



Inver Grove Heights Parks and Recreation Advisory Committee

Wednesday, November 9, 2022 at 7:00 PM

8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

1. Call to Order

2. Roll Call

3. Presentations

- A.** Recognition of Chuck Kennedy for contributions to the North Valley Disc Golf Course
- B.** Aquatics presentation update; Suzie Seabright-Hofmeister, Aquatics Coordinator

4. Announcements

- A.** December PRAC Meeting Wednesday, December 14, 2022 at 7p.m.
- B.** Delay in Approving Meeting Minutes from October 5, 2022

5. Consent Agenda

All items on the Consent Agenda are considered routine and have been made available to the Commission 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 Commission member or citizen so requests, in which event the item will be removed from this Agenda and considered in normal sequence.

- A.** Approval of Agenda

6. Public Comment

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

7. Unfinished Business

Items that are brought back to the Commission for action from a previous meeting

8. Regular Agenda

- A.** Park Dedication Fee - Bethesda Lutheran Church
- B.** Park Dedication Fee - IGH Partners
- C.** Prepare Plans and Specifications for Vista Pines Park Trails

9. Administrative Presentations

- A.** Park Project Updates - Adam Lares
 - 1. Northwest Area Parks Update
 - 2. South Valley Park Update - (Bid)

November 9, 2022 - Parks and Recreation Advisory Committee Agenda

3. Heritage Village Park Update - (Bid)
4. Tennis Court Update

B. Department Happenings

1. Parks Superintendent Update
2. Recreation Superintendent Update

10. Commission Comments

11. Adjourn



Parks & Recreation Advisory Commission Staff Report

SUBJECT: **Park Dedication Fee - Bethesda Lutheran Church**

MEETING DATE: November 9, 2022

ITEM TYPE: Regular Agenda

CONTACT: Adam Lares, Parks & Recreation Director, 651.450.2587

PURPOSE/ACTION REQUESTED

Consider recommending approval of Park Dedication Fees in the form of cash for the platting of parcels for Bethesda Lutheran Church at 2855 47th Street.

BACKGROUND

The property, home of Bethesda Lutheran Church, is located on 13 small, platted and unplatted pieces of property. The Church was approached by the homeowner of 4612 Bower Path, inquiring if they could purchase roughly 6,470 square feet of land to increase the size of their backyard. To sell off this small portion of property, platting of all the parcels is required to bring the property into compliance. Since the Church is going through the platting process, they are also requesting to create one new single-family lot on the southeast portion of the property that could be sold at a later date.

FISCAL IMPACT

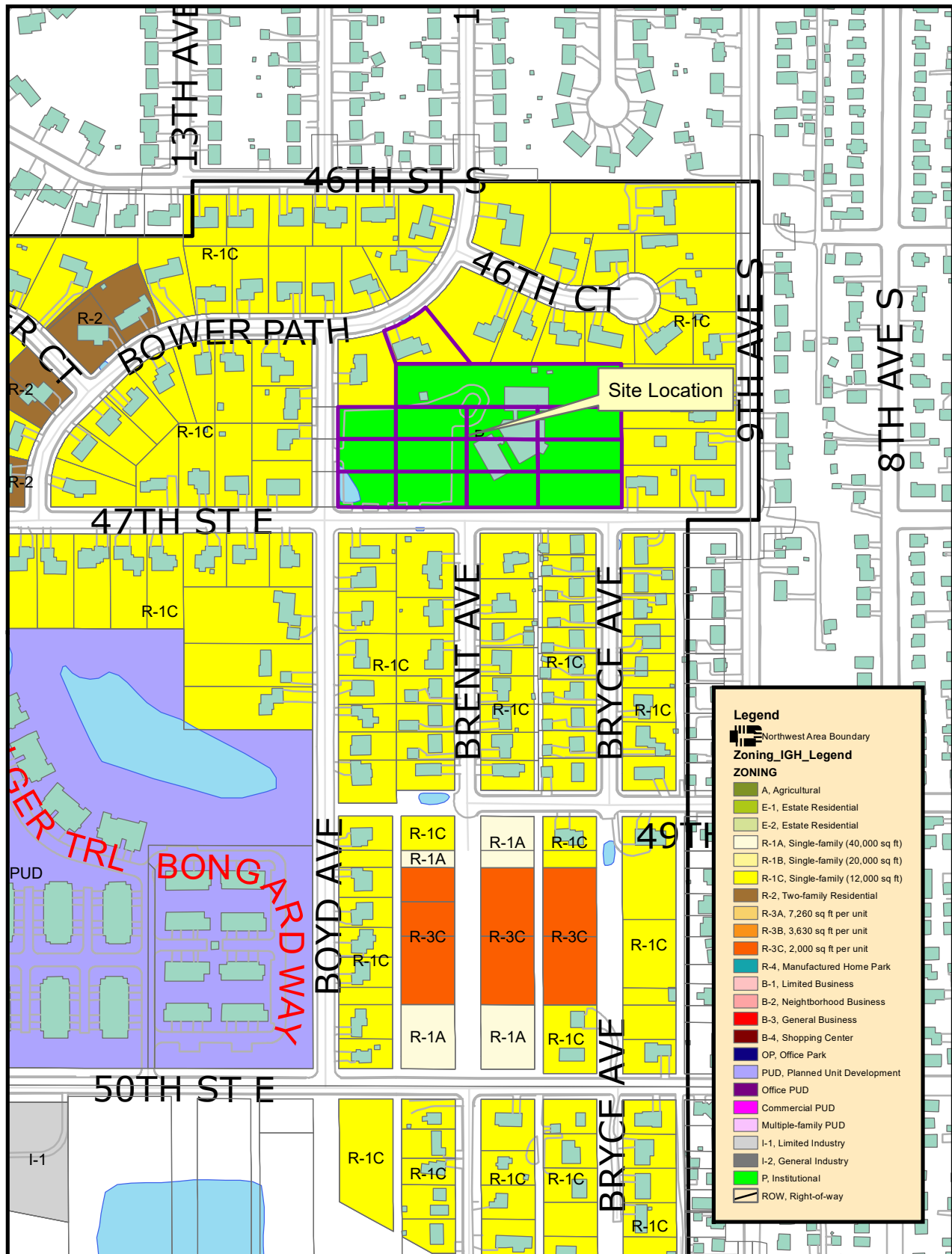
Per the City's ordinance, and by way of creating one new single-family lot, the owner is required to pay a park dedication fee. The fee for a single-family lot is \$3,850.

RECOMMENDATION

Staff recommends that the Park and Recreation Advisory Commission recommend to Council that they accept the Park Dedication Fees in the form of cash, \$3,850 from the Bethesda Lutheran Church per the ordinance requirement.

ATTACHMENTS

1. zoning and location map
2. 16492A-DA-FPLAT-08-16-22



THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED RECORD, 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.
Copyright© City of Inver Grove Heights 2020



Exhibit A
Zoning and Location Map

BETHESDA 2ND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Bethesda Evangelical Lutheran Church of South St. Paul, a Minnesota corporation, fee owner of the following described property situated in the County of Dakota, State of Minnesota, to wit:

All of LAMETTI ADD. and the vacated 10th and 11th Avenue So. accruing thereto

AND

That part of the Northeast Quarter of the Southeast Quarter, Section 28, Township 28, Range 22, Dakota County, Minnesota, described as follows: beginning at the Northeast corner of LAMETTI ADD. according to the recorded plat thereof, said point being 263.16 feet North of the Southeast corner of the said Northeast Quarter of the Southeast Quarter; thence West along the North line of said LAMETTI ADD. a distance of 823.10 feet to the Northwest corner of Lot 1, Block 3 in said LAMETTI ADD.; thence North a distance of 100 feet; thence East and parallel to the North line of said LAMETTI ADD., a distance of 823.10 feet to a point 100 feet north of the point of beginning; thence South a distance of 100 feet to the point of beginning.

And Excepting therefrom that part thereof platted as BETHESDA ADDITION.

And Except that part platted as SEIDL LAKE ADDITION.

AND

Lot 2, Block 3, SEIDL LAKE ADDITION

Has caused the same to be surveyed and platted as BETHESDA 2ND ADDITION, and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Bethesda Evangelical Lutheran Church of South St. Paul, a Minnesota corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Bethesda Evangelical Lutheran Church of South St. Paul

Signature Printed Name, Title

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, as _____ of Bethesda Evangelical Lutheran Church of South St. Paul, a Minnesota corporation, on behalf of the corporation.

Signature Printed Name, Notary
Notary Public, _____ County, _____
My Commission Expires _____

SURVEYORS CERTIFICATION

I Jared J. Averbeck 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 _____, 20____.

Jared J. Averbeck, Licensed Land Surveyor
Minnesota License No. 53642

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Jared J. Averbeck.

Signature Printed Name, Notary
Notary Public, _____ County, Minnesota
My Commission Expires January 31, 2025

CITY PLANNING COMMISSION OF INVER GROVE HEIGHTS, MINNESOTA

Approved by the planning commission of the city of Inver Grove Heights, Minnesota, this ____ day of _____, 20____.

By: _____ By: _____
Chair Secretary

CITY COUNCIL OF INVER GROVE HEIGHTS, MINNESOTA

This plat was approved by the City Council of the city of Inver Grove Heights, Minnesota, this ____ day of _____, 20____ and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd.2.

By: _____ By: _____
Mayor Clerk

DAKOTA COUNTY SURVEYOR, 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

DAKOTA COUNTY DEPARTMENT OF PROPERTY TAXATION AND RECORDS, MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021 Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer has been entered on this ____ day of _____, 20____.

By: _____
Amy A. Koethe, Director of Property Taxation and Records

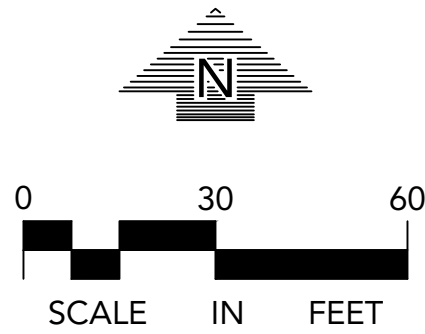
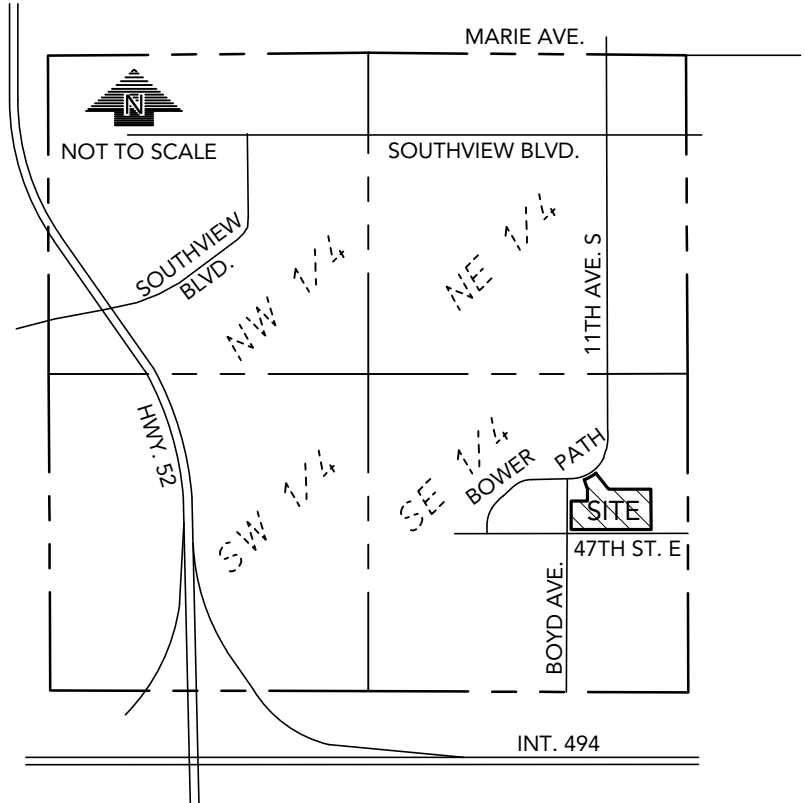
DAKOTA COUNTY RECORDER, MINNESOTA

I hereby certify that this plat of BETHESDA 2ND ADDITION was filed in the Office of the County Recorder for public record this ____ day of _____, 20____, at ____ o'clock ____ .M. as Document No. _____.

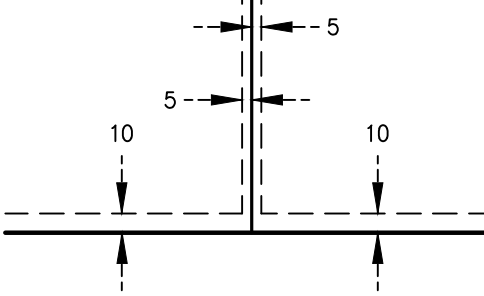
By: _____
Amy A. Koethe, County Recorder

BETHESDA 2ND ADDITION

VICINITY MAP
SECTION 28, TOWNSHIP 28, RANGE 22,
DAKOTA COUNTY, MINNESOTA



DRAINAGE AND UTILITY EASEMENTS ARE
SHOWN THUS: (NOT TO SCALE)



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE
INDICATED AND ADJOINING LOT LINES, AND
BEING 10 FEET IN WIDTH, UNLESS OTHERWISE
INDICATED, AND ADJOINING RIGHT-OF-WAY
LINES, AS SHOWN ON THE PLAT.

- BEARINGS ARE BASED ON THE SOUTH LINE OF
BLOCK 2, LAMETTI ADD. HAVING A BEARING OF
NORTH 89 DEGREES 55 MINUTES 42 SECONDS
WEST
- DENOTES 1/2 INCH X 14 INCH IRON
MONUMENT SET, MARKED "LS 53642"
 - DENOTES FOUND 1/2 INCH IRON MONUMENT,
MARKED "LS 9294", UNLESS OTHERWISE SHOWN
 - [] DENOTES PER RECORD DOCUMENT

NE Cor. of the NE 1/4 of Sec. 28, T. 28, R. 22;
Found Dakota County Nail & Disk

NE 1/4

E Line of the NE 1/4 of Sec. 28, T. 28, R. 22

NE Cor. of the SE 1/4 of Sec. 28, T. 28, R. 22;
Found Dakota County Nail & Disk

E Line of the SE 1/4 of Sec. 28, T. 28, R. 22

Cap#53642

Utility Easement per
Doc. No. 889149

NE Cor. of Lametti Add.

50°05'24"E 135.42

50°05'24"E 158.18

50°05'24"E 158.18

50°05'24"E 158.18

50°05'24"E 158.18

50°05'24"E 158.18

50°05'24"E 158.18

50°05'24"E 158.18

50°05'24"E 158.18

50°05'24"E 158.18

50°05'24"E 158.18

50°05'24"E 158.18



Parks & Recreation Advisory Commission Staff Report

SUBJECT: **Park Dedication Fee - IGH Partners**

MEETING DATE: November 9, 2022

ITEM TYPE: Regular Agenda

CONTACT: Adam Lares, Parks & Recreation Director, 651.450.2587

PURPOSE/ACTION REQUESTED

Consider recommending approval of Park Dedication Fees in the form of cash for development in Inver Grove Heights by IGH Partners.

BACKGROUND

Developer IGH Partners has submitted a preliminary plat application that proposes a development project for a 190 unit rental apartment building and 54 rental townhome complex located at Diffley Court east of Casey's convenience store. As a result, it requires the PRAC to make a recommendation to council to accept either cash or land for the park dedication requirement. Given the limited space within the development plan, staff will be recommending that the City accept park dedication in the form of cash verses land.

Uniquely, this development falls in an area where the City of Eagan and the City of Inver Grove Heights have a 1997 Joint Powers Agreement as it relates to water and sewer connection, which impacts Park Dedication Fees. As a result, and per the agreement, this development that will be within the IGH city boundaries will connect to Eagan's water and sewer system at no cost, but it requires paying park dedication fees to Eagan.

FISCAL IMPACT

Based on IGH park dedicated fee rates (breakdown below), contributions would be \$931,000 for the apartment building and \$216,000 for the townhomes. In total, there would be \$1,147,000 in fees that would be collected from the developer.

Apartments = \$4,900 per unit
Townhomes = \$4,000 per unit

RECOMMENDATION

Staff recommends that the Park and Recreation Advisory Commission recommend to Council that they accept the Park Dedication Fees in the form of cash, \$1,147,000 from the IGH Partners per the ordinance requirement.

ATTACHMENTS

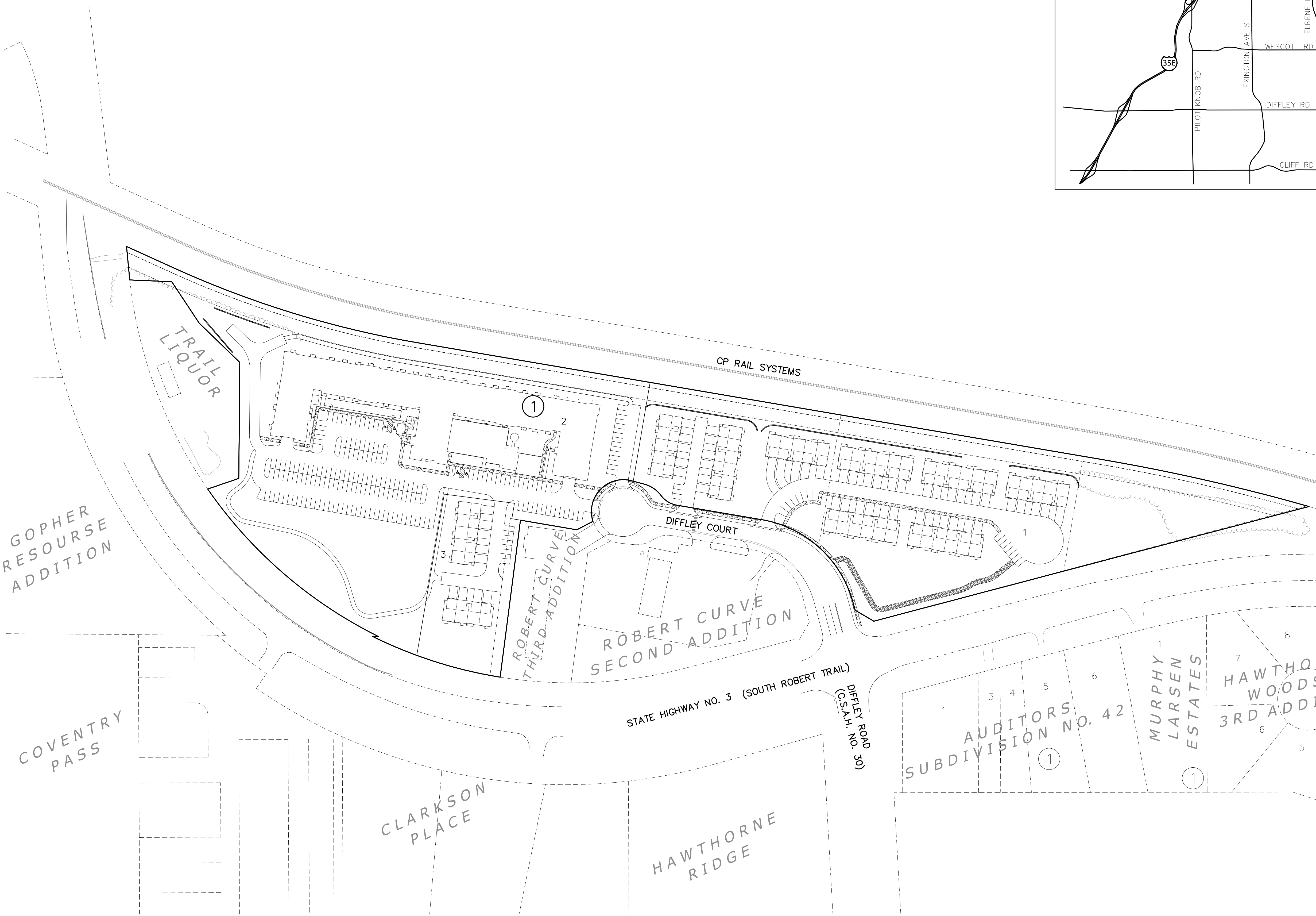
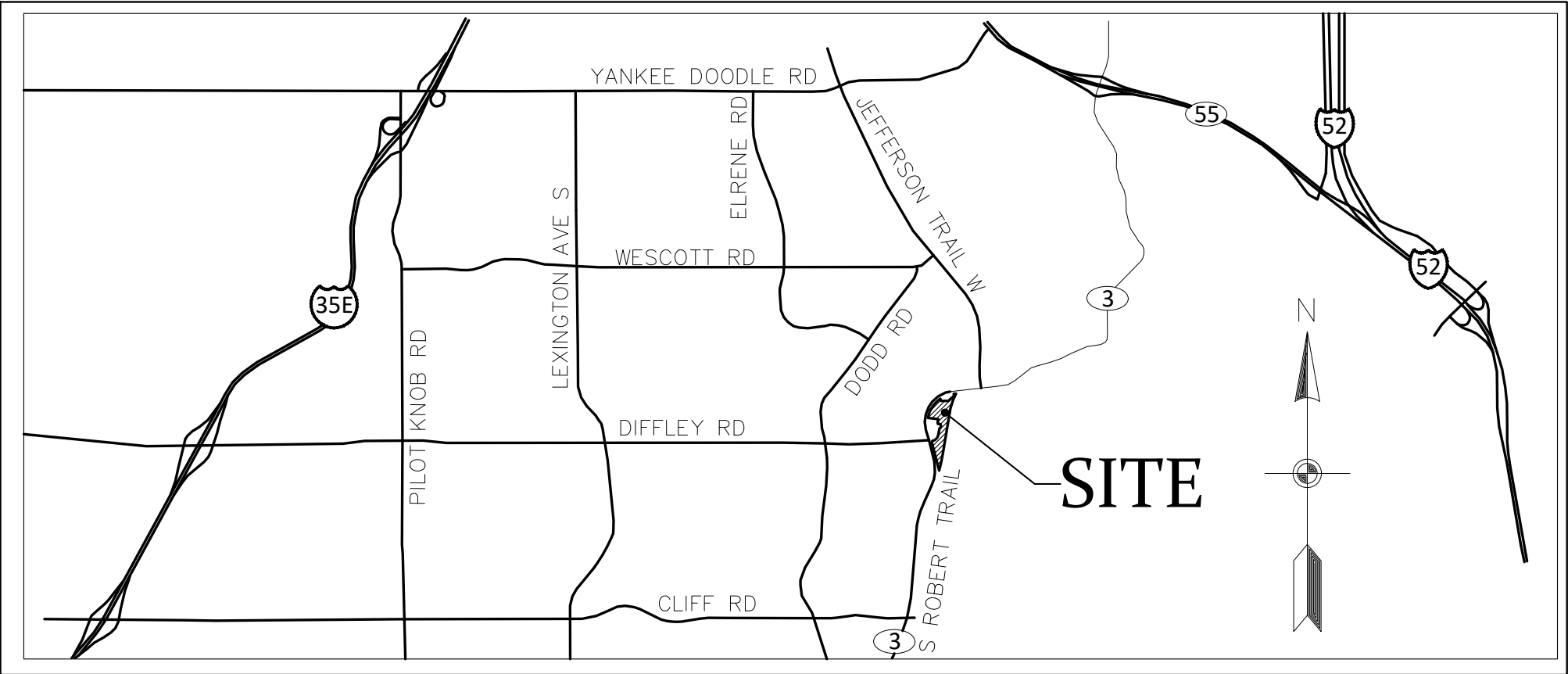
1. overall site plan
2. IGH-Eagan JPA

ROBERT CURVE FOURTH ADDITION

INVER GROVE HEIGHTS, MINNESOTA

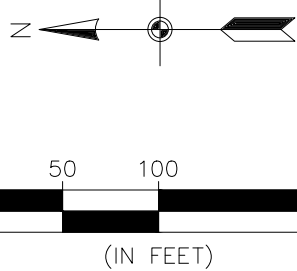
VICINITY MAP

NOT TO SCALE



SHEET INDEX

- 1. COVER
- 2. EXISTING CONDITIONS INDEX
- 3-4. EXISTING CONDITIONS
- 5. PRELIMINARY PLAT INDEX
- 6-7. PRELIMINARY PLAT
- 8-9. PRELIMINARY SITE & UTILITY PLAN
- 10. OPEN AREA EXHIBIT
- 11. GRADING INDEX
- 12-13. PRELIMINARY GRADING & EROSION CONTROL PLANS
- 14. DETAILS
- 15-16. RETAINING WALL PROFILES
- L1-L7. LANDSCAPE PLAN



BENCHMARK	
1. MnDot Geodetic GSD Station No. 101772 (MnDot Name 1916 A) - Elevation 863.71 ft. (NAVD88)	
2. MnDot Geodetic GSD Station No. 103185 (MnDot Name 1921 W) - Elevation 923.60 ft. (NAVD88)	



The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of OI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

COVER

ROBERT CURVE FOURTH ADDITION

Inver Grove Heights, Minnesota

IGH PARTNERS, LLC
3601 - 18th Street S, Suite 103
St. Cloud, MN 56301

REVISIONS

1.	09/23/22 Per City Comments
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	KO/NP
ISSUE DATE:	8/23/22
FILE NO:	2401

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

Name: Dan Wilke, P.E.
Signature: *Dan Wilke*
Date: 8/22/22 License #: 53182

1997

JOINT POWERS AGREEMENT

Between

THE CITY OF INVER GROVE HEIGHTS

and

THE CITY OF EAGAN

APPROVED
By City Council
Date 7-1-97
EAGAN ENGINEERING DEPT

This Joint Powers Agreement is made and executed by and between the City of Inver Grove Heights, a Minnesota municipal corporation and the City of Eagan, a Minnesota municipal corporation.

RECITALS

WHEREAS, the western municipal border of Inver Grove Heights is contiguous to the eastern municipal border of Eagan; and

WHEREAS, Eagan has designed and constructed water and sanitary sewer trunk systems and a storm drainage system in proximity to Inver Grove Heights, which systems are suitable in size to service development within Inver Grove Heights; and

WHEREAS, Eagan and Inver Grove Heights did enter into an Agreement on June 20, 1972, entitled "Agreement-Joint Usage of Sanitary Sewer and Water Facilities," which Agreement provided that Eagan would service a portion of property located within Inver Grove Heights, which property is identified as the Emerald Hills Mobile Home Park; and

WHEREAS, the Cities of Eagan and Inver Grove Heights did enter into a Joint Powers Agreement in 1995, which Joint Powers Agreement provided for the provision of water and sanitary sewer services by Eagan to certain properties located within Inver Grove Heights, which properties are identified as the Boulder Crest Addition and the Coventry Pass 5th and 6th Additions, and which Joint Powers Agreement also addressed ancillary issues to the developments; and

WHEREAS, Eagan and Inver Grove Heights are desirous of entering into this Agreement for the purposes of: (1) terminating the provisions found within the 1972

Agreement and the 1995 Joint Powers Agreement, referred to above, as well as (2) to provide for storm drainage, sanitary sewer and water to a portion of Inver Grove Heights, pursuant to the terms and conditions set forth below as well as to address park dedications, transportation and other public safety issues; and

WHEREAS, the Cities of Inver Grove Heights and Eagan are both statutory cities and have the power and authority under Minn. Stat. §471.59 to enter into this Joint Powers Agreement so as to exercise powers under Minn. Chapters 412, 429, 444, 462 and 465.

NOW, THEREFORE, the Cities of Inver Grove Heights and Eagan agree as follows:

ARTICLE 1 RECISSION OF PRIOR AGREEMENTS

1.1 1972 AGREEMENT. The Agreement for the joint usage of sanitary sewer and water facilities is hereby terminated and by the execution hereof is rendered null and void.

1.2 1995 JOINT POWERS AGREEMENT. The 1995 Joint Powers Agreement is hereby terminated and upon the execution hereof shall be rendered null and void.

ARTICLE 2 DEFINITIONS

2.1 TERMS. The following terms, unless elsewhere defined specifically in this Agreement, shall have the following meanings as set forth below:

2.2 AGREEMENT. "Agreement" means this Joint Powers Agreement entered into between the Cities of Inver Grove Heights and Eagan.

2.3 CITIES. "Cities" means the Cities of Inver Grove Heights and Eagan.

2.4 CONNECTION FEES. "Connection Fees" means fees imposed by Eagan upon a property's connection to the Eagan waterworks system, including but not limited to: water supply (e.g. wells, reservoirs, trunks and laterals) and storage, and treatment together with fees imposed by Eagan upon a property's connection to the Eagan sanitary sewer system, including but not limited to: sanitary sewer conveyance (e.g. trunks and laterals) and treatment.

2.5 EAGAN. "Eagan" means the City of Eagan, a Minnesota municipal corporation.

2.6 IGH. "IGH" means the City of Inver Grove Heights, a Minnesota municipal corporation.

2.7 NET ASSESSABLE ACREAGE. "Net Assessable Acreage" means the gross acreage of the Property, or any portion thereof, less any dedicated or granted public street right-of-way and public ponding easements.

2.8 OVERSIZE. "Oversize" means the incremental increase in pipe size over and above the minimum Eagan standards necessary to serve the Property.

2.9 PROPERTY. "Property" means the land areas described on Exhibit "A" as depicted on Exhibit "B".

2.10 SYSTEM. "System" means the pipes, valves, manholes, hydrants, services, filterings, meters, towers, ponds, basins and other related appurtenances of the sanitary sewer collection, water supply distribution or storm water drainage facilities.

2.11 TRUNK AREA CHARGE. "Trunk Area Charge" means the charge imposed by Eagan to finance the cost of Oversizing the system beyond what is necessary to serve abutting property, but is required to handle the volume that passes through the system.

ARTICLE 3 UTILITIES

3.1 DESIGN OF WATER, SANITARY AND STORM DRAINAGE SYSTEMS. As portions of the Property develop, IGH agrees to provide Eagan with all necessary plans and specifications for the connection and extension of the water, sanitary sewer and storm drainage trunks and laterals, along with streets, necessary to service the Property being developed from Eagan. All costs of design shall be the responsibility of IGH. IGH agrees and represents that the designs shall comply with City Engineer's Association of Minnesota (CEAM) utility standards, Eagan's most recent Comprehensive Utility Plan or other reasonable engineering standards that the Eagan Engineer deems necessary for the trans-community utility extension. IGH will not construct, extend or modify, any portion of the water, sanitary sewer or storm drainage System through which Eagan supplies water or which discharges waste or surface drainage into Eagan, without first obtaining the prior written confirmation from the Eagan Engineer that the proposed work complies with the design criteria approved by the Eagan Engineer.

3.2 CONSTRUCTION. IGH will be responsible for the acquisition of any easements, the construction (including restoration) and the supervision of the installation of the Systems necessary to service the Property from Eagan, from wherever the Systems

terminate in Eagan at the time of construction. IGH will be responsible to obtain all required permits. IGH represents and warrants to Eagan that all construction will be performed in a workman-like manner and common industry standards. IGH will be solely responsible for supervision; however, Eagan reserves the right to perform inspections of the installation and connections.

3.3 COSTS FOR THE CONSTRUCTION OF TRUNK MAINS. If IGH desires any financial participation from Eagan for construction of a trunk main System, then the trunk main System required to service the Property pursuant to Eagan's Comprehensive Plans shall be constructed by IGH as a public improvement project. IGH shall be responsible to include in its construction plans provisions for any Oversizing of the trunk system that may be necessary to be bid as an alternative under the public improvement project. Within thirty (30) days of invoice by IGH following the completion and acceptance of a public improvement project for the trunk Systems, Eagan will reimburse IGH the construction cost for the Oversizing as specifically set forth in the bid accepted by IGH, plus an additional 15% of the construction cost for the Oversizing to compensate IGH for the engineering and administrative cost relating to the Oversizing.

IGH shall have the option to require a developer to construct the trunk main System; if IGH elects the option to have the developer construct the trunk main System, then Eagan is not required to pay IGH for the Oversizing.

3.4 COST OF CONSTRUCTION OF LATERALS. IGH shall be responsible for the cost of acquiring all easements, constructing and extending laterals, services and appurtenances within IGH and Eagan, as necessary to service the Property or to provide

looping of the systems, as required by Eagan. Subject to the provisions of Section 3.3, Eagan shall be responsible for the cost to Oversize all utilities in IGH and Eagan as necessary to comply with Eagan's comprehensive utility plan(s) for servicing the Property.

3.5 LOOPING OF WATER SYSTEM. Within twelve (12) months of the date of notice from Eagan, IGH shall construct and install at its own cost, the pipes and appurtenances necessary to obtain a looping of the water System, for that portion of the System which serves the Property, as identified in the notice. The portion of the water System identified in the notice shall be reasonably related to the need for looping caused by the portion of the Property that is proposed to be developed. Eagan reserves the right to require the looping of the System as a condition to the supplying of water to new developments within the Property, if Eagan determines that the looping is necessary. The looping of the water System shall substantially comply with the latest version of Eagan/s Comprehensive Utility Plan.

3.6 CONSTRUCTION OF OUTLETS. Notwithstanding the provisions of Articles 3.3 and 3.4, upon the request of IGH, Eagan shall construct any controlled outlets within Eagan that serve as part of Eagan's storm drainage system, and Eagan shall be responsible for the cost of construction.

3.7 REIMBURSABLE EXPENSES. Within thirty (30) days of invoice by Eagan, IGH will reimburse Eagan for the cost of Eagan's staff time and/or consultants' time in performing or reviewing design plans or compliance inspections for utilities and drainage issues, except for work related to Section 3.6.

3.8 CONNECTION. When approved by Eagan, property located within Eagan may connect to the Systems constructed by IGH within the City of Eagan. Upon the connection to any portion of the system(s) constructed by IGH, Eagan shall remit to IGH either (i) the value of the lateral benefit charged to the Property connecting to the System as determined by the actual cost of construction incurred by IGH in accordance with Eagan's adopted assessment procedures or (ii) the lateral benefit fee according to Eagan's adopted fee schedule in effect at the time of connection, whichever amount is less.

3.9 HOLD HARMLESS AND INSURANCE. IGH agrees to hold Eagan harmless from any claim made with respect to the design and/or construction of the water and sanitary trunk and laterals and storm drainage Systems. Additionally, IGH shall provide Eagan with evidence of general risk liability insurance and worker's compensation insurance, naming Eagan as an additional insured, covering all work to be performed within the City of Eagan.

ARTICLE 4 INTER-CITY TRANSPORTATION

4.1 IGH CONNECTIONS. IGH shall not construct or permit to be constructed any street which would connect to an existing street within Eagan without the prior approval of Eagan. Any local inter-community street shall be designed so as to comply with Eagan's most recent Comprehensive Transportation Plan. Within thirty (30) days of invoice by Eagan, IGH will reimburse Eagan for the cost of Eagan's staff time and/or consultant's time in performing and reviewing design plans for any transportation issues.

4.2 EAGAN CONNECTIONS. Eagan shall not construct or permit to be constructed any street which would connect directly to an existing street within the Property in IGH without the prior written approval of IGH. Any local inter-community street shall be designed so as to comply with IGH's most recent Comprehensive Transportation Plan. Within thirty (30) days of invoice by IGH, Eagan will reimburse IGH for the cost of IGH's staff time and/or consultant's time in performing and reviewing design plans for any transportation issues.

ARTICLE 5 TRUNK AREA CHARGES

5.1 TRUNK AREA CHARGE. Prior to the extension of the System to the common boundary of Eagan and IGH, the extension of the System into IGH or the connection to the System by any portion of the Property, IGH shall pay Eagan the trunk area charge for the entire portion of the Property which is proposed to be served by the extension. The amount of the trunk area charge is the greater of (i) the net assessable acreage of the portion of the Property being served multiplied by Eagan's respective trunk area rate(s), or (ii) the number of lots multiplied by Eagan's adopted fee schedule, in effect at the time of the extension, connection or final platting, whichever occurs first.

ARTICLE 6 CONNECTION FEES

6.1 CONNECTION FEE. For every connection made to the System(s) within IGH, IGH will pay Eagan a connection fee. No connection to the System shall be allowed by IGH, unless such connection is made pursuant to a permit issued by IGH. The amount of the connection fee shall be determined by reference to Eagan's adopted fee schedule in

effect at the time of the issuance of the permit under which a connection is to be made. IGH shall agree to remit payment of the connection fee to Eagan within thirty (30) days of the issuance of the permit. The connection fee is due to Eagan even if IGH does not collect the fee from the user of the System.

6.2 CONNECTION WITHOUT PERMIT. In the event any connection is made to the System(s) prior to or without the issuance of the permit by IGH, IGH will pay Eagan the regular connection fee as set forth in Article 6.1, plus an additional 10% of the connection fee within thirty (30) days of the connection having been made.

ARTICLE 7 USER FEES

7.1 METERING AND BILLING. Every connection to or use of the System must have a meter installed to accurately measure and record the usage of water or sewage. If only sewer is connected, IGH will be responsible for making certain that a meter is installed and for reading all meters located within IGH served by the System covered by this Agreement. IGH agrees to remit to Eagan on a quarterly basis, the sum of dollars based upon the total water and/or sanitary usage within the Property as evidenced by the meters. Payments shall begin the first day of the first month following IGH's commencement of use of the Systems and will be adjusted to conform to normal quarterly periods thereafter. The amount due Eagan by IGH shall be determined by reference to Eagan's adopted fee schedule in affect at the time of customer billing. Payment by IGH is due to Eagan within thirty (30) days of any direct billing by IGH to its users. IGH acknowledges and understands that the user fee due Eagan under this Article shall be paid

by IGH regardless of whether IGH actually collects any money from the users within the Property. IGH will provide a breakdown of gallons of water billed, including adjustments. All payments to Eagan shall include a delineation of the amount being paid for water and sanitary sewer service.

7.2 STORM WATER UTILITY FEE. IGH shall pay Eagan a storm water utility fee for any portion of the Property which drains into Eagan's storm water drainage System beyond the natural drainage district (i.e. prior to any grading or development). IGH agrees to remit to Eagan within thirty (30) days of invoice, the sum of dollars based upon the residential equivalents (RE's), calculated by Eagan, according to the Eagan fee schedule as would be calculated for similar property within Eagan. Eagan shall invoice IGH quarterly.

7.3 ADMINISTRATIVE FEE. IGH is entitled to deduct and retain 10% of the user fee calculated pursuant to Article 7.1 and 7.2, to cover IGH's administrative and maintenance costs. IGH's right to this discount shall be suspended if: (1) IGH fails to pay Eagan any sum of money owed Eagan, when due, under this Agreement; and (2) Eagan delivers a notice to IGH of the failure to pay any such sum and notifying IGH of the suspension of the discount. Upon any suspension of the discount, IGH shall remit to Eagan 100% of the user fee as calculated pursuant to Article 7.1 of this Agreement. This suspension of the discount is in addition to all other remedies available to Eagan under this Agreement.

7.4 METER TESTING. IGH agrees that commencing five (5) years from the date of this Agreement, it will annually inspect for accuracy the meters located within the

Property, in such a manner as to insure that 100% of the meters are inspected at least once every 20 years. IGH agrees that all faulty or defective meters that serve the Property or that measure the flow of usage in the Property will be repaired and/or replaced within two weeks of discovery, at the sole cost and expense of IGH.

ARTICLE 8 WATER TOWER

8.1 LAND AVAILABILITY. IGH shall provide Eagan, at no cost to Eagan, approximately one and one-half (1½) acres of land with a base ground elevation of approximately 1000 (MSL) in IGH for the location of a water reservoir tower, together with all necessary easements to access the water tower and to connect the water system. Title to the land shall be held in the name of Eagan, or for the benefit of Eagan.

8.2 DESIGN OF TOWER. Eagan shall be responsible for the cost of designing the water tower in accordance with Eagan's specifications. Eagan shall approve a design and provide IGH with the selected design and Eagan's specifications. IGH shall notify Eagan of IGH's preferred design and IGH shall be responsible for the cost of any alternate design of the water tower to Eagan's specifications.

8.3 CONTRACTS AND BIDDING. Eagan shall be responsible for preparing the contract documents, the bid letting and the award of the contract to the lowest responsible bidder for the construction of the water tower, according to the design selected by IGH. Eagan shall award the contract for construction of the water tower no later than 180 days after IGH has transferred the water tower site to Eagan or after IGH has selected the water tower design, whichever occurs last.

8.4 COST OF CONSTRUCTION. If the Cities agree on the design of the water tower Eagan shall be solely responsible for the costs incurred in the construction of the water tower. However, in the event each City selected a different design, each design shall be included in the construction documents as alternative bids, and IGH shall pay Eagan any cost incurred by Eagan to construct the tower according to IGH's design that exceeds the cost to construct the tower according to Eagan's design, as determined by the lowest responsible bidder.

8.5 OWNERSHIP AND MAINTENANCE. Eagan shall be the sole owner of the water tower and is responsible to maintain the water tower.

8.6 LEASE REVENUES. IGH acknowledges that Eagan may lease the use of the water tower site for personal communication equipment and devices to third parties. All revenues derived from the lease(s) shall belong to Eagan.

8.7 PUBLIC SAFETY DEVICES. The water tower shall be available without a fee for the use by the Cities for local public safety and public works communication systems. IGH shall notify Eagan, prior to the installation of any systems of its desire to use the tower and the purpose of the use. IGH shall coordinate with Eagan the location of IGH's antenna and devices.

8.8 ZONING/RESTRICTIVE USE. IGH agrees that Eagan and its Lessees, will, at all times, have access to and use of the water tower for the placement and maintenance of antennas and communication equipment. IGH acknowledges and agrees that the land upon which the water tower is located may be used for equipment buildings or other ground support to effectuate the personal communication systems.

8.9 COLOR/LOGO. IGH shall select the color to paint the water tower; however, no words, symbols or other markings shall be allowed on the tower without the express mutual consent of both Cities.

8.10 STAGING OF DEVELOPMENT. IGH agrees that only 100 single family lots shall be approved for development within any portion of the Property which is to be serviced by Eagan's High Pressure Water Distribution Zone, until such time as the water tower is fully operational, as determined by Eagan. Eagan shall notify IGH that the water tower is operational within two (2) weeks of its being operational.

ARTICLE 9 SERVICE

9.1 WATER SUPPLY. Assuming IGH develops in accordance with the land uses as identified in Exhibit C, attached hereto, or does not materially change the usage and operation of the system and IGH maintains its system according to industry standards, Eagan agrees to maintain an adequate water supply, measured by both quality and quantity, to the Property in the same manner as it provides service to other land in Eagan.

9.2 SEWER SERVICE. Assuming IGH develops in accordance with the land uses as identified in Exhibit C, attached hereto, or does not materially change the usage and operation of the system and IGH maintains its System according to industry standards. Eagan agrees, subject to approval by the Metropolitan Council, to provide for the discharging of waste material from the Property by means of Eagan's sanitary sewer system in the same manner as it provides service to other land in Eagan.

ARTICLE 10 BOOKS AND RECORDS

10.1 RECORDKEEPING. IGH agrees to maintain accurate records concerning all matters covered by this Agreement, including but not limited to: water and sanitary sewer connections, grading, building and utility permits issued, meter readings and meters tested.

10.2 INSPECTION. IGH and Eagan grant each other the mutual right to inspect all meters, books and records in respect to all connection charges, user fees and calculations utilized in determining all payments to be made by IGH to Eagan that are required under this Agreement. Each City shall have the right to make such audits and inspections as they reasonably determine as necessary, provided the inspections are performed during normal business hours with reasonable notice to the other City. Both Cities shall use all methods available to it to assist the other in gaining access to perform said inspections.

ARTICLE 11 OWNERSHIP AND MAINTENANCE

11.1 OWNERSHIP. Upon completion of the construction and installation of the Systems, Eagan will be the owner of the System lying within its corporate boundaries and IGH will be the owner of the System lying within its corporate boundaries, except the water tower site and tower, which will be owned by Eagan.

11.2 MAINTENANCE. Eagan will be responsible for the repair and maintenance of those portions of the System which lie westerly of and including the nearest manhole or valve to the corporate boundary of IGH, which is located within

Eagan. Eagan will also be responsible for repairing and maintaining the manhole and valve. IGH will be responsible for the repair and maintenance of those portions of the System which lie easterly of the nearest manhole or valve to the corporate boundary of IGH, which is located within Eagan. For purposes hereof, Eagan grants IGH the right to utilize those portions of the System located within the City of Eagan to repair and maintain the portions of the system which are IGH's responsibility.

11.3 MAINTENANCE STANDARDS AND SCHEDULE. Each City represents and warrants to the other City, that all maintenance, repair, renewal and/or replacement will be performed in a workman like manner pursuant to common industry standards. IGH shall coordinate any maintenance and repair activity (e.g., hydrant flushing, sewer cleaning) with Eagan, so as not to disrupt or impair Eagan's level of service.

ARTICLE 12 RESTRICTIONS AND PROHIBITIONS

12.1 LEAKAGE, INFILTRATION AND IN FLOW CONTROL. IGH agrees to operate and maintain the systems, adopt, implement and enforce measures upon the Property to prevent (i) the unmetered and unauthorized leakage or usage of water from the water lines and (ii) the infiltration or inflow of surface or ground water into the sanitary sewer lines and (iii) any spill or unlawful discharge from entering into Eagan's storm water drainage system.

12.2 WATER CONSERVATION. IGH agrees to adopt, impose and enforce upon the Property, any restriction, conservation or other regulation of water usage as adopted from time-to-time by Eagan, of which Eagan informs IGH.

12.3 PROHIBITIONS. IGH agrees to adopt and impose upon the Property, ordinances prohibiting the unmetered use of water and prohibiting the unlawful use of the sanitary and/or storm sewer systems. Such ordinances will materially conform to ordinance(s) adopted by Eagan from time-to-time (and of which Eagan informs IGH).

12.4 RESTRICTIONS/ORDINANCES. Any water quality measures implemented through ordinances by Eagan shall be implemented through ordinances by IGH, as deemed necessary by Eagan, to protect the quality of water associated with storm water surface runoff.

ARTICLE 13 SPECIAL CONDITIONS

13.1 DEVELOPMENT PLANS. Eagan's approval of the extension of water and sanitary sewer services to IGH is expressly conditioned upon Eagan's approval of development plans for the Property, particularly those plans relating to: usage demands; grading; water and sanitary sewer systems; surface water runoff; storm drainage systems; street connections from each development and building permits issued for unplatted property.

13.2 DRAINAGE FROM IGH. No increase of storm water runoff from IGH will be directed or allowed to flow onto property or into the storm drainage ponds or system located within Eagan, beyond the amount of runoff which existed in its natural undeveloped condition, without the express written approval from the Eagan Engineer and then only in accordance with the terms of this Agreement.

13.3 DRAINAGE FROM EAGAN. No increase of storm water runoff from Eagan will be directed or allowed to flow onto property or into the storm drainage ponds or system located within IGH, beyond the amount of runoff which existed in its natural undeveloped condition, without the express written approval from the IGH Engineer and then only in accordance with the terms of this Agreement.

ARTICLE 14

PARK DEDICATION - RESIDENTIAL

14.1 FEES. IGH agrees to remit to Eagan the most current Park Dedication Fee per residential lot for each residential lot created within the Property. The total park fees calculated for each newly platted residential subdivision shall be paid by IGH to Eagan prior to IGH's release of the plat for recording purposes. No Park Dedication Fee shall be owed to Eagan for any non-residential development on the Property.

14.2 LAND. Park land dedication, in accordance with Eagan's standards, shall be provided with each newly platted residential subdivision, as determined by the City of Eagan. Any park land dedication shall be within IGH. Any land dedicated for park purposes shall be credited against the park dedication fees required under Article 14.1. All such dedicated land shall be made available for the non-exclusive use and scheduling of Eagan Athletic Association activities to serve the needs of the residents located within the Property.

14.3 WATER QUALITY. IGH shall provide Eagan with all grading, drainage and erosion control plans that relate to the development of the Property. IGH shall implement all water quality measures as determined by Eagan, pursuant to Eagan's Water

Quality Management Plan, including the payment of all fees or charges or the creation of treatment basins imposed by Eagan relating to the development of any of the Property, which discharges surface water runoff into Eagan's systems.

ARTICLE 15 HOLD HARMLESS AND INDEMNIFICATION

15.1 EXPENSES IN CONNECTION WITH THIS AGREEMENT. IGH agrees to pay all of Eagan's costs and expenses in connection with the preparation, carrying out and enforcement of this Agreement. Eagan's costs include all staff time, consultant fees and attorney fees and costs incurred by the City of Eagan. IGH agrees to remit payment to Eagan within thirty (30) days of billing.

15.2 HOLD HARMLESS AND INDEMNIFICATION. IGH agrees to hold Eagan harmless and to indemnify Eagan from any and all claims asserted against Eagan for the loss or interruption of any service provided by Eagan under this Agreement or for any sewer blockage or surcharge of Eagan's system that may be caused by construction or maintenance (or lack thereof) within IGH. IGH's hold harmless and indemnity also includes, but is not limited to, any claim involving the quantity and/or quality of the services provided by Eagan.

ARTICLE 16 DEFAULT AND REMEDIES

16.1 DEFAULT. The following events shall be deemed a default under this Agreement:

- a. IGH's failure to pay any sum of money to Eagan when due;
- b. IGH's failure adopt and to reasonably enforce the ordinances referred to in Article 12; and

- c. Failure by either City to perform any obligation set forth in this Agreement.

16.2 REMEDIES.

- a. Upon a default by IGH, Eagan shall have the following remedies:
 - (i) To charge and collect interest upon any payment due Eagan, at an annual percentage rate of eight per cent (8%) from the due date of payment through the date payment is received.
 - (ii) Upon ten (10) days written notice to IGH, to charge and collect connection and user fees at a rate of two (2) times the amount of the fees as set forth in Eagan's adopted fee schedule; and
 - (iii) Any other right and/or remedy available to it under law or in equity.
- b. Upon a default by Eagan, IGH shall have all remedies available to it under law or in equity.

ARTICLE 17 MISCELLANEOUS

17.1 NOTICE. Any notice required to be given under this Agreement shall be deemed given when deposited in the U.S. Mail, postage prepaid, or personally delivered and addressed to the City Administrator at the respective City Hall street address.

17.2 GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.

17.3 ENTIRE AGREEMENT. This Agreement embodies the entire understanding of the Cities as it solely relates to the Property. This Agreement supersedes any and all previous agreements and/or discussions.

17.4 AMENDMENT AND WAIVER. The Cities may amend this Agreement in any respect. All amendments must be in writing. No waiver of any of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provision, nor shall any waiver constitute a continuing waiver.

17.5 VALIDITY. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason held to be invalid, such decision shall not effect the validity of the remaining portions of this Agreement.

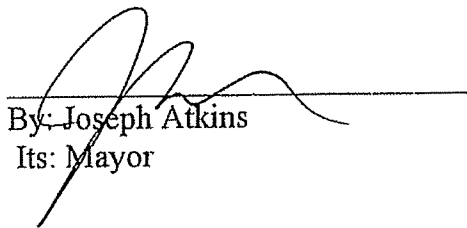
17.6 COUNTERPARTS. This Agreement may be executed in any number of counterparts. Each of which shall be deemed an original but all of which shall constitute one in the same instrument.

17.7 EFFECTIVE DATE. This Agreement shall become effective upon all of the following events occurring:

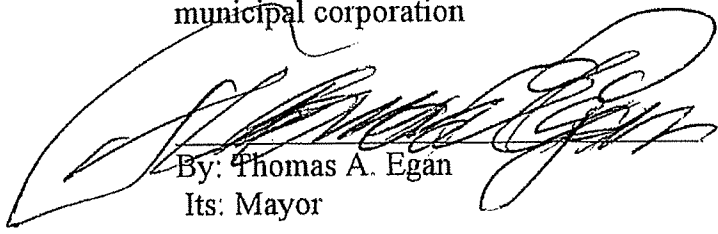
- a. Approval of this Agreement by the City Council of IGH and the execution of this Agreement by IGH; and
- b. Approval of this Agreement by the City Council of Eagan and the execution of this Agreement by Eagan.

17.8 This Agreement shall be binding upon the successors, administrators and assigns of Eagan and IGH.

CITY OF INVER GROVE HEIGHTS,
a Minnesota municipal corporation


By: Joseph Atkins
Its: Mayor

CITY OF EAGAN, a Minnesota
municipal corporation


By: Thomas A. Egan
Its: Mayor


By: E. J. VanOverbeke
Its: City Clerk

On this 9th day of June, 1997, before me a Notary Public within and for said County, personally appeared JOSEPH ATKINS and LORETTA GARRITY to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and Deputy Clerk of the City of Inver Grove Heights, the municipality named in the foregoing instrument, and that the seal affixed on behalf of said municipality by authority of its City Council and said Mayor and Deputy Clerk acknowledged said instrument to be the free act and deed of said municipality.

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

On this 1st day of JULY, 1997, before me a Notary Public within and for said County, personally appeared THOMAS A. EGAN and E.J. VanOVERBEKE to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and Clerk of the City of Eagan, the municipality named in the foregoing instrument, and that the seal affixed on behalf of said municipality by authority of its City Council and said Mayor and Clerk acknowledged said instrument to be the free act and deed of said municipality.

Thomas H. Albert
Notary Public

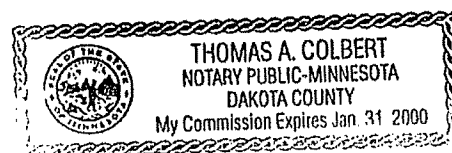


EXHIBIT "A" AND

EXHIBIT "B"

Joint Powers Agreement 1997

Inver Grove Heights - Eagan

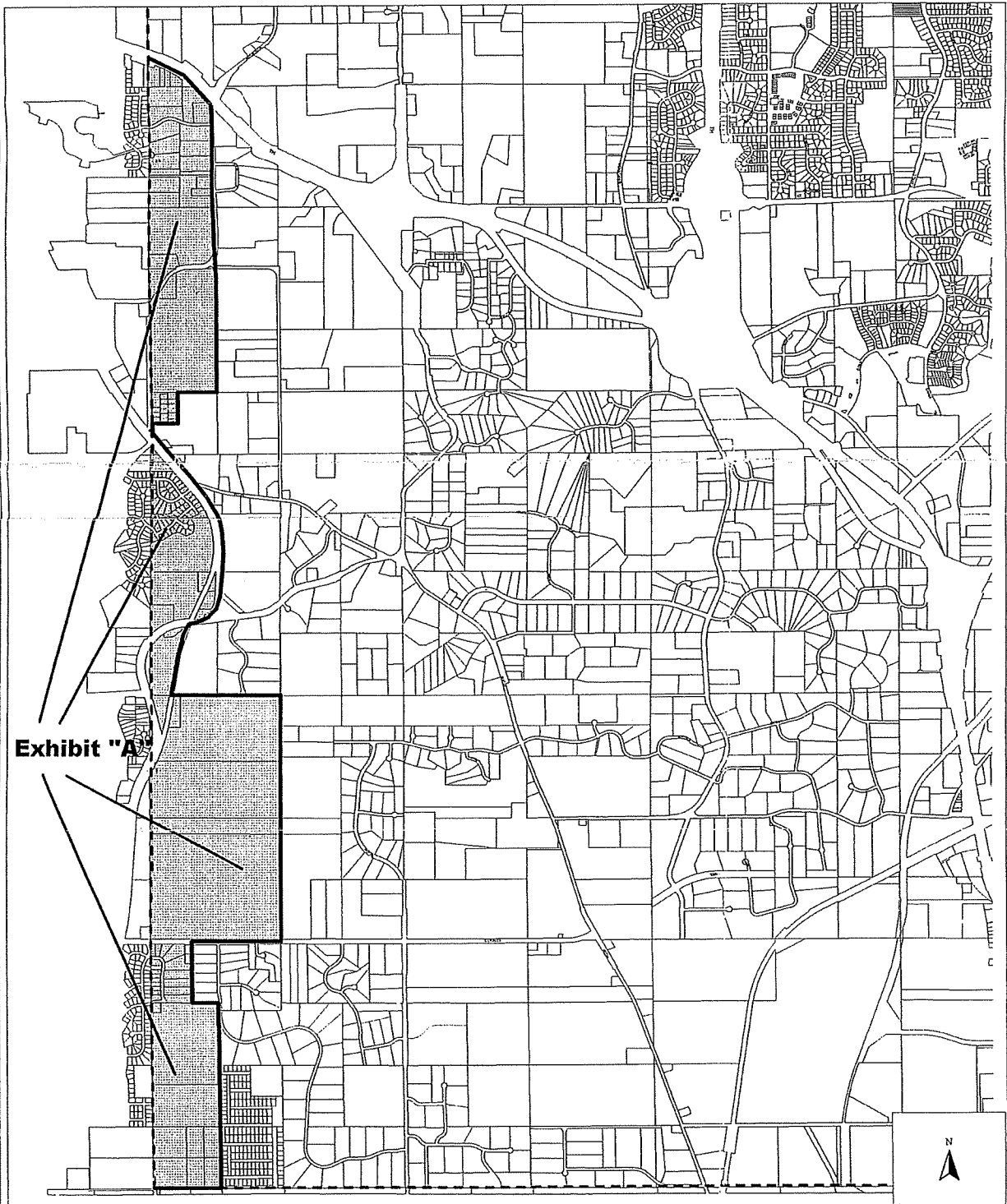


Exhibit "A"



No scale

**Parks & Recreation Advisory Commission
Staff Report**

SUBJECT: Prepare Plans and Specifications for Vista Pines Park Trails**MEETING DATE:** November 9, 2022**ITEM TYPE:** Regular Agenda**CONTACT:** Adam Lares, Parks & Recreation Director, 651.450.2587

PURPOSE/ACTION REQUESTED

PRAC is asked to consider recommending to the Council to prepare plans and specifications for Vista Pines Park Trails.

BACKGROUND

At its August 10th, 2022, the PRAC recommended council to hire Kimley-Horn to complete a Trail Connection Design for Vista Pines Park and at its August 22, 2022 Council meeting, the Council approved Kimley-Horn to complete the trail design work. As a result, concept plans have been developed by Kimley-Horn and they are ready to prepare plans and specifications for two trails entering the park from the eastside of the park.

Prior to this, the City recently completed construction on the new Vista Pines Park located west of the new CSAH 63 (Argenta Trail) roadway alignment and East of Argenta Court. The park will serve as an amenity for the recent residential development in the Blackstone developments and Peltier site development currently under construction. Trail and sidewalk infrastructure has been constructed with the area developments and is also a part of the Dakota County led CSAH 26 (70th Street) and CSAH 63 Improvements project that is anticipated to be completed in 2023. The County led roadway project realigns CSAH 63 and also proposes to extend multi-use trails along both sides of the roadway from Amana Trail to the north. Dakota County and the City are also planning to implement a crossing of CSAH 63 approximately 500-feet south of the 72nd Street intersection.

Vista Pines Park contains multiple paved and natural surfaced trails but does not include a direct trail connection from the park to the proposed multi-use trail along CSAH 63. However, in the overall park design, there was a trail in concept connecting the County trail to the park trail system. The intent was to revisit these trail connections after the completion of the park and in concert with approved CSAH 63 improvements. This results in the need to investigate the feasibility of connecting a safe logical trail system along CSAH 63 to the trails within the park at both the north and south ends of the park. Additionally, along with the Peltier development residents, the Argenta Hills development residents have provided comments regarding safe and direct pedestrian access into the newly constructed park from the east side (crossing the CSAH 63 - Argenta Trail). To that point, City staff have engaged the County about exploring a possible pedestrian bridge over Argenta Trail. However, this is exploratory and the County has included a pedestrian bridge feasibility study within their 2023 Draft CIP.

Staff proposed utilizing Kimley Horn (KH) for the design effort for the bituminous path extension from Argenta Trail to Vista Pines Park given their historical knowledge with the 70th St/Argenta Trail project, having worked for both Dakota County and the City performing the final design of the project, and currently under contract with the City for the construction-phase inspection services. KH is best suited to be able to take the current topographic information and proposed alignment information for the County's project and integrate that into a design that will work to connect the proposed trail and crosswalk on Argenta to Vista Pines park in the most efficient manner, while also gaining directly feedback from Dakota County to coordinate the work within the County's ROW.

FISCAL IMPACT

At this time, there is no additional fiscal impact in preparing the plans and specifications for the trail as this work is included in the current contract.

Currently, there is a \$207,000 cost estimate to construct both of these trails.

Funding for the trail connection design services and construction of the trails will come from the City's Park Acquisition and Development Fund (Fund 402).

RECOMMENDATION

Staff recommends that the Park and Recreation Advisory Commission recommend to Council that they approve the preparation of plans and specifications for the Vista Pines Park Trails connection.

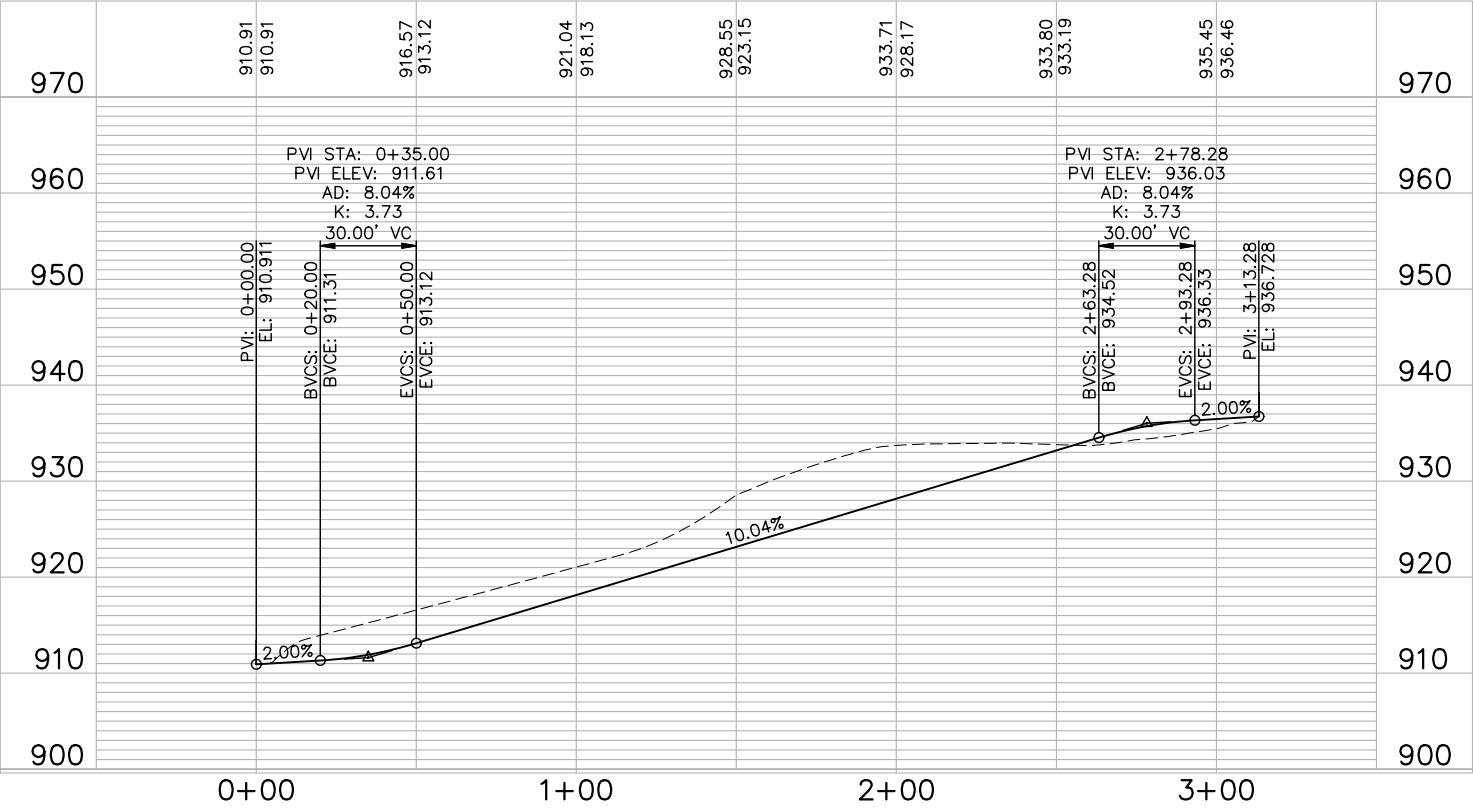
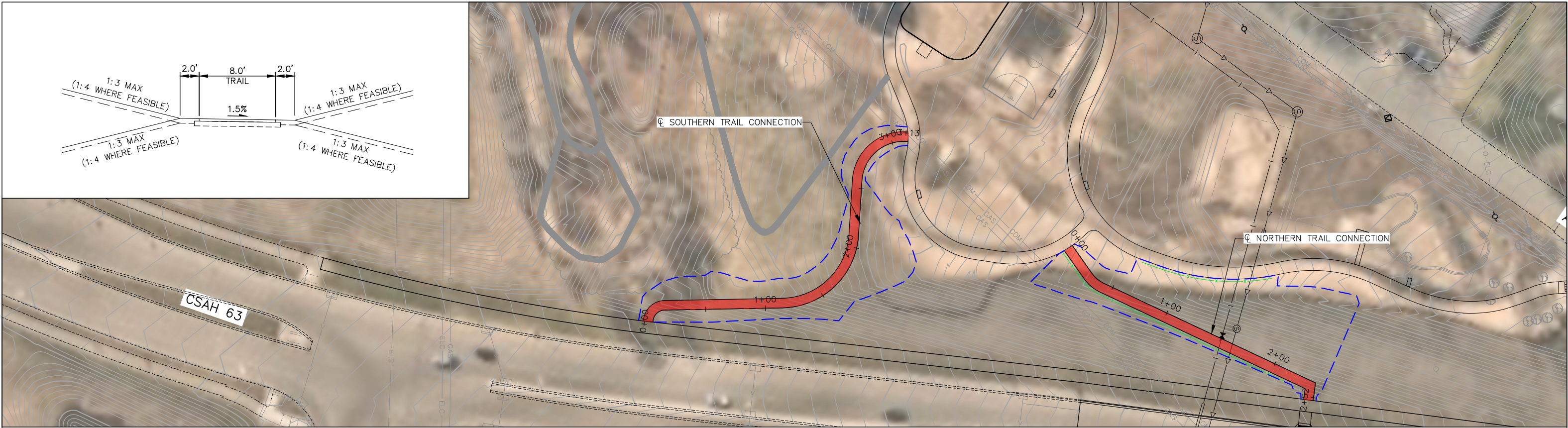
ATTACHMENTS

1. Vista Pines Trail Exhibits
2. 2022.10.04 Vista Pines Trail Cost Estimate

K:\TWC_Civil\City\IGH\VISTA PINES PARK TRAIL CONNECTION\CAD\Plan Sheets\Layouts\Vista Pines_Trails.dwg October 28, 2022 -- 7:20am

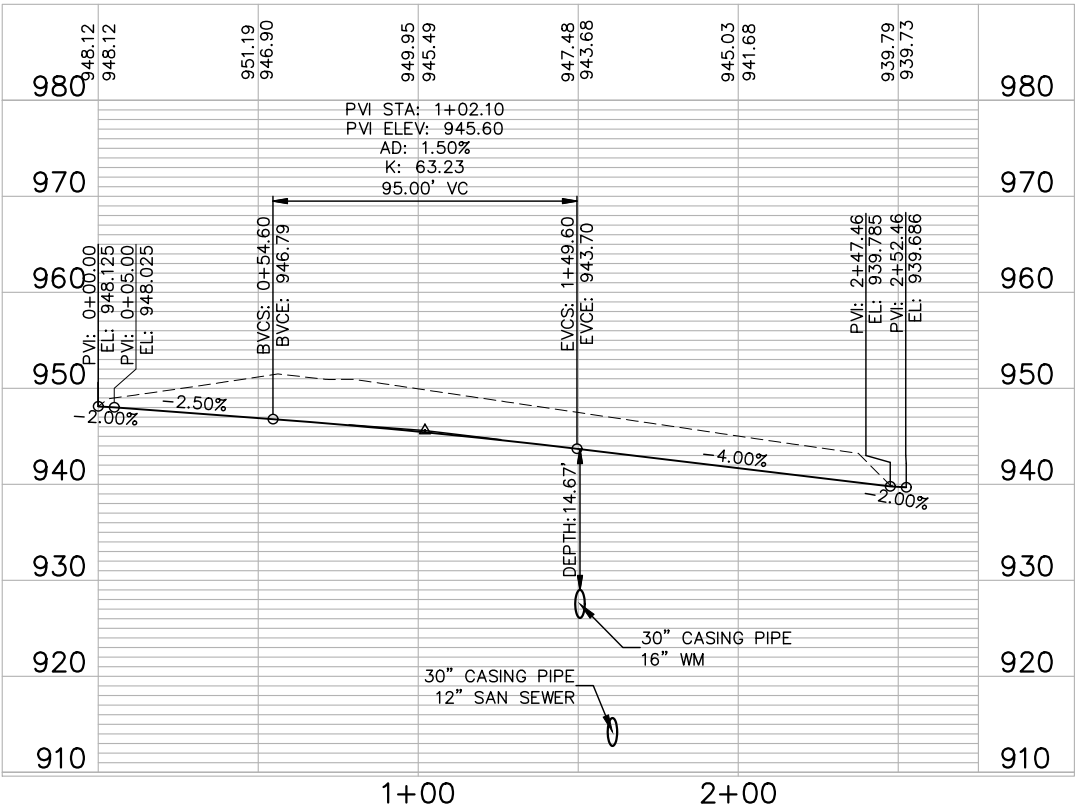
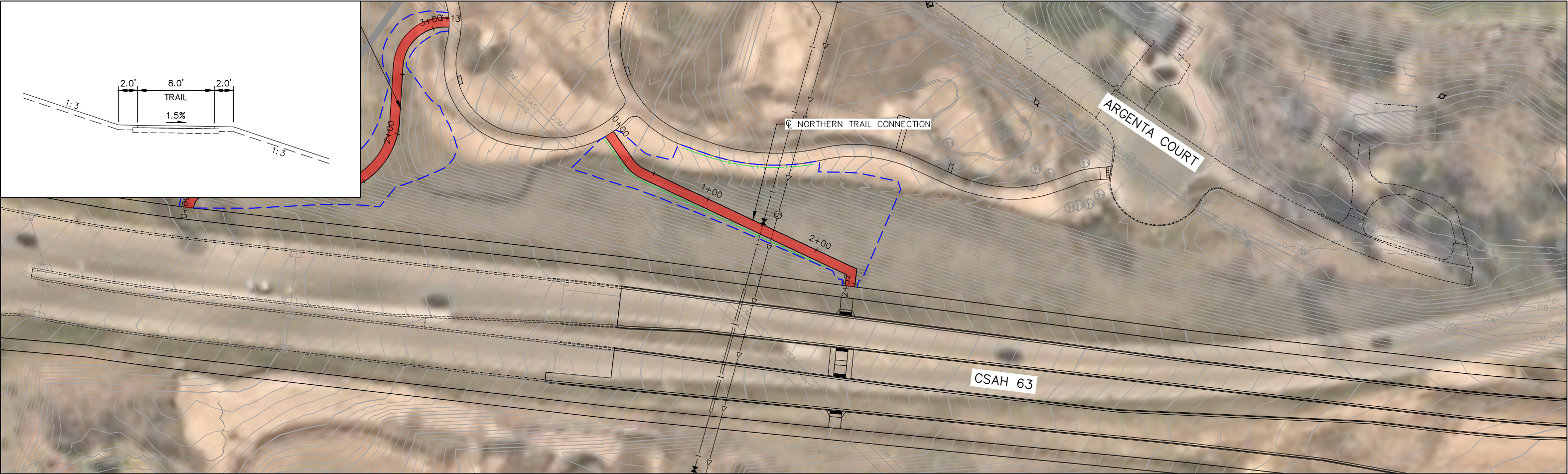


K:\TWC_Civil\City\IGH\VISTA PINES PARK TRAIL CONNECTION\CAD\Plan Sheets\Layouts\Vista Pines_Trails.dwg October 28, 2022 -- 7:20am



- LEGEND**
- BITUMINOUS TRAIL
 - PROPOSED FENCE
 - CONSTRUCTION LIMITS

K:\TWC_Civil\City\IGH\VISTA PINES PARK TRAIL CONNECTION\CAD\Plan Sheets\Layouts\Vista Pines_Trails.dwg October 28, 2022 -- 7:20am



- LEGEND
- BITUMINOUS TRAIL
 - PROPOSED FENCE
 - CONSTRUCTION LIMITS

FIGURE 1

**CITY OF INVER GROVE HEIGHTS
VISTA PINES TRAIL**

ESTIMATED COSTS

SOUTH SEGMENT

<u>Item No.</u>	<u>Item</u>	<u>Units</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
1	MOBILIZATION	LS	1	\$ 4,000.00	\$ 4,000
2	CLEARING AND GRUBBING	ACRE	0.20	\$ 20,000.00	\$ 4,000
3	COMMON EXCAVATION	CY	1,900	\$ 20.00	\$ 38,000
4	CLASS 5 AGGREGATE BASE	CY	55	\$ 35.00	\$ 1,925
5	3" BITUMINOUS WALK	SF	2,900	\$ 4.00	\$ 11,600
6	SEEDING	ACRE	0.40	\$ 8,000.00	\$ 3,200
7	TOPSOIL BORROW (6")	CY	215	\$ 60.00	\$ 12,900
8	RAPID STABILIZATION METHOD 2	SY	1,250	\$ 2.00	\$ 2,500
9	ROLLED EROSION PREVENTION CATEGORY 20N	SY	1,250	\$ 2.00	\$ 2,500
10	SILT FENCE	LF	400	\$ 3.00	\$ 1,200
11	STORM DRAIN INLET PROTECTION	EA	5	\$ 250.00	\$ 1,250
Subtotal					\$ 83,075
10% Construction Contingency					\$ 8,308
Total South Segment Construction Cost					\$ 92,000

NORTH SEGMENT

<u>Item No.</u>	<u>Item</u>	<u>Units</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
1	MOBILIZATION	LS	1	\$ 5,000.00	\$ 5,000
2	COMMON EXCAVATION	CY	1,785	\$ 20.00	\$ 35,700
3	CLASS 5 AGGREGATE BASE	CY	40	\$ 35.00	\$ 1,400
4	3" BITUMINOUS WALK	SF	2,200	\$ 4.00	\$ 8,800
5	SEEDING	ACRE	0.50	\$ 8,000.00	\$ 4,000
6	TOPSOIL BORROW (6")	CY	250	\$ 60.00	\$ 15,000
7	ADJUST GATE VALVE & BOX	EA	1	\$ 2,000.00	\$ 2,000
8	RECONSTRUCT DRAINAGE STRUCTURE (48" MH)	EA	1	\$ 4,000.00	\$ 4,000
9	FENCING	LF	330	\$ 60.00	\$ 19,800
10	RAPID STABILIZATION METHOD 2	SY	1,600	\$ 2.00	\$ 3,200
11	ROLLED EROSION PREVENTION CATEGORY 20N	SY	1,600	\$ 2.00	\$ 3,200
12	SILT FENCE	LF	645	\$ 3.00	\$ 1,935
13	STORM DRAIN INLET PROTECTION	EA	1	\$ 250.00	\$ 250
Subtotal					\$ 104,285
10% Construction Contingency					\$ 10,429
Total North Segment Construction Cost					\$ 115,000
Total Construction Cost					\$ 207,000