

**INVER GROVE HEIGHTS CITY COUNCIL MEETING
MONDAY, APRIL 24, 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, April 24, 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; City Administrator Wilson, City Attorney McCauley Nason, City Clerk Kiernan, Community Development Director Rand, City Planner Hunting, Public Works Director Connolly, Parks and Recreation Director Lares, City Engineer Merchlewicz, Police Chief Chiodo, Operations and Maintenance Supervisor Stier
Present via Zoom Video Conferencing: Council Member T'Kach

3. PRESENTATIONS:

4. CONSENT AGENDA:

- A.** Approve minutes from the April 5, 2023 City Council Work Session.
- B.** Approve minutes from the April 10, 2023 City Council meeting.
- C.** Approval of Disbursements. **Resolution 2023-084**
- D.** Personnel Actions
- E.** Amendments to Job Classification Plan
- F.** Approval of Rubbish Hauler License Renewals
- G.** Massage Business and Therapist License Renewals
- H. Resolution 2023-085** Approving the Final Plat and Related Agreements for 9450 Robert Trail South
- I.** Contract with Conservation Corps of Minnesota for Park and Natural Area Improvements
- J. Resolutions 2023-086 & 2023-087** Accepting Bids, Awarding a Contract and Approving Budgets for Argenta Hills Park (Project No. 2211) and Overlook Ridge Park (City Project No. 2212).
- K. Resolution 2023-088** Approving Reimbursement Agreement with Metropolitan Council for Project 2022-09I - Carmen Avenue and Claude Way Area Rehabilitation
- L.** Approve Contracts for Geotechnical Construction Testing and Survey Services for 2023 Pavement Management Initiative Project Nos. 2022-09 I, J and L. **Resolution 2023-089**
- M.** Approve Contracts for Professional Engineering Services Consulting Pool. **Resolution 2023-090**
- N.** Renewal of Advertising Bench Permits
- O.** Contract with Eliie Mental Health
- P.** Memorandum of Understanding between Inver Hills Community College and the Inver Grove Heights Police Department
- Q. Resolution 2023-091** Appointing City Representative and Alternate to MAC Noise Oversight Committee
- R. Resolution 2023-092** Approving Submittal of the Energy Efficiency and Conservation Block Grant (EECBG) Pre-Award Information Sheet

Motion by Murphy, second by Scales, 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. All rental licensing applications have been reviewed by community development staff and the police department. Background checks were performed, and everything was found to be in order. Staff recommends approval of the following six (6) rental housing licenses listed in order of Rental Address, Property Owner, and Property Manager:

1. 7535 Cloman, Friemann Real Estate Services, Inver Grove Heights, MN, Brenda Hanson, New Prague, MN
2. 7409 Braden Trl., Randy Anderson, Ft Lauderdale, FL, Michael Schaeffer, Inver Grove Heights, MN
3. 10163 Courthouse Blvd., Fadel Sakkal, North Oaks, MN, Michael Nassif Safi, Inver Grove Heights, MN
4. 8827 Brunell Way, Iliya Berdichevski, Inver Grove Heights, MN, Elena Berdichevski Inver Grove Heights, MN
5. 7510 Concord Blvd., CF MH Skyline Fee LLC., Farmington Hills, MI, Stephanie Schmidt, Jose Mendez Inver Grove Heights, MN
6. 8555 Bacardi Ave., Emerald Hills MHC, LLC., Farmington Hills, MI, Trevor Jacobsen, Inver Grove Heights, MN, FISCAL IMPACT

Motion by Gliva, second by Scales, to approve the Rental Housing Licenses as presented.

Ayes: 5

Nays: 0 Motion carried.

B. Comprehensive Plan Amendment for Endeavor Development located at Argenta Trail and Yankee Doodle Road. Resolution 2023-093

City Planner Allan Hunting presented the request by Endeavor Development for a comprehensive plan amendment. The applicant is proposing a comprehensive plan amendment that would change three (3) parcels at approximately 13 acres. This request would be for a change from the current designation of low/medium density residential (residential density of 4 to 8 units per acre) to general industrial. The property is located on the northern boundary of Yankee Doodle Road with Eagan to the west, Argenta Trail to the east, and an industrial/cemetery/others uses to the south. The developer anticipates a 200,000 square foot office warehouse type building.

Staff has determined the pros/cons to the project:

Pros of changing to industrial:

- Located at the far northern end of the properties, south of the highway in the northwest area, Yankee Doodle Road to the north (higher volume county road), industrial uses to the west in Eagan, industrial use, and a cemetery in Inver Grove Heights to the south, and Argenta Trail to the east.
- Current guiding of residential. Due to the location and noise concerns, this may not be the best land use.
- Change of industrial would generate additional employment and tax base for the city.

Cons:

- Expanding industrial uses would have a negative impact on existing/future residential areas in the area.
- Traffic could be a concern with trucks and semis.
- In 2021 the Council did not approve the small area plan for south of the highway that changes several land uses.
 - Parcels in the neighborhood shown were proposed to be industrial.
 - Council wanted to keep the current guiding residential.

The City Council is asked to determine if the change to industrial is a benefit to the city and if the plan should be changed for the three parcels. The Planning Commission recommended denial on a 4/0/1 abstention vote. If the plan is approved, the applicant would still have to apply for rezoning and PUD site plan approval, which has its own public hearing process.

Councilmember Murphy asked if there was a map showing a higher view along with the border of Eagan. He referenced a small area plan that was done last year that was split into two different sections. City Planner Hunting displayed an aerial map. Two separate studies were done: one south of the highway and the northern neighborhood.

Councilmember T'Kach asked if staff noted anything that has changed in the area since the 2021 vote by the previous Council that would warrant reconsideration of this land use change.

City Planner Hunting replied there has not been any land use or site plans. The character of the neighborhood is as it was in 2021.

Josh Budish, Endeavor Development, 5116 Skyline Drive, Edina, Minnesota, addressed the question about the small area plan stating that it included additional properties to the south. The rejected plan included properties further down Argenta and on the east side of the road. This proposal is for properties on the west side that they refer to as the larger commercial area.

Project Benefits:

- Increases the city tax base
- Increases jobs
- Additional housing to the area
- Uses of retail
- Additional dollars being spent in the area by the employers and employees
- Utilizing the in place public infrastructure that the city has worked with Eagan to put in place (Joint Powers Agreement)
- Sewer and water connectivity puts this land into production immediately
- Request from Dakota County for an easement over the property for a planned trail
 - This would be gifted to them as a part of this development approval

Project would be a modern business center of employment designed to accommodate a variety of uses.

- The outside of the building appears to be a two-story office building
 - Includes glass, stone, metal panel
- Feedback received from residents and the Planning Commission were considered for the site plan.
 - Property to the south:
 - Doubled the setback requirement from 5 feet to 10 feet along the south property
 - Added screening via mature trees
 - East side, against Argenta Trail, across from residential:
 - 30-foot setback requirement for the building. Made the building a 110-foot setback; an additional 80 feet from what is required.
 - Green space, screening with trees
 - Along the north abutting residential:
 - Requirement setbacks are met, added trees, the property currently has trees
 - Front of the building, accentuating the glass/stone
 - Natural pond
 - West side:
 - Additional green space
 - Includes the trail

- County requires easements through the property
- Have offered to accommodate

Aerial photos were shown from May 2010 in comparison to August 2021:

- Public roads create barriers and shape the uses of the area
- East side of Argenta Trail is all residential
- West side has commercial with the UPS facility and other industrial buildings
- New items:
 - Self-storage facility
 - City Council approved a comprehensive plan amendment from public institution to general industry for an office warehouse
- Development on the Eagan side with an industrial facility/business park development
- Site B is a former mine being filled for development in Eagan

This site, with the cemetery, is the last site within the area for development. They believe the highest and best use is not residential but commercial. The proposed business center would be a benefit to the community/city.

He said he assumes there are residents opposed to the project. There is an existing separator between commercial and residential with Argenta Trail. The small area plan included an area that is not included in their application.

Highest and Best Use:

- Being guided for small to medium residential, the surrounding uses of public institution and industrial prohibit the use of the property as residential
 - There is a lack of this product type within the city

He mentioned that a major employer within the city just announced they were moving to Lakeville. The main reason is because there is not a lot of business center/industrial real estate within the city that is available or zoned for the use.

Highest and Best Usage:

- Plenty of residential land for development in the area
- There is a demand that needs to be met that is currently not being met

Traffic Summary:

- Alliant Engineering, their project partner, performed a traffic study to address the concerns of residents

Nick Grage, Alliant Engineering, 733 Marquette Avenue South, Minneapolis, stated they conducted a Trip Generation Memo for an understanding of the trip generation potential of this development. It is specific to the land uses being considered for the site.

- Daily trips: 530 trips per day (60 trips per peak hour/1 trip per minute during peak hours)
- Trip distribution: expect 10% of the trips to use Argenta Trail
 - Passenger vehicle trips, not truck trips
 - 1 vehicle every 10 minutes during peak hours would use Argenta Trail
- Developer Notes:
 - Desire for trucks to not use Argenta Trail
 - Developer can sign the property so trucks use Yankee Doodle to the north rather than cutting through residential to the south
 - Highway 55 and Yankee Doodle are the more desirable truck routes to connect to 35, 494, and 52
 - The proximity of this development to Yankee Doodle makes it more desirable to go north out of the development rather than through Argenta Trail to the south
 - Does not expect this development to have a significant impact on the adjacent roadway network, specifically Argenta Trail to the south

Mr. Budish, Endeavor Development, displayed the site plan and explained how traffic would flow on and off the property.

- Two access points:
 - Along the north is across from an existing public road: For passenger vehicles/cars and employees coming to work
 - Along the south: For delivery vehicles, vans/trucks
- To address concerns for traffic going south: Place signage so trucks are able to pull in off of Argenta from the north and exit to the north only (left out only)
 - Prohibits trucks from turning right out of the property and heading south along Argenta
- Due to the study, believe the natural path is going to be to the north to get to Highway 55 and the major connectors, can signal it and make further enhancements

Conclusion:

- Tax base would increase by \$335,000 per year upon project completion
- Create 100 jobs at the project
- Ancillary benefit to retail and additional housing within the city
- Puts the public infrastructure to work
- Accommodates the Dakota County request to create their trail via easement

City Clerk Rebecca Kiernan stated she has five emails that need to be received into the record. One is for the project and four are against the project.

Motion by Gliva, second by Murphy, to accept the five emails into the record.

Ayes: 5

Nays: 0 Motion carried.

Tim Hill, 1565 82nd Street West, stated his property was one included in the red square that was referenced on a diagram as being committed to housing. They have been at this location since 2019, his family loves the area. He requested the Council follow the 2021 guidance to turn down industrial development in the area and follow the 2040 plan. He said he is not against development; low to medium density makes the most sense to him for that area. He said when talking to others in the area, they need more people not more than 200,000 square foot buildings. He shared for scale that the Target building is 120,000 square feet. This item changes the complexion of the area. He believes it's substantial. He mentioned that the deer, turkeys, and horse farm are the character of the area. People stop and watch the horses for peace and quiet. He asked that the Council deny the request.

Jeff Prickel, 8909 Almquist Way, has lived in the area for over 20 years. He agreed with the case for more jobs and taxes. He said it was decided awhile ago that this was a residential area. Their request is that it stays that way. He mentioned that the highest and best use should consider residential housing. He stated if the industrial creep would have happened 20 years ago, they would not have bought land and built there. He commented that there may be plenty of land, as the creep happens less people would be willing to build on it across from industrial. He referenced traffic stating what they think of it today, and what it could be if there were no restrictions against, would make the case for more highway and road development southbound instead of the curvy roads. He did not believe it was a good idea to spring this on the people living there and to continue the industrial zone creep. He mentioned that a case was made that may attract industrial employers, he said they were not interested in that either. He asked that the request be denied and to continue with the 2040 plan.

Thomas Schaefer, 8420 Alverno Avenue, said it was a great presentation, a beautiful building. He said, as stated, they have already agreed to the 2040 plan with it being residential. He said traffic would

come with this, especially with snow removal at night and trucks beeping as they back up. They do not want that in a very peaceful area. He liked residential and suggested that be put in the area. He mentioned that there is an elevation change. When driving down Argenta, the industrial buildings are not noticed. This building would be up and very visible. He questioned the tax angle and asked at what point the city catches up. He said they hear all the time about how it would bring in tax and more jobs. There are expenses along with that. He referenced the narrow two-lane road stating it would not accommodate semis, someone would have to repave the road. He asked to keep it residential and build the beautiful building somewhere it is zoned industrial.

Ralph Taylor, 8334 Argenta Trail, has lived in the area for 55 years. He said they would end up with the building and question how to service it. He said his property has the road easement for Argenta on the west side. He did not believe truckers would drive all the way around just to get to the building; every day they cut through. Argenta Trail is overused compared to when it was a county road. He said he understands those that have bought in the area because it still looks like they are out in the country. At night they make sure to have the windows closed because of UPS, who can be heard back to Alverno. He said he wished there was a little more thought put into this because when they did the northwest realignment of Argenta Trail, they involved more of the public to see what could be done. Now that it is done, he remembers what they went through on the north side to get Argenta straightened out. He mentioned that when he goes to Eagan with questions, they tell him they are working with Inver Grove Heights on the realignment of Argenta Trail. He does not hear much from Inver Grove Heights on the realignment or what is happening with the roads. He said the truck traffic is bad; it is the shortest distance to two points. He believes however the northwest realignment was done be done with this area. Those in the area would pay a heavy price with the building there.

Travis Callstrom, 8308 Alverno, has the larger parcel beyond the horse farm. He said his understanding is that the 2040 Comprehensive Plan was a study that was privately done and paid for by the city to determine the best use of the northwest corridor. It was determined that residential was the best use. He asked why it would not be. He questioned how this turned industrial when money was invested to determine its use.

Monica Pitterle, 9096 Altman Court, Marianna Ranch, said the development affects the entire area. The north has Highway 55 and Yankee Doodle, there is Highway 3 and 149. That entire area is zoned either rural residential or low density. This is affected by the long-term plans of the entire area. There are four developments in the area that are gems. There is no city water/sewer, its well and septic that require three lots for development. She said she bought the first lot in Marianna Ranch in 1999. At the time they were told the only reason they were approved by the Met Council was because as soon as city water/sewer comes to the area, the outlots would be converted to multi family homes. The more the area develops into something other than what it currently is, the more likely the developments would have a different feeling and look than what it is now.

She displayed a photo depicting single family homes in yellow. The remainder is land available for home development. Chase Commercial has a long-term investment, Thorson Homes would have been sold to Opus but was denied in 2021. Those are incentivized to sit on the land as long as they think there is a possibility that it could be converted to industrial. She mentioned that things keep being converted to industrial. She said if those parcels believed the city would actually stick with the 2040 plan, they would realize, if wanting their money out of it before 2040, their only choice is to convert to residential.

Brad Sequra, 8670 Alverno Avenue, stated the goal is to hear different opinions and perspectives, the reality is that he is saying the same thing. This is about the home they live in. He said he spoke in 2021. He agreed with the group that this has come before the Council already and he struggles with that. He

would like to see some consistency. He said he receives mailings to his home every few months from the city about restoring the prairie land they have and trying to make it natural land. A lot of investment was made in preserving that which is why they are here. They moved to this area for what it represented, away from industrialization. He said he would be sad to see this move forward as would a lot of others in attendance. For him this was emotional, he cares deeply about this and was hopeful the Council would keep that in mind.

Todd Kimmes, representing 7925 and 7927, has a larger parcel consisting of 8.5 acres. He bought this land along with a partner in 2017. Their intention was to do exactly what they did where their current office is in Medina. They have a building close to this size. It was zoned rural and low-density housing. Currently existing is their building, approximately six other buildings, along with townhomes and homes. It has turned out to be a beautiful area. They provide a lot of jobs and taxes for the area. He said the traffic spoken about here is minor for what comes into the building. They are off Highway 55 and 116, almost identical to this layout. It was and still is a rural area. He said the property they purchased had an older home on it, they knew that was not going to work. They have been approached by other developers that want to do residential there. He did not feel residential worked in the spot. They are asking for their spot to be industrial; it would bring in taxes and provide jobs. Traffic would come off Yankee Doodle and be minimal compared to what is coming off of Argenta Trail. He mentioned that he has been sitting on the land for 17 years, the neighbor to the west is ready to make a move. He said a lot of developers have approached them over the years, these developers are the best ones. They are willing to do everything they can to make sure the area looks good and appeals to everyone. He said he would love to do residential there, but it would not work for them.

Jess Donnelly, 1712 82nd Street West, commented that the business people who say this would bring in jobs do not live there. There is a room full of people in attendance this would negatively impact. Businesses build a building and go home where they want. She said they were just addressing a potential road going through their horse farm. Having this go in would increase traffic flow; roads would need to be widened. She asked that the Council decline.

Aida Schaefer, 8420 Alverno Avenue, owns one of the larger tracks of land east of the proposed facility. She shared that the land was purchased knowing the zoning; he takes the risk in hopes for a high reward. It is zoned residential She said she does not believe a well and septic cannot be done like the rest of the area has done. She mentioned that every 10 years the next plan comes up. The 2040 plan was developed in 2018, and reviewed in 2019 by the Planning Commission, adjacent governing units, the Metropolitan Council, and the Minnesota Department of Natural Resources. All have reviewed and approved the plan. The plan says there would be a vision for the city. She read part of the following Vision Statement from the plan: "Reflect the desire and direction towards a healthy community. The vision addresses what the city should be based on the community's heritage, the natural features inherent to the area, and the values of its people." She said they the people elected those on the Council and asked that they represent them. They are asking to keep the area residential and stop the industrial creep that would adversely and permanently impact their neighborhood. She commented that turning this into an industrial site would not make or break the city, it would break their community and attract more industrial development, changing the nature of their development. She said the vision states "Inver Grove Heights supports a development pattern that accommodates urban, suburban, and rural lifestyles. Future growth and development would be forward thinking yet reflect the heritage of the community. The city would have a quality-built environment that respects and protects its natural environment." She said they live downhill from the proposed site; their drinking water would be impacted if there would be an industrial spill.

She mentioned the small area plan that came out in 2021 was reviewed by the City Council which determined it was not the best use of land. She referenced the meeting minutes that indicated nothing

had changed that would make industrial be a better use of the land, it should remain residential. It was unanimous. She asked the Council to respect the wishes of the people who live there.

Peggy Pasillas, 9928 Rich Valley Boulevard, said she does not exactly live in the neighborhood, but knows what happens with traffic patterns. She is concerned about what would happen with this development. Once going with industrial, it would destroy the nature of the land, it can never be recovered. With residential, there is an opportunity to recover things. She said it was very important to look at the long term wishes of the people. She stated there is a plan that has been looked at multiple times. She asked why the Council would change their mind now, nothing significant has changed. If voting for this, all the city is looking at is the money. She commented that it was not about the money, it was about quality of life. She has been in the city for over 30 years, the quality of life has been fantastic, she loves the area. Big developments like this take the soul of the city away. She asked to stay with the 2040 plan.

Kassandra Fries, 7920 Alberta Way, said the developer mentioned a location that has been sitting vacant. It is owned by a developer. Developers are choosing big chunks of land knowing they are in the middle of residential. She said if this receives approval, it would give the idea to the other parcel owned by a developer. She mentioned another parcel next to the one under discussion that has significantly lowered their property value and no longer wants to invest in their property because it was not a good decision for them, they would not be able to sell and turn over to the next homeowner. Another larger property would likely be next and would lower their property values. She said that would continue down with other properties. She said the road is single lane without a shoulder. The intersection of Yankee Doodle and Highway 55 already has accidents all the time. She said it was mentioned that another area like this one this was done with an office; townhomes and residential areas are flourishing around it. She mentioned it was said this would bring more homeowners to the area. There is no shortage of people desiring to move to the area.

Terry Swanson, 8660 Alvarado Court, said he had a chance to speak the last time this issue came up. His request is to consider a group of neighbors and a community that invested in Inver Grove and a way of life. It was a community zoned residential. A lot of them left Eagan because they did not want to be like Eagan. They wanted to be in a community where there was space, wildlife, peace and quiet, not a proliferation of big warehouses. He was not convinced the jobs would support additional retail or add businesses to Inver Grove. Those people would go to Eagan during lunch or for happy hour. He respectfully asked to keep this as a nice quiet residential community. They made an investment in property for this type of zoning, this type of lifestyle. If someone wants to develop a warehouse, they should buy commercial property that is already zoned commercial and build the warehouse there. He suggested the Council vote the way they did last time and keep pushing this down. His worry is that this request becomes the gateway to additional warehouses on this block that they do not want.

Liz Zelles, 1712 82nd Street West, RM Ranch, mentioned that they brought their pony, which is outside the building, as a reminder that agriculture is still flourishing in Inver Grove Heights. Even if it is only a suburb, their horses and ponies are still there. She said RM is a flourishing ranch with 65 horses. They ride on Argenta Trail and in Marianna Ranch. They want to be able to be safe riding. There are kids riding. They want to keep the ranch safe and around for as long as possible. She said it would not be safe when the 2,000 square foot building moves in. It would not be safe to walk on Argenta Trail, they walk the pony on Argenta Trail. She has brought it to Target, which would not be safe to do anymore. She advocates for the request not passing.

Leah Cashman, 1712 82nd Street West, wanted to talk about the economic side. She mentioned an article that Fortune Magazine published on February 22, 2023, about data trends showing that office

vacancies will increase by 55% by 2030 due to remote work. Twin Cities businesses have office vacancies up by 12%. She asked why they need another office building. She struggles to see profitability in the long term as office space is not scarce. She is against the development.

Elaine Prickel, 8909 Almquist Way, said she has a long career in Human Resources and studies labor rates a lot. She mentioned that the Twin Cities, in particular this area, does not have a problem with jobs, there is a problem with filling them. The rationale that this office building is needed because people are looking for jobs and cannot find them, is not accurate. She said she was sorry the owners made an investment they feel they cannot utilize in the way it was designed and the way some members of this Council voted. She does not think it is a good reason to change for all of the reasons stated. She said this Council was voted for because people want their interests represented. She asks that the Council honor that.

Sue Keller, 8933 Almquist Way, referenced Argenta Trail and the way it curved and how dangerous it is. She said something that has not been addressed is the families that live in the manufactured homes. She teaches at Pinewood, those are her students, she wants to make sure they are safe. She said as it is now, it is already a busy road. She asked that they please not add any more traffic to that road.

Addy Meyer, 1712 82nd Street, said she grew up at RM Ranch, the pony outside is hers. She said she prefers that it stays there and that it is safe. It would be hard for her to take out her horses and for them to continue being safe. She said they have a petition they brought out for people to sign. There are 280 signatures for this to not pass.

Ms. Zelles mentioned that most of the people who signed the petition are not in the room. The petition was sent to Kris Wilson in one of the emails. There are over 80 comments opposing the rezoning and 280 signatures, mostly from Inver Grove Heights residents. She said they went to Tractor Supply, Target, and Walmart with the pony because that pony is the best advertisement. Most people were surprised there were horses tucked into that area along with other horse farms. Once people knew what was happening, they were not in support of the change.

Mayor Dietrich mentioned that a resident had a question about the 2040 plan and how it is prepared and what has changed. She believed that was the same question that Councilmember T'Kach asked. She said City Planner Hunting replied that nothing had changed. She asked if that could be confirmed.

City Planner Allan Hunting replied it was correct. There has not been any change. In the last five years there was one subdivision creating two small 1.5-acre lots with the balance in an outlot. Everything else has remained the same south of the highway in the northwest area. There has not been a change in several years.

Councilmember Murphy commented that the Inver Grove Heights side has not had much change, the Eagan side has.

City Planner Hunting replied the Eagan side continues to develop industrial, filling in their vacant lots.

Councilmember Scales said he has been involved in the last two comprehensive plans the city has made. The plan changes over the years. He shared that he does not hold a lot of weight on the current comprehensive plan, it is a guidance document, not written in stone. He believes the current plan is the correct one for the site. He said the 1980 Comprehensive Plan shows retail on the corner of 105th and Rich Valley. A lot of people bought property there knowing it would be commercial. That has changed and it has been re-guided. He shared that his decision will not be based on the comprehensive plan, it would be based on what is right for the site. He has concerns over the truck traffic. He referenced a development that went in on Courthouse Boulevard that has trucks going through Ann Marie Trail

because that is where GPS sends them. The city placed signs stating trucks do not go through, but trucks still do because it is the quickest way to get there. He said he felt Argenta Trail may have the same potential to have this happen, there could be issues with traffic. He would like to see the driveway not be on Argenta, but knows it is not an option. He referenced the Thomson Reuter's site in Eagan with 200 acres for sale down the road from this location. He was unsure what may go there, it could have the opportunity for more industrial in the future. He said he supports the comprehensive plan the way it is designed now and prefers not to change it.

Councilmember T'Kach stated there was not a need to change the comprehensive plan at this point, they have not seen any demand. She said the residents brought up a lot of good points. She referenced the petition that had signatures from across the city, not just from this neighborhood. She said she felt that was important for all, not just for this issue. It has become a broader community conversation, engaging more people from within the community. She said she does not support the applicant's request; it was a good project but did not feel it was appropriate for this site. She hoped they would look at the southern border of the city or the new vacant 170,000 building mentioned earlier and see if that couldn't work. This would change the character of the area. She said the notion of project/scope creep is real, it has been noticed across the city over the last few decades. She commented that it was almost like a domino effect when one thing goes in. She said the residents' concerns are valid, she does not plan to support this based on what has been heard, what she has been reading, and the previous Council's decision. Staff made clear that nothing has really changed.

Councilmember Murphy agreed that the comprehensive plan changes and that it is a guide. He appreciated all the residents who came here and mentioned that it has been discussed once before. He shared that as he looks at the map, if the border went to Dodd Road, this would make a lot more sense, but it is in Inver Grove Heights. He said it was a great product but was supportive of the current plan of residential.

Councilmember Gliva shared that she takes hearing from the community very seriously. She was here when the small area plan was made. At that time, it did not seem like the Council wanted to change the comprehensive plan. She said she does not see any reason to change it now. She looks at the space on the map and knows there are a lot of homes and people around it. She was unsure how it would work for residential. She said she cannot support this project. Due to the number of people in attendance on this issue, she would be on the resident's side for this one.

Mayor Dietrich said she was also a part of the governing body when the last decision was made. She said there was not any new data that says they should go in a different direction. She said that she asked the Community Development Director if there was another area that was already zoned properly because she would like to have this product in the city and the tax base it brings. It does not seem to be available at this time.

City Attorney Bridget McCauley Nason requested clarification on the motion about to be made asking if it was a motion to move the resolution approving, or to move the resolution denying the requested comprehensive plan amendment. She asked Councilmember T'Kach what her motion was.

Councilmember T'Kach mentioned that they needed to close the public hearing first.

Motion by T'Kach, second by Scales, to deny the request from the applicant, Endeavor Development located at Argenta Trail and Yankee Doodle Road, for a change in the comprehensive plan as drafted by staff. Resolution 2023-093

City Attorney McCauley Nason wanted to clarify that the motion made was to approve the resolution of denial found within the packet.

Councilmember T'Kach agreed.

Ayes: 5

Nays: 0 Motion carried.

Mayor Dietrich requested a five-minute recess be taken at 7:22 p.m.

Mayor Dietrich called the meeting back into order at 7:27 p.m.

C. Second Reading of Ordinance Amending City Code Title 11, Chapter 1, Prohibiting Premature Subdivisions.

City Planner Allan Hunting discussed the second reading of an amendment to the subdivision ordinance to provide the Council with information to determine a development premature. The City Council did not request any changes from the first reading. Staff did find a small typo in the ordinance language that has been corrected. Staff recommends approval of the second reading of the ordinance which is exactly as it was at the first reading.

Councilmember Murphy asked if other cities have this type of ordinance in place.

City Planner Hunting replied there are other cities that do, he was unsure of the exact number.

Councilmember Scales said he was trying to figure out what this gains the city.

City Planner Hunting replied it gives basis in the form of words in an ordinance to use to deny a request based on the criteria. Previously, if the Council were denying projects, they had to find rationale. This gives a word standing so there is something justified for denial.

City Attorney McCauley Nason stated this ordinance adds specific criteria the city would be looking at if a subdivision application was brought forward and it turned out the subdivision appeared to be premature. While there is language in various codes to be drawn from to form a basis for a denial of a subdivision application if it was premature, the purpose of this ordinance is to put it all in one place providing a stronger basis for denial. For example:

- If there is no infrastructure necessary for the subdivision to move forward
- Is inconsistent with the capital improvement plan because there is not enough road infrastructure to serve the proposed subdivision
- There is not a plan in the near term to have the city invest in bringing the necessary infrastructure.

This gives the city a stronger position if considering denial of a subdivision based on the subdivision being premature.

Councilmember Scales commented that it helps the developer understand ahead of time.

City Attorney McCauley Nason agreed. As a community developer works with the developer and identifies areas of concern, they can point out this language in the code that states the criteria that needs to be met. Failure to meet the criteria could result in the city deeming the application as premature, which could result in denial.

Councilmember Scales asked the City Planner if this helps on his end. He said he has no issue with it, he just wanted to make sure it adds value.

City Planner Hunting replied he believes it does, it can be referenced and used as rationale.

Motion by Murphy, second by Gliva, to approve the Second Reading of Ordinance Amending City Code Title 11, Chapter 1, Prohibiting Premature Subdivisions.

Ayes: 5

Nays: 0 Motion carried.

D. Second Reading of Ordinance Amending City Code to Allow Police Cadets to Issue Certain Citations.

Police Chief Melissa Chiodo discussed the Second Reading of an Ordinance Amending Title 1, Chapter 4, Section 4, Title 7, Chapter 5 section of the city code that would authorize Police Cadets the ability to issue citations for certain violations of State Statute and City Code. She mentioned that prior to her working for the city, there were Community Service Officers who issued citations. When she started with the city there were no Community Service Officers left, and the Cadet program was started, which is very similar. She stated that they would like their Police Cadets to have the ability to write citations for minor things that would free up officer time.

Requests and questions were made at the previous meeting discussion regarding this item and the following was added to the packets. Tickets would also be written for:

Misdemeanors:

- Animals running at large
- Keeping of unvaccinated dogs
- Vehicles parked in a park after hours
- Winter parking violations

Petty Misdemeanor:

- Parking more than 20 hours

She mentioned that she pulled the record of what city code citations they could issue, not by Cadets, but by Police Officers:

- Over 122 citations can be issued
- Of the 122, 4 are petty misdemeanors

Further discussion can be had on the above-mentioned at a future Work Session.

She requested Council approval of the second reading of the ordinance that would allow police cadets the ability to issue citations. It is authorized by State Law. Staff is hoping it could be authorized by city code. Items that tickets can be written for:

- Expired vehicle registration
- Animal control regulations
- Park regulations

Cadets could not make police stops, traffic stops, or any type of arrest. State statute governs this and gives police officers that authority. Cadets are not police officers.

Councilmember Murphy asked if there was a list of what a police cadet can and cannot do.

Police Chief Chiodo replied that park regulations are very generic. Citations can be issued for park ordinances, being in the park after hours, having a vehicle parked in the park after hours, bathing in any waters in the park, taking wildflowers, trees, shrubs, and plants belonging to the park, cutting, marking, scratching, and defacing of buildings or fence posts in the park, destroying or damaging wildlife, placing a motorboat in any of the waters in the park.

Councilmember Murphy asked if the traffic or parking regulations were clear. He questioned if the command staff would be able to hand them a piece of paper stating what they can do.

Police Chief Chiodo replied that information would be placed in their training manual. If approved, she could show the Council what would be placed in the training manual.

Councilmember Gliva questioned if the vehicle would have to be parked for expired vehicle registrations.

Police Chief Chiodo replied it cannot be a moving vehicle. It can be parked along the curb unoccupied, with tabs less than 90 days expired. A ticket can be written and placed on the windshield.

Motion by Scales, second by Gliva, to approve the Second Reading of an Ordinance Amending City Code to Allow Police Cadets to Issue Certain Citations.

Ayes: 5

Nays: 0 Motion carried.

E. Approval of Contract with Stantec for the Preliminary and Final Design of City Project No. 2023-03 - Water Treatment Plant Rehabilitation Improvements. Resolution 2023-094

Public Works Director Brian Connolly provided a presentation on the water treatment plant rehabilitation project.

Action requested: Award a contract for engineering, preliminary, and final design.

Project Overview:

- The city received a notice in January from the Department of Health for high radium levels in the drinking water
 - This has been monitored for a couple of years. The threshold has been reached with a high level of radium identified at maximum contamination levels.
 - A public notice was done along with general public outreach.
 - Issues with radium were addressed through chemical treatment and filtration modifications on a short-term basis.
- As a part of the CIP process last year, some upgrades would be done at the water treatment plant to replace filters to address higher radium levels.
 - The engineering design estimate of approximately \$300,000 is in the budget for 2023
 - CIP and proposed budget for 2024, estimated construction: \$2,500,000
- March 2023: A closed solicitation was done with three consulting firms who have worked with the city in the past:
 - Bolton & Menk
 - Short Elliot Hendrickson (SEH)
 - Stantec
- Requested proposals indicate qualifications and how they would best serve the city to do the preliminary and final engineering work
- Overall selection was based on qualifications, not fee
- Fee would be negotiated after a recommendation/selection is made
- Two stage engineering process:
 - A comprehensive engineering review would be done of the existing water treatment plant to look at all infrastructure within the plant and provide recommendations to staff and the City Council as to what should be upgraded.
 - Anticipated final design for a multi-phase project.
Only for the first phase which addresses the filter media replacement and other treatment components that make sense to integrate at the same time and address current radium levels.

Staff wanted to do an overall look at the plant because it has not been done before. It will help with any additional improvements that may need to be budgeted for in the future and how to phase those in over time.

Project Schedule:

- Award Engineering Contract: April 24, 2023
- Preliminary Design Report Draft completed: June 30, 2023

- Presentation of the Preliminary Design Report Draft to the City Council: July 10, 2023
 - Receive feedback from the Council
 - Integrate those into a final report for the City Council Meeting on July 24, 2023
- Final Design Complete (Phase 1): September 1, 2023
- Bidding and Contract Award for Phase 1: September/October 2023
- Construction of Phase 1: November 2023 through March 2024

He mentioned this was a quick turnaround. These types of projects typically take 1-2 years just for preliminary and final design efforts. Expecting to have complete implementation by this time next year. Staff Recommendations/Action Requested:

- Recommend awarding a contract to Stantec
 - Staff (Public Works Director, Water Treatment Plant Operator, Utility Superintendent, and the City of Eagan Utility Superintendent) felt Stantec was most qualified
 - Design fee estimate: \$84,980
 - Proposing to add a 15% contingency: \$12,750
 - Total Contract Value: \$97,730
- Authorize staff to coordinate pilot testing (demo testing)
 - Test the effectiveness of the proposed chemical and filtration improvements
 - These would be tested before design and placed in the plant
 - Recommended by all of the consultants
 - This item is separate because they will not know what it would entail until they get into the process.
 - Total authorization: \$30,000
- Total Design Costs: \$127,730
- Budgeted design (Water Capital Fund): \$300,00 estimated

Mayor Dietrich asked the City Attorney if both items were included in the resolution. City Attorney McCauley Nason replied in the affirmative.

Councilmember Scales asked how confident they were in the timeframe.

Public Works Director Connolly replied that staff felt confident. Staff met with each firm prior to making their proposals to make sure the timeframe set out was reasonable and could be made. All agreed. The biggest challenge was getting the Department of Health reviews that need to go through the regulatory process. The Department of Health is used to working with this as there have been several emergency water treatment items in Washington County.

Councilmember Gliva referenced the timeline and questioned from a public perspective, at what point it would feel like the levels of radium were being brought down.

Public Works Director Connolly replied the expectation was once getting to construction and depending on how it is phased, they should start seeing results once the filter media is replaced. This would be done in a couple of phases to keep the plant online (preferably in the winter). Staff would get the first filter in place and switch the treatment onto the new filter and then do the other. This entails a combination of the chemical and the filter. They expect modifications to take place up to spring 2024. Once initial filters are placed there would hopefully be a dramatic drop in radium. Other contaminants will also be considered such as iron or manganese. He stated that Stantec are experts in this, he feels confident they would navigate them through this process.

Councilmember T'Kach asked if staff anticipates lowering the thresholds for where PFAS may be reportable. She questioned if there was anything they want to think about now as a part of this process that would address those types of things.

Public Works Director Connolly replied staff has thought about this. One of the criteria with the Request for Proposal was to take into account emerging contaminants including PFAS. It will be looked at as a part of the preliminary design effort. Depending on what is found during that process, a recommendation would come forth as to whether or not it would be a part of Phase 1 implementation or a future implementation. He mentioned that the EPA has come out with recommended future regulations. There would likely be threshold movement over time.

Motion by Gliva, second by T’Kach, to approve a Contract with Stantec for the Preliminary and Final Design of City Project No. 2023-03 - Water Treatment Plant Rehabilitation Improvements. Resolution 2023-094

Ayes: 5

Nays: 0 Motion carried.

F. Resolution Amending Application and Contract for FY 2022 Host Community Grant with MN Department of Employment and Economic Development (DEED). Resolution 2023-095

Community Development Director Heather Rand gave a presentation that would apply to both Agenda Item F. and Agenda Item G. This request is for consideration of an amendment to a Grant for State Fiscal Year 2022 and to make application for the 2023 Grant. The State Fiscal Year wraps up on June 30th. MS 116J.548 is the legislation for the grant program called the Host Community Economic Development Grant Program. City staff refers to this as the HCEP Grant Program.

- Allows the City of Inver Grove Heights and the City of Burnsville to receive up to \$415,625 in grant funds for a state fiscal year.
- This is because the two communities host landfills and do not have economic development activity (jobs and tax base) that they would have otherwise had.
- Legislators determined these grants be provided so communities with landfills can apply these funds mainly to land assemble. For example: Purchase private property and get the property ready to get it back onto the real estate market/private sector in the hopes of growing the tax base, increasing jobs, and eliminating blight.
- Statute specifically defines that the dollars can only be used for capital costs.
- The city/EDA has sought to assemble land in the north Concord and Dickman Boulevard area.
- A Grant application was submitted to DEED with Council approval in December, 2021. This grant application was referred to as the 6500 Block Project.
 - For parcels of land that Republic Services owned along with city owned parcels. This was in hopes the city would be able to purchase parcels before June 30, 2023.
 - The city determined that Republic was not quite ready to make the sale.
 - Staff will continue discussions with Republic.
- In March 2023, staff had conversations with DEED staff to let them know the city was getting anxious about things wrapping up and wanting to utilize the money before the deadline.
 - DEED suggested increasing the project area.
- When it comes to land acquisition, the City Council makes the final approval.
- There are two months to bring this back before the Council.

Actions for Council:

- Action Item F: Take the grant application that was already approved by DEED and increase the project area.
- Action Item G: A request to take the same project area and apply the next fiscal year’s fund to the same area. Staff continues to believe there are private parties that want to sell. (Staff has been having discussions, this is what they are hearing).

A map of the project area was shown depicting north Concord and Dickman Trail. This includes:

- 6500 block of Republic.

- Parcels the city still has interest in acquiring. Includes Republic, which has interest in selling, but is not likely to have that deal done by June 30th.
- Parcels owned by King of Diamonds is an area staff would like to include because there has been some conversation with management there that has indicated, while they are not ready to sell at this time, they may be ready to sell in the future.
 - Staff would like to have discussion and use some of those grant funds for this location.
- Another area is owned by three private parties.
 - Parcels owned by the McPhillips family have indicated an interest in selling.
 - Staff is currently in discussions with them.
 - The area is blighted.
 - There is one nice residence in the area. It may not fit with the industry around it. They are currently not interested in selling.

The city is not going to pressure a private party who does not want to sell. This would only be applied to interested private parties.

The grant area approved by the State of Minnesota Department of Employment and Economic Development is referred to as the 6500 Block (Funds to be used by June 30th). DEED has said they are supportive. If the Council is supportive of increasing the project area to include the other areas (Dickman Trail and the King of Diamonds parcels) it would equal approximately 32 acres total. She stated a resolution is included that amends the grant application for 2022 fiscal year. Item G. is the resolution approving the grant with the increased project area for 2023.

Councilmember Gliva referenced the deadline of June 30, 2023 and asked if the \$415,000 rolls over, or if the property is just a bigger piece to pick from. Even if expanding the area, she questioned if the money would be gone if not purchasing a property.

Community Development Director Rand replied if the \$415,000 is not spent by the end of the State's fiscal year on June 30th, it would be gone. Staff thought there was a project with Republic, but the business is not ready. DEED would like the focus to be on land assembly in the area.

City Administrator Kris Wilson responded that staff, working with Legal Counsel, is optimistic about securing a Purchase Agreement for at least one of the properties depicted. Staff intends to spend as much of those funds as they reasonably can while still paying a fair price.

Councilmember Murphy referenced a project area highlighted in purple on the diagram and asked if the purple box would move to something else. For example: Between 65th and 66th, and Donnelly and Doffing. He asked if the city would identify project areas in future years for future dollars.

Community Development Director Rand replied the purple boxed areas are what the focus would be on for the State's fiscal year of 2022/2023. If a new project presents itself after that, it could be outside of this area.

She mentioned there were areas listed that are outside of the flood plain that staff would likely not include for an economic development project. Staff can look to other areas in the city for future grants.

Councilmember Murphy asked if the city was able to build parks in a flood plain.

Community Development Director Rand replied they typically do not build structures; there could be unimproved trails.

She mentioned there is contamination under most of the sites. It is appropriate for the city to work with the County, Federal, and State Government to go after grants to remediate the soil. Most of the contaminant is petroleum.

Mayor Dietrich asked if one of the parcels is where the old City Hall sits.

Community Development Director Rand replied it is not. It is south, by the King of Diamonds. Mayor Dietrich asked if it was county owned.

City Administrator Wilson responded that the city already owns the land. It currently falls outside of the development area.

Motion by Scales, second by Murphy, to approve Resolution 2023-095 Amending Application and Contract for FY 2022 Host Community Grant with MN Department of Employment and Economic Development (DEED).

Ayes: 5

Nays: 0 Motion carried.

G. Resolution Authorizing Application for FY 2023 Host Community Grant with MN Department of Employment and Economic Development. Resolution 2023-096

This item was addressed under Agenda Item 4F.

Motion by Gliva, second by Scales, to approve Resolution 2023-096 Authorizing Application for FY 2023 Host Community Grant with MN Department of Employment and Economic Development.

Ayes: 5

Nays: 0 Motion carried.

H. Revise 2023 Capital Improvement Plan for the Veteran's Memorial Community Center & Authorize Project Contracts. Resolution 2023-097

Parks and Recreation Director Adam Lares stated that Operations and Maintenance Supervisor Phil Stier is also in attendance for any questions on city facilities and the VMCC.

Capital Improvement Plan:

- At the end of 2022, \$718,200 was approved for the capital improvement plan and projects at the VMCC.
 - Includes areas of aquatics, ice arena, custodial equipment, fitness, mechanical, and the Grove.
- As a part of the approved VMCC Capital Improvement Projects and budget this year, the Host Community Fund transfers in at the beginning of the year would be in the amount approved by the City Council. (\$718,200)

Increased Project Cost:

- During the 2023 budget process, staff developed cost estimates in mid-June 2022.
- Upon receiving updated quotes, there have been substantial increases to many projects planned for 2023.
 - Specifically in the mechanical area of capital improvement projects at the VMCC:
 - Munter's Unit
 - 2 Condensing Units
- Vendors have cited increased costs due to:
 - Materials
 - Fuel
 - Transportation
 - Labor
- In addition to those increases, there are supply chain issues for the Munter's Unit and the 2 condensing units.

- Other projects scheduled for this year have slight cost increases with some projects coming in under budget.
- Staff did an evaluation of all 2023 approved projects to try to determine if there was any way to have cost savings, try to do things in-house, work with vendors to be able to do some things in house, or look at how to pair some of the capital improvement projects and defer them to 2024 or beyond and time them to other projects planned in a 5-year CIP, to make ends meet. Staff wanted to stay within the \$117,000, they did not want to have to come back before Council asking for additional money. Staff feels like they have come up with a revised plan for 2023.

Approved Community Center 2023 Capital Improvement Projects: Comparing 2023 approved projects against the revised 2023 Capital Projects:

- Aquatics. \$71,900 from approved projects to \$0 in revised.
 - Take some of the deferred plans into future years, maintain with current staffing levels.
 - Deferred to 2024: Diving Boards, Pool log.
- Ice Arena. Indicates a substantial increase.
 - Related to the lighting project, brightening the arenas. Gets to an increased LED conversion throughout the facility. \$123,900.
 - Looked into coupling them with other projects within the city.
 - Decreased Wifi channels.
 - The re-keying project was brought in house resulting in a lowered expense.
 - Replacement of partitions on the arena side.

To Note: Council will be asked to approve some contracts and bids for work in the CIP.
- Custodial Equipment. Dollar amount went down slightly in the revised plan. \$52,000.
 - Purchase of the auto scrubber/walk behind is complete.
 - Two pieces for the autoscrubber riding have increased in price substantially.
 - Genie Lift stayed the same, contract pending.
 - Deferred: Kiavac system.
- Fitness. Reduced to save money. \$75,000.
 - Revisions were done. Waiting for several quotes for fitness equipment.
 - Plan to spend \$45,000 to replace outdated equipment.
 - With one of the new positions, plan on doing painting in-house. This cost was reduced by \$20,000, bringing it to \$30,000.
- Mechanical. Shows the largest increase. \$426,500.
 - Deferred some automation work.
 - Munter's Unit went up in price substantially. Some components were delayed along with supply chain issues.
 - Two condensing unit prices increased. Contract pending/Council approval.
 - Water heater for the Zamboni room.
 - Deferred to a later date. ADA Door Openers.
 - Costs went from \$249,500 to \$426,500.
- VMCC-Grove. Shows a reduction. \$40,800.
 - Deferring card access. Continue to use hard lock and key access points.
 - Doorframe work has been completed.
 - Deferred locker rooms. Staff has ordered some parts to mitigate.
 - Suit spinners were ordered and completed.
 - Table/Chairs in the lobby. Waiting on quotes

Total amount of \$718,200.

Councilmember Murphy referenced the lighting and asked if there was a minimum amount of illumination that is typical for ice arenas and if they made that in the new lighting.

Parks and Recreation Director Lares replied there is a standard. As things become more virtual, they are trying to achieve production level lighting. Production companies come in to film hockey arenas and games. A certain level of production lighting to film/record is required. The arena is currently pretty dim with lighting that could be 20+ years old. There is a return on investment with a return on the energy bills. The stanchions are also being lowered to offset shadowing.

Councilmember Murphy asked about ADA door openers being deferred. He questioned if there were some in place now that work, and if they were upgrading those.

Operations and Maintenance Supervisor Phil Stier replied there are existing ones in house that are operated by pneumatics. They currently operate, he has been able to find some parts. He believed they could continue in this manner until next year. ADA was not included in 2011 and is why it is being put in the CIP.

Mayor Dietrich appreciated the work Operations and Maintenance Supervisor Stier does in house.

Councilmember Scales asked if there were rebates for LED lighting.

Operations and Maintenance Supervisor Stier replied the numbers shown are without rebates. Sometimes rebates change. He said he did not factor that in yet because he did not know what the amount was.

Councilmember T'Kach asked about warranties and if the city has received a 20-year guarantee on some of the products.

Operations and Maintenance Supervisor Stier replied it was not a 20-year warranty. Depending on the contract awarded it is 1-1 or 1-5 years. It could be one year of labor and warranty of equipment and/or 1-5 years depending on what they get for the equipment. The lights are 6th generation of LED lighting. Those he is proposing to put in would have approximately 12-15 years of life. With the warranty, he does not see a problem coming in for at least 15 years.

Parks and Recreation Director Lares discussed the action requested stating the Council is asked to adopt the resolution revising the 2023 Veterans Memorial Community Center Capital Improvement Plan, and to authorize entering contracts for select 2023 CIP projects as identified in the presentation.

Motion by T'Kach, second by Murphy, to approve Revise 2023 Capital Improvement Plan for the Veteran's Memorial Community Center & Authorize Project Contracts. Resolution 2023-097

Ayes: 5

Nays: 0 Motion carried.

7. PUBLIC COMMENT:

There were no public comments.

8. MAYOR AND COUNCIL COMMENTS:

Mayor Dietrich stated the city is still looking for Commissioner applicants. The deadline is on Monday, May 1st. Applicants are needed for the Planning Commission, Parks and Recreation Advisory Commission, and the Environmental Advisory Commission. Applications can be found on the city website or by calling City Clerk Kiernan.

Mayor Dietrich thanked those in Public Works for starting the fire hydrant flushing along with all of the street sweeping and patching that would follow.

Councilmember Gliva mentioned that the Commission receives a lot of emails from the public. She said it would be helpful if residents put their first and last name and an address when writing in.

9. ADJOURN:

Motion by Scales to adjourn the meeting at 8:33 p.m.

Ayes: 5

Nays: 0 Motion carried.

Minutes prepared by Recording Secretary Sheri Yourczek