

**INVER GROVE HEIGHTS CITY COUNCIL SPECIAL MEETING
MONDAY, April 22, 2024 - 7:30 P.M. - 8150 BARBARA AVENUE**

1. CALL TO ORDER:

The City Council of Inver Grove Heights met in special session on Monday, May 6, 2024. Mayor Dietrich called the meeting to order at 7:45 p.m. The Pledge of Allegiance was recited.

2. ROLL CALL:

Present In-Person: Mayor Dietrich, Council Members: Murphy, Gliva, T’Kach and Scales.

Staff Present: City Administrator Wilson, City Attorney McCauley Nason and Deputy City Clerk Malott

3. PUBLIC HEARING:

A. Public Hearing for Body Art License Renewal

Deputy City Clerk Malott presented one body art license renewal that has been reviewed by Staff and the Police Department and is recommended for approval.

Motion to close Public Hearing by Gliva, second by T’Kach.

Ayes: 5

Nays: 0 Motion carried.

Motion to approve Body Art License Renewal by Murphy, second by Gliva.

Ayes: 5

Nays: 0 Motion carried.

4. REGULAR BUSINESS:

A. Request for Financial Assistance for Proposed Multi-Family Residential Development - Agate Trail and 70th.

Administrator Wilson presented this item that was continued from the April 22 Council Meeting. Yellow Tree Development proposed a 242-unit apartment building in the Northwest Area. Connection fees are substantially higher in this area due to the way the City installed the utilities. There are higher connection fees for all types of developments in the Northwest Area, however it is substantially higher for multi-family developments. Council received an application for financial assistance from the developer. Ehlers analysis found a financial gap in the project that makes it unlikely to proceed without financial assistance. Council approved fee reduction for one development earlier this year and is asked to consider reducing the fees for this development to the rates for developments outside of the NWA. Council asked Staff and the City Attorney to review concerns brought forward by the public regarding concerns about subcontractors used and labor law compliance issues. The City Attorney’s research results were summarized in the Council’s packet and are available the City’s website in the publicly published packet.

Public Comments:

Jose Alfredo Gomez - Eagan - said his experience did not happen on a Yellow Tree development but in his experience subcontractors who use abusive practices will do so no matter what site they are working on unless there are consequences. Mr. Gomez said he is a construction worker who does roofing and fell from the roof of a two-story house in 2022. His boss wanted to transport him to the hospital in the back of a van full of tools, but a bystander called 911. An ambulance and helicopter took him to the hospital, and he had sustained multiple injuries including a fractured head, two broken elbows and a fractured hip. He was sent home to recover after five days in the hospital and multiple

surgeries. He was unable to work due to his injuries and he wasn't receiving any benefits to be able to pay for rent, food and basic necessities. His boss said he wasn't covered by insurance and offered \$200 per week and that the medical bills would disappear if no one paid them. He also mentioned immigration officers. Developers play a crucial role in changing these illegal labor practices. Cutting costs results in contractors and subcontractors cutting wages for workers. Workers can raise their voices to the City but request that the City make the necessary changes to protect workers.

Council Member Scales said he would like to move forward with reducing the fees to the rates outside of the NWA.

Council Member Scales said he wants to move forward with the reduced fees to match the fees outside of the NWA.

Council Member T'Kach said the previous vote to reduce fees for the other development she voted to support it but meant to vote not to support it but was unable to change her vote. She wants the City to look into the labor practices and thinks the City should get something in return for reducing fees. Council Member T'Kach does not agree that the reduction of fees has to be done because they did it for the previous developer. She said there can be a middle ground in reducing fees and they don't have enough data to say how this will affect the Water and Sewer funds.

Council Member Scales said without development there will be no money going into the funds.

Council Member T'Kach said she does not think the fees need to be reduced 100% but is unsure what the reduction should be.

Council Member Scales said developers need to know what the fees are when they want to develop in Inver Grove Heights. It should not be a negotiation with every developer and after these initial developments the next step is to determine what the fees should be moving forward.

Council Member T'Kach said that they could decline fee reduction for this development and determine what the fees should be. Every development is different, and the guidelines could include a difference in reduction if developers offer affordable housing or more open space.

Council Member Scales said the fee reduction is a good idea because there has been no development in the area, and they need multi-family developments.

Council Member T'Kach said she agreed multi-family developments are needed but the fee reduction does not need to be a 100% reduction.

Council Member Gliva said she does not support fee reduction to match the fees outside of the NWA. She said fees outside of the NWA may need to be higher. She voted against the approval of fee reduction for the last development and wants the fees to be looked further into.

Council Member Murphy said the proximity of the request to the previous development's fee reduction is why he would support this request. He is not supportive of a 100% reduction in fees for all developments.

Mayor Dietrich said something needs to be done regarding the fees and wants to have consistent fees for developers moving forward.

Motion to Approve Request for Financial Assistance for Proposed Multi-Family Residential Development - Agate Trail and 70th by Scales, second by Murphy

Ayes: 3

Nays: 2 (T'Kach and Gliva) Motion carried.

5. ADJOURN:

Motion to adjourn at 8:08 p.m. by Gliva, second by Scales.

Ayes: 5

Nays: 0 Motion carried.

Minutes prepared by Recording Secretary Sara Lyons