



Inver Grove Heights City Council
Monday, April 3, 2023 at 6:00 PM
8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Rebecca Kiernan (rkiernan@ighmn.gov). Comments received prior to 4:00 p.m. on Monday, April 3, 2023, will be provided to the Council at or before the April 3, 2023 meeting.

NOTICE OF REMOTE ATTENDANCE: Councilmember Mary T'Kach is expected to attend the meeting remotely from the following location: Apartado 54, 8650-908 Sagres, Portugal

1. **Call to Order**
2. **Roll Call**
3. **Discussion Items**
 - A. Recognition of "Mayor for the Day" Essay Writer
 - B. 65th Street Extension (TH 3 to Babcock Trail) and Development of Surrounding Parcels
4. **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@ighmn.gov.



Request for Council Action

SUBJECT: **Recognition of "Mayor for the Day" Essay Writer**

MEETING DATE: April 3, 2023

ITEM TYPE: Discussion Items

CONTACT: Kris Wilson, City Administrator, 651.450.2511

ACTION REQUESTED

The Council is asked to recognize local 4th grader, Maria Ries, for her honorable mention winning essay in the League of Minnesota City's annual "Mayor for a Day" essay contest.

BACKGROUND

Mayor Dietrich was recently notified that Inver Grove Heights resident Maria Ries was one of four honorable mention winners in the League of Minnesota City's annual "Mayor for a Day" essay contest. Maria was one of more than 500 fourth through sixth graders from around the state who submitted an essay to the contest. She will be joining us at the April 3 meeting to read her essay.

FISCAL IMPACT

RECOMMENDATION

ATTACHMENTS

None



Request for Council Action

SUBJECT: 65th Street Extension (TH 3 to Babcock Trail) and Development of Surrounding Parcels

MEETING DATE: April 3, 2023

ITEM TYPE: Discussion Items

CONTACT: Brian Connolly, Public Works Director, 651.450.2571
Heather Rand, Community Development Director, 651.450.2546

ACTION REQUESTED

The Council is asked to receive an overview of the 65th Street Extension project, surrounding development potential, and to consider potential next steps in the project development process.

BACKGROUND

The development of the City's transportation and roadway network has included various iterations of a planned roadway extension from TH 3 (South Robert Street) to Babcock Trail in the area of 65th Street since the City of Inver Grove Heights was incorporated in 1965. While the exact location of a roadway connection in this area has varied over the years, the planned extension of a community collector street to serve future development in this area has remained consistent.

A feasibility design report to explore the costs and preliminary design of an extension of 65th Street was ordered by the City Council in 2016; presented but left unadopted in 2020. That data was revised, updated, and rebranded as a "conceptual design and fiscal impact report" in 2022, with a focus on the western half of the potential roadway extension, to address recent development inquiries and identify developer-responsible costs. As development inquiries waned in the latter half of 2022, the revised report has remained in "draft" format and has not been formally brought back to Council for consideration.

During the first quarter of 2023, development inquiries have again picked up in the area of the potential 65th Street extension, and staff have been challenged with providing guidance to these developers as to potential roadway access and alignments to 65th Street and TH 3, utility connections that rely on utility extensions along a future 65th Street alignment, and overall development cost responsibilities for a 65th Street extension. During this worksession, staff will provide an overview of the history of the roadway network planning efforts in this area of the city, discuss both the benefits and drawbacks of the extension of 65th Street, and review the fiscal impacts as identified in the most recent draft design report. The Council will be asked to discuss and provide direction and input to staff on the following key questions:

1. Does the Council support continued planning and eventually construction of an extension of 65th Street from TH 3 to Babcock Trail?
2. What would be the Council's expectations as to a reasonable and fair assignment of roadway costs to developers, property owners, and the City?

3. Is the Council persuaded of the necessity for 65th Street as a needed roadway as part of the City's road network?

Staff will be prepared to present the latest information, answer questions and receive feedback from the Council. Additionally, staff will be prepared to discuss methods to explore potential development alternatives, including existing and potential revisions to the current comprehensive plan land uses in the area, as well as an option to perform a small area plan (SAP), if the Council is undecided as to the necessity of extending 65th St. east of TH 3.

A small area planning (SAP) process is proposed by city staff as a way to generate reliable and quantifiable data for two different scenarios – one where 65th St. is extended as a collector street east of TH 3 and another where it is not. SAP data could delineate answers to the following questions:

What level / density of housing can be supported if the collector street is built (65th Street) versus if an alternative street system is put into that area?

How do the varying levels of density impact the ultimate number of households in the SAP area - which in turn impacts the number of students enrolling in local schools, the volume of customers frequenting local businesses, and utility connection fees that may be generated to pay off the City's already incurred public infrastructure debt?

What would the estimated cost of an alternative street system be, compared to the estimated costs we have developed for extending 65th St. as a collector?

How do the two different scenarios impact the location and development of public greenspace in the SAP area, including future public park and trail connections throughout the NWA?

In addition to examining the relationship between roadway access, traffic, trip counts, and number of households, the proposed SAP would also offer data on the ability to provide public utilities to this area of the city, with and without the right-of-way provided by a collector street. If the City Council is interested in pursuing a SAP, staff suggest the boundaries of the small area be TH 3 (S. Robert Trail) on the west, a "60th Street" alignment to the north, Babcock Trail on the east, and 70th Street as the southern boundary. The intent would not be for the SAP study to recommend a "right" way to proceed, but to provide data useful to the City Council in determining which way it wants to go with infrastructure investment and development in this area of the city, if the City Council deems this prudent.

FISCAL IMPACT

Undetermined

RECOMMENDATION

City Council discuss and provide staff direction.

ATTACHMENTS

None