but are not limited to, the following:

- preferential pathways of contaminant migration
- source areas, stained soils, other site specific "clues" (e.g., fractures in clays)
- changes in soil characteristics (e.g., sand/clay interfaces)
- soil types and characteristics.

Compositing soil samples for verifying soil remediation may be acceptable for non-volatile parameters. Generally, when sampling for non-volatile parameters, each composite sample to be analyzed may be comprised of a maximum of four subsamples. However, please be aware that if contamination is indicated in a composited sample at levels above the cleanup goal, the entire area of the excavation comprising the composite sample may require additional excavation until the cleanup goals are met. Suspected contaminated areas discovered during verification sampling should not be sampled as part of a composite but should be sampled discretely.

The minimum required number of verification samples is determined by the subsequent tables. Confirmation sampling should generally be conducted on a grid.

7.2.1 Excavation Floor

The minimum acceptable number of floor samples to be analyzed is based on the area of the excavation floor as designated in Table 7A shown below.



Table 7A Excavation Floor Samples

Area of Floor (sq ft)	Number of Samples
<500	2
500-<1,000	3
1,000-<1,500	4
1,500-<2,500	5
2,500-<4,000	6
4,000-<6,000	7
6,000-<8,500	8
8,500-<10,890 (0.25 acres)	9
>10,890	Use Guidance Below

The following guidance is to be used when excavation floor areas exceed 10,890 square feet:

Floor Acreage	Square Feet	Grid Interval
0.25 - 3.0	10,890-130,680	15 - 30 Feet
3.0 and over	130,680 +	30 Feet plus

7.2.2 Excavation Sidewalls

Sidewall samples are required to verify that the horizontal extent of the soil contamination has been remediated. The number of sidewall samples shall be determined by Table 7B shown below. In no case is less than one sample on each sidewall acceptable. Known hot spots should be sampled separately. Once again, when sampling for non-volatile parameters, each sample to be analyzed may be comprised of four subsamples.

Table 7B Excavation Sidewall Samples

Area of Sidewall (sq ft)	Number of Samples
<500	4
500-1,000	5
1,000-1,500	6
1,500-2,000	7
2,000-3,000	8
3,000-4,000	9
>4,000	1 sample per 45 lineal feet of sidewall

When sampling the sidewalls of excavations that exceed five feet in depth, the sidewall sampling locations must be staggered in the vertical plane. This will ensure that lateral remediation has been adequate at all depths within the excavation.



7.3 Soil Stockpiles

Often times an excavation results in a contaminated soil stockpile that then needs to be treated (on- or off-site) or sent off-site for appropriate disposal. Sampling of the stockpile is necessary in order to characterize the contaminated or treated soil and to determine the appropriate final disposition. Landfills and the various types of treatment facilities (such as thermal treatment facilities or land farm sites) have permitted limits on the levels of contaminants they can accept. Sampling is necessary to ensure receiving facilities are operating within their permit limits. Additional samples beyond what is recommended here may be necessary based on each facility's specific permit requirements. TCLP and/or total analyses should be conducted for each type of contaminant suspected to be present. The detection limits for the total analyses should be determined based on the requirements of the receiving facilities permit, or on the cleanup level established for the site. The following table shall be used to determine the appropriate number of stockpile samples to be collected for analyses.

Table 7C Stockpile Samples

Cubic Yards of Soil in Pile	Number of Samples
0-500	1 per 100 cubic yards
501- 1000	1 per 250 cubic yards
1001 or more	1 per 500 cubic yards

If less than ten samples are collected from a stockpile, a calculated average concentration will have very little meaning from a risk standpoint. Therefore, in this type of situation, the appropriate risk/cleanup standards should be considered as numbers that are not to be exceeded in any sample. Compositing of stockpile samples is acceptable for the non-volatile parameters. Each sample may be comprised of four subsamples collected randomly from within the stockpile.

7.4 In-Situ Soil Remediation

When in-situ remedies are used, the effectiveness of the remedy must be verified by soil sampling. In these cases, three-dimensional sampling must be undertaken to verify that the soils have been adequately treated.

In instances of in-situ stabilization, the sampling should be conducted using a grid pattern with a vertical component added at each node. The number of samples collected for analyses should be determined using Tables 7A and 7B. The vertical extent of the remedy should be determined by compositing samples within each grid over 10 foot depth intervals extending to the bottom of the stabilization zone.

For in-situ treatment such as soil vapor extraction (SVE), the number of samples collected for analyses should be determined using Tables 7A and 7B, but should be biased toward the sampling points located remote from the SVE points. The vertical component must also be addressed and, therefore, the soil borings should be screened continuously using a PID, and any soils showing elevated organic vapors should be sampled. If no elevated PID readings are detected, discrete samples should be collected at 5 foot intervals over the depth of the treatment zone.

Compositing of remediation verification samples is acceptable for in-situ remediations for the non-volatile parameters. Each sample may be comprised of no more than 4 subsamples.





**MINNESOTA POLLUTION CONTROL AGENCY
SITE REMEDIATION SECTION**

**DRAFT GUIDELINES
RISK BASED SITE CHARACTERIZATION AND SAMPLING GUIDANCE**

WORKING DRAFT, September 16, 1998

Comment Period Ends December 31, 1998

**Send Written Comments to:
Guidance Coordination Team
Minnesota Pollution Control Agency
Site Remediation Section
520 Lafayette Road
St. Paul, Minnesota 55155-4194
Fax (651) 296-9707**

NOTICE

THIS DOCUMENT IS A WORKING DRAFT. The Site Remediation Section of MPCA is developing guidelines for evaluating risks to human health and the environment at sites that may require investigation or response actions pursuant to the Minnesota Environmental Response and Liability Act, Minn. Stat. § 115B.01 to 115B.24 (MERLA).

DEVELOPMENT OF A SITE REMEDIATION SECTION SITE EVALUATION MANUAL. The attached document and other documents will be incorporated into a Site Remediation Risk-Based Site Evaluation Manual which will contain guidelines for conducting MERLA-related evaluations, including risk evaluations under the State Superfund program and the MPCA Voluntary Investigation and Cleanup (VIC) Program.

MPCA staff intend to use the policies and procedures in the manual as guidelines to evaluate the need for investigation or remedial actions to address releases and threatened releases of hazardous substances or pollutants or contaminants under MERLA, and the scope and nature of such actions. These policies and procedures are not exclusive and do not have the force and effect of law. MPCA staff may use other policies or procedures to evaluate the need for or adequacy of response actions under MERLA, including procedures set forth in outstanding MPCA Requests for Response Action and Consent Orders. The final standard for all such evaluations is the MERLA statutory requirement that such actions must be reasonable and necessary to protect the public health and welfare and the environment.

The Minnesota state Superfund program, governed by the Minnesota Environmental Response and Liability Act (MERLA) and the supplementary rules, and the federal Superfund program, governed by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and the federal regulations in the National Oil and Hazardous Substances Pollution Contingency Plan (NCP), work together to clean up various types of sites.

~ Continued ~

APPENDIX D

SUMMARY LETTER OF ENVIRONMENTAL CLEANUP
REQUIREMENTS

CROSS SECTION OF CONTAMINANT EXCAVATION
AROUND CITY UTILITIES



Landmark Environmental, LLC

2042 West 98th Street

Bloomington, MN 55431

Phone: 952-666-2444

www.landmarkenv.com

July 21, 2020

Sent via email

Mr. Steve W. Dodge, P.E.
Assistant City Engineer
City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

**Re: Summary of July 20, 2020, Video Conference Meeting
Pine Bend Estates, Inver Grove Heights**

Dear Mr. Dodge:

As requested, this letter provides a summary of the discussions during a video conference meeting held on July 20, 2020 regarding the environmental response actions (RAs) proposed to be conducted in connection with the redevelopment of the Pine Bend Estates property. As described in the Voluntary Response Action Plan (VRAP) and approved in a letter from the Minnesota Pollution Control Agency (MPCA), the RAs consist of the following elements:

- An updated SSP specifically pertaining to RA and redevelopment activities will be prepared and necessary permits will be obtained prior to redevelopment.
- The Property buildings will be removed and the building materials will be recycled or disposed of prior to redevelopment activities. Recyclable materials (e.g., clean concrete) present in the fill material will be segregated from the soil and transported off-site for reuse where possible.
- Fill/soil that contains buried debris and surficial debris that was identified during previous investigations and that will be encountered during redevelopment [activities related to site grading, construction of buildings, installation of utilities and infiltration basins] will be transported off-site to a permitted Subtitle D landfill. Confirmation soil samples will be collected from the bottom and sidewalls of the excavations and field screened for the presence of relevant chemicals of concern (COCs) and buried debris. COCs include diesel range organics (DRO), polynuclear aromatic hydrocarbons (PAHs) and regulated asbestos containing materials. The excavated fill/soil will be field-screened and sampled for the COCs in accordance with applicable MPCA sampling guidelines. Depending on the results of the field screening, samples of the fill/soil and debris will be collected and sent for laboratory analysis of the relevant COCs. Once the extent of the

excavation is reached for redevelopment purposes and the cleanup goals have been met, no additional soil will be removed unless field screening indicates the presence of additional buried debris.

- Based on the previous investigation results, the contaminated fill (fill that exceeds the applicable cleanup criteria for the COCs) is located at depth in one location on the Property (PP-1), which will not be disturbed as part of the proposed redevelopment. As such, the fill/soil that will be excavated and that will be addressed as part of the proposed RAs is limited to fill/soil that contains un-contaminated buried debris and surficial debris. The fill/soil that contains buried debris and surficial debris will be excavated to a depth such that upon completion of the implementation of the RAs, the top 12 feet (based on final grade) in the residential lots will be free of debris and meet residential soil reference values (RSRVs). A minimum of 2 feet of fill/soil that is free of debris and meets RSRVs will be located below the basement floor of the residential buildings. In addition, the fill that contains buried debris and surficial debris will be excavated to a depth to ensure that upon completion of the implementation of the RAs the top 4 feet (based on final grade) in the Outlots will be free of debris and meet RSRVs.
- Fill/soil that is excavated for redevelopment and that is free of debris and meets RSRVs (defined as Unregulated Fill Criteria, as described in the *MPCA's Best Management Practices for the Off-Site Reuse of Unregulated Fill*, dated February 2012) can be reused on-site or transported off-site to another commercial/industrial property for reuse.
- Confirmation soil vapor samples will be analyzed by a laboratory for volatile organic compounds (VOCs) and methane in residential lots if debris is left at a depth below 12 feet.
- If dewatering is needed (water collected in the soil excavations from a precipitation event, for example), the water will be discharged to the sanitary sewer with a permit from the Metropolitan Council Environmental Services.
- Standard dust and runoff control measure will be implemented during redevelopment and RA implementation activities.
- The MPCA-approved Environmental Construction Contingency Plan will be implemented during subsurface redevelopment and RA implementation activities.
- The appropriate institutional controls will be filed with Dakota County upon completion of the implementation of the RAs in accordance with MPCA guidelines. An Environmental Covenant will be filed if buried debris remains in an Outlot above a depth of 12 feet. A Property Notification Affidavit will be filed if all buried debris remains below a depth of 12 feet.

In addition to the elements described in the MPCA-approved VRAP, as discussed during a July 19, 2020 video conference meeting with representatives of the City of Inver Grove Heights and Dakota County, the RAs will also include the following:

- In areas where utilities (stormwater sewer and water lines) are to be installed and where the fill contains buried debris, the debris will be excavated to a distance of 10 feet on each side of the utilities (as required by the Minnesota Department of Labor and Industry) and to a depth of 2 feet below the bottom of the utilities. Where the utilities are to be installed and the soil does not contain buried debris, the excavation can be conducted to meet standard safe excavation requirements (2 to 1 slope).
- In areas where the field screening results of sidewall and/or floor soil samples from the final excavation indicate photoionization detector readings above 10 parts per million and/or laboratory results indicate the presence of VOCs above MPCA action criteria, a 15 mil. Stegowrap vapor barrier will be installed along this portion of the excavation.
- In accordance with Minnesota Department of Transportation procedures, fill/soil that is excavated during redevelopment that contains de minimus quantities (up to 5%) of non-organic debris (pieces of brick, concrete, etc.) that is suitable for compaction, as determined by a structural engineer, can be reused as fill in the proposed streets.
- Fill/soil that meets the definition of Unregulated Excess Fill can be placed on the Property in areas where buried debris is located. However, surface debris will be removed prior to placement of any fill/soil.

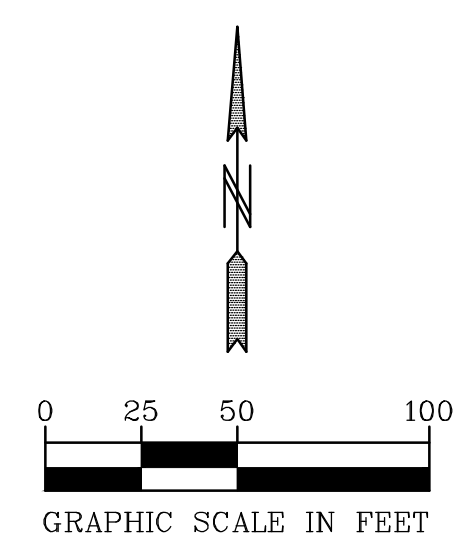
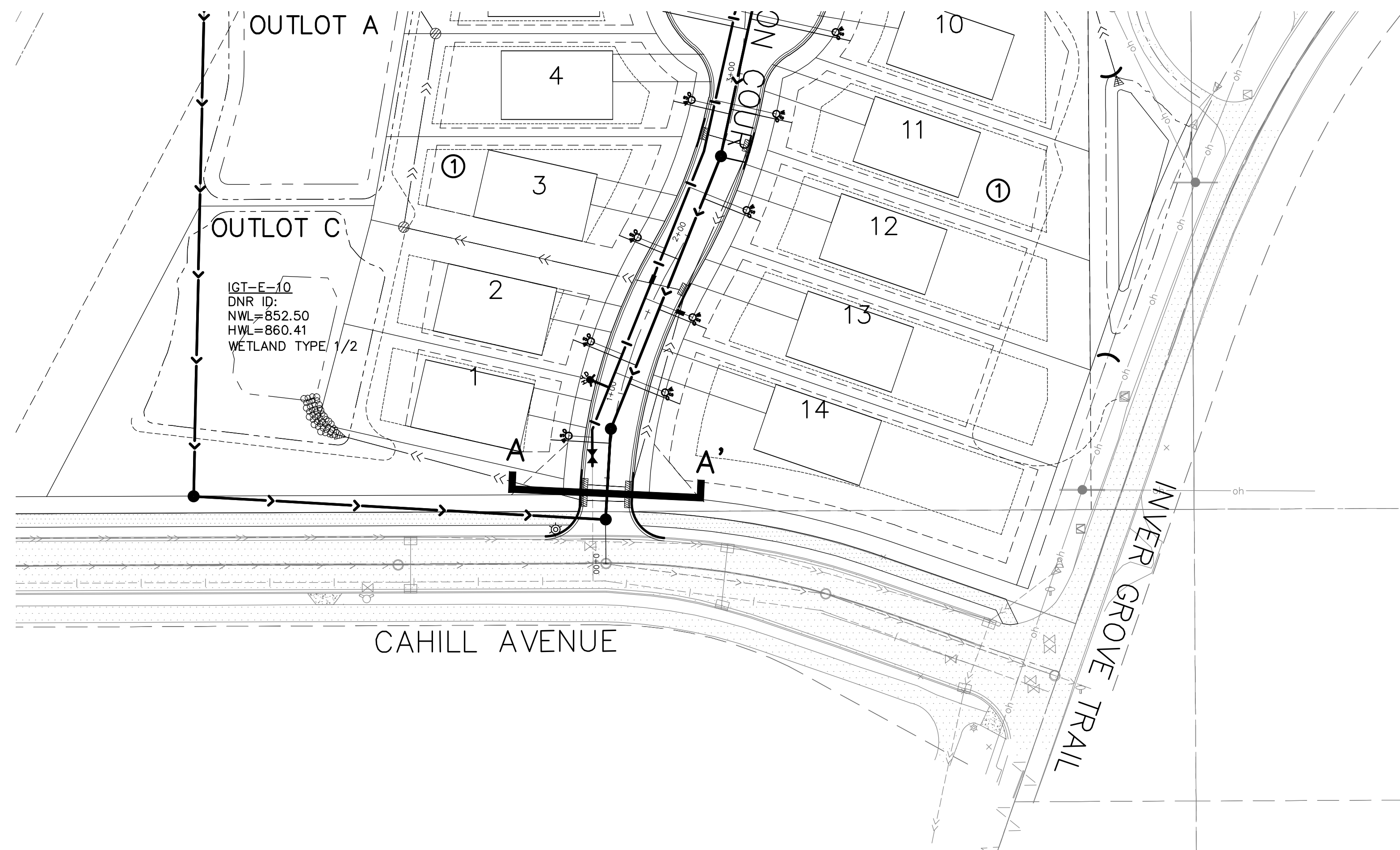
If you have any questions, please feel free to contact me at khaberman@landmarkenv.com or at 952-666-2424.

Sincerely,



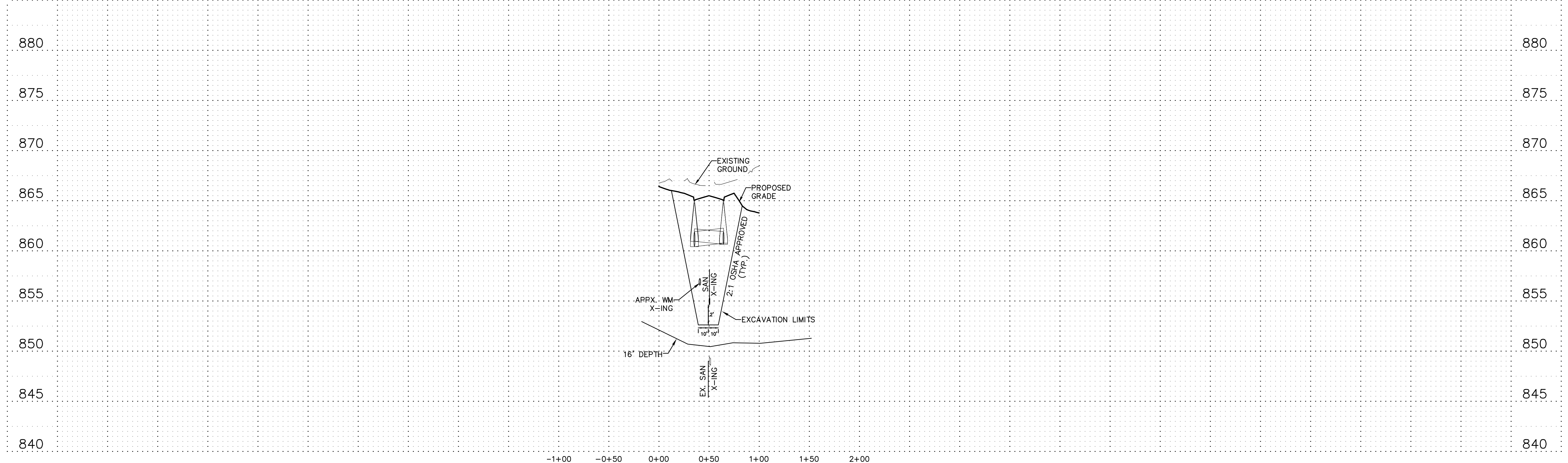
Ken Haberman

Cc: Robert Machacek
John Molinaro



BENCH MARK
TNH 400' WEST CAHILL
AVE. & INVER GROVE
TRAIL INT.
ELEV=870.62

DEBRIS CROSS SECTION



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name: John M. Molinaro
Reg. No.: 45831
Date: 5-29-2020

Revisions:
1. 6-19-2020 City Comments
2. 7-10-2020 City Comments
Date: 5-29-2020
Designed: JMM
Drawn: MPC

DEBRIS CROSS SECTION

ALLIANT VENTURES III, LLC
4655 NICHOLS ROAD, STE. 106
EAGAN, MN 55122

PINE BEND ESTATES
INVER GROVE HEIGHTS, MINNESOTA

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider a Resolution Approving a Joint Powers Agreement (JPA) between Dakota County, the City of Eagan and the City of Inver Grove Heights for Right-of-Way Acquisition for the Reconstruction and Expansion of 70th Street (CSAH 26) City Project No. 2015-08 (County Project No. 26-54) and Realignment and Reconstruction of Argenta Trail (CSAH 63) City Project No. 2016-04 and City Project No. 2016-05 (County Project No. 63-27)

Meeting Date: July 27, 2020
 Item Type: Consent
 Contact: Scott D. Thureen, 651-450-2571
 Prepared by: Scott D. Thureen, Public Works Director
 Reviewed by:

Fiscal/FTE Impact:

☐	None
☐	Amount included in current budget
☐	Budget amendment requested
☐	FTE included in current complement
☐	New FTE requested – N/A
☒	Other: Local Road Improvement Grant and Municipal State Aid Funds

PURPOSE/ACTION REQUESTED

Consider a resolution approving a Joint Powers Agreement (JPA) between Dakota County, the City of Eagan and the City of Inver Grove Heights for right-of-way acquisition for the reconstruction and expansion of 70th Street (CSAH 26) City Project No. 2015-08 (County Project No. 26-54) and realignment and reconstruction of Argenta Trail (CSAH 63) City Project No. 2016-04 and City Project No. 2016-05 (County Project No. 63-27).

SUMMARY

The subject joint powers agreement (JPA) defines the division of responsibility between Dakota County, Eagan and Inver Grove Heights with regard to right-of-way acquisition for City Project Nos. 2015-08, 2016-04 and 2016-05. Note that City Project Nos. 2016-04 and 2016-05 were combined into City Project No. 2018-19 to simplify project cost tracking. CSAH 26 (70th Street) will be designed as a divided, four-lane highway. Eagan is included in the JPA because the project includes the portion of CSAH 26 between TH 55 and the corporate boundary with Inver Grove Heights.

Argenta Trail (CSAH 63) will be reconstructed on the alignment that was selected and approved on March 23, 2015. It will be constructed as a two-lane divided highway that can be expanded in the future.

This project is in the City's current CIP. Funding of the City's share of the cost will come from the Local Road Improvement Program Grant and Municipal State Aid funds. I recommend that the City Council adopt this resolution approving the JPA.

SDT/kf
 Attachments: Resolution
 JPA

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

2020-147
RESOLUTION NO. _____

**RESOLUTION AUTHORIZING THE CITY OF INVER GROVE HEIGHTS TO ENTER INTO A
JOINT POWERS AGREEMENT WITH DAKOTA COUNTY AND THE CITY OF EAGAN FOR
RIGHT-OF-WAY ACQUISITION FOR CITY PROJECT NOS. 2015-08, 2016-04 AND 2016-05
(COUNTY PROJECT NOS. 26-54 AND 63-27)**

WHEREAS, the City of Inver Grove Heights, the City of Eagan, and Dakota County desire to complete right-of-way acquisition for the reconstruction and expansion of 70th Street (CSAH 26) from TH 55/149 in Eagan to TH 3, the realignment of Argenta Trail (CSAH 63) from Amana Trail to 70th Street, the realignment of Argenta Trail from 70th Street to 65th Street, and a connection of realigned Argenta Trail from 65th Street back to existing Argenta Trail; and

WHEREAS, on August 28, 2017 the Council approved a Joint Powers Agreement (JPA) with Dakota County and the City of Eagan for a feasibility study and preliminary engineering for City Project No. 2015-08 – 70th Street from the Eagan border to T.H. 3; and

WHEREAS, on May 29, 2018 the Council approved a JPA with Dakota County for advanced right-of-way acquisition for said project; and

WHEREAS, on October 14, 2019 the Council approved a JPA with Dakota County and the City of Eagan for preliminary and final engineering for City Project No. 2015-08 – 70th Street from the Eagan Border to T.H. 3 and City Project No. 2018-19 – Argenta Trail from Amana Trail to 70th Street (previously City Project No. 2016-04), Argenta Trail from 70th Street to 65th Street (previously City Project No. 2016-05), and 65th Street from New Argenta Trail to Existing Argenta Trail; and

WHEREAS, the City Council ordered the projects on March 26, 2020; and

NOW, THEREFORE, BE IT RESOLVED that the City of Inver Grove Heights enter into an agreement with Dakota County and the City of Eagan that defines the sharing of costs and the responsibilities of the three entities.

BE IT FURTHER RESOLVED, that the proper City officers be and hereby are authorized to execute such agreement, and thereby assume for and on behalf of the City all of the contractual obligations contained therein.

BE IT FURTHER RESOLVED, that the City's share of the study costs shall be funded using Local Road Improvement Program Grant and Municipal State Aid funds.

Adopted by the City Council of Inver Grove Heights this 27th day of July 2020.

George Tourville, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

JOINT POWERS AGREEMENT FOR

RIGHT OF WAY ACQUISITION

BETWEEN

THE COUNTY OF DAKOTA,

THE CITY OF EAGAN

AND

THE CITY OF INVER GROVE HEIGHTS

DAKOTA COUNTY PROJECT NO. 26-54 & 63-27

CITY OF EAGAN PROJECT NO. 1275

CITY OF INVER GROVE HEIGHTS PROJECT NO. 2015-08, 2016-04 & 2016-05

SYNOPSIS: Dakota County and the Cities of Eagan and Inver Grove Heights agree to acquire Right Of Way for the reconstruction of County State Aid Highway (CSAH) 26 from Trunk Highway (TH) 55/149 in Eagan to TH 3 in Inver Grove Heights and CSAH 63 from CSAH 28 (Amana Trail) to 65th Street and the connection of CSAH 63 into existing Argenta Trail in Inver Grove Heights, Dakota County.

THIS AGREEMENT, made and entered into by and between the County of Dakota, referred to in this Agreement as "the County"; the City of Eagan, referred to in this agreement as "Eagan", and the City of Inver Grove Heights, referred to in this Agreement as "Inver Grove Heights" (collectively the "Cities"); and witnesses the following:

WHEREAS, under Minnesota Statutes Section 162.17, subdivision 1 and 471.59, subdivision 1, two or more governmental units may enter into an agreement to cooperatively exercise any power common to the contracting parties, and one of the participating governmental units may exercise one of its powers on behalf of the other governmental units; and

WHEREAS, it is considered mutually desirable to complete right of way acquisition to move forward with the CSAH 26 (Lone Oak Road in Eagan / 70th Street in Inver Grove Heights) corridor from TH 55/149 in Eagan to TH 3 in Inver Grove Heights and the CSAH 63 corridor from CSAH 28 (Amana Trail) to 65th Street and connection into existing Argenta Trail in Inver Grove Heights, Dakota County (the "Project"); and

WHEREAS, the purpose and need for the project is to improve safety, multi-modal mobility, and traffic operations on CSAH 26 and CSAH 63 and provide additional capacity on CSAH 26; and

WHEREAS, both CSAH 26 and CSAH 63 are undivided two-lane roadways with minimal shoulder width, sub-standard vertical curves and lack turn lanes and non-motorized facilities along the existing roadway corridor; and

WHEREAS, to address the purpose and need for this Project, safety, operations, and multi-modal mobility will be improved along the corridors by managing the number of conflict points, adding turn lanes, realigning intersections to improve spacing, providing paved shoulders, and adding multi-use trails to both sides of the road; and

WHEREAS, the purpose of the project is to improve safety and operations along each corridor by expanding CSAH 26 to a 4-lane divided roadway, realigning and expanding CSAH 63 to a 2-lane divided roadway to accommodate for the increasing traffic demand; and

WHEREAS, County Project 26-54 will expand approximately two miles of CSAH 26 from TH 55 to TH 3 from an existing two-lane roadway rural section to a four-lane divided urban roadway; and

WHEREAS, County Project 63-27 will construct on a new alignment CSAH 63 (Argenta Trail) from CSAH 28 (Amana Trail) north to 65th Street and from 65th Street to old Argenta Trail (CSAH 63) to the north of CSAH 26; and

WHEREAS, Dakota County is the lead agency for County Project 26-54 and County Project 63-27 with right of way acquisition necessary in 2020 for construction to begin in late summer 2021; and

WHEREAS, the County and Cities have included the Project in their Capital Improvement Programs and will jointly participate in the costs of said right of way acquisition; and

WHEREAS, the County and Cities have completed 60% design plans for the Project including a preliminary right of way needs mapping (Exhibit 1) (the "Right of Way Needs") that will be the basis for the final design engineering and right of way acquisition for the Project.

NOW, THEREFORE, it is agreed that the County and the Cities will share project responsibilities and jointly participate in the project costs associated with the right of way acquisition:

1. Project Layout. The County and Cities have agreed to cooperate to complete preliminary and final design engineering for the Project based on the County Contract numbers C0031982 Eagan and C0031983 Inver Grove Heights.
2. Administration. The County is the lead agency for design, right of way, construction, and construction administration. Subject to the requirements below, the County and the City shall each retain final decision-making authority within their respective jurisdictions. The County will coordinate the final design work and right of way acquisition with the Cities.

3. Right-of-Way Pre-acquisition. The County has prepared right of way maps for the required permanent and temporary highway and drainage easements for this project based on the Project Layout. The costs for this work shall be included in the Engineering Costs.
4. Right Of Way Acquisition Costs. The cumulative amount of all payments actually made to the property owners, tenants, and private utility companies for the acquisition of the property rights, easements and encumbrances making up the Project, County and Cities attorney fees, consultant fees, commissioner's fees for any eminent domain proceedings, filing fees for any eminent domain proceedings including any appeals, and County and City staff time for these purposes, (collectively, "Right Of Way Acquisition Costs"), shall be shared based on the Counties and Cities share of the final construction costs in accordance with County Policies in the current adopted Dakota County Transportation Plan upon completion of the construction.

The County will conduct all acquisition work in accordance with applicable provisions of state and federal law, including, but not limited to, the Uniform Relocation Assistance and Real Property Acquisition Policies for Federal and Federally Assisted Programs. Work will include, but is not necessarily limited to:

- i. preparing title opinions;
- ii. performing field title investigations;
- iii. performing appraisals;
- iv. corresponding with property owners;
- v. making direct purchase offers;
- vi. preparing property acquisition documents;
- vii. providing information on relocation and other benefits to property owners and tenants;
- viii. commencing and conducting eminent domain proceedings, if necessary;
- ix. commencing and conducting an appeal of any eminent domain proceedings, if necessary; and
- x. recording deeds, certificates of titles, or both, and any other documents required to perfect title

5. Cost Share. The Right Of Way Acquisition costs shall be shared as follows:
- A. CSAH 26 from TH 55/149 to the Eagan – Inver Grove Heights line in Eagan. The City of Eagan and the County shall divide the Right Of Way Acquisition Costs for this segment as follows:
 - the County shall be responsible for 75%,
 - the City of Eagan shall be responsible for 25%.
 - B. CSAH 26 from the Eagan – Inver Grove Heights line to the CSAH 63 intersection in Inver Grove Heights. The City of Inver Grove Heights and the County shall divide the Right Of Way Acquisition Costs for this segment as follows:
 - the County shall be responsible for 75%,
 - the City of Inver Grove Heights shall be responsible for 25%.
 - C. CSAH 26 from the CSAH 63 intersection to TH 3 in Inver Grove Heights. The City of Inver Grove Heights and the County shall divide the Right Of Way Acquisition for this segment as follows:
 - the County shall be responsible for 55%,
 - the City of Inver Grove Heights shall be responsible for 45%.
 - D. CSAH 63 from Amana Trail to 65th Street and connection back into existing Argentina Trail in Inver Grove Heights. The City of Inver Grove Heights and the County shall divide the Right Of Way Acquisition for this Segment as follows:
 - the County shall be responsible for 85%,
 - the City of Inver Grove Heights shall be responsible for 15%.
6. Right-of-Way. The final design for the project determined the existing right of way, permanent and temporary highway easement and drainage and utility easements required to complete the improvements. The County is the lead agency and will undertake all actions necessary to acquire all permanent and temporary highway right of way, including

relocations, and will acquire all right of way for sidewalk and trail construction, wetland damage mitigation and banking, drainage and ponding, and water pollution control best management practices for the Projects. The Cities convey to the County, at no cost, on the title and possession date of Tuesday, May 04, 2021 all necessary public easements and rights of way necessary for project purposes, on all adjacent City-controlled real property for Project purposes including the right to grade within drainage and utility easements as necessary. Upon completion of the Project, the ownership of the drainage and ponding easements and permanent right of way for City streets shall be owned by City. Any right of way costs for new sanitary sewer, water mains and appurtenances, and aesthetic elements outside of the right of way needed for the highway improvements shall be the responsibility of the City.

7. Construction. A separate agreement will be executed between the Parties for construction of the roadway improvements as determined by the final design documents.
8. Project Cost Updates. The lead agency must provide updated cost estimates showing the County and City shares of Project costs annually at the time of Capital Improvement Program development. Updated cost estimates will also be provided by the lead agency at the following times:
 - prior to approval of the appraised values for any necessary right of way acquisitions;
 - prior to advertising a construction contract;
 - after bid opening (prior to contract award);
 - during construction if total contract changes exceed \$100,000;
 - once per year following the construction season until the Project is complete.

Project cost estimate updates include actual and estimated costs for engineering, right of way acquisition, utility relocation and construction.

The Parties acknowledge that Project cost estimates are subject to numerous variables causing the estimates to be subject to change and the updates are provided for

informational purposes in good faith. Each agency is responsible for informing their respective council or board regarding Project costs estimates.

9. Jurisdictional Transfer. Jurisdictional transfer of old Argenta Trail (CSAH 63) will take place upon completion of project. Prior to transfer, the County will revoke County State Aid status on all of that portion of CSAH 63 (old Argenta Trail) between CSAH 26 and 65th Street connection into existing Argenta A separate agreement further detailing terms and descriptions of the roadway transfer will be executed prior to award of the Project construction contract. The Argenta Trail Turnback project is programmed in the draft 2021-2025 County Transportation Capital Improvement Program (CIP) for design and right of way acquisition in 2021 and Construction in 2022.
10. Payment. The County will administer the right of way acquisition and act as the paying agent for all payments. Payments for right of way acquisition costs will be made as the Project work progresses and when certified by the County Engineer. The County, in turn, will bill the Cities for their share of the right of way acquisition costs. Upon presentation of an itemized invoice by one agency to the other, the receiving agency shall reimburse the invoicing agency for its share of the costs incurred under this Agreement within 35 days from the presentation of the invoice. If any portion of an itemized invoice is questioned by the receiving agency, the remainder of the invoice shall be promptly paid and accompanied by a written explanation of the amounts in question. Payment of any amounts in dispute will be made following good faith negotiation and documentation of actual costs incurred in carrying out the work.

The City of Inver Grove Heights Local Roads Improvement Program (LRIP) State of Minnesota \$6,100,000 bonding funds will be considered Inver Grove Heights local funds. State Aid requested that 100% of the LRIP funds be used in construction to cover the County and Inver Grove Heights construction project costs. The City of Inver Grove Heights remaining project costs beyond the LRIP funds for design, right of way acquisition, and construction costs will be billed through right of way acquisition for eligible project costs based on Inver Grove Heights total project costs calculated in accordance with County cost sharing policies of this Agreement and in accordance with County Policies in the current adopted Dakota County Transportation Plan upon completion of the construction.

11. Amendments. Any amendments to this Agreement will be effective only after approval by each governing body and execution of a written amendment document by duly authorized officials of each body.
12. Effective Dates. This Agreement will be effective upon execution by duly authorized officials of each governing body and shall continue in effect until all work to be carried out in accordance with this Agreement has been completed. Absent an amendment, however, in no event will this Agreement continue in effect after January 1, 2027.
13. Rules and Regulations. The County and the Cities shall abide by Minnesota Department of Transportation standard specifications, rules and contract administration procedures.
14. Indemnification. The County agrees to defend, indemnify, and hold harmless the Cities against any and all claims, liability, loss, damage, or expense arising under the provisions of this Agreement and caused by or resulting from negligent acts or omissions of the County and/or those of County employees or agents. The each of the Cities agrees to defend, indemnify, and hold harmless the County against any and all claims, liability, loss, damage, or expense arising under the provisions of this Agreement and caused by or resulting from negligent acts or omissions of the City and/or those of City employees or agents. All parties to this Agreement recognize that liability for any tort claims arising under this Agreement are subject to the provisions of the Minnesota Municipal Tort Claims Law; Minnesota Statutes, Chapter 466. In the event of any tort claims or actions filed against either party, nothing in this Agreement shall be construed to allow a claimant to obtain separate judgments or separate liability caps from the individual parties.
15. Employees of Parties. Any and all persons engaged in the work to be performed by the County shall not be considered employees of the Cities for any purpose, including Worker's Compensation, or any and all claims that may or might arise out of said employment context on behalf of said employees while so engaged. Any and all claims made by any third party as a consequence of any act or omission on the part of said County employees while so

engaged on any of the work contemplated herein shall not be the obligation or responsibility of the Cities. The opposite situation shall also apply: the County shall not be responsible under the Worker's Compensation Act for any employees of the Cities and any and all claims made by any third party as a consequence of any act or omission on the part of said Cities employees while so engaged on any of the work contemplated herein shall not be the obligation or responsibility of the County.

16. Audits. Pursuant to Minnesota Statutes Sec 16 C. 05, Subd. 5, any books, records, documents, and accounting procedures and practices of the County and each City relevant to the Agreement are subject to examination by the County or the City and either the Legislative Auditor or the State Auditor as appropriate. The County and each City agree to maintain these records for a period of six years from the date of performance of all services covered under this Agreement. Dakota County will be financially responsible for the cost of the audit.

17. Integration and Continuing Effect. The entire and integrated agreement of the Parties contained in this Agreement shall supersede all prior negotiations, representations or agreements between the Cities and the County regarding the Project; whether written or oral. All agreements for future maintenance or cost responsibilities shall survive and continue in full force and effect after completion of the improvements provided for in this Agreement together with each parties indemnification obligations.

18. Authorized Representatives. The authorized representatives for the purpose of the administration of this Agreement are:

Mark Krebsbach, Dakota County
Engineer (or successor)
14955 Galaxie Ave.
Apple Valley, MN 55124
Office: (952) 891-7102
Mark.Krebsbach@co.dakota.mn.us

John Gorder, City Engineer
(or successor)
City of Eagan
3830 Pilot Knob Road
Eagan, MN 55122
(651) 675-5000
JGorder@cityofeagan.com

Scott Thureen, Public Works
Director (or successor)
City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077
Office: 651- 450-2500
sthureen@invergroveheights.org

The Authorized Representative shall obtain authorization to implement or administer any provision of this Agreement from his or her respective governing body as required by the governing body's policies and procedures. The parties shall promptly provide notice to each other when an Authorized Representative's successor is appointed. The Authorized Representative's successor shall thereafter be the Authorized Representative for purposes of this Agreement.

All notices or communications required or permitted by this Agreement shall either be hand delivered or mailed by certified mail, return receipt requested, to the above addresses. Either party may change its address by written notice to the other party. Mailed notice shall be deemed completed two business days after the date of mailing.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS THEREOF, the parties have caused this agreement to be executed by their duly authorized officials.

CITY OF EAGAN

RECOMMENDED FOR APPROVAL:

John Gorder
Its: City Engineer

By _____
Mike Maguire
Its: Mayor

APPROVED AS TO FORM:

(SEAL)

City Attorney

By _____
Christina Scipioni
Its: City Clerk

Date _____

CITY OF INVER GROVE HEIGHTS

RECOMMENDED FOR APPROVAL:

Scott Thureen

Its: Public Works Director

By _____

George Tourville

Its: Mayor

APPROVED AS TO FORM:

(SEAL)

Bridget McCauley Nason

Its: City Attorney

By _____

Rebecca Kiernan

Its: City Clerk

Date_____

DAKOTA COUNTY

RECOMMENDED FOR APPROVAL:

Mark Krebsbach
Its: County Engineer

By _____
Steven C. Mielke
Its: Physical Development Director

Date _____

APPROVED AS TO FORM:

Assistant County Attorney
Date:
CAO File #: KS- _____

COUNTY BOARD RESOLUTION

No. 20-267 Date: June 2, 2020

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Conduct Public Hearing to Consider New Corporate Officer for American Multi-Cinema Inc (AMC) Theatres.

Meeting Date: July 27, 2020
Item Type: Public Hearing
Contact: 651-450-2513
Prepared by: Rebecca Kiernan, City Clerk
Reviewed by:

Fiscal/FTE Impact:

- | | |
|--------------------------|------------------------------------|
| ☐ | None |
| ☐ | Amount included in current budget |
| ☐ | Budget amendment requested |
| ☐ | FTE included in current complement |
| ☐ | New FTE requested - N/A |
| ☐ | Other |

PURPOSE/ACTION REQUESTED

Consider new corporate officer Sean David Goodman for the AMC Theatre premises at 5567 Bishop Avenue, Inver Grove Heights, for an On-Sale and Sunday Liquor License.

SUMMARY

American Multi-Cinema Inc. dba AMC Theatres has requested a change to their corporate officers which will amend their On-Sale and Sunday Liquor License for the location at 5567 Bishop Avenue in Inver Grove Heights. The applicant paid the fees as required by City Code and provided all the necessary documentation required for the officer change.

The Police Department conducted the background investigation on Sean David Goodman and found no basis for denial for the officer change.

RECOMMENDATION

Staff recommends City Council hold a Public Hearing and make a motion to approve the change in officer.

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Conduct Public Hearing to consider approval of a new massage business at Mystic Moon Wellness, 1870 50th Street E, Inver Grove Heights and two individual therapeutic massage therapists Roger and Delaina Hinrichs.

Meeting Date: July 27, 2020
Item Type: Public Hearing
Contact: 651-450-2513
Prepared by: Rebecca Kiernan, City Clerk
Reviewed by:

Fiscal/FTE Impact:

☒	None
☐	Amount included in current budget
☐	Budget amendment requested
☐	FTE included in current complement
☐	New FTE requested - N/A
☐	Other

PURPOSE/ACTION REQUESTED

Consider approval of an application by Roger and Delaina Hinrichs for a therapeutic massage business license for Mystic Moon Wellness at 1870 50th Street E.

SUMMARY

Applications have been submitted by Roger and Delaina Hinrichs for a Therapeutic Massage Business License for Mystic Moon Wellness. Roger Hinrichs and Delaina Hinrichs have both completed the required number of hours of therapeutic massage training and is a member of good standing of in a couple Dakota County Cities (Mendota Heights and Lakeville). Background investigations revealed no basis for the denial of the business license or individual license requests.

RECOMMENDATION

Staff recommends opening a public hearing, closing the public hearing and making a motion to approve the Business license and Individual Therapeutic Massage Therapist licenses for Roger and Delaina Hinrichs.

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Conduct a Public Hearing to Consider the application of an Off-Sale and Sunday Liquor License for SuperValu Inc. dba Cub Wine and Spirits for the premises located at 7840 Cahill Ave.

Meeting Date: July 27, 2020
 Item Type: Public Hearing
 Contact: 651-450-2513
 Prepared by: Rebecca Kiernan, City Clerk
 Reviewed by:

Fiscal/FTE Impact:

☒	None
☐	Amount included in current budget
☐	Budget amendment requested
☐	FTE included in current complement
☐	New FTE requested - N/A
☐	Other

PURPOSE/ACTION REQUESTED

Consider the application of an Off-Sale and Sunday Liquor License for the premises located at 7840 Cahill Ave, Inver Grove Heights, MN (former MGM Liquor warehouse site).

SUMMARY

SuperValu Inc. dba Cub Wine and Spirits has applied for an Off-Sale and Sunday Liquor License for the premise located at 7840 Cahill Avenue. The Police Department has conducted the requisite background investigation of the applicants and found no basis for the denial of the request. The fees and certificate of insurance have been received. The public hearing notice was published in the July 19, 2020 issue of the Pioneer Press.

RECOMMENDATION

Staff recommends approval of the license; however, actual issuance of the license would be contingent upon fulfilling all requirements to hold an Off-Sale and Sunday Liquor License through the Minnesota Alcohol and Gambling Enforcement Division, and the satisfactory inspections and approvals from the Fire and Building Departments.

ACTION REQUIRED

Conduct a Public Hearing and if Council concurs with the staff recommendation, they should pass a motion approving the Off-Sale and Sunday Liquor license and authorize the issuance of the liquor license upon fulfillment of all requirements to hold the above liquor license through the Minnesota Alcohol and Gambling Enforcement Division, and the satisfactory inspections and approvals from the Fire and Building Departments.

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Meeting Date: July 27, 2020
 Item Type: Regular Agenda
 Contact:
 Prepared by: Joe Lynch, City Administrator
 Reviewed by:

Fiscal/FTE Impact:

- | | |
|-------------------------------------|------------------------------------|
| ☐ | None |
| ☐ | Amount included in current budget |
| ☐ | Budget amendment requested |
| ☐ | FTE included in current complement |
| ☐ | New FTE requested – N/A |
| ☒ | Other |

PURPOSE/ACTION REQUESTED

Council is asked to review and approve the modification to the city's Personnel Code by adopting the changes to the Discipline Policy as presented with the document included with this Memo. Because the Personnel Code is contained in Ordinance form, Council needs to make modifications to it by following the ordinance assembly/modification process and hold three (3) readings to make a change or introduce new legislation.

Council reviewed this proposed Policy change at their June 22nd meeting and directed that it be returned for a 2nd reading on July 13th. Council considered the changes at the July 13th meeting and passed the Ordinance on for third and final reading on July 27th. There have been no further changes to the document since that reading. A copy has been sent to all four Union stewards in the city for their information.

Staff recommends that the City Council adopt this Personnel Code change to the Discipline Policy.

Attachments: Resolution
 Ordinance

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA
RESOLUTION NO. 2020-140**

**A RESOLUTION APPROVING SUMMARY PUBLICATION OF ORDINANCE
1383 AMENDING INVER GROVE HEIGHTS CITY CODE TITLE 1, CHAPTER
6, ARTICLE A, SECTION 22 REGARDING EMPLOYEE DISCIPLINE**

THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS
FOLLOWS:

WHEREAS, on July 27, 2020, at the regular Inver Grove Heights City Council meeting, by majority vote, the City Council adopted Ordinance No. 1383, adopting a text amendment to Title 1, Chapter 6, Article A, Section 22 of the Inver Grove Heights City Code amending various provisions of Section 22 related to employee discipline policies; and

WHEREAS, State law requires that all ordinances adopted be published prior to becoming effective; and

WHEREAS, the City Council for the City of Inver Grove Heights has determined that publication of the title and a summary of Ordinance No. 1383 would clearly inform the public of the intent and effect of the Ordinance; and

WHEREAS, the City Council for the City of Inver Grove Heights has reviewed the summary of Ordinance 1383 attached hereto as Exhibit A; and

WHEREAS, the City Council for the City of Inver Grove Heights has determined that the text of the summary clearly informs the public of the intent and effect of Ordinance No. 1383.

NOW THEREFORE BE IT RESOLVED, by a vote of at least four-fifths of its members, the City Council for the Inver Grove Heights hereby:

1. Approves the text of the summary of Ordinance No. 1383 attached as Exhibit A and authorizes the publication of the summary shown in Exhibit A in lieu of publication of the entirety of Ordinance No. 1383 in the City's official newspaper.
2. Directs the City Clerk to ensure that a full and complete copy of Ordinance 1383 is available for inspection during regular business hours at the office of the City Clerk, by standard mail, or by electronic mail.
3. Directs the City Clerk to file the executed Ordinance upon the books and records of the City along with proof of publication.

Passed by a vote of _____ in regular session of the City Council on the 27th day of July, 2020.

CITY OF INVER GROVE HEIGHTS

By: _____
George Tourville

Its: Mayor

Attested:

By: _____
Rebecca Kiernan

Its: City Clerk

(Published in the *St. Paul Pioneer Press* on _____, 2020.)

EXHIBIT A

CITY OF INVER GROVE HEIGHTS, DAKOTA COUNTY, MINNESOTA, ORDINANCE NO. 1383, AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE TITLE 1, CHAPTER 6, ARTICLE A, SECTION 22 REGARDING EMPLOYEE DISCIPLINE. On July 27, 2020, the City of Inver Grove Heights adopted Ordinance No. 1383 and pursuant to Resolution No. 2020-140 authorized summary publication of the ordinance. Ordinance No. 1383, revises various provisions of the City's personnel policy pertaining to employee discipline, including: allowing a progressive approach to employee discipline; revising various processes and parameters related to suspension without pay; requiring an employee suspended for more than thirty days without benefits to make direct payments to the City to maintain their health insurance coverage; revised various terminology used in the discipline section; clarification of dismissal processes for employees while in the orientation period; added engaging in illegal conduct of any type during work hours as grounds for disciplinary action; clarified the prohibition of harassment of an employee based on their protected class status; and added a requirement for notification of the City's Human Resources manager of the imposition of any employee discipline.

A printed copy of the full text of Ordinance 1383 is available for inspection by any person during regular office hours at the office of the Inver Grove Heights City Clerk, 8150 Barbara Ave., Inver Grove Heights, MN 55077.

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

ORDINANCE NO. 1383

AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE,
TITLE 1, CHAPTER 6, ARTICLE A, SECTION 22 REGARDING EMPLOYEE
DISCIPLINE

THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS
FOLLOWS:

Section One. Amendment. Title 1, Chapter 6, Article A, Section 22 of the Inver Grove Heights City Code is hereby amended to read as follows. The ~~struck-out~~ text shows the deleted wording and the underlined text shows the language added to the code:

1-6A-22: DISCIPLINE:

- A. Administration: City employees shall be subject to disciplinary action for cause. The ~~city~~City reserves the right to administer disciplinary action in any manner it deems appropriate. ~~Progressive-~~ The City may take a progressive approach to the discipline ~~measures used shall of an employee.~~ This discipline will be at the sole discretion of the city, contingent based upon thea determination of the ~~act of~~ severity ~~as to of~~ the disciplinary act(s) or action to be imposed(s) involved.
- B. Authority: A department head or the ~~city administrator~~City Administrator may exercise the option to rescind the following employee personnel actions initiated by a supervisor: transfer, suspension, reward, grievance adjustment, and any disciplinary action, including discharge, promotion, or appointment.
- C. Verbal ~~Warning~~Reprimand: A ~~"verbal warning"~~"verbal warning reprimand" is a discussion with an employee about a relatively minor offense. Verbal warnings reprimands shall be documented including the date and content of the discussion and the parties present. A written report documenting the discussion shall be maintained in the ~~employee's~~employee's personnel file.
- D. Written Reprimand: A ~~"written warning"~~"written warning reprimand" is a formal written statement to an employee which describes the offense, and may refer to previous verbal ~~warnings~~warnings reprimands, states the deficiency or misconduct, describes the past actions taken by the supervisor to correct the problem, states the desired goals or outcomes of this action and outlines subsequent disciplinary action should the problem continue. In the case of a written reprimand, the employee shall be required to acknowledge notice of said reprimand by signing the reprimand. By signing, the employee is not necessarily agreeing with the charges, (s), but is acknowledging that notice of such ~~a~~ reprimand was issued to and received by the employee. The signed reprimand shall be placed in the employee's personnel file ~~permanently.~~ A reprimand may be administered by

the ~~employee's~~employee's immediate supervisor or any supervisor above the immediate supervisor.

- E. Suspension Without Pay: ~~A "The action of "suspension without pay" is an involuntary,~~ temporary absence from duty. Prior to the suspension, or as soon after the action as is possible, the employee shall receive a written notice of suspension, indicating the reasons for the suspension, length of suspension and an outline of further disciplinary actions should the problem(s) continue. ~~Notice and reason for such suspension shall receive written acknowledgment by the employee but shall not be construed as an agreement with the reasons or actions taken.~~ A department head or supervisor, who has been the employee's supervisor for at least the 30 days prior to the action with approval from the department head, may suspend an employee without pay whenever the cause for discipline is not sufficiently grave enough for discharge. Such suspension shall not exceed thirty (30) working days within one calendar year. ~~Such suspension shall not exceed thirty (30) working days within one calendar year.~~ In the event a supervisor suspends an employee, the department head shall be notified in writing and approve of ~~any such~~this action and the reasons therefor. Such suspension shall not exceed thirty (30) working days without the approval of the City Administrator. All material relating to a suspension action shall remain in the ~~employee's~~employee's personnel file permanently. ~~The employee's anniversary date with the city employee will shall be adjusted by the number of days~~acknowledge receipt of the notice and reasons for a suspension by their signature. This ~~action will also result in~~does not mean that the following if employee agrees with the reasons for the suspension ~~without pay exceeds fifteen (15) working days within a calendar year; or the action taken.~~

If suspended, the following applies if the suspension exceeds thirty (30) days:

1. The employee will not accrue salary, vacation or personal leave, nor is the employee entitled to use such time while on suspension.
 2. ~~During~~If the duration of suspension exceeds 30 days and the employee is not being provided with benefits during that time period, the employee must make direct payments to the City to maintain their health insurance ~~coverage.~~
- F. Forced Transfer: A forced transfer occurs when an employee is transferred from a position in a department to a position of equal level in a different department ~~or division~~ to eliminate a specific conflict within a department ~~or division.~~ This action requires the recommendation of the department head and approval of the ~~city administrator.~~ The City Administrator. A written notice of a forced transfer shall be permanently included in the ~~employee's~~employee's personnel file.
- G. Demotion: A demotion may occur when an employee fails to meet the standards for performance expected at a higher classification. When ~~The~~ ~~employee's~~employee's performance is such that dismissal is unwarranted, yet other forms of disciplinary action, i.e., reprimand, ~~forced~~ transfer, or suspension without pay will not solve the problem. ~~A,~~ a demotion must be recommended by the ~~city administrator~~ City Administrator and be confirmed by the ~~city council.~~ The City Council. A written notice of demotion shall be permanently included in the ~~employee's~~employee's personnel file. (Ord. 888, 3-11-1997)

H. Dismissal: ~~1. Definition: "Dismissal" This~~ is the act of the complete separation of the employee from employment with the municipal service~~city~~.

~~2.~~

1. General Provisions: Any officer or employee subject to the provisions of ~~this code~~the Personnel Policy may be dismissed from the municipal service. Dismissed employees need not be kept in employment or be paid for any time after the completion of the normal working day they are dismissed, unless the employee claims ~~veterans~~veterans' rights. (Ord. 1125, 12-12-2005)

~~3.~~

2. Dismissal Of Veteran: Veterans shall be treated as defined in Minnesota ~~statutes~~Statutes Section 197.46, ~~veterans preference act; removal forbidden; right of mandamus.~~VETERANS PREFERENCE ACT; REMOVAL FORBIDDEN; RIGHT OF MANDAMUS.

~~4.~~

3. Dismissal Of Employee In The~~while in the~~ Orientation Period: An employee in the orientation period may be dismissed without cause. ~~The city administrator~~City Administrator, upon the recommendation of the department head, may concur with or overturn the recommendation of the department head to dismiss an employee. In the event the ~~city administrator~~City Administrator recommends dismissal, the ~~city council~~City Council then may reverse or ratify the dismissal recommendation. ~~An employee in their orientation period~~orientation employee shall not receive a hearing before the ~~city council~~City Council. Employees in the orientation period do not have any grievance rights, ~~except under the veterans preference act.~~ (Ord. 888, 3-11-1997)

~~5.~~

4. Procedure:

a) When a department ~~head~~ determines such action is necessary, appropriate, and in the best interest of the ~~city~~City, the department head shall recommend to the ~~city administrator~~City Administrator that an employee be dismissed. ~~The recommendation shall contain the reasons why it is necessary~~ for to take the department head to recommend dismissal~~recommended action~~ rather than alternative personnel action-(s).

b) The ~~city administrator~~City Administrator will review the recommendation from the department head. If the ~~city administrator~~City Administrator concurs with the dismissal recommendation, the employee shall be notified of the recommended dismissal. The notification shall be in writing and contain the reasons and the effective date.

c) The ~~city administrator~~City Administrator shall prepare a summary of the recommended dismissal for the ~~city council's~~City Council's consideration. The employee shall be informed of the right to be present for a hearing before the ~~city council~~City Council. ~~This does not apply to any employee while still in the orientation period.~~ The ~~city council~~City Council may reverse or ratify the dismissal recommendation or may impose another form of discipline. (Ord. 1125, 12-12-2005)

I. Cause: Adequate cause for disciplinary action that may result in dismissal may include, but is not limited to, the following kinds of conduct ~~and conductor anything~~ of a similar type:

1. Conduct or performance on the job which fails to adequately satisfy the duties and responsibilities of the position or classification held by the employee.

2. Conduct or performance on the job which fails to produce the quality or quantity of work the position or classification requires.
3. Conduct or performance on the job which is insubordinate, such as a refusal to follow appropriate written or oral procedures, instructions or directions from a supervisor.
4. Being under the influence of alcohol, nonprescription narcotic drugs, other than those prescribed by a physician, or any controlled substance while on the job, ~~such that the employee is unable to adequately perform his/her job responsibilities or adversely affect the job performance, safety or well being of other city employees or city property and equipment.~~
5. Conduct or performance on the job which causes poor morale, disloyalty towards the employer, or disregard by the employees for their assigned duties and responsibilities.
6. Habitual or excessive tardiness or absenteeism in reporting for scheduled working hours.
7. Absence from a scheduled work assignment during working hours without permission from an authorized supervisory employee or department head.
8. The ~~wilful~~willful or substantial violation of any department or ~~city ruling~~City rule or policy which has been adopted in written form and is known to employees.
9. Engaging in illegal conduct during work hours, misappropriation, or conversion of ~~city~~City property, ~~or the property of city employees.~~
- ~~—10.— Sexual, racial, religious or ethnic~~
10. ~~Sexual, racial, religious or ethnic h~~Harassment of any ~~city~~City employee, including any harassment based on the employee's protected class status, including but not limited to the employee's race, sex, disability, age, national origin-, religion, or sexual orientation.
- ~~11. A mental or physical defect that prevents an employee from performing the job, or attending work regularly, or when such medical conditions preclude an employee from returning to work within a reasonable period of time, or places the employee or coworkers in danger, or where reasonable accommodation for the disability is not possible.~~
- ~~12.~~11. The use of offensive conduct or language towards the public, municipal officers or employees.
- ~~13.~~12. Carelessness, negligence or inappropriate use in the handling or control of municipal property or equipment.
- ~~14.~~13. Engaging in an activity or enterprise that may constitute a conflict of interest, i.e., use of ~~city~~City time, facilities, equipment, supplies, or influence of ~~city~~City employment for private gain.

~~15.14.~~ Inducing or attempting to induce an officer or employee of the ~~city~~City to commit an unlawful act or to act in violation of any lawful and reasonable official regulation or rule.

~~16.15.~~ Taking any fee, gift or other valuable thing in the course of work, or in connection with it, from any person for personal use, when such a fee, gift or thing is given in the hope ~~or of~~ expectation of receiving a favor or better treatment than accorded other persons.

~~17.16.~~ Proven dishonesty in the performance of the ~~employee's~~employee's duties.

~~18.17.~~ Conviction of a felony. In the event an employee is charged with a felony, the employee shall be suspended pending a valid disposition of the charge. If an employee is charged with the commission of a misdemeanor or gross misdemeanor offense, the employee may be suspended pending a valid disposition of the charge. The determination of the salary and benefit status of an employee during the suspension shall be based upon the ~~particular~~circumstances resulting in the charge and shall be in accordance with applicable ~~veterans~~veterans' preference statutes, labor agreements and ~~these rules~~the City's personnel policy. If final resolution of the charge does not result in a ~~valid~~conviction, the department head shall determine whether the conduct of the employee involved moral turpitude or otherwise causes doubt on the ability of the employee to perform the job.

~~19.18.~~ Violation of the provisions of this ~~code~~Code, local, state or federal laws as they relate to the position of public employment held, or other performance or behavior/conduct the ~~city~~City deems inappropriate for employees of the ~~city~~City.

J. Limitations: Any employee under the auspices of a collective bargaining agreement who grieves a disciplinary action through the provisions of a bargaining agreement may not access the grievance policies of the personnel policy. (Ord. 888, 3-11-1997)

K. Documentation ~~Of~~ Disciplinary Actions: Employee Signature Required: Written reprimands, notice of suspension, demotion, forced transfers and notices of dismissal that are to become part of the ~~employee's~~employee's personnel file shall be read and acknowledged by the signature of the employee. Employees will receive a copy of such reprimands and/or notices. (Ord. 1125, 12-2005)

L. Notification: The Human Resources Manager, their designee or any future replacement position in charge of human resources for the City will be notified by the Supervisor, Department Head or the City Administrator whenever any discipline will be given to an employee so that they are aware of such action and can be prepared for any subsequent action from the employee or their respective union, if a union position (i.e. appeal, grievance, legal challenge, etc.)

Section Two. Effective Date. This ordinance amendment shall be in full force and effect after its passage and publication according to law.

Passed in regular session of the City Council on the 27th day of July, 2020.

CITY OF INVER GROVE HEIGHTS

By: _____
George Tourville, Mayor

ATTEST:

By: _____
Rebecca Kiernan, City Clerk

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

CONSIDER FIRST READING OF ORDINANCE AMENDING CITY CODE TITLE 1, CHAPTER 6, ARTICLE A, SECTION 13(1), REGARDING PSYCHOLOGICAL/MEDICAL EXAMINATIONS

Meeting Date: July 27, 2020
Item Type: Regular Agenda
Contact:
Prepared by: Joe Lynch, City Administrator
Reviewed by:

Fiscal/FTE Impact:

- | | |
|-------------------------------------|------------------------------------|
| ☐ | None |
| ☐ | Amount included in current budget |
| ☐ | Budget amendment requested |
| ☐ | FTE included in current complement |
| ☐ | New FTE requested - N/A |
| ☒ | Other |

PURPOSE/ACTION REQUESTED

The Council is asked to review and approve certain modifications to the City's personnel policy related to psychological/medical examinations found in the attached ordinance. The proposed revisions address when an employee may be required to take a leave of absence/submit to an examination by a qualified medical provider due to a concern regarding their ability to perform the essential functions of their job and when an employee's employment with the City may be terminated based on the employee's inability to perform the essential function of their position. Because the Personnel Code was adopted by an ordinance and is codified in the City's Code, Council must adopt an ordinance in order to make any changes to the Personnel Code.

Staff recommends that the City Council approve the first reading of the proposed changes found in the attached ordinance.

Attachments: Ordinance

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

ORDINANCE NO. 1384

**AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE,
TITLE 1, CHAPTER 6, ARTICLE A, SECTION 13 (1) REGARDING
PSYCHOLOGICAL/MEDICAL EXAMINATIONS**

THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS FOLLOWS:

Section One. Amendment. Title 1, Chapter 6, Article A, Section 13(1) of the Inver Grove Heights City Code is hereby amended to read as follows. The ~~struck-out~~ text shows the deleted wording and the underlined text shows the language added to the code:

1-6A-13-1: PSYCHOLOGICAL/MEDICAL EXAMINATION:

A. When there is a concern that an employee has a mental or physical condition that impairs the employee's ability to perform the essential functions of the job or poses a health or safety risk to the employee, the employee's coworkers, and/or the public, the City may require the employee to take a leave of absence from work and/or be examined at the City's expense by a qualified medical provider selected by the City, who shall report the findings of that examination to the City. The City may also require such a medical exam to determine potential reasonable accommodations and for any other reasons permitted by law. Whenever it appears that an employee has a mental or physical condition which causes such employee to be considered a health or safety risk, or whenever the employee is reported by a supervisor or department head to have a health problem that would impair the employee's ability to perform the essential requirements of the position involved or causes the employee to use personal leave in a manner which appears to be excessive, the city administrator may require such employee to take an absence from work and/or be examined at the city's expense by a qualified city appointed physician, who shall report the findings to the assistant city administrator.

B. Based upon the medical provider's ~~physician's~~ findings, the City's Human Resource Manager ~~the department head~~ will review the medical information ~~diagnosis~~ and prepare a recommendation to the city administrator as to the employee's employment status. ~~to return to work.~~ The City may utilize the physician's reports in relation to an employee's workers' compensation claim and in order to establish return to work and/or an employee's future employability with the City.

C. An employee who is required to be absent from work may not return until authorized by the ~~approved physicians~~ selected medical provider, and if the employee is not able to perform the essential ~~requirements~~ functions of the current position with or without a reasonable accommodation, the City may consider other potential accommodations, including transferring the employee to a vacant position or providing a medical leave of

~~absence. may be transferred to a position for which the employee is qualified, provided such a position is vacant.~~ If ~~such an~~ employee is unable to qualify for a position in an existing classification, ~~or otherwise perform the essential functions of their position with or without a reasonable accommodation,~~ the employee may be dismissed ~~from employment with the City.~~ (Ord. 888, 3-11-1997)

Section Two. Effective Date. This ordinance amendment shall be in full force and effect after its passage and publication according to law.

Passed in regular session of the City Council on the _____ day of _____, 2020.

CITY OF INVER GROVE HEIGHTS

By: _____
George Tourville, Mayor

ATTEST:

By: _____
Rebecca Kiernan, City Clerk

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

CITY OF INVER GROVE HEIGHTS - IMPERVIOUS SURFACE - CASE NO. 20-04ZA

Meeting Date: July 27, 2020
 Item Type: Regular Agenda
 Contact: Heather Botten 651.450.2569
 Prepared by: Heather Botten, Associate Planner
 Reviewed by:

Fiscal/FTE Impact:

☒	None
☐	Amount included in current budget
☐	Budget amendment requested
☐	FTE included in current complement
☐	Other

PURPOSE/ACTION REQUESTED

Consider the Second Reading of an Ordinance Amendment to eliminate the need for a conditional use permit to exceed the impervious surface maximum in the A, E-1, E-2, R-1A, R-1B and R-1C zoning districts.

- Requires a 3/5th's vote.
- 60-day deadline: N/A

SUMMARY

The City Council approved the first reading of the ordinance amendment at the July 13, 2020 meeting with no recommended changes.

Impervious surface is limited on single-family residential lots in the City; the allowed amount is based on lot size. The code has a provision to allow a lot owner to exceed the maximum impervious surface amount by up to 10% with a conditional use permit (CUP). One of the requirements of the CUP to exceed the impervious surface is to obtain a Storm Water Facilities Maintenance Agreement (SWFMA), which is an agreement between the applicant and the City that addresses responsibilities and maintenance of the SWFMA system on the property. Staff believes that the objective of the impervious surface ordinance can still be obtained by removing the CUP portion and just requiring the SWFMA. The SWFMA requires a separate escrow and City Council approval. Those are requirements that exist today and would still be required with an ordinance change.

RECOMMENDATION

Planning and Engineering Staff: Recommend approval of the second reading of the ordinance amendment as presented.

Attachments: Draft Ordinance Language

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

1385
ORDINANCE NO. _____

**AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE,
TITLE 10, CHAPTER 7, SECTION 2.D, TITLE 10, CHAPTER 8A, SECTION 2.D,
TITLE 10, CHAPTER 8B, SECTION 2.D, TITLE 10, CHAPTER 9A, SECTION
2.D, ELIMINATING THE REQUIREMENT FOR A CONDITIONAL USE
PERMIT TO EXCEED THE MAXIMUM AMOUNT OF IMPERVIOUS
SURFACE ON A PROPERTY**

THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS FOLLOWS:

Section One. Amendment Sections 10-7-2D, 10-8A-2D, 10-8B-2D, and 10-9A-2D.

Impervious surface standards of the Inver Grove Heights City Code is hereby amended to add and remove the following:

D. Impervious Surface Standards:

MAXIMUM IMPERVIOUS SURFACE ALLOWED

Lot Size (In Sq. Ft. Unless Otherwise Indicated)	Maximum Allowed (Without CUP SWFMA) (Percentage Of Lot Area Unless Otherwise Indicated)	Additional Allowed With CUP-SWFMA
0 – 9,000	40%	10% of lot area
>9,000 – 12,500	35% but not less than 3,600 sq. ft.	10% of lot area
>12,500 – 17,000	30% but not less than 4,375 sq. ft.	10% of lot area
>17,000 – 25,000	25% but not less than 5,100 sq. ft.	10% of lot area
>25,000 – 1 acre	20% but not less than 6,250 sq. ft.	10% of lot area
>1 acre – 2.5 acres	15% but not less than 8,700 sq. ft.	10% of lot area
>2.5 acres – 5 acres	10% but not less than 16,335 sq. ft.	10% of lot area
>5 acres	43,560 sq. ft.	22,000 sq. ft.

1. Additional impervious surface may be allowed by ~~conditional use permit~~ a stormwater facilities maintenance agreement (SWFMA) as listed above, provided the following criteria are met:

a. A stormwater management system shall be constructed within the property (not within any public easements or right of way) that meets the best management practices design criteria as set forth in the northwest area ordinances and stormwater manual.

b. The stormwater management system, ~~and~~ grading plan (including necessary details for construction, showing proper location, material, size, grades and vegetation), and erosion control plan shall be approved by the engineering division prior to ground disturbance or installation of the facility.

c. The stormwater management system is considered a private system and the responsibility of maintenance is that of the owner.

d. The stormwater management design of the facility shall provide storage and treatment for the regulatory 100-year event volume as it relates to the additional impervious surface being considered. ~~with a conditional use application.~~

e. A stormwater facilities maintenance agreement that includes an operation and maintenance plan with annual reporting to the city shall be entered into between the applicant and city to address responsibilities and maintenance of the stormwater system.

f. An escrow or fee, to be determined by the city engineer, shall be submitted to the city with the stormwater management system submittal. The final amount and submittal process shall be determined by the city by the time the owners are ready to submit the stormwater management system and grading plan. Surety shall be provided to draft the SWFMA by the City Attorney and to ensure construction of the system according to the plans approved by the city engineer.

g. The soils shall be tested to determine the infiltration capacity at and below the stormwater facility to ensure the stormwater management facility performs and functions within the assumed design parameters. A three foot (3') separation shall be maintained from seasonal high water levels and the bottom of any facility.

Section Two. Effective Date. This Ordinance shall be in full force and effect upon its publication as provided by law.

Passed in regular session of the City Council on the ____ day of _____, 2020.

CITY OF INVER GROVE HEIGHTS

By: _____
George Tourville, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

CITY OF INVER GROVE HEIGHTS - SHEET METAL SIDING - CASE NO. 20-05ZA

Meeting Date: July 27, 2020
 Item Type: Regular Agenda
 Contact: Heather Botten 651.450.2569
 Prepared by: Heather Botten, Associate Planner
 Reviewed by:

Fiscal/FTE Impact:

☒	None
☐	Amount included in current budget
☐	Budget amendment requested
☐	FTE included in current complement
☐	Other

PURPOSE/ACTION REQUESTED

Consider the Second Reading of an **Ordinance Amendment** to allow sheet, corrugated, or shaped metal as an allowed exterior building material for accessory buildings in the A and E-1 zoning districts

- Requires a 3/5th's vote.
- 60-day deadline: N/A

SUMMARY

The City Council approved the first reading of the ordinance amendment at the July 13, 2020 meeting with no recommended changes.

Currently, the code states that sheet, corrugated, or shaped meal siding are prohibited in all residential zoning districts except by conditional use permit (CUP) in the Agricultural and E-1 zoning districts. The code has special requirements that pertain specifically to the CUP request for metal siding, stating that it must have a metal thickness of at least 29 gauge and come with a 20-year manufactured warranty.

Staff believes that modifying the ordinance to allow sheet, corrugated, or shaped metal as a permitted material in the A and E-1 districts provided that the material would be at least 29-guage and have a minimum 20-year warrant to be acceptable, would streamline the process, and would not have an impact to the Agricultural or E-1, Estate zoning districts.

RECOMMENDATION

Planning Division: Recommends approval of the second reading of the ordinance amendment as proposed.

Attachments: Proposed ordinance text change

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

ORDINANCE NO. 1386

**AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE,
TITLE 10, CHAPTER 15, SECTION 17, ELIMINATING THE REQUIREMENT
FOR A CONDITIONAL USE PERMIT FOR SHEET METAL, CORRUGATED
METAL OR SHAPED METAL MATERIAL ON ACCESSORY BUILDINGS**

THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS
FOLLOWS:

Section One. Amendment. Title 10, Chapter 15-17, **EXTERIOR BUILDING MATERIALS, Section C. Residential Accessory Structures**, of the Inver Grove Heights City Code is hereby amended to add and remove the following:

C. Residential Accessory Structures:

2. Allowed Materials: Exterior walls of all accessory structures in all residential zoning districts (R, A and E districts) must be covered only with siding (e.g., wood, vinyl, aluminum or metal horizontal lap), stucco, brick, glass, composite plastic or other comparable material as approved by the city planner. ~~Provided, however, Sheet metal, corrugated metal or shaped metal material may also be used to cover exterior walls of accessory structures provided:~~

- a. The structure is under one hundred twenty (120) square feet in all residential zoning districts (R, A and E districts).
- b. On structures over 120 square feet on lots only in the A or E-1 zoning district, the material siding has a thickness of at least 29-gauge, and comes with a manufactures warranty of at least twenty (20) years.

~~4. Conditional Use Permit: Except for structures under one hundred twenty (120) square feet, sheet metal, corrugated metal or shaped metal material used to cover exterior walls shall be prohibited on all residential detached accessory structures, unless a conditional use permit is approved for its use by the city council. A conditional use permit may only be issued by the city council for sheet metal, corrugated metal or shaped metal material siding for lots in the A or E-1 zoning districts, and only if the sheet metal, corrugated metal or shaped metal material siding has a thickness of at least 29-gauge, and comes with a manufacturer's warranty of at least twenty (20) years.~~

Section Two. Effective Date. This Ordinance shall be in full force and effect upon its publication as provided by law.

Passed in regular session of the City Council on the ____ day of _____, 2020.

CITY OF INVER GROVE HEIGHTS

By: _____
George Tourville, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

TITAN LAND

Meeting Date: July 27, 2020
 Item Type: Regular Agenda
 Contact: Allan Hunting 651.450.2554
 Prepared by: Allan Hunting, City Planner
 Reviewed by:

Fiscal/FTE Impact:

☒	None
☐	Amount included in current budget
☐	Budget amendment requested
☐	FTE included in current complement
☐	Other

PURPOSE/ACTION REQUESTED

Consider the following for property located at 1462 80th Street:

1. A Resolution relating to a Comprehensive Plan Amendment to change the land use designation from IOP, Industrial Office Park to HDR, High Density Residential.
 - Requires a 4/5th's vote.
2. An Ordinance Rezoning the property from A, Agricultural to R-3C, Multiple Family Planned Unit Development.
 - Requires a 3/5th's vote.
 - 60-day deadline: August 1, 2020 (first 60 days)

SUMMARY

The applicant is proposing to change the land use designation of approximately 10 acres from Industrial Office Park to High Density Residential and the change the zoning to R-3C/Planned Unit Development. The applicant is proposing to construct approximately 180 residential units consisting of 150 apartments and 30 townhomes. The property is located in the Northwest Area.

If the comprehensive plan amendment and rezoning is approved, an application for platting, planned unit development and conditional use permit for multiple family would be required before development can occur. This next process provides for public review and comment on the actual site plan.

ANALYSIS

The lots in question narrow from east to west limiting their potential for industrial development. There are also some topographical challenges that may make this land more suitable for residential.

There is approximately 88 acres of land guided IOP in this same area on both sides of Hwy 55. With the proposed change, there would still be 78 acres of IOP in the Northwest Area.

The Planning Commission spent most of their discussion on whether to retain the industrial guiding for future jobs and tax base or change the use since the project would be providing higher density needed to help spur commercial development.

RECOMMENDATION

Planning Division. Supports the request and recommends approval of the comp plan change and rezoning subject to the amendment and rezoning not become effective until platting and a planned unit development has been approved.

Planning Commission. The Planning Commission also supports the request for the land use change (7-1).

Attachments: Resolution approving the Comp Plan Amendment
Ordinance Amendment on Rezoning
Planning Commission Recommendation
Planning Staff Report

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 2020-148

**RESOLUTION APPROVING A COMPREHENSIVE PLAN MAP AMENDMENT TO
CHANGE THE LAND USE DESIGNATION FROM IOP, INDUSTRIAL OFFICE PARK TO
HDR, HIGH DENSITY RESIDENTIAL**

**CASE NO. 20-17ZPA
(Titan Land)**

WHEREAS, an application has been submitted for property legally described as;

SEE EXHIBIT A

WHEREAS, an amendment to change boundaries of any district may be granted by the City Council on an affirmative vote of 4/5ths of the Council as per City Code and Minnesota Statute 462.355;

WHEREAS, the City of Inver Grove Heights Planning Commission reviewed the request on May 18, 2020, in accordance with City Code and Minnesota Statute 462.355;

WHEREAS, the change to the Comprehensive Plan Land Use Plan was found by the City Council to be consistent with the existing and proposed uses in the area;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS, that the Comprehensive Plan Map Amendment is hereby approved subject to the following conditions:

1. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.

2. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.
3. The amendment and accompanying rezoning request shall not become effective until development plans have been approved by the City Council.

Adopted by the City Council of Inver Grove Heights on this 27th day of July, 2020.

Ayes:

Nays:

ATTEST:

George Tourville, Mayor

Rebecca Kiernan, City Clerk

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

ORDINANCE NO. 1387

**AN ORDINANCE AMENDING TITLE 10, CHAPTER 4 (ZONING MAP) OF THE
INVER GROVE HEIGHTS CITY CODE**

**CASE NO. 20-17ZPA
(Titan Land)**

The City Council of Inver Grove Heights ordains as follows:

SECTION I. Ordinance No. 1190 adopted July 27, 2009, entitled, "AN ORDINANCE ADOPTING THE RECODIFICATION OF THE INVER GROVE HEIGHTS CITY CODE INCLUDING THE CITY ZONING ORDINANCE, is hereby amended to rezone the following described property located within the City of Inver Grove Heights from A, Agricultural to R-3C/Multiple Family Planned Unit Development, to wit:

See Exhibit A

SECTION II. The Zoning Map of the City of Inver Grove Heights referred to and described in said Ordinance No. 1190 as that certain map entitled "Inver Grove Heights Zoning Map, June 24, 2002", together with all amendments thereto, hereinafter referred to as the "zoning map", shall not be republished to show the aforesaid rezoning, but the Clerk shall appropriately mark the said zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided for in this ordinance and all of the notations, references and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

SECTION III. This Ordinance shall be in full force and effect from and after its publication

Ordinance No. 1387
Page 2

according to law.

Enacted and ordained into an Ordinance this 27th day of July, 2020.

Ayes:

Nays:

George Tourville, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

**RECOMMENDATION TO
CITY OF INVER GROVE HEIGHTS**

TO: Mayor and City Council of Inver Grove Heights

FROM: Planning Commission

DATE: July 7, 2020

SUBJECT: **TITAN LAND – CASE NO. 20-17PA**

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a rezoning of the parcel from A, Agricultural to R-3C, Multiple Family Planning Unit Development, and a comprehensive plan amendment to change the land use from IOP, Industrial Office Park to HDR, High Density Residential, for the property located at 1462 – 80th Street. 10 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is proposing to change the land use designation of approximately 10 acres from IOP, Industrial Office Park to HDR, High Density Residential and to change the zoning to R-3C/PUD. The property is bordered by 80th Street to the north, Highway 55 to the south, between Babcock Trail and South Robert Trail. The applicant has provided a preliminary concept of what they are proposing. The plan includes a 150-unit apartment building and 30 townhomes. If the comprehensive plan amendment and rezoning requests are successful, a plat, PUD, and CUP would be required before development could occur. He summarized the rationale both for and against the request as listed in the staff report. The comprehensive plan amendment and rezoning would not become effective until a PUD plan was approved. Staff recommends approval of the request with the conditions listed in the report.

Commissioner Clancy asked if these ten acres would reduce the expected amount of land reserved for IOP in the City, or would it be relocated to a different area of Inver Grove Heights.

Mr. Hunting replied that the comprehensive plan identifies 89 acres as guided for IOP. If this is approved, it would reduce that number to 79 acres for future development. IOP is primarily along main highway routes so opportunities are limited

Chair Maggi noted that staff has indicated that the City is having discussions with a developer about potentially constructing an apartment building across from Target.

Commissioner Robertson noted that the comprehensive plan is a guide rather than a mandate and asked if there were any vacant properties in the industrial park along Carmen Avenue on the east side of the City.

Mr. Hunting replied that the area being referred to is Southeast Industrial Park. There might be one or two vacant parcels; however, one was to remain permanently vacant as open space. He pointed out locations of the other properties in the City guided IOP.

Commissioner Robertson commented that if the other properties in this immediate area guided

IOP were to develop as such, the subject property would be totally surrounded by industrial.

Commissioner Niemioja asked for clarification that there was residential to the north.

Mr. Hunting replied in the affirmative, stating a nursing home was being built and 60 plus villa lots were approved to the northwest of this property.

Commissioner Challeen stated in her opinion the proposed project would fit well with the nearby residential and golf course properties.

Chair Maggi asked if sidewalks and trails, etc. would be addressed later with the plat request.

Mr. Hunting replied in the affirmative. He advised that the County would eventually be improving 80th Street at which time they would likely put in trails along both sides of the road.

Opening of Public Hearing

Peter Stalland, 19356 Meadowridge Trail N, Marine on St Croix, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Stalland replied in the affirmative. He advised that there is a strong demand for a higher end market rate apartment project in the City. He noted this would generate tax revenue for the City and would be an asset to the community.

Commissioner Niemioja asked if the proposed apartments would be workforce housing.

Mr. Stalland questioned the definition of workforce housing but stated this would not be subsidized housing in which they would get financing from governmental agencies to restrict the rents to affordability.

Chair Maggi asked the applicant to address the intended demographic.

Mr. Stalland replied that the apartment building would have studio, 1, 2, and 2 bedrooms plus den units. The people choosing to live in this project would likely range from younger professionals to older couples. The townhouses would likely be 2 and 3 bedroom and would probably attract families because of their size.

Mary T'Kach, 7848 Babcock Trail, asked for clarification of the total number of units proposed.

Mr. Stalland replied that at this time the assumption is 150 apartment units and possibly 30 townhome units. The townhomes would be a second phase of the project.

Ms. T'Kach asked if the townhomes would be rental or owner-occupied and what would be the price range.

Mr. Stalland replied they would be rentals with an estimated cost of \$1700-\$3,000 per month.

Ms. T'Kach asked if they would market the apartments to a specific demographic.

Mr. Stalland replied no, it would be more of a mix.

Ms. T'Kach stated that with the various potential development projects coming to this side of the City, have any comprehensive traffic studies been done on how this would impact 80th Street. She questioned whether the City was committed to working with the County to ensure there were pedestrian-friendly or other modes of transportation available to get citizens from this location to the amenities off 80th Street (i.e. library, community center, community college, schools, etc.).

Mr. Hunting replied that such things would be looked at when Dakota County improves 80th Street. The timing of that would be development driven. Until then there would likely be turn lane improvements put in to accommodate this project.

Chair Maggi asked staff to address Ms. T'Kach's question about whether the traffic pattern was looked at more broadly rather than just this one piece.

Mr. Hunting replied in the affirmative, stating that the County reviews the plan and will make recommendations on access points, turn lanes, etc. from a traffic standpoint. He does not think this project would generate more traffic than the industrial use it was originally intended for.

Mark Welsh, G-Cubed Engineering, 14070 Highway 52 SE, Chatfield, MN, advised that they have had preliminary conversations with Dakota County and they have unofficially said we will have to provide a turn lane and bypass lane. They have also provided a width of right-of-way for a pathway. The streets are currently considered under capacity and with the proposed improvements and addition of housing the traffic level would still be considered a low concern. The proposed development would help drive additional transit options to this area.

Commissioner Niemioja asked what asked the Housing Committee had a position on this proposal.

Ms. T'Kach stated that the Housing Committee had only limited discussion on this project so she was unsure of where they would have landed on this; however, the Housing Committee does recognize the need for a variety of housing in the City.

Commissioner Robertson asked for clarification of whether there would be areas devoted to parking and green space for the proposed development.

Mr. Stalland showed where the open space, recreation area (playground, barbecue, courtyard with outdoor fireplaces, etc.), walking paths, and parking would be located.

Mr. Welsh noted that there is an existing lowland area that is heavily wooded that they are hoping to maintain without having to grade it. The open space they are proposing will provide enjoyment for residents as well as the public as they drive by.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi stated that from her perspective this was a difficult decision because population density is a key factor in securing business in the City; however, she does not want to take industrial land away from a business perspective either.

Commissioner Niemioja noted that typically there is opposition from neighboring property owners on high density housing requests but in this instance that was not the case. This is fairly close to other residential and seems to fit well in the area. Because of the other projects in the works for this area, she was concerned about whether the City and the County were working together to consider the impact if all the projects were to move forward. She noted that the comprehensive plan is a malleable document; however, the City felt that wanted to keep this area Industrial Office Park, of which is somewhat unique and fits better in this area. She recognizes that the City needs high density housing, and she appreciates that this is a different type of apartment building that we have need for in this City, especially so close to the Vikings stadium. She would have loved to hear the Housing Committee's thoughts on this.

Commissioner Robertson stated she was less concerned about losing a percentage of industrial office land than she was with the need to bring activity to the City. A development such as this would help this area thrive and would draw bike trails, people using 80th Street to use the library, etc.

Commissioner Wippermann was concerned about the location because of the limited amount of available land in the City designated for office park. If this were to be approved, it is likely that a proposal for additional residential to the east of this property would come in and soon there would be no vacant IOP available for new projects. He would prefer to preserve this for office park which would provide good paying jobs and improve the tax base.

Commissioner Clancy stated this project will hopefully attract new families who will spend their money in Inver Grove Heights. He would have liked to know what the anticipated apartment rents would be.

Commissioner Kramer stated in his opinion multi-family housing is as good a fit for this property as industrial office park, especially with its proximity to the golf course, Target, the Grove, schools, etc. Regarding the discussion of preserving this land for a future office park, he noted how long it has taken United Properties to put shovels in the ground just across the highway from this property. The retail space across from Target has also been mostly vacant for nearly ten years. He supports the request as it would be an asset to the community and would bring individuals and families that would frequent IGH businesses.

Commissioner Challeen stated in her opinion the site is more suitable for residential housing than industrial office park, especially with the existing lowland.

Commissioner Simon also believed this was a good fit for the property, especially with the senior building across 80th Street and the parcel's unusually narrow configuration. She noted how the industrial office park property behind Walmart sat vacant for years until a senior housing project finally came in. She supports the request.

Chair Maggi stated you need to build density in order to build business and so it kind of comes

down to what comes first. Commissioners seem generally supportive of this being a logical place to look at a density change.

Planning Commission Recommendation

Motion by Commissioner Robertson, second by Commissioner Kramer, to approve the request for a rezoning of the parcel from A, Agricultural to R-3C, Multiple Family Planning Unit Development, and a comprehensive plan amendment to change the land use from IOP, Industrial Office Park to HDR, High Density Residential, for the property located at 1462 – 80th Street, with the conditions listed in the report.

Motion carried (7/1 - Wippermann). This item goes to the City Council on July 27, 2020.

PLANNING REPORT CITY OF INVER GROVE HEIGHTS

CASE NO.: 20-17ZPA

APPLICANT: Titan Land

PROPERTY OWNER: Patrick Wistl

REQUEST: Comprehensive Plan Amendment to change land use from IOP, Industrial Office Park to HDR, High Density Residential and Rezoning from A, Agricultural to R-3C/Planned Unit Development.

LOCATION: 1462 80th Street

HEARING DATE: July 7, 2020

COMPREHENSIVE PLAN: IOP, Industrial Office Park

ZONING: A, Agricultural

REVIEWING DIVISIONS: Planning

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing to change the land use designation of approximately 10 acres from Industrial Office Park to High Density Residential and the change the zoning to R-3C/Planned Unit Development. The applicant is proposing to construct approximately 180 residential units consisting of 150 apartments and 30 townhomes. The property is located in the Northwest Area and the project would need to conform to those standards with a plat and planned unit development application provided the land use change is successful.

The applicant has submitted a concept plan that shows the location of the building, parking lot, access point option and general storm water location. The concept shows a building on the east side of the lot in a u-shaped design with underground and above ground parking south of the building. The townhouses are shown in two rows on the west side of the site. The general areas for open space and storm water management would be on the far west side and in the middle of the site.

If the comprehensive plan amendment and rezoning are successful, an application for platting planned unit development and conditional use permit for multiple family will be required before development can occur. This subsequent process provides for public review and comment on the actual site plan.

SURROUNDING USES

The subject property is surrounded by:

North	Senior housing, single family home, golf course; zoned A, PUD, P; guided LMDR, HDR, MDR, Public
East	Vacant, single family home; zoned A; guided Industrial Office Park
West	Highway 55 and right-of-way
South	Highway 55, industrial office park, Wagner's Sod company; zoned PUD, A; guided Industrial Office Park

EVALUATION OF REQUEST

Comprehensive Plan Amendment

The subject parcel is currently guided Industrial Office Park and defined in the 2040 Comprehensive Plan as follows:

“Industrial office park includes lots or parcels containing warehousing, storage and light industrial uses with associated office functions. Industrial office park developments are usually designed in a unified manner and feature landscaped open areas and roadway edges, consistent lighting and entry monumentation. The future land use plan identifies a number of IOP parcels along Highway 55 and 55/52.”

The applicant is proposing to change the land use designation to HDR, High Density Residential to be consistent with the type and density of the proposed project.

High Density Residential is defined in the 2040 Comprehensive Plan as:

“Areas designated as high density residential are intended to accommodate multi-family housing at densities exceeding 12 units per net acre. Uses in this category will be principally limited to higher density apartments or condominium buildings for either general occupancy or for special segments of the population such as senior housing.”

The following provides some rationale for approval and denial of the proposed land use change.

RATIONAL FOR THE LAND USE CHANGE

- The site is across the street from future and recently approved residential uses which can cause some land use conflicts.
- The width of the property narrows from east to west creating a tight width for industrial development with this property being developed independently.

- The Comp Plan shows all the land on the south side of 80th Street between Babcock Trail and westerly to highway right-of-way for Industrial Office Park. Changing the land use of the approximate 10 acres would still leave 29 acres available for future industrial development with lot widths sufficient to provide ample opportunity for development.
- Higher density residential development is typically located along major roads as a transitional use between other uses and some of the single family to the north.
- A land use change to High Density Residential would provide opportunities to meet policies in the comp plan including:
 1. Provide a broad range of housing opportunities.
 2. Provide appropriate buffers to allow density transitions and to accommodate a range of housing types.
 3. Maintain a balanced housing supply with housing available for people at all income levels and unit types that meet the varying life-cycle needs of Inver Grove Heights residents.
- A change of land use to industrial has the potential to generate employment, tax base, variety of goods and services.

RATIONALE AGAINST THE LAND USE CHANGE

- The comp plan land use plan in both the 2030 and 2040 plan identifies one primary area for the industrial office park development in the Northwest Area which runs along both sides of Highway 55 between South Robert Trail and Babcock Trail. Reducing the size of the overall area could have an impact on viability of developing industrial along 80th on the north side of the highway.
- The City must continue to maintain enough land guided for future industrial development to provide for new industrial development and expand employment opportunities in the city.
- Retaining the industrial land use guiding would allow for future industrial tax revenue and employment.
- The IOP District is intended to provide design guidelines addressing signage, landscaping, exterior building materials and other site improvements to provide attractive, planned environments as a means to induce employers to locate within the city.

ALTERNATIVES

The Planning Commission has the following alternatives available for the proposed request:

A. Approval If the Planning Commission finds the application acceptable, the Commission should make the following recommendations:

- o Approving the Comprehensive Plan Amendment from Industrial Office Park to HDR, High Density Residential and Rezoning from A, Agricultural to R-3C, Multiple Family PUD subject to the following conditions:
 1. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.
 2. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.
 3. The comprehensive plan land use change and rezoning shall not become effective until a subdivision plat and planned unit development plan per Northwest Area Standards has been approved by the City Council.

B. Denial If the Planning Commission does not favor the comprehensive plan amendment and rezoning, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

RECOMMENDATION

Staff believes there is value to the City in allowing the land use change by providing a mix of higher density housing types including apartments and townhomes that meets goals of varied housing opportunities. There would still be at least 29 acres of land guided for industrial on the south side of 80th.

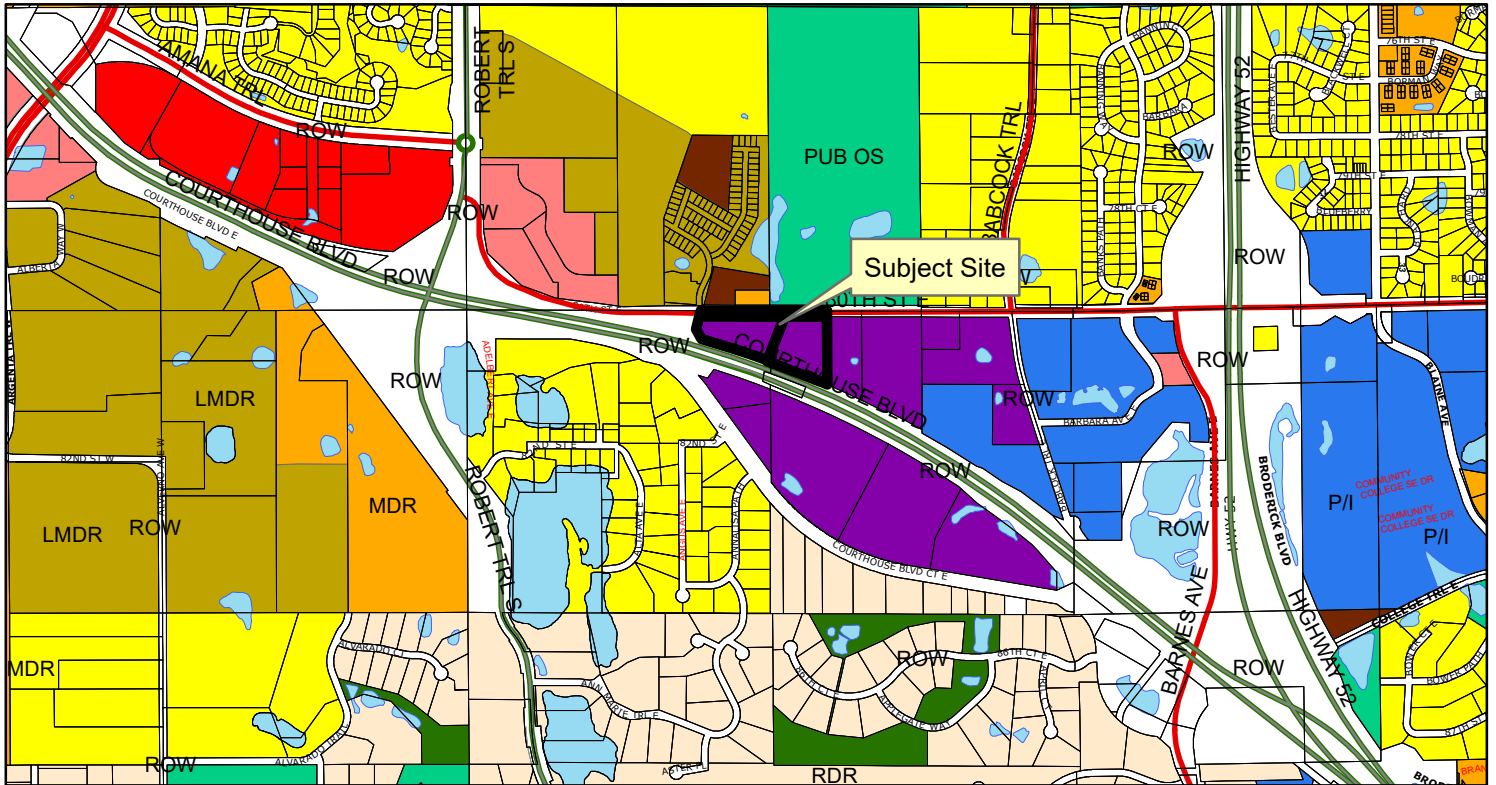
Attachments: Existing/Proposed Comp Plan Map
Existing/Proposed Rezoning Map
Applicant Narrative
Concept Site Plan
Concept Apartment Building Elevations



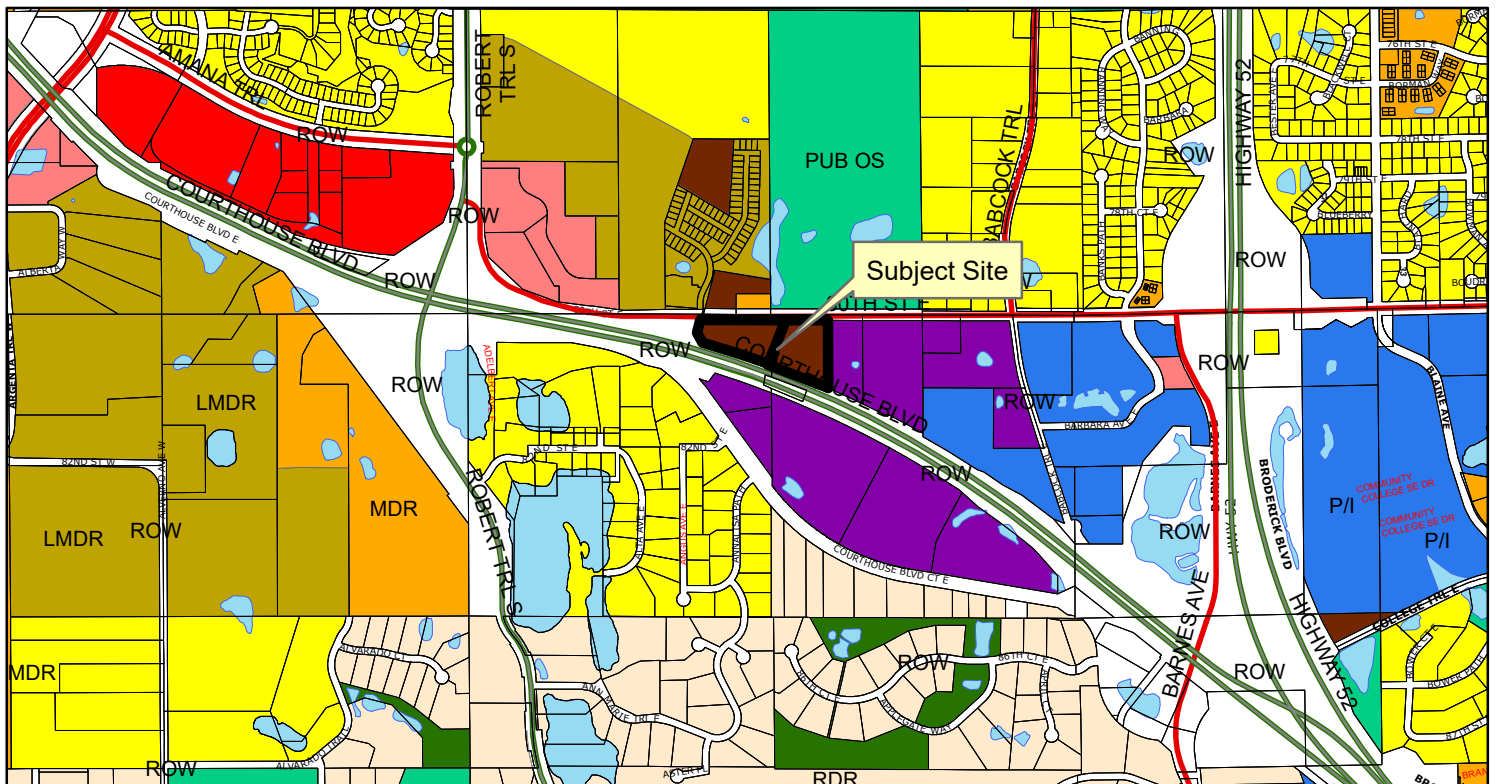
Comp Plan Map Case No. 20-17ZPA



Existing Comp Plan



Proposed Comp Plan



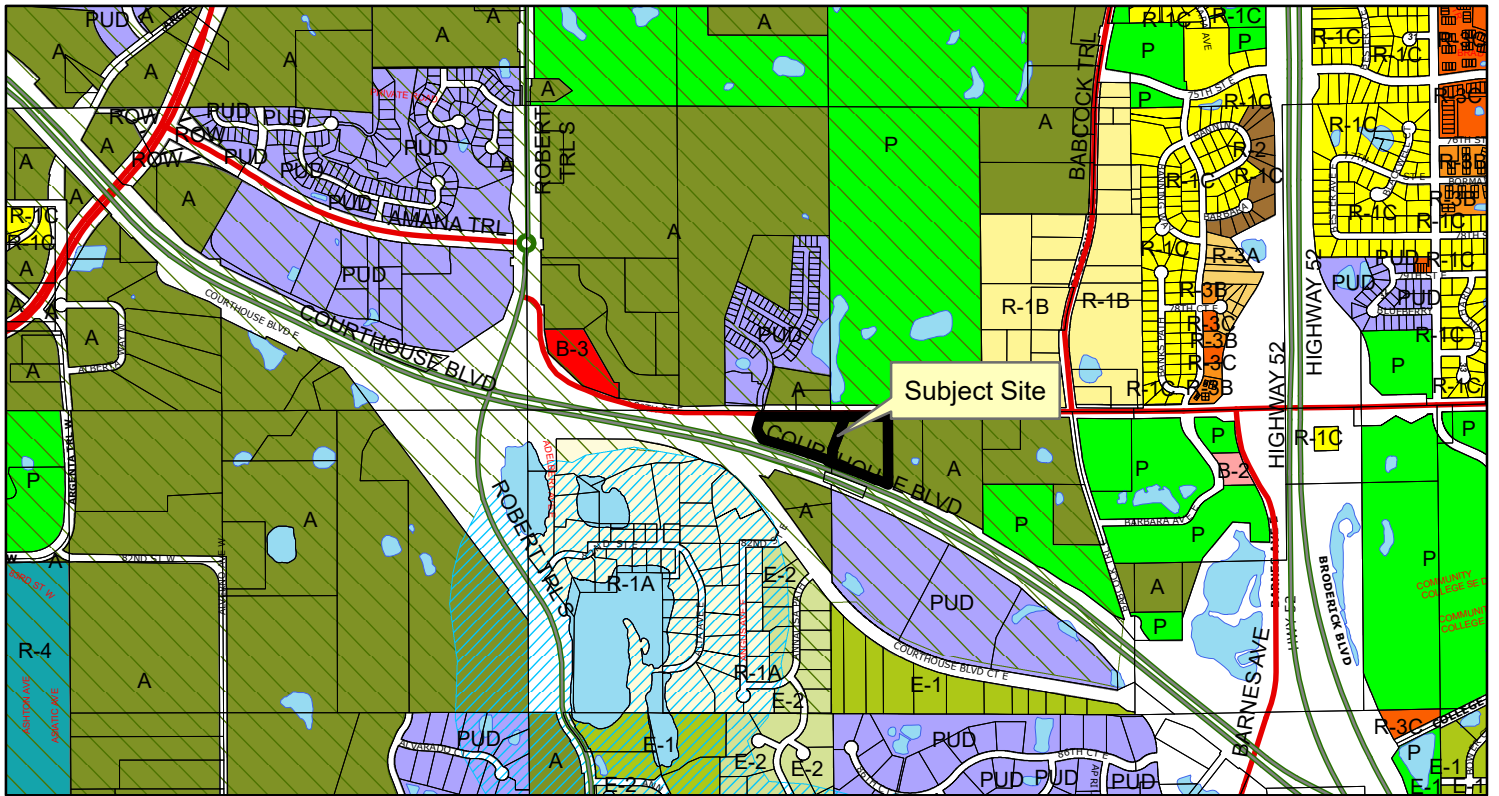


Zoning Map

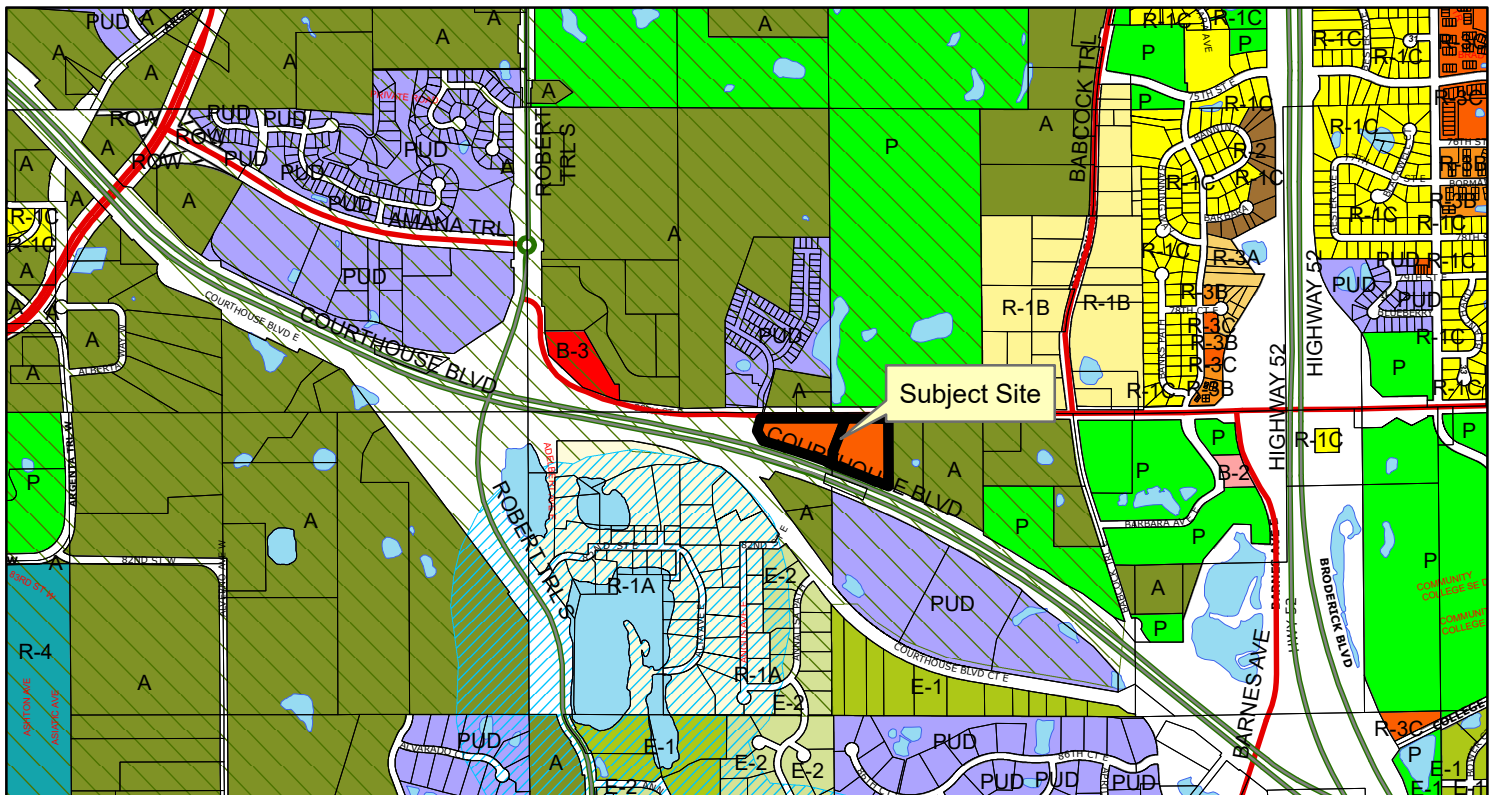
Case No. 20-17ZPA



Existing Zoning



Proposed Zoning





June 2, 2020

City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

RE: Rezoning & Comprehensive Plan Amendment for Wistl Property

Dear Planning Staff,

We have been working with Titan Land LLC on Comprehensive Plan Amendment and Rezoning applications and documentation for the Wistl property. The proposed amendment to the Comprehensive Plan is changing the land use from IOP (Industrial Office Park) to HDR (High Density Residential). The current zoning of the property is A (Agricultural District) with proposed rezoning to R-3C (Multiple Family Planned Unit Development District). What follows is a narrative addressing the properties prior uses, location, topography, anticipated grading and serviceability of public and private utilities.

The Comprehensive Plan Amendment and Rezone of the Wistl property will allow for development of approximately 180 residential units. 150 unit are proposed in three stories of apartments with underground parking with the remaining 30 proposed in a row home style building which would include parking at ground level and living quarters extending up.

After subtracting right of way, the property contains just under 10 acres. There is currently an old farmhouse, barn and accessory buildings on the westerly half of the site. All of the structures will be removed. The majority of the property was in row crop and animal production. There are no signs of other prior development beyond the farm uses.

The property is bound by State Trunk Highway 55 along its southerly line. Hwy 55 is a divided four lane with controlled access. A berm with plantings is proposed along the right of way to provide both visual and sound screening from traffic. If berming and vegetation is not adequate, a portion of the right of way may warrant a wall type barrier. This will be determined by the developer during plan development. The westerly boundary is remnant right of way where 80th Street (County Road #28) converge. It appears excess construction material was wasted in this location as it is higher in elevation than surrounding properties. To the east is undeveloped land which generally is higher in elevation but only a small portion drains towards this parcel. To the north of 80th Street is the Inver Wood Golf Course and residential development.

Topography and Vegetation - The property has significant topographic change with multiple high points and two low points near the west side and near the center of the property. Both low points have culverts under 80th Street which drain to the north. The westerly low point is grasses and the center low point is woodland. An early May site visit did not find soil conditions or vegetation that would be identified as quality wetlands. There is Reed Canary grass in the westerly low point. A delineation will be performed to confirm the soils are not hydric. The wooded area includes the center low point and an area along the drive into the existing farm building site. There are other trees

within the property along old fence lines and near accessory buildings but they are generally scrub trees and will be removed. The layout maintains the wooded cluster east of the existing driveway. This area will be part of the required natural area/open space.

Layout – The layout takes into account a single access off 80th Street along with the requirements for natural area/open space, setbacks, stormwater treatment, and development type as identified in the Northwest Areas ordinance. The apartment buildings shape and setting maximizes the visibility of the golf course while it attempts to minimize direct exposure to Hwy 55. The access to the garages and main level entrance accounts for transitions of elevation that will exceed 10 feet. For the row houses, the boxes shown are larger than the building footprint which will allow for shifting of units to eliminate the row effect.

Grading – Mass grading will be required to create the level pads required for the buildings and drives. Excess material will be used in the berm along Hwy 55. Preliminary figures show the site can balance so excessive amounts of materials will not be required to be trucked in or out of the site. The resultant slopes will allow for gravity conveyance to stormwater treatment areas which will be required to be located within the site. Soil borings will be required to determine if the natural soils will have the infiltration capabilities that the northwest areas ordinance predicates or whether other treatment measures will be required to mitigate the increase in runoff and sediment. It is likely a combination of measures will be required and that there will be multiple locations created to provide the stormwater treatment.

Utilities – City sewer and water both run parallel to 80th Street. Connection for service to the apartment building can be direct for both. For the row house buildings, a sewer and water main will need to be extended which can then be run down the center drive aisle (or as plumbing code allows). There will not be any storm sewer connections beyond routing of treated runoff to the existing culverts under 80th Street. Gas, power and communication lines are all available for connection to the buildings.

If you have any questions or comments, feel free to call.

Thank you,

Mark Welch
markw@ggg.to
507-867-1666 ext.105

Property Map



5/20/2020, 2:30:03 PM

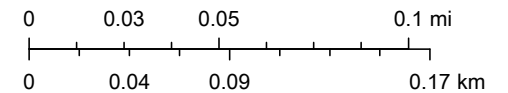
 Tax Parcels

 Right of Way Easement

Parcels

 Dedicated Right of Way

1:4,514



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

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This drawing is neither a legally recorded map nor a survey and is not intended to be used as one.

ENGINEER & SURVEYOR
G-CUBED INC.
14070 HWY. 52 SE
CHATFIELD, MN 55923
507-867-1666
markw@ggg.to

WATER HYDRANT & GATE VALVE
SANITARY MANHOLE
STORM MANHOLE & CATCHBASIN
SIGNS
GAS VALVE
COMMUNICATIONS BOX
ELECTRIC POLE
LIGHT POLE
TREE
MAJOR CONTOUR
MINOR CONTOUR
WATERMAIN
SANITARY SEWER
STORM SEWER
OVERHEAD ELECTRIC LINES
UNDERGROUND ELECTRIC LINES
UNDERGROUND COMMUNICATIONS LINE
RAILING, CHAINLINK FENCE
GAS LINE
WATER SERVICE
DRAIN TILE / SUBDRAIN
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EASEMENT LINE
RETAINING WALL
BUFFERYARD LINE

BITUMINOUS SURFACING

CONCRETE SURFACING

AGGREGATE SURFACING

BUILDING

BOULDER OR BIG BLOCK TRANSITION

GARDEN

PROPOSED BITUMINOUS SURFACING

PROPOSED CONCRETE SURFACING

PROPOSED BOULEVARD TREE

GRADING LIMITS

EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION

PROPOSED SLOPE
INLET BARRIER (PER ROCH.

PROPOSED EROSION CONTROL BLANKET
(PER MNDOT 3885 CAT. 3N)

ROCK CONSTRUCTION ENTRANCE
(PER ROCK STD. PLATE 7-06)

RIP RAP (PER MNDOT 3133D)

- CURRENT ZONING: A
- PROPOSED ZONING: R-3C
- SITE ADDRESS: 1462 80TH ST E
- PERMITTED USE: IOP (INDUSTRIAL OFFICE PARK)
- PROPOSED USE: HDR (HIGH DENSITY RESIDENTIAL)
- PARCEL ID #S: 20-01700-26-010 & 20-01700-05-013

- REQUIRED FRONT YARD: 20' MIN - 30' MAX
- MINIMUM REQUIRED SIDE YARD: 20' MIN
- MINIMUM REAR YARD: SAME AS UNDERLYING ZONING

BASE SITE AREA: 475,240 SQ FT (10.91 ACRES)
TOTAL PUBLIC RIGHT OF WAY: 54,886 SQ FT (1.26 ACRES)
NET DEVELOPABLE: 420,354 SQ FT (9.65 ACRES)
RESOURCE PROTECTION/WETLAND: XX SQ FT (X.XX ACRES)

- Property is subject to City of Inver Grove Heights Ordinance No. 1148 which is the Northwest Areas Overlay District.
- R-3C – Multi-family (7+ units/building) – minimum density of 12 units/acre – 65% max impervious – building height max 70 feet
- Natural Area/Open Space at 20% of net developable area with 50% of that cannot be graded. 75% must be contiguous with no portion less than 100 feet wide. The 50% may include recreation, utilities and stormwater features. Total area must be 1.93 acres (84,070 sq ft). 75% = 63,053 sq ft 25% = 21017 sq ft
- Driveway width shall be no more than 35 feet with curb openings no more than 40 feet.
- 10-15-20 Driveways – Max curb opening 32 feet. Max drive width 30 feet. Minimum – go with 20 feet. If divided, 12 feet with 14 foot vertical clearance.
- 10-15C-1 General Conditions and Requirements – distance between faces – 60 feet. Parking shall be 15 feet from the building. Recreation space shall be 10% of the developable land.
- 10-15C-2 Conditional Use Permit Requirements – confirm if CUP applies. Internal private roadways shall be a minimum 30' wide.
- 10-15D-2 Woodland Protection – inventory of all significant and heritage trees by species, diameter and condition. R-3C has a 40% removal threshold.

- Section 10-9C-3: R-3C C Bulk Standards (7+ units). Minimum area per unit is 2000 sq ft = 202.77 units allowed. Part 3b states that for underground parking, the minimum square footage per dwelling unit can be reduced by 300 sq ft per unit or 1700 sq ft. This equates to 238.55 units (Net Density for 7+ unit buildings).
- Section 10-15A - offstreet parking - Stall width 9.0', length 18.0', aisle width between stalls 24.0' (60 feet width).
- Parking: minimum shall be 75% of the minimum calculated. Maximum shall be the minimum required but may be exceeded by 10% if previous pavers or underground parking of 50% is provided. For multifamily, 50% already has to be underground. Require 2.5 spaces per dwelling unit (which with NW areas adjustment to 75% is 1.875 spaces per unit.) The 2.5 can be broken down to 2 in the building and .5 in the expansion area (visitor) (1.5 in garage and 0.375 visitor).

~~4.56 ACRES~~
~~20%=0.91 ACRES~~

A site plan showing a proposed sound barrier along State Trunk Highway No. 55. The barrier is an 8-foot high berm with evergreen trees. The plan includes a recreation area, a parking lot, and various easements and setbacks.

Key features and labels on the plan include:

- RECREATION AREA**: Located in the upper right corner.
- PARKING LOT**: Located adjacent to the recreation area.
- 8' HIGH BERM WITH EVERGREEN TREES FOR SOUND BARRIER**: A large orange-shaded area running diagonally across the plan.
- STATE TRUNK HIGHWAY NO. 55**: Labeled at the bottom of the plan.
- EASEMENTS**: Labeled as "EASEMENT TO ADJACENT PROPERTY" and "EASEMENT TO ADJACENT PROPERTY" (twice).
- SETBACKS**: Labeled as "14' SETBACK" and "16' SETBACK".
- Other labels**: "920", "922", "924", "926", "928", "930", "932", "934", "936", "938", "940", "942", "944", "946", "948", "950", "952", "954", "956", "958", "960", "962", "964", "966", "968", "970", "972", "974", "976", "978", "980", "982", "984", "986", "988", "990", "992", "994", "996", "998", "1000".

5.09 ACRES
20%=1.02 ACRES

PRELIMINARY



GRAPHIC SCALE

(IN FEET)
1 IN = 50 FT

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS PREPARED
BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MINNESOTA.

DATE _____ REG. NO. 42736

DATE: 5/21/2020
Prepared For:
TITAN LAND LLC
19356 MEADOWRIDGE TRAIL NORTH MARINE ON ST CROIX, MN 55047
FILE NO.: 20-116 BASE

 G^3

G-Cubed

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DESIGNED	MRW
DRAWN	ADB
CHECKED	MRW

REVISED	BY	DATE
PRELIMINARY	ADB	5/26/2022

CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

	BENCHMARK:
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WISTL PROPERTY
PRELIMINARY PLAN

SHEET 1
OF 1 SHEETS



South Elevation

3/64" = 1'-0"



North Elevation

3/64" = 1'-0"



West Elevation

3/64" = 1'-0"



Inside Courtyard Elevation (West Leg)

3/64" = 1'-0"

CONCEPT ELEVATION

D5 | 20029

1462 80th St E Apartments and Townhomes

Inver Grove Heights, Minnesota
06/12/20

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East Elevation 1/2

3/64" = 1'-0"



East Elevation 2/2

3/64" = 1'-0"

CONCEPT ELEVATION

D6 | 20029

1462 80th St E Apartments and Townhomes

Inver Grove Heights, Minnesota
06/12/20

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Inside Courtyard Elevation (East Leg)

3/64" = 1'-0"