

**INVER GROVE HEIGHTS CITY COUNCIL MEETING
MONDAY, MARCH 27, 2023 - 6:00 P.M. - 8150 BARBARA AVENUE**

1. CALL TO ORDER:

The City Council of Inver Grove Heights met in regular session on Monday, March 27, 2023, in person. Mayor Dietrich called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

2. ROLL CALL:

Present In-Person: Mayor Dietrich; Council Members: Murphy, Gliva, Scales, T’Kach; Acting City Administrator/Finance Director Hove, Attorney Mikhail, LeVander, Gillen, & Miller, P.a.; City Clerk Kiernan, Community Development Director Rand, Public Works Director Connolly, Parks and Recreation Director Lares

3. PRESENTATIONS:

4. CONSENT AGENDA:

- A.** Approve minutes from February 13, 2023 City Council Regular Meeting
- B.** Approve minutes from the March 6, 2023 City Council Work Session
- C.** Approve minutes from the March 13, 2023 City Council meeting
- D.** Approval of Disbursements. **Resolution 2023-061**
- E.** Personnel Actions
- F.** Approval of Charitable Gambling Raffle by Church of St. Patrick
- G.** Approve Change Order No. 2 for City Project No. 2021-09D - Bryant Lane Area Improvements
- H. Resolution 2023-062** Accepting Proposal for Geotechnical Construction Testing Services from WSB for City Project No. 2023-09D - Dawn Way Area Street Rehabilitation
- I.** Authorization to Enter into 2023-2024 Labor Agreement with IUOE, Local No. 70
- J.** Approve Application for Drinking Water Revolving Fund Loan Consideration for City Project No. 2023-03 - Water Treatment Plant Rehabilitation
- K.** Approval to Opt-In to Additional Opioid-Related Settlement Agreement. **Resolution 2023-063**

Motion by Murphy, second by T’Kach, to approve the Consent Agenda as presented.

Ayes: 5

Nays: 0 Motion carried.

5. PUBLIC HEARING:

6. REGULAR BUSINESS:

A. Rental Housing Licenses.

Community Development Director Heather Rand presented Rental Housing Licenses for approval. Staff has reviewed the applications and found all to be complete. The requests were also reviewed by the Police Department. Staff recommends approval of the following 13 requests in the order of: rental address, property owner, and property manager:

6965 Archer Ct., Har Krishna Mattaparti & Sarita Veera Dangeti, Rosemount, MN - Har Krishna Mattaparti Rosemount, MN
6381 Crosby Ave., Olivia Estrella Inver Grove Heights, MN
6997 Delaney Ave., Robert Dahl Inver Grove Heights, MN
3303 75th St E., Robert Dahl Inver Grove Heights, MN
7550 Banning, HP Minnesota I LLC Inver Grove Heights, MN - Gary Vanderbush Roseville, MN
6512 Dawn Ave., HPA US1 LLC Chicago, IL - Gary Vanderbush Roseville, MN

3984 64th St E., HPA II Borrower 2021-1 LLC Chicago, IL - Gary Vanderbush Roseville, MN
3760 75th St E., HPA US1 LLC Chicago, IL - Gary Vanderbush Roseville, MN
3363 69th St E., HPA II Borrower 2021-1 LLC Chicago, IL - Gary Vanderbush Roseville, MN
3284 71st St E., HPA US1 LLC Chicago, IL - Gary Vanderbush Roseville, MN
6852 Craig Ct E., HP Minnesota I LLC Chicago, IL - Gary Vanderbush Roseville, MN
7008 River Rd., Cassie L Verch & Anthony J Verch Hampton, MN
8842 Branson, Joseph T Andert Eagan, MN

Motion by T’Kach, second by Gliva, to approve the Rental Housing Licenses as presented.

Ayes: 5

Nays: 0 Motion carried.

B. 2nd Reading of Ordinance Amending City Code to Repeal Certain Business Licenses

City Clerk Rebecca Kiernan presented the 2nd Reading of the Ordinance to Repeal Certain Business Licenses. Current business license categories include:

- Alcoholic Beverage Sales - On and Off Sale
- Pawnbrokers & Precious Metal Dealers
- Bowling Alleys
- Motor Vehicle Sales
- Automobile Service Stations
- Automobile Junkyards
- Massage Businesses
- Body Art Establishments
- Peddlers & Solicitors
- Dog Daycare & Kennels
- Trash Haulers

The following three will be under discussion to repeal:

- Bowling Alleys
- Motor Vehicle Sales
- Automobile Service Stations

The state currently does the regulations for the three (3) above named.

Why the city requires a license:

- Most city licensing activities center around public safety:
 - Adult products (alcohol and tobacco)
 - Risk of criminal activity (massage therapy and pawn shops)
- In Minnesota, cities are generally not involved in public health/sanitation-related inspections or consumer protection. Those fall to the state.

Bowling Alleys:

- Listed in the City Code; no licenses have been issued since at least 1988
- Bowling Alleys that serve alcohol would still be required to have a liquor license
- Only one other city in Dakota County licenses bowling alleys (South St. Paul)

Motor Vehicle Related:

1. Motor Vehicle Sales
2. Automobile Service Stations
3. Automobile Junkyards
 - Proposed Ordinance would repeal #1 and #2 but keep #3.
 - Motor Vehicle Sales & Service Stations are both licensed by the state.
 - Asking what value, the city licensing process adds.

- Modest loss of revenue – approximately \$6,500 per year; frees up staff time for other work.
- Current licenses expire April 30th.

Letters have been sent to all those involved with what is planned to be rescinded.

Requested Action:

- Motion to approve the 2nd Reading of an ordinance repealing certain business licenses as proposed.

Councilmember Scales commented that at a previous meeting it was mentioned there were no junkyards in the city, but one may have been noticed. He questioned if staff has checked.

City Clerk Kiernan replied staff has not looked into it yet but have been notified to do so. It would likely be a zoning issue.

Councilmember Murphy asked if the Council was interested in suspending the rules on the 3rd Reading and going with the 2nd Reading.

Motion by Murphy, second by Gliva, to suspend the rules on the 3rd Reading.

Ayes: 5

Nays: 0 Motion carried.

Motion by Gliva, second by Scales, to approve the 2nd Reading of an Ordinance Amending City Code to Repeal Certain Business Licenses for:

- **Bowling Alleys**
- **Motor Vehicle Sales**
- **Automobile Service Stations**

Ayes: 5

Nays: 0 Motion carried.

C. Approve Final Plans & Specifications, Approve Park Names, and Authorize Advertisement for Bids – Northwest Area Park #1 and Park #2

Parks and Recreation Director Adam Lares discussed two new parks going into the northwest area.

Park Location – Northwest Area Park #1

- Project No. 2211
- Located within the Peltier Development
- 1.5 acres in size
- Gas easement utility line (nothing can be on top of this aside from open green space)

Park Location – Northwest Area Park #2

- Project No. 2212
- Within the Highlands at Settlers Ridge Development
- .5 acres

Design Efforts – Summer 2022:

- City contracted with WSB & Associates to complete consulting and design service options for the two parks
- Community Engagement efforts began:
 - Online engagement platform called Social Pinpointing
 - Awareness and engagement campaigns via social media
 - Neighborhood meetings both onsite and at the Community Center
 - Neighborhood events
- Four Park designs were created (two for each location)

- Residents were asked to review each concept and let staff know what they liked, did not like, or wanted to see modified.
 - Engagement efforts took place from November 15 through December 9, 2022.
- Following feedback from the community and the Parks and Recreation Advisory Commission (PRAC), one design for each of the two parks was selected to move forward with for final design efforts.

Site Design – Northwest Area Park #1 (Peltier Reserve Development):

- 2,800 square foot playground area with multilevel elevations
- Picnic area/green space
- Paved trails
- Open lawn
 - Put out soccer goals to start with
- Preserved Oak Trees

Site Design – Northwest Area Park #2 (Highlands at Settler's Ridge Development):

- Stormwater basin on site allows for more open space

Mayor Dietrich asked if the area frequently held water.

Public Works Director Connolly believed it was a wet basin that held water year-round.

Parks and Recreation Director Lares said staff could get further information.

Councilmember T'Kach asked if alternative grasses would be planted to minimize mowing needs around the wetland, or if the entire space would be mowed.

Parks and Recreation Director Lares replied there is a planting and landscaping budget. They would work with the Environmental Specialist to see what is appropriate to plant near the basin and in the parks. The plan is to create an open green space for activities and active play.

- 3,500 square foot playground area with multilevel elevations
- Half-court basketball court
- Covered seating plaza
- Open green space
- Paved trails
 - Will be a trail connecting Park #1 to Park #2
- Overlook seating
- Utilize topography for a sledding hill

Cost Estimate:

- Final plans, specifications, and bid documents are ready
- Engineer's cost estimate for site development:
 - NWA Park #1: Total of \$248,423.18 (includes construction and 10% contingency)
 - NWA Park #2: Total of \$121,597.25 (includes construction and 10% contingency)

Estimated Timeline:

- March 27, 2023: City Council approves plans and specifications and authorizes bidding
- March 29, 2023: Bid notice published (Pioneer Press, City Website, and Quest)
- April 19, 2023: Bid opening
- April 24, 2023: City Council acceptance of bid, award of contract, and approve budget
- Summer 2023: Construction begins
- Fall 2023: Final completion

Staff is cognizant of what goes into these spaces based off feedback from residents, Commissions, and the City Council.

Councilmember T'Kach referenced Park #2 and asked if there is a view off to the east from the walkway for benches facing that direction.

Parks and Recreation Director Lares replied there are opportunities to add to the site plans. That would be evaluated as time goes on. After the park has been in existence for a year, staff still wants to hear from the public regarding functionality such as what residents like, what could be added, type of activities to add on the trail between the two parks. This could include outdoor fitness equipment, interactive touch points.

The Peltier Development is not fully developed yet, staff knows there may be additional changes. He said they would question whether a pleasure rink could fit; there is one at Vista Pines Park. There is a crossing over Argenta Trail that staff is still working through.

Playground Designs:

- This past February, staff went out for community engagement to see what kind of play features would like to be seen in the parks and how they would like the play structures to be.
- With feedback received from community engagement, Staff put out an RFP (Request For Proposal) to playground vendors for proposals. Results were received.
- Staff worked with the Parks and Recreation Advisory Commission and a subcommittee dedicated to the design of the site and playground.
- PRAC selected two playgrounds.
- Playground designs were shared with residents from March 21 through April 7, 2023.
 - An Open House would be held on Wednesday, April 5th at the Community Center from 6:00 to 7:30 to share input.

Playground Design - Northwest Area Park #1:

- Elevation changes are utilized
- Poured in place rubber would be used (helps with maintenance)
- Playground includes slides, and a rocket ship climbing wall
- Each playground design comes with safety zones for things such as falls

Councilmember Murphy asked if the poured in place rubber had colors, if a color was chosen, or if blue was chosen based off the photos shown.

Parks and Recreation Director Lares replied the color scheme could still be adjusted; blue absorbs heat. This location has a lot of Burr Oaks still in existence that would offer a canopy to the play area.

Playground Design - Northwest Area Park #2:

- Larger play container for older kids
- Small play structure
- Shade cover
- Due to tree removal, tree reforestation would take place in the two parks

Estimated Project Cost:

- Over the past year, staff has included a high-level cost estimate of \$500,000 for development of each of these parks
- Using the city Tree Preservation Fund for reforestation

Estimated Project Cost for NWA Park #1 - Peltier Development:

- Estimated construction cost: \$225,839.25
- 10% contingency
- Playground along with poured in place rubber: \$174,650.00
- Site amenities: \$20,000
 - Estimated Total Project Cost: \$443,073.18

Estimated Project Cost for NWA Park #2 - Highlands at Settler Ridge Development:

- Estimated construction cost: \$110,542.95
- 10% contingency
- Playground: \$280,100.00
- Site Amenities: \$25,900
 - Estimated Total Project Cost: \$427,597.25

Mayor Dietrich questioned how upkeep costs were factored in.

Parks and Recreation Director Lares replied due to the small size, staff is trying to reduce park maintenance. Having woodchips creates more maintenance, staff also has to refill them. He felt the Peltier park location would have the most amount of park maintenance with mowing cycles. Staff tries to anticipate the maintenance costs. He mentioned a new position was recently hired for Park Maintenance. As the parks system continues to grow, it is evaluated per acre. A larger park would require more maintenance and upkeep.

Mayor Dietrich asked what the equipment lifespan would be.

Parks and Recreation Director Lares replied playground equipment is warrantied between 15-25 years. The poured in place warranty is for 5-10 years. Prior to the snow, staff visited an area with poured in place that was 25 years old. Some patching was done, and it still looks great. A lot depends on the care and quality of the product placed.

Councilmember T'Kach asked if poured in place had more experience south of the cities where there are more freeze/thaw cycles that may be seen here. She questioned how changing weather would change performance.

Parks and Recreation Director Lares responded this vendor has a history of utilizing poured in place over the last 20 years. There is maintenance done for poured in place every two years involving a type of sealcoat that helps longevity. He mentioned that he could do research on other locations and their lifespans.

Parks and Recreation Director Lares discussed:

Naming of the new Northwest Area Parks:

- In January, the community was asked for name suggestions for the two locations along with the Parks and Recreation Advisory Commission.
 - 20-30 suggestions were received.
- February 14 - February 28, based on input from residents, the PRAC listed 3-4 names for the community to vote on via a survey

Naming of Park #1 - Peltier Development. 140 respondents.

- Argenta Hills Park (70 votes)
- Cardinal Crest Park (38 votes)
- Twin Oaks Park (32 votes)

Naming of Park #2 - Highlands at Settlers Ridge. 140 respondents.

- Overlook Ridge Park (45 votes)
- Settler Grove (38 votes)
- Highlander Park (30 votes)
- Northwood Park (29 votes)

At the Parks and Recreation Advisory Commission March 8, 2023 meeting, the PRAC voted unanimously to recommend to Council that the name of Park #1 be Argenta Hills Park and Park #2 be Overlook Ridge Park.

Action Requested:

1. Council approval of the plans, specifications, and to authorize to go to bid for both Northwest Area Parks, City Project No. 2211, and No. 2212.
2. Approve recommended park names:

- a. NWA Park #1 to Argenta Hills Park
- b. NWA Park #2 to Overlook Ridge Park

Staff recommends approval of the final plans, specifications, recommended park names, and that Council grant authorization to seek bids for Northwest Area Park #1 - Project Number 2211, and Park #2 - Project Number 2212.

Mayor Dietrich thanked Parks and Recreation Director Lares for all the resident and Parks and Recreation Advisory Commission involvement. It was more than she has noticed in past years. She believed a big return on investment would be the resident follow up.

Councilmember Murphy also thanked the Parks and Recreation Director for moving so fast. The kids are waiting, parents will appreciate it.

Motion by Murphy, second by T’Kach, to approve the final plans, specifications, recommended park names, and that Council grant authorization to seek bids for Northwest Area Park #1, Project Number 2211, and Park #2 - Project Number 2212.

Ayes: 5

Nays: 0 Motion carried.

7. PUBLIC COMMENT:

There were no public comments.

8. MAYOR AND COUNCIL COMMENTS:

Mayor Dietrich thanked Councilmember Murphy for doing a fantastic job of being Acting Mayor.

Councilmember T’Kach shared she had the pleasure of speaking about Democracy with a Girl Scout Troop from Inver Grove Heights and Eagan. The ladies were enthusiastic about learning about other states and countries. She said it was a good representation as a City Council Member to be able to do.

Councilmember Murphy thanked the police department for their monitoring of a situation that took place in the city.

9. ADJOURN:

Motion by Scales, second by T’Kach, to adjourn the meeting at 6:43 p.m.

Ayes: 5

Nays: 0 Motion carried.

Minutes prepared by Recording Secretary Sheri Yourczek