



Inver Grove Heights City Council
Monday, May 15, 2023 at 3:30 PM
8150 Barbara Ave, 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, May 15, 2023, will be provided to the Council at or before the May 15, 2023 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Regular Business**
 - A. Interviews of Applicants for Appointment to City Advisory Commissions
(*This portion of the meeting will not be televised or live-streamed.*)
 - B. **(7:00 p.m.)** Swearing-In of New Police Personnel & Proclamation Recognizing National Police Week
 - C. Appointments to City Advisory Commissions
 - D. Discussion of Park Land Acquisition in the Northwest Area
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: Interviews of Applicants for Appointment to City Advisory Commissions
(*This portion of the meeting will not be televised or live-streamed.*)

MEETING DATE: May 15, 2023
ITEM TYPE: Regular Business
CONTACT: Kris Wilson, City Administrator, 651.450.2511

ACTION REQUESTED

The Council is asked to conduct interviews with applicants for the City's three advisory commissions.

BACKGROUND

The terms of individuals serving on the City's three advisory commissions expire on May 31. The commission members whose terms expire this year were asked to indicate whether they wish to be considered for reappointment to their various commissions and responded as follows:

Environmental Advisory Commission		Attendance
Larry Moehring	Application received	12 of 14 meetings (2 excused absences)
Nichole Boehmke - Chair	Application received	10 of 14 meetings (3 excused absences)
Sarah Brass	Declined reappointment	

Planning Commission		Attendance
Scott Clancy	Application received	16 of 17 meetings (1 excused absence)
Kate Challeen	Declined reappointment	
Joan Robertson	Declined reappointment	
Anthony Scales	Elected to City Council	

Parks & Recreation Advisory Commission		Attendance
Sandra Christensen	Application received	11 of 11 meetings

Kari Miller	Declined reappointment	
Elaine Prickel	Declined reappointment	

In addition to the individuals listed above who are interested in reappointment, the City received applications from fifteen (15) additional individuals interested in being considered for seats on an advisory commission.

The interview schedule for all applicants (both incumbents and new applicants) is attached. Copies of each applicant's application form have been provided to the City Council under separate cover.

Suggested questions for the interview include:

1. Tell us a little bit about your education, background and personal achievements that may relate to your appointment to a City Commission.
2. How long have you been a resident of Inver Grove Heights? What community activities have you been involved in?
3. What personal characteristics do you possess that would make you a good choice for the appointment?

FISCAL IMPACT

None

RECOMMENDATION

ATTACHMENTS

1. 2023 Interview Schedule

Interview Time	Applicant	Interest Choices		
		Planning	Parks and Recreation	Environmental
3:30 p.m.	George Fell			1
3:40	Marjorie Savage	2		1
3:50	Sandy Christensen - (i)		1	
4:00	Larry Moehring - (i)			1
4:10	Tracy Mulcahy		1	2
4:20	Alexx Borst - via zoom	3	2	1
4:30	Paul Mandell	1		
4:40	Abby Heidenreich	2	1	3
4:50	Joan Duncanson Elbert		2	1
5:00	Lance Twedt	1	2	
5:10	Scott Clancy - (i)	1	2	3
5:20	Jason Teiken	1		
5:30	Dawn Gaetke			1
5:40	Chip Tangen	1	2	3
5:50	Aida Schaefer - via zoom	1		2
6:00	Nichole Boehmke - (i)		2	1
6:10	Jacob Sheffer - via zoom			1
6:20	Lukas Johnson		1	
6:30	Peggy Pasillas			1

(i) - Incumbent



PROCLAMATION

CITY of INVER GROVE HEIGHTS, MINNESOTA

WHEREAS, law enforcement agencies, such as the Inver Grove Heights Police Department, strengthen and safeguard the protections and freedoms we enjoy as Americans; and enhance the quality of life in our communities; and

WHEREAS, it is important that people throughout our country and here in Inver Grove Heights recognize the many sacrifices law enforcement officers make in service to their fellow citizens, including risking their own lives to protect others; and

WHEREAS, in 1962, President John F. Kennedy signed a proclamation designating May 15 as Peace Officers Memorial Day and the week in which that date falls as Police Week; and

WHEREAS, the residents of Inver Grove Heights are fortunate to be served by a Police Department committed to respect, integrity, service, engagement, and professionalism, even in the face of loss; and

WHEREAS, the City Council commends the commitment and service provided by the officers and personnel of the Inver Grove Heights Police Department, under the leadership of Chief Melissa Chiodo;

NOW, THEREFORE, BE IT PROCLAIMED by the City Council of the City of Inver Grove Heights, Minnesota that May 15 be recognized as Peace Officers Memorial Day and the week of May 15 to May 21, 2023, as Police Week in the City of Inver Grove Heights and that the public be invited to join the City Council in extending its deepest gratitude to the vital and dedicated members of the Inver Grove Heights Police Department, for their ongoing service and steadfast work in the face of ever-changing dangers and challenges.

PROCLAIMED this 15th day of May, 2023.

Brenda Dietrich, Mayor



Request for Council Action

SUBJECT: **Appointments to City Advisory Commissions**

MEETING DATE: May 15, 2023

ITEM TYPE: Regular Business

CONTACT: Kris Wilson, City Administrator, 651.450.2511

ACTION REQUESTED

The Council is asked to conduct balloting and then consider motions for appointment to the City's three advisory commissions.

BACKGROUND

Based on the interviews conducted earlier in the meeting, the Council will be asked to use the attached ballots to conduct voting for the open seats on the City's three advisory commissions. Based on the results of the balloting, the Council should entertain motions to make the various appointments.

FISCAL IMPACT

None

RECOMMENDATION

N/A

ATTACHMENTS

1. Planning Commission ballot
2. Planning Commission ballot (1 yr term to fill vacancy)
3. Parks & Recreation Advisory Commission ballot
4. Environmental Advisory Commission ballot

Ballot of Council Member: _____

Position To Be Filled: Planning Commissioner

of Vacancies: 3 appointments – each to 3-year terms

Ballot Numbers

	Voting Round			
	1	2	3	4
Scott Clancy (Incumbent)				
Paul Mandell (1st Choice)				
Jason Teiken (1st Choice)				
Aida Schaefer (1st Choice)				
Chip Tangen (1st Choice)				
Lance Twedt (1st Choice)				
Marjorie Savage (2nd Choice)				
Abby Heidenreich (2nd Choice)				
Alexx Borst (3rd Choice)				

Ballot of Council Member: _____

Position To Be Filled: Planning Commissioner

of Vacancies: 1 appointment – to a 1-year term

Ballot Numbers

	Voting Round			
	1	2	3	4
Scott Clancy (Incumbent)				
Paul Mandell (1st Choice)				
Jason Teiken (1st Choice)				
Aida Schaefer (1st Choice)				
Chip Tangen (1st Choice)				
Lance Twedt (1st Choice)				
Marjorie Savage (2nd Choice)				
Abby Heidenreich (2nd Choice)				
Alexx Borst (3rd Choice)				

Ballot of Council Member: _____

Position To Be Filled: Park & Recreation Commissioner

of Vacancies: 3 appointments – each to 3-year term

Ballot Numbers

	Voting Round			
	1	2	3	4
Sandy Christensen (incumbent)				
Tracy Mulcahy (1st choice)				
Abby Heidenreich (1st choice)				
Lukas Johnson (1st choice)				
Alexx Borst (2nd choice)				
Joan Duncanson Elbert (2nd choice)				
Nichole Boehmke (2nd choice)				
Chip Tangen (2nd choice)				
Lance Twedt (2nd choice)				
Scott Clancy (2nd choice)				

Ballot of Council Member: _____

Position To Be Filled: Environmental Commissioner

of Vacancies: 3 appointments – each to 3-year terms

Ballot Numbers

	Voting Round			
	1	2	3	4
Larry Moehring (incumbent)				
Nichole Boehmke (incumbent)				
Dawn Gaetke (1st choice)				
Alexx Borst (1st choice)				
George Fell (1 st choice)				
Marjorie Savage (1 st choice)				
Joan Duncanson Elbert (1 st choice)				
Jacob Scheffer (1 st choice)				
Peggy Pasallas (1 st choice)				
Aida Schaefer (2 nd choice)				
Tracy Mulcahy (2nd choice)				
Abby Heidenreich (3rd choice)				
Chip Tangen (3 rd choice)				
Scott Clancy (3 rd choice)				



Request for Council Action

SUBJECT: **Discussion of Park Land Acquisition in the Northwest Area**

MEETING DATE: May 15, 2023

ITEM TYPE: Regular Business

CONTACT: Kris Wilson, City Administrator, 651.450.2511
Adam Lares, Parks & Recreation Director, 651.450.2587

ACTION REQUESTED

The Council is asked to discuss and provide direction regarding the desired approach for acquiring land for future parks in the Northwest Area (NWA) of Inver Grove Heights.

BACKGROUND

The development of parks to serve the growing Northwest Area (NWA) of Inver Grove Heights has been a major priority for the City Council and staff in recent years. Vista Pines Park opened to the public last summer, and both Argenta Hills and Overlook Ridge Parks are now under construction. Outside of the NWA, the Phase 1 renovation of South Valley Park and Phase 4 construction of Heritage Village Park are also under construction or will be in the coming weeks.

As a result, the City finds itself with almost all of its planned park projects at or nearing the end of the development pipeline, with little activity in earlier stages of development. In order to continue the momentum on this Council priority, staff is seeking discussion with and direction from Council regarding its preferred approach to the next phase of park development.

Parks Needs & Types

The City's 2040 Comprehensive Plan projected four or five neighborhood parks would ultimately be needed in the NWA. The Comp Plan includes the following definitions of a neighborhood park, as well as neighborhood playfields:

Park Classification	Use/Design Direction	Service Area	Size	Acres/1,000	Site
Neighborhood Park	Basic unit of the park system, developed for both active & passive activities. Design criteria should anticipate the changing demographic profiles of the neighborhood served, as to provide appropriate facilities. Focus on informal and unstructured activities. Typical facilities include: • Playground • Open field area • Trails • Parking evaluated as needed	1/2 mile radius	4 to 10 acres	2.5 to 3.5	Easily accessible to the neighborhood population with safe walking and biking access utilizing trail networks. Site should have well-drained soils and not include topography of excessively steep slopes.
Neighborhood Playfield	Similar to a neighborhood park, but with more emphasis on organized youth athletics. Provides active & passive activities. Design criteria should balance neighborhood and community youth athletic needs. Typical facilities include: • Playground • Athletic fields (lighting not recommended) • Trails • Parking facilities designed to accommodate scheduled athletic use.	1/2 to 1 mile radius	6.5 to 15 acres	2.5 to 3.5	Easily accessible to the neighborhood and the community with a mix of local and collector street access.

Vista Pines meets the above definition of a neighborhood park, while Argenta Hills and Overlook Ridge are both smaller than what is called for under the above definition.

Land Acquisition

Cities in Minnesota generally acquire park land through one of two approaches – the outright purchase of land from a willing seller or receipt of land through park dedication, as part of the development/plating process. Occasionally, cities receive land donated for parks, or acquire land from other entities, such as counties or the state, but these are less common methods of acquisition. Thus far in the NWA, the land for Vista Pines was acquired through a \$514,000 purchase of 5 acres from a private entity and acquisition of another 3 acres from Dakota County, while the land for Argenta Hills and Overlook Ridge was acquired through park dedication.

Questions for consideration and discussion at this point include:

1. Does the Council want staff to actively work to purchase land directly from willing sellers in the NWA?

The funding source for a purchase would be the Park Acquisition & Development Fund, which currently has an "unallocated" balance of \$2,445,061. Of this amount, staff has been showing \$1,000,000 earmarked for a fourth park in the NWA in recent listings of the Fund's resources. This originated from talks of receiving land via park dedication as part of the proposed At Home Apartments development, which never came to fruition. At the time, staff anticipated the City would receive land from the developer and then need funds to actually build the park. As there has been no activity related to that proposed development in over a year, it may be realistic to view these funds as available.

Additionally, if the City is successful in obtaining \$2 million in state bonding funds for Heritage Village Park Phase 5, we will need an estimated \$646,000 from the Park Acquisition & Development Fund to match the state funds and complete that project. With the \$1 million left in the balance, and the \$646,000 set aside, that leaves up to \$1.8 million for possible use toward land acquisition.

If necessary and desired by the Council, there is also the possibility of supplementing the Park Acquisition & Development Fund via an inter-fund loan, to be paid back by future park dedication fees. If the City buys land for parks, we would have less need to acquire land via park dedication and would therefore likely take in more cash-in-lieu-of payments. Over time, this could allow for replenishment of the Park Acquisition & Development Fund and/or repayment of any interfund loans.

Benefits of directly purchasing land for parks include that it allows the City to be more proactive. It may result in the City being able to acquire one or two larger parcels of land more desirable for park purposes, in terms of topography, location, etc. Downsides include that land may be more expensive via this approach and decisions about the site(s) of future parks becomes somewhat speculative, based on where we expect upcoming development to take place, instead of obtaining land through park dedication where we know corresponding development is happening.

If the Council is interested in purchasing land directly for park purposes, more discussion will be needed as to where and at what cost. Staff would not simply begin making offers without input from the Parks & Rec Advisory Commission and clear direction and authorization from Council.

2. Would the Council prefer to acquire land for parks via park dedication and the development process?

This is typically a more economical path for the City when it comes to acquiring park land, and it can help ensure that the timing and location of park development closely follows residential development. However, it also requires patience and often difficult negotiations with developers. Given the price of land in the metro area, developers would often prefer to make a cash-in-lieu-of payment rather than provide land for park dedication, and if that is not acceptable to the City, their second choice is often to attempt to provide “undevelopable land” – such as wetlands, steep slopes or areas already encumbered by easements or required to be set aside for open space obligations. These areas do not satisfy the park dedication requirements of City Code, nor do they make for good active-use park land.

The outlining of these two strategies is not meant to suggest that the City has to choose one path or the other. The City certainly has the option to pursue a mix of both strategies – possibly purchasing specific parcels, based on timing, seller interest, and/or the desirability of a particular parcel, while relying on park dedication and the development process to meet the needs in other areas.

While it might be tempting to take a “you can never have too much park land” approach, it is important to remember that each choice has an impact on the funds available for park development. If we purchase land with already received funds in the Park Acquisition & Development Fund and also receive land via park dedication from developers, there would be no identified source of funds to actually develop those lands into parks, with things like playground equipment, picnic shelters, trails or sport courts. There is also the issue of the ongoing costs to the City for maintenance and staffing of parks. Additionally, not all land is equal when it comes to parks. One eight-acre parcel that is level and has good street access and visibility may have greater benefit to the community than four two-acre parcels with slopes or poor access.

One specific opportunity to purchase land for a NWA park that has come up recently is the Cole Property, which runs along the City’s border with Eagan in the NWA. The attached memo from Parks

& Rec Director Adam Lares was shared with the Council earlier this spring and provides a good summary of that particular opportunity and the Park & Rec Advisory Commission's take on it.

During the meeting, staff requests Council discussion and direction of this broader topic, as well as the specific land discussed in the attached memo.

FISCAL IMPACT

RECOMMENDATION

ATTACHMENTS

1. Update Memo on Cole Property as Potential Park Land (March 2023)

Memo



TO: Mayor & City Council
City Administrator Kris Wilson

FROM: Adam Lares, Parks & Recreation Director

DATE: March 17, 2023

SUBJECT: NWA Parks Update - Cole Property

Over the past year, City staff have been in conversation with Dakota County Natural Resources and City of Eagan staff regarding potential acquisition of some or all of the Cole property. The Cole property consists of approximately 64 acres within Inver Grove Heights, along our northwestern border with Eagan, and an additional 30 acres in Eagan, just southeast of the Vikings Lakes development. The property owners have expressed a desire to see some of the land be preserved as natural area, the County is interested in extending an existing regional greenway through the parcel and various City planning documents have called for development of a park on the land.

The most recent concepts for the Inver Grove Heights portion show the southern two-thirds to three-quarters of the land being acquired by Dakota County for a County Park Conservation Area - which is basically a natural park with trails. On the northern end of the property, there appeared to be an opportunity for IGH to acquire approximately 8 acres of land that is relatively flat and developable for more active park uses. An adjacent parcel of about equal size on the Eagan side was also being looked at for potentially complimentary park development to possibly create a shared area of active use between the two cities.

As a result, this past year Dakota County, the City of Eagan, and the City of Inver Grove Heights secured an appraisal for all Cole Trust/Cole Enterprises-owned parcels. With the completion of the appraisal, we now know that the area the City had been interested in (the northwestern 8.5-acre portion of the Cole Enterprise property labeled Area A on the attached map) is valued at about \$225,000 an acre, bringing the total cost for Area A to \$1,912,500.

Recently the City of Eagan has indicated it does not appear to have the financial resources and associated support to proceed with acquisition of the northern portion of the property in Eagan. This would eliminate the potential for a shared area of active use between the two cities.

Additionally, after a \$1.9 million potential acquisition of Area A, there would be more funding needed for the design and development of an active play park. That cost has not been estimated at this point and would depend on what type of active play would be designed and master planned for the park. Funding for such an acquisition by the City of IGH would almost certainly come from the Park Acquisition & Development Fund. While this fund has a current balance of \$5.4 million dollars, current active projects and previously prioritized projects leave only \$1,184,784 unallocated. There is \$1 million currently allocated for a yet-to-be-determined NWA Park #4, but even with adding that

back in, an acquisition of 8.5 acres of the Cole property would nearly deplete the Park Acquisition & Development Fund and could impact other future projects on the horizon.

One of those projects would be Heritage Village Park Phase 5 - Inclusive Playground & Splashpad, which is currently being considered for \$2 million in State bonding. As a part of the bonding request, the City has indicated it would contribute \$646,000 to the project. If the Cole property is acquired by way of the Park Acquisition & Development Fund, the City would not have enough funding to contribute this \$646,000 match.

At their March 8 meeting, the Park and Recreation Advisory Commission (PRAC) was presented all the aforementioned information. They were asked to provide a recommendation on whether to pursue the possible acquisition of a portion of the Cole Enterprise Inc. property (Area A). After much discussion and vetting out several scenarios, the PRAC voted unanimously not to recommend that the City pursue acquisition of Area A of the Cole property.

PRAC members cited several concerns with the location and reasons not to pursue acquisition. The first being a smaller footprint (8 acres vs 16 acres) for active play given Eagan's withdrawn interest. Secondly, the location is very close to 494 and may be better suited for office/commercial uses that would increase the City's tax base. Thirdly, the PRAC believes with continued growth and development in the NWA, the City will likely have better opportunities for establishing a fourth NWA park through park dedication. Finally, they wanted to stay committed to current and future park projects. Specifically they wanted to make sure the City had the matching funds available for Heritage Village Park Phase 5, if the bonding request is successful.

As the Cole property has been shown as potential parkland in various City planning documents over the years, and knowing the Council's strong interest in the acquisition and development of parks to serve the NWA, staff wanted to make sure you were aware of these developments and the PRAC's discussion. We typically would not bring forward an Advisory Commission's recommendation to not take action as a formal Council agenda item. However, if there is interest in having this topic placed on an upcoming Council agenda for further discussion, please let the City Administrator know.

Cole Enterprise Inc. and RBG LLC Properties

