



Inver Grove Heights Planning Commission
Tuesday, October 17, 2023 at 7:00 PM
8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Stacy Bodsberg (sbodsberg@ighmn.gov). Comments received prior to 4:00 p.m. on Tuesday, October 17, 2023, will be provided to the Council at or before the October 17, 2023 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
 - A. Minutes of the October 3, 2023, Planning Commission Meeting.
4. **Public Hearing**
 - A. Request a Preliminary Plat for a nine (9) lot subdivision, Rezoning from B-3, General Business to R-3B, Multiple Family, Conditional Use Permit for a townhome development, Variances from the front interior and perimeter setbacks. (Ilya Zubraev/Buckley Corner - Case No. 23-42SZC)
5. **Regular Business**
 - A. Review of the Inver Grove Heights Five-Year Capital Improvement Plan (2024-2028) for consistency with the Inver Grove Heights Comprehensive Plan.
6. **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 Stacy Bodsberg, Community Development Support Specialist, at 651.450.2545 or sbodsberg@ighmn.gov.

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, October 3, 2023 – 7:00 p.m.
City Council Chambers – 8150 Barbara Avenue

1. CALL TO OFFICE

Chair Niemioja called the Planning Commission Meeting to order at 7:00 p.m.
The Pledge of Allegiance was recited.

2. ROLL CALL

Commissioners Present: Elizabeth Niemioja (Chair)
Scott Clancy (Vice Chair)
Dennis Wippermann
Jason Teiken
Lance Twedt
Trisha Presley
Robert Heidenreich
Aida Schaefer

Commissioners Absent: Jonathan Weber (Secretary) – arrived at 7:11 p.m. (excused)

Staff Present: Allan Hunting, City Planner
Stacy Bodsberg, Community Development Support Specialist

3. CONSENT AGENDA

A. Minutes of the September 19, 2023, Planning Commission Meeting

The minutes were approved as presented.

4. PUBLIC HEARINGS

A. Request for a Variance to install a fence taller than the 7-feet allowed, and an Easement Vacation to vacate the 10-foot drainage and Utility Easement along the property lines that will no longer be needed, located on the properties identified as PID No's 20-63251-01-030 and 20-63251-01-020. (City of SSP/Airport - Case No. 23-40VACV)

Reading of Public Notice

Commissioner Teiken read the Public Hearing Notice. Notices were mailed to 15 property owners on September 15, 2023.

Presentation of Request

City Planner Allan Hunting stated the applicant, City of South St. Paul, is requesting the Variance and Easement Vacation for property located along the eastern and southerly side of the site. This involves two properties within Inver Grove Heights. Approximately two years ago South St. Paul purchased portions of two properties in Inver Grove Heights for an expansion. The request is to move, in kind, the 8-foot fence that runs the perimeter of the airport to the new property line. There are drainage and utility easements along the back property lines within the original subdivision plat that are no longer necessary and would be vacated. New easements were dedicated when the land was purchased. Staff sees no issues with the request as they are requirements of the FAA. Staff recommends approval of the variance and the vacation of the drainage and utility easements.

Chair Niemioja asked what the fence setback was. She said she was confused as to why there

was a variance for this, she thought FAA law supersedes.

City Planner Hunting replied that the fence would be placed inside the property line. He addressed the variance stating the city code requires a maximum of 7 feet and no barbed wire in an urban area, a variance still needs to be processed to address this.

Opening of the Public Hearing

Lindsay Reidt, SEH, consultant for the airport working with the City of South St. Paul, stated she has read and understands the report. She said the need for the request is to reconstruct the taxiway. It is not being extended. There is a safety/object free area that needs to be met based on FAA requirements and current standards. Relocation of the fence is part of the request.

Chair Niemioja asked if the greenery would be going down in the area, if it would stay, and how it would look.

Ms. Reidt replied there would be some vegetation removal up to where the fence line is going.

Kimberle Rogers, River Falls, owns the property located at 3800 67th Street. She stated she was not concerned about the utility easements but was concerned about vacating the drainage easement. This is where water, snow, and rain go. She questioned where the water would go if the FAA changes the contour of the land. She said she would prefer not having the drainage easement vacated. She has no guarantee they wouldn't come back and change the contour of the land, then she would have no recourse. She mentioned this was a neighborhood, she understands the 10 feet height of a fence, but prefers there be no barbed wire on top. She referenced deer and animals stating there was no point in maiming them further by putting barb wire on top of the fence if able to get that far. She said anyone can get into the airport, barbed wire is not a deterrent. She wanted a guarantee regarding the drainage and that the water from her property can be drained on the land as it is now.

Ms. Reidt replied that it is the responsibility of the project to maintain the drainage on the airport property. They would not be able to send water off of airport property onto private residences. She addressed the concern regarding the fence stating that it is an 8-foot fence with two strands of barb on the top. It is barbed wire, not razor wire, identical to the fence currently in place.

Commissioner Heidenreich asked if this project would negatively affect the drainage of water from the adjacent homeowners.

Ms. Reidt replied she did not feel there would be negative impacts with drainage from the homeowners. There will be grading changes as the taxiway is shifted. Water from that would be maintained on airport property. There would not be any changes to the grading or drainage on private residences.

Chair Niemioja stated that property owners have been able to have their water drain through these easements. She asked if there was a topographical image of the area.

City Planner Hunting replied there was no image. He was unsure of the direction of water flow.

Commissioner Weber arrived at the meeting at 7:11 p.m.

Chair Niemioja asked if engineering had any comments.

City Planner Hunting replied there were no comments from engineering. There are no construction or grading plans.

Chair Niemioja mentioned a condition would likely be added about water when making the recommendation.

Chair Niemioja closed the Public Hearing.

Planning Commission Discussion

Chair Niemioja stated the fence variance is clear. With regards to the vacation of the drainage easements the only question would be how the water is flowing. She said the recommendation could be to hear from engineering on this for the City Council.

Commissioner Twedt asked if there would still be a permit process before constructing the fence if this moves forward. He asked if engineering would review the request.

City Planner Hunting replied the applicant would still need to apply for a fence permit. He said engineering would review the request for the fence.

Commissioner Schaefer asked for a better understanding of the new easements that were dedicated when the land was purchased and where the new easements would be relative to the current ones. She said the homeowners' concerns were strong and that it may affect adjacent properties.

Commissioner Heidenreich said he would be open to making a motion with an amendment that the City Council review the drainage. He said it should be addressed.

Planning Commission Recommendation

Motion by Heidenreich, Second by Presley, to Approve the request as listed with the condition that the City Council is made aware that the drainage easement is a concern and needs to be addressed before final approval, with the practical difficulty as stated for the City of SSP/Airport - Case No. 23-40VACV.

Ayes: 8

Nays: 0 Motion carried. Abstain - Weber

This item tentatively goes before the City Council on October 23, 2023.

B. Request for an Amendment to their Non-Conforming Use Certificate to relocate the main access to the landfill and the Scale House located at 2495 117th Street East. (Pine Bend Landfill - Case No. 23-41NCUC)

Reading of Public Notice

Commissioner Weber read the Public Hearing Notice. Notices were mailed to 29 property owners on September 15, 2023.

Presentation of Request

City Planner Allan Hunting stated the landfill currently operates under a Non-Conforming Use Certificate for sanitary landfill. The applicant is requesting a site plan amendment. They are proposing to relocate their scale house and scale to the western boundary of the site. The Non-

Conforming Use Certificate states that a public review must be done when a relocation of an access point is being proposed. This is being driven by the upcoming reconstruction of 117th Street. The access point would be relocated to an area across from where SKB's entrance is. He stated that the building meets the required 30-foot setback from the property line. The scale house meets exterior requirements for the building. The relocation of the access is consistent with 117th Street. Staff recommends approval of the amendment to the site plan of the non-conforming use certificate which addresses the new relocated driveway and the relocation of the scale house and scales.

Commissioner Weber asked when going through the entrance if one would have to take a hard left to go to the scale and scale house.

City Planner Hunting replied the applicant could explain the location and orientation.

Commissioner Weber said it was confusing between the plans and why they were so close to the property line when it is located so far into the property.

Commissioner Heidenreich asked if this would be a temporary location while reconstruction takes place on 117th Street.

City Planner Hunting replied this would be the permanent location for the duration of the landfill. The applicant would be able to clarify.

Commissioner Schaefer asked why the applicant would be getting rid of other entrances and whether there were other egresses.

City Planner Hunting replied he does not have all of the details. With regards to 117th, they look to consolidate or close access points. During design it was determined that would be the location and to eliminate other entrance and exit points to control traffic better on 117th.

Commissioner Schaefer asked if there were other entrances/exits other than 117th Street.

City Planner Hunting replied 117th is the only access point to the landfill. The only change is the location of the driveway. It currently enters/exists on 117th Street.

Commissioner Schaefer said she was wondering if there were safety concerns with having one entrance/exit.

City Planner Hunting replied all traffic/engineering was designed as planned. It would satisfy those requirements.

Opening of the Public Hearing

Aaron Janusz, Environmental Manager, Pine Bend Landfill, stated he has Operations Manager Katie Lindholm from Pine Bend Landfill, with him for questions.

He said they have read and understand the report. They are moving the scale because it currently sits in a future footprint, they knew it had to be moved at some point. The new location will be permanent. This move was accelerated with the 117th Street project. He said there are currently three access points, they will be going down to one. He addressed the turn into the landfill as being a sharp left turn to get to the scale. It will be designed so trucks can get in. Commissioner Heidenreich mentioned in addition to 117th Street, the county has a realignment

plan to put Cliff Road in alignment to the south. Barnes and Cliff would be a roundabout in the proposal. He asked if that has been considered with the alignment and the location of the scale house.

Mr. Janusz replied it was all a part of the bigger project. One access is needed from 117th Street. The alignment may shave off part of their property to the west but will not impact this part of the landfill.

Commissioner Heidenreich asked if the trucks would eventually be entering off of Cliff Road when realigned, not Barnes Ave. He said 117th Street would cut through and align Cliff Road. He asked if that would have an impact.

Mr. Janusz replied a majority of their traffic comes off of Highway 52, down the east side in.

Commissioner Weber asked if the move would eliminate the ability for the public to come in and dump. Where the current scale sits, individuals are allowed to come in and use the 3 dumpsters.

Katie Lindholm, Pine Bend Landfill, replied there is currently no plan to move them. They do not receive many citizens drop offs, but some do utilize it.

Chair Niemioja closed the Public Hearing.

Planning Commission Recommendation

Motion by Weber, Second by Clancy, to Approve the Site Plan Amendment to the Pine Bend Sanitary Landfill Non-Conforming Use Certificate with the two (2) conditions listed for Pine Bend Landfill - Case No. 23-41NCUC, located at 2495 117th Street East.

Ayes: 9

Nays: 0 Motion carried.

This item tentatively goes before the City Council on

5. REGULAR BUSINESS

6. ADJOURN

Motion to adjourn the Planning Commission Meeting at 7:28 p.m.

Respectfully submitted, Sheri Yourczek, Recording Secretary



Planning Commission Report

MEETING DATE:	October 17, 2023
CASE NO:	23-42S
APPLICANT:	Ilya Zubraev
PROPERTY OWNER:	Same as Applicant
REQUEST:	Preliminary Plat, Rezoning, Conditional Use Permit, and Variances
LOCATION:	Buckley Circle and Buckley Way
COMPREHENSIVE PLAN:	MDR, Medium Density Residential
ZONING:	B-3, General Business
STAFF CONTACT:	Allan Hunting, 651.450.2554

ACTION REQUESTED

The applicant is applying for approval of:

1. Rezoning the property to R-3B, Multiple Family Residential District
2. Preliminary Plat for a nine lot townhouse development plat
3. A Conditional Use Permit for a nine lot/nine unit townhouse development
4. Variances from some setback requirements

BACKGROUND

The applicant is proposing to develop a vacant 0.92 acre parcel to residential for a future townhome project consisting of nine dwelling units. The units would be constructed on either side of a private shared driveway that would access Buckley Circle.

In June of this year, the City Council approved a Comprehensive Plan Amendment to change the land use designation to MDR, Medium Density Residential subject to a plat and Conditional Use Permit (CUP) being approved by the city.

The applicant is now applying for the second phase of approvals that consist of Rezoning, Preliminary Plat, a CUP, and Variances.

Surrounding Uses

The subject property is surrounded by:

North:	Office Buildings	Zoned: B-3, General Business	Guided: Mixed Use
East:	Commercial & Office Buildings	Zoned: B-3, General Business	Guided: Mixed Use
West:	Vacant-Old Rubbish Dump, Townhomes	Zoned: B-3, General Business & R-3C, Multiple Family	Guided: Mixed Use, MDR, Medium Density Residential
South:	Townhomes	Zoned: R-3C, Multiple Family	Guided: MDR, Medium Density Residential

EVALUATION OF REQUEST

Rezoning Review

The applicant is requesting a Rezoning from B-3, General Business to R-3B, Multiple Family Residential District, so the zoning is consistent with the Comprehensive Plan designation. The City Council approved a Comprehensive Plan Amendment to MDR, Medium Density Residential on June 26, 2023, subject to the approval of rezoning and platting. The R-3B district allows for multi-family dwelling units of up to seven units per building and density ranging up to 12 units per acre. The project would contain one five-unit building and one 4- unit building. The density of the project would be 9 units/acre. The density allowed in the MDR guiding category allows for 8-12 units/acre. The project is consistent with the proposed zoning.

Preliminary Plat Review

The proposed Preliminary Plat consists of nine lots that would each contain one townhome unit. Access to the units would consist of a private shared roadway that would access Buckley Court. The applicant will be required to file a Private Roadway Easement so all units and lots have access to the roadway.

The Preliminary Plat identifies all needed Drainage and Utility Easements along the boundaries of the site as well as an easement over the proposed drainage pond. No additional public right-of-way dedication along the public roads is needed.

Conditional Use Permit/Site Plan Review

Setbacks. Because the site is small (less than one acre), the applicant is requesting some variances from setbacks and internal roadway width. The requests include:

1. **Building setback from public road along Buckley Way.** Title 10-15B, Townhouses, requires any side of a townhouse project along a local street (Buckley Way in this case) to provide at least a 40-foot setback from the property line. In the R-3B section of the code, the rear yard setback is 30 feet. The structure of the zoning code requires that the most specific section and most restrictive standard apply. Applicant is requesting a setback of 36 feet.
2. **Private roadway width.** Title 10-15B, Townhouses, requires all internal private roadways to be minimum 30 feet. Applicant is requesting a width of 20 feet.
3. **Setback from private roadways.** Title 10-15B, Townhouses, require a minimum front principal structure setback of 30 feet along private roadway easement. Applicant is requesting a 20 foot setback.

These setback Variance requests are discussed further in the Variance review section of the staff report.

All other setbacks are met.

Building Coverage. The R-3B district has a maximum building coverage of 20%. According to the plans provided, the building coverage would be at 20%, which is consistent with the City Code.

Impervious Surface. The R-3B district has a maximum impervious surface of 40%. According to the plans provided, the total impervious surface would be 36.6%, which is consistent with the City Code.

Parks/Open Space. The Parks and Recreation Director has reviewed the plat and notes that the Comprehensive Plan does not indicate any future parks in the area and therefore no land would be needed for future parks. Park dedication is recommended in the form of cash at a rate of \$4,000 per new unit for a total of \$36,000.

Access/Streets. Access to the site would be via a private roadway connecting to Buckley Circle at approximately the midpoint of the lot. Access location is adequate and there are no drives or curb openings directly across the street.

Grading and Utilities. The Engineering Department is reviewing the plans and notes that all utilities within the private roadway must be constructed all at once. No other issues have been noted.

Fire Marshal. The Fire Marshal has reviewed the plans and does not have any issues. He has noted that the entire length of the private roadway must be constructed all at once.

Parking. Townhouse developments are to provide a minimum of 2.5 parking spaces per unit. Each unit shall have two enclosed parking spaces. The units would provide two enclosed parking spaces plus two parking spaces contained in the driveway for each unit. Parking standards are met with this project.

Landscaping. A landscape plan has been submitted which consists of a mix of overstory and shrubs. The plan meets the requirements of providing at least one overstory tree per or its equivalent per unit.

Development Contract. A development contract will be required to address the utility and stormwater improvements on the site. A developer is required to enter into a contract with the City addressing the improvements and construction on site. A letter of credit equal to 125% of the cost of these improvements is required before release of the plat. This requirement assures the City that these particular improvements will be constructed to the satisfaction of the City.

Variance Review

There are three setback variances being requested that were listed earlier in this report.

- a) Requesting a building setback along a local public right-of-way of 36 feet whereas 40 feet is required.
- b) Requesting a private roadway width of 20 feet whereas 30 feet is required.
- c) Requesting a building setback of 20 feet along a private roadway whereas 30 feet is required.

City Code Title 10, Chapter 3. Variances, states that the City Council may grant Variances when they are in harmony with the general purposes and intent of the Zoning Ordinance and consistent with the Comprehensive Plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested Variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

1. The Variance request is in harmony with the general purpose and intent of the City Code and consistent with the Comprehensive Plan.

- a. The Townhouse section of the City Code requires a greater setback from public streets than any other section of the code. In all other instances, a 30 foot setback is required. Staff is in the process of updating the zoning code to address some inconsistencies with different sections of the code dealing with multiple family projects. A 30 foot setback would appear to be the standard to use in this situation since that is the required setback in all other instances.
- b. The City Code was amended in the late 90's or early 2000's to provide greater width on internal roads for additional parking. The most recent townhouse projects approved have had internal roads less than 30 feet because additional guest parking was provided. In this case, with only nine units proposed and required parking being met with garages and driveways, staff would support the narrower width due to the size limitations of the site and short length of the private roadway which functions more like a driveway.
- c. Staff has reviewed other townhouse developments approved either by Planned Unit Developments or standard zoning throughout the years and find that projects have been approved with 20 foot building setbacks from private roads where Variances were not required. A 20 foot driveway is longer than required by City Code and provides enough room to keep parked cars off the internal private roadway. Staff would support this Variance due to the small size of the lot and the small scale of the project, which should not create conflicts.

2. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.

The project is consistent with the zoning proposed and is appropriate based on the scale of the project and the limited size of the lot.

3. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

The developer is proposing an "infill development" working with a small lot that has been a constraint and limited development possibilities over the years.

4. The Variance will not alter the essential character of the locality.

The five-unit townhouse complex to the south was built with similar setbacks and private driveway widths as proposed.

5. Economic considerations alone do not constitute an undue hardship.

Economic considerations do not appear to be a basis or a sole basis for this request.

ALTERNATIVES

The Planning Commission has the following alternatives available for the proposed request:

A. Approval. If the Planning Commission finds the application acceptable, the Commission should make the following recommendations:

- Approval of the **Rezoning** from B-3, General Business to R-3B, Multiple Family Residential.
- Approval of the **Preliminary Plat** of Buckley Corner Townhomes subject to the following conditions:

1. The Final Plat and plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Preliminary Plat	dated 9/15/2023
Site Layout Plan	dated 9/15/2023
Sanitary Sewer and Watermain Plan	dated 9/15/2023
Grading and Drainage Plan	dated 9/15/2023
Erosion & Sediment Control Plan	dated 9/15/2023
Landscape Plan	dated 10/10/2023
Elevation Plans	dated 9/28/2023

***The final list of approved plans and date of plans shall be identified in the Development Contract.**

2. Park dedication shall consist of a cash contribution of \$4,000 per unit payable at the time of plat release.

3. Prior to Final Plat approval, the Final Grading, Drainage & Erosion Control, Utility Plans and Stormwater calculations shall be approved by the City Engineer.

4. Drainage & Utility Easements shall be provided on the Final Plat as required by the City Engineer.

5. The Preliminary Plat shall be subject to the review and recommendations of the City Fire Marshal. Prior to Final Plat approval, the final plans shall be approved by the Fire Marshal.

6. A Development Contract will be required for the improvements on site and shall be approved as part of the Final Plat.

7. The applicant will be required to file a private roadway easement so all units and lots have access to the roadway.

8. All utilities within the private roadway and the full length of the private roadway must be constructed all at once.

- Approval of the **Conditional Use Permit** for the nine unit townhouse development subject to the conditions of the Preliminary Plat.

- Approval of the **Variances** to 1) allow a building setback along a local public right-of-way of 36 feet, whereas 40 feet is required, 2) allow a private roadway width of 20 feet whereas 30 feet is required, 3) allow a building setback of 20 feet along a private roadway, whereas 30 feet is required all subject to the following condition:

1. The plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Preliminary Plat	dated 9/15/2023
Site Layout Plan	dated 9/15/2023
Sanitary Sewer & Watermain Plan	dated 9/15/2023
Grading & Drainage Plan	dated 9/15/2023
Erosion & Sediment Control Plan	dated 9/15/2023
Landscape Plan	dated 10/10/2023
Elevation Plans	dated 9/28/2023

Practical Difficulty:

- Small size of the lot.
- Setbacks consistent with project to the south.
- Inconsistencies within sections on multiple family regulations in the Zoning Ordinance.

B. Denial. If the Planning Commission does not favor the requests or a portion of the requests, a recommendation of denial for some or all of the requests should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

RECOMMENDATION

The plans and rezoning requests are consistent with the change to MDR in the Comprehensive Plan approved by Council in June. There are limiting factors on the site, mainly lot size where some flexibility appears needed to allow for development. Staff recommends approval of the Rezoning, Preliminary Plat, Conditional Use Permit and all Variances subject to the conditions listed in the report.

ATTACHMENTS

1. Location Map
2. Existing-Proposed Zoning Plan Map
3. Applicant Narrative
4. Preliminary Plat
5. Site Layout Plan
6. Sanitary Sewer & Watermain Plan
7. Grading & Drainage Plan
8. Erosion & Sediment Control Plan
9. Landscape Plan
10. Elevation Plans



Location Map

Case No. 23-42S

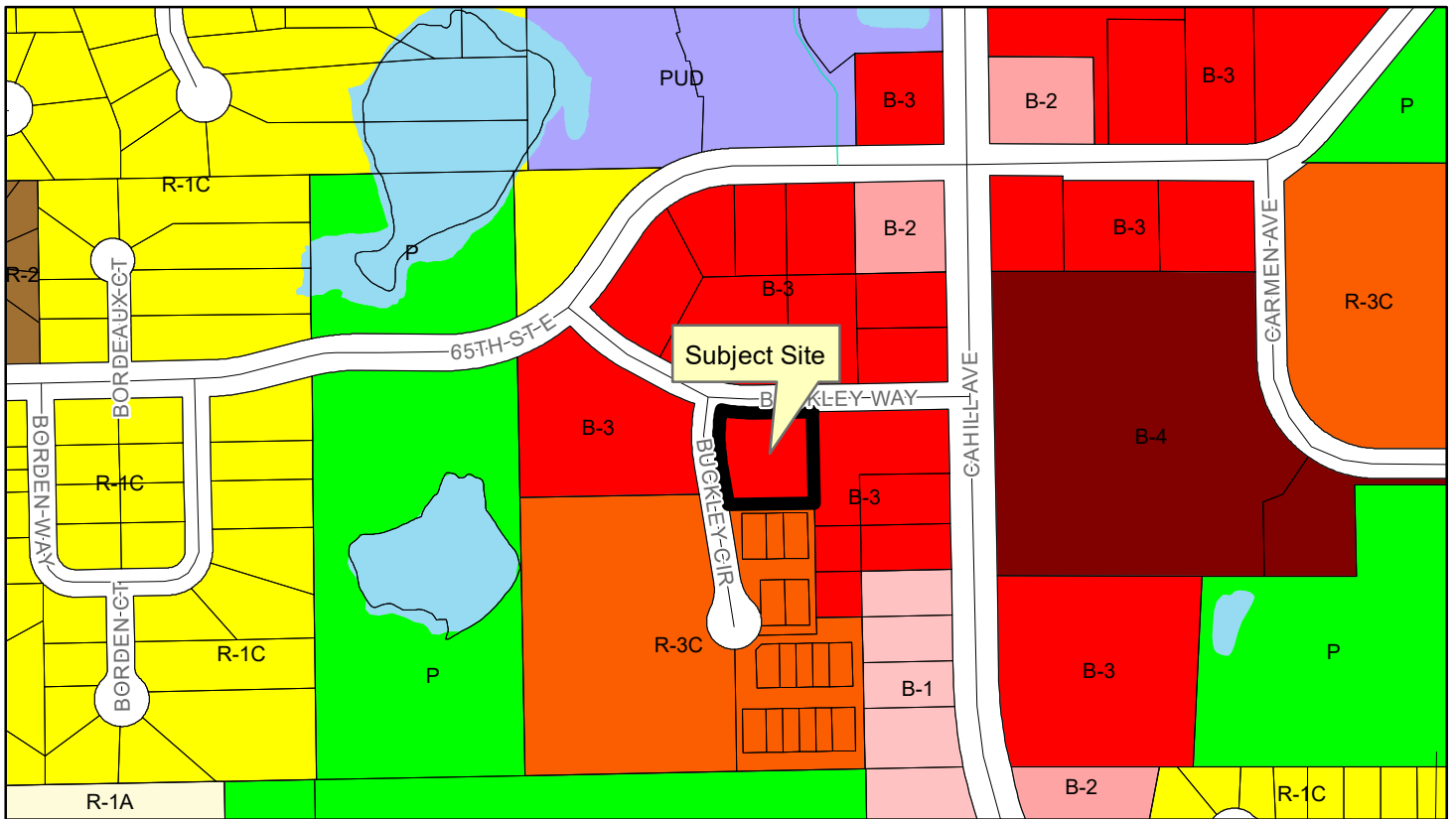




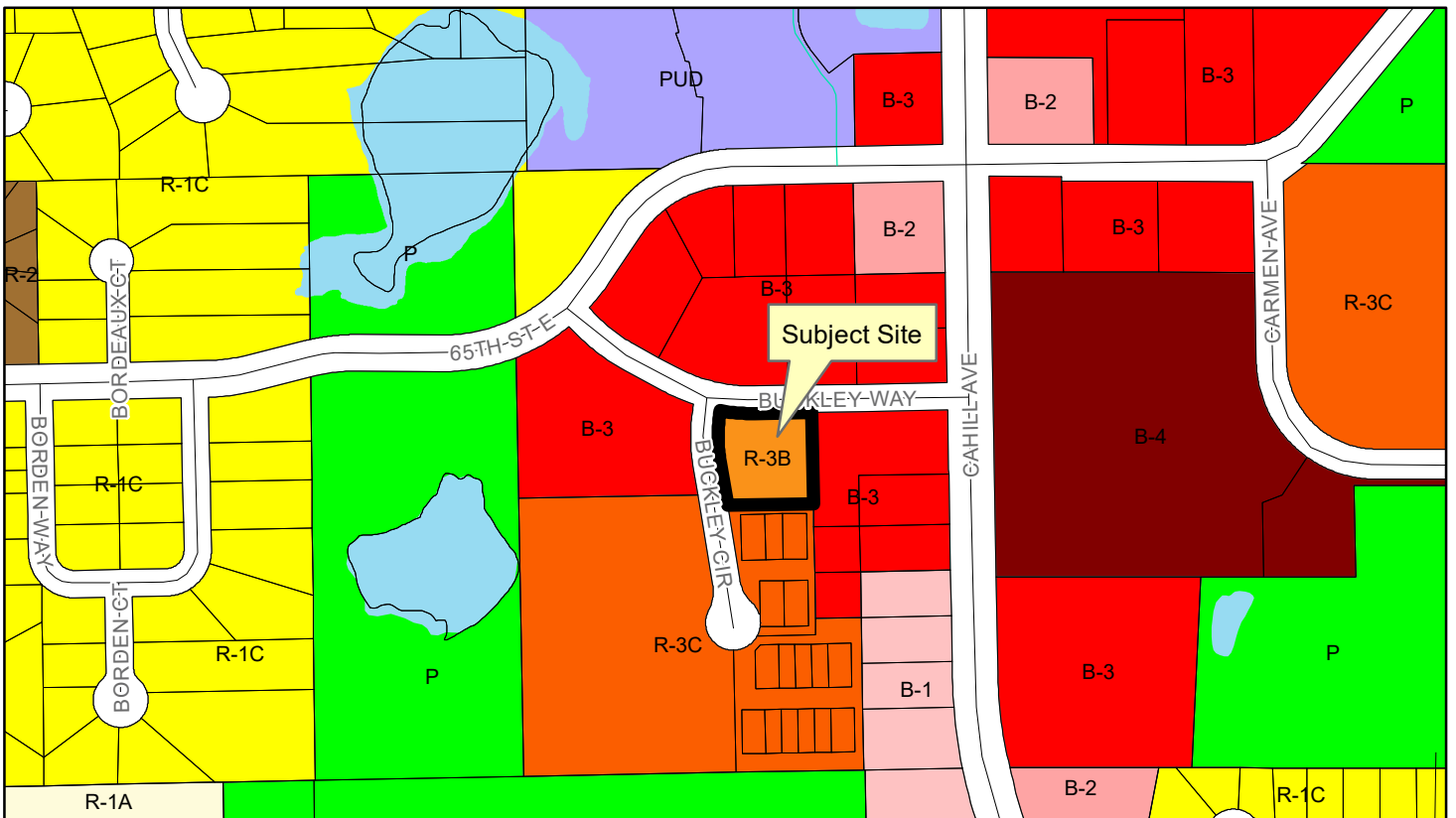
Zoning Map Case No. 23-42S



Existing Zoning



Proposed Zoning



Written Narrative – Buckley Corner

Summary Overview

This is a request for a Conditional Use Permit (CUP), rezoning, preliminary plat, and variances for a parcel of land in Inver Grove Heights to build townhomes on the property. This is following the comprehensive plan amendment that passed for this property in June 2023.

Property to be Considered

Legal Description: Valley View 4th
Addition Out Lot A

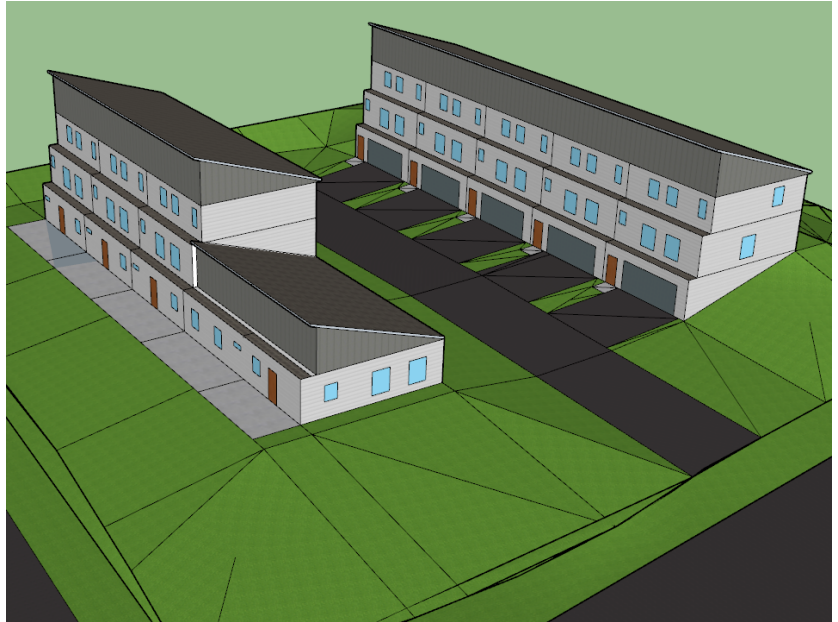
Dakota County Parcel ID # 20-81403-00-010

Proof of Ownership

Warranty deed for land purchase attached. Proof can also be found by checking ownership status for this parcel ID in the Dakota County records.

CUP Request

Construction of a new town-home development consisting of nine units built in three phases. Townhomes will be in two rows running east to west matching the positioning of the existing four rows of townhomes directly to the south. This development will be on the south-east corner of the intersection at Buckley Way and Buckley Circle and will be named “Buckley Corner”.



Rezoning Request

The comprehensive land use plan amendment passed in June of 2023. This filing for rezoning requests that the zoning be changed appropriately for multifamily use (R3-B) for townhomes. The new zoning will match the comprehensive land use plan, whereas the current zoning does not.

Variance Request – 20ft wide shared driveway

City code is unclear about how wide the road needs to be, so this is being submitted as a variance just in case. City code allows for shared driveways to be a minimum of 20ft wide when serving more than two group-R residences. City code also defines a driveway as a “private roadway”. A private roadway is required to be 30ft wide (with several other restrictions) in city code. This creates uncertainty.

We believe this comes from requirements for fire apparatus access roads in the fire code. The fire code allows for a 20ft wide driveway in this situation, because of the short length of the driveway, the small size of the land parcel, and acceptable access (within 600ft) from the nearby public roadway. Furthermore,

this development will have rated automatic fire sprinklers that give more flexibility in the fire code. Passing fire code has been confirmed with the Inver Grove Heights Fire Marshal.

There are several more reasons to allow a 20ft shared driveway including:

- Reduction of impervious surfaces makes easier stormwater management and erosion control.
- Increased green space means better water infiltration, more vegetation, and better flood control.
- More recreational areas – increasing quality of life for residents.
- Matching adjacent townhome development to the south which have 20ft wide shared drives. Keeping this pattern will make a more cohesive neighborhood design.
- The city stormwater management code (title 9, chapter 5) calls for low-impact development and encourages reduction in impervious surfaces whenever possible.
- The MN Pollution Control Agency calls for a reduction in impervious surfaces and notes Inver Grove Heights as a city that is successfully implementing such practices.

Three Phase Build Plan

These nine units must be built in three phases. We would love to build it all at once, but (we're not land developers) we cannot get enough money under a conventional loan to do so. Expected timing for the three phases is as follows:

- Phase 1 construction begins in spring of 2024
- Phase 1 construction finishes by the start of 2025
- Phase 2 construction begins in spring of 2027
- Phase 2 construction finishes by the start of 2028
- Phase 3 construction begins in spring of 2031
- Phase 3 construction finishes by the start of 2032

Phase One

The first phase consists of purchasing the land and building the three western most units on the south half of the property. This will also include putting in the driveway with all water and sanitary needs. The rain garden for stormwater management of the property will be installed. The land on the northern half of the property will remain mostly untouched maintaining its grading towards the rain garden. It is currently made up of tall grasses which will be cut and maintained in adequate condition. Any bare patches will be seeded to provide adequate green coverage.

Phase one comes with a particular landscaping difficulty. The backyards of these southern units will be at the elevation of the second floor which means the soil in the back will be about nine feet taller than the soil in the front. The exterior walls of the building will be made of reinforced concrete, but the shared wall between units will be made of structural lumber due to insulation and noise reduction regulations. This creates an issue because the eastern wall in phase one will be an exterior wall made of structural lumber for transition into a shared wall when phase two is built. Such a wall is not structurally rated to hold back nine feet of soil.

To address this issue, we shall build a concrete foundation on the eastern wall of the third unit. This way it will be able to hold back several feet of soil as necessary, and this wall will become part of the firewall between units during phase two.

Phase Two

The second phase of building will be to add the last two units to the southern building, and to prepare building pads for the remaining 4 units in the northern building.

Phase Three

The final phase will see the construction of the four units in the northern building. After the building is constructed, we will be able to finish any landscaping on the property that would have been otherwise destroyed by the construction process.

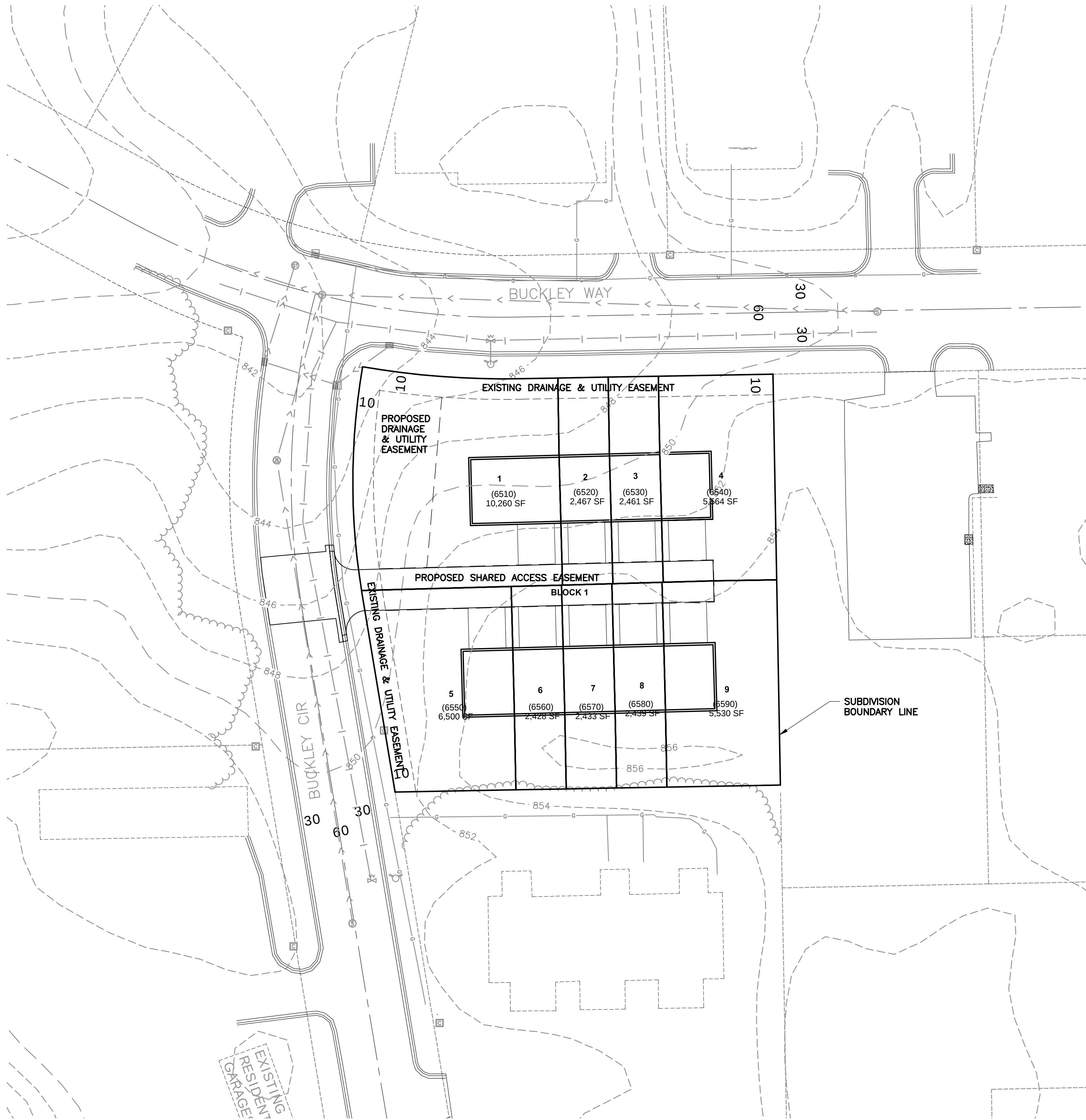
Parks Dedication Fees

During the comprehensive land use plan amendment, city council was concerned about us not being able to finish the project. We have spread the project out over three phases to make sure the build is plausible. It would be best to minimize up-front city fees, because the first phase will cost the most by far. The parks dedication fee is \$4,000 per unit, and the payment is required before a building permit will be issued.

We are requesting that the parks dedication fee be paid in phases to match the number of units being built in each phase, instead of paying for all nine units up-front. We understand that this can be accomplished by going through another platting process again for each phase. This is acceptable if it is necessary, but that would be a waste of time for both us and the city. It would be preferable for both sides to not require unnecessary city meetings so long as the platting plans for all units do not change.

Waste Disposal and Recycling Plan

When phase-1 of the build is complete, we will have individual garbage bins for each unit. At the end of phase-2 we intend to build a small enclosure at the end of the shared driveway which will have larger dumpsters for both garbage and recycling that would be used communally by everyone on the property and operated by the HOA.



PRELIMINARY PLAT

PROPOSED SUBDIVISION NAME: BUCKLEY CORNER

LOCATION: INVER GROVE HEIGHTS, MN
VALLEY VIEW 4TH ADDITION - OUTLOT A
DAKOTA COUNTY PID #20-81403-00-010

OWNER: ILYA ZUBAREV
17218 FINCH PATH
FARMINGTON, MN 55024
PH: (612) 440-6492
PROJECTCOMFORTLLC@GMAIL.COM

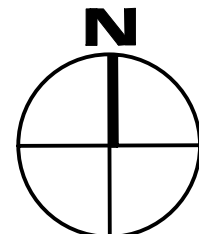
SURVEY: SURVEY COMPLETED AND CERTIFIED 17 JULY 2023
SEE CERTIFICATE OF SURVEY
BRANDT ENGINEERING AND SURVEYING
1713 SOUTHCROSS DRIVE WEST, STE. A
BURNSVILLE, MN 55306
ATTN: MICHAEL BRANDT
PH: (952) 435-1966
MIKEHBRANDT@GMAIL.COM

CIVIL: CIVIL METHODS, INC.
PO BOX 28038
ST. PAUL, MN 55128
ATTN: KENT BRANDER, PE
PH: (763) 210-5713
KENT.BRANDER@CIVILMETHODS.COM

SITE DATA:

TOTAL PROPERTY AREA: ±0.92 AC
EXISTING HARD SURFACE: 0 FT²
PROPOSED HARD SURFACE: ±14,653 FT² (0.34 AC)
PROPOSED HARD SURFACE %: 36.6%
PROPOSED BUILDING AREA: ±8016 FT²

EXISTING ZONING: B-3 GENERAL BUSINESS
MAXIMUM HARD SURFACE: 100%
SETBACK, FRONT: 30 FT
SETBACK, REAR: 30 FT
SETBACK, SIDE: 10 FT
SITE SOILS: HSG TYPE A



BENCHMARK
SEE SURVEY
DOCUMENTATION

LEGEND:

SUBDIVISION BOUNDARY LINE	—————
PARCEL BOUNDARY	—————
SETBACK	- - - - -
EASEMENT	- - - - -
BITUMINOUS ASPHALT	▨▨▨▨▨
CONCRETE	▣▣▣▣▣
STORMWATER BMP	▤▤▤▤▤

Print Date: 9/18/2023 10:09 AM
File Loc: C:\CIVIL\Methods, Inc\DWG - Documents\7 - Projects\22051 - Ilya Zubarev, Buckley Corner Townhomes\08 - DRAWINGS AND SPECIFICATIONS\C3D\Sheets\PRELIMINARY\20_LAYOUT.dwg

CIVIL METHODS, INC.

P.O. Box 28038

St. Paul, MN 55128

o:763.210.5713 | www.civilmethods.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

KENT E. BRANDER

DATE: 09-15-2023

LIC. NO.: 44578

DESIGNED: KEB

DRAWN: KEB

CHECKED: DMP

DATE / REVISION:

09-15-2023 Permit Submittal Set, NOT FOR CONSTRUCTION

PROJECT:

PROJ. LOCATION:

PROJ. OWNER:

BUCKLEY CORNER TOWNHOMES

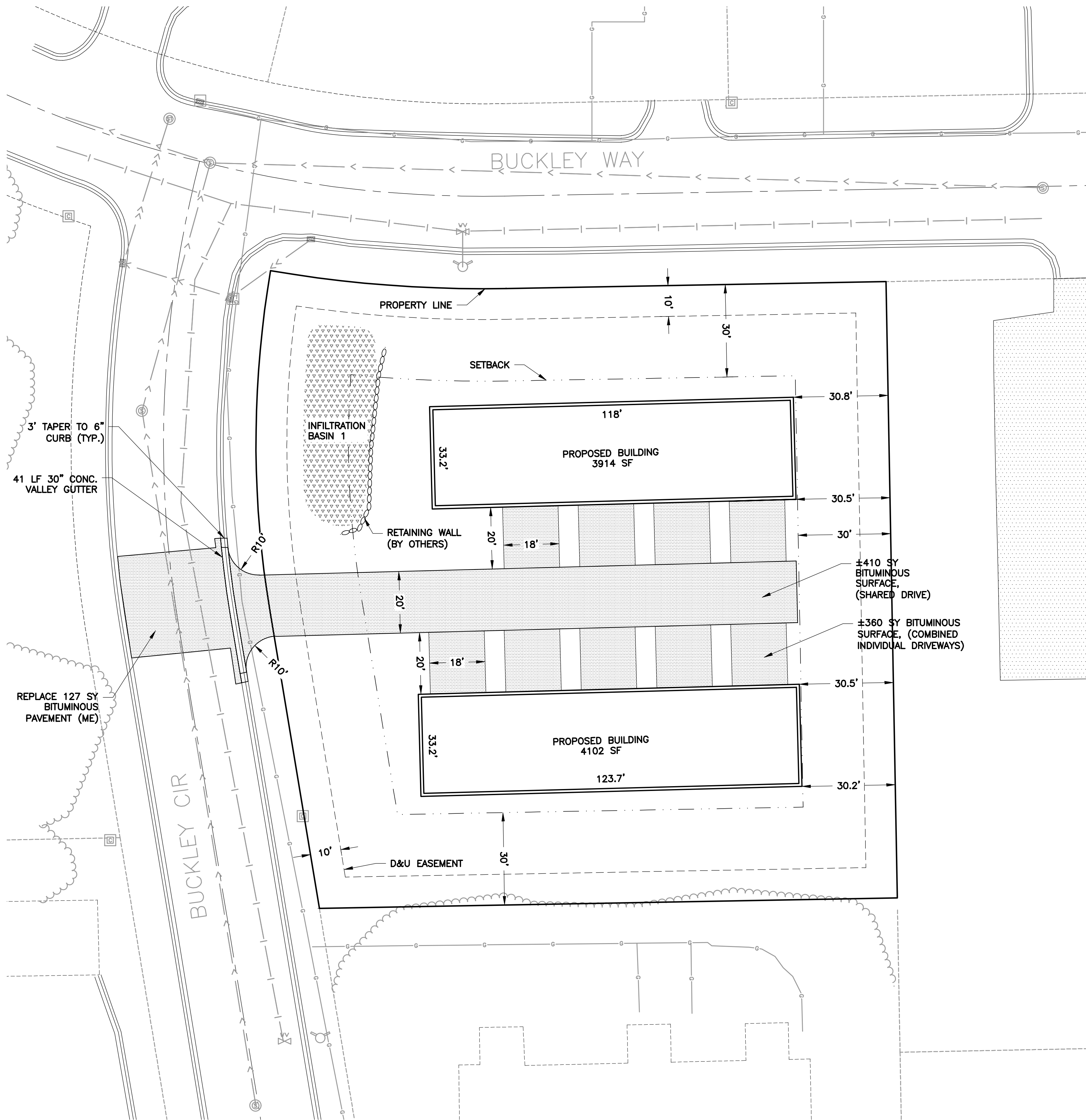
PID 20-81403-00-010; INVER GROVE HEIGHTS, MN

ILYA ZUBAREV

PRELIMINARY PLAT

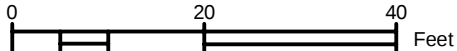
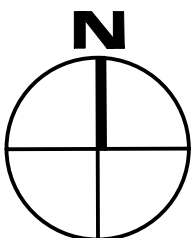
SHEET NO:

C202



SITE DATA:

TOTAL PROPERTY AREA:	±0.92 AC
EXISTING HARD SURFACE:	0 FT²
PROPOSED HARD SURFACE:	±14,653 FT² (0.34 AC)
PROPOSED HARD SURFACE %:	36.6%
PROPOSED BUILDING AREA:	±7,828 FT²
ZONING:	B-3 GENERAL BUSINESS
MAXIMUM HARD SURFACE:	100%
SETBACK, FRONT:	30 FT
SETBACK, REAR:	30 FT
SETBACK, SIDE:	10 FT
SITE SOILS:	HSG TYPE A



BENCHMARK
SEE SURVEY
DOCUMENTATION

LEGEND:

PROPERTY LINE	—
SETBACK	- - - -
EASEMENT	- · - · -
BITUMINOUS ASPHALT	[Pattern]
CONCRETE	[Pattern]
STORMWATER BMP	[Pattern]

GENERAL NOTES:

- The subsurface utility location information in this plan is utility quality level D. This utility quality level was determined according to the guidelines of CI/ASCE 38-02, titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data." Engineer does not guarantee the accuracy of utility locations or that all existing utilities are shown; Contractor is responsible for locating utilities prior to digging.
- Survey prepared by Brandt Engineering & Surveying.
- Protect light poles and other existing utilities, signs, trees, etc. Relocation of any private utilities not directed on these plans shall be coordinated with the utility owner. If drain tile is encountered, Engineer shall be notified immediately; reconnection or rerouting will be required.
- Damaged items or property shall be repaired or replaced at Contractor's expense.
- See detail and note sheets for additional specifications.

CIVIL METHODS, INC.

P.O. Box 28038
St. Paul, MN 55128
o:763.210.5713 | www.civilmethods.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

KENT E. BRANDER

DATE: 09-15-2023

LIC. NO.: 44578

DESIGNED: KEB

DRAWN: KEB

CHECKED: DMP

DATE / REVISION:
09-15-2023 Permit Submittal Set. NOT FOR CONSTRUCTION

PROJECT:

BUCKLEY CORNER TOWNHOMES

PROJ. LOCATION:

PID 20-81403-00-010; INVER GROVE HEIGHTS, MN

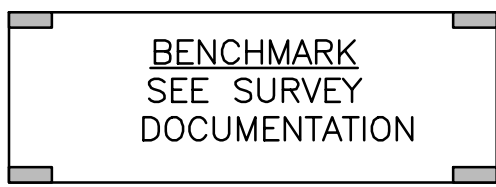
PROJ. OWNER:

ILYA ZUBAREV

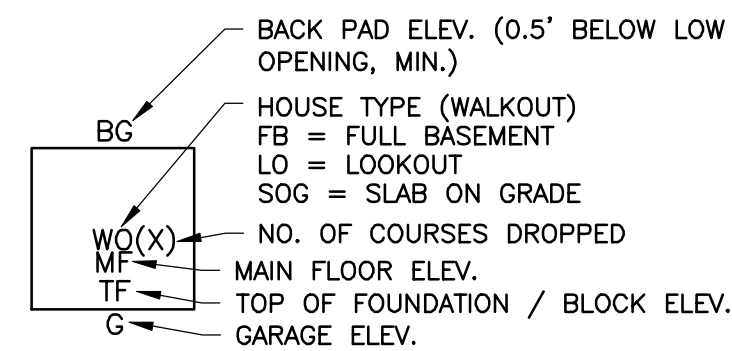
SITE LAYOUT

SHEET NO:

C201



LEGEND:



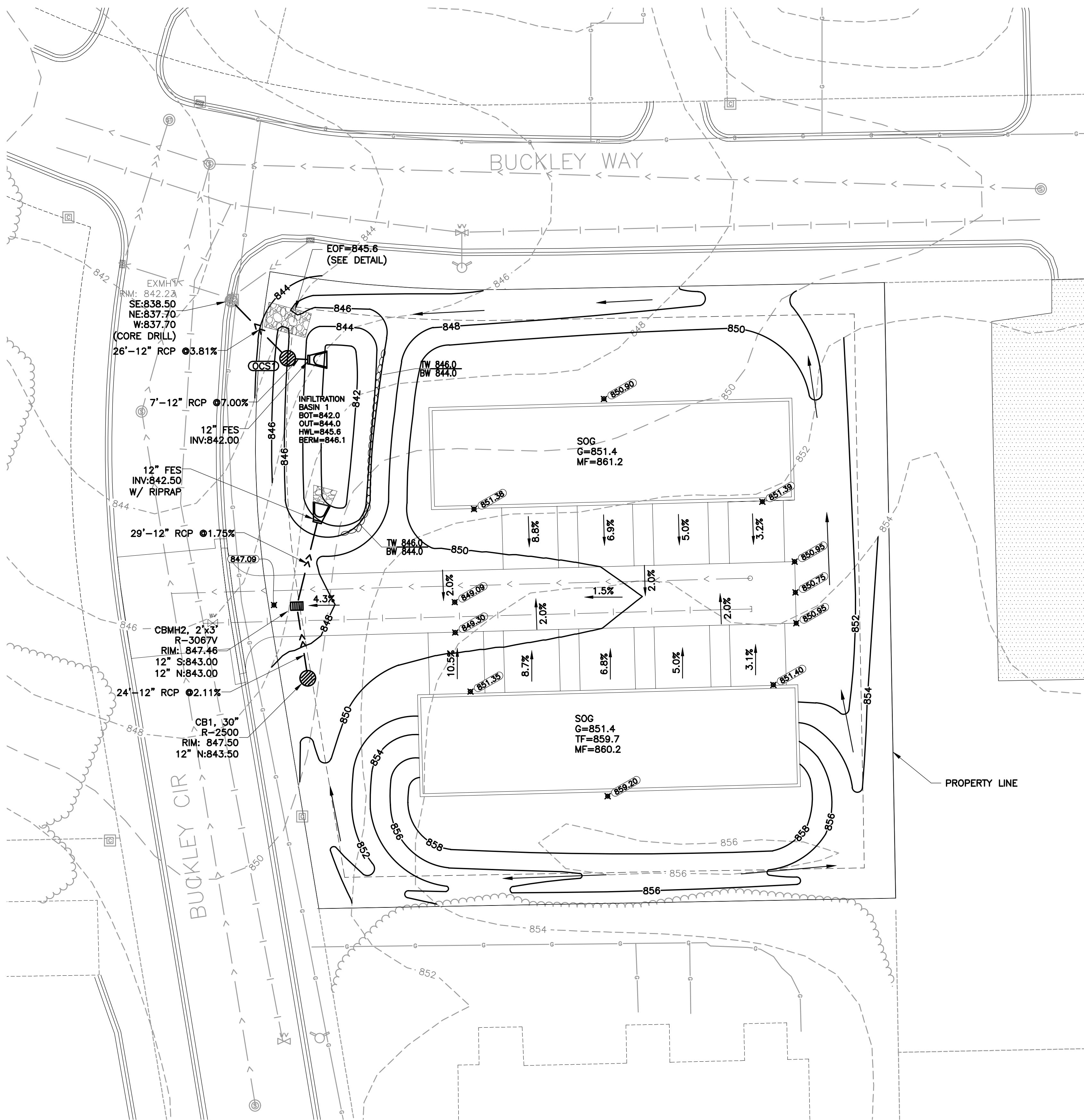
TYPICAL LOT & HOUSE PAD

GENERAL NOTES

1. Pipe lengths shown to end of apron and middle of structure.
2. Sewer joints shall include o-ring rubber gaskets and be water-tight.
3. Storm sewer shall be RCP, Class 5 pipe, unless noted otherwise.
4. Pipe lengths do not include apron.
5. Rectangular catch basins to include Neenah R-3067V casting; 30" structures to include Neenah R-2502C, or equal.
6. All dimensions shown are to back of curb or edge of pavement, unless noted otherwise.
7. Retaining wall design by others.
8. Final building elevations to be established with building plans at time of permit; lowest allowable low floor (LF) elevation is 847.6 to comply with freeboard requirement.
9. Common drive to have inverted crown with 2% grade to center.

BIORETENTION / RAIN GARDEN BASIN NOTES:

1. Once constructed to final grade, the basins shall be protected from sediment and construction traffic throughout all phases of construction until ground fully vegetated.
2. Basin bottom shall be scarified to a depth of 12" prior to placement of engineered soil media.
3. Engineered soil media shall consist of Mn/DOT Filter Topsoil Borrow (3877.2.F)
4. Excavate infiltration basin to final grade with light-weight equipment or from outside the basin footprint to minimize compaction to extent practical. No wheeled machines permitted in basins.
5. See bioretention detail for additional information.



**Know what's below.
Call before you dig.**

CIVIL METHODS, INC.

P.O. Box 28038

St. Paul, MN 55128

o:763.210.5713 | www.civilmethods.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

KENT E. BRANDER

DATE: 09-15-2023

LIC. NO.: 44578

DESIGNED: KEB

DRAWN: KEB

CHECKED: DMP

DATE / REVISION

09-15-2023 Permit Submittal Set. NOT FOR CONSTRUCTION

PROJECT:

PROJ. LOCATION:

PROJ. OWNER:

BUCKLEY CORNER TOWNHOMES

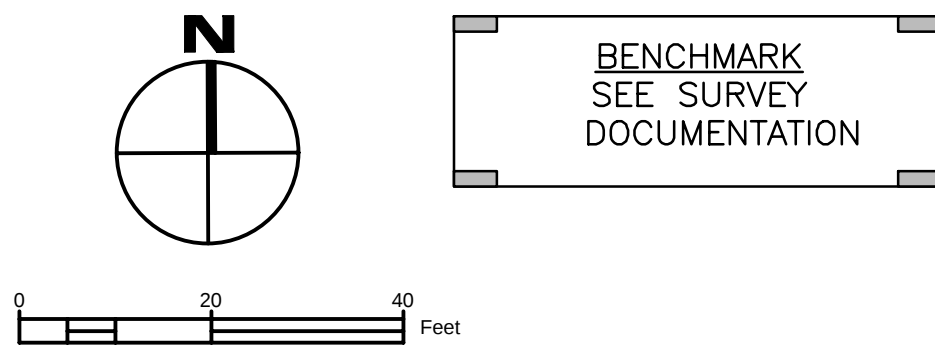
PID 20-81403-00-010; INVER GROVE HEIGHTS, MN

ILYA ZUBAREV

GRADING & DRAINAGE

SHEET NO:

C501



LEGEND:

PROPERTY LINE	—
EASEMENT	- - -
ROCK RIPRAP, RANDOM CRUSHED	[Pattern]
EROSION CONTROL BLANKET PER NOTES	[Pattern]
STABILIZED CONST. ENTRANCE	[Pattern]
SILT FENCE	— SF —
SEDIMENT CONTROL LOG	- - -
INLET PROTECTION	[Symbol]

SEDIMENT CONTROL & TURF RESTORATION NOTES:

- Perimeter sediment controls shall be installed as indicated prior to site disturbance, and shall be installed to allow for high-flow bypass or overflow to prevent failure during significant rainfall.
- Contractor is responsible for keeping sediment from leaving the property, including vehicle tracking. Should sediment be tracked offsite onto adjacent street, Contractor shall sweep Within 24 hours.
- Install silt fence or sediment control log around any soil stockpiles that will be present for more than 7 days (if no perimeter controls in place to prevent sediment transport).
- Inlet protection shall be in place on inlets throughout construction; type shall be suitable for each phase of construction.
- Install sediment control logs around bottom of bioretention basins immediately after construction and leave in place until construction has ended and site is stabilized with vegetation.
- Devices shall be inspected weekly and after all rainfall events exceeding 1", and maintained as necessary to keep the intended functional condition.
- Accumulated sediment shall be removed from sediment control devices when $\frac{1}{3}$ of device height has been reached.
- After rough grading is completed, and topsoil spread, areas shall be seeded and blanketed (or sodded) within 7 days. Areas not being actively worked must be covered with temporary seed within 14 days.
- Seed in mowed areas shall be Mn/DOT Mix 25-151 (3876) residential turf or approved equal.
- Seed infiltration basin bottom with Mn/DOT Mix 33-261, or shall be planted with wet-tolerant "rain garden" plant plugs per Owner.
- Prior to planting, infiltration basin shall be covered with hydraulic mulch matrix (3884) or Cat.10 blanket (3885).
- All areas of 3:1 slope or steeper shall be covered with erosion control blanket, Cat.20.
- Turf shall be installed by a qualified professional and/or per the Mn/DOT Seeding Manual (latest edition), at rates indicated in the manual.
- Perimeter sediment controls shall remain in place until vegetation is growing / established in all disturbed areas.
- Erosion during construction shall be repaired by the Contractor within 24 hours of discovery.

Print Date: 9/17/2023 7:41 AM
File Loc: C:\CIVIL\Methods, Inc\DWG - Documents\7 - Projects\22051 - Buckley Corner Townhomes\08 - Drawings and Specifications\C3D\Sheets\PRELIMINARY\60 - EROSION.dwg

CIVIL METHODS, INC.
P.O. Box 28038
St. Paul, MN 55128
o:763.210.5713 | www.civilmethods.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DESIGNED: KEB
DRAWN: KEB
CHECKED: DMP

DATE: 09-15-2023
KENT E. BRANDER
LIC. NO.: 44578

DATE / REVISION:
09-15-2023 Permit Submittal Set. NOT FOR CONSTRUCTION

PROJECT: BUCKLEY CORNER TOWNHOMES
PROJ. LOCATION: PID 20-81403-00-010; INVER GROVE HEIGHTS, MN
PROJ. OWNER: ILYA ZUBAREV

EROSION & SEDIMENT CONTROL C601

SHEET NO:

(1) American Pillar Arborvitae – 6 trees

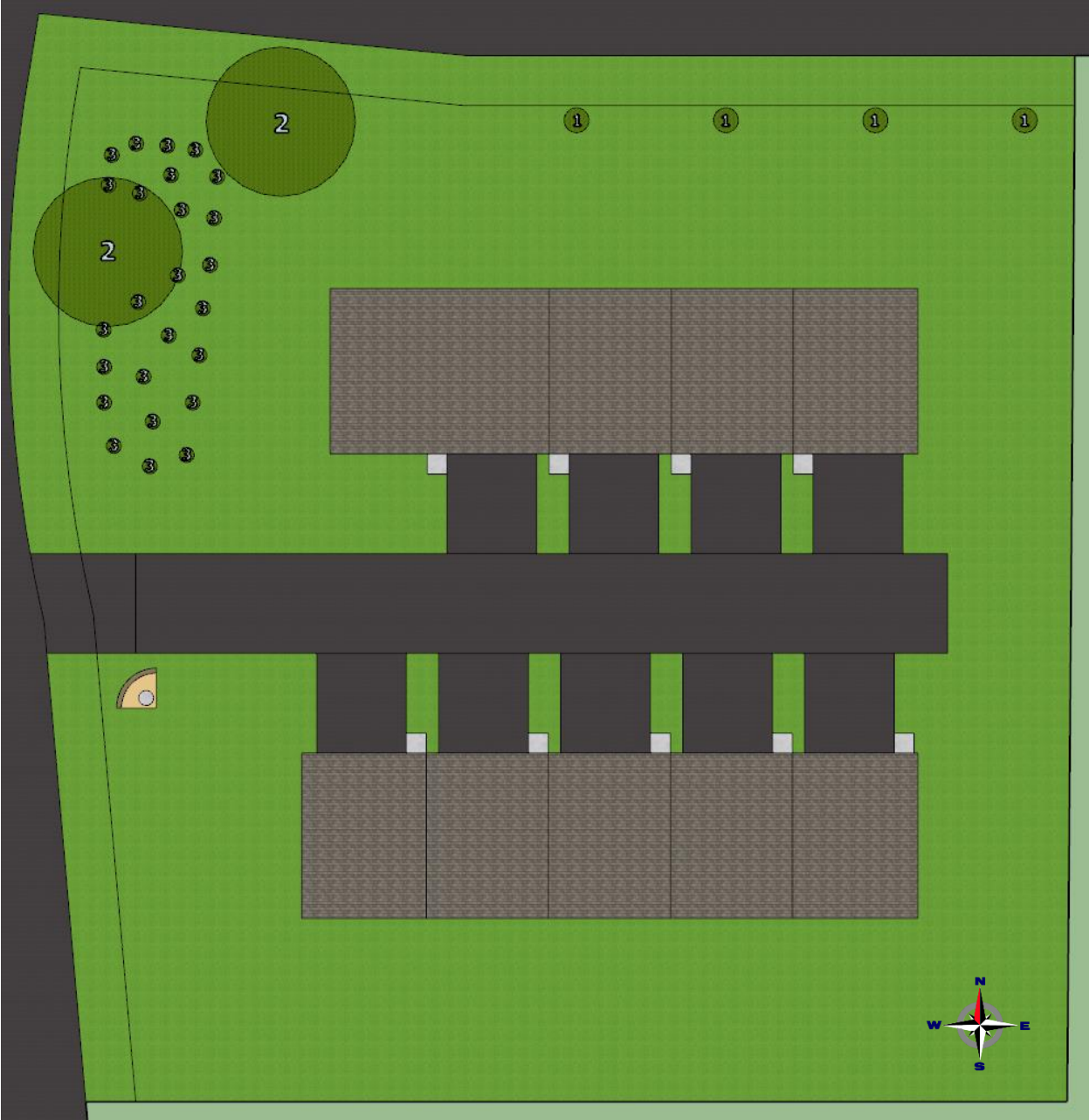
- Thuja Occidentalis
- Coniferous overstory tree
- Dark Green
- Growth Rate – 3ft per year
- Mature Height: 20'-30'
- Mature Width: 4'-5'
- Planting schedule: After the last frost in early spring
- Plant care: Spacing 5ft centers & 2.5ft from fencing or property line. Hole should be 1ft deep 1.5ft wide mix in 1/3 of aged compost or aged manure in with original soil from the hole to keep soil from hardening after planting.
- Symbol: Circle with 1 inside it
- Purpose – Add color and separation along roadways for aesthetic appeal. Arborvitae are evergreens without needles, so maintenance is minimal and color is kept all year.

(2) Red Maple 'Autumn Spire'

- Acer Rubrum – Deciduous overstory tree
- Color: Green leaves in summer turn red in early autumn.
- Mature height: 40-70ft
- Mature width: 30ft
- Plant Schedule: Autumn
- Full sun or partial shade – Average or wet soil that is fast draining
- Symbol: Circle with 2 inside

(3) Arctic Fire Dogwood

- Cornus sericea/stolonifera 'Arctic Fire'
- Deciduous shrub
- Plant Schedule: Spring-early summer
- Color: Variegated green leaves, white flowers in spring, woody red stems
- Growth Rate: 2 years to reach mature size
- Mature height: 3-5'
- Mature Width: 3-5'
- Plant care- soil (clay, loam, sand) moisture (very tolerant of moist soils)
- Symbol: Circle with 3 inside
- Purpose – Need a plant that can handle both soggy and dry conditions in the rain garden





1
4 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

3 UNIT TOWNHOMES FOR :

ILYA ZUBAREV
BUCKLEY CIRCLE & BUCKLEY WAY
INVER GROVE HEIGHTS, MN

ISSUE
SEPTEMBER 29, 2023
REVISIONS

JOB #232750
SHEET #

4
OF X



1
6 REAR ELEVATION
SCALE: 1/4" = 1'-0"

3 UNIT TOWNHOMES FOR :

ILYA ZUBAREV

BUCKLEY CIRCLE & BUCKLEY WAY

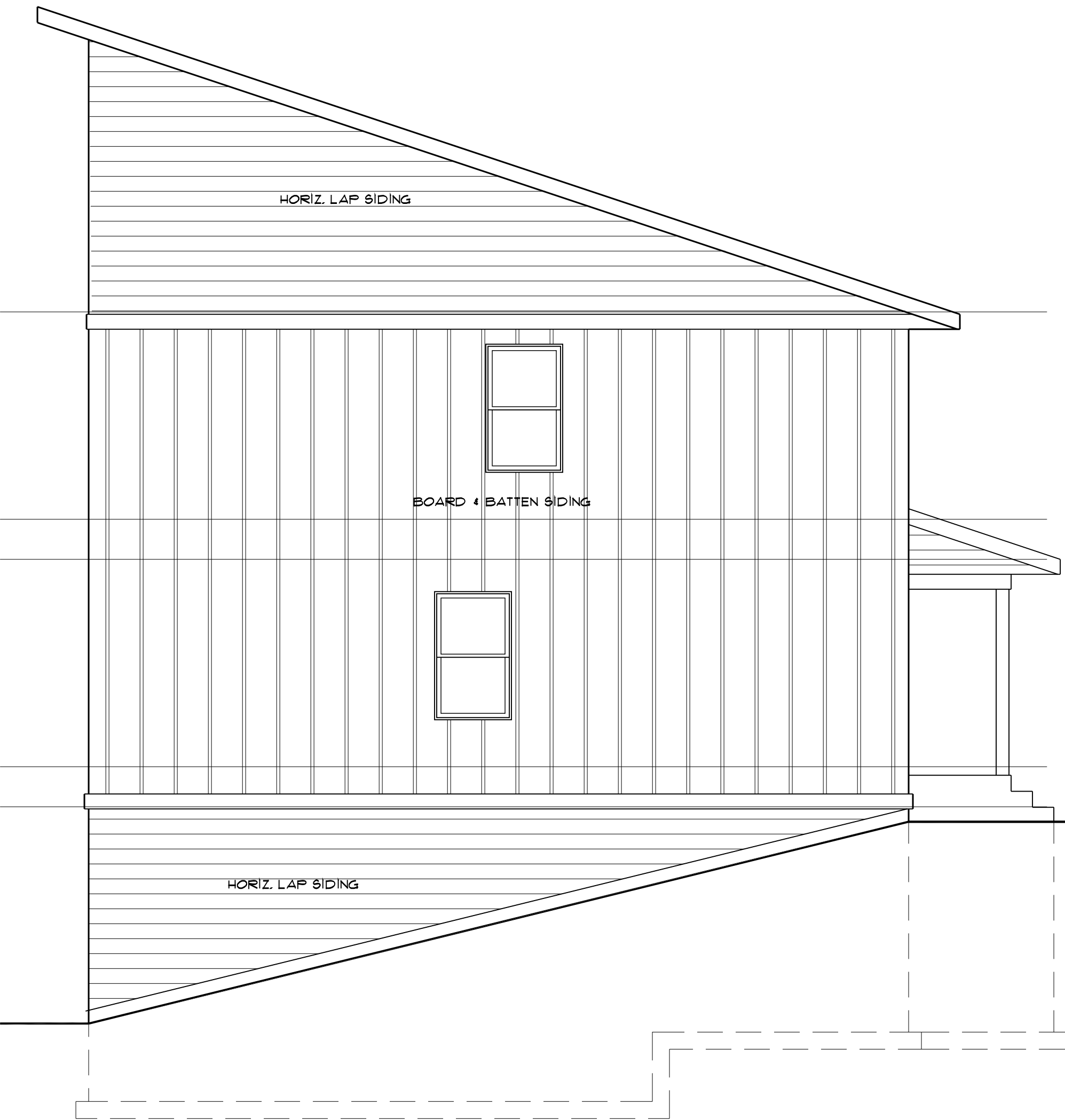
INVER GROVE HEIGHTS, MN

ISSUE
SEPTEMBER 28, 2023
REVISIONS

JOB #232750
SHEET #

6

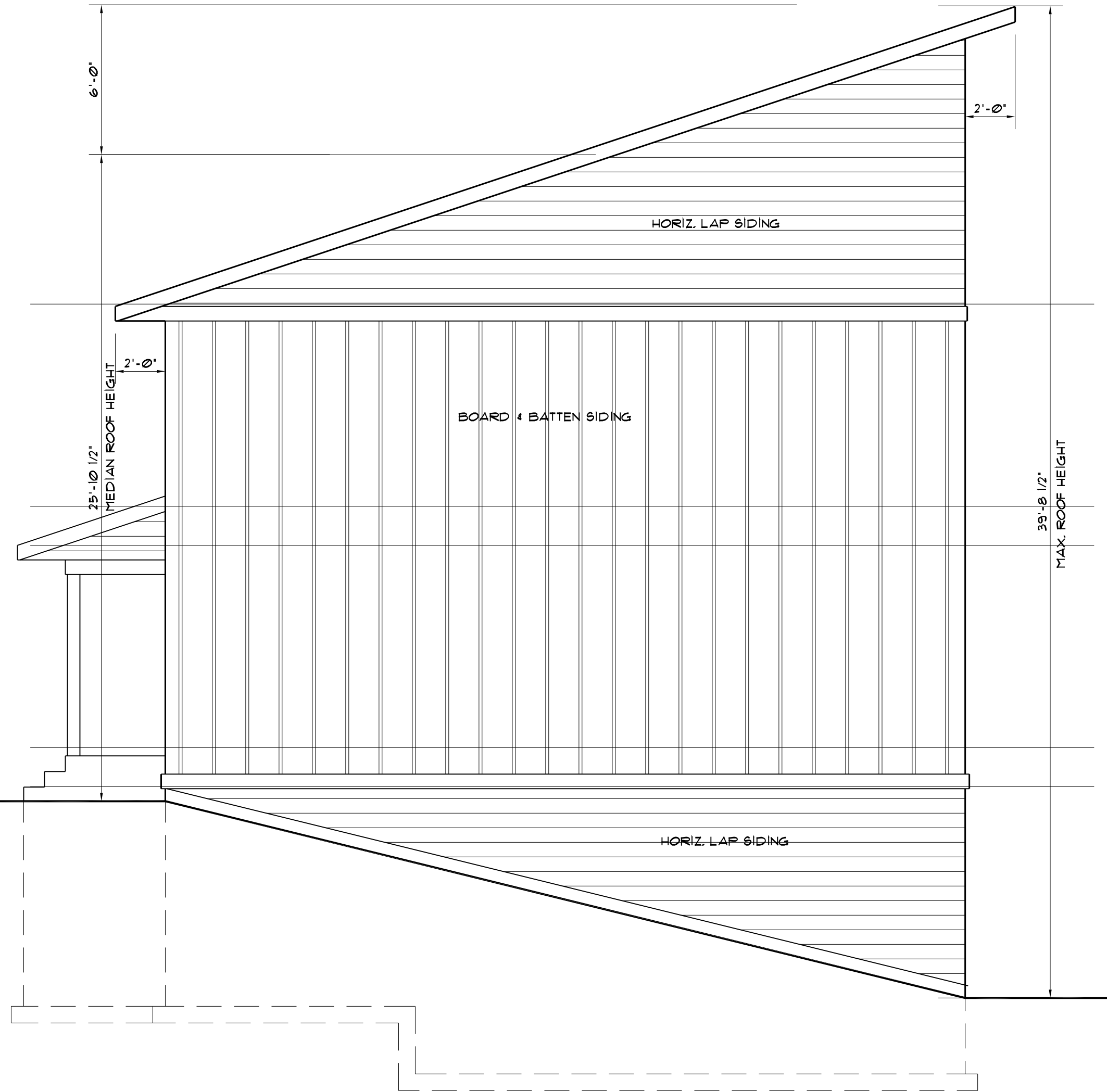
OF X



1
5

SIDE ELEVATION

SCALE: 1/4" = 1'-0"



2
5

SIDE ELEVATION

SCALE: 1/4" = 1'-0"

3 UNIT TOWNHOMES FOR :

ILYA ZUBAREV
BUCKLEY CIRCLE & BUCKLEY WAY
INVER GROVE HEIGHTS, MN

ISSUE
SEPTEMBER 28, 2023
REVISIONS

JOB #232750
SHEET #

5
OF X



Planning Commission Report

MEETING DATE:	October 17, 2023
CASE NO:	23-43X
APPLICANT:	City of Inver Grove Heights
PROPERTY OWNER:	N/A
REQUEST:	Review of Inver Grove Heights Five-Year Capital Improvement Plan (2024-2028)
LOCATION:	N/A
COMPREHENSIVE PLAN:	N/A
ZONING:	N/A
STAFF CONTACT:	Allan Hunting, 651.450.2554

ACTION REQUESTED

Review of the Inver Grove Heights Five-Year Capital Improvement Plan (2024-2028) for Consistency with the Inver Grove Heights Comprehensive Plan.

BACKGROUND

Public Works Director, Brian Connolly will present the Five-Year Capital Improvement Plan for Public Works projects. The memo attached provides details and general costs associated with the projects. Parks and Recreation Director, Adam Lares will present the Five-Year Capital Improvement Plan for Parks and Recreation projects.

Per State Statute, the Planning Commission must review Capital Improvement Plans for consistency with the Comprehensive Plan (Minnesota Statute 462.356 subd. 2).

EVALUATION OF REQUEST

Compliance with the Comprehensive Plan. Minnesota Statute requires the Planning Commission to review the Five-Year Capital Improvement Plan to verify compliance with the City's Comprehensive Plan.

ALTERNATIVES

A. Approval. If the Planning Commission finds the request acceptable, the following actions should take place:

- An Approval recommendation that the City of Inver Grove Heights' Five-Year Capital Improvement Plan (2024-2028) is consistent with the City of Inver Grove Heights' Comprehensive Plan.

B. Denial. If the Planning Commission does not find the Capital Improvement Plan consistent with the Comprehensive Plan, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

The Public Works Department, Parks & Recreation Department and Planning Staff find that the Inver Grove Heights Five-Year Capital Improvement Plan (2024-2028) is consistent with the Inver Grove Heights Comprehensive Plan.

ATTACHMENTS

1. Resolution No. PC 2023-01
2. City Engineer Memo Capital Improvement Plan (2024-2028)

**CITY OF INVER GROVE HEIGHTS
PLANNING COMMISSION
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. PC 2023-01

A RESOLUTION APPROVING RECOMMENDATION THAT THE CITY OF INVER GROVE HEIGHTS' FIVE-YEAR CAPITAL IMPROVEMENT PLAN (2024-2028) IS CONSISTENT WITH THE CITY OF INVER GROVE HEIGHTS' COMPREHENSIVE PLAN.

WHEREAS, City Staff have prepared a five-year Capital Improvement Plan (CIP) for the period of 2024-2028; and

WHEREAS, the CIP for the period includes projects in the areas of the Parks Department (City Facilities, Community Center, Golf Course, and Parks) and the Public Works Department (Pavement Management, Sewer, Stormwater, and Water); and

WHEREAS, pursuant to the provisions of Minn. Stat. Sec. 462.356, subd. 2, no capital improvement may be authorized by the City until after the City's planning agency has reviewed the proposed capital improvement and reported in writing to the governing body its findings as to compliance of the proposed improvement with the City's Comprehensive Plan; and

WHEREAS, the Planning Commission has received the proposed five-year CIP for the period of 2024-2028 and has found it to be consistent with the City of Inver Grove Heights' 2040 Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF INVER GROVE HEIGHTS, MINNESOTA THAT:

1. The Planning Commission has reviewed the proposed five-year Capital Improvement Plan for the period of 2024-2028 and finds that is consistent with the City's Comprehensive Plan.

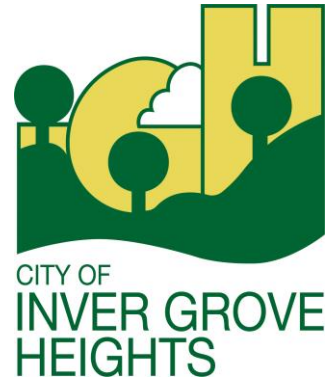
Adopted by the Planning Commission of the City of Inver Grove Heights this 17th day of October 2023.

Elizabeth Niemioja, Chair

ATTEST:

Stacy Bodsberg, Secretary

Memo



TO: Allan Hunting, City Planner
City of Inver Grove Heights Planning Commission

FROM: Kris Wilson, City Administrator
Amy Hove, Finance Director
Adam Lares, Parks & Recreation Director
Brian Connolly, Public Works Director

DATE: October 17, 2023

RE: Five-Year Capital Improvement Plan (2024-2028)

Introduction

The City of Inver Grove Heights Public Works staff have prepared this Capital Improvement Plan (CIP) to help guide capital improvement decisions brought before the City Council in conjunction with annual budget discussions. This version of the CIP is focused on capital improvements associated primarily with the Parks & Recreation Department (City Facilities, Community Center, Golf Course, and Parks) and the Public Works Department (Streets, Utilities, and Engineering) for the years 2024 through 2028. City staff recommend continued refinement in future years to include capital improvements associated with other departments, including Police, Fire, Information Technologies, and Central Equipment.

The CIP is an important part of the implementation of specific projects. The CIP is a key document in developing budgets, utility rates, and fees defined within City Code. Prior to implementing projects, the City Council will be asked to consider individual project details and funding sources. Official Council actions to approve specific projects are required through annual budget appropriations or projects as governed by the City's procurement policies and State Statutes.

Purpose

This CIP includes the scheduling of public improvements for the community over a five-year period, taking into consideration the community's financial capabilities as well as its goals and priorities. The CIP is consistent with the City's Comprehensive Plan, and endeavors to include projects with City funding participation associated with the five-year CIP of Dakota County's Transportation Department, project priorities set forth by MnDOT and other state agencies within the community, as well as State bonding and various grant opportunities pursued by the City at the Council's authorization. The primary objective of this CIP is to integrate the specific goals, policies, and Council recommendations with the City's capability to pay for and maintain capital investments.

The demand for services and the cost of building and maintaining the City's infrastructure continues to increase. This CIP attempts to prioritize improvements to the City's infrastructure so Inver Grove Heights continues to be a community with an infrastructure system that provides high quality service to the City's businesses and residents.

Costs

The costs provided for in the CIP are based on several key factors, including project size and scope, historical construction cost data, the City's special assessment policy, and existing and projected fund balances. The cost estimates provided consist of both construction costs as well as costs for legal, engineering, administration, and finance needs (LEAF), and have included accommodations for inflationary cost values over time.

As part of the annual budget process, the City Council is asked to evaluate the proposed CIP and decide on project prioritization, funding source acceptability, and acceptable final impact to the City's tax levy, debt, and utility rate levels.

Format of CIP

The CIP presents projects and costs in three formats:

- 1) **Projects by Department** - This format includes projects listed by the primary department where the project will be primarily managed. This format breaks out each project by primary department funding category but does not itemize each project by specific funding source. This format is useful to view the entire cost of a project, and the various contributing funding sources. There are nine (9) primary departments for which projects have been categorized in the 2024-2028 CIP:
 - City Facilities*
 - Community Center*
 - Golf Course*
 - Parks
 - Pavement Management - Local Streets
 - Pavement Management - Partnership Projects
 - Sewer
 - Stormwater
 - Water
- 2) **Projects by Funding Source** - This format details projects by their specific funding source. This format is useful in understanding the funding source needs on a year-to-year basis for all projects drawing from a specific fund. Refer to the "Funding Source Summary" tabulation for the list of all funding sources included in the current CIP.
- 3) **Unprogrammed Projects** - This consists of a list of potential CIP projects have not been programmed in the current 2024-2028 CIP, but have been identified through past studies and workshop efforts with the City Council as having a future capital need. Often, Unprogrammed Projects are included as a "placeholder" to identify future needs where additional project review, vetting, and funding is needed.

** The information included with the packet for the Planning Commission does not include these departments, as they do not include components that are part of the Comprehensive Plan, and are not subject to the requirements of State Statute 462.356.*

Project Narratives

Parks

Playground Replacement – Providing safe and secure playground equipment to our residents is a top priority. Over the next 5 years several parks will have playground equipment approaching or exceeding 20-25 years old within our system. Annually and monthly, all our playgrounds are inspected for safety in order for public use. However, given their age, condition, availability of replacement parts and equipment, or vendors no longer in business replacement is necessary. Therefore, the following identified playgrounds are scheduled to be replaced: Southern Lakes, Salem Hills, Sleepy Hollow, Veterans Memorial Community Center, Ernster, and Lions.

Parking Lot and Trail Reconstruction – Several park trails and parking lots are in need of rehabilitation or reconstruction as many of them are 20-years-old. The following Parks are Groveland, Salem Hills, South Valley, and Rich Valley Athletic Complex. These projects consist of three primary pavement rehabilitation types: mill and overlay, reclamation, or full reconstruction.

Tennis Court & Outdoor Hockey Rink Reconstruction – Skyview, Oakwood, and Groveland tennis courts are over 20 years old and need reconstruction given their poor and deteriorating playing surface conditions. Currently, all sites have two single courts, concrete curbing, fencing, and lights.

Oakwood and Groveland hockey rinks are heavily used by residents and city programs. The hockey rink boards and supports are currently 22 years old and are beyond their useful life of 15 years and are in need of replacement.

Heritage Village Park - Phase 5 Construction - In 2023, the City was awarded \$2 million in state bonding to bring Heritage Village Park to full fruition with the construction of an inclusive playground, splash pad, and an addition to the parking lot with an additional \$650,600 contributed from city funds for Phase 5 of this multi-year, multi-phase park project.

Woodchipper - Parks, Streets, and Stormwater departments use woodchippers for citywide forestry and emergency needs. Historically, all departments rely on renting additional woodchippers as the city owns only one. Due to frequent use, purchasing a woodchipper will save on operating budgetary expenses and support park operations.

Skate Park Replacement - The VMCC skatepark is used by residents, VMCC members, and for recreational programs. The skatepark is 24 years old and beyond its useful life of 20 years. Elements of the skatepark need to be rebuilt and/or replaced; metals are rusting, and concrete pads are cracking in areas.

Pavement Management - Local Streets

Annual Pavement Management Initiative (PMI) – This project includes the annual program to rehabilitate or reconstruct the City's 150 miles of paved roadways. These projects consist of three primary pavement rehabilitation types: mill and overlay, reclamation, or full reconstruction.

Included with the CIP is a copy of the City's 2023-2027 PMI proposed project area map. Selection of street segments is based upon the City's Pavement Management Initiative program and engineering/maintenance staff's recommendations. Streets typically rehabilitated are more than 20 years old and need attention due to deteriorating pavement condition and increased maintenance costs. Funding for this program is based on the City's Special Assessment Policy,

and assumes that anywhere from 35% to 80% of the project costs will be assessed to benefiting properties, based on the rehabilitation method proposed. The remaining costs (20%-65%) are paid through a variety of City funds, including the pavement management fund and utility funds.

Broad Area Patching - The City's street replacement/maintenance program has included the overlay and patching of large areas of roadways by city maintenance staff since 2013. This effort, known as "broad area patching", has addressed significant pavement deficiencies on approximately 70% of rural roadways within the community. This annual effort has been a critical component of extending the life of pavements that have deteriorated to a point beyond typical maintenance repair, while extending the life of these roadways for 10-15 years until a more thorough pavement rehabilitation project can be completed. Public Works staff are recommending this program continue as a non-assessed maintenance tool until further analysis as to the viability of ending or transitioning this effort can be fully vetted, or all rural city streets have received this maintenance treatment.

Crack Sealing, Sealcoating & Microsurfacing - This annual maintenance treatment endeavors to focus primarily on crack sealing of roadways, and alternative preventative maintenance treatments such as sealcoating, microsurfacing, and fog sealing to extend pavement life and prevent deterioration.

Traffic Calming & Safety Improvements - As part of the establishment of a Traffic Control Committee, staff have identified localized projects that could be performed independently of PMI projects, either by maintenance staff or via small contracts, that may warrant consideration for implementation. This project effort sets aside money to address these potential project items with limited design or contracting costs.

Cahill Ave Traffic Study - Cahill Avenue has long been considered the "main street" of Inver Grove Heights. The majority of the roadway between Upper 55th Street and Concord Blvd. consists of a four-lane wide collector street. There are limited/no turn lanes located north of 80th Street, and a lack of both on-road and off-road bicycle facilities. The areas adjacent to Cahill Ave. are fully developed. Utilities within portions of Cahill Ave. will likely need rehabilitation or replacement in the next ten years, as will the general pavement surface. This study endeavors to identify if current and future traffic volumes may mandate a revision to the lane configuration, and consideration of additional "complete street" improvements to accommodate bicyclists and pedestrians, to assist with future scoping of a comprehensive capital improvement for Cahill Ave. in future CIP revisions.

Flashing Yellow Arrow Feasibility Study - This project endeavors to perform a feasibility study to determine the cost and scope to install flashing yellow arrows (FYA) on signal systems located throughout the City. The study will also look at funding mechanisms that might be available to the City to make signal system improvements, such as grants and local partnership agency contributions. The study will involve coordination with MnDOT and Dakota County, who share maintenance responsibility with the City for the majority of signal systems within the City.

South Grove Maintenance Overlay - This project consists of a reduced-thickness mill and overlay of streets located within the South Grove Neighborhood that have previously received a pavement reconstruction and/or rehabilitation project but have experienced excessive surface stripping and delamination. The project endeavors to complete a 1.5" pavement mill and overlay on impacted streets, with no replacement or upgrade of curb and gutter, utility castings,

or subsurface utilities. The project is being proposed as a maintenance effort, due to the unexpected nature of the pavement surface deterioration, and the rapidly increasing time and costs needed to address these issues by City Street Division staff and contractors.

ADA Intersection Improvements – This project consists of the upgrade of 30 pedestrian curb ramps at 13 select intersections across the City. This effort has received regional solicitation grant funding in 2020 (with a required city match in funding) and is proposed for construction in 2025.

Babcock Trail (CSAH 73) - Upper 55th Street to I-494 – This project includes the installation of an off-road trail along the east side of Babcock Trail, to provide local connectivity between adjacent properties in an area that has been noted the top-priority trail gap by both the City of Inver Grove Heights and Dakota County. This project has been proposed since 2018, and advancement of the project remains dependent on receiving grant funding to be fiscally viable for the City.

Pavement Management - Partnership Projects

County Road Overlays – When Dakota County resurfaces its highways, it is the best time for the City to improve its utility structures within the roadway. While the County pays 100% of the costs for pavement resurfacing, concrete replacement, and signing and striping costs, cities are responsible for costs associated with local utilities such as watermain, sanitary sewer, and storm sewer, mainly in the form of casting adjustments, replacements, or minor rehabilitation. While Dakota County has indicated that portions of Concord Blvd. will be rehabilitated in 2023, future budget allotments have been programed in the CIP in order to accommodate yet-to-be programed overlay efforts in future years.

Various Preliminary Scoping Studies – Dakota County has indicated the desire to advance six (6) preliminary engineering scoping studies associated with county roads within the City of Inver Grove Heights between 2024 and 2028. These studies are intended to define the scope and cost of future design and construction of potential improvements.

80th Street (CSAH 28) - Babcock Trail to Bowman Ave - 4-to-3 Lane Conversation – Dakota County is currently leading a scoping study associated with a potential lane reduction project and pedestrian improvements associated with the federal Safe Routes to School program, to increase vehicle, bicycle, and pedestrian safety along 80th Street. The project may include the replacement of the traffic signal at Blaine Ave. If advanced, construction would commence in 2024, and be completed in 2025.

Barbara Ave Soundwall – The City applied for and was granted a project by MnDOT as part of their Metro Highway Noise Abatement Program. MnDOT will design and perform the sound wall installation, while the City of Inver Grove Heights will be responsible for matching costs, eligible to be paid through the City's Municipal State Aid Street funding.

70th Street at TH 52 – West Ramp Improvements – MnDOT has indicated that an upgrade to the west-side (southbound) ramp intersection at 70th Street and TH 52 is within the five-year time horizon in their transportation planning efforts. While 70th Street is a Dakota County road, there are anticipated City cost sharing for portions of the street work, as well as utility relocation needs.

117th Street – This project, led by the City of Inver Grove Heights, is a cooperative project effort with Dakota County to upgrade 117th Street between US 52 and Rich Valley Blvd (CSAH 71) from

a two-lane rural section roadway to a median-divided urban roadway with turn lanes, truck acceleration lanes, and two improved railroad crossings. Supplemented with an \$8 million federal freight grant and \$5 million in bonding money approved in 2023, this project is anticipated to advance to final design in early-2023, with construction starting in late-2024 and project completion in 2026.

Argenta/Westcott/TH 149 Flashing Yellow Arrow - This project is being proposed in conjunction with the City of Eagan and MnDOT to upgrade the signal system at Argenta Trail/Westcott Road/TH 149 to include flashing yellow arrows (FYA), and upgrade the intersection to current American with Disabilities Act (ADA) standards. The cost estimate provided includes the City of Inver Grove Heights' share (25% of the total cost). The project is contingent on the City of Eagan receiving grant funding through MnDOT's Local Partnership Program.

Sewer

Sanitary Sewer Rehabilitation - This program is to rehabilitate sanitary sewer lines in known trouble spots and areas where root intrusion or pipe degradation can cause extensive maintenance (cleaning) needs or sewer backups. Rehabilitation includes root removal, lining of sewer pipe, or spot pipe repair, generally associated with street reconstruction or rehabilitation projects.

Sanitary Sewer Cleaning & Televising - A sewer cleaning and maintenance program is required for the City to be able to obtain higher-level insurance coverage from the League of Minnesota Cities Insurance Trust to cover sanitary sewer backups or pipe failures. This project effort endeavors to visually document and televise all sanitary sewer mainline pipe within the City on a rotating, six-year basis, starting in 2023.

Lift Station Rehabilitation - The City of Inver Grove Heights owns and maintains 11 sanitary sewer lift stations throughout the community, and schedules preventative maintenance activities on a rotating basis. This includes the repair or replacement of lift station pumps, electrical service panels, and emergency generators, and structural improvements. The intent of this program is to reduce the number of emergency failures and backups within the system. Work in 2024 is proposed on Lift Station NE-1 (Doffing Ave) and work in 2026 is proposed on Lift Station NE-4 (Forest Haven/Blackberry) to coincide with a Street Reconstruction project.

Stormwater

Minor Drainage Improvements - This project effort sets aside money to improve smaller, local drainage issues that are reported by maintenance staff or property owners, that can be addressed with limited design or contracting costs.

Storm Sewer Televising - This project effort endeavors to visually document pipe deficiencies in the City's stormwater system. The focus on of this televising effort is recommended on pipes with known or likely maintenance deficiencies or deterioration (corrugated metal piping and concrete pipe over 50 years old), followed by larger pipe located in critical locations throughout the City (pond outlets, outlets to the Mississippi River, or pipe beneath critical infrastructure such as railroads, county roads, and state highways).

Raingarden Inlet Rehabilitation - This project endeavors to replace existing raingarden curb depressions with catch basin diversion structures, and to rehabilitate boulevard rain garden plantings and mulch material to be more resistant to erosion and to reduce maintenance needs.

Water Resource Management Plan Update - The Water Resource Management Plan guides and helps plan for water resource management activities within the City. The Water Resource Management Plan is required to be updated periodically and approved by the applicable watersheds and the Metropolitan Council. The last minor revision was performed in 2018, although the Northwest Area Stormwater Management Plan, which is a key accompanying reference document, has not been updated since 2006.

Stormwater Rate Study - This study is a continuation of the 2022 Comprehensive Rate Study that was commissioned to look at the City's three utilities (Water, Sanitary Sewer, and Stormwater). The stormwater utility study effort was postponed due to the existing complexities within the City's current utility structure.

Dickman Trail - Outfall Culvert Repair - This project addresses the deterioration of an existing large-diameter storm sewer culvert under Dickman Trail that has been corroding and deteriorating for several years. The culvert crosses under Dickman Trail and the adjacent UP Railroad, and is a critical outfall for stormwater from the south-central portion of the City to the Mississippi River.

Pond JP-1 Outlet Skimmer - Pond JP-1, located west of Clayton Ave. at 77th Street, is a landlocked basin with no outlet pipe. A piped outlet was completed with an adjacent townhome development in 2023 to accommodate an eventual emergency overflow structure to be installed in Pond JP-1, which was recommended as part of the hydraulic modeling of the area around the new townhome development to prevent adjacent property flooding in extreme (100-year) rainfall events.

MS4 Program Implementation Efforts - The City is required to review and update its Municipal Separate Storm Sewer System (MS4) program on a five-year rotating basis. The review and approval generally takes two years, and will be due for its next review starting in 2026.

Marcott Woods Park - Ravine Erosion Restoration - This project addresses extensive ravine erosion within Marcott Woods Park due to stormwater discharge from the adjacent neighborhood streets.

Water

Well Pump & Service Rehabilitation - The City of Inver Grove Heights owns and maintains seven (7) groundwater wells, and schedules preventative maintenance activities on a rotating basis. This includes the rehabilitation and replacement of pumps, motors, well cavities, well piping and valves, well houses, and electrical panel components.

Water Treatment Plant Sludge Pump Replacement - The Water Treatment Plant contains several sludge and recycle wash water pumps that dispose of the water treatment by-product/waste, and recycle the backwash water within the plant. The majority of these pumps are original to the plant and need to be maintained and/or replaced at a regular interval.

Babcock Booster Station Inspection - This is a mechanical review of the condition and recommended maintenance activities for the booster pumps at the Babcock Booster Station.

This is necessary to determine if rehabilitation or pump replacement will be necessary in the coming years due to pump age and usage cycles. Inspection and rehabilitation are proposed to occur on one pump per year (two pumps total).

North Booster Station Pump Replacement – Booster pumps assist with maintaining the water level in the City's water towers and storage reservoirs. This is a preventative maintenance activity to rehabilitate and/or replace the pump motors and electrical and mechanical components.

Water Treatment Plant Booster Station Inspection – This is a mechanical review of the condition and recommended maintenance activities for the booster pumps at the Water Treatment Plant. This is necessary to determine if rehabilitation or pump replacement will be necessary in the coming years due to pump age and usage cycles. Inspection and rehabilitation are proposed to occur on one pump per year.

Water Treatment Plant Repair & Rehabilitation – This project is intended to review and replace several aged components in the Water Treatment Plant, to ensure continued operation and treatment efficiency. This project is expected to include a combination of internal piping and pump rehabilitation and upgrade of filter media to address removal of radium and PFAS ("forever chemicals") contamination in conformance with MnPCA regulations.

Northside Water Tower Painting – This project includes the regularly-scheduled painting of the exterior and interior surfaces of the north side water tower. Complete water tower painting of this nature generally occurs on a 20–25-year cycle.

Water System Management Plan & Studies – This effort includes the regular review and update of the City's comprehensive water supply and wellhead protection plans, in conjunction with the City's next comprehensive plan update.

SCADA System Upgrades – This project includes upgrades to the City's supervisory control and data acquisition (SCADA) system as it relates to monitoring and operation of remote water infrastructure, including wells, water towers, booster stations, and the Water Treatment Plant.

Automated Meter Infrastructure – This project includes water meter replacements and advanced metering infrastructure that collects the water usage data from city-supplied water meters to assist with billing, conservation, leak detection, and customer service initiatives.

Unprogrammed Projects

These projects include known projects or infrastructure needs that remain unprogrammed (i.e., not scheduled) in the five-year CIP. These projects are items that may be advanced in the current or future CIP for a multitude of reasons, including financing availability, direction of City Council regarding specific project initiatives, land development activities, or advancement of programmed funding or cost sharing by partner agencies such as Dakota County or MnDOT. These projects are shown mainly to provide an understanding of future project needs that will be required at some time but may have current flexibility in their scheduling. Not all future projects are listed; only those where cost estimate information could be generated based on past study or engineering review efforts are shown. Costs shown are in 2024 dollars.

Akron Avenue (Rosemount to Cliff Road (CSAH 32)) – This project was proposed by Dakota County in 2018, and subsequently not advanced by the City of Inver Grove Heights due to a combination of resident opposition and the Dakota County cost sharing arrangements. Dakota

County has indicated this project remains “shovel ready” and is willing to continue to engage with the City should the Council decide to revisit this project.

B-Line Sanitary Sewer Lift Station & Force Main – This project is necessary to serve future development in the northeast portion of the Northwest Area, primarily north of 65th Street and between TH 3 and Babcock Trail. Driven by development needs, sewer studies have been completed in this area and have determined the estimated cost for design, easement acquisition, and construction.

Future Trunk Storm Sewer Outfalls & Basin Connections (NWA) – This effort includes a series of individual projects to interconnect stormwater basins within the Northwest Area as development occurs.

Unprogrammed Stormwater CIP Projects – This includes a compilation of over 180 individual storm sewer system deficiencies that have been documented and tracked by Public Works staff starting in 2018, primarily in areas of the City outside the Northwest Area. These deficiencies run the gamut of infrastructure needs: damaged or deteriorated pipe; blocked, damaged, or missing pond outfall structures; erosion issues; slope stabilization around ditches, ponds, and ravines; and raingarden and infiltration basing repair or rehabilitation needs.

65th Street Extension – This project includes the extension of 65th Street from TH 3 to Babcock Trail. This project has an outstanding feasibility study that has been completed but has not advanced pending further development activity in the Northwest Area. A Small Area Plan was authorized by the Council in 2023 to study the impacts of adjacent development and provide further guidance as to the necessity of a 65th Street extension as identified in the City's 2040 Comprehensive Plan.

Railroad Quiet Zone Upgrades – The City Council had several discussions and invested in preliminary study of installing Railroad Quiet Zones within the City of Inver Grove Heights between 2017 and 2019. The study efforts were focused on two primary areas: Old Village (along Concord Blvd, from 65th Street to 71st St), and on 105th Street (west of US 52). The result of the study efforts indicated that the cost for railroad crossing and signal upgrades would be upwards of \$500,000 per crossing, plus undetermined costs for adjacent road and infrastructure upgrades that would be necessary for a Quiet Zone to be implemented. The project effort was subsequently tabled pending further Council direction.

City of Inver Grove Heights, MN

Capital Improvement Plan

2024 thru 2028

DEPARTMENT SUMMARY

Department	2024	2025	2026	2027	2028	Total
City Facilities	375,500	252,000	255,000	208,000	122,000	1,212,500
Community Center	512,900	689,500	609,750	1,300,000	385,900	3,498,050
Golf Course	178,000	78,000	445,000	73,500	135,000	909,500
Parks	3,525,600	625,000	500,000	700,000	550,000	5,900,600
Pavement Mgmt-Local Streets	15,296,257	18,063,132	15,795,849	15,359,140	17,715,279	82,229,657
Pavement Mgmt-Partnership Proj	4,483,777	11,360,317	9,736,122	120,000	210,000	25,910,216
Sewer	740,000	635,000	850,000	720,000	775,000	3,720,000
Stormwater	255,000	270,000	415,000	740,000	195,000	1,875,000
Water	5,396,000	435,000	1,915,000	2,950,000	1,843,000	12,539,000
TOTAL	30,763,034	32,407,949	30,521,721	22,170,640	21,931,179	137,794,523

City of Inver Grove Heights, MN

Capital Improvement Plan

2024 thru 2028

FUNDING SOURCE SUMMARY

Source	2024	2025	2026	2027	2028	Total
American Rescue Plan Act (ARPA)	2,500,000					2,500,000
Central Equipment Fund	137,000	3,500	189,000	38,000	52,000	419,500
City Facilities Fund	188,500	168,500	48,000	170,000	70,000	645,000
Community Center Capital Fund	512,900	689,500	609,750	1,300,000	385,900	3,498,050
County-Cost Share	3,631,004	3,184,215	2,824,215			9,639,434
Federal-Grants & Aid	250,240	4,419,040	4,000,000			8,669,280
Golf Course Fund	228,000	78,000	450,000	73,500	135,000	964,500
Other Source-PFA Loan	2,706,000					2,706,000
Park Acquisition and Development Fund	650,600					650,600
Park Capital Replacement Fund	500,000	375,000	250,000	450,000	300,000	1,875,000
Pavement Management Fund	7,006,784	7,696,349	7,156,151	7,837,215	4,703,000	34,399,499
Sewer Capital Fund	1,455,169	2,135,728	1,428,549	1,460,309	1,221,542	7,701,297
Special Assessments	6,027,930	7,749,719	6,330,503	5,447,300	6,740,000	32,295,452
State-Bonding	2,344,843	176,838	570,534			3,092,215
State-MN DOT		300,000	1,070,000			1,370,000
State-State Aid (MSA)	660,000	1,855,346	1,453,712		5,040,000	9,009,058
Storm Water Capital Fund	613,225	1,097,770	1,351,691	1,391,121	772,222	5,226,029
Storm Water Capital Fund-NWA	50,000	31,000	10,000	15,000		106,000
Storm Water Utility Operating Fund	65,000					65,000
Water Capital Fund	1,235,839	2,447,444	2,779,616	3,988,195	2,511,515	12,962,609
GRAND TOTAL	30,763,034	32,407,949	30,521,721	22,170,640	21,931,179	137,794,523

City of Inver Grove Heights, MN

Capital Improvement Plan

2024 thru 2028

PROJECTS BY DEPARTMENT

Department	Project #	2024	2025	2026	2027	2028	Total
City Facilities							
Lighting Improvements	FAC-001	121,000	20,000				141,000
CH-Replace Failing Heat Pumps in Data Closets	FAC-002	14,000	14,000				28,000
CH-Install Ductwork into Data Closets	FAC-003	8,500	8,500				17,000
Replace Water Heaters	FAC-004		3,500	42,000			45,500
ADA Improvements	FAC-2024-01	25,000					25,000
FIRE-Station #1 Make Up Air Unit	FAC-2024-02	42,000					42,000
GOLF-Fire Suppression System	FAC-2024-03	40,000					40,000
WTP-Dehumidifier	FAC-2024-04	125,000					125,000
CH-Build 3 Offices (replace filing area)	FAC-2025-01		50,000				50,000
CH-Lower Level Carpet	FAC-2025-02		20,000				20,000
FIRE-Station #1 Boiler/Pumps	FAC-2025-03		25,000				25,000
FIRE-Update Fire Alarm Panels (FS#1&3)	FAC-2025-04		21,000				21,000
Rich Valley-Boiler	FAC-2025-05		10,000				10,000
WTP-Make Up Air unit	FAC-2025-06		63,000				63,000
WTP-Roof Top Unit	FAC-2025-07		17,000				17,000
FIRE-Station #3 Roof Exhaust Fans	FAC-2026-01			6,000			6,000
GOLF-AC Unit #1	FAC-2026-02			5,000			5,000
WTP-Exhaust Unit 2	FAC-2026-03			13,000			13,000
PW-Cold Storage Sprinklers	FAC-2026-04			129,000			129,000
PW-Generator	FAC-2026-05			60,000			60,000
FIRE-Fire Station #1 Roof	FAC-2027-01				95,000		95,000
FIRE-Station #1 Roof Top Unit	FAC-2027-02				75,000		75,000
PW-Roof Exhaust Fans	FAC-2027-03				38,000		38,000
CH-Replace Water Heaters (2)	FAC-2028-01					30,000	30,000
FIRE-Replace 4 Exhaust Fans at FS#1	FAC-2028-02					17,000	17,000
FIRE-Update Locker Rooms at FS#1	FAC-2028-03					15,000	15,000
FIRE-Replace Roof Hatch at FS#3	FAC-2028-04					8,000	8,000
PW-Replace Oil Burner	FAC-2028-05					40,000	40,000
PW-Replace Electric Heater (Riser Room)	FAC-2028-06					12,000	12,000
City Facilities Total		375,500	252,000	255,000	208,000	122,000	1,212,500
Community Center							
Fitness Equipment (Annual Replacements)	VMCC-001		40,000	40,000		40,000	120,000
Common Areas Updates	VMCC-002	20,000	20,000	20,000			60,000
AQ-Lap Pool Lane Lines (16)	VMCC-2024-01	6,000					6,000
AQ-Dive Pool 3 Meter Dive Board	VMCC-2024-02	6,900					6,900
AQ-Dive Pool 3 Meter Dive Board Stand	VMCC-2024-03	35,000					35,000
AR-East Rink Matting	VMCC-2024-04	40,000					40,000
AR-Paint Team Rooms & Restrooms	VMCC-2024-05	15,000					15,000
AR- Re-key Interior Door Locks	VMCC-2024-06	65,000					65,000
AR-Updates to Kitchen/Kitchenette/window sills	VMCC-2024-07	60,000					60,000
AR- Doors/Frames (East Rink)	VMCC-2024-08	14,000					14,000
AR-new skate racks	VMCC-2024-09	10,000					10,000
MEC-Update Automation/AHU - incl humidity sensors	VMCC-2024-10	13,000					13,000
MEC-Replace Roof Top Unit #4	VMCC-2024-11	70,000					70,000

Department	Project #	2024	2025	2026	2027	2028	Total
MEC-Replace Water Softeners	VMCC-2024-12	75,000					75,000
GR-Brightside Room Reconfiguration	VMCC-2024-13	20,000					20,000
GR-Replace Concrete/Carpet Front Entry	VMCC-2024-14	13,000					13,000
GR-Community Room Partition	VMCC-2024-15	40,000					40,000
GR-IT server/panel upgrade	VMCC-2024-16	10,000					10,000
AQ-Pool Furniture	VMCC-2025-01		17,000				17,000
AR-Arena Entrance Mat (Logo)	VMCC-2025-02		10,000				10,000
AR-Replace R-22	VMCC-2025-03		200,000				200,000
AR - Volleyball poles/stands	VMCC-2025-04		10,000				10,000
FIT-Fitness Studio Floor	VMCC-2025-05		32,000				32,000
MEC-Boiler for Pools Only	VMCC-2025-06		110,000				110,000
MEC-Replace ADA Door Openers	VMCC-2025-07		7,500				7,500
MEC- HVAC (Daycare)	VMCC-2025-08		50,000				50,000
MEC-Radiant Heat (West Rink)	VMCC-2025-09		75,000				75,000
GR-Locker Room Lockers	VMCC-2025-10		105,000				105,000
CUS-Kiavac	VMCC-2025-11		13,000				13,000
AQ-ADA Lift	VMCC-2026-01			7,500			7,500
AQ-Lap Pool Bleachers (portable)	VMCC-2026-02			18,250			18,250
AQ-Lap Pool Stadium Seating	VMCC-2026-03			40,000			40,000
AQ-Lifeguard Lockers	VMCC-2026-04			22,000			22,000
AR-Skate Sharpener	VMCC-2026-05			5,000			5,000
FIT-Fitness Center Flooring	VMCC-2026-06			65,000			65,000
MEC-Roof Top Unit 1 (Arena)	VMCC-2026-07			80,000			80,000
MEC-Replace HVAC (Grove Room 2)	VMCC-2026-08			55,000			55,000
MEC-Replace HVAC (Life Guard Room)	VMCC-2026-09			50,000			50,000
MEC-Replace HVAC (Make Up Air East Rink)	VMCC-2026-10			56,300			56,300
MEC-Roof Top Unit 3 (Community Room 1-Arena)	VMCC-2026-11			80,000			80,000
GR-Benches-BP room/pool deck	VMCC-2026-12			12,700			12,700
GR-Building AED's (4)	VMCC-2026-13			6,000			6,000
GR-Lobby Furniture	VMCC-2026-14			14,000			14,000
GR-Repair Rear Grove Stairs	VMCC-2026-15			38,000			38,000
MEC-Replace East/West Rink Compressors (3)	VMCC-2027-01				1,300,000		1,300,000
AQ-Tile back of spa wall	VMCC-2028-01					10,000	10,000
AQ-Dive Pool 1 Meter Dive Board	VMCC-2028-02					6,900	6,900
AQ-Dive Pool 1 Meter Dive Board Stand	VMCC-2028-03					14,000	14,000
MEC-Armory Link Furnace	VMCC-2028-04					15,000	15,000
MEC-Generator 1st install	VMCC-2028-05					300,000	300,000
Community Center Total		512,900	689,500	609,750	1,300,000	385,900	3,498,050

Golf Course

Beverage Cart Replacement	GC-2024-01	55,000					55,000
Ball Machine #1 Replacement	GC-2024-02	8,000					8,000
Ball Machine #2 Replacement	GC-2025-01		8,000				8,000
Golf Cart Replacement	GC-2026-01			250,000			250,000
Clubhouse/Front end Landscaping	GC-2026-02			100,000			100,000
Chemical Sprayer	GOLF-2024-01	100,000					100,000
Utility Vehicle	GOLF-2024-02	15,000					15,000
Toro GreensMaster 3150 3WD (2)	GOLF-2025-01		70,000				70,000
Toro GroundsMaster 3500	GOLF-2026-01			45,000			45,000
Ventrac w/ Mowing deck	GOLF-2026-02			50,000			50,000
John Deere Aercore 800	GOLF-2027-01				50,000		50,000
Turfco Tri-Wave Seeder	GOLF-2027-02				23,500		23,500
Toro ReelMaster 5510-D	GOLF-2028-01					60,000	60,000
Toro GroundsMaster 4000	GOLF-2028-02					75,000	75,000
Golf Course Total		178,000	78,000	445,000	73,500	135,000	909,500

Department	Project #	2024	2025	2026	2027	2028	Total
Parks							
Rich Valley Parking/trails mill & overlay	PKS-001		250,000	150,000	250,000	250,000	900,000
Groveland Park Parking Lot	PKS-2024-01	100,000					100,000
Salem Hills Park Parking Lot	PKS-2024-02	150,000					150,000
Oakwood/Skyview Courts	PKS-2024-03	500,000					500,000
Wood Chipper	PKS-2024-04	125,000					125,000
HVP-Phase 5 (Playground/Splash Pad)	PKS-2024-05	2,650,600					2,650,600
Oakwood Park Hockey Rink	PKS-2025-01		80,000				80,000
Groveland Park Hockey Rink	PKS-2025-02		45,000				45,000
Southern Lakes Park Playground	PKS-2025-03		100,000				100,000
Salem Hills Park Playground	PKS-2025-04		150,000				150,000
South Valley Park Trail	PKS-2026-01			100,000			100,000
Sleepy Hollow Playground	PKS-2026-02			100,000			100,000
Groveland Park Tennis Courts	PKS-2026-03			150,000			150,000
VMCC Skate Park	PKS-2027-01				150,000		150,000
VMCC Playground	PKS-2027-02				300,000		300,000
Ernster Park Playground	PKS-2028-01					150,000	150,000
Lions Park Playground	PKS-2028-02					150,000	150,000
Parks Total		3,525,600	625,000	500,000	700,000	550,000	5,900,600
Pavement Mgmt-Local Streets							
Annual Pavement Management Initiative Projects	PMI-001	12,784,233	14,915,092	13,750,849	12,974,140	17,025,279	71,449,593
Broad Area Patching	PMI-002	220,000	230,000	240,000	250,000	260,000	1,200,000
Crack Sealing and Pavement Rejuvenation	PMI-003	360,000	365,000	370,000	375,000	380,000	1,850,000
Traffic Calming & Safety Improvements	PMI-004	25,000	30,000	35,000	40,000	50,000	180,000
Cahill Ave Traffic Study	PMI-006		65,000				65,000
Inver Grove Heights FYA Feasibility Study	PMI-007	50,000					50,000
South Grove Maintenance Overlay	PMI-008	1,250,000	1,615,000	1,400,000	1,720,000		5,985,000
ADA Intersection Improvements	PMO-2024-02	337,824					337,824
Babcock Trail (CSAH 73) - Upper 55 to I-494	PMO-2025-02	269,200	843,040				1,112,240
Pavement Mgmt-Local Streets Total		15,296,257	18,063,132	15,795,849	15,359,140	17,715,279	82,229,657
Pavement Mgmt-Partnership Proj							
County Overlays	PMDC-001		40,000		120,000		160,000
70th St (CSAH 26)-TH3 to CSAH 73 Scoping Study	PMDC-2024-01	45,000					45,000
70th St (CSAH 26)-CSAH 73-Cahill Lane Reduct Study	PMDC-2024-02	15,000					15,000
80th St (CSAH 28)-CSAH 73-Bowman Lane Reduction	PMDC-2024-03	90,000	375,000				465,000
Argenta/I-494 Interchange-Preliminary Engineering	PMDC-2024-04	100,000					100,000
80th St (CSAH 28)-TH 3to CSAH 73 Scoping Study	PMDC-2025-01		67,500				67,500
Argenta/TH 55 Interchange-Preliminary Engineering	PMDC-2026-01			37,500			37,500
CSAH 71/CSAH 32 Intersection - Scoping Study	PMDC-2027-01		48,750				48,750
Barbara Ave Soundwall (TH 52)	PMMN-2025-01		400,000	1,270,000			1,670,000
70th St at TH 52-West Ramp Improvement	PMMN-2028-01					210,000	210,000
117th Street	PMO-2024-01	4,233,777	10,379,067	8,428,622			23,041,466
Argenta/Westcott/TH 149 FYA	PMO-2025-01		50,000				50,000
Pavement Mgmt-Partnership Proj Total		4,483,777	11,360,317	9,736,122	120,000	210,000	25,910,216
Sewer							
Sanitary Sewer Rehabilitation	SEW-001	240,000	270,000	300,000	330,000	365,000	1,505,000
Sanitary Sewer Cleaning & Televising	SEW-002	350,000	365,000	375,000	390,000	410,000	1,890,000
Lift Station Rehabilitation	SEW-003	150,000		175,000			325,000
Sewer Total		740,000	635,000	850,000	720,000	775,000	3,720,000

Department	Project #	2024	2025	2026	2027	2028	Total
Stormwater							
Minor Drainage Improvements	STW-001	15,000	85,000	85,000	90,000	100,000	375,000
Storm Sewer Televising	STW-002	55,000	60,000	65,000	70,000	75,000	325,000
Raingarden Inlet Rehabilitation	STW-003	20,000		20,000		20,000	60,000
Water Resource Management Plan Update	STW-2024-01	100,000					100,000
Stormwater Rate Study	STW-2024-02	65,000					65,000
Dickman Trail - Outfall Culvert Replacement	STW-2025-01		75,000	75,000	550,000		700,000
Pond JP-1 Outlet Skimmer	STW-2025-02		50,000				50,000
MS4 Program Implementation Efforts	STW-2026-01			20,000	30,000		50,000
Marcott Woods Park - Ravine Erosion Restoration	STW-2026-02			150,000			150,000
Stormwater Total		255,000	270,000	415,000	740,000	195,000	1,875,000
Water							
Well Pump & Service Rehabilitation (Pumps & VFD's)	WAT-001	130,000	135,000	140,000	150,000	160,000	715,000
Water Treatment Plant Sludge Pump Replacement	WAT-002		35,000	40,000	45,000	45,000	165,000
Babcock Booster Station Pump Inspection	WAT-003	30,000	35,000				65,000
Water Treatment Plant Booster Pump Inspection	WAT-2023-02	30,000	30,000	35,000	35,000	38,000	168,000
Water Treatment Plant Repair & Rehabilitation	WAT-2023-03	5,206,000					5,206,000
Automated Metering Infrastructure (AMI)	WAT-2023-04		200,000	1,600,000	1,600,000	1,600,000	5,000,000
Northside Water Tower Painting	WAT-2027-01			100,000	950,000		1,050,000
Water System Management Plan & Studies	WAT-2027-02				70,000		70,000
SCADA System Upgrade	WAT-2027-03				100,000		100,000
Water Total		5,396,000	435,000	1,915,000	2,950,000	1,843,000	12,539,000
GRAND TOTAL		30,763,034	32,407,949	30,521,721	22,170,640	21,931,179	137,794,523

City of Inver Grove Heights, MN

Capital Improvement Plan

2024 thru 2028

PROJECTS BY FUNDING SOURCE

Source	Project #	2024	2025	2026	2027	2028	Total
American Rescue Plan Act (ARPA)							
Water Treatment Plant Repair & Rehabilitation	WAT-2023-03	2,500,000					2,500,000
American Rescue Plan Act (ARPA) Total		2,500,000					2,500,000
Central Equipment Fund							
Lighting Improvements	FAC-001	12,000					12,000
Replace Water Heaters	FAC-004		3,500				3,500
PW-Cold Storage Sprinklers	FAC-2026-04			129,000			129,000
PW-Generator	FAC-2026-05			60,000			60,000
PW-Roof Exhaust Fans	FAC-2027-03				38,000		38,000
PW-Replace Oil Burner	FAC-2028-05					40,000	40,000
PW-Replace Electric Heater (Riser Room)	FAC-2028-06					12,000	12,000
Wood Chipper	PKS-2024-04	125,000					125,000
Central Equipment Fund Total		137,000	3,500	189,000	38,000	52,000	419,500
City Facilities Fund							
Lighting Improvements	FAC-001	99,000	20,000				119,000
CH-Replace Failing Heat Pumps in Data Closets	FAC-002	14,000	14,000				28,000
CH-Install Ductwork into Data Closets	FAC-003	8,500	8,500				17,000
Replace Water Heaters	FAC-004			42,000			42,000
ADA Improvements	FAC-2024-01	25,000					25,000
FIRE-Station #1 Make Up Air Unit	FAC-2024-02	42,000					42,000
CH-Build 3 Offices (replace filing area)	FAC-2025-01		50,000				50,000
CH-Lower Level Carpet	FAC-2025-02		20,000				20,000
FIRE-Station #1 Boiler/Pumps	FAC-2025-03		25,000				25,000
FIRE-Update Fire Alarm Panels (FS#1&3)	FAC-2025-04		21,000				21,000
Rich Valley-Boiler	FAC-2025-05		10,000				10,000
FIRE-Station #3 Roof Exhaust Fans	FAC-2026-01			6,000			6,000
FIRE-Fire Station #1 Roof	FAC-2027-01				95,000		95,000
FIRE-Station #1 Roof Top Unit	FAC-2027-02				75,000		75,000
CH-Replace Water Heaters (2)	FAC-2028-01					30,000	30,000
FIRE-Replace 4 Exhaust Fans at FS#1	FAC-2028-02					17,000	17,000
FIRE-Update Locker Rooms at FS#1	FAC-2028-03					15,000	15,000
FIRE-Replace Roof Hatch at FS#3	FAC-2028-04					8,000	8,000
City Facilities Fund Total		188,500	168,500	48,000	170,000	70,000	645,000
Community Center Capital Fund							
Fitness Equipment (Annual Replacements)	VMCC-001		40,000	40,000		40,000	120,000
Common Areas Updates	VMCC-002	20,000	20,000	20,000			60,000
AQ-Lap Pool Lane Lines (16)	VMCC-2024-01	6,000					6,000
AQ-Dive Pool 3 Meter Dive Board	VMCC-2024-02	6,900					6,900

Source	Project #	2024	2025	2026	2027	2028	Total
AQ-Dive Pool 3 Meter Dive Board Stand	VMCC-2024-03	35,000					35,000
AR-East Rink Matting	VMCC-2024-04	40,000					40,000
AR-Paint Team Rooms & Restrooms	VMCC-2024-05	15,000					15,000
AR- Re-key Interior Door Locks	VMCC-2024-06	65,000					65,000
AR-Updates to Kitchen/Kitchenette/window sills	VMCC-2024-07	60,000					60,000
AR- Doors/Frames (East Rink)	VMCC-2024-08	14,000					14,000
AR-new skate racks	VMCC-2024-09	10,000					10,000
MEC-Update Automation/AHU - incl humidity sensors	VMCC-2024-10	13,000					13,000
MEC-Replace Roof Top Unit #4	VMCC-2024-11	70,000					70,000
MEC-Replace Water Softeners	VMCC-2024-12	75,000					75,000
GR-Brightside Room Reconfiguration	VMCC-2024-13	20,000					20,000
GR-Replace Concrete/Carpet Front Entry	VMCC-2024-14	13,000					13,000
GR-Community Room Partition	VMCC-2024-15	40,000					40,000
GR-IT server/panel upgrade	VMCC-2024-16	10,000					10,000
AQ-Pool Furniture	VMCC-2025-01		17,000				17,000
AR-Arena Entrance Mat (Logo)	VMCC-2025-02		10,000				10,000
AR-Replace R-22	VMCC-2025-03		200,000				200,000
AR - Volleyball poles/stands	VMCC-2025-04		10,000				10,000
FIT-Fitness Studio Floor	VMCC-2025-05		32,000				32,000
MEC-Boiler for Pools Only	VMCC-2025-06		110,000				110,000
MEC-Replace ADA Door Openers	VMCC-2025-07		7,500				7,500
MEC- HVAC (Daycare)	VMCC-2025-08		50,000				50,000
MEC-Radiant Heat (West Rink)	VMCC-2025-09		75,000				75,000
GR-Locker Room Lockers	VMCC-2025-10		105,000				105,000
CUS-Kiavac	VMCC-2025-11		13,000				13,000
AQ-ADA Lift	VMCC-2026-01			7,500			7,500
AQ-Lap Pool Bleachers (portable)	VMCC-2026-02			18,250			18,250
AQ-Lap Pool Stadium Seating	VMCC-2026-03			40,000			40,000
AQ-Lifeguard Lockers	VMCC-2026-04			22,000			22,000
AR-Skate Sharpener	VMCC-2026-05			5,000			5,000
FIT-Fitness Center Flooring	VMCC-2026-06			65,000			65,000
MEC-Roof Top Unit 1 (Arena)	VMCC-2026-07			80,000			80,000
MEC-Replace HVAC (Grove Room 2)	VMCC-2026-08			55,000			55,000
MEC-Replace HVAC (Life Guard Room)	VMCC-2026-09			50,000			50,000
MEC-Replace HVAC (Make Up Air East Rink)	VMCC-2026-10			56,300			56,300
MEC-Roof Top Unit 3 (Community Room 1-Arena)	VMCC-2026-11			80,000			80,000
GR-Benches-BP room/pool deck	VMCC-2026-12			12,700			12,700
GR-Building AED's (4)	VMCC-2026-13			6,000			6,000
GR-Lobby Furniture	VMCC-2026-14			14,000			14,000
GR-Repair Rear Grove Stairs	VMCC-2026-15			38,000			38,000
MEC-Replace East/West Rink Compressors (3)	VMCC-2027-01				1,300,000		1,300,000
AQ-Tile back of spa wall	VMCC-2028-01					10,000	10,000
AQ-Dive Pool 1 Meter Dive Board	VMCC-2028-02					6,900	6,900
AQ-Dive Pool 1 Meter Dive Board Stand	VMCC-2028-03					14,000	14,000
MEC-Armory Link Furnace	VMCC-2028-04					15,000	15,000
MEC-Generator 1st install	VMCC-2028-05					300,000	300,000

Community Center Capital Fund Total

512,900	689,500	609,750	1,300,000	385,900	3,498,050
---------	---------	---------	-----------	---------	-----------

County-Cost Share

117th Street	PMO-2024-01	3,405,004	2,824,215	2,824,215			9,053,434
Babcock Trail (CSAH 73) - Upper 55 to I-494	PMO-2025-02	226,000	360,000				586,000

County-Cost Share Total

3,631,004	3,184,215	2,824,215		9,639,434
-----------	-----------	-----------	--	-----------

Source	Project #	2024	2025	2026	2027	2028	Total
Federal-Grants & Aid							
117th Street	PMO-2024-01		4,000,000	4,000,000			8,000,000
ADA Intersection Improvements	PMO-2024-02	250,240					250,240
Babcock Trail (CSAH 73) - Upper 55 to I-494	PMO-2025-02		419,040				419,040
Federal-Grants & Aid Total		250,240	4,419,040	4,000,000			8,669,280
Golf Course Fund							
Lighting Improvements	FAC-001	10,000					10,000
GOLF-Fire Suppression System	FAC-2024-03	40,000					40,000
GOLF-AC Unit #1	FAC-2026-02			5,000			5,000
Beverage Cart Replacement	GC-2024-01	55,000					55,000
Ball Machine #1 Replacement	GC-2024-02	8,000					8,000
Ball Machine #2 Replacement	GC-2025-01		8,000				8,000
Golf Cart Replacement	GC-2026-01			250,000			250,000
Clubhouse/Front end Landscaping	GC-2026-02			100,000			100,000
Chemical Sprayer	GOLF-2024-01	100,000					100,000
Utility Vehicle	GOLF-2024-02	15,000					15,000
Toro GreensMaster 3150 3WD (2)	GOLF-2025-01		70,000				70,000
Toro GroundsMaster 3500	GOLF-2026-01			45,000			45,000
Ventrac w/ Mowing deck	GOLF-2026-02			50,000			50,000
John Deere Aercore 800	GOLF-2027-01				50,000		50,000
Turfoo Tri-Wave Seeder	GOLF-2027-02				23,500		23,500
Toro ReelMaster 5510-D	GOLF-2028-01					60,000	60,000
Toro GroundsMaster 4000	GOLF-2028-02					75,000	75,000
Golf Course Fund Total		228,000	78,000	450,000	73,500	135,000	964,500
Other Source-PFA Loan							
Water Treatment Plant Repair & Rehabilitation	WAT-2023-03	2,706,000					2,706,000
Other Source Total		2,706,000					2,706,000
Park Acquisition and Development Fund							
HVP-Phase 5 (Playground/Splash Pad)	PKS-2024-05	650,600					650,600
Park Acquisition and Development Fund Total		650,600					650,600
Park Capital Replacement Fund							
Oakwood/Skyview Courts	PKS-2024-03	500,000					500,000
Oakwood Park Hockey Rink	PKS-2025-01		80,000				80,000
Groveland Park Hockey Rink	PKS-2025-02		45,000				45,000
Southern Lakes Park Playground	PKS-2025-03		100,000				100,000
Salem Hills Park Playground	PKS-2025-04		150,000				150,000
Sleepy Hollow Playground	PKS-2026-02			100,000			100,000
Groveland Park Tennis Courts	PKS-2026-03			150,000			150,000
VMCC Skate Park	PKS-2027-01				150,000		150,000
VMCC Playground	PKS-2027-02				300,000		300,000
Ernster Park Playground	PKS-2028-01					150,000	150,000
Lions Park Playground	PKS-2028-02					150,000	150,000

Source	Project #	2024	2025	2026	2027	2028	Total
Park Capital Replacement Fund Total		500,000	375,000	250,000	450,000	300,000	1,875,000
Pavement Management Fund							
Rich Valley Parking/trails mill & overlay	PKS-001		250,000	150,000	250,000	250,000	900,000
Groveland Park Parking Lot	PKS-2024-01	100,000					100,000
Salem Hills Park Parking Lot	PKS-2024-02	150,000					150,000
South Valley Park Trail	PKS-2026-01			100,000			100,000
70th St (CSAH 26)-TH3 to CSAH 73 Scoping Study	PMDC-2024-01	45,000					45,000
70th St (CSAH 26)-CSAH 73-Cahill Lane Reduct Study	PMDC-2024-02	5,000					5,000
80th St (CSAH 28)-CSAH 73-Bowman Lane Reduction	PMDC-2024-03	45,000	375,000				420,000
Argenta/I-494 Interchange-Preliminary Engineering	PMDC-2024-04	100,000					100,000
80th St (CSAH 28)-TH 3to CSAH 73 Scoping Study	PMDC-2025-01		20,000				20,000
Argenta/TH 55 Interchange-Preliminary Engineering	PMDC-2026-01			37,500			37,500
CSAH 71/CSAH 32 Intersection - Scoping Study	PMDC-2027-01		48,750				48,750
Annual Pavement Management Initiative Projects	PMI-001	4,360,000	4,583,599	4,823,651	5,202,215	3,700,000	22,669,465
Broad Area Patching	PMI-002	220,000	230,000	240,000	250,000	260,000	1,200,000
Crack Sealing and Pavement Rejuvenation	PMI-003	360,000	365,000	370,000	375,000	380,000	1,850,000
Traffic Calming & Safety Improvements	PMI-004	25,000	30,000	35,000	40,000	50,000	180,000
Cahill Ave Traffic Study	PMI-006		65,000				65,000
Inver Grove Heights FYA Feasibility Study	PMI-007	50,000					50,000
South Grove Maintenance Overlay	PMI-008	1,250,000	1,615,000	1,400,000	1,720,000		5,985,000
70th St at TH 52-West Ramp Improvement	PMMN-2028-01					63,000	63,000
117th Street	PMO-2024-01	166,000					166,000
ADA Intersection Improvements	PMO-2024-02	87,584					87,584
Argenta/Westcott/TH 149 FYA	PMO-2025-01		50,000				50,000
Babcock Trail (CSAH 73) - Upper 55 to I-494	PMO-2025-02	43,200	64,000				107,200
Pavement Management Fund Total		7,006,784	7,696,349	7,156,151	7,837,215	4,703,000	34,399,499
Sewer Capital Fund							
County Overlays	PMDC-001		5,000		25,000		30,000
70th St (CSAH 26)-CSAH 73-Cahill Lane Reduct Study	PMDC-2024-02	1,750					1,750
80th St (CSAH 28)-CSAH 73-Bowman Lane Reduction	PMDC-2024-03	6,000					6,000
80th St (CSAH 28)-TH 3to CSAH 73 Scoping Study	PMDC-2025-01		7,000				7,000
Annual Pavement Management Initiative Projects	PMI-001	707,419	1,488,728	578,549	715,309	425,542	3,915,547
70th St at TH 52-West Ramp Improvement	PMMN-2028-01					21,000	21,000
Sanitary Sewer Rehabilitation	SEW-001	240,000	270,000	300,000	330,000	365,000	1,505,000
Sanitary Sewer Cleaning & Televising	SEW-002	350,000	365,000	375,000	390,000	410,000	1,890,000
Lift Station Rehabilitation	SEW-003	150,000		175,000			325,000
Sewer Capital Fund Total		1,455,169	2,135,728	1,428,549	1,460,309	1,221,542	7,701,297
Special Assessments							
Annual Pavement Management Initiative Projects	PMI-001	5,710,000	4,371,705	5,296,630	5,447,300	6,740,000	27,565,635
117th Street	PMO-2024-01	317,930	3,378,014	1,033,873			4,729,817
Special Assessments Total		6,027,930	7,749,719	6,330,503	5,447,300	6,740,000	32,295,452
State-Bonding							
HVP-Phase 5 (Playground/Splash Pad)	PKS-2024-05	2,000,000					2,000,000
117th Street	PMO-2024-01	344,843	176,838	570,534			1,092,215

Source	Project #	2024	2025	2026	2027	2028	Total
State-Bonding Total		2,344,843	176,838	570,534			3,092,215
State-MN DOT							
Barbara Ave Soundwall (TH 52)	PMMN-2025-01		300,000	1,070,000			1,370,000
State-MN DOT Total			300,000	1,070,000			1,370,000
State-State Aid (MSA)							
Annual Pavement Management Initiative Projects	PMI-001	660,000	1,755,346	1,253,712		5,040,000	8,709,058
Barbara Ave Soundwall (TH 52)	PMMN-2025-01		100,000	200,000			300,000
State-State Aid (MSA) Total		660,000	1,855,346	1,453,712		5,040,000	9,009,058
Storm Water Capital Fund							
County Overlays	PMDC-001		10,000		70,000		80,000
70th St (CSAH 26)-CSAH 73-Cahill Lane Reduct Study	PMDC-2024-02	6,500					6,500
80th St (CSAH 28)-CSAH 73-Bowman Lane Reduction	PMDC-2024-03	30,000					30,000
Annual Pavement Management Initiative Projects	PMI-001	436,725	817,770	946,691	596,121	481,222	3,278,529
70th St at TH 52-West Ramp Improvement	PMMN-2028-01					96,000	96,000
Minor Drainage Improvements	STW-001	15,000	85,000	85,000	90,000	100,000	375,000
Storm Sewer Televising	STW-002	55,000	60,000	65,000	70,000	75,000	325,000
Raingarden Inlet Rehabilitation	STW-003	20,000		20,000		20,000	60,000
Water Resource Management Plan Update	STW-2024-01	50,000					50,000
Dickman Trail - Outfall Culvert Replacement	STW-2025-01		75,000	75,000	550,000		700,000
Pond JP-1 Outlet Skimmer	STW-2025-02		50,000				50,000
MS4 Program Implementation Efforts	STW-2026-01			10,000	15,000		25,000
Marcott Woods Park - Ravine Erosion Restoration	STW-2026-02			150,000			150,000
Storm Water Capital Fund Total		613,225	1,097,770	1,351,691	1,391,121	772,222	5,226,029
Storm Water Capital Fund-NWA							
80th St (CSAH 28)-TH 3to CSAH 73 Scoping Study	PMDC-2025-01		31,000				31,000
Water Resource Management Plan Update	STW-2024-01	50,000					50,000
MS4 Program Implementation Efforts	STW-2026-01			10,000	15,000		25,000
Storm Water Capital Fund-NWA Total		50,000	31,000	10,000	15,000		106,000
Storm Water Utility Operating Fund							
Stormwater Rate Study	STW-2024-02	65,000					65,000
Storm Water Utility Operating Fund Total		65,000					65,000
Water Capital Fund							
WTP-Dehumidifier	FAC-2024-04	125,000					125,000
WTP-Make Up Air unit	FAC-2025-06		63,000				63,000
WTP-Roof Top Unit	FAC-2025-07		17,000				17,000
WTP-Exhaust Unit 2	FAC-2026-03			13,000			13,000
County Overlays	PMDC-001		25,000		25,000		50,000
70th St (CSAH 26)-CSAH 73-Cahill Lane Reduct Study	PMDC-2024-02	1,750					1,750
80th St (CSAH 28)-CSAH 73-Bowman Lane Reduction	PMDC-2024-03	9,000					9,000
80th St (CSAH 28)-TH 3to CSAH 73 Scoping Study	PMDC-2025-01		9,500				9,500

Source	Project #	2024	2025	2026	2027	2028	Total
Annual Pavement Management Initiative Projects	PMI-001	910,089	1,897,944	851,616	1,013,195	638,515	5,311,359
70th St at TH 52-West Ramp Improvement	PMMN-2028-01					30,000	30,000
Well Pump & Service Rehabilitation (Pumps & VFD's)	WAT-001	130,000	135,000	140,000	150,000	160,000	715,000
Water Treatment Plant Sludge Pump Replacement	WAT-002		35,000	40,000	45,000	45,000	165,000
Babcock Booster Station Pump Inspection	WAT-003	30,000	35,000				65,000
Water Treatment Plant Booster Pump Inspection	WAT-2023-02	30,000	30,000	35,000	35,000	38,000	168,000
Automated Metering Infrastructure (AMI)	WAT-2023-04		200,000	1,600,000	1,600,000	1,600,000	5,000,000
Northside Water Tower Painting	WAT-2027-01			100,000	950,000		1,050,000
Water System Management Plan & Studies	WAT-2027-02				70,000		70,000
SCADA System Upgrade	WAT-2027-03				100,000		100,000
Water Capital Fund Total		1,235,839	2,447,444	2,779,616	3,988,195	2,511,515	12,962,609
GRAND TOTAL		30,763,034	32,407,949	30,521,721	22,170,640	21,931,179	137,794,523

City of Inver Grove Heights, MN

Capital Improvement Plan

UNFUNDED / UNSCHEDULED PROJECTS

Department	Project #	Year Undetermined	Total
Pavement Mgmt-Local Streets			
65th Street Extension (TH 3 to Babcock Trl)	PMI-010	8,746,000	8,746,000
<i>Pavement Management Fund</i>		500,000	500,000
<i>Sewer Capital Fund</i>		50,000	50,000
<i>Special Assessments</i>		5,150,000	5,150,000
<i>State-State Aid (MSA)</i>		2,000,000	2,000,000
<i>Storm Water Capital Fund-NWA</i>		275,000	275,000
<i>Water Capital Fund</i>		771,000	771,000
Railroad Quiet Zone Upgrades	PMI-0XX	2,800,000	2,800,000
<i>Unfunded</i>		2,800,000	2,800,000
Pavement Mgmt-Local Streets Total		11,546,000	11,546,000
Pavement Mgmt-Partnership Proj			
Akron Avenue - Rosemount to CSAH 32	PMDC-20XX	525,000	525,000
<i>Pavement Management Fund</i>		100,000	100,000
<i>State-State Aid (MSA)</i>		425,000	425,000
Pavement Mgmt-Partnership Proj Total		525,000	525,000
Sewer			
B-Line Lift Station & Force Main	SEW-004	5,200,000	5,200,000
<i>Sewer Capital Fund</i>		5,200,000	5,200,000
Sewer Total		5,200,000	5,200,000
Stormwater			
Unprogrammed Stormwater CIP Projects	STW-007	19,600,000	19,600,000
<i>Storm Water Capital Fund</i>		19,600,000	19,600,000
Future NWA Trunk Storm Sewer Outfalls	STW-008	9,500,000	9,500,000
<i>Storm Water Capital Fund-NWA</i>		9,500,000	9,500,000
Stormwater Total		29,100,000	29,100,000
GRAND TOTAL		46,371,000	46,371,000