

Inver Grove Heights City Council

Monday, July 26, 2021, at 6:00 p.m.

A G E N D A

NOTICE TO RESIDENTS: If you are interested in participating on **Item 7. Public Comment**, please contact Rebecca Kiernan prior to this meeting via telephone (651) 450-2513 or email (rkiernan@ighmn.gov) to inform her - your name, address and to what you wish to speak on. Individuals may submit written public comments in advance of the meeting by emailing comments to Rebecca Kiernan (rkiernan@ighmn.gov). Comments received prior to 4:00 p.m. on Monday, July 26, 2021, will be provided to the Council at or before the July 26, 2021, meeting.

1. Call to Order

2. Roll Call

3. Presentations

4. Consent Agenda

All items on the consent agenda are considered routine and have been made available to the City Council at least two days prior to the meeting; the items will be enacted in one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from this agenda and considered in normal sequence.

- A.** i. Minutes from the June 28, 2021, City Council Meeting.
ii. Minutes from the June 29, 2021, Special City Council Meeting.
iii. Minutes from the July 15, 2021, Special City Council Meeting.
- B.** Resolution Approving Disbursements for Period Ending July 20, 2021.
- C.** Consider Approval of Personnel Actions.
- D.** Consider Resolution to Reallocate Bond Proceeds of the 2017B General Obligation Improvement Bonds.
- E.** Approve a Resolution relating to Variances for Sustainable 9 and Design from the bluff line setbacks and development on slopes greater than 18 percent for property located on land east of the dead end of Calton Court.
- F.** Consider Resolution Authorizing Easement Acquisition for Regional Storm Water Basin W-006.
- G.** Consider Resolution Approving Amendment to Development Contract for The Crossings at Inver Woods.
- H.** Consider Resolution Receiving Feasibility Report for City Project No 2020-12 - Argenta Trail Drainage Improvements (69th St. to 65th St. - Basin F-025).
- I.** Consider Adopting a Resolution to Authorize and Ratify Submission of the 2021 Grant Application with MN Public Facilities Authority (PFA) for a Point Source Implementation Grant for City Projects.
- J.** Approve Encroachment Agreement for SMART Center Monument Sign within Courthouse Boulevard Right-of-Way.
- K.** Consider Approval of an Individual Massage Therapist License for Shimone Rogers at Onalos Massage, 2898 Upper 55th Street E.

- L.** Consider Approval of the Name for Northwest Park #1.
- M.** Consider Approval of First Amendment to the Purchase Agreement for 8296 Babcock Trail Property.

5. Public Hearing

- A.** Public Hearing to Consider Resolution Adopting the Final Assessment Roll for City Project No. 2020-06 Good Samaritan Pond (1301 50th St.).

6. Regular

Community Development.

- A. AMBERWOOD, LLC** - Consider a Resolution relating to a Planned Unit Development Amendment for the plat of Amberwood to allow a development sign within the required 10-foot setback on the property located at 11723 Azure Circle.
- B. AT HOME APARTMENTS** - Consider the following Resolutions for the property located at the northwest quadrant of Hwy 3 and 70th Street;
 - 1. An Ordinance rezoning Lot 1, Block 1 and Lot 1, Block 2 from A, Agricultural to R-3B/PUD, Multiple Family Residential PUD and R-3C/PUD, Multiple Family Residential PUD.
 - 2. A Resolution relating to a Preliminary Plat for a three lot, four outlot plat and a Preliminary PUD Development Plan for a 266-unit residential development and future 300-unit apartment building and 16,000 square feet of future retail to be known as At Home Apartments.

Engineering

- C.** Consider Resolution Awarding Contract for City Project No. 2020-06 Good Samaritan Pond (1301 50th St.).

7. Public Comment

Public comment provides an opportunity for the public to address the Council on items that are not on the agenda. Comments will be limited to three (3) minutes per person.

8. Mayor and Council Comments

9. Executive Session

10. Adjourn

This document is available upon a three (3) business day request in alternate formats such as braille, large print, audio recording, etc. Please contact Rebecca Kiernan, City Clerk, at 651.450.2513 or rkiernan@ighmn.gov.

**INVER GROVE HEIGHTS CITY COUNCIL MEETING
MONDAY, JUNE 28, 2021 - 6:00 P.M. - 8150 BARBARA AVENUE**

1. CALL TO ORDER:

The City Council of Inver Grove Heights met in regular session on Monday, June 28, 2021, in person. Mayor Bartholomew called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

2. ROLL CALL:

Present In-Person: Mayor Bartholomew, Council Members: Piekarski Krech, Dietrich, Murphy, and Gliva; City Clerk Kiernan, Interim City Administrator/Community Development Director Rand, City Attorney McCauley Nason, Information Technology Manager Gade, Interim Public Works Director Eckles, Environmental Specialist Sutherland, City Planner Hunting, and Associate Planner Botten.

Also Present: Carah Koch, Executive Director, Dakota Broadband Board; Peter Chmielewski, Lennar Multifamily Communities (LMC); David Higgins, McGough; Charlie Hexum, CBRE; David Stradtman, Rachel Development.

3. PRESENTATIONS:

Dakota County Broadband Presentation - Carah Koch

Information Technology Manager Marc Gade stated Carah Koch, Executive Director for the Dakota Broadband Board will be giving a presentation, update, and background information on the Dakota Broadband Board (DBB), of which the city is a member. An update will also be given on the DBB's efforts at creating a commercial network and opportunities for the DBB and its members.

Carah Koch, Executive Director for the Dakota Broadband Board gave the following presentation:
DBB Background and Structure:

- Joint Powers Organization formed between 10 cities in Dakota County, Dakota County, and the Dakota County CDA (Community Development Agency).
 - The Joint Powers Agreement was signed at the end of 2017/beginning of 2018.
 - Purpose is to create a high-performance network for broadband fiber assets.
 - This connects physical buildings and parks across the city.
 - The purpose focuses on efficient management. Prior to the DBB, each member paid for their own maintenance and locates of their fiber assets.
 - With the creation of the DBB, creates an opportunity to save money and efficiently use taxpayer dollars to take care of these assets.
 - Utilize any excess capacity that is in the ground.
 - The main cost of putting fiber in the ground is the initial construction. Cost of fiber is minimal compared to construction costs.
 - If there is excess capacity in the ground, use the excess to pursue public/private partnerships that can encourage economic development across the city and benefits the communities that are a part of the organization.
- The DBB will not be a retail provider of broadband internet to citizens and/or businesses in the community it serves.
- The Board is made up of elected officials from each community.
 - There are Committees:
 - The Board
 - Executive Committee
 - Technical Advisory Committee. Includes one member from each community, usually Staff. Information Technology Manager Marc Gade is the city representative.

Dakota Broadband Network (2021)

- 223 miles of fiber.
- Members are a part of the DBB, you retain ownership of your fiber assets at all times.
- County owns 64% of the fiber assets. Serves as the "core backbone" of services.
- Through partnerships, members have the capacity to enable critical connections to public facilities, providing better service to citizens across the community.

Member Investment in Broadband

- The DBB network is expanded through a project process.
 - For example, Inver Grove Heights identified projects that provide value to the city.
 - Through a defined public process that the DBB and its members have developed, the DBB and its Contractors/Contracted services will do the project management for the city.
 - Alleviates the burden on Staff and resources internally.
 - Not hiring a consultant every time for a project.
 - This is part of the DBB membership.
 - Process includes:
 - Annual planning structure. On an ongoing basis, herself and the contracted maintenance provider would meet with Staff and other Staff members of the DBB and identify Capital Improvement Projects.
 - Collaboration helps determine projects they can partner with. For example: Inver Grove Heights has partnered with Dakota County. This saves costs for members instead of doing it on their own.

City of Inver Grove Heights Project Examples:

- New fiber infrastructure was built in the city:
 - Inver Wood Golf Course
 - Fire Stations
 - Water Treatment Facility
 - City Hall
- All those projects are built to expand the network, serve citizens, and support the redundancy.
- Increased efficiency and service delivery based on economy of scale.
- Savings to the city as a part of locates (the flags in the ground whenever there is a project, for locating utilities). There are savings for members for locates.
- Savings on the project process.
- Potential for economic development as an outcome of the DBB membership and partners; commercial or residential.
- Enhanced preparedness for unexpected emergencies.
- City ownership of assets reduces the dependency on external providers for data connectivity.
 - Empowers the city to identify needs and priorities and achieve them.

CNET (any service to non-members of the DBB) Opportunities and Options:

- Systems Plan that defined its future in 2017.
- Discussion about updating the plan.
- Value to updating the plan to understand the current state of broadband.
- The Board had a discussion about this at their April meeting.
 - The outcome is that there are different perspectives on how the DBB should move forward.
 - Value in going back to cities and touching base with Councilmembers.
 - Ask if this is the direction Council wants the DBB to go.
 - If wanting to continue looking at CNET. The use of existing capacity in the ground, how, where, what is the focus.
 - Gather input as a Council and as a community to understand thoughts about this.

CNET Opportunities and Options:

- Can have discussion about what the design of CNET infrastructure would look like.
 - Technical options:
 - Lease out excess capacity.
 - Lease out individual fibers.
 - Apply electronics and change how the structure of the system was implemented.
- Different directions of the focus of CNET:
 - Economic Development:
 - Connect business
 - Promote business growth
 - Promote retention across the city
 - Expanding access to those un-served or under-served

- Improving services for businesses and residents throughout Inver Grove Heights:
 - If currently served, are there additional options for public/private partnerships that would enhance or meet the needs of the service.

Mayor Bartholomew commented capacity in the ground that is not used could be used toward development of a business park or a larger residential development without cable in the area. The city is not looking to be in the business, there is capacity and can sell/rent to anyone that wants to provide it. Ms. Koch responded the DBB states in multiple documents they will not be providing the service.

4. CONSENT AGENDA:

- A.**
 - i.** Minutes from the May 24, 2021, City Council Meeting.
 - ii.** Minutes from the June 7, 2021, City Council Work Session.
 - iii.** Minutes from the June 17, 2021, Special City Council Meeting.
- B.** Disbursements for Period Ending June 22, 2021. **Resolution 2021-174**
- C.** Consider Approval of Personnel Actions.
- D.** Consider approving Hand Benefits & Trust Company as the Designated Trustee of the City of Inver Grove Heights HRA Trust. **Resolution 2021-175**
- E.** Consider **Resolution 2021-176** Appointing Brian Swoboda as City Forester.
- F.** Consider Approval of Chicken License.
- G.** Approve a **Resolution 2021-177** relating to the Preliminary and Final Plat and PUD Development Plan for the Crossings at Inver Wood Second consisting of one lot for the 24-unit townhome development located at 1462 80th Street.
- H.** Approve a **Resolution 2021-178** relating to a Vacation of the interior Drainage and Utility Easements for Lots 3 and 4, Scenic Hills First Addition. Property located on 80th Street and Austin Way.
- I.** Approve a **Resolution 2021-179** relating to a Variance to allow a deck addition to encroach into the Shoreland setback for property located at 4709 Babcock Trail for the applicant Keehun Nam.
- J.** Approve a **Resolution 2021-180** relating to the Final Plat of Eagles Landing locate at 2655 70th Street for the applicant Builders Lot Group.
- K.** Approve Custom Grading Agreement, Access Easement Agreement, Permanent Drainage, Utility and Stormwater Ponding Easement Agreement for Lot 5, Block 1, Broadmore Ponds (3945 89th St E).
- L.** Approve Encroachment Agreement for Landowner Improvements within City Drainage and Utility Easement for 500 Aidan Cove (Lot 10, Block 1, Tipperary).
- M.** Consider **Resolution 2021-181** Approving Union Pacific Railroad Agreement for Public Watermain Related to Fortistar RNG Expansion.
- N.** Consider **Resolutions 2021-182 & 2021-183** Calling for Hearing on Proposed Assessments, Declaring Costs to be Assessed, and Ordering Preparation of Proposed Assessments for City Project No. 2020- 06 - Good Samaritan Pond (1301 50th St.).
- O.** Consider Acceptance of RFP Fire Services Evaluation Study Recommendation to award contract to Citygate Associates, LLC, and authorize Interim City Administrator to enter into a contract with Citygate Associates LLC. **Resolution 2021-184**
- P.** Consider Approval of a New Group Day Membership for the Veterans Memorial Community Center.

Mayor Bartholomew stated he has requests to pull Agenda Item 4F, 4G, and 4K.
Councilmember Murphy requested pulling Agenda Item 4E.

Motion by Dietrich second by Gliva to approve the Consent Agenda with the exception of Agenda Items 4E, 4F, 4G, and 4K.

Ayes: 5

Nays: 0 Motion carried.

Agenda Item 4E. Consider Resolution 2021-176 Appointing Brian Swoboda as City Forester.

Interim City Administrator/Community Development Director Heather Rand stated Brian Swoboda has been serving as the City Forester. There is not an official Resolution in city records, this item officially approve him in the role. Mr. Swoboda is the Parks Superintendent and has been employed with the city for over 25 years. He has been overseeing the maintenance of park grounds and facilities for five years and has served the city well in this capacity. Approval is recommended.

Councilmember Murphy has no issues with Park Superintendent Swoboda's qualifications, his concern is that he is uncomfortable with any city employee having the ability to walk on private property without consent. Interim City Administrator Rand responded typical procedure would be driving by, seeing diseased trees, notifying the property owner via mail. Going onto property without any announcement would be bad form for any employees unless it is an emergency.

Councilmember Murphy questioned if the entire property rights issue could be revisited and still be able to approve this Motion. Interim City Administrator Rand suggested having Mr. Swoboda attend a Work Session to discuss his experiences and the Tree Ordinance. Most residents appreciate Mr. Swoboda's services and invite him in which is usually how this works when having concerns about a tree and do not have to call in a professional.

Councilmember Murphy still felt uncomfortable without clarification. He was not against Mr. Swoboda's qualifications. He agrees with moving this item to a Work Session. Interim City Administrator Rand responded this would not be discussed until fall due to upcoming budget items. She recommended approval and would invite the Parks Superintendent to a Work Session in September for further discussion on property rights.

Mayor Bartholomew asked for clarification from Councilmember Murphy about what he was looking for. If it were an understanding that a city employee would not go on private property unless invited. He asked what could be said to get them to the next Work Session. Councilmember Murphy responded as long as it is not common practice. He was unsure approving this would cause issues. He believed the answer was not clear enough for him to understand. If it can be approved this evening and discussed at a Work Session and able to make changes even though it is being voted on tonight, he is fine with it.

Mayor Bartholomew agreed it was a good idea to see what the policy is. It can be asked when the City Forester can go on to someone's property. He felt it was a good service.

City Attorney Bridget McCauley Nason stated the Resolution officially designates Brian Swoboda as the City Forester. The existing Code includes language about entry onto private property. It provides certain authority to the Forester to identify diseased trees and order their removal. The issue is there is not a formal record of who the Forester is and if this person is authorized to act in that capacity. She hears that more discussion is wanted about what the rights of private property owners are and what the city authority is as it relates to entry onto private property. If this item is moved to a Work Session, that could also include a presentation by Parks Superintendent Swoboda, and information from Legal about what the Code says and city options. Exploring the property rights portion as it overlaps with the city's protection of public health, safety, and welfare. Councilmember Murphy responded he is comfortable with what was stated.

Motion by Murphy second by Dietrich to approve Resolution 2021-176 Appointing Brian Swoboda as City Forester and that there will be a Work Session for additional information regarding the restrictions and parameters for the city.

Ayes: 5

Nays: 0 Motion carried.

Agenda Item 4F. Consider Approval of Chicken License.

Interim City Administrator Rand stated the city allows urban chicken coops on smaller residential lots. For agriculture lots, a Chicken License is not required. The property up for discussion is located at 7935 Charles Way. These are newer residents and have never had a chicken coop at this location. They filled out an application that

met specifications including a plan and pictures of the coop. The intent is to have two hen chickens. There were two letters written in objection. Some of those individuals may be in attendance. The Applicant is in attendance and may want to address the Council. Staff recommends approval. If approving and the Applicant does not meet the requirements of City Code, the neighbors can complain, and the Code Compliance Coordinator would follow up with the operators of the coop. If they do not comply, Staff would come back before Council and request a relocation.

Doug Allen, Applicant, 7935 Charles Way, introduced himself to the Council. Mayor Bartholomew asked if Mr. Allen understood what the Ordinance says and is ready to comply. He asked if it were understood if there are complaints they will be investigated and if wrong, they would have to be remedied. Mr. Allen responded yes to all questions.

Councilmember Piekarski Krech referenced the photo in the packets and asked if that was what the Applicant intended to use. Mr. Allen responded that was just the coop, they intend to set up a run from under the deck.

Troy Ausen, 7906 Claiborne Lane, adjacent to the property under discussion, said where they live has a Convenance that is still in place restricting the use of "animals, livestock, or poultry of any kind being raised". The Convenance is good for 30 years and was signed in 1995. Unless the city overrules the Convenance, it clearly states poultry is not allowed on any property in the Prairie View addition. He has nothing personal against the Applicant, does not know them as they just moved in. If anyone wanted to have chickens in the neighborhood, the lots are 90x140 deep and abut each other, he would object to anyone having chickens on that small of a lot. He has a copy of the Convenance if the Council wanted to see it. Mayor Bartholomew recommended giving the Convenance to the City Clerk.

Councilmember Piekarski Krech questioned if a Convenance was a private item between landowners. It is something the Homeowner's Association or group would have to deal with. The Council does not deal with private agreements on properties.

Mr. Ausen responded this was by the development company and handed off to a committee within the neighborhood. If not adhering to some type of Convenance, people can do whatever they want as long as the city does not say no. Councilmember Piekarski Krech asked for further information about the committee. Mr. Ausen responded there is currently not an established committee. He said what happens is they end up with campers at every other house, trailers, boats sitting outside, cars sitting out in the street for hours on end until someone calls the city, and the city comes out and does something about it. Councilmember Piekarski Krech responded it is not the cities responsibility to enforce a Convenance placed in a private development.

City Attorney McCauley Nason responded about the Convenance that may or may not exist and may or may not apply to this property saying it would be a private agreement between the homeowners. Those are enforceable by way of private contract law. City Code does not provide any grounds for denial based on any private Convenance and restrictions on the land. It is not a basis in the City Code. She stated it is common, for example, to have Homeowners Associations that prohibit fences or have other requirements. The city would still issue a fence Permit if applied for and the application complies with City Code requirements. If someone were to construct a fence in violation of a Homeowners Association Convenance, that would be a private matter between the Homeowner's Association or other homeowners and that property owner. The city cannot enforce private restrictions and Convenance, the city can only enforce its Code. Those restrictions would not be valid legal grounds for the city to deny the Chicken License in this case.

Mr. Ausen said another concern was noise. Whether they are Roosters or Chickens, they will crow. He was unsure this was something the city would check on. If the chickens begin to crow, he asked if something would be done with them. He felt it more of a novelty item to have chickens as a pet. Organic items can be purchased at a store. Those are the objections he has toward this request. Mayor Bartholomew stated if there is violation of the Code and its reported, the city would investigate.

Councilmember Murphy felt he did not have enough information to make an informed decision. He asked to have this item discussed at a later meeting so Staff can help him understand the impact to the neighborhood and make the objections clearer. He suggested putting this item off until July for additional time.

Councilmember Piekarski Krech stated she has never heard a Hen crow.

City Attorney McCauley Nason suggested if additional information is needed, a Motion could be made to continue consideration of this Agenda Item to the July 12th City Council Meeting. If approved, additional information could be provided and considered again at that meeting. There is no timeframe established in the Code. The Application was recently submitted, there is no need for approvals from the Applicant.

Motion by Murphy second by Piekarski Krech to table this item and continue the discussion with further information about the Consideration of Approval of Chicken License to the next City Council Meeting in July.

Ayes: 5

Nays: 0 Motion carried.

Councilmember Dietrich requested the information be sent to all Councilmembers.

G. Approve a Resolution relating to the Preliminary and Final Plat and PUD Development Plan for the Crossings at Inver Wood Second consisting of one lot for the 24-unit townhome development located at 1462 80th Street. Resolution 2021-177.

City Attorney McCauley Nason stated upon reviewing the Resolution of Approval, there is one suggested wording change to Condition #2: "The final plans and grading, drainage, erosion control, and utility plans are subject to the review and approval of the City Engineer". She requests the Council consider a Resolution amending Condition #2 as stated.

Motion by Piekarski Krech second by Gliva to approve the Resolution 2021-177 relating to the Preliminary and Final Plat and PUD Development Plan for the Crossings at Inver Wood Second consisting of one lot for the 24-unit townhome development located at 1462 80th Street with the amended condition as stated.

Ayes: 5

Nays: 0 Motion carried.

Agenda Item 4K. Approve Custom Grading Agreement, Access Easement Agreement, Permanent Drainage, Utility and Stormwater Ponding Easement Agreement for Lot 5, Block 1, Broadmore Ponds (3945 89th St E).

Interim Public Works Director Klay Eckles stated the Applicant is in attendance and brought to Staff's attention there was a drafting error on one of the documents in the packet with an easement that was not in the right location. Staff offered to approve it conditionally with the change, or to table it and bring it to another meeting. The Applicant requested tabling. This item will be brought back on another Council Agenda for approval with correction of the drafting of the easement. Recommendation is to table until the first meeting in July.

Motion by Piekarski Krech second by Murphy to table Approve Custom Grading Agreement, Access Easement Agreement, Permanent Drainage, Utility and Stormwater Ponding Easement Agreement for Lot 5, Block 1, Broadmore Ponds (3945 89th St E) until the first City Council Meeting in July.

Ayes: 5

Nays: 0 Motion carried.

5. PUBLIC HEARING:

6. REGULAR AGENDA:***Community Development:*****A. Consider Approval of Rental License.**

Interim City Administrator Rand stated Staff recommends approval of a Rental License for property located at 6512 Dawn Avenue. The License Application was complete, necessary fees were paid, a BCA background check was done on the Landlord, the Police Department/Designee has approved the License. In this city the process for licensing residential properties is every other year. Staff recommends approval.

Motion by Gliva second by Dietrich to approve the Rental License for property located at 6512 Dawn Avenue.

Ayes: 5

Nays: 0 Motion carried.

B. Consider the Third Reading of an Ordinance Amending Inver Grove Heights City Code Title 5, Chapter 4 adding section related to Temporary Harboring and Keeping of Goats for Prescribed Grazing by Permit.

1. Consider an Ordinance Amending City Code Title 5, Chapter 4 Related to the Temporary Harboring and Keeping of Goats for Prescribed Grazing by Permit. Ordinance 1416

2. Consider a Resolution Approving the Publication of a Summary of Ordinance Amending City Code Title 5, Chapter 4 Related to the Temporary Harboring and Keeping of Goats for Prescribed Grazing by Permit. Resolution 2021-185

3. Consider a Resolution Amending the 2021 Inver Grove Heights Fee Schedule to add a fee for a Temporary Goat Grazing Permit. Resolution 2021-186

Environmental Specialist Ally Sutherland presented the Third Reading of the Ordinance. The City Council approved the Second Reading on June 14th. One revision was made at the Second Reading to allow temporary structures subject to Staff review. There were no additional changes suggested. For the Third Reading the City Attorney's Office suggested additional clarification which is included in the packets as a red line document. There is another Resolution included to adopt a new Permit Fee. The \$50.00 fee was recommended to cover Staff review costs. This is based off of existing city Permit Fees and comparison of neighboring communities.

Councilmember Piekarski Krech asked if the Permit goes to the Landowner or to the Owner of the goats. Environmental Specialist Sutherland responded it was either the homeowner or Contractor that can apply. City Attorney McCauley Nason responded both the goat owner and the homeowner would need to sign off on the Application. The goat owner would have to provide proof of Insurance and other requirements in compliance with the terms of the Ordinance.

Mayor Bartholomew stated he heard from one resident today in favor of this. Environmental Specialist Sutherland commented she has received a couple of inquiries in the last month about if this was allowed, but nothing specific to the Ordinance.

City Attorney McCauley Nason stated there are three different items for Council approval. The second item requires a super majority 4/5 vote. If the Council is in agreement all three items could be voted on at once. They can be taken individually if there are concerns about the supermajority requirement.

Motion by Gliva second by Piekarski Krech to approve the Third Reading of an Ordinance Amending Inver Grove Heights City Code Title 5, Chapter 4 adding section related to Temporary Harboring and Keeping of Goats for Prescribed Grazing by Permit.

1. Consider an Ordinance 1416 Amending City Code Title 5, Chapter 4 Related to the Temporary Harboring and Keeping of Goats for Prescribed Grazing by Permit. Ordinance 1416

2. Consider a Resolution 2021-185 Approving the Publication of a Summary of Ordinance Amending City Code Title 5, Chapter 4 Related to the Temporary Harboring and Keeping of Goats for Prescribed Grazing by Permit.

3. Consider a Resolution 2021-186 Amending the 2021 Inver Grove Heights Fee Schedule to add a fee for a Temporary Goat Grazing Permit.

Ayes: 5

Nays: 0 Motion carried.

C. Consider the Second Reading of an Ordinance Amendment to allow Market Gardens as a permitted use in the E-2, R-1, and R-2 Districts.

City Planner Allan Hunting stated the Council looked at the Second Reading on May 24th. There were questions on the permitting process and how that would work so the item was tabled to today's meeting. The City Attorney and Staff suggest the following changes:

- Eliminate the entire licensing section based on historical Court cases and previous Attorney General's opinions that cities cannot require a Permit or fee for the sale of agricultural type food products. Staff recommends that portion of the Draft Code be removed.
- Removing signage for Market Gardens from this Ordinance. It should be referenced in the Sign Code, not in additional sections of the City Code. This would be something they would discuss as they need to address a larger sign Ordinance revision. Based on recommendation from the City Attorney it should not be included in the Market Gardens section.
- A reference to Permits be removed.
- Reference to Compost Bins being removed because the City Code has regulations on composting piles, not bins.
- Section on animals. Clouds the issue.
- Noise concerns are covered elsewhere in the City Code and should be removed.

Staff recommends approval of the Second Reading.

Councilmember Piekarski Krech asked if removing those items does not make it moot. She asked what they were regulating, they have no authority to do anything, and why there was a need for this. City Planner Hunting responded there is authority on how they operate. A license or fee for someone to actually sell cannot be required. Hours of operation, how it is operated, where, and zoning, can be controlled. It is like a permitted use, they are allowed to do it, but there are standard conditions to conform to.

City Attorney McCauley Nason stated there is a distinction between zoning and licensing. The Ordinance originally said they would change zoning to allow these as a permitted use. Due to research, they removed the licensing portion and are making it a zoning use. The restrictions are related to the use itself, which is the Market Garden. It is currently in the zoning purview as to how it was originally presented which was zoning along with licensing. The city has a right to control it by zoning, in regard to what types of uses are allowed in different districts.

Councilmember Gliva asked how Market Gardens would be tracked and what they would do if there were a problem. City Attorney McCauley Nason responded they cannot really keep track of who has them, it will be known if there is a problem. It would come to the city's attention if there was a violation of zoning regulations such as setbacks, negative impacts, or failure to maintain the Market Gardens in accordance with the sales outside of the hours of operation. If there is a violation of the Zoning Ordinance there are remedies available that could include criminal citations or civil injunctions. Councilmember Gliva asked if other cities were looked into. City Attorney McCauley Nason responded some communities have imposed a fee. For the city, further research indicated it does not appear to be Constitutional. It is recommended to not impose a license fee or license on these uses.

Councilmember Murphy commented that some initial conversations surrounded minor barriers for entry. He felt they have lost a significant amount of control. He asked if there was a difference between a license to sell and a cost of a license to cover staff time. City Attorney McCauley Nason responded there was some creativity engaged by other cities with respect to the licensing. There is a Constitutional provision that says you cannot impose a license for the sale of the products grown on your own property.

Councilmember Piekarski Krech questioned if the Zoning Ordinance currently states you cannot sell from your property. She asked what they were doing if they cannot regulate agricultural product sales. City Attorney McCauley Nason responded if wanting to raise and sell from your property currently, it could not be done because it would be a violation of the Zoning Ordinance. The city cannot require a license for the sale of product. Mayor Bartholomew stated the intent is to make it an allowable use and set conditions to size, hours, and days of the week.

Councilmember Dietrich said she asked on May 24th about anticipated Staff time and the cost. She asked for an answer to that question if there is not a cost for licensing. City Planner Hunting responded since it is a permitted use there would be no Staff review. The only issue would be if someone violated the section of the Code and would have to go out and determine the violation. It is a permitted use; Staff does not review every permitted use. There are regulations in the Code that say rules have to be followed, if they are not and there is a complaint, enforcement would follow up. Councilmember Dietrich asked if it was anticipated it becoming cumbersome on Staff as far as getting callbacks. City Planner Hunting responded he did not believe so. He does not know how many of these they will receive. Unless there are complaints from residents to go out and look, he does not believe there would be a large burden on time.

Mayor Bartholomew asked how individuals would be made aware of hours, rules, and size. City Planner Hunting responded information would be placed on the city website.

Councilmember Piekarski Krech stated she has received feedback from some of the city growers and not knowing how popular this may be, some are concerned it would affect the local market and if it does, there is the potential to losing it. Markets have been closed down in other cities when the clientele was not enough to support growers. Some commercial growers in town are concerned now that there is no fee, they themselves are paying a large amount of money in fees and licenses. This opens up the entire city to it. She said while there may not be many, it is an issue to keep in mind.

Dawn Gaetke, 7477 Cahill Avenue, stated for the Second Reading the sign provision was removed. While she does not have an issue with it, if a market gardener and put a sign up and a neighbor complains, the market is in limbo. She asked if it was okay to have a sign or if it is not. She was unsure how to get the word out but to have a sign in the yard advertising the sale of something. When this was discussed at the Planning Commission level, Commissioner Weber wanted to make sure the signs were no bigger than a certain size. She encouraged the Council to include the sign verbiage Amendment. There is currently sign verbiage about community garden signs within this Statute. She understands the need to clean things up, but in the meantime does not want them to be in sign limbo. She requested leaving sign verbiage in.

Mayor Bartholomew asked the City Planner about signs and the proposal that says they would address the signs with the overall review of the signage Ordinance. City Planner Hunting responded it was not something that would be done tomorrow. They are looking at going over the entire Sign Code which would take some time. There is potential for a gap. He questioned moving forward with the sign section here. Based on discussion with the City Attorney, it is not something that can automatically be put into Code with this Ordinance. It is not as clear but should be in the sign section. Mayor Bartholomew felt there would not be a huge rush for Market Gardens at this time and could likely tolerate a little gap. City Planner Hunting responded he would not expect it, this Applicant was the first person to bring up the topic.

Councilmember Piekarski Krech stated last time they discussed taking ornamentals out, that item is still included. Ms. Gaetke agreed ornamentals is mentioned and has been there since the first version. She did not believe it was clear about wanting ornamentals left in or left out. It was left unclear.

Mayor Bartholomew stated the Second Reading has elements that have been recommended be removed per the City Planner:

- Dropping license requirement
- Remove signage portion
- Fee

- Animals were dropped
- Noise

Councilmember Piekarski Krech requested ornamentals be taken out, it adds competition to those in town doing this as a business. Market Gardens is a growing space where food to be sold is grown. City Attorney McCauley Nason responded if the Motion is to move the Second Reading, they could direct Staff to remove the reference to ornamentals for the Third Reading.

Motion by Dietrich second by Gliva to approve the Second Reading of an Ordinance Amendment to allow Market Gardens as a permitted use in the E-2, R-1, and R-2 Districts and direct Staff to remove the reference to ornamentals for the Third Reading.

Ayes: 5

Nays: 0 Motion carried.

Mayor Bartholomew stated the Third Reading will take place at the first meeting in July.

D. CHRIS ENSTROM - Consider a Resolution relating to a Variance to allow a porch addition to encroach into the rear yard setback for property located at 6506 Arctic Court. Resolution 2021-187

City Planner Hunting discussed property located in Blackstone Ridge on 6506 Arctic Court. The Applicant proposes to add onto the back of the house with a deck and enclosed porch. Due to the angle of the setback, a portion of the porch area would encroach up to 22 feet from the rear property line. Items unique to the site:

- On the cul de sac it is the narrowest lot depth wise in the whole development. It is 105 feet deep. Typically, others are 120 feet deep. If having additional depth, it would have room to do the addition.
- With the setback of 22 feet in some developments in the northwest area, there were approvals for reduced setbacks on front and side yards. This development did not have any reduced setbacks approved in rear yards; it is the standard 30 feet. They are not asking for another variance on top of the flexibility that a developer was asking for.
- In most cases the smaller and narrower lots would encounter variance requests from side yard setbacks as opposed to rear. Rear yard setback is 30 feet and still has enough room for an addition.

He stated the Planning Commission Staff had concern about the northwest area with smaller lots and the potential for a greater number of variances and the precedence it may set. They also asked if this is approved, what it would do to the impervious surface allotment for the lot. He did a review, and it still falls within the improved impervious surface coverage.

He stated Staff brings out the points about the uniqueness of the lot and mention the potential of precedence for other variances. Planning Commission had some of the same issues. They had a Motion to approve the variance, it failed on a 5/4 vote, with no further action taken. Staff has placed Resolutions for approval or denial of the variance in the Council packets

Mayor Bartholomew asked if this was the shallowest lot in this particular cul de sac. City Planner Hunting responded yes; all other lots are deeper. This one is shallower.

Councilmember Dietrich asked if there have been any comments from neighbors since the Planning Commission meeting. City Planner Hunting responded no.

Chris Enstrom, 6506 Arctic Court, stated he is applying for a variance to build a porch and a deck on the back of his home. It is consistent in depth with other existing structures in the development. There will never be another home directly behind his, the trees there are protected, behind the trees there is an infiltration basin that prohibits any future home builds. The Planning Commission report outlined the practical difficulty exists because of how shallow his lot is. It is 20 feet shallower than any other lot in the development. He was unsure why the Planning Commission had a split vote. There was a lot of discussion by the Commissioner's and confusion about

the side and rear of the home with one Commissioner referring to the side of the home when the structure would be in the back of the home. He believes the confusion partially contributed to a split vote and resulted in the vote not passing.

He stated he is unable to redraw the lot lines, a practical difficulty exists with building a standard porch on his home. If he built a porch based on the 30-foot setback requirement it would only be 8 feet deep and not functional. There are 123 homes in Settler's Ridge, 121 structures could be built without a variance. The remaining lots in the development are deeper. This highlights the uniqueness of his property and the practical difficulty. With an enclosed porch there is still a lot of open space visually. Adjacent lots will not be negatively impacted.

He referenced a letter from the Settler's Ridge Architectural Committee dated March 12, 2021. That Committee has seen the plans and approved. If the City Council does not approve the variance his next step would be to build a deck minus the porch with the same overall footprint. He asked the Council for approval to grant the variance. He referenced a matter that took place on April 26, 2021 to approve an amendment to allow encroachment on a back lot line as close as 10 feet. In that matter the City Planner stated no neighbors would be impacted by the structure, the Agenda Item passed unanimously. He asks for similar treatment. His request leaves 22 feet of open space between his structure and the back lot line and does not negatively impact adjacent homeowners.

Mayor Bartholomew asked Mr. Enstrom if he was in agreement with all the conditions if approved. Mr. Enstrom agreed and stated his understanding was that the addition is built in harmony with the neighborhood, to standard Building Codes, using identical siding already on the home, and he will be using a licensed and bonded Contractor.

Mayor Bartholomew stated this is a very unique lot, he sees the practical difficulty with the shallow depth.

Councilmember Murphy agreed there is a defensible practical difficulty. It is on a cul-de-sac and one of the shallowest in the community. He would support the request.

Motion by Murphy second by Dietrich to approve Resolution 2021-187 relating to a Variance to allow a porch addition to encroach into the rear yard setback for property located at 6506 Arctic Court with the Practical Difficulty as stated in the approval Resolution.

Ayes: 5

Nays: 0 Motion carried.

E. LENNAR MULTI FAMILY COMMUNITIES - Consider a Resolution relating to a Comprehensive Plan Amendment to change the land use designation from RC, Regional Commercial to HDR High Density Residential for Outlots C and D, Argenta Hills. Property located on Amana Trail, west of Target.

City Planner Hunting referenced the two vacant lots currently zoned regional commercial in the Argenta Hills Development on a diagram. The request is to change both outlots to high density residential. The Developer is proposing to develop 312 apartment units in a 13-structure development. Action is not for site plan approval, just land use change. The following was discussed regarding the parcels:

- In 2017 there was a request for a 400-unit building. The action was denied.
- In 2018 a different Developer came in with a smaller project for 220 units on the western 10 acres of Outlot D leaving the balance regional commercial. Council conditionally approved the Comp Plan Amendment subject to site plan approval, preliminary plat, and PUD approvals. No Application was ever submitted, action did not go further.
- Tonight, a new Application comes forward requesting a land use change over both outlots.

Staff supports the change. It provides additional rooftops in the area to help the current commercial. The Planning Commission was in support of the change with a split vote of 6/3.

Mayor Bartholomew asked what the status of the Comprehensive Amendment for Outlot D was and if it was still in effect. City Attorney McCauley Nason responded she has not had time to research it but is something her office can look into based on the original approval and see if the original approval was still in effect at this time or not. Mayor Bartholomew stated that no matter what happens this evening, he would like to know what the status of the prior action is, whether it is denial or approval, and what affect it would have. They know it would not go into effect unless they have a plat but asked how long it exists. City Attorney McCauley Nason responded she would research and provide an answer to the full Council.

Interim City Administrator Heather Rand stated in working with Interim Parks and Recreation Director Jon Oyanagi and now current Interim Parks and Recreation Director Bob Bierscheid, they have been making progress on park development in this area. The following update was given:

- Northwest Area Park #1.
 - City has acquired the land.
 - Expect plans and specifications for that park to be in front of the City Council and hope the Council will authorize to issue for Request for Proposals (RFP) for park development.
 - In August they hope the Council will award a Contract.
 - Begin mid-September for commencement of constructing the park.
 - Parcel is over 8 acres in size.
- Park #2. Referenced as the Cole Property. Owned by the Cole Family Trust.
 - Progress was made on this location last week.
 - Over 8 acres.
 - Some land is intended to be nature preserve.
 - The county is interested in continuing their trails through the site.
 - The city has interest in developing park amenities.
 - The Cole family has let Staff know they are willing to move forward with acquisition negotiations.
 - First step is to conduct a survey and appraisals.
 - Family is willing to work with the city and county to have documents in place by fall.
 - Cole family land continues across the Eagan border. This could be a very large, almost regional park with both the City of Eagan and Inver Grove Heights with trail connectors.
- Park #3. Owned by the Riley family.
 - City has yet to acquire.
 - Part of a larger preliminary plat developed by At Home Apartments.
 - Over 4 acres of land.
 - The city has had discussions of agreements to acquire the land.
 - Hopeful that over the summer the City Council would approve the plat so the city has access to the parkland and can move forward with development.
- Park #4. Peltier Reserve.
 - 2 lots. Small in size.
 - Intent is to connect via trails.
 - Part of the Peltier Reserve Development
- Park #5. Fleming owns the property.
 - Will not be a multi acre park.
 - Owners are in discussions with a Developer that is active in the area.
 - Development team indicated they would like single family homes in the area.
 - Willing to dedicate park land rather than pay fees.
 - They would like to have their plat considered this fall.

She will continue to update the Council about parks in their Friday updates.

Peter Chmielewski, Division President for Lennar Multifamily Communities (LMC), 1514 West Nelson, Chicago, Illinois, stated they are looking for a Comprehensive Plan Amendment to change the allowance in land use in Outlots C & D for high density residential.

David Higgins, Vice President of Development, McGough, 4048 Harriet Avenue, Minneapolis, MN, stated McGough acquired this Master Plan area in 2008. The Master Plan area is not just what is intended to be end to end retail, it includes the single-family home developments to the north of Amana Trail, which had medium density residential and was down zoned.

History of the site:

- Target was obtained in a difficult and changing retail climate. The climate caused them to stop construction of the project. The city partnered with McGough and Target to help with financial assistance to help the project start again.
- Before considering multi-family, two commercial opportunities developed over the next four years. Subsequent to that, each small retail space took another 2-3 years to materialize.
- The retail landscape changed in the downturn of 2008-2012. It has been very limited and the uniform response from the retail community has been the lack of rooftops.
- In 2016 seeing that there was very limited success with retail in this area, and the rapid rise of online retail opposed to bricks and mortar, they looked at other commercial retail locations that were Target anchored sites.

He stated included in the Council packets is correspondence from a Commercial Retail Broker named Jennifer Helm. She previously submitted information to both the Planning Commission and City Council about Target anchored commercial centers. Ms. Helm represents multiple centers without success in bringing big box to the opposite end just like the experience at Argenta Hills. He stated they looked into the same things those Developer's looked at, pivoting to multi family. The way people are choosing to live is evolving. Roughly a couple of years ago the Twin Cities Metro, for the first time, became a renter majority market. This is from the way people are choosing to live, how long they live in certain places, and how long they are in jobs. That is changing the nature of residential. There is a lot of single-family growth, there has been no multi family growth in this community since Blackberry Point opened in 2005. Recently, there have been a couple of projects before the city, those are not considered modern day apartments anymore.

When a Developer worked with them in 2018, a group came forward saying there was not enough discussion in advance with the community and they sought to change that. The change proved to be a compromise including density, location, and number of buildings. At that time, the understanding was to continue and make an effort with retail. The only attention received on the entire 17 acres is one call two years ago from a self-storage facility looking for two acres. That is the only interest since acquiring this site almost 15 years ago. Retail Brokers have worked very hard to fill the main street. As soon as they had success with the City Council on the 10 acres in Outlot D with getting the use change in the Comp Plan, they continued to work with the city but had a difficult time with development fees the city was charging.

He said a key topic came up with the issue of open space. At the time McGough did the Master Plan for the entire area, they worked diligently with the city to adhere to city plans including:

- The Comprehensive Plan
- Documentation that called for open space in the northwest quadrant to maintain historic topography
- Create and maintain trail connections between developments
- Not go out and create playground space

Part of that development contributed 22 acres of open space including some of the trails between homes that expand open space, not a traditional park but continues to be publicly open. Discussions with the community surrounded the lack of success the city had with parks. At that time there were no parks on the board. They sought compromise in maintaining the height and density of a significant project they felt the market was calling for and appropriate for this site. Part of the concession included discussion about preserving a small amount of green space, up to an acre. The community asked at that time why they could not build shorter, smaller buildings and do it in a way that is not as dense. They have listened to that and continue to see high demand for multifamily.

Mr. Higgins stated conversations have continued with peers in the multifamily development community and Brokers continuing to press for retail. A product was found that is in strong demand and financially feasible. It is a smaller product, not as tall or dense. They looked at the market and spoke with a peer developer in 2019 and

had an opportunity to move forward with them but fell apart due to COVID. Reconsidering this again, they determined this was taking too long and the development deserves more of a boost for main street retail. They needed a strong partner that is reliable, builds high quality projects, has strong capital backing, a deep track record, and could be strongly invested in the community.

He stated LMC Multifamily is a group that McGough previously partnered with in Bloomington and one of the most successful multi family developments in the metro at Bloomington Central Station called IndiGO. LMC has developed other projects in the market very successfully. McGough knows their track record and have had success with them. They had expressed interest in the site in the past and went back to them. They have been able to put together a project that responds to numerous things the community discussed. He was involved in the Comp Plan approval in 2018 and was not aware of a time limit. The City Council has already signed off on high density residential on a majority of the site and is something he asked the Council to consider.

Charlie Hexum, CBRE, Minneapolis, 1513 Utica Avenue South, St. Louis Park, MN, stated he and his business partner Rob Wise, spearhead the retail agency leasing team for CBRE in Minnesota. They represent McGough in Argenta Hills and took over this listing in 2018. Background:

- The team has a portfolio of 3.5 million square feet of retail GOA throughout the State of Minnesota.
- A majority is in the suburban Twin Cities area along with Rochester, Mankato, and Duluth.
- Worked on projects and completed deals in every major retail market in the State.
 - On both the tenant/landlord side.
- Day to day is filled with interacting with retailers/brokers.
 - Range from national corporate users to local operators.
 - Regional franchise type tenants.

Consistent feedback received from a lot of these tenants and representatives is there is not enough housing density to support them in making a decision to put a location in the Argenta Hills Development to date. Based on that feedback, CBRE, Mr. Wise, and himself support the proposed land use change and believes the project will help increase the density, and in turn help fill the vacancy on main street and outlot opportunities with Target and the two parcels McGough own.

An arial view of the area shows how much retail is available other than the 17 acres under discussion. Along main street there is opportunity to get a strong diversified tenant mix that can serve the community. The two pad sites could serve as a free-standing restaurant or drive thru. They do not believe that would be driven without additional density and housing based on the number of units currently in the area and the feedback received. An updated demographic comparison was displayed showing growth has occurred since 2017. It has also occurred in other competing/surrounding markets. Those markets had a head start based on the population in 2017. They believe continued growth will help improve the effort to attract more retail and dining options on the pad sites and with Target, if they ever decide to develop their outlots. Based on feedback received the last three years, it would take many years if ever to match neighboring/competitive markets to get perspective retailers to discuss the 17 acres. Much more density is needed to even justify a location in a market like this.

Mr. Hexum shared Prospective Categories they have pursued to come to main street buildings:

- On the 17 acres;
 - Junior Box and Box Tenants (TJ Maxx, Total Wine, Kohls, Fleet Farm)
 - ICSC (International Council of Shopping Centers)
 - Both Mr. Hexum and Mr. Wise are members and attend the Convention in Las Vegas every year. This is the largest deal making Convention in the World.
- Main Street;
 - Corporate User (Chili's, Texas Roadhouse, QSR's such as Café Zupas and Jersey Mike's, Noodles & Company, Chipotle) and (Boutique Fitness, Coffee, Cell Phone, or Daycare) All these groups have said more density is needed in order to consider.
 - Medical and Service oriented users.

They want to fill in main street and pad sites and believe the best way to do that is to allow this additional apartment density on the land adjacent to it.

Councilmember Gliva was looking for the City of Mendota Heights on the density comparison. Mr. Hexum responded the retailers they would try to attract for the 17 acres have turned it down, not feasible, and do not exist in Mendota Heights. These are markets that are regional, trade areas, a little larger where you see those developments. Given the parcel size of the land, that is what they were going for to develop. Mendota Heights has more neighborhood type components and a strong retail community. Other than the Village area and the other development, it is not on the scale as some of the other markets.

Councilmember Piekarski Krech questioned if Mendota Heights can attract an area like the Village, why cannot this one. Mr. Hexum responded the project put together in Mendota Heights, similar to what is being discussed here, has helped that center. Additional density will allow Inver Grove Heights to get users they would want on main street.

Councilmember Murphy asked about Service Oriented Users and if that was a chain. Mr. Hexum responded Collier's had it up until 2018. Mr. Wise and himself came on in February 2018 and have been doing the leasing since then. Councilmember Murphy asked if it was a change for them as individuals involved in signing new leases. Mr. Hexum responded he was not involved in the past transaction and could not answer the question but believed that was a use category that would be a good tenant along main street in Argenta Hills.

Peter Chmielewski, Division President for Lennar Multifamily Communities (LMC), 1514 West Nelson, Chicago, Illinois, gave the following background for LMC:

- Lennar Corporation has been active in the State of Minnesota and the Twin Cities area.
- They are the largest home builder in the Twin Cities for 15 years and active in Inver Grove Heights.
- Lennar Corporation started in 1954. A publically traded company.
- Over the past few years have diversified itself and other entities related to home building.
- LMC (Lennar Multifamily Communities) is their largest venture to date.
 - This began 10-years ago with one guy, no assets.
 - Currently there are 650 Associates across the U.S.
 - Within four years they are the fourth largest multifamily Developer within the U.S. This shows the capability they have under the Lennar Corporation.
 - Have had successes in the top 20-40 markets throughout the U.S.
 - Like to integrate themselves within the communities in which they develop.

He explained his background stating he graduated from the University of Minnesota Architecture School. He moved back to Chicago after that, worked as an Architect for five years, and then joined LMC following Graduate School. After that he had the opportunity to open their office in Minneapolis and moved back here for two years. Since then, he manages both the Chicago and Minneapolis offices. During his time here he had the opportunity to partner with McGough in Bloomington on a complex site that involved city funding. 395 units were built in Bloomington with 97% occupied. They have been able to continually raise rents and keep residents there well above the average of competing multi family Developers. Onyx in Edina was developed with 240 apartment homes and two multi-family, mixed-use towers in northeast Minneapolis.

Their company is not the type of company to build something and walk away. They are a long-term Developer that has everything in house:

- LMC Development. Portion of the company he works for.
- LMC Builders. In house General Contractor. Two of those Contractors are in attendance this evening, they would be building this project.
- LMC Investments. Works on debt and equity raising.
- LMC Living.
 - There are 110 different multi-family communities across the U.S. and over 35 apartment homes.
 - Manage all of their own communities.
 - Walk into any of their buildings and the first person seen is an LMC Employee.
 - This speaks to the quality of their buildings.

- If any problems are created, they are creating problems for themselves.

Pictures were displayed of some developments they have done in the past. He encouraged the Council to visit a site.

Area Construction/Proposed Development: Concerns:

- How many rooftops are coming to the area; Seemingly it is a lot.
 - Over 1,000 apartment homes and over 450 for sale homes.
 - Comparing this to comparable cities and suburbs throughout Minnesota and throughout the United States, this still falls short of the growth in the housing need.

There have been conversations about 2,200 homes, this includes ones that have begun and confirmed with Staff.

- U.S. Homeownership Rates since WWII have stabilized around 68-69%. Continued to be stable for about 40 years.
 - Rose to its highest rate of 69.2% in 2004.
 - Each percentage point represents 3.2 million people or roughly 1.5 million homes.
 - Big gravitation for multi family living. They call it multi family communities rather than apartment complexes. Very different type of housing than existed in the past.
 - There is a housing shortage. Prices continue to rise for the average U.S. family to be able to afford a home.
 - There are more renters by choice. Multi-family has changed. It is a highly amenitized closely managed community.
 - Vacancy rates in the last 40 years have stabilized to under 10% for Class A Multi Family. At an all-time low. Less than 5% vacancy in Inver Grove Heights.

Stabilized Multi Family Occupancy Rates:

- 100+ unit occupancy in a Minneapolis market is almost 91%.
- LMC properties in a Minneapolis market is just over 95%
- Occupancy within a 5-mile radius is at 98.2%
- Development in Inver Grove Heights dating back to the early 1970's.
 - To date in that time period, almost 3,000 apartment buildings have been built in the city.
 - Competing communities are doing every 5-10 years.
 - Huge lack of multi family development in the city. Last constructed was Blackberry Point in 2005.
 - 152 apartment homes in 2021.
 - LMC Development proposes 312 apartment homes in 2023.
 - Next one comes years after for a very sustainable growth period.

2040 Comprehensive Plan Land Use (Map):

- Shows there is not a lot of high density residential in the city.
- Interested in this site for years.
 - Worked with McGough in 2017, did not win that bid.
 - In 2019 conversations were had.
 - In 2021 discussions underway for the potential to develop here.

Proposed Development, concept site plan:

- Discussing the Comprehensive Plan Amendment to allow for multi-family use.
 - 14 years since this has tried to be developed for retail.
 - 19,000 square feet of main street is still vacant.
 - 14,000 square feet of main street is occupied.
 - Could be another 14 years before they can get another retailer to take over this space.

Strongly believe this is the best path forward for the city, for current and future residents, the viability of retail, continued growth and investment into the city, and to help pay for obligations. Strongly believe allowing high density residential on the site is the best thing for the community.

Councilmember Piekarski Krech referenced the site plan and the lack of garage space/indoor parking in a Minnesota climate. She cannot she going into a nice apartment/home and having to clean the snow off her car. Mr. Chmielewski responded they have several sites like this in Chicago that have done extremely well. It allows for a diversity of housing. This site size calls for a garden style community. They would love the opportunity to come

back and talk about the development specifically but are currently looking for the Comprehensive Plan Amendment to allow for high density residential.

Mayor Bartholomew wanted to ensure conversations have been had with Staff about parking requirements in high residential. There is a limitation on garage parking for balance, or a requirement for underground parking. He does not want this to become a deal breaker at the end when a variance for garages may be needed. He does not think the garage is the way to go. He believes it should be taken into consideration if it is a feasible development with less garage parking or none. Mr. Chmielewski responded it was not financially feasible for this type of development on this site at this time. Given the demand metrics in the area, comparable sites, and construction pricing, the plan they bring forward is the one they believe to be financially viable, meets the need of the community, and the firms financing this type of development. Conversations have been had with Staff and they understand the obligations. Their Zoning Attorney is in attendance and has been working closely on a variance for underground parking.

Mayor Bartholomew asked the City Clerk about the numerous emails received both for and against. City Clerk Rebecca Kiernan responded there were 48 emails sent in regard to this Comprehensive Plan. 6 were in support with 42 opposed. The emails need to be received into the record.

Motion by Piekarski Krech second by Gliva to receive the 48 emails into the record.

Ayes: 5

Nays: 0 Motion carried.

Mayor Bartholomew stated there are a lot of people in attendance that may want to speak regarding this issue. If an email has been sent, it has been received and is on record. He requested those that did not send an email to come up and speak and those that did send an email to be mindful and respectful of the time and know their email has been received and added to the record. They will be adhering to a three-minute discussion period. The City Clerk will be keeping the time.

Katie Pluff, 7670 Addisen Path, stated she does not want 21 structures with parking garages and all concrete. She looks directly on it from her home. She said the community has done their due diligence and asked the city what would be built there. They were told it was retail. At that time, they asked about parks, but the closest one would be across a busy road and would need an under/over pass to get to it from their development. In referenced to the Peltier project, the neighbors sent in emails because they believed that development needed a park, so they did not have to go through what the development they live in has had to go through. They are looking for a community and do not often feel they are getting one. She said there are numerous apartments coming on board. She questioned why this lot, when it is the only lot remaining where they can put something like the Village in Mendota Heights. Something that interests people will draw them to the area, not apartments. She commented the Planning Commission said the area was the gateway to Inver Grove Heights. She did not believe a gateway is an apartment building and does not build a community. A community is restaurants, buildings, activities, people joining together.

Samantha Fitzgerald, 7668 Addisen Path, stated the people behind her are those that are in opposition and have sent emails. She said they were before the Council in 2017 and 2018, and still do not feel the best use of the land is high density residential. So much has changed in the last three years. She displayed a diagram stating the red depicted apartments, blue is existing, and there is Senior Living. The area under discussion is the only spot for retail. She questioned with all of these homes coming in, where people would shop. They do not want to continue taking their money to West St. Paul and Eagan.

Jaime Besser, 7656 Addisen Path, stated a lot of people in the neighborhood were involved when McGough came through the first time with 400 units. At that time, the area wanted to work with McGough to help put rooftops in to help main street. It never went further. It was not just the height; it was the density in the small area. At that time, it was 400 units of studio to one bedroom. Now it is 312 units with 1-2 bedrooms. There is not really a density change, it is the same number of density/bodies. This development proposes 13 buildings with 9

garages, parking, 13 dumpsters needing to be unloaded, and a clubhouse. It did not feel right to have this huge parking lot with 21 buildings on it. When the first proposal came forward, it was conditional they consider all things their neighborhood had discussed such as setting it back further, buffers, and parks. She would hate to see the Council change this to high density residential without having that plan change. She said they are coming out of a pandemic; people are not going back to work. Their path system is less than one mile long. They use that lot to walk, the development would bring all those people onto their one-mile path system. Access to others would be difficult. She spoke about Main Street and has heard talk about the fees. Impact fees that were on the Bond are strictly for the northwest quadrant. This penalizes multi family homes which is why it is not economical for them to build garage spaces underground. It also penalizes retail and commercial. The rent for the city is extremely high. She says she struggles with Main Street being empty when she has heard of so many places that have tried to go in there and have said it was not economical. Adding more people to the area would add more people on the streets and would increase traffic further onto already dangerous streets. She said they knew their lots were small when they purchased in the area, but now that they have been there, they understand the impacts this brings to the area. She stated Lennar mentions the ability to manage the property, they also have the ability to sell if it does not work out.

Peter Klucas, 7642 Addisen Path, stated he does not see the creativity here. They would fill up the land just to fill up six empty spaces in retail. He did not feel that made sense and suggested doing a combination of retail and development. He commented it has been said that for 15 years that nobody came into the space but seems like things are picking up in the area. Something is needed, the entire city does not have a downtown and is spread out all over. He asked if the space could be used to do both instead of one or the other.

Lisa Nathe, 7650 Addisen Path, was concerned about the amount of people shoved into the space and where they would go. She had kids when they moved in and were little and promised a park, they are now in high school. She was concerned about the massive amount of people, even if over 1,000. She questioned where would they go, there is not anywhere to walk, they feel cramped in. She is not thrilled about the project.

Steven Karye, 7671 Addisen Path, stated the Council addressed his park concerns from his email. He would like to keep it retail and would like to see a grocery store there. His major concern would be traffic on Amana Trail. There are only two exits out of the subdivision, Addisen Path and Alverno. Trying to get out on Addisen Path during peak hours has a wait. Adding an apartment complex, they would need new traffic controls on Amana otherwise it would be unbearable for them living north of the development.

Peter Hodges, 7649 Addisen Path, stated he lives on the walking path and did not sign up for having thousands of people from a high-density complex on a path that goes right next to his backyard. He agrees with the neighbors' concerns about the street. There are kids in the street all of the time, that is where they play. This will not help the problem. The Park across a busy street does them no good there. There is no green space anywhere around. His kids are 15 and 18, they do not play at parks. It does not mean he did not want that area and park for his neighbors. He was present at the meeting in 2018 with the last proposal for luxury apartments. The current retail space is not designed to be functional. Nobody would park behind to get coffee in the front, he would not do it. It was an ill-fated design from the start. He looked at putting a business in there but did not like the idea of running around to the front. He feels this is just another pitch to put something in there to get approval. He is not comfortable with any of it. There are not good designs there now for the area to take the traffic. He said it would be nice to have a sign that says their area is a neighborhood, do not drive thru, there is no shortcut.

Casey Petersen 7699 Addisen Court, has concerns about the traffic. The road changed to a 45 miles per hour road with no stop sign. Add another 300 units with families and it would be dangerous. He understands this is not a deal that turned out the way Developers originally intended. He also works in commercial real estate; he understands the risks. Pivoting from retail that would have traffic during certain times of the day to multi family that would have traffic at all times of the day and bring need for city services like parks and outdoor space without first having addressed those outdoor spaces, to him, is the wrong way to go.

Mr. Chmielewski responded this is a sensitive area and understands. He commends an area that is so involved. They want to be involved as well. He stated they create a sense of community within their developments. He encouraged people to visit one of their developments to see for themselves. The level of community engagement they have within their developments is paramount and pride themselves on that. They want to become a part of Inver Grove Heights. Both want the same things, but different ideas on how to get there and what the path and solution is. He said they are the fourth Developer that has looked at this site. The concerns were:

- It was too high, they brought the height down
- When there was too much density, they reduced the density
- Too much parking, they reduced the parking
- Not enough vegetation, they increased it
- Not enough green space, they added it

He said there is a point where the vision they want is not feasible. There needs to be a balance between what is wanted and what is needed, what is financially viable and what is just viable in general. Every open space was someone else's space at one time. The neighborhood there currently was used by someone else who opposed the development. If that development were not allowed the neighbors would not have those homes to live in. The same applies to future residents of the multi family community, if denied, they would not have the opportunity the other neighbors have had.

He said there is a contradiction in the argument about wanting retail, but not wanting traffic. The Traffic Study will be done later this week. The study done in 2017 compared retail outlots to a 400-unit community and had less than half the traffic demand. This has 312 compared to 400 apartments. The traffic would be less if there was retail.

He responded about retail demand stating it has been 14 years, 19,000 square feet, they still need more rooftops. When having the neighborhood meeting on walkability, the architect and designers looked at more connection points, walkability, and paths throughout their design and are excited to share that in the future. For park demand, this type of community, family and young children are not as high. This type of community in the Midwest only has 3% of the units with children 18 years of age or younger. They should expect about nine kids.

With the question about number of residents, for 312 units they should get about 500-600 residents. Not over 1,000. Comparing the design, they do mixed use, high rise towers, and garden style communities. They would love to be able to do a mixed-use, parking underground, retail, walkability. Looking at demand metrics, population, lack of growth, and retail vacancy in the area, it is a stop gap. The 2,000 rooftops are a start. They feel they are the best group, best equipped, have taken into consideration the concerns and sensitivities brought up in the past and believe they have addressed them. He felt the aerial Comp Plan does not show the community, design, materials, they put in. They are excited to come back and show that. Tonight, they are asking to look at the last 14 years of this site and look at what is possible. They are excited to be a part of it and hope to contribute to the overall community.

Mayor Bartholomew stated in 2018 there were 220 units, the Comprehensive Plan was adjusted, and nothing moved forward. He said it was stated the reason it did not come forward was because they did not feel like they were embraced in the community and did not feel it would be an optimal fit. This request asks for a larger piece of the outlot, taking more of the commercial, and 92 more units. He stated they have heard that the above ground parking or the garage parking is the only product that is going to work. He struggles with that. They have struggled with taking away commercial property and making it residential. Mr. Chmielewski responded they were not part of the 2017 or 2018 application.

Councilmember Gliva asked about the relationship with the Target store in the area and if they have the rights or easements or have to approve what is going in the lots. Mr. Higgins with McGough responded there is an Operating Easement Agreement (OEA) which controls the overall maintenance, operations, lighting, security, and landscaping. It also controls use. Target continues to support the change on the 17 acres to multi family. If they felt retail was the answer that would support the area and further support their operations, they have the ability to say they do not believe in having multi family. They continue to be supportive to modify the document to allow

multi family. Commissioner Gliva asked if they have that in writing. Mr. Higgins responded Target does not by policy do formal support letters for projects. They have said the exact same thing in writing and email form that they said back in 2017/2018 which is that they appreciate the request for a support letter, they do not issue those. However, let the bodies know (Commission and Council) that Target is cooperating to modify the OEA to allow multi-family at the site. Target is supporting it because they can stop it, and they have chosen not to. Mayor Bartholomew asked if Target's correspondence has been sent to Staff. Mr. Higgins responded it was not issued to the city, it was an email issued to McGough. It can be shared with the Council if they like. Councilmember Piekarski Krech believed they saw it the last time.

Mr. Higgins clarified a point made earlier regarding density when they came forward in 2018. McGough agreed to continue working on the remaining 17 acres in a retail format. At that time, it was asked what would happen if moving forward with 220 units and not succeeding so many years down the road on retail. It was asked if it could be converted to multi family. McGough responded it was a possibility but would continue to try on retail. Taking the density of 220 units and applying it in a future scenario where retail did not work on Outlot C, using the same density in a total unit count, across 17 acres, equals 376 units. Looking at the conceptual Comprehensive Plan that was approved, that would be a reduction of 51 units from total density consistent with the first approval. Mayor Bartholomew stated at that time it was 220, the request is for 92 more. That is the issue he has to work through in his mind.

Councilmember Dietrich had a question regarding the OEA asking if Target has the governing body to say no to other types of retail and if it gives them the authority to deny. Mr. Higgins responded there are a range of uses that are allowed and uses not included in the allowed list. For example, an identical department store to Target would probably not be allowed in that location, but other big box or junior boxes would be allowed. This is traditional in shopping center OEA's everywhere. Councilmember Dietrich was trying to understand the specifics. For example, a spectacle shop or anything medical may not be allowed because they have a pharmacy. She asked how aggregate Target would get to things they would deny. Mr. Higgins responded it was a question of scale. They could be more concerned with businesses such as massage parlors or non-medical, or other businesses that may not be neighborhood appropriate or consistent with their business or clientele. Not any different than something that is highly regulated. Councilmember Dietrich asked if Target has the authority to say no if they believed something would direct competition. Mr. Higgins responded the concept of an anchor tenant means you are bringing in the anchor for the whole development. By virtue of coming in first, they have the ability to block very direct competition. An eyeglasses shop helping to contribute to main street will not have Target up in arms. They want main street to succeed. Target has said they are not going to touch developing their outlot until main street experiences some real success.

Mr. Higgins asked if it would be helpful to provide the Traffic Study previously referenced that shows 400 units being half the traffic of commercial. Mayor Bartholomew asked Mr. Higgins if he had that information with him. Mr. Higgins responded he could find it in an email. The commercial development that was approved for the 17 acres would have generated 5,364 cars a day. 400 units of residential was calculated at 2,660 cars a day, a difference of 2,704 trips daily less than commercial. Mayor Bartholomew asked if a study like this has been provided to Staff in the past. Mr. Higgins responded he thought that has been shared with Staff.

Councilmember Murphy stated there is good information both for and against the zoning change. For him it was not about parks. He agrees there is a long-term need in the city. He believes people bring the business and homes bring the people. From what he has researched, the unbiased opinion is that it happens concurrently. He was not sure he was ready to give up a prime location for retail in the northwest without letting the 1,500 to 2,000 new families coming to town and letting that play out.

Mayor Bartholomew stated they realize they need density. In 2018 he reluctantly went along with the density to go from 400 to 220 mainly because he wanted to see commercial stay there, keep the zoning, and not give it up. He has come to the understanding that he does not believe they are going to see the commercial development they want to see there but wants to keep retail and firmly believes in the need for density. He can support the Comprehensive Plan change to add the 92 units to the 220 they currently have but believes they would run into a problem with parking. If doing a Comp Plan change and cannot allow garage parking, they would have to re-discuss. He would support at this time with the caveat of knowing garage parking is not going to work. Without a

preliminary plat, the Comp Plan Amendment is moot because it is going to be contingent on an agreed upon plat. He stated that was his hesitation, but he would support the Comp Plan Amendment at this time.

Councilmember Gliva thanked everyone for their input, the neighborhood and businesses who are on main street and trying to make a go of it. She is given it a lot of thought and has driven around the whole area. She watched the Planning Commission meeting a couple of weeks ago and while they did approve 6/3, she did not know it was going to be that vote. It seemed like everyone was on the fence. She agreed with one of the Planning Commission's comments and believes as a city, they do have a hodgepodge when someone wants to come in and the city says let us do it. She looks at the 17 acres and wants it done right. With main street having parking in the back and walking around to the front, she did not understand the concept living in Minnesota. She commented this has a concept of garages and walking to them. She referenced an area northwest of the 17 acres, a five-acre plot owned by Tradition Companies. She was not sure if that was buildable and was unsure if anyone has asked them. She felt there was not everyone sitting at a table and discussing what they want to do here.

She said as a consumer, she does go to the main street that as a consumer but does not feel it is a great welcoming space. She worries they would put high density in. She has looked at other properties and appreciates Lennar being a Developer and wanting to stay there. She is struggling with not looking at the whole picture again and putting something in. The last thing she would like to have is Target sitting there with space next to it, she does not want it to look like the back parking lot like on Cahill Avenue and 65th Street. She does not want another parking lot that sits as outlot and then Target decides they still do not have enough density. She does not believe they have the correct information on what they should do. She believes they have room to figure out an all-inclusive plan. She personally does not know she could vote either way and would be in favor of tabling.

Councilmember Dietrich stated she was at the Planning Commission meeting and took note of the narrative. Some of the phrases she heard a lot were "in my opinion" "many many years, if ever" "I think" "we are trying to step it up with high density" and "very". Those words have a lot of weight and impact but not a lot of aggregate data. She does not like to base a big decision like this on opinions. She agrees with Councilmember Gliva about not having a Comprehensive Plan for the whole city, not just this area. When she has been out campaigning, she hears that people want some of the more unique retail she believes can come here. Once this area is gone, they will not get it back. They need to be very deliberate with their decisions, placing things where they need to go the first time. She would like to take a pretty big step back. If pressed to make a decision tonight it is going to be a no. She felt a task force could help to look into a Comprehensive Plan for this entire area. They need the study for the current state of density instead of using heavily weighted words like in my opinion and very, words to make a reaction. She would like to see data, if not Inver Grove Heights, the current state of density for Dakota County, and the time to look into getting it for just Inver Grove Heights. She wanted to know how they can orchestrate getting a Comprehensive Plan going forward. She commented that maybe Interim City Administrator Rand could help with that. She stated those were her comments and hopes she has articulated their feelings.

City Attorney McCauley Nason wanted to let the Council know of their options. There is an Agenda Item before them, it is indicated in the planning memo that the first 60-day deadline is July 16th, 2021. There is time if there is additional information the Council Members would like prior to making a formal decision/formal vote. Council can continue the Agenda Item to either/or the first or second meeting in July, or the first meeting in August. In the Council packets for consideration is a Resolution of approval or a Motion could be made to deny the Application for the Comprehensive Plan Amendment.

Councilmember Dietrich questioned if tabling, they would only be afforded a few weeks. City Attorney McCauley Nason responded no, there is additional time the Council needs that would require extension beyond the first 60 days. Council can have up to 120 days from the date of application. An additional 60 days from July 16th would put them to the end of August, early September.

Councilmember Dietrich asked Interim City Administrator Rand how much time she believed it may take to get a Comprehensive Plan together. She questioned if it would be strategic work sessions for Council, Commissions,

or a Task Force. She asked what kind of timeframe they were talking about. She does not want to waste anyone's time. Interim City Administrator Rand responded she would need to understand what additional information was needed. Currently there is a Comprehensive Plan for the city they modify a bit when markets change. She requested further direction from Council before she can give an estimate on time. She would need to know who should be at the table, what Consultants. Another factor to consider is the Development team, they have a tight schedule, and this may not be amenable to them. There may need to be discussion with them about what tabling this may mean.

Councilmember Piekarski Krech stated they are doing a couple of small area studies in the area, she asked if they would have any impact on this and how soon they were coming to fruition. Interim City Administrator Rand responded there is a small area plan that would be brought before the Planning Commission for area north of Highway 55 and Argenta. They hope that takes place in late July. In August it would come to the Council. She stated the other study is lagging about a month behind, for the area south of Highway 55. They are trying to identify transportation access needs around Argenta Trail and what high density and office warehouse opportunities are south of Highway 55.

Mayor Bartholomew directed a comment to Mr. Chmielewski stating he has heard Councilmember comments and the City Attorney's statement. As Councilmember Dietrich stated, she, and the Council would be grateful for more information to help make a decision. He asked if Mr. Chmielewski would be amenable to tabling to a date in the future, such as August for further information. He stated he was sure Mr. Chmielewski would participate in the scope, and whoever on the Council was agreeable along with Interim City Administrator Rand. He asked if he would be amenable to tabling to that date or a date in the future. Mr. Chmielewski responded yes, he would, and requested more direction on the scope.

Mayor Bartholomew questioned how long it would take to get a scope or agreement together so things can move along. Interim City Administrator Rand responded that maybe Councilmember Dietrich would have interest in meeting with Staff and get the additional information she is requesting, they could have the development team at the table. She is hearing things such as comprehensive and bigger picture for the Argenta Hills area. She recommends having the stakeholders and property owners at the table to cooperate with them. She said they need to be careful with what the city actually has the authority to suggest. She was hopeful that over the next 30 days interested Stakeholder parties could meet. She suggested getting together after July 4th or send an email of some of the specific questions and interest that they could discuss with the team and property owners.

Councilmembers Dietrich apologized, stating it was more Council as a body, the Planning Commission, and paid Staff, that need to get on the same page and move forward. Things need to be cleared up.

Councilmember Murphy believed a more Comprehensive Plan for this portion of the city makes sense. He does not believe it was something they could accomplish within the next couple of months. He sees it as a different issue than what is before the Council this evening. Having a bigger plan does not impact him as much because what he is hearing from residents on what they want and plan for, is for the city to try harder with retail in this location. It is two different issues for him, but he is supportive of meeting and working on it.

Motion by Murphy second by Dietrich to deny the Resolution relating to the Comprehensive Plan Amendment change to the land use designation.

Ayes: 3 (Murphy, Dietrich, Gliva)

Nays: 2 Motion failed.

City Attorney McCauley Nason stated in this situation, per 15.99, she would be asking those that voted in favor of the Motion to deny the application for Comprehensive Plan Amendment to state on the record what their reasons for voting were. That includes Findings of Facts and reasons for denial. There were a number of concerns raised:

- Preserving existing designated commercial growth spaces.
- The opportunity to have potential retail and commercial expansion in the future.
- More time for retail uses to evolve.

- There should not be any rush to change the currently designated land use.

Councilmember Murphy stated he wants to preserve the regional commercial and let recent development play itself out. He believes both residential and retail grow concurrently.

Councilmember Dietrich stated the reasons given by Councilmember Murphy would be her fundamental reasons as well ones listed by the City Attorney.

Councilmember Gliva stated initially she would have tabled but given what she knows today, she does not believe this is well thought out for the whole area. She is not ready to give up on commercial.

F. RACHEL DEVELOPMENT - Consider Denial Resolution for the property located at 7855 Cahill Ave.

City Attorney McCauley Nason stated there are two Resolutions for consideration. The item came before the Council at the last meeting. The Council voted to deny by virtue of the failure of a Motion to approve the Comprehensive Plan Amendment to change the land use designation from CC Community Commercial to MDR Medium Density Residential. The first document for consideration is the Resolution adopting written Findings of Fact and reasons for denial which reflect those that were presented by the Council at its meeting. The second document has to do with the Zoning Ordinance Amendment, rezoning the property from B-3 to R-3C. That application was tabled to this Council meeting. There is a Resolution of Denial in the packet. At the time Council had previously reviewed this item there was a Resolution of Approval. The Resolution of Denial indicated because the Comprehensive Plan Amendment failed, the rezoning must be denied because it is inconsistent with the remaining and existing Comprehensive Plan and provides grounds for denial of that action.

She looks for Council to take two separate actions:

1. Vote on the Resolution included related to adoption of the Resolution Memorializing the Findings of Fact and reason for denial, by those who voted against the approval.
2. Vote the Resolution to deny the application for the Zoning Ordinance Amendment.

The Applicant is in attendance and wants the opportunity to speak with the Council before taking any formal action.

David Stradtman, Rachel Development, Otsego, Minnesota, stated the reason he wanted to address the Council is that he was caught off guard when presenting here two weeks ago. Typically, there is commentary, he did not see the vote coming until it took place. He did not realize there were negative feelings by several of the Councilmembers that voted against it. For example, Councilmember's Dietrich and Gliva. He has worked in real estate development for almost 30 years. The first half of that was in retail development. He worked for SuperValu, currently UNFI, the company that owns Cub Foods. 20 years ago, he was before the Council with what was a Kowalski's grocery store, to the Cub Foods that it is today. That background gives him a unique perspective on this location across the street from the grocery store. Cub Foods is a dominant grocer in the Twin Cities market. Grocery anchored retail centers, are what real estate investment trusts look to acquire that type of retail commercial asset. Grocery stores drive retail traffic. That is what makes the McDonald's and other retail successful. Over 1,000 people a day go through Cub Foods doors. If retail would come to the site under discussion, it would be there. For 20 years, the best driver of retail traffic is across the street, if retail were going to be there, it would be there.

He stated the 40-unit senior facility, assisted living, memory care is considered commercial in Apple Valley, Prior Lake, Savage, Centerville, and Rogers. The only city he is working on entitlements on that has made a change to medium density residential is Champlin. The Zoning Code is clear it is not allowed in a B-3 Zoning District but is considered commercial in many other municipalities. Looking at B-3 commercial, the last development group that came before the Council proposed mini storage on the site. That was a conditional use in the B-3 Zoning Code, was approved, and went away. The city has since changed the B-3 Zoning Code to not allow mini storage. Retail driver, Cub, has been there for 20+ years. There is not retail there, there is a reason for it. If not the senior use, he asked what could go there. He asked the Council to consider the potential unforeseen collateral circumstance. He asked what could go there and if it were something they would otherwise want. He asked the

Council what type of use they would like to see that has not had 25 years to locate there. None of the people that live north of the proposed development came to the Planning Commission meeting against this Application. The Planning Commission unanimously voted to recommend approval of the application for the Comp Plan Amendment. He asked the Council to reconsider the position taken. He stated this is very different from the Argenta Hills project. It is one property, adjacent to retail, had the opportunity to be retail for 25 years and it is not. He believes their proposed land use would be a good one in this location and asks for the Council to reconsider. The landowner is in attendance and has owned the land for quite a while and has struggled to be able to sell it for development.

Councilmember Dietrich appreciated the education and his background with Cub and the emails. She said she had asked if Community Development had directed him in any areas that are already zoned for that type of business. She asked if he was able to get any further. Mr. Stradtman responded he had conversations with Heather Botten. Part of the reason that retail goes next to grocery stores is visibility. Their use is something they want to be visible to the community. That is because those that occupy their facility are not independent. They need care and they are trying to take care of the most vulnerable in the community and want the location to be something people think of. People think of Cub Foods because they go there often. When their grandparent or parent needs memory care or assistance, they think of the facility across from Cub. That is why they are a quasi-commercial use.

Councilmember Dietrich asked if he was entertaining areas that are zoned properly. Mr. Stradtman responded they are focused on this location. If denied from this location, they would look within the city but is unsure there is a solution for them. Councilmember Dietrich stated there is definitely a need for his type of product here but need to be careful with the commercial the city has left. In reference to Cub being a driver, there used to be a Rainbow Foods that was considered a driver. Rainbow Foods pulled out and the building was sold to a School District. There is a very successful Brewery in that area. According to what she has heard tonight, that should not be and is something of an anomaly. She has spoken to business owners there and if it were not for COVID they would have broke even their first year of business, which is almost unheard of in the restaurant industry. She wanted to be very deliberate about this location because you cannot always rely on statistics. They are good and have supporting data. Mr. Stradtman responded he worked for SuperValu when Rainbow went into that location. They were unsure why that went in because it was a long way away from rooftops. Walmart went in after. He commented that looking at a map of Inver Grove Heights, the location Cub is in is probably not where they wanted their location, it is a strong neighborhood community grocery store location. He stated reuse of large box vacancies are a challenge. The School District in the building is not a retail use, reusing the facility for what it was originally intended. The site proposed has physical limitations, he struggles with the alternative. It is likely it sits vacant again for an extended period of time or get an application for something having less discretion over and really not something the city wants there. He felt it was important to give it consideration. This location is bounded to the north with residents, that neighborhood group came out in opposition to mini storage, there has not been opposition to this.

Councilmember Gliva asked in his opinion, based on his years of experience, why would not another retail, for example a bagel place, be there and why would he want to be there if a retail space does not. Mr. Stradtman responded a bagel shop would need a lot of traffic and parking. They are not as concerned with daily trips or parking needs. They have flexibility. She has difficulty understanding with so much traffic in the area with Cub and the School. Mr. Stradtman responded after leaving SuperValu he developed retail anchor centers like this. He did retail transactions with bagel shops and Jimmy Johns, if they wanted to be there, they would be there.

Troy Carlson, 5712 Oakridge Court South, Afton, lived in Inver Grove Heights for 21 years and just moved. His mom purchased this property about 16 years ago as an investment. Now it has become a Trust problem, his mom passed away. In answering the question about why a bagel shop would never buy the place, is because it is a very expensive property to fix and get the dirt out of there, park behind, run off problem. Bagel shops do not make a lot of money, and a lot of money will have to be spent. Assisted Living would be able to bring in more income and be able to afford to build on the property. He stated his Agent is in attendance and has had the property listed for more than two years. He has had five phone calls from retailers looking at the property. It has

been marketed; nobody wants to go in there. He commented his mom tried marketing it through the years, he was not sure how hard it had been marketed.

He stated he used to live near the area that was just up for discussion, the LMC property. He has watched the property sit for 17 years. He stated he is a Sub Contractor to McGough; they do a lot of work and did the retail buildings in the area. He felt the property under discussion now may be the same. It will sit there. There is a great client that wants to build a beautiful project, this is the opportunity to do it. He asks the Council to reconsider.

Mayor Bartholomew referenced the recommendation to reconsider denial and asked the City Attorney to describe the process. City Attorney McCauley Nason responded the request from the Applicant is for the Council to reconsider its decision on the Comprehensive Plan Amendment Application. She stated Inver Grove Heights City Code Section 152 provides that the Council has the opportunity to make a Motion to reconsider a decision. That Motion can only be made at the meeting where the action is taken or the next regular meeting. This is the next meeting since that decision was made. The Motion has to be made by one on the prevailing side but can be seconded by any member. The prevailing side would be the Nays (those voting against the Comprehensive Plan Amendment). The process requires a member of the prevailing side make a Motion to reconsider the vote on the Application for the Comprehensive Plan Amendment. There would be a second opportunity for discussion. It would be a majority vote for that Motion to reconsider to pass. If the Motion to reconsider is approved, the original Motion to approve is on the table, which is already made and seconded. Then there would be an opportunity for further discussion on the merits of the application and then vote again.

Councilmember Murphy stated he struggles with people saying the Council's decisions are a surprise. He was not sure why it could be surprising when a decision has been made. He appreciated this presentation because he may have missed something the first time around and this one seemed to be a far more substantial presentation. He appreciated the information. He was intrigued about Cub Foods being a driver but struggles with examples with Waconia and Maple Grove where they managed to create rooftops. He struggles with statistics, but they make sense to him. He stated there are difficulties with the land and asked Staff to remind the Council what those were. He questioned if the land was contaminated. Interim City Administrator Rand responded there is some contamination in the soil and water management issues where water needs to be managed on site. Both those factors contribute to a more expensive cost per square foot development cost than seen elsewhere in the city.

Councilmember Gliva stated she is struggling with this. If Cub really is a driver, why do not they have anything there was a good comment.

City Attorney McCauley Nason said if considering a Motion to reconsider, that must be made at this meeting, it cannot be continued for a future meeting.

Mayor Bartholomew reminded everyone the water issues on the parcel are very extensive and would be difficult for any developer to fix. There has been the opportunity for two Developers to fix it for the city as part of the development of the property including the Rachel Development. He looks at this as a business, all the people that would be working there, support staff, traffic of visitors, then shopping in town. His thoughts were to get a troubled piece of property with soil conditions and water runoff developed. He commented that was the reason he would like to see this. Marketing a piece of property that has sat for a long time for the cost of the development due to the hinderance on the property. He would like the Council to reconsider the denial.

Councilmember Piekarski Krech stated she likes bagels too, but Papa Johns and Cherry Berry could not even make it with Cub there. Councilmember Murphy stated that was why he struggles with Cub as a driver, he thought of those same two examples. Councilmember Piekarski Krech stated she has struggled for years with how to bring things to Inver Grove Heights. She has spoken with Developers and gone into stores she likes and talk to CEO's; they just do not have an interest in Inver Grove Heights. One thing is because the city is so spread out and the rooftops. When Rainbow changed, the Staff and the Mayor called everyone HyVee, Trader Joe's, not one had interest.

Councilmember Murphy stated based on new information he would like to make a Motion to reconsider. He appreciated the new information and presentation. He felt he did not have enough information last time.

Motion by Murphy second by Gliva to reconsider the denial from the previous meeting on the Application for the Comprehensive Plan Amendment.

Ayes: 5

Nays: 0 Motion carried.

City Attorney McCauley Nason stated the Motion is to reconsider the vote on the previous application for the Comprehensive Plan Amendment. That Motion passed which means the original Motion is now on the floor. The original Motion was to approve the Comprehensive Plan Amendment. It was made and seconded by Councilmember Piekarski Krech and Mayor Bartholomew. That Motion is currently on the table, to approve the Comprehensive Plan Amendment. This requires a 4/5 vote in order to pass. It would be proper for the Council to engage in discussion regarding the merits of the application. After discussion it would be time for a vote on the original Motion.

Mayor Bartholomew restated this is an opportunity to correct a piece of property that is challenged. To bring employment into the city. Provide service and velocity to businesses in the area from Cub, Cub Liquor Store, Hometown Meats, and the Corner Store gas station. He believes it would be a plus for the community. It is not ideal, but is a noble product, pays for problems on the property, and brings velocity. Those are the reasons why he would like to see a Comp Plan change.

Councilmember Murphy asked what the Comprehensive Plan change was. Councilmember Piekarski Krech responded it would change from B-3 to Medium Density Residential to allow that type of facility.

Associate Planner Heather Botten stated the request would go from Community Commercial to Medium Density Residential for the Comprehensive Plan Amendment. Rezoning the parcel from B-3 General Business to R-3C Multiple Family. The Comprehensive Plan Amendment is a 4/5 vote, rezoning needs a 3/5 vote.

Mayor Bartholomew referenced the Comprehensive Plan Amendment and stated it would be contingent upon an approved plat. They would not get to a position to approve the Comp Plan and the Applicant would go away and they are looking at a three-story apartment building, that cannot happen because it is contingent on the preliminary and final. Associate Planner Botten responded correct. One of the three conditions of approval is that the Comprehensive Plan Amendment would be contingent upon development approval. Councilmember Piekarski Krech stated if something did not work out it would still be B-3.

Motion by Piekarski Krech second by Bartholomew to approve the Comprehensive Plan Amendment.

Ayes: 5

Nays: 0 Motion carried.

Mayor Bartholomew asked Associate Planner Botten what is involved with rezoning for the record. Associate Planner Botten responded rezoning is an Ordinance Amendment. There are no conditions attached. It would be changing the parcel from B-3 General Business to R-3C Multi Family Residential. Mayor Bartholomew said that would be contingent on the Comprehensive Plan which is contingent on the preliminary and final. Associate Planner Botten agreed and stated there are not specific conditions to that Ordinance.

Councilmember Murphy asked if it all reverses itself if for some reason it falls through. If what was just voted on, and what they are about to vote on. Associate Planner Botten responded the Comprehensive Plan Amendment would. City Attorney McCauley Nason responded she is looking at the Ordinance Amending Title 10 Chapter 4 which was in the June 14th City Council packet. That Ordinance rezones just the property. If the Council wants to consider the Ordinance, she recommends considering adoption of the Ordinance with an Amendment to the Ordinance shown in the Council packet to include that this Zoning Ordinance Amendment should not be

effective unless/until the Comprehensive Plan Amendment changing the Comprehensive land use is enacted. She suggests the Ordinance before the Council include a condition that says, "this Ordinance shall be in full force and effect from and after its publication according to Law, and only upon enactment of the Comprehensive Plan Map Amendment change to change the Comprehensive Land Use designation of the property from Community Commercial to Medium Density Residential". If you never get the Comprehensive Plan Amendment in full force and effect you never have the rezoning take effect. Council agreed.

Motion by Gliva second by Piekarski Krech to approve the Ordinance change contingent upon the fact that the Ordinance shall be in full force and effect from and after its publication according to Law, and only upon enactment of the Comprehensive Plan Map Amendment change to change the Comprehensive Land Use designation of the property from Community Commercial to Medium Density Residential.

Ayes: 5

Nays: 0 Motion carried.

7. PUBLIC COMMENT:

There was no public comment.

8. MAYOR AND COUNCIL COMMENTS:

Mayor Bartholomew stated there is a meeting tomorrow at 2:30.

Councilmember Murphy asked what the goal was for tomorrow's meeting. Interim City Administrator Rand responded Sharon Klumpp, from Baker Tilly, is presenting her information with respects to candidates for City Administrator. Her goal would be to suggest the Council narrow down, of the 10, to 3-4 candidates the Council would interview. Dates have been reserved in mid-July for interviews. She stated Ms. Klumpp will share her impressions and asks that Council discuss between each other, to limit the field to 3 or 4. Mayor Bartholomew stated the Council could have a discussion to see more than 3 or 4. Interim City Administrator Rand agreed. Councilmember Gliva asked if this would be a public meeting. Interim City Administrator Rand responded yes. She reminded the Council it is confidential information. During the meeting names or existing employment will not be divulged until they are considered finalist candidates. That information is not considered public information. Councilmember Murphy commented it would be difficult to get it to 3. Mayor Bartholomew responded he was not opposed to having more than 3.

Councilmember Piekarski Krech wished everyone a safe 4th of July and asked if setting off fireworks, be careful, it is very dry. She does not want the Fire Fighters to have to work over the Fourth.

Councilmember Dietrich thanked the committee members that worked on the RFP; Councilmembers Piekarski Krech and Murphy, Interim City Administrator Rand, Finance Director Hove, Fire Chief Thill, Assistant Chief Bergum, Battalion Chief Oswald, and International Association of Fire Fighter Local President Rank. She thanked them for all their work. Mayor Bartholomew agreed and thanked them.

9. EXECUTIVE SESSION:

10. ADJOURN:

Motion by Murphy second by Piekarski Krech to adjourn the meeting at 10:02 p.m.

Ayes: 5

Nays: 0 Motion carried.

Minutes prepared by Recording Clerk Sheri Yourczek

INVER GROVE HEIGHTS CITY COUNCIL MEETING
Thursday, June 29, 2021 - 2:30 P.M.
IGH Lower-Level Training Room 8150 Barbara Avenue

1. CALL TO ORDER:

The City Council of Inver Grove Heights met in special meeting on Tuesday, June 29, 2021, In-person meeting. Mayor Bartholomew called the meeting to order at 2:36 p.m.

2. ROLL CALL:

In attendance were Mayor Tom Bartholomew, Council members Sue Gliva, Rosemary Piekarski-Krech, John Murphy, Brenda Dietrich; staff Interim City Administrator Heather Rand and Clerk Rebecca Kiernan; others Sharon Klumpp, Baker Tilly, City Attorney Bridget Nason and public attendee Rob Reitberger, business owner of Hometown Meats.

There was group discussion on narrowing down the number of applicants that were supplied by Sharon Klumpp.

There was a formal motion to accept 5 candidates for interviews from the 10 applicants by Council member Piekarski Krech; seconded by Gliva. Motion approved 5-0.

Then, Mayor Bartholomew called for a motion to adjourn, and Council member Piekarski Krech made such motion, Council member Gliva seconded the motion, and all voted in favor of adjourning the special city council meeting at 4:02 PM.

Minutes prepared by City Clerk, Rebecca Kiernan

INVER GROVE HEIGHTS SPECIAL CITY COUNCIL MEETING
Thursday, July 15, 2021 - 9:00 A.M.
City Council Chambers, 8150 Barbara Avenue

1. CALL TO ORDER:

The City Council of Inver Grove Heights met in special meeting on Thursday, July 15, 2021, In-person meeting. Mayor Bartholomew called the meeting to order at 9:00 a.m.

2. ROLL CALL:

In attendance were Mayor Tom Bartholomew, Council members Sue Gliva, Rosemary Piekarski-Krech, John Murphy. Brenda Dietrich; staff Clerk Rebecca Kiernan; others Sharon Klumpp, Baker Tilly, City Attorney Bridget Nason..

Interviews were conducted throughout the day.

There was a formal motion to recess the meeting for further discussion by Council Member Murphy; seconded the motion by Council Member Gliva, all voted in favor to recess to Tuesday, July 20, 2021, at 1 p.m. Recessed at 4:30 p.m.

Minutes prepared by City Clerk, Rebecca Kiernan



Request for Council Action

TITLE: Disbursements

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	July 26, 2021	None	
Item Type:	Consent	Amount included in current budget	X
Contact:	Amy Hove	Budget amendment requested	
Prepared by:	Bill Schroepfer	FTE included in current complement	
Reviewed by:	N/A	New FTE requested - N/A	
		Other	

PURPOSE/ACTION REQUESTED:

Approve the attached resolution approving disbursements for the period of July 7, 2021 to July 20, 2021.

SUMMARY:

Shown below is a listing of the disbursements for the various funds for the period ending July 20, 2021. The detail of these disbursements is attached to this memo.

General & Special Revenue	\$620,893.82
Debt Service & Capital	483,821.79
Projects Enterprise & Internal	275,826.56
Service Escrows	218,438.87
Grand Total for All Funds	<u>\$1,598,981.04</u>

If you have any questions about any of the disbursements on the list, please call Amy Hove, Finance Director: 651-450-2521.

Attached to this summary for your action is a resolution approving the disbursements for the period July 7, 2021 to July 20, 2021 and the listing of disbursements requested for approval.

DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 2021-193

**RESOLUTION APPROVING DISBURSEMENTS FOR THE
PERIOD ENDING July 20, 2021**

WHEREAS, a list of disbursements for the period ending July 20, 2021 was presented to the City Council for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS: that payment of the list of disbursements of the following funds is approved:

General & Special Revenue	\$620,893.82
Debt Service & Capital Projects	483,821.79
Enterprise & Internal Service	275,826.56
Escrows	218,438.87
Grand Total for All Funds	<u><u>\$1,598,981.04</u></u>

Adopted by the City Council of Inver Grove Heights this 26th day of July, 2021.

Thomas Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



City of Inver Grove Heights

Expense Approval Report

By Fund

Payment Dates 7/7/2021 - 7/20/2021

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
AFSCME COUNCIL 5	INV0116240	07/02/2021	UNION DUES (AFSCME FULL SHARE)	101.203.2031000	814.06
AFSCME COUNCIL 5	INV0116241	07/02/2021	UNION DUES (AFSCME FULL SHARE-PT)	101.203.2031000	78.80
BARNA, GUZY, & STEFFEN LTD	233074	07/20/2021	Review - Data, Files, Email	101.41.1100.413.30700	845.00
BITUMINOUS ROADWAYS, INC.	30236	07/13/2021	Roadway work	101.43.5200.443.60016	44,642.00
BUREAU OF CRIMINAL APPREHENSION	00000661279	07/13/2021	CJDN Access Fee	101.42.4000.421.40044	390.00
CDW GOVERNMENT INC	F718447	07/20/2021	Weekly Invoices	101.47.1400.413.60041	304.77
CDW GOVERNMENT INC	G327330	07/20/2021	Weekly Invoices	101.47.1400.413.60041	9.32
CITY OF SAINT PAUL	IN46083	07/13/2021	Asphalt mix 11&4A	101.43.5200.443.60016	7,085.63
COMCAST	07/05/2021	07/13/2021	Business cable	101.42.4200.423.30700	10.86
COMMERCIAL INFRASTRUCTURE CABLING, Inc.	I10103	07/20/2021	Weekly Invoices	101.47.1400.413.30700	519.50
CORE & MAIN LP	P170166	07/13/2021	Goldflo Split Coupler	101.43.5200.443.60016	21.94
CULLIGAN	98459100 06/30/2021	07/13/2021	Bottled water equipment service	101.42.4200.423.30700	5.28
CULLIGAN	98459118 06/30/2021	07/13/2021	Bottle deposit, premium water NT, solar salt	101.42.4200.423.60065	73.70
CULLIGAN	98603467 06/30/2021	07/13/2021	Bottle deposit, Premium water NT, solar salt	101.42.4200.423.60065	89.71
DAJ ENTERPRISES LLC (ECO WORKS)	2040	07/20/2021	Weekly Invoices	101.44.6000.451.60016	598.90
DAKOTA COMMUNICATIONS CENTER	IG2021-08	07/20/2021	August 2021 monthly DCC Fee	101.42.4000.421.70502	60,289.20
DAKOTA COMMUNICATIONS CENTER	IG2021-08	07/20/2021	August 2021 monthly DCC Fee	101.42.4200.423.70502	4,340.80
DAKOTA CTY FINANCIAL SVCS	00041607	07/20/2021	2nd Qtr 2021 Utilities Share	101.43.5400.445.40020	841.04
DAKOTA CTY PROP TAXATION & RECORDS	TNT2021-20	07/13/2021	2021 TNT Notices	101.41.2000.415.30700	2,183.59
DOUGHERTY, MOLENDIA, SOLFEST, HILLS & BAUER P.A.	199463	07/20/2021	Communication w/Police, Telephone conference	101.41.1100.413.30700	96.00
EFTPS	INV0116266	07/02/2021	FEDERAL WITHHOLDING	101.203.2030200	62,451.23
EFTPS	INV0116268	07/02/2021	MEDICARE WITHHOLDING	101.203.2030500	18,014.20
EFTPS	INV0116269	07/02/2021	SOCIAL SECURITY WITHHOLDING	101.203.2030400	52,503.16
EXPERT TREE AND SERVICE AND SCIENCE	6073	07/13/2021	Remove dead lindens, grind stump, clean up	101.43.5200.443.40046	700.00
EXPERT TREE AND SERVICE AND SCIENCE	5845	07/20/2021	Weekly Invoices	101.44.6000.451.30700	1,875.00
FIRSTSCRIBE	254805	07/13/2021	ROWay Web Application	101.43.5100.442.40044	250.00
GALLS INC	018709166	07/13/2021	Flip Top Stream Defense Spray Patter	101.42.4000.421.60065	120.94
GENESIS EMPLOYEE BENEFITS ACH ONLY	INV0116248	07/02/2021	HSA ELECTION-FAMILY	101.203.2032500	3,073.13
GENESIS EMPLOYEE BENEFITS ACH ONLY	INV0116249	07/02/2021	HSA ELECTION-SINGLE	101.203.2032500	4,820.55
GERTENS	39352/12	07/13/2021	DE Fairball Infield Conditioner	101.44.6000.451.60016	760.00
GERTENS	42671/12	07/13/2021	Quikpro by roundup	101.44.6000.451.60035	1,259.40
GERTENS	485202/6	07/20/2021	Weekly Invoices	101.44.6000.451.60065	1,230.00
GERTENS	485518/6	07/20/2021	Weekly Invoices	101.44.6000.451.60016	80.00
GLS COMPANIES	199112	07/13/2021	Insight newsletter - Summer 2021 - EDDM	101.41.1300.413.50032	6,894.63
GOLDCOM, INC.	250616	07/20/2021	Weekly Invoices	101.47.1400.413.60041	14.45
HILLYARD INC	604374761	07/13/2021	Soap Foam Enmotion Counter	101.42.4200.423.60011	134.12
HOISINGTON KOEGLER GROUP INC.	020-013-11	07/20/2021	Weekly Invoices	101.44.6000.451.30700	3,338.75
ICMA RETIREMENT TRUST - 457	INV0116238	07/02/2021	457 - ROTH AGE 50+	101.203.2031400	225.00
ICMA RETIREMENT TRUST - 457	INV0116239	07/02/2021	457 - ROTH AGE 50+	101.203.2031400	225.00
ICMA RETIREMENT TRUST - 457	INV0116250	07/02/2021	ICMA-AGE <49	101.203.2031400	5,535.00
ICMA RETIREMENT TRUST - 457	INV0116251	07/02/2021	ICMA-AGE <49 %	101.203.2031400	7,913.94
ICMA RETIREMENT TRUST - 457	INV0116252	07/02/2021	ICMA-AGE 50+	101.203.2031400	6,005.29
ICMA RETIREMENT TRUST - 457	INV0116253	07/02/2021	ICMA-AGE 50+ %	101.203.2031400	1,420.55
ICMA RETIREMENT TRUST - 457	INV0116262	07/02/2021	ROTH IRA (AGE 49 & UNDER)	101.203.2032400	3,042.28
ICMA RETIREMENT TRUST - 457	INV0116263	07/02/2021	ROTH IRA (AGE 50 & OVER)	101.203.2032400	450.00
ICMA RETIREMENT TRUST - 457	INV0116264	07/02/2021	ROTH-AGE <49 %	101.203.2032400	216.69
IUOE	INV0116254	07/02/2021	UNION DUES IUOE	101.203.2031000	1,263.44
JULEE QUARVE-PETERSON, INC.	21-147	07/13/2021	Annual playground safety inspection 2021	101.44.6000.451.30700	2,024.64
KENISON, TERRI	06/30/2021	07/13/2021	June 2021 Cleaning	101.42.4200.423.30700	1,600.00
LAURENTINA DEJONG	05/04/2021R	07/13/2021	Monuments, Pots, Planter Boxes - Labor & Materials	101.44.6000.451.30700	1,015.00
LAURENTINA DEJONG	06/29/2021	07/13/2021	Monuments, Pots, Planter boxes - Labor & Materials	101.44.6000.451.30700	659.50
LELS	INV0116255	07/02/2021	UNION DUES (LELS)	101.203.2031000	2,030.00
LELS SERGEANTS	INV0116265	07/02/2021	UNION DUES (LELS SGT)	101.203.2031000	381.00
LOCAL GOVERNMENT INFORMATION SYSTEM (LOGIS)	50590	07/13/2021	APPL SUP - POLICE	101.42.4000.421.70501	2,194.00
LOCAL GOVERNMENT INFORMATION SYSTEM (LOGIS)	50598	07/13/2021	APPL SUP - FIRE	101.42.4200.423.30700	568.00
LOCAL GOVERNMENT INFORMATION SYSTEM (LOGIS)	50611	07/20/2021	Weekly Invoices	101.47.1400.413.40035	1,918.00
LOCAL GOVERNMENT INFORMATION SYSTEM (LOGIS)	50628	07/20/2021	Weekly Invoices	101.47.1400.413.30700	1,218.75
M & J SERVICES, LLC	2403	07/20/2021	Weekly Invoices	101.44.6000.451.40040	1,940.00
MACQUEEN EMERGENCY GROUP	P00634	07/13/2021	G1 UE Hycar, Medium Facepiece w/EU Hycar	101.42.4200.423.60065	332.60
MACQUEEN EMERGENCY GROUP	P00639	07/13/2021	Dust cover assy	101.42.4200.423.40042	54.21
MESSERLI & KRAMER, P.A.	392694	07/20/2021	Professional services rendered	101.41.1100.413.30700	1,500.00
METROPOLITAN COUNCIL	07/07/2021	07/13/2021	June 2021 Sewer Availability Charge (SAC)	101.41.0000.3414000	(124.25)
Michael A. Madigan	2034	07/13/2021	Lawn care services for the cemetary	101.44.6000.451.30700	250.00
Michael A. Madigan	2035	07/13/2021	Lawn care services - ditch	101.44.6000.451.30700	130.00
MINNEAPOLIS OXYGEN CO.	00078154	07/13/2021	Medical Oxygen	101.42.4200.423.30700	171.78
MINNEAPOLIS OXYGEN CO.	00078155	07/13/2021	Medical Oxygen	101.42.4200.423.30700	122.70
MINNESOTA SODDING COMPANY, LLC	10600	07/13/2021	Mobilization to Groveland park	101.44.6000.451.30700	492.42
MN DEPT OF LABOR & INDUSTRY	07/19/2021	07/20/2021	June 2021	101.207.2070100	3,545.96
MN DEPT OF LABOR & INDUSTRY	07/19/2021	07/20/2021	June 2021	101.41.0000.3414000	(25.00)
MN DEPT OF REVENUE (PAYROLL)	INV0116267	07/02/2021	STATE WITHHOLDING	101.203.2030300	27,007.47
MN FIRE SERVICE CERT BOARD	9061	07/13/2021	1072 HazMat retest fee - Jennifer Mink	101.42.4200.423.50080	25.00
MN FIRE SERVICE CERT BOARD	9096	07/13/2021	Fire Apparatus Operator(FAO) exams and retest	101.42.4200.423.50080	1,040.00
MN FIRE SERVICE CERT BOARD	9200	07/13/2021	Firefighter I certification exam	101.42.4200.423.50080	960.00
MN STATE FIRE CHIEFS ASSOCIATION	09/12/2021	07/13/2021	City festival Public Safety Display	101.42.4200.423.30700	75.00
MN STATE FIRE CHIEFS ASSOCIATION	10/10/2021	07/13/2021	Fire department open house	101.42.4200.423.30700	75.00
NATURE CALLS, INC.	27190	07/13/2021	June 2021	101.44.6000.451.40065	2,559.00
NIEBUR TRACTOR & EQUIPMENT, INC.	01-161992	07/20/2021	Weekly Invoices	101.44.6000.451.60040	6,776.50
NORTHERN SAFETY TECHNOLOGY INC	52580	07/20/2021	slicktop - sedan to utility grill	101.42.4000.421.80700	12,755.96
OKER INVESTMENTS	35709214	07/20/2021	Recycling services	101.45.3000.419.30700	2,940.00
OXYGEN SERVICE COMPANY, INC	0003498138	07/20/2021	Steel, Cylinders	101.42.4000.421.60065	56.46

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
PERA	INV0116256	07/02/2021	PERA COORDINATED PLAN	101.203.2030600	44,584.20
PERA	INV0116257	07/02/2021	EMPLOYER SHARE (EXTRA PERA)	101.203.2030600	3,429.59
PERA	INV0116258	07/02/2021	PERA DEFINED PLAN	101.203.2030600	21.92
PERA	INV0116259	07/02/2021	EMPLOYER SHARE (PERA DEFINED PLAN)	101.203.2030600	21.92
PERA	INV0116260	07/02/2021	PERA POLICE & FIRE PLAN	101.203.2030600	23,496.63
PERA	INV0116261	07/02/2021	EMPLOYER SHARE (POLICE & FIRE PLAN)	101.203.2030600	35,244.94
PINE BEND PAVING, INC.	21-1669	07/13/2021	Asphalt 1/2" Wear Course 6/15 - 6/25	101.43.5200.443.60016	37,152.97
PINE BEND PAVING, INC.	21-1689	07/13/2021	Asphalt 1/2" Wear Course	101.43.5200.443.60016	487.85
PRECISE MRM	200-1031808	07/13/2021	Tracker & Antenna	101.43.5200.443.30700	550.76
RENEE DUBS ELLENA	21-5029	07/20/2021	Design Mid-year 2021 Community Development Report	101.41.1300.413.30700	1,150.00
RENEE DUBS ELLENA	21-5031	07/20/2021	Desing/Layout Summer 2021 insights newsletter	101.41.1300.413.30700	1,875.00
RENEE DUBS ELLENA	21-5036	07/20/2021	Design/Layout Police cadet businees card	101.41.1300.413.30700	85.00
SAFETYFIRST SPECIALTY CONTRACTING, INC.	7452	07/20/2021	Weekly Invoices	101.44.6000.451.70501	10,485.00
ST CROIX RECREATION CO	20805	07/13/2021	Pendulum casting, Bronze bearing	101.44.6000.451.40047	401.72
ST. PAUL PIONEER PRESS	0621572521	07/20/2021	June 2021 S Legals S Full Run	101.41.1100.413.50025	17.10
ST. PAUL PIONEER PRESS	0621572521	07/20/2021	June 2021 S Legals S Full Run	101.41.1100.413.50025	105.30
ST. PAUL PIONEER PRESS	0621572521	07/20/2021	June 2021 S Legals S Full Run	101.41.2000.415.50025	945.00
ST. PAUL PIONEER PRESS	0621572521	07/20/2021	June 2021 S Legals S Full Run	101.45.3200.419.50025	32.40
ST. PAUL PIONEER PRESS	0621572521	07/20/2021	June 2021 S Legals S Full Run	101.45.3200.419.50025	33.30
STERLING CODIFIERS	9439	07/13/2021	Supplement Editing, Shipping/Handling	101.41.1100.413.30700	2,599.00
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	101.41.1100.413.30550	18.90
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	101.41.1300.413.30550	15.40
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	101.41.2000.415.30550	84.11
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	101.42.4000.421.30550	285.93
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	101.42.4200.423.30550	39.90
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	101.43.5000.441.30550	12.07
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	101.43.5100.442.30550	57.29
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	101.43.5200.443.30550	46.90
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	101.44.6000.451.30550	54.96
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	101.45.3000.419.30550	17.43
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	101.45.3200.419.30550	19.91
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	101.45.3300.419.30550	32.90
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	101.47.1400.413.30550	37.10
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	101.41.1100.413.30550	18.90
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	101.41.1300.413.30550	15.40
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	101.41.2000.415.30550	84.11
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	101.42.4000.421.30550	285.93
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	101.42.4200.423.30550	39.90
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	101.43.5000.441.30550	12.07
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	101.43.5100.442.30550	57.29
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	101.43.5200.443.30550	46.90
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	101.44.6000.451.30550	54.96
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	101.45.3000.419.30550	17.43
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	101.45.3200.419.30550	19.91
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	101.45.3300.419.30550	32.90
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	101.47.1400.413.30550	37.10
TDS METROCOM	6/13/2021	07/20/2021	Weekly Invoices	101.47.1400.413.50020	172.95
TYLER TECHNOLOGIES, INC	025-338400	07/13/2021	Locking TILL media plus cash drawer - Maintenance	101.47.1400.413.40035	64.42
UNIFIRST CORPORATION	632786	07/13/2021	Clothing/Uniforms	101.43.5200.443.60045	30.71
UNIFIRST CORPORATION	632786	07/13/2021	Clothing/Uniforms	101.44.6000.451.60045	14.24
UNIFIRST CORPORATION	634188	07/13/2021	Clothing/Uniforms	101.43.5200.443.60045	32.56
UNIFIRST CORPORATION	634188	07/13/2021	Clothing/Uniforms	101.44.6000.451.60045	14.24
UNIFIRST CORPORATION	0635539	07/13/2021	Clothing/Uniforms	101.43.5200.443.60045	30.71
UNIFIRST CORPORATION	0635539	07/13/2021	Clothing/Uniforms	101.44.6000.451.60045	14.24
WI SCTF (WI SUPPORT COLLECTIONS TRUST FUND)	INV0116247	07/02/2021	PARTICIPANT ID#0004986316	101.203.2032100	433.06
WSB & ASSOCIATES, INC.	R-017699-000-4	07/13/2021	Interim Public Works Director	101.43.5000.441.30700	5,375.00
Fund: 101 - GENERAL FUND					553,673.88
LIME VALLEY ADVERTISING, INC.	21076.05	07/20/2021	Programming services - Monthly site maintenance	201.44.1600.465.50025	100.00
RIVER HEIGHTS CHAMBER OF COMMERCE	10960	07/20/2021	Service contract, Office rent	201.44.1600.465.30700	6,127.16
RIVER HEIGHTS CHAMBER OF COMMERCE	10974	07/20/2021	Golf tournament exculsive tee sponsor	201.44.1600.465.50025	400.00
Fund: 201 - C.V.B. FUND					6,627.16
AROCHO, DEBBIE	07/02/2021	07/13/2021	Park shelter deposit	204.207.2070300	3.33
AROCHO, DEBBIE	07/02/2021	07/13/2021	Park shelter deposit	204.44.0000.3471000	46.67
BONIFAZI, NATALIE	06/10/2021	07/20/2021	Per Chelsea Swiggum	204.44.0000.3470000	75.00
DAWN LANNING - HHH RANCH	21-08	07/13/2021	Horse Day Camp 6/14-6/18 Sessions	204.44.6100.452.30700	2,940.00
HOPKINS SPORTS CAMP LLC	17507	07/20/2021	Flag footbal & Cheerleading camp	204.44.6100.452.30700	1,808.80
HOPKINS SPORTS CAMP LLC	17508	07/20/2021	Track and Field camp	204.44.6100.452.30700	1,118.60
JOHN ANTHONY BERZAC III	07/02/2021	07/13/2021	PARK SHELTER DEPOSIT	204.207.2070300	3.33
JOHN ANTHONY BERZAC III	07/02/2021	07/13/2021	PARK SHELTER DEPOSIT	204.44.0000.3470000	46.67
MARSHALL, ADAM	07/08/2021	07/20/2021	Terrific Tuesdays performance on 07/20/2021	204.44.6100.452.30700	350.00
SPROULE, DANIELLE	07/02/2021	07/13/2021	Park shelter deposit	204.207.2070300	3.33
SPROULE, DANIELLE	07/02/2021	07/13/2021	Park shelter deposit	204.44.0000.3471000	46.67
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	204.44.6100.452.30550	24.70
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	204.44.6100.452.30550	24.70
THEIS, AMANDA	06/22/2021	07/20/2021	Changed class, refunding price difference	204.44.0000.3470000	6.00
TREHARNE, TRACIE	06/22/2021	07/20/2021	Cancelled out of class	204.44.0000.3470000	120.00
VANDERBILT, JAMIE	07/02/2021	07/13/2021	Customer cancelled out of program	204.44.0000.3470000	54.00
WANI, MARY	07/02/2021	07/13/2021	Park shelter refund	204.207.2070300	7.99
WANI, MARY	07/02/2021	07/13/2021	Park shelter refund	204.44.0000.3471000	112.01
WILLIAM SEBASTIAN HARTON	07/08/2021	07/20/2021	Terrific Tuesdays performance on 07/27/2021	204.44.6100.452.30700	400.00
Fund: 204 - RECREATION FUND					7,191.80
AEP ONSITE PARTNERS, LLC	419-21311203	07/13/2021	May 2021 Solar	205.44.6200.453.40020	5,834.67
AEP ONSITE PARTNERS, LLC	419-21311203	07/13/2021	May 2021 Solar	205.44.6200.453.40020	5,936.09
AEP ONSITE PARTNERS, LLC	419-21316032	07/13/2021	June 2021 Solar	205.44.6200.453.40020	6,706.17
AEP ONSITE PARTNERS, LLC	419-21316032	07/13/2021	June 2021 Solar	205.44.6200.453.40020	6,775.96
AIM ELECTRONICS	42912	07/20/2021	Ice rink scoreboard service	205.44.6200.453.40040	379.64
CG ESKIMOS AAA - TREVOR KELSEY	04/26/2021	07/13/2021	Curfew refund 04/12/2021, Curfew closed early	205.207.2070300	25.76
CG ESKIMOS AAA - TREVOR KELSEY	04/26/2021	07/13/2021	Curfew refund 04/12/2021, Curfew closed early	205.44.0000.3492200	361.66

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
CRAWFORD DOOR SALES COMPANY	42570	07/13/2021	Zamboni Door, Replaced 5 Sections	205.44.6200.453.40040	1,350.00
HUEBSCH SERVICES	20035316	07/13/2021	Finance charge	205.44.6200.453.40040	5.08
IGH NATIONAL GUARD ARMORY	07/14/2021	07/20/2021	2021 annual lease agreement - @ 50%	205.44.6200.453.70310	2,750.00
MILLER'S ELECTRIC	927	07/13/2021	New LED light fixtures	205.44.6200.453.40040	2,997.50
MILLER'S ELECTRIC	927	07/13/2021	New LED light fixtures	205.44.6200.453.40040	2,997.50
PERFECTION PLUS, INC	113718	07/13/2021	June 2021 Monthly Cleaning Contract	205.44.6200.453.40040	8,456.36
PERFECTION PLUS, INC	113766	07/20/2021	Weekly Invoices	205.44.6200.453.40040	8,456.36
PLATA, DIANA	06/10/2021	07/20/2021	Medical via MR	205.44.0000.3493501	134.00
ROSEN, TIFFANY	07/08/2021	07/13/2021	Prorated swim lesson cancel - moved to Phoenix	205.44.0000.3493501	50.84
SHERWIN-WILLIAMS CO.	3425-5	07/20/2021	Weekly Invoices	205.44.6200.453.60016	16.25
SHERWIN-WILLIAMS CO.	3425-5	07/20/2021	Weekly Invoices	205.44.6200.453.60016	16.26
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	205.44.6200.453.30550	13.79
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	205.44.6200.453.30550	13.79
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	205.44.6200.453.30550	3.50
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	205.44.6200.453.30550	43.59
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	205.44.6200.453.30550	13.79
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	205.44.6200.453.30550	3.50
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	205.44.6200.453.30550	43.59
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	205.44.6200.453.30550	13.79
Fund: 205 - COMMUNITY CENTER					53,399.44
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	290.45.3000.419.30550	0.77
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	290.45.3000.419.30550	0.77
Fund: 290 - EDA OPERATING					1.54
HOISINGTON KOEGLER GROUP INC.	020-057-7	07/20/2021	Weekly Invoices	402.44.6000.451.30700	12,575.80
M & J SERVICES, LLC	2402	07/20/2021	Weekly Invoices	402.44.6000.451.60065	1,661.16
NORTHERN TECHNOLOGIES, LLC	38693	07/20/2021	Weekly Invoices	402.44.6000.451.30700	5,300.00
WEBBER RECREATIONAL DESIGN, INC.	1145	07/20/2021	2021 MVP Internal Acrylic HD Breakaway	402.44.6000.451.80300	4,740.00
Fund: 402 - PARK ACQ. & DEV. FUND					24,276.96
METROPOLITAN COUNCIL	07/07/2021	07/13/2021	June 2021 Sewer Availability Charge (SAC)	404.217.2170000	12,425.00
Fund: 404 - SEWER CONNECTION FUND					12,425.00
DCA TITLE	50997	07/13/2021	Title commitment fee	436.73.5900.736.30700	575.00
SRF CONSULTING GROUP, INC	13074.00-1	07/13/2021	117th Street Reconstruction from CSAH 71 to TH 52	436.73.5900.736.30300	5,120.24
Fund: 436 - 2016 IMPROVEMENT FUND					5,695.24
BARR ENGINEERING COMPANY	23191446.00-11	07/13/2021	Team meeting, Water quality model, Proj. Admin.	440.74.5900.740.30300	570.75
BARR ENGINEERING COMPANY	23191446.00-11	07/13/2021	Team meeting, Water quality model, Proj. Admin.	440.74.5900.740.30300	570.75
BOLTON & MENK, INC.	0271290	07/13/2021	Dawn Way Improvement	440.74.5900.740.30300	3,077.75
BOLTON & MENK, INC.	0271290	07/13/2021	Dawn Way Improvement	440.74.5900.740.30300	3,077.75
CITY OF EAGAN	7688	07/20/2021	Reimbursement	440.74.5900.740.30700	1,472.78
DCA TITLE	51908	07/13/2021	Title commitment fee	440.74.5900.740.30700	575.00
DCA TITLE	51909	07/13/2021	Title commitment fee	440.74.5900.740.30700	575.00
DCA TITLE	51918	07/13/2021	Title commitment fee	440.74.5900.740.30700	575.00
EHLERS AND ASSOCIATES, INC.	87390	07/20/2021	Weekly Invoices	440.74.5900.740.30700	2,677.50
MCNAMARA CONTRACTING INC	07/01/2021	07/13/2021	Project2109D - Street & Sanitary Sewer Improvement	440.74.5900.740.80300	118,821.25
Fund: 440 - PAVEMENT MANAGEMENT PROJ					131,993.53
BARR ENGINEERING COMPANY	23190328.20-17	07/13/2021	Project reviews and studies	441.74.5900.741.30300	132.00
KIMLEY-HORN & ASSOCIATES, INC.	19076397	07/13/2021	Labor and Expenses	441.74.5900.741.30300	2,379.70
M & J SERVICES, LLC	2398	07/13/2021	Patched & Repaired multiple C/B's	441.74.5900.741.40066	1,340.00
M & J SERVICES, LLC	2399	07/13/2021	Patched & Replaced multiple C/B's	441.74.5900.741.40066	1,420.00
M & J SERVICES, LLC	2400	07/13/2021	Patched & Repaired multiple C/B's	441.74.5900.741.40066	915.00
M & J SERVICES, LLC	2406	07/20/2021	Weekly Invoices	441.74.5900.741.40066	1,265.00
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	441.74.5900.741.30550	11.55
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	441.74.5900.741.30550	11.55
Fund: 441 - STORM WATER MANAGEMENT					7,474.80
HOISINGTON KOEGLER GROUP INC.	021-002-4	07/20/2021	Weekly Invoices	444.74.5900.744.30700	9,455.00
Fund: 444 - PARK CAPITAL REPLACEMENT					9,455.00
BOLTON & MENK, INC.	0271289	07/13/2021	Topo, Design & Bidding. Construction Services	446.74.5900.746.30300	3,157.00
EMMONS & OLIVIER RESOURCES	00095-0071-4	07/13/2021	Incorporate CSAH 26 RAB submodel into larger model	446.74.5900.746.30300	1,515.75
EMMONS & OLIVIER RESOURCES	00095-0070-5	07/13/2021	Development reviews	446.74.5900.746.30300	3,630.75
Fund: 446 - NW AREA					8,303.50
BARR ENGINEERING COMPANY	23190328.21-5	07/13/2021	Project reviews and studies	448.74.5900.748.30300	42.00
KIMLEY-HORN & ASSOCIATES, INC.	19076382	07/13/2021	Labor and Expenses	448.74.5900.748.30300	1,905.35
Fund: 448 - NWA - STORM WATER					1,947.35
BARR ENGINEERING COMPANY	23190218.00-296	07/13/2021	Pine Bend landfill Permitting Assistance	451.75.5900.751.30700	18,532.00
DAKOTA CTY FINANCIAL SVCS	41033	07/20/2021	Weekly Invoices	451.45.3000.419.60065	5,421.21
Fund: 451 - HOST COMMUNITY FUND					23,953.21
PEARSON BROTHERS, INC.	5311	07/20/2021	Trap rock & materials for seal coat project	470.44.5900.770.80300	248,863.60
ST. PAUL PIONEER PRESS	0621572521	07/20/2021	June 2021 S Legals S Full Run	470.77.5900.770.50025	138.60
Fund: 470 - 2020 IMPROVEMENT FUND					249,002.20
BOLTON & MENK, INC.	0271288	07/13/2021	Final Design & Quoting	471.71.5900.771.30300	9,295.00
Fund: 471 - 2021 IMPROVEMENT FUND					9,295.00
CITY OF BLOOMINGTON	19396	07/20/2021	Weekly Invoices	501.50.7100.512.30700	420.00
FIRST IMPRESSION GROUP, THE	118130	07/13/2021	Business card - Chris Onken	501.50.7100.512.50030	60.00
FLEXIBLE PIPE TOOL COMPANY	26328	07/13/2021	Lumberjack chain set, Fedex tracking	501.50.7100.512.40043	627.20
GERTENS	251158/1	07/13/2021	CALAM ACU AVALANCHE #1	501.50.7100.512.60016	28.50
GOPHER STATE ONE-CALL	1060483	07/13/2021	CINGHT01 FTP Tickets	501.50.7100.512.30700	804.60
HAWKINS, INC.	4973106	07/20/2021	Weekly Invoices	501.50.7100.512.60019	892.00
LONE OAK COMPANIES	87586	07/20/2021	Process statements & Postage credits	501.50.7100.512.30700	672.43
LONE OAK COMPANIES	87586	07/20/2021	Process statements & Postage credits	501.50.7100.512.50035	(125.44)
LONE OAK COMPANIES	07/13/2021	07/20/2021	Postage	501.50.7100.512.50035	887.40

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
SUSA - SECRETARY/TREASURER	07/13/2021	07/13/2021	2021 Membership Application	501.50.7100.512.50080	125.00
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	501.50.7100.512.30550	40.85
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	501.50.7100.512.30550	40.85
TOTAL CONSTRUCTION & EQUIP.	30745	07/20/2021	Weekly Invoices	501.50.7100.512.40040	694.83
TWIN CITY FILTER SERVICE INC	0704322-IN	07/20/2021	Weekly Invoices	501.50.7100.512.40040	738.84
TYLER TECHNOLOGIES, INC	025-340014	07/20/2021	Weekly Invoices	501.50.7100.512.70440	1,673.75
TYLER TECHNOLOGIES, INC	025-340014	07/20/2021	Weekly Invoices	501.50.7100.512.70440	1,673.75
Fund: 501 - WATER UTILITY FUND					9,254.56
LONE OAK COMPANIES	87586	07/20/2021	Process statements & Postage credits	502.51.7200.514.30700	672.43
LONE OAK COMPANIES	87586	07/20/2021	Process statements & Postage credits	502.51.7200.514.50035	(125.44)
LONE OAK COMPANIES	07/13/2021	07/20/2021	Postage	502.51.7200.514.50035	887.40
M & J SERVICES, LLC	2405	07/20/2021	Weekly Invoices	502.51.7200.514.40043	1,740.00
METROPOLITAN COUNCIL	0001126690	07/13/2021	Waste Water Services Def Rev	502.51.7200.514.40015	162,719.73
SAFE-FAST, INC.	INV247717	07/13/2021	Gas monitor, Pump kit, Meter hose.....	502.51.7200.514.60016	1,878.60
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	502.51.7200.514.30550	24.61
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	502.51.7200.514.30550	24.61
Fund: 502 - SEWER UTILITY FUND					167,821.94
ALL STAR PRO GOLF, INC.	INV23644	07/20/2021	Imprinted (Blue) Hex Pencils	503.52.8000.521.60065	735.37
ARTISAN BEER COMPANY	3481780	07/13/2021	Beer	503.52.8300.524.76150	515.30
ARTISAN BEER COMPANY	3483286	07/13/2021	Beer	503.52.8300.524.76150	402.00
ARTISAN BEER COMPANY	3484348	07/20/2021	Beer	503.52.8300.524.76150	688.10
BREAKTHRU BEVERAGE MINNESOTA	340056721	07/13/2021	Beer	503.52.8300.524.76150	569.10
BREAKTHRU BEVERAGE MINNESOTA	340185327	07/20/2021	Beer	503.52.8300.524.76150	488.50
BREAKTHRU BEVERAGE MINNESOTA	340204381	07/20/2021	Beer	503.52.8300.524.76150	100.65
COCA COLA BOTTLING COMPANY	3649204494	07/13/2021	Beverages	503.52.8300.524.76100	1,553.36
COCA COLA BOTTLING COMPANY	3762201212	07/20/2021	Coke	503.52.8300.524.76100	108.00
COLLEGE CITY BEVERAGE	707343	07/13/2021	Beer	503.52.8300.524.76150	297.95
COLLEGE CITY BEVERAGE	709214	07/13/2021	Beer	503.52.8300.524.76150	357.50
FILTER RECYCLING SERVICES	07/13/2021	07/20/2021	InverWood used oil filters recycling	503.52.8600.527.60022	70.00
HEGGIES PIZZA	1000917016	07/13/2021	Pizzas	503.52.8300.524.76050	113.10
JJ TAYLOR DIST. COMPANY OF MN	3202543	07/20/2021	Beer	503.52.8300.524.76150	417.00
M. AMUNDSON LLP	323712	07/13/2021	Food	503.52.8300.524.76050	174.73
M. AMUNDSON LLP	324082	07/13/2021	Candy/Food	503.52.8300.524.76050	146.37
M. AMUNDSON LLP	324572	07/20/2021	Candy	503.52.8300.524.76050	321.72
MANSFIELD OIL COMPANY	22456523	07/13/2021	Fuel	503.52.8400.525.60021	1,308.23
MTI DISTRIBUTING CO	1304475-00	07/13/2021	Mobile service visit, diagnostics	503.52.8600.527.40042	300.00
MTI DISTRIBUTING CO	1308614-01	07/13/2021	Switch	503.52.8600.527.40042	83.79
MTI DISTRIBUTING CO	1308614-02	07/13/2021	Bedknife, Starters	503.52.8600.527.40042	592.64
MTI DISTRIBUTING CO	1312178-00	07/20/2021	Parts/Equipment	503.52.8600.527.40042	269.34
MTI DISTRIBUTING CO	1312178-01	07/20/2021	Holder-Bag	503.52.8600.527.40042	21.46
NAPA OF INVER GROVE HEIGHTS	261884	07/13/2021	Battery, Core deposits	503.52.8600.527.40042	122.68
NAPA OF INVER GROVE HEIGHTS	262567	07/13/2021	Total eclipses, brake pads, core deposits	503.52.8600.527.40042	265.87
NAPA OF INVER GROVE HEIGHTS	5762-262845	07/13/2021	Front brake rotor	503.52.8600.527.40042	276.04
NAPA OF INVER GROVE HEIGHTS	253076	07/13/2021	Core deposits	503.52.8600.527.40042	(74.76)
NAPA OF INVER GROVE HEIGHTS	263077	07/13/2021	NapaGold oil filter, white lithium grease	503.52.8600.527.40042	25.69
NATURE CALLS, INC.	27161	07/13/2021	Portable rest rooms for golf course	503.52.8600.527.40065	128.55
NATURE CALLS, INC.	27162	07/13/2021	Portable rest rooms for golf course	503.52.8600.527.40065	128.55
PHILLIPS WINE & SPIRITS	6231030	07/13/2021	Liquor	503.52.8300.524.76150	315.88
PLAISTED COMPANIES, INC.	45054	07/20/2021	Dirt & Sand for GC	503.52.8600.527.60020	3,001.54
SOUTH BAY DESIGN	07/01/2021	07/20/2021	Quarterly hosting charges, Monthly site updates	503.52.8500.526.50025	335.00
ST. PAUL PIONEER PRESS	0421520544	07/20/2021	GolfGuide - South S Full Run	503.52.8500.526.50025	100.00
SUPERIOR TURF SERVICES INC	1218	07/20/2021	Traction 2x2.5Gal, 1.8 WIN Greens, Aquaduct flex	503.52.8600.527.60035	1,619.62
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	503.52.8000.521.30550	3.50
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	503.52.8500.526.30550	3.50
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	503.52.8600.527.30550	21.70
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	503.52.8000.521.30550	3.50
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	503.52.8500.526.30550	3.50
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	503.52.8600.527.30550	21.70
TOTAL CONSTRUCTION & EQUIP.	INV0116584	07/20/2021	Redo lights for GC sign	503.52.8600.527.60065	3,033.53
US FOODSERVICE	3146586	07/20/2021	Food, supplies, beverages	503.52.8300.524.60065	116.65
US FOODSERVICE	3146586	07/20/2021	Food, supplies, beverages	503.52.8300.524.76050	1,049.02
US FOODSERVICE	3146586	07/20/2021	Food, supplies, beverages	503.52.8300.524.76100	135.67
US FOODSERVICE	3227086	07/13/2021	Food & Supplies	503.52.8300.524.60065	90.56
US FOODSERVICE	3227086	07/13/2021	Food & Supplies	503.52.8300.524.76050	688.45
Fund: 503 - INVER WOOD GOLF COURSE					21,050.15
SULLIVAN, GRACE	07/01/2021	07/13/2021	Insurance claim	602.00.2100.415.40048	226.00
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	602.00.2100.415.30550	1.67
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	602.00.2100.415.30550	1.67
Fund: 602 - RISK MANAGEMENT					229.34
ARROW MOWER, INC.	71060	07/13/2021	Rope 10 feet	603.00.5300.444.40041	9.00
COMO LUBE & SUPPLIES	677438	07/13/2021	Used oil filters & used anti-freeze recycling	603.00.5300.444.40025	236.03
COMO LUBE & SUPPLIES	677452	07/13/2021	Used oil recovery/call in	603.00.5300.444.40025	35.00
FEDERAL SIGNAL CORPORATION	7790516	07/13/2021	CNTRL Digital, Siren, Solar Power Option, Shipping	603.00.5300.444.80800	34,425.00
FERRELLGAS	1116152546	07/13/2021	20lb Cylinder, Hazmat fee	603.00.5300.444.40041	17.50
FLEETPRIDE	RSV014150	07/13/2021	U joint kit, machine charge	603.00.5300.444.40041	107.42
GERLACH OUTDOOR POWER EQUIP	218505	07/13/2021	Pulley-Idler-V	603.00.5300.444.40041	45.08
INVER GROVE FORD	06/17/2021	07/13/2021	Gas engine repair	603.00.5300.444.40041	373.88
INVER GROVE FORD	5301359	07/13/2021	Brake pad	603.00.5300.444.40041	78.09
INVER GROVE FORD	5301364	07/13/2021	Brake lining, pads, rotors	603.00.5300.444.40041	344.94
INVER GROVE FORD	5301545	07/13/2021	TPMS Sensor	603.00.5300.444.40041	52.89
INVER GROVE FORD	5301619	07/13/2021	Gasket, Screen ASY	603.00.5300.444.40041	47.82
INVER GROVE FORD	5301670	07/13/2021	Valve	603.00.5300.444.60012	240.80
INVER GROVE FORD	5301671	07/13/2021	Brake lining, rotor, pad	603.00.5300.444.40041	461.62
KIMBALL MIDWEST	8980672	07/13/2021	Cleaner, Kit, Pump, Wiper, Ratcheting, Shrink tub	603.00.5300.444.60012	422.58
KIMBALL MIDWEST	8985633	07/13/2021	Kit	603.00.5300.444.60012	98.95
KIMBALL MIDWEST	8996176	07/13/2021	HX FLNG LOC	603.00.5300.444.60012	108.75
KIMBALL MIDWEST	9000933	07/13/2021	Sealant	603.00.5300.444.60012	58.88

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
KREMER SERVICES LLC	74693	07/13/2021	Alignment, Ball joints	603.00.5300.444.40041	1,374.73
LAURENTINA DEJONG	05/04/2021R	07/13/2021	Monuments, Pots, Planter Boxes - Labor & Materials	603.00.5300.444.30700	380.00
LAURENTINA DEJONG	06/29/2021	07/13/2021	Monuments, Pots, Planter boxes - Labor & Materials	603.00.5300.444.30700	216.67
MACQUEEN EMERGENCY GROUP	W03502	07/13/2021	Tanker/Pumper, Turn Signal, Enforcer	603.00.5300.444.40041	934.00
MACQUEEN EMERGENCY GROUP	W03550	07/13/2021	Tanker/Pumper, Enforcer	603.00.5300.444.40041	545.40
MANSFIELD OIL COMPANY	22457617	07/13/2021	Fuek	603.140.1450060	4,159.72
MID CITY SERVICES, INC.	158156	07/13/2021	Dust mats	603.00.5300.444.40065	71.00
MN DEPT OF REVENUE	07/20/2021	07/20/2021	June 2021 Fuel Tax	603.00.5300.444.60021	355.97
NATURE CALLS, INC.	27187	07/13/2021	Portable restrooms for PW	603.00.5300.444.40040	120.00
NATURE CALLS, INC.	27188	07/13/2021	Portable restrooms for PW	603.00.5300.444.40040	120.00
NORTH AMERICAN TRAILER SALES	030004176515	07/13/2021	Pigtail, CLR/MKR Lamp	603.140.1450050	37.11
O' REILLY AUTO PARTS	1767-156151	07/13/2021	Oil Filter	603.140.1450050	33.87
O' REILLY AUTO PARTS	1767-156152	07/13/2021	Oil Filter	603.00.5300.444.40041	33.87
O' REILLY AUTO PARTS	1767-156237	07/13/2021	Oil Filter	603.140.1450050	55.24
O' REILLY AUTO PARTS	1767-156440	07/13/2021	Oil Filter	603.140.1450050	67.74
O' REILLY AUTO PARTS	1767-156645	07/13/2021	Swivel Grip	603.00.5300.444.60012	31.98
O' REILLY AUTO PARTS	1767-156842	07/13/2021	Filters	603.140.1450050	123.77
O' REILLY AUTO PARTS	1767-157543	07/13/2021	Air Filter	603.00.5300.444.40041	12.13
O' REILLY AUTO PARTS	1767-157698	07/13/2021	TPMS SRVC KT	603.00.5300.444.60012	17.10
O' REILLY AUTO PARTS	1767-157755	07/13/2021	ENRGZER 2025	603.00.5300.444.60012	21.98
PERFECTION PLUS, INC	113718	07/13/2021	June 2021 Monthly Cleaning Contract	603.00.5300.444.40040	751.43
PERFECTION PLUS, INC	113766	07/20/2021	Weekly Invoices	603.00.5300.444.40040	6,213.69
PERFECTION PLUS, INC	113766	07/20/2021	Weekly Invoices	603.00.5300.444.40040	751.43
POMP'S TIRE SERVICE, INC.	980081510	07/13/2021	Tires	603.00.5300.444.60014	249.34
POMP'S TIRE SERVICE, INC.	980081548	07/13/2021	Medium track tires, Torque service	603.00.5300.444.60014	827.20
POMP'S TIRE SERVICE, INC.	980081694	07/13/2021	Tires	603.00.5300.444.60014	1,475.20
SEMA EQUIPMENT INC.	1534780	07/13/2021	Air filter, freight	603.00.5300.444.40041	47.59
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	603.00.5300.444.30550	9.44
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	603.00.5300.444.30550	9.44
TITAN MACHINERY	15698037 GP	07/13/2021	Edge Kit	603.00.5300.444.40041	195.00
TRI-STATE BOBCAT INC.	W93346	07/13/2021	Replaced greased zeck, test drove & checkd tension	603.00.5300.444.40041	93.97
UNIFIRST CORPORATION	632786	07/13/2021	Clothing/Uniforms	603.00.5300.444.40065	115.75
UNIFIRST CORPORATION	632786	07/13/2021	Clothing/Uniforms	603.00.5300.444.60045	21.24
UNIFIRST CORPORATION	634188	07/13/2021	Clothing/Uniforms	603.00.5300.444.40065	105.75
UNIFIRST CORPORATION	634188	07/13/2021	Clothing/Uniforms	603.00.5300.444.60045	21.14
UNIFIRST CORPORATION	0635539	07/13/2021	Clothing/Uniforms	603.00.5300.444.40065	130.75
UNIFIRST CORPORATION	0635539	07/13/2021	Clothing/Uniforms	603.00.5300.444.60045	21.14
Fund: 603 - CENTRAL EQUIPMENT					56,916.01
MARCO TECHNOLOGIES, LLC	29673575	07/20/2021	Weekly Invoices	604.00.2200.416.40050	1,868.88
Fund: 604 - CENTRAL STORES					1,868.88
AEP ONSITE PARTNERS, LLC	419-21311203	07/13/2021	May 2021 Solar	605.00.7500.460.40020	3,156.25
AEP ONSITE PARTNERS, LLC	419-21316032	07/13/2021	June 2021 Solar	605.00.7500.460.40020	3,589.14
HUEBSCH SERVICES	20079440	07/13/2021	Mats, Mat messages, Surcharge	605.00.7500.460.40065	164.92
HUEBSCH SERVICES	20082024	07/13/2021	Mats, Mat messages, Surcharge	605.00.7500.460.40065	164.92
HUEBSCH SERVICES	20035580	07/13/2021	Finance Charge	605.00.7500.460.40065	2.47
HUEBSCH SERVICES	20087212	07/20/2021	Mats, Water/Energy surcharge	605.00.7500.460.40065	139.59
LAURENTINA DEJONG	05/04/2021R	07/13/2021	Monuments, Pots, Planter Boxes - Labor & Materials	605.00.7500.460.30700	1,325.00
LAURENTINA DEJONG	06/29/2021	07/13/2021	Monuments, Pots, Planter boxes - Labor & Materials	605.00.7500.460.30700	1,247.83
LVC COMPANIES, INC.	63639	07/20/2021	Weekly Invoices	605.00.7500.460.40040	674.38
MAIN STREET DESIGNS, INC.	31772	07/20/2021	Weekly Invoices	605.00.7500.460.60065	801.00
MAS COMMUNICATIONS	210600050101	07/13/2021	Monitor Emergency Elevator Phone	605.00.7500.460.40040	50.61
OVERHEAD DOOR CO OF THE NORTHLAND	122182	07/20/2021	Weekly Invoices	605.00.7500.460.40040	300.00
PERFECTION PLUS, INC	113718	07/13/2021	June 2021 Monthly Cleaning Contract	605.00.7500.460.40040	6,213.69
QUADIENT LEASING USA, INC.	N8928245	07/13/2021	Lease Payment	605.00.7500.460.40044	825.00
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055167	06/30/2021	Payroll	605.00.7500.460.30550	15.44
TASC GENESIS EMPLOYEE BENEFITS, INC	IN2055169	07/01/2021	Payroll	605.00.7500.460.30550	15.44
Fund: 605 - CITY FACILITIES					18,685.68
BARR ENGINEERING COMPANY	23190328.19-29	07/13/2021	2019 Project reviews and studies	702.229.2282803	328.00
BARR ENGINEERING COMPANY	23190328.19-29	07/13/2021	2019 Project reviews and studies	702.229.2283203	154.00
BARR ENGINEERING COMPANY	23190328.20-17	07/13/2021	Project reviews and studies	702.229.2289403	337.00
BARR ENGINEERING COMPANY	23190328.20-17	07/13/2021	Project reviews and studies	702.229.2291502	3,572.90
BARR ENGINEERING COMPANY	23190328.20-17	07/13/2021	Project reviews and studies	702.229.2293903	1,373.00
BARR ENGINEERING COMPANY	23190328.20-17	07/13/2021	Project reviews and studies	702.229.2299203	384.00
BARR ENGINEERING COMPANY	23190328.21-5	07/13/2021	Project reviews and studies	702.229.2283203	120.00
BARR ENGINEERING COMPANY	23190328.21-5	07/13/2021	Project reviews and studies	702.229.2284403	538.00
BARR ENGINEERING COMPANY	23190328.21-5	07/13/2021	Project reviews and studies	702.229.2293603	202.00
BARR ENGINEERING COMPANY	23190328.21-5	07/13/2021	Project reviews and studies	702.229.2294403	322.00
BARR ENGINEERING COMPANY	23190328.21-5	07/13/2021	Project reviews and studies	702.229.2295803	2,310.00
BARR ENGINEERING COMPANY	23190328.21-5	07/13/2021	Project reviews and studies	702.229.2297603	99.00
BARR ENGINEERING COMPANY	23190328.21-5	07/13/2021	Project reviews and studies	702.229.2297603	578.00
BOLTON & MENK, INC.	0271291	07/13/2021	Trunk sewer review - Project manager	702.229.2291103	330.00
BOLTON & MENK, INC.	0271368	07/13/2021	Settlers Ridge Development design/project engineer	702.229.2284803	510.00
EMMONS & OLIVIER RESOURCES	00095-0072-5	07/13/2021	Erosion & Sediment control inspection	702.229.2282100	251.97
EMMONS & OLIVIER RESOURCES	00095-0074-1	07/13/2021	2021 Construction Observation - Erosion & Sediment	702.229.2284803	656.92
EMMONS & OLIVIER RESOURCES	00095-0074-1	07/13/2021	2021 Construction Observation - Erosion & Sediment	702.229.2297103	135.25
EMMONS & OLIVIER RESOURCES	00095-0070-5	07/13/2021	Development reviews	702.229.2285603	1,537.25
EMMONS & OLIVIER RESOURCES	00095-0072-6	07/20/2021	Construction observation 2000-2020	702.229.2282100	960.11
EMMONS & OLIVIER RESOURCES	00095-0072-6	07/20/2021	Construction observation 2000-2020	702.229.2284803	2,900.05
SHORT ELLIOTT HENDRICKSON, INC.	408816	07/20/2021	INVER TMO 2020 Anchor @ 50th St	702.229.2291203	506.75
ST. PAUL PIONEER PRESS	0621572521	07/20/2021	June 2021 S Legals S Full Run	702.229.2300403	34.20
ST. PAUL PIONEER PRESS	0621572521	07/20/2021	June 2021 S Legals S Full Run	702.229.2300803	36.00
ST. PAUL PIONEER PRESS	0621572521	07/20/2021	June 2021 S Legals S Full Run	702.229.2300903	28.35
VALLEY HOMESTEAD PROPERTIES, LLC	7/14/2021	07/20/2021	Weekly Invoices	702.229.2283703	200,147.12
WSB & ASSOCIATES, INC.	R-017593-000-4	07/13/2021	Peltier Site Review	702.229.2296703	87.00
Fund: 702 - ESCROW FUND					218,438.87
Grand Total					1,598,981.04



Request for Council Action

Personnel Actions

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	July 26, 2021	None	X
Item Type:	Consent Agenda	Amount included in current budget	
Contact:		Budget amendment requested	
Prepared by:	Cora Bauer, HR Coord.	FTE included in current complement	
Reviewed by:	Janet Shefchik, HR Manager	New FTE requested - N/A	
		Other	

PURPOSE/ACTION REQUESTED:

Staff requests that Council confirm and approve the personnel actions listed below.

Seasonal/Temporary Employment:

Rita Wurm, Fitness Instructor

Ryan Berg, Golf Course Concessionaire

Voluntary Resignations, Retirements and/or Terminations:

Emily Reinkall, Child Care Worker



Request for Council Action

TITLE: Consider Resolution Reallocating Proceeds of the City's 2017B General Obligation Improvement Bonds

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	July 26, 2021	None	
Item Type:	Consent	Amount included in current budget	
Contact:	Amy Hove, 651-450-2521	Budget amendment requested	
Prepared by:	Amy Hove, Finance Director	FTE included in current complement	
Reviewed by:	Jenny Boulton, Bond Counsel Klay Eckles, Interim PW Director	New FTE requested - N/A	
		Other	X

PURPOSE/ACTION REQUESTED:

To consider a resolution reallocating \$256,581.50 of proceeds from the City's 2017B General Obligation Improvement Bonds to Project 2021-09D Bryant Lane Area Improvements.

SUMMARY:

In 2017, the City issued Improvement Bonds for two projects: 1609D-60th Street Neighborhood and 1609E-Bancroft Area Improvements. As staff were finalizing those projects at the end of 2020, they confirmed an unspent balance of bond proceeds in the amount of \$256,581.50 due to project costs coming in under budget and unused contingency funds.

After discussions with Ehlers, the City's financial advisor, it was recommended that staff find a current project that would meet the same statutory requirements as the 2017 projects and apply the unspent bond proceeds to that project to reduce the need to draw on PMP funds. Public Works identified Project 2021-09D Bryant Lane Area Improvements as a suitable project.

Bond Counsel reviewed the Bryant Lane Area Improvements project documents and drafted the attached resolution for your consideration. Staff recommend approval of the resolution.

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

RESOLUTION NO. 2021-194

**RESOLUTION REALLOCATING THE EXPENDITURE OF CERTAIN PROCEEDS OF THE
GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2017B**

WHEREAS, the City of Inver Grove Heights, Minnesota (the “City”), has issued its General Obligation Improvement Bonds, Series 2017B (the “Series 2017B Bonds”) a portion of the proceeds of which remains outstanding. The resolution adopted December 11, 2017 authorizing the issuance of the Series 2017B Bonds (the “Bond Resolution”) authorized the use of the proceeds thereof for the costs of for various public street improvements in the City (the “Improvements”).

WHEREAS, the City had originally intended to use the proceeds of the Series 2017B Bonds for other improvement projects which have now been completed, use of such proceeds for the Project 2021-09D Bryant Lane Area Improvements (including without limitation the 1609D-60th Street Neighborhood and 1609E-Bancroft Area improvements) (the “2021 Project”) is authorized by the Bond Resolution. In addition, Minnesota Statutes, Section 475.65 provides that if any balance of the proceeds of bonds remains after the original purpose is accomplished, the remaining amount may be devoted to any other public use authorized by law, and approved by resolution adopted or vote taken in the manner required to authorize bonds for such new use and purpose. The City has determined that remaining proceeds of the Series 2017B Bonds, in an amount approximately equal to \$256,581.50, are available to finance a portion of the costs of the 2021 Project.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY OF INVER GROVE HEIGHTS:
that the City hereby authorizes expenditure of the remaining proceeds of the Series 2017B Bonds to finance a portion of the costs of the 2021 Project-Bryant Lane Area Improvements in the amount of \$256,581.50 or such other amount as determined necessary for such purpose by the City’s Finance Director.

Adopted by the City of Inver Grove Heights this 26th day of July 2021.

Ayes:

Nays:

Thomas Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

**Request for Council Action****TITLE:** Sustainable 9 Design and Build - Case No. 21-40V

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	July 26, 2021	None	X
Item Type:	Consent Agenda	Amount included in current budget	
Contact:	Heather Botten 651-450-2569	Budget amendment requested	
Prepared by:	Heather Botten	FTE included in current complement	
Reviewed by:		New FTE requested - N/A	
		Other	

PURPOSE/ACTION REQUESTED: Consider a Resolution relating to a Variance from the bluffline setback and grading on slopes greater than 18 percent for the property located east of the dead end of Calton Court.

- Requires a 3/5th's vote.
- 60-day deadline: August 6, 2021 (second 60-days)

SUMMARY:

The site is 5.88 acres in size and located within the Mississippi River Critical Area. The applicant would like to construct a single-family home on the property. The property has topographical challenges that restrict the potential building area on the property. The Critical Area Overlay District contains restrictions on building on steep slopes and within the top of bluff lines. The applicant is requesting a building setback of 10 feet whereas 40 feet is required from the top of bluff and a variance for grading on slopes greater than 18%. All other code requirements such as impervious surface and perimeter setbacks would be met.

In 2015, the property received approval of the same type of variances, but a variance becomes void two years after it was granted unless it is made use of within two years. In this case, a home was never constructed. The applicant is requesting approval of the same variances that were approved in 2015.

The lot has been a lot of record prior to 1989 and some type of variance from bluff setbacks would be required for reasonable use of the property. Staff believes the applicant is proposing the home within the most reasonable area of the property that provides the least amount of land alteration while meeting the needs of the applicant.

Planning Staff: Staff does not believe the request is out of character for the neighborhood and it is consistent with the comprehensive plan. Staff supports a 10 foot setback from the top of bluff to allow the construction of a single family home and a variance to allow construction of storm water

improvements on slopes greater than 18% based on Engineering comments that address erosion control and storm water treatment.

Planning Commission: At the July 6, 2021 public hearing, the applicant was present. No neighbors testified and no public comment was received. The Planning Commission recommended approval of the variances as presented (8-0).

Attachments: Approval Resolution
Planning staff report

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

RESOLUTION NO. 2021-195

**RESOLUTION APPROVING A VARIANCE TO ALLOW A 10 FOOT SETBACK FROM THE
BLUFFLINE FOR A SINGLE-FAMILY HOME AND TO ALLOW GRADING TO OCCUR ON
SLOPES GREATER THAN 18%**

CASE NO. 21-40V

Sustainable 9 Design and Build

Property located at end of Dalton Court and legally described as follows:

SEE EXHIBIT A

WHEREAS, an application has been received for a Variance to allow a 10 foot setback from the bluffline for a building pad in the Critical Area Overlay district;

WHEREAS, the afore described property is zoned E-1, Estate Residential;

WHEREAS, a Variance may be granted by the City Council from the strict application of the provisions of the City Code Title 10, Chapter 3-4 and conditions and safeguards imposed in the variance so granted where practical difficulties or particular hardships result from carrying out the strict letter of the regulations of the Zoning Code, as per City Code 10-3-4 D;

WHEREAS, the City of Inver Grove Heights Planning Commission reviewed the request on July 6, 2021 in accordance with City Code Section City Code 10-3-3:C;

WHEREAS, a practical difficulty or uniqueness was found to exist based on the following findings:

- a. The lot is a lot of record prior to 1989 and some type of variance from bluff setbacks is required for reasonable use of the property.
- b. The steep and restrictive topography severely limits the buildable area on the lot. A setback of at least 10 feet provides a reasonable building pad within a portion of the lot that would not have negative impacts to slopes, erosion or tree removal for a building site.
- c. The reduced bluffline setback does not appear to have any adverse impacts on the neighboring properties. The property would be used in a similar fashion as those lots surrounding it that are within the same general distance from the river.
- d. The request is in harmony with the general purpose and intent of the City Ordinance and is consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS, that the variance to allow a 10-foot setback from the bluffline for a single-family building pad and to allow grading on slopes greater than 18% is hereby approved with the following conditions:

1. The site shall be developed in substantial conformance with the plan on file with the Planning Department.
2. The septic system design for the lot shall be subject to approval by the Building Inspections Department as part of a building permit for the lot.
3. Any retaining walls needed on site shall be constructed of either native stone or wood in conformance with Section 10-13C-9.G.3.e.
4. All plans are subject to the review and approval of the City Engineer including comments from city consultants reviewing the plans prior to work commencing on the site.
5. The access drive shall drain toward Dalton Court.
6. Prior to any work commencing on the site, the developer shall enter into a development contract, storm water facilities maintenance agreement and any other related agreements with the City.
7. This variance approval shall become void two (2) years after it was granted unless made use of within two (2) years or such longer period as the council, within two (2) years, may provide.

Adopted by the City Council of Inver Grove Heights this 26th day of July, 2021.

Thomas Bartholomew, Mayor

Ayes:

Nays:

ATTEST:

Rebecca Kiernan, City Clerk

Exhibit A - Legal Description

All that part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 27, Range 22 lying Northerly and Westerly of the right of way of the Chicago and North Western Transportation Company, according to the United States Government Survey thereof and situate in Dakota County, Minnesota, Except any part thereof which lies within the following described property: That part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 27, Range 22, described as follows: Commencing at a point 2 chains and 33 links West of the Northeast corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section, thence West 17 chains and 67 links to the Northwest corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, thence South 11 chains, thence East 10 chains and 75 links to the West line of the Chicago & Great Northern Railway right-of-way, thence in a Northerly direction along the said West right-of-way line of said Railway to the place of beginning.



PLANNING REPORT

CASE NO: 21-40V

APPLICANT: Sustainable 9 Design and Build

PROPERTY OWNER: Nathan Wanderman

REQUEST: Variance from the bluff line setback

HEARING DATE: July 6, 2021

LOCATION: XXXX Dalton Court, PID No. 20-02300-26-011

COMPREHENSIVE PLAN: RDR, Rural Density Residential

ZONING: E-1, Estate Residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

In 2015, the proposed property received approval of a variance from the minimum setbacks from a bluff line. A variance becomes void two years after it was granted unless it is made use of within two years. In this case a home was never constructed. The applicant is requesting approval of the same setback variance that was approved in 2015.

The site is 5.88 acres in size and located within the Mississippi River Critical Area. The applicant would like to construct a single-family home on the property. The property has a lot of topographical challenges that restrict the potential building area to a very small sliver or bluff on the western side of the lot. The property is located within the Mississippi River Critical Area Overlay District which contains restrictions on building on steep slopes and within the top of bluff lines. All other code requirements such as impervious surface and perimeter setbacks would be met.

SPECIFIC REQUEST

The following specific application is being requested:

- 1) A variance from the Critical Area standard 10-13C-16.B which requires all development to be setback no less than 40 feet from the top of the bluff for lots created before 1989.

- 2) A variance from the Critical Area standard 10-13C-9.h which prohibits development on slopes of 18% or greater. The construction of storm water improvements and for the well and septic system would be on slopes of at least 18%.

SURROUNDING USES

The following land uses, zoning districts and comprehensive plan designations surround the subject property:

North - single family home, zoned E-1, Estate Residential, Guided RDR, Rural Density
East - railroad, vacant
West - single family home, zoned E-1, Estate Residential, Guided RDR, Rural Density
South - single family home, zoned E-1, Estate Residential, Guided RDR, Rural Density

EVALUATION OF REQUEST

- The applicant has submitted a site plan that shows a building pad area with proposed setbacks, grading and preliminary storm water design.
- The lot is a lot of record that was created prior to 1989 and thus would follow the required setbacks in the Critical Area Overlay District for lots created prior to 1989. Existing lot of record establishes a buildable lot.
- The lot has access from Dalton Court via a driveway easement that was created with the plat of Hatchard Estates in 2004.
- The lot has very steep topography over the majority of the site. There are two possible building areas; on the area proposed and the other along the north boundary. The north boundary site is not readily accessible from a driveway. The proposed building site has a flat area leading to the site from the driveway easement.
- The proposed plan demonstrates a 10-foot structure setback. This setback would be measured from the structure walls. A two-foot standard overhang would also be allowed.
- Preliminary design of a septic system has been provided to show where a system could go. Any variance approvals and building permits would be subject to approval of the septic system design by the building inspections department.
- Any home is limited to a maximum height of 35 feet from the midpoint of the peak of the roof.
- Any retaining walls that may be needed must meet the standards found in 10-13C-9.G.3.e which requires walls to be constructed of native stone or wood and shall not exceed five feet in height.

ENGINEERING REVIEW

Engineering has reviewed the request and has stated a custom grading agreement and storm water facilities maintenance agreement would be required with any building permit to address erosion control, silt fencing, storm water management and inspections of these items before

and during construction. An escrow would be required for engineering review of the agreements and a surety is required with the custom grading agreement.

DNR REVIEW

The request was sent to the DNR for review and comment, at this time no comment has been received.

VARIANCE REVIEW

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.*

The comprehensive plan identifies the lot as being in the RDR, Rural Density Residential category which allows single family development on lots of at least 2.5 acres in size. The lot was also created prior to 1989 and therefore follows base zoning minimum lot size in the Critical Area Overlay District which requires a minimum 5.0 acre lot size. Allowing a variance to construct a single family home would meet the purpose and intent of the city code and comp plan. The surrounding area is also developed with large lot single family.

2. *The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

Critical Area requirements are in place to minimize the impacts of development on steep slopes, bluffs, aesthetics and erosion. The property has a very narrow top of bluff that has the potential for being developed without much disturbance to the slopes or existing vegetation on the site. The building pad area shown, however, extends to the edges of the bluff line with portions of the home being 10 feet from the bluff line. Without some required setback, there are concerns that the actual construction around the perimeter of a foundation would disturb the slopes and create possible erosion problems.

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

The natural topography of the site clearly limits the possible building area on the lot. Without a variance being granted from the bluff setback, there would not be any buildable areas on the site. This would severely limit reasonable use of the property.

4. *The variance will not alter the essential character of the locality.*

The neighborhood is developed with single family homes on wooded large lots with some having views of the river. Construction on this lot would not negatively affect

views or cause other storm water or erosion problems for the surrounding lots. The lot is approximately 2,500 feet from the main channel of the river and would not have any direct negative impacts to the river or views from the river.

5. *Economic considerations alone do not constitute an undue hardship.*
Economic considerations do not appear to be a basis for this request.

ALTERNATIVES

The Planning Commission has the following alternatives available for the requested action:

A. Approval If the Planning Commission finds the variances to be acceptable, the Commission should recommend approval of the request with at least the following conditions:

1. The site shall be developed in substantial conformance with the plan on file with the Planning Department.
2. The approved building pad shall not exceed a 10 foot setback from the bluff line.
3. Any retaining walls needed on site shall be constructed of either native stone or wood in conformance with Section 10-13C-9.G.3.e.
4. All plans are subject to the review and approval of the City Engineer including comments from city consultants reviewing the plans prior to work commencing on the site.
5. The access drive shall drain toward Dalton Court.
6. Prior to any work commencing on the site, the developer shall enter into a development contract, storm water facilities maintenance agreement and any other related agreements with the City.
7. The septic system design for the lot shall be subject to approval by the Building Inspections Department as part of a building permit for the lot.

Practical Difficulty:

- The lot is a lot of record prior to 1989 and some type of variance from bluff setbacks is required for reasonable use of the property.
- The steep and restrictive topography severely limits the buildable area on the lot. A setback of at least 10 feet provides a reasonable building pad within a portion of the lot that would not have negative impacts to slopes, erosion or tree removal for a building site.

- The property would be used in a similar fashion as those lots surrounding it that are within the same general distance from the river.

B. Denial If the Planning Commission does not favor the proposed request, it should be recommended for denial and state findings for a denial.

RECOMMENDATION

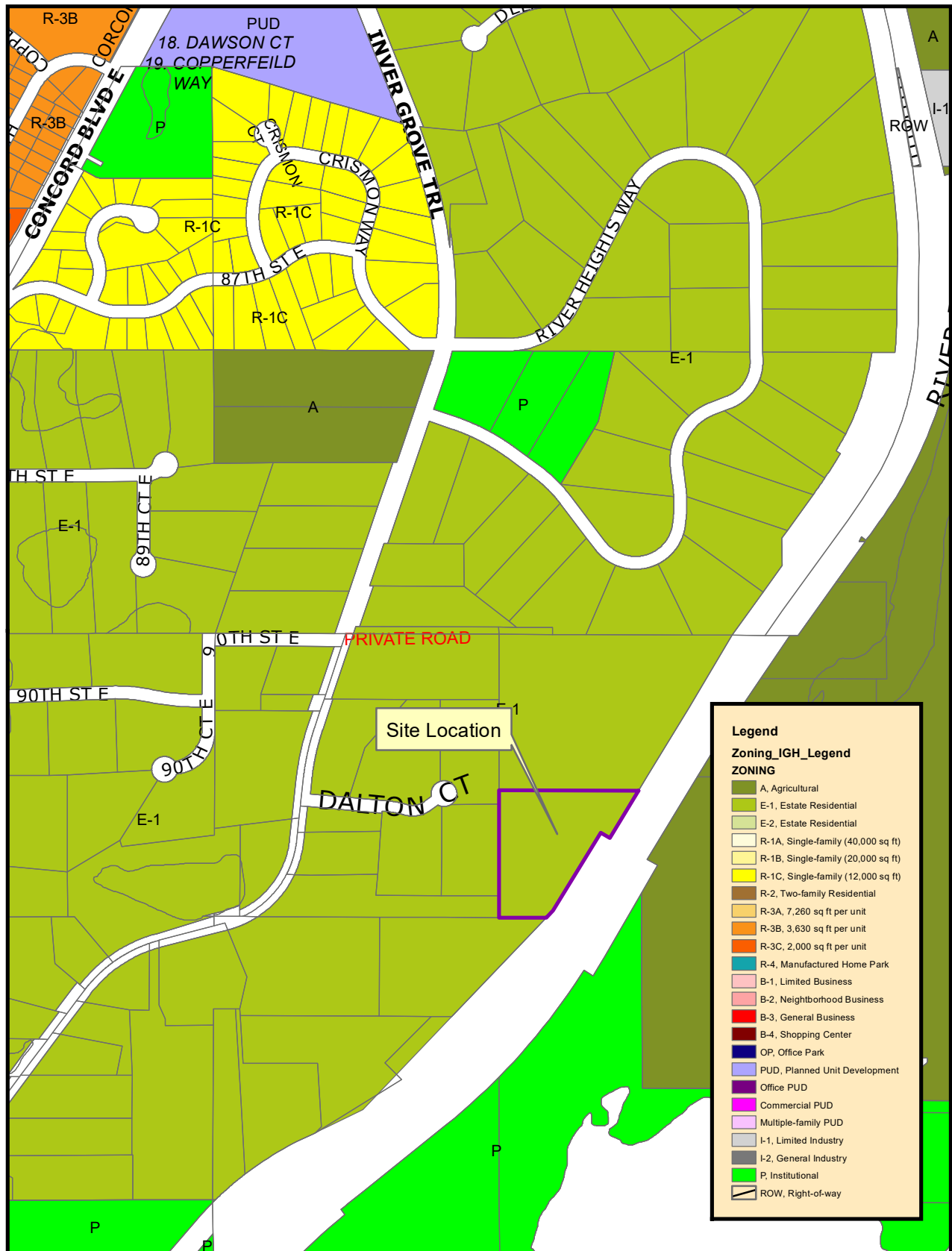
Staff believes that a variance is needed in order to allow reasonable use of the property as allowed by the base zoning. Staff supports a variance from bluff setbacks for construction of a single family home. Staff also supports a variance to allow construction of storm water improvements on slopes greater than 18% based on Engineering comments that address erosion control and storm water treatment.

Staff finds that a practical difficulty can be found for this request and recommends approval of the request as presented.

Attachments: Location/Zoning Map
Narrative
Site Plan



XXXX Dalton Court PUD No. 20-02300-26-011



THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED RECORD OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

Map produced by the City of Inver Grove Heights GIS Dept.
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Exhibit A Zoning and Location Map

Map not to scale



SUSTAINABLE NINE
DESIGN + BUILD

Sustainable 9 Design + Build
MN License # BC653457
3302 W 44th St
Minneapolis, MN 55410
(612) 234-4194

Monday, June 7th, 2021

RE: XXXX Dalton Ct, PID: 200230026011 - Variance Application Written Narrative

BACKGROUND

There is a large ridgeline running through the center of this approximate 6 acre wooded property with steep sloped valleys on either side. This severe topography restricts the potential buildable area to a very small sliver of bluff running southeast on the western portion of the lot. The property is located within the Mississippi River Critical Area Overlay District which contains restrictions on building on steep slopes and within the top of bluff lines. In 2015 a previous variance request was submitted by the previous land owner for a generic single-family home building pad. The variance was approved to allow a reduced bluff line setback down to a minimum of 10ft, which allowed for a generic 35ft x 60ft building pad. Since 2015, further diligence has been performed to ensure the viability of standard septic sites and the structural feasibility of the soil and slopes to carry the load of a home.



SPECIFIC REQUEST

- 1) A variance from the Critical Area standard 10-13C-9.h which prohibits development on slopes of 18% or greater. The construction of storm water improvements and potentially a well would be on slopes of at least 18%. Nearly identical improvements were approved in the previous variance from 2015.
- 2) A variance from the Critical Area standard 10-13C-16.B which requires all development to be setback no less than 40 feet from the top of the bluff for lots created before 1989. The building pad proposed would maintain a 10ft setback from the bluff line at all times. A 10ft bluff line setback was determined as appropriate for this site and approved in the previous variance from 2015.

PRACTICAL DIFFICULTIES & IMPACTS

1. The variance request is in harmony with the general purpose and intent of the city code and consistent with the comprehensive plan.

The comprehensive plan identifies the lot as being in the RDR, Rural Density Residential category which allows single family development on lots of at least 2.5 acres in size. The lot was also created prior to 1989 and therefore follows base zoning minimum lot size in the Critical Area Overlay District which requires a minimum 5.0 acre lot size. Allowing a variance to construct a single family home would meet the purpose and intent of the city code and comp plan. The surrounding area is also developed with large lot single family.

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

Critical Area requirements are in place to minimize the impacts of development on steep slopes, bluffs, aesthetics and erosion. The property has a very narrow top of bluff that has the potential for being developed without much disturbance to the slopes or existing vegetation on the site. We have a longer concept for the home which would require extending past the original approved generic 35ft x 60ft building pad, but at least a 10 foot setback from the bluff line would be maintained at all times. We have also taken measures to ensure a standard septic and alternative site can be designed for this site, avoiding additional disturbance to the slopes and the need for an additional variance.

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

The natural topography of the site clearly limits the possible building area on the lot. We believe a buildable area for a single-family home that respects the 10ft bluff line setback at all times would qualify as a reasonable use of the property. Without a variance being granted from the bluff setback, there would not be any buildable areas on the site. This would severely limit reasonable use of the property.

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

By maintaining a 10ft bluff line setback, construction can take place on the natural flat area of the lot and no significant amount of grading or tree removal would be required to build the home. The neighborhood is developed with single family homes on wooded large lots with some having views of the river. Construction on this lot would not negatively affect views or cause other storm water or erosion problems for the surrounding lots. The lot is approximately 2,500 feet from the main channel of the river and would not have any direct negative impacts to the river or views from the river.

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

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

Thank you for your time and consideration.

Sincerely,



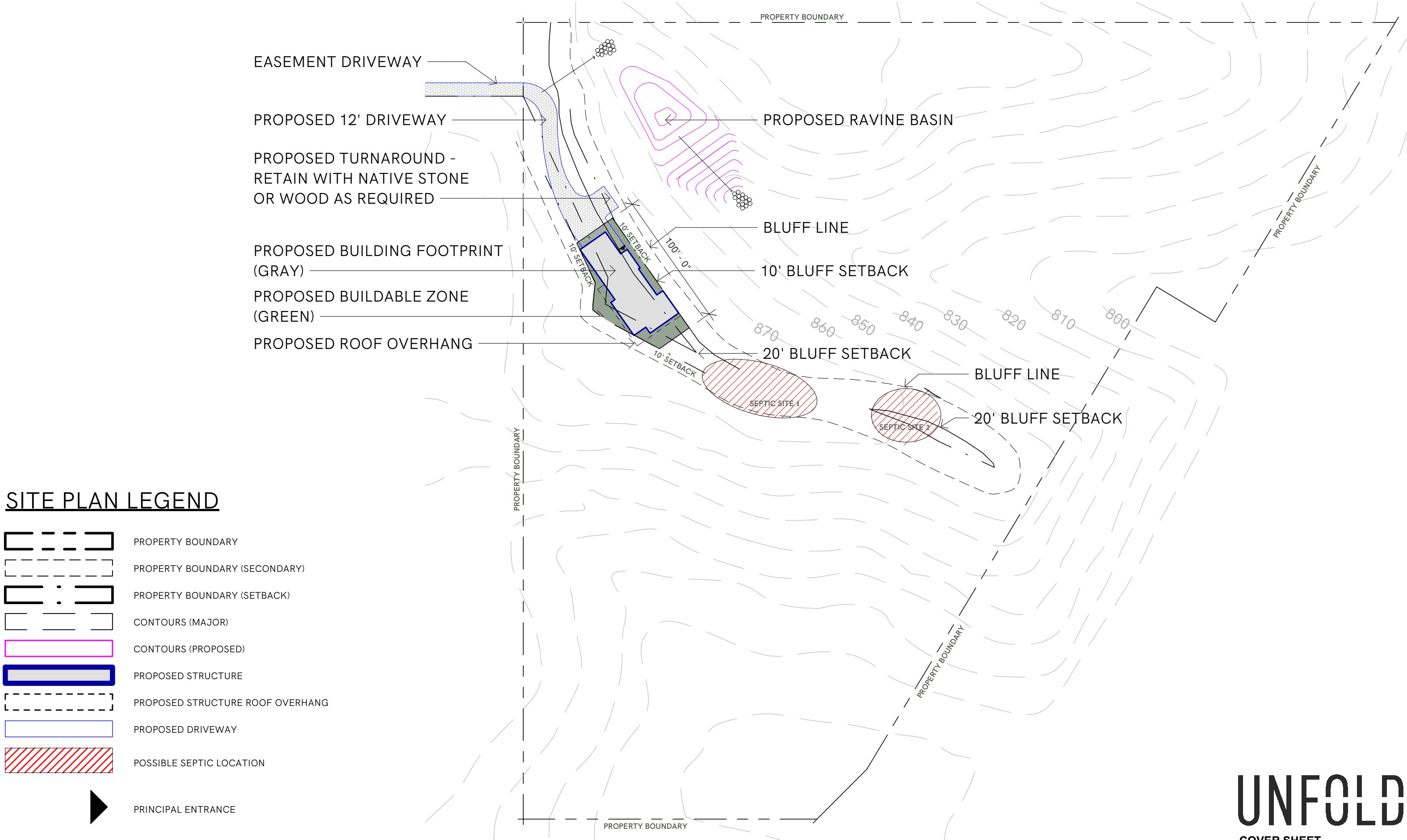
Paul Trieu
Sustainable 9 Design + Build
Engineer



Chad Hanson
Sustainable 9 Design + Build
Managing Partner



Ryan Hanson
Sustainable 9 Design + Build
Managing Partner



SITE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY (SECONDARY)
- PROPERTY BOUNDARY (SETBACK)
- CONTOURS (MAJOR)
- CONTOURS (PROPOSED)
- PROPOSED STRUCTURE
- PROPOSED STRUCTURE ROOF OVERHANG
- PROPOSED DRIVEWAY
- POSSIBLE SEPTIC LOCATION
- PRINCIPAL ENTRANCE

**Request for Council Action**

TITLE: Consider approval of Resolution No. 2021-___, a resolution authorizing easement acquisition for Regional Stormwater Basin W-006

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	July 26, 2021	None	
Item Type:		Amount included in current budget	
Contact:	Bridget Nason, City Attorney	Budget amendment requested	
Prepared by:	Peter Mikhail and Amanda Johnson	FTE included in current complement	
Reviewed by:	Bridget Nason	New FTE requested - N/A	
		Other	x

SUMMARY:

As Council is aware from previous discussions, the City has been in negotiations with the property owner for acquisition of an easement over their property to be used for Regional Stormwater Basin W-006 within the City. The resolution on this agenda authorizes that acquisition. The proposed resolution includes: (a) public purpose finding that the specific easement is reasonably necessary and for a public purpose; and, (b) authority to obtain the easement through either voluntary negotiation or eminent domain.

PURPOSE/ACTION REQUESTED:

Approve Resolution No. 2021-___, Authorizing Easement Acquisition for Regional Stormwater Basin W-006.

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

RESOLUTION NO. 2021-196

**RESOLUTION AUTHORIZING EASEMENT ACQUISITION
FOR REGIONAL STORMWATER BASIN W-006**

WHEREAS, the City of Inver Grove Heights (“City”) has designated Regional Stormwater Basin W-006 (“Basin W-006”) for future use as a component of its stormwater management plan in the Northwest Area Study; and

WHEREAS, the owner of the property in which Basin W-006 is located claims that the City is already using Basin W-006 as a public stormwater basin and has threatened to commence an inverse condemnation lawsuit if the City does not acquire the title necessary for such public use; and

WHEREAS, the City Council finds that it is reasonably necessary, proper, convenient, and in the interest of the general welfare to make public use of Basin W-006 for stormwater management and to acquire the easement described in Exhibit A attached hereto (“Easement”) for that purpose; and

WHEREAS, the City Council finds that title to and possession of the Easement is required before improvements to Basin W-006 can be constructed and before the filing of the final report of condemnation commissioners to be appointed by the district court; and

WHEREAS, the City has engaged an independent real estate appraiser to provide the City with the appraiser’s opinion of damages caused by the City’s acquisitions of the Easement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS THAT:

1. The acquisition of the Easement is necessary, convenient and for a public purpose in furtherance of the Project;
2. The proper City officers and agents are authorized and directed to acquire the Easement needed for the Project by direct negotiation and, if necessary, through the exercise of the power of eminent domain;
3. The proper City officers and agents are authorized and directed to make offers of compensation for the Easement consistent with an independent appraisal, and to attempt to negotiate the voluntary acquisition of the Easement;

4. The law firm of LeVander, Gillen & Miller, P.A., is authorized and directed to take all steps necessary on behalf of the City to acquire the Easement through eminent domain if they are not timely acquired by direct negotiation, including filing an action in eminent domain and using the quick take procedure under Minn. Stat. § 117.042;
5. That the City Engineer is authorized to approve the appraised values for the Easement if he determines that an independent appraisal adequately reflect the fair market value thereof for the purposes of Minn. Stat. § 117.042.

Adopted this 26 day of July, 2021.

Thomas Bartholomew, Mayor

Attest:

Rebecca Kiernan, City Clerk

EXHIBIT A

EASEMENT TO BE ACQUIRED

(attached on the following pages)

PID No.: 20-00700-28-012; Torrens Property; Certificate of Title No. 104399

Street Address: 7376 Courthouse Boulevard East, Inver Grove Heights, MN 55077

Legal Description of the Property:

That part of the following described parcel lying south of the north 1205.50 feet thereof and lying east of the west 317.00 feet thereof;

That part of the West Half of the Northwest Quarter (W 1/2 NW 1/4) of Section Seven (7), Township Twenty seven N (27N) Range Twenty two W (22W) lying North of State Trunk Highway No. 55 described as follows: Beginning at the Northwest corner of said Section Seven (7), as marked by Judicial Land Mark, thence East along the North line of said Section 719.56 feet to a point which is 664.125 feet (40 1/4 rods) West of the Northeast corner of said West Half of the Northwest Quarter (W 1/2 NW 1/4), as marked by Judicial Land Mark, thence South and parallel with the East line of said West Half of the Northwest Quarter (W 1/2 NW 1/4), 2145.9 feet to the Northerly Right of Way line of State Trunk Highway No. 55, as marked by Judicial Land Mark, thence Northwesterly along said Right of Way line to its intersection with the West line of Section Seven (7), as marked by Judicial Land Mark thence North along said Section line 1840.9 feet to the place of beginning, as marked by Judicial Land Mark.

Together with an easement for ingress and egress over the following described property:

Commencing at the intersection of the North R/W line of S.T.H. No. 55 and the West line of said Section 7; thence southeasterly, along R/W line, 139.91 feet to the point of beginning of the land to be described; thence northeasterly, at right angles to said R/W line, 70.0 feet; thence southeasterly, parallel with said R/W line to the east line of the west 317.0 feet of the NW 1/4 of said Section 7; thence south along said east line to the north R/W line of S.T.H. No. 55; thence northwesterly, southwesterly and northwesterly along said R/W line to the point of beginning.

Subject to Zoning Regulations of Inver Grove Township, County of Dakota, State of Minnesota.

(the "Property")

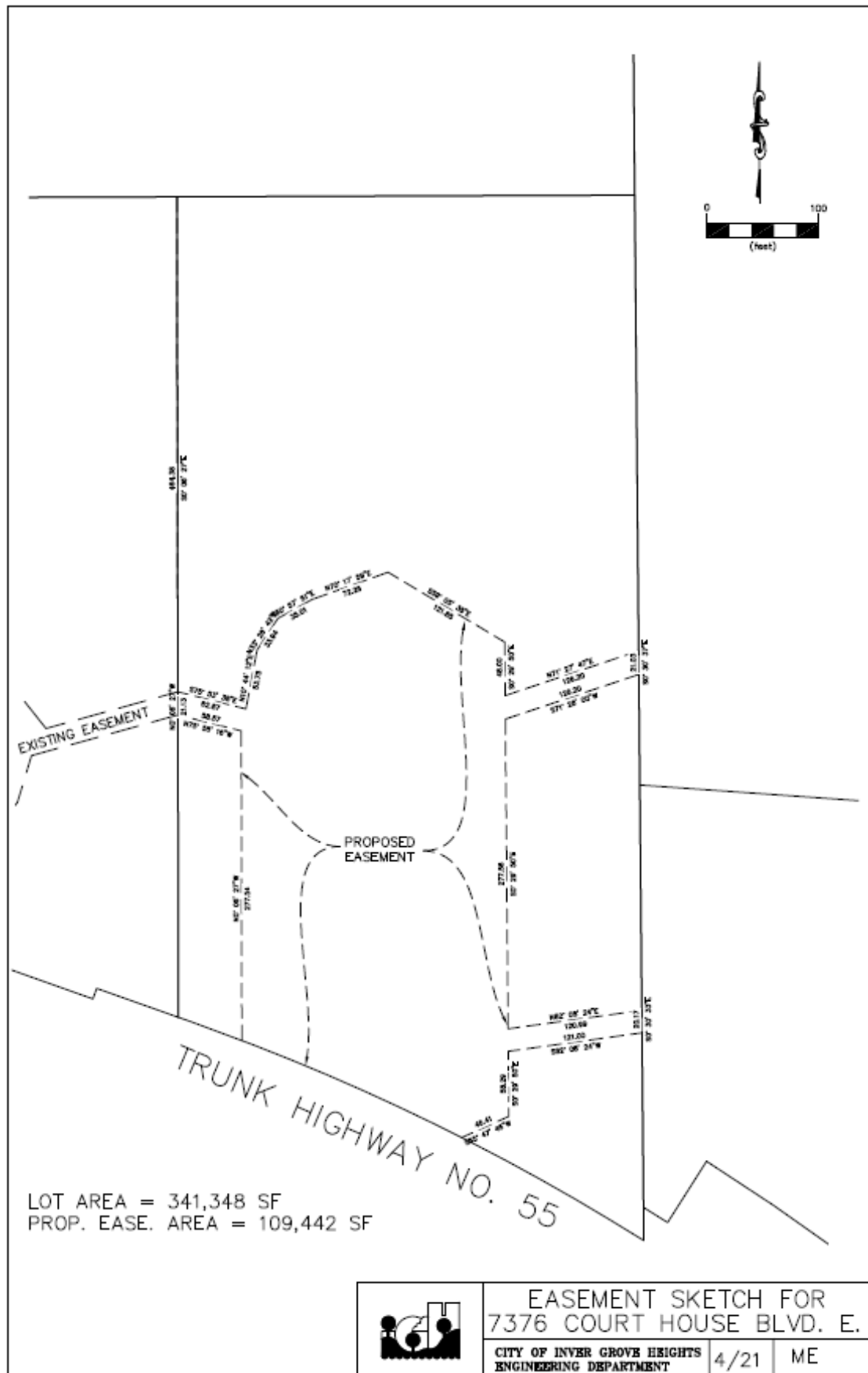
Legal Description of the Acquisition:

A permanent easement for drainage, storm water ponding, storm water collection, storm water control improvements, storm water facilities and all such purposes ancillary, incident or related thereto, over, under, across, through and upon the following described portion of the Property:

Commencing at the northwest corner of the described property; thence South 0 degrees 06 minutes 27 seconds East, along the west line of described property, a distance of 464.38 feet; thence South 75 degrees 55minutes 16 seconds East a distance of 58.57 feet; thence South 00 degrees 06 minutes 27 seconds East a distance of 277.54 feet to the point of beginning of the easement to be described; thence North 00 degrees 06 minutes 27 seconds West a distance of 277.54 feet; thence North 75 degrees 55 minutes 16 seconds West a distance of 58.57 feet to the west line of the

described property; thence North 00 degrees 06 minutes 27 seconds West a distance of 21.13 feet; thence South 75 degrees 53 minutes 38 seconds East a distance of 62.87 feet; thence North 10 degrees 44 minutes 12 seconds East a distance of 53.75 feet; thence North 33 degrees 26 minutes 42 seconds East a distance of 33.94 feet; thence North 60 degrees 57 minutes 51 degrees East a distance of 35.01 feet; thence North 70 degrees 17 minutes 59 seconds East a distance of 72.26 feet; thence South 59 degrees 05 minutes 38 seconds East a distance of 121.85 feet; thence South 0 degrees 29 minutes 50 seconds East a distance of 48.00 feet; thence North 71 degrees 27 minutes 47 seconds East a distance of 126.20 feet to the east line of the described property; thence South 0 degrees 30 seconds 37 minutes East a distance of 21.03 feet; thence South 17 degrees 28 minutes 00 seconds West a distance of 126.20 feet; thence South 0 degrees 29 minutes 50 seconds East a distance of 277.56 feet; thence North 82 degrees 08 minutes 24 seconds East a distance of 120.99 feet; thence South 0 degrees 30 minutes 33 seconds East a distance of 20.17 feet; thence South 82 degrees 08 minutes 24 seconds West a distance of 121.00 feet; thence South 0 degrees 29 minutes 50 seconds East a distance of 58.29 feet; thence South 65 degrees 47 minutes 46 seconds West a distance of 46.41 feet to the north right of way line of State Trunk Highway No. 55; thence northwesterly along said north right of way line to the point of beginning and there terminating.

Sketch of the Acquisition:



**Request for Council Action****Consider Resolution Approving Amendment to Development Contract for The Crossings at Inver Woods**

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	July 26, 2021	None	
Item Type:	Consent	Amount included in current budget	
Contact:	Jake Moser, 651-450-2489	Budget amendment requested	
Prepared by:	Jake Moser, Civil Engineer	FTE included in current complement	
Reviewed by:	Thomas J. Kaldunski, City Engineer	New FTE requested - N/A	
	Klay Eckles, Interim Public Works Director	Other: Developer Funded	X

PURPOSE/ACTION REQUESTED

Consider Resolution Approving Amendment to Development Contract for The Crossings at Inver Woods.

SUMMARY

On November 23, 2020, the City Council approved the Final Plat and PUD Development Plan, and Development Contract for the Crossings at Inver Woods. The Development Contract was filed and recorded with Dakota County on December 31, 2021.

The developer has submitted a supplemental plan for approval to construct a public sanitary sewer to serve the approved development and provide sewer access for the next phase of development.

An amendment to the development contract has been prepared by the City Attorney to authorize the additional scope of work and provide an instrument for the City to secure additional public easement and financial sureties for the additional improvements.

Staff recommends Council approve the resolution approving the Amendment to Development Contract for The Crossings at Inver Woods.

JM

Attachment(s): Resolution
Amendment to Development Contract

CITY OF INVER GROVE HEIGHTS

DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 2021-197

**RESOLUTION APPROVING AMENDMENT TO DEVELOPMENT CONTRACT FOR THE CROSSINGS AT
INVER WOODS**

WHEREAS, On November 23, 2020, the City Council approved the Final Plat and PUD Development Plan, and Development Contract for the Crossings at Inver Woods. The Development Contract was filed and recorded with Dakota County on December 31, 2021.; and

WHEREAS, an amendment to the development contract has been prepared by the City Attorney.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. Said amendment is hereby approved by the City Council of the City of Inver Grove Heights on July 26, 2021.
2. The City of Inver Grove Heights and staff are authorized to enter into an Amendment to Development Contract for The Crossings at Inver Woods. The proper City officers be and hereby are authorized to execute such agreement.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL, that the Clerk is authorized and directed to record a certified copy of this Resolution and the Amendment at the Dakota County Recorder's Office.

Adopted by the City Council of Inver Grove Heights, Minnesota this July 26, 2021.

ATTEST

Tom Bartholomew, Mayor

Rebecca Kiernan, City Clerk

**AMENDMENT NO. 1 TO DEVELOPMENT CONTRACT FOR THE PLAT OF
THE CROSSINGS AT INVER WOODS, DAKOTA COUNTY, MINNESOTA**

THIS AMENDMENT NO. 1 TO DEVELOPMENT CONTRACT FOR THE PLAT OF THE CROSSINGS AT INVER WOODS (“Amendment No. 1”) is made, entered into and effective this 26th day of July, 2021, by and between the City of Inver Grove Heights, a Minnesota municipal corporation (hereafter referred to as “City”) and Crossings IGH, LLC, a Minnesota limited liability company, (hereafter referred to as “Developer”).

WHEREAS, the City and Crossings IGH, LLC, a Minnesota limited liability company entered into a Development Contract for the Plat of The Crossings at Inver Woods dated November 23, 2020 recorded on December 31, 2020 as Dakota County Document No. 3426466 (“Development Contract”).

WHEREAS, the parties to the Development Contract are the City of Inver Grove Heights, a municipal corporation and Crossings IGH, LLC, a Minnesota limited liability company.

WHEREAS, the City and Developer desire to amend certain provisions in the Development Contract with respect to the approved Development Plans and with respect to the Developer granting to the City a Permanent Drainage and Utility Easement and with respect to the abandonment of the temporary gravity sewer lines that will serve the Plat of The Crossings at Inver Woods.

NOW, THEREFORE, the City and Crossings IGH, LLC do hereby acknowledge and agree as follows:

Section 1. Amendment to Exhibit B (List of Development Plans) of the Development Contract. Exhibit B (List of Development Plans) of the Development Contract is hereby amended to add the Development Plan as shown on Appendix No. 1 to this Amendment No. 1.

Section 2. Amendment to Exhibit E (Miscellaneous Requirements And Conditions Imposed By The City) of the Development Contract. Exhibit E (Miscellaneous Requirements And Conditions Imposed By The City) of the Development Contract is hereby amended to add paragraph 19 as shown on Appendix No. 2 to this Amendment No. 1.

Section 3. Incorporation of Amendment No. 1 Into Development Contract. The amendments set forth in this Amendment No. 1 are hereby incorporated into the Development Contract. All other terms and conditions of the Development Contract remain in full force and effect. This Amendment No. 1 does not release or terminate the Development Contract.

[the remainder of this page has been intentionally left blank]

IN WITNESS WHEREOF, the City and Crossings IGH, LLC have executed this Amendment No. 1 on the day and year first stated above.

CITY OF INVER GROVE HEIGHTS

By: _____
Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

(CITY SEAL)

STATE OF MINNESOTA)
)
COUNTY OF DAKOTA) ss.

On this 26th day of July, 2021, before me a Notary Public within and for said County, personally appeared Tom Bartholomew and Rebecca Kiernan, to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and City Clerk of the City of Inver Grove Heights, the municipality named in the foregoing instrument, and that the seal affixed to said instrument was signed and sealed on behalf of said municipality by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipality.

Notary Public

CROSSINGS IGH, LLC

By: _____
Todd Horne
Its: Chief Manager

STATE OF MINNESOTA)
)
COUNTY OF _____) ss.

On this _____ day of July, 2021, before me a Notary Public within and for said County, personally appeared Todd Horne, to me personally known, who being by me duly sworn did say that he is the Chief Manager of Crossings IGH, LLC, a Minnesota limited liability company and that the foregoing instrument was executed on behalf of Crossings IGH, LLC by authority of the Board of Governors of the limited liability company and by authority of the members of the limited liability company.

Notary Public

This Instrument Was Drafted By:

Timothy J. Kuntz
LeVander, Gillen & Miller, P.A.
633 South Concord Street
Suite 400
South St. Paul, MN 55075
(651) 451-1831

**After Recording, Please Return This
Instrument To:**

Timothy J. Kuntz
LeVander, Gillen & Miller, P.A.
633 South Concord Street
Suite 400
South St. Paul, MN 55075
(651) 451-1831

APPENDIX NO. 1
AMENDMENT TO EXHIBIT B OF DEVELOPMENT CONTRACT

Exhibit B of the Development Contract shall be amended to add the following:

Supplemental Construction Plans (Sheets _____) for The Crossings at Inver Woods prepared by G-Cubed and dated April 19, 2021 and approved by the City Engineer on _____, 2021.

APPENDIX NO. 2
AMENDMENT TO EXHIBIT E OF THE DEVELOPMENT CONTRACT

Exhibit E of the Development Contract shall be amended to add the following paragraph 19:

19.) GRANT OF PERMANENT DRAINAGE AND UTILITY EASEMENT BY DEVELOPER AND CONSTRUCTION OF SANITARY SEWER MAIN BY DEVELOPER AND FUTURE ABANDONMENT OF TEMPORARY GRAVITY SEWER.

Contemporaneous with the execution of this Amendment No. 1, the DEVELOPER will grant to the CITY a Permanent Drainage and Utility Easement over those portions of Lot 1, Block 1 and Outlot A, The Crossings at Inver Woods as described in the Permanent Drainage and Utility Easement, the form of which is subject to approval of the City Attorney and City Engineer and the DEVELOPER will record the Permanent Drainage and Utility Easement.

DEVELOPER, no later than December 31, 2021, or prior to issuance of a certificate of occupancy for any building on Lot 1, Block 1 or Outlot A, The Crossings at Inver Woods, will construct the sanitary sewer main within the Public Drainage and Utility Easement as a Developer Public Improvement at the expense of the Developer per the plans approved by the City Engineer. The work to be performed under this paragraph 19 shall be deemed to be a part of the work covered by the existing letter of credit as referenced in Exhibit F of the Development Contract.

With respect to the work to be performed by Developer under this paragraph 19, the Developer agrees that the following abandonment work shall be performed by the City at the cost of Developer when the plat no longer uses the temporary sewer lift station on Outlot B, Scenic Hills First Addition and when the plat connects to a future permanent gravity sewer line in 80th Street:

Remove temporary gravity sewer manhole cone sections, abandon temporary gravity sewer lines by filling with blown sand, removal of the grouted plug at the permanent gravity sewer connecting manhole and plugging/grouting the temporary gravity outlet within the permanent connecting manhole. Work shall include turf restoration.

Developer shall, at the time of execution of this Amendment No. 1, make a cash payment to the City for the future abandonment work outlined above in the amount of \$16,799.00. This cash payment shall be non-refundable and shall be used by the City to perform the abandonment work outlined above. If the cost for the abandonment work is less than \$16,799.00 the City shall nonetheless retain and keep the difference. If the cost for the abandonment work is more than \$16,799.00 the City shall bear the initial cost.

PERMANENT DRAINAGE AND UTILITY EASEMENT AGREEMENT
DAKOTA COUNTY, MINNESOTA

THIS PERMANENT DRAINAGE AND UTILITY EASEMENT AGREEMENT (Easement) is made, granted and conveyed this 26th day of July, 2021, between Crossings IGH, LLC, a Minnesota limited liability company (hereinafter referred to as “Landowner”) and the City of Inver Grove Heights, a municipal corporation organized under the laws of the State of Minnesota (hereinafter referred to as the “City”).

The Landowner owns the real property situated within Dakota County, Minnesota as described on the attached **Exhibit A** (hereinafter “Landowner’s Property”).

The Landowner for the sum of one dollar and such other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and quitclaim to the City, its successors and assigns, the following:

A permanent easement for drainage and utility purposes, including all rights of a “drainage easement” and an “utility easement” as defined by Minn. Stat. § 505.01, subd. 3(b) and 3(j), including water main and related underground pipes, conduits, other utilities and mains and for purposes and uses incident and related thereto, including, without limitation, the construction, maintenance, repair and replacement of sanitary sewer main and related underground pipes, conduits, other utilities and mains (hereinafter “**Permanent Easement**”) under, over, across, through and upon that portion of the Landowner’s Property legally described and depicted on **Exhibit B** (hereinafter “**Permanent Easement Area**”) and incorporated herein by reference.

The Permanent Easement rights granted herein are forever and shall include, but not be limited to, the construction, maintenance, repair and replacement of any drainage facilities and utilities, sanitary sewer main, underground pipes, conduits, other utilities and mains and all facilities and improvements ancillary, incident or related thereto, under, over, across, through and upon the Permanent Easement Area.

The rights of the City also include the right of the City, its contractors, agents and servants:

- a.) to enter upon the Permanent Easement Area at all reasonable times for the purposes of construction, reconstruction, inspection, repair, replacement, grading, sloping, and restoration relating to the purposes of this Permanent Easement; and
- b.) to maintain the Permanent Easement Area and any City improvements located therein, together with the right to excavate and refill ditches or trenches; and
- c.) to remove from the Permanent Easement Area trees, brush, herbage, aggregate, undergrowth and other obstructions interfering with the location, construction and maintenance of the drainage facilities and utilities; and to deposit earthen material in and upon the Permanent Easement Area; and
- d.) to remove or otherwise dispose of all earth or other material excavated from the Permanent Easement Area as the City may deem appropriate.

The City shall not be responsible for any costs, expenses, damages, demands, obligations, penalties, attorneys' fees and losses resulting from any claims, actions, suits, or proceedings based upon a release or threat of release of any hazardous substances, petroleum, pollutants, and contaminants which may have existed on, or which relate to, the Permanent Easement Area or the Landowner's Property prior to the date hereof.

Nothing contained herein shall be deemed a waiver by the City of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by the Landowner, its successors or assigns, shall be subject to any governmental immunity defenses of the City and the maximum liability limits provided by Minnesota Statute, Chapter 466.

The Landowner, for itself and its successors and assigns, does hereby warrant to and covenant with the City, its successors and assigns, that it is well seized in fee of the Landowner's Property described on Exhibit A and the Permanent Easement Area described and depicted on Exhibit B and that it has good right to grant and convey the Permanent Easement herein to the City.

This Easement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN TESTIMONY WHEREOF, the Landowner and the City have caused this Easement to be executed as of the day and year first above written.

CITY OF INVER GROVE HEIGHTS

By: _____
Tom Bartholomew
Its: Mayor

ATTEST:

Rebecca Kiernan, City Clerk

(CITY SEAL)

STATE OF MINNESOTA)
)
COUNTY OF DAKOTA) ss.

On this 26th day of July, 2021, before me a Notary Public within and for said County, personally appeared Tom Bartholomew and Rebecca Kiernan, to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and City Clerk of the City of Inver Grove Heights, the municipality named in the foregoing instrument, and that the seal affixed to said instrument was signed and sealed on behalf of said municipality by authority of its City Council and said City Clerk acknowledged said instrument to be the free act and deed of said municipality.

Notary Public

LANDOWNER:
CROSSINGS IGH, LLC

By: _____
Todd Horne
Its: Chief Manager

STATE OF MINNESOTA)
)
COUNTY OF _____) ss.

On this _____ day of July, 2021, before me a Notary Public within and for said County, personally appeared Todd Horne, to me personally known, who being by me duly sworn did say that he is the Chief Manager of Crossings IGH, LLC, a Minnesota limited liability company and that the foregoing instrument was executed on behalf of Crossings IGH, LLC by authority of the Board of Governors of the limited liability company and by authority of the members of the limited liability company.

Notary Public

This instrument was drafted by:
Timothy J. Kuntz
LeVander, Gillen & Miller, P.A.
633 South Concord Street, Suite 400
South St. Paul, Minnesota 55075
(651)451-1831

After recording, please return to:
Timothy J. Kuntz
LeVander, Gillen & Miller
633 South Concord Street, Suite 400
South St. Paul, Minnesota 55075
(651)451-1831

EXHIBIT A
LEGAL DESCRIPTION OF LANDOWNER'S PROPERTY

Real Property located in the City of Inver Grove Heights, Dakota County, Minnesota, described as follows:

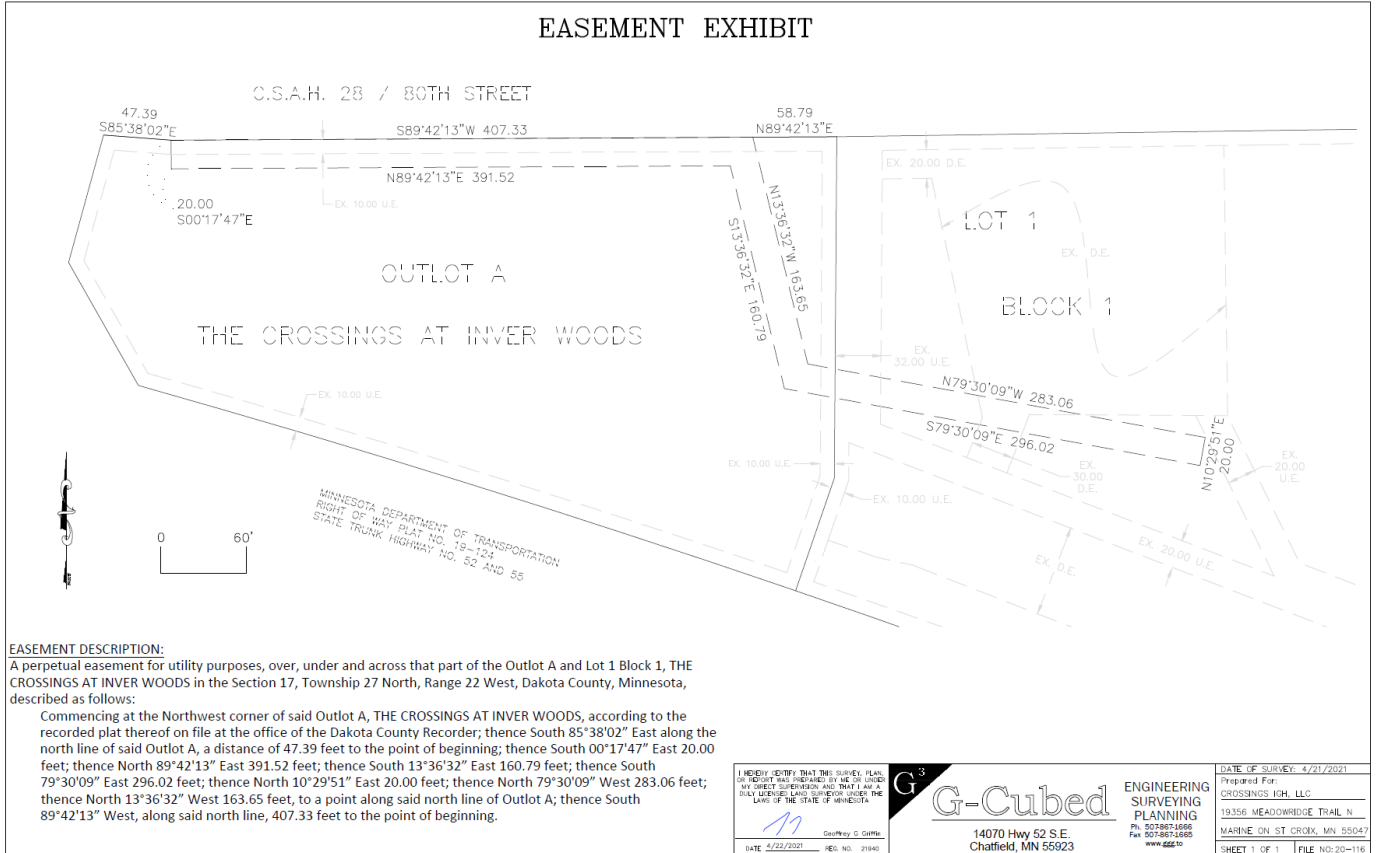
Lot 1, Block 1, and Outlot A, The Crossings at Inver Woods, Dakota County, Minnesota.

EXHIBIT B
LEGAL DESCRIPTION OF PERMANENT EASEMENT AREA

A permanent easement for drainage and utility purposes, including all rights of a “drainage easement” and an “utility easement” as defined by Minn. Stat. § 505.01, subd. 3(b) and 3(j), including sanitary sewer main and related underground pipes, conduits, other utilities and mains and for purposes and uses incident and related thereto, across, over, under, through and upon that part of Outlot A and Lot 1, Block 1, The Crossings at Inver Woods in Section 17, Township 27 North, Range 22 West, Dakota County, Minnesota described as follows:

Commencing at the Northwest corner of said Outlot A, THE CROSSINGS AT INVER WOODS, according to the recorded plat thereof on file at the office of the Dakota County Recorder; thence South 85°38'02” East along the north line of said Outlot A, a distance of 47.39 feet to the point of beginning; thence South 00°17'47” East 20.00 feet; thence North 89°42'13” East 391.52 feet; thence South 13°36'32” East 160.79 feet; thence South 79°30'09” East 296.02 feet; thence North 10°29'51” East 20.00 feet; thence North 79°30'09” West 283.06 feet; thence North 13°36'32” West 163.65 feet, to a point along said north line of Outlot A; thence South 89°42'13” West, along said north line, 407.33 feet to the point of beginning.

EXHIBIT B (CONTINUED) **DEPICTION OF PERMANENT EASEMENT AREA**



Request for Council Action

Resolution Receiving Feasibility Report for City Project No. 2020-12 - Argenta Trail Drainage Improvements (69th St. to 65th St. - Basin F-025)

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	July 26, 2021	None	
Item Type:	Consent	Amount included in current budget	
Contact:	Thomas J. Kaldunski, 651-450-2572	Budget amendment requested	
Prepared by:	Thomas J. Kaldunski, City Engineer	FTE included in current complement	
Reviewed by:	Klay Eckles, Interim Public Works Director	New FTE requested - N/A	
		Other: County turnback funding, Storm Water Utility Fund	X

PURPOSE/ACTION REQUESTED

Resolution receiving feasibility report for City Project No. 2020-12 - Argenta Trail Drainage Improvements (69th St. to 65th St. - Basin F-025).

SUMMARY

On September 14, 2020, Council adopted a resolution to prepare a feasibility study for Argenta Trail drainage improvements. Kimley-Horn was hired to prepare the feasibility study. The project area is just west of Argenta Trail and between 70th Street West and Interstate 494, as shown in Figure 1-1 of the report.

This area was the subject of a previous preliminary hydrologic/hydraulic study as part of Dakota County's planned improvements to 70th Street West and CSAH 63. The area has a history of high-water levels from 2014 to 2020. Following completion of the improvements along 70th Street, Dakota County will turn-back the existing Argenta Trail roadway to the city. This report addresses needed drainage system improvements. Many of the improvements suggested would be accomplished by the installation of culverts in the area. The majority of the drainage improvements in the southern portion of the project area are anticipated to be constructed within existing right-of-way; however, recommended improvements will require permanent and temporary easements to accommodate the ditch grading north of 68th Street and to install culverts and drainage structures at the north end of the project.

The estimated project cost for City Project No. 2020-12 is \$310,000. The proposed project will utilize funds from the larger improvements on CSAH 63 identified as County Project 63-27. Consistent with County policy, the proposed improvement will be 100 percent County finances as part of the Jurisdictional Transfer of CSAH 63, submit to County Board and City Council approval.

Section 4: Recommendations, page 4, of the feasibility report identifies the recommended steps moving forward. Based upon the analysis, the proposed Argenta Trail Drainage improvements are feasible, necessary and cost effective and would benefit impacted properties. Staff recommends approval of the feasibility report for City Project No. 2020-12.

TJK/kf

Attachment(s): Resolution
Feasibility Report

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

**RESOLUTION RECEIVING FEASIBILITY REPORT FOR CITY PROJECT NO. 2020-12 - ARGENTA
TRAIL DRAINAGE IMPROVEMENTS (69TH ST. TO 65TH ST. - BASIN F-025)**

RESOLUTION NO. 2021-198

WHEREAS, on September 14, 2020, Council adopted a resolution to prepare a feasibility study for City Project No. 2020-12; and

WHEREAS, Kimley-Horn was hired to complete the feasibility study; and

WHEREAS, the feasibility study for City Project No. 2020-12, dated May 21, 2021 has been completed and submitted to the City Engineer; and

WHEREAS, based upon the analysis, the proposed Argenta Trail Drainage improvements is feasible, necessary, and cost effective and would benefit the impacted properties, City of Inver Grove Heights and the long-term function of the roadway.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS
THAT:**

1. Feasibility Study for City Project No. 2020-12 - Argenta Trail Drainage Improvements is hereby received by the City Council of the City of Inver Grove Heights.
2. City and County staff will develop a schedule and finalized scope of roadway and stormwater improvements for the turnback of Argenta Trail to the City.
3. Funding will be from County turnback funding and stormwater utility fund.

Adopted by the Inver Grove Heights City Council this 26th day of July 2021.

Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

ARGENTA TRAIL DRAINAGE SYSTEM IMPROVEMENTS

Feasibility Study

CITY OF INVER GROVE HEIGHTS, MINNESOTA
CITY PROJECT 2020-12



Prepared By:

Kimley»Horn

Kimley-Horn and Associates, Inc.
767 Eustis Street
Suite 100
St. Paul, MN 55114
(651) 643-0400

I hereby certify that this plan, specification
or report was prepared by me or under my
direct supervision and that I am duly
Licensed Professional Engineer under the
laws of the State of Minnesota.

Signature: _____
Ronald B. Leaf, P.E.

Date: May 21, 2021 Lic. No. 24411

File: 160500060

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SECTION 1: INTRODUCTION AND BACKGROUND

A. Project Location

The project area is located within the City of Inver Grove Heights just west of Argenta Trail and between 70th Street West and Interstate 494, as shown in black in **Figure 1-1**.



Figure 1-1: Project Location

B. Background

This area was the subject of a previous preliminary hydrologic/hydraulic study as part of Dakota County's planned improvements to 70th Street West/CSAH 26 (CSAH 26 and CSAH 63 Improvement Project). The area has had a history of high-water levels that have negatively impacted adjacent properties, created potential safety issues from high water levels on the roadway and adjacent ditches and created significant operation and maintenance challenges during high-water level conditions.

Following completion of the improvements along 70th Street, Dakota County will turn-back the existing Argenta Trail roadway to the City. The City and County concluded that improvements needed in this area would be completed through an improvement project separate from the County led 70th Street Improvement Project. This report addresses the drainage system improvements needed to better manage the historic high-water level issues that have been present in the system. As part of the turn-

back agreement between the City and County, there may be other roadway-related improvements that are beyond the scope of this Preliminary Drainage Report. Necessary roadway improvements to Argenta Trail will be identified in the future as a part of the turn back agreement. This report provides an overview of the analyses completed on the drainage system and recommended improvements to significantly reduce the extent and duration of the high-water levels.

C. Wetland Delineations

A wetland investigation and field delineations were completed along the project corridor during the fall of 2020. Results of that investigation are described in the Wetland Delineation Report: Argenta Trail Drainage Feasibility (December 2020). In total, eight wetlands, one ephemeral stream, and three channels were delineated. During the early stages of agency review of the report, the Minnesota Department of Natural Resources (DNR) provided information relating to the Ordinary High-Water Level (OHWL) they established in July 2014 at elevation 894.0 on Basin F-022 (Public Water 19003600). The DNR Field Survey Report is provided in Appendix B.

D. Existing Drainage Conditions

The project corridor consists of a rural roadway through residential properties on the south end, transitioning to open green space areas on the north end with scattered ponds and wetland areas on both sides of the roadway. The area has experienced extended periods of high-water levels, which can also be described as nuisance flooding. There have been no reported flooding of actual buildings or structures in the area. **Exhibit A**, in Appendix A, shows the existing conditions drainage system including drainage areas, culverts, ponds and regional storage basins.

Starting on the south end of the corridor, Regional Basin F-010 currently outlets through a temporary pipe installed under 69th Street by the City during the summer of 2020. This new culvert allows water to flow to the north into F-015, which is controlled by the existing culvert under 68th Street. Prior to installation of the temporary culvert on 69th Street, there was no functional piped outlet from F-010 to F-015. F-010 appears to naturally infiltrate and is dry during various times of the year, including being fully dry during the fall of 2020. Information from City staff suggest that there may have been a culvert at some time, although no evidence of the culvert was found during field survey Completed for this study. If there had been a culvert at this location prior to 2020, the culvert has become fully plugged.

The outlet from Regional Basin F-015 controls the water level at a constant normal pool elevation of 898.60. Surface water exits Basin F-015 into roadside ditches to the north and flows through a 12-inch driveway culvert into the ditch to the north. The ditch has a high point elevation of 899.5 where surface backs up to the south, before flow continues to the north and west into Regional Basin F-022. There is currently no culvert under the driveway at 6689 Argenta Trail at the north end of F-022. The driveway serves as the natural outlet/overflow for Regional Basin F-022 (commonly referred to as Franke Lake), and has experienced flooding following periods of high rainfall, or during extended wet periods. Franke Lake has also flooded portions of the shoulder on Argenta Trail in recent years due to the lack of sufficient drainage infrastructure to drain the pond to the north. The water level must reach an elevation of 894.71 to flood the driveway at 6689 Argenta Trail and begin to discharge north to F-020b. This elevation compares well to the data reported by DNR in the 2014 OHWL Field Survey Report of 894.63.

Runoff from the eastern side of Argenta Trail is conveyed across the roadway at three locations by culvert crossings before entering basin F-022. Once runoff enters F-020b, a submerged pipe (likely connected to an outlet structure in the far west end of the basin) then allows some water to flow from F-020b to F-020 and ultimately to a 15-inch culvert underneath the driveway of 6659 Argenta Trail into basin F-025. The outlet pipe or structure from F-020b has not been located in the field due to high water levels and the extent of vegetation/cattails present. The outlet pipe/structure has also not been observed in any historic aerial photographs. Several unsuccessful attempts to find the outlet were made during field visits and survey efforts.

E. Proposed Improvements

Several concept drainage system improvement scenarios were evaluated for the corridor during the County led 70th Street Improvement Project. These initial concepts were incorporated into the overall hydrologic model for the CSAH 26/70th Street project area to evaluate the relative change in the system response locally and included the flows routed to Regional Basin F-010 from the CSAH 26/70th Street project area. A more detailed analysis and preliminary design effort was completed with the Argenta Trail Preliminary Drainage Report to refine the concepts and advance the design for the preferred concept. The result of the additional analysis is the recommendation to implement the proposed improvements described below and as shown in **Exhibit B** (see Appendix A). All new culverts will be 24" diameter.

- Install a new culvert under 69th Street from F-010 to F-015 connected to an outlet control structure along the north side of 69th Street. This structure will allow for F-010 to drain down/infiltrate while sustaining the normal pool level in F-015 of 898.60. The existing temporary culvert can stay in its current location. The conceptual outlet structure detail is provided in **Exhibit D**.
- Install a new culvert under 68th Street from F-015 to the ditch (F-022c) north of 68th Street. The culvert will be placed at a slope of 0.5% to allow positive drainage to the north.
- Install a new culvert at the north end of ditch F-022c to replace the existing 12-inch driveway culvert.
- Grade an improved drainage channel from the driveway access road (east side of the property at 6760 Arkansas Avenue West) approximately 175 feet to the north, then 175 feet to the west into Basin F-022. This grading will lower the ditch high point elevation to allow positive drainage to the north and into F-022. This will eliminate the presence of permanent ponding of water in the ditch from 68th Street to Basin F-022.
- Install a culvert at the driveway of 6689 Argenta Trail to allow F-022 to drain north into F-020b.
- Install a new culvert from the east side of Argenta Trail (basin F-019) to F-020b to allow the east side basin to draw down to the same normal elevation as F-022.
- Replace the culvert under the driveway at 6660 Argenta Trail.
- Install a new outlet control structure in the northwest corner of F-020b to allow runoff above the normal pool elevation of 891.0' within F-020b to drain to F-020. This proposed elevation would be consistent with historic normal water levels for the basin.
- Install a new culvert at the driveway of 6659 Argenta Trail to allow the system to drain to F-025 to the north.

SECTION 2: DRAINAGE SYSTEM ANALYSIS

A. Hydrologic / Hydraulic Analysis

An analysis of the existing and proposed drainage systems was performed using the dynamic wave module of PCSWMM engine v5.1.013. Modeled parameters for conduits and junctions were based on survey taken on October 29, 2020 and November 5, 2020 by Pioneer Engineering P.A. Topographic Survey of Argenta Trail and Regional Basins F-010, F-015, F-020, F-020b, F-022, and F-025 was also collected and incorporated into the model. Catchment areas were predefined as part of the City of Inver Grove Heights' Northwest Area (NWA) study.

The original catchment (i.e., drainage) area for F-020 was broken into two areas to better represent the routing of the system and allow for a more realistic assessment of the planned outlet control structure that controls the high-water level of both F-020b and F-022. Catchment F-016, which is located east of Argenta Trail, was also divided into two drainage areas. This was done to better define contributing drainage area and flow to the existing culvert located in the southeast corner of the intersection of Argenta Trail and 68th Street. Splitting the catchment allows for analysis of both culvert crossings to the proposed storm water conveyance infrastructure.

Figure 2-1 shows the new drainage boundaries for the two locations in the project area where drainage areas were divided, F-020 and F-020b on the left and F-016 and F-016b on the right. Hydrologic parameters for the divided drainage areas were updated per the standards presented in the NWA study and are shown in Table 1.

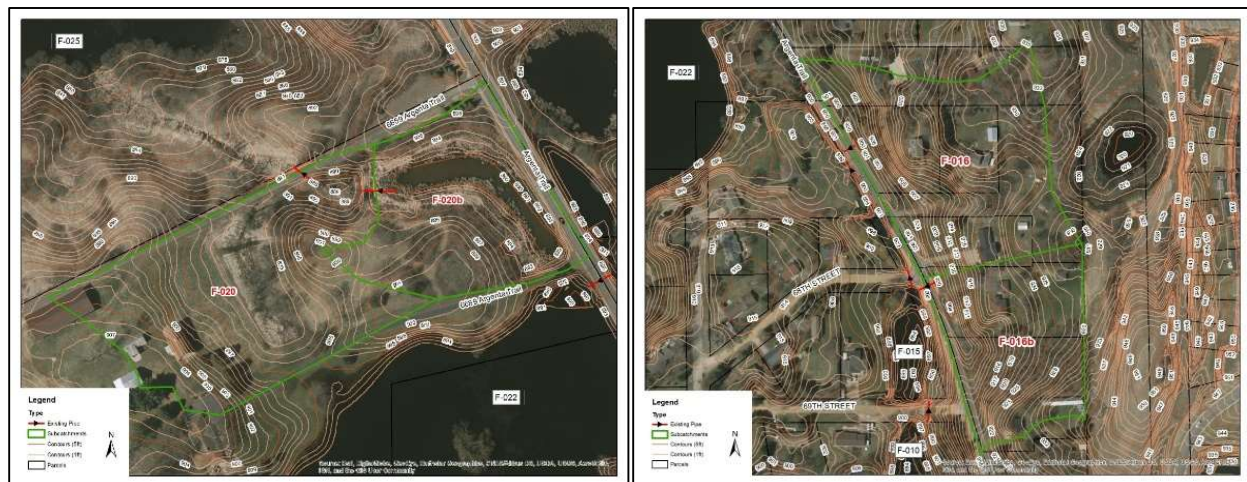


Figure 2-1: Divided Catchment Areas F-020/F-020b and F-016/F-016b

Three models were updated/developed as part of this study, including the existing conditions, interim conditions, and proposed conditions. The existing conditions model was updated with additional information collected during the field survey to represent current existing conditions in the study area. The updates included pipe sizes, pipe lengths, pipe slope, pipe invert elevations, road overtopping elevations, and some basin stage-storage updates. The existing conditions model includes the 24-inch temporary culvert that was installed under 69th Street in 2020.

Table 1: PCSWMM Model Updated Drainage Area Parameters

Basin ID	Area (ac)	Weighted CN	Slope	Impervious (%)	Zero Impervious (%)	Flow Length (ft)
F-020	3.43	67.2	5.9	11.6	30.6	269
F-020b	2.19	85.3	1.0	44.5	72.9	196
F-016	5.62	57.8	4.8	6.1	0.0	709
F-016b	3.64	59.3	7.8	11.0	0.0	438

The interim conditions model was used to simulate the conditions following completion of construction of the adjacent CSAH 26/70th Street Reconstruction project. The reconstruction project affects drainage area boundaries as well as discharge points and volumes contributing to the Argenta Trail area from proposed upstream stormwater practices. The interim conditions model incorporates field survey data into the existing conditions and the proposed new pipe outfall into Basin F-010. The interim conditions model is considered the existing conditions model for the purposes of evaluating proposed improvements. The proposed conditions model adds the drainage systems features listed in Section 1.E of this report.

B. Modeling Results

The existing conditions model identifies several areas exhibiting flooding during the 100-yr storm. **Exhibit C** (Appendix A) shows flooding along Argenta Trail at multiple locations including 69th St., the driveway at 6689 Argenta Trail, and Argenta Trail.

Table 2 shows the HWLs for each basin in the existing, interim and proposed conditions for the 100-year 24-hour rainfall event and the 100-year 10-day snowmelt event.

Elevations that have increased from existing to interim and from existing to proposed are highlighted in blue text. Somewhat as expected, several high-water level results show an increase during the interim condition for the 24-hour event. This is largely due to the additional flows from the CSAH 26/70th Street Reconstruction project entering the system at F-010. All proposed conditions results are lower than the existing 100-year, 10-day snowmelt event result.

Results in Table 2 show that the high-water levels for all basins are reduced from the existing to proposed conditions, except for basin F-025, the most downstream location. This relates to the excess volume passing into Basin F-025 more efficiently with the improved drainage conditions. F-025 shows an increase of 0.10 feet for the 100-year, 24-hour rainfall event HWL. The 100-year 10-day snowmelt event HWL for basin F-025 is reduced from the existing conditions. The peak HWL elevations for the proposed conditions are all within the limits established in the NWA Regional Basin Map.

In addition to lowering the HWLs of basins to reduce the extent of flood risk in the corridor, model results were evaluated against the existing roadway crown elevation (895.5) and edge of pavement (895.0) at the low point adjacent to basins F-022 and F-019 in the northern section of the project. In the existing conditions, the model shows roadway flooding consistent with observed conditions. In the proposed conditions, the model shows that the roadway will have at least 2 feet of freeboard between the HWL and the roadway crown elevation at all locations within the model.

Table 2: Basin High Water Levels

Basin ID	Existing Conditions		Interim Conditions		Proposed Conditions	
	100-yr, 24-hr Rainfall*	100-yr, 10-day Snowmelt**	100-yr, 24-hr Rainfall*	100-yr, 10-day Snowmelt**	100-yr, 24-hr Rainfall*	100-yr, 10-day Snowmelt**
F-005	901.15	902.42	900.88	902.42	900.75	902.33
F-010	901.68	902.23	902.12	901.85	900.88	900.62
F-015	901.68	902.23	902.12	901.85	900.68	900.17
F-016	899.92	900.03	899.76	899.72	898.54	898.47
F-016b	901.68	902.23	902.12	901.85	900.68	900.17
F-022c	901.50	901.68	901.66	901.58	900.14	899.67
F-022c-OF	899.92	900.02	899.76	899.72	898.53	898.46
F-022	894.67	895.42	894.61	894.76	892.48	892.50
F-017	895.63	895.56	895.69	895.55	893.34	892.70
F-019	895.35	895.62	894.76	895.26	892.67	892.56
F-020b	894.63	895.42	893.23	894.75	892.18	892.17
F-020	891.52	892.43	891.31	891.78	890.18	889.58
F-025	877.04	878.05	876.86	877.39	877.14	877.77

*100-yr, 24-hr Rainfall = 7.38 in.

**100-yr, 10-day Snowmelt = 7.10 in.

SECTION 3: PRELIMINARY PLAN DEVELOPMENT

Based on the hydraulic evaluation and related reductions in HWLs realized by implementing the improvements listed in Section 1.E of this report, conceptual plans and a corresponding preliminary cost estimate have been prepared. The conceptual plan is shown in Exhibit B showing culvert sizes and inverts. Preliminary outlet structure plans for the connections between basins F-010/F-015 and F-020b/F020 are provided in Exhibit D. The following sections summarize the regulatory requirements, easement requirements, estimated costs, and a proposed financing approach for the project.

A. Regulatory Considerations

The main regulatory challenge for these improvements relates to the OHWL established for Basin F-022 at elevation 894.0. Initial contacts with DNR indicated that the culvert elevation leaving the public water basin F-022 could be set up to 1.5 feet lower than the OHWL (892.5) without significant concerns during the permitting process. Subsequent discussions with DNR and completion of a regional groundwater assessment of the interconnection of the adjacent water bodies indicated that a culvert elevation of 891.0 would not negatively impact water levels of adjacent basins.

The DNR indicated that the City could apply for a permit for a culvert invert at elevation 891.0, but that they could not guarantee a permit would be issued. They requested the City apply for a permit for an elevation only as low as required to meet the safety and long-term maintenance needs for the system.

Without the ability to lower the outlet elevation of Basin F-022 and F-020b, there will continue to be long-term safety and maintenance issues on this portion of Argenta Trail. Saturation of the roadway base material and standing water in the roadway ditches would continue to create regular maintenance issues with the roadway pavement and ditch slope stability. The hydraulic analysis completed with this study has determined that a culvert invert elevation of 891.5 will provide the desired level of freeboard to meet safety and maintenance needs for the roadway.

Based on the approved wetland delineation report, the project will need to quantify project related impacts, incorporate necessary mitigation needs and apply for approvals under the wetland conservation act. The LGU for this project is Dakota County Soil and Water Conservation District. In Minnesota, a joint application process has been developed for projects with anticipated wetland impacts. Applications are coordinated between the USACE, DNR, and LGU.

Depending on how the project is delivered, as a stand-alone project or packaged with related roadway improvements, the work may require a general stormwater permit for construction activities under the National Pollutant Discharge Elimination System program administered by the Minnesota Pollution Control Agency.

B. Easement Requirements

The majority of the drainage improvements in the southern portion of the project area are anticipated to be constructed within existing right-of-way. However, the recommended improvements will require permanent and temporary easements to accommodate the ditch grading north of 68th Street and to install culverts and drainage structures at the north end of the project.

C. Estimated Costs

The estimated total project cost for City Project 2020-12 is \$310,000. The estimated project costs include a 20% construction cost contingency, 28% allowance for indirect costs and easement acquisition costs. The indirect costs include the following items: 15% engineering, 1% fiscal, 1% legal, 3% administrative and 8% capitalized interest. A more detailed cost estimate is provided in Appendix C.

D. Financing Plan

The proposed project will utilize funds from the larger improvements on CSAH 63 identified as County Project (CP) 63-27. Consistent with County Policy, the proposed improvement will be 100 percent County financed as part of the Jurisdictional Transfer of CSAH 63, subject to County Board and City Council approval.

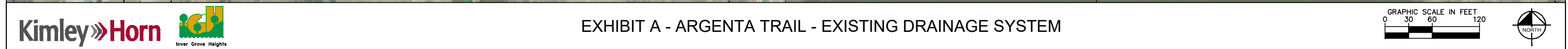
SECTION 4: RECOMMENDATIONS

Based upon the analysis completed to date, the proposed Argenta Trail Drainage Improvements, City Project 2020-12 is feasible, necessary, and cost effective, and would benefit the impacted properties, City of Inver Grove Heights and the long-term function of the roadway.

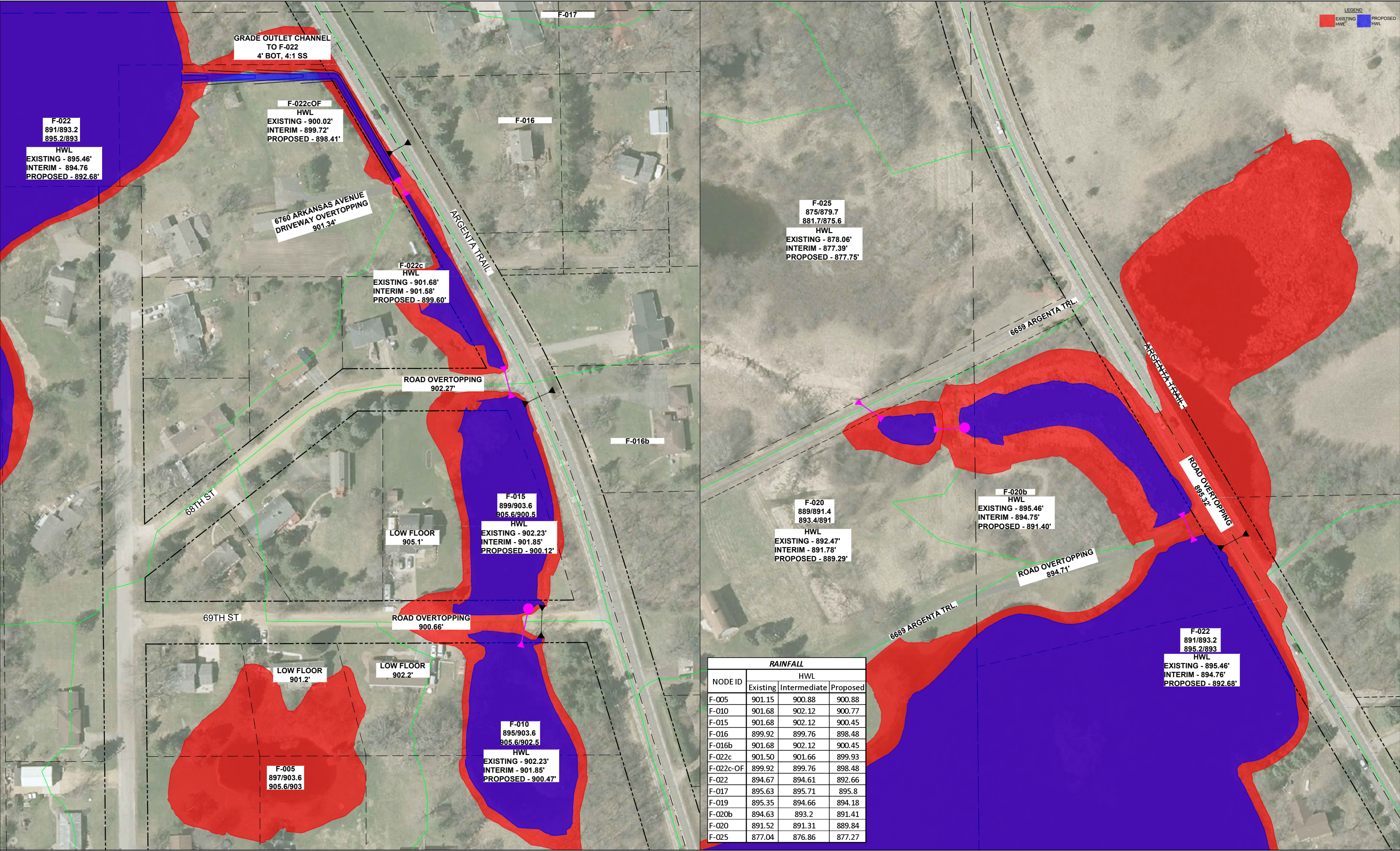
We recommend the following:

- A. City and Dakota County to develop a schedule and finalized scope of roadway and stormwater improvements for the turnback of Argenta Trail to the City.
- B. After receiving the appropriate staff reports, staff information, and public hearing input, the Council makes a decision on the approval or rejection of the proposed improvements.
- C. If Council approves the project the City should:
 - a. Initiate development of final plans and specifications for the improvements including completion of a geotechnical investigation in the vicinity of the proposed outlet structure OCS-114.
 - b. Initiate the permit application processes with DNR and wetland regulatory agencies.
 - c. Initiate easement acquisition for the affected properties.

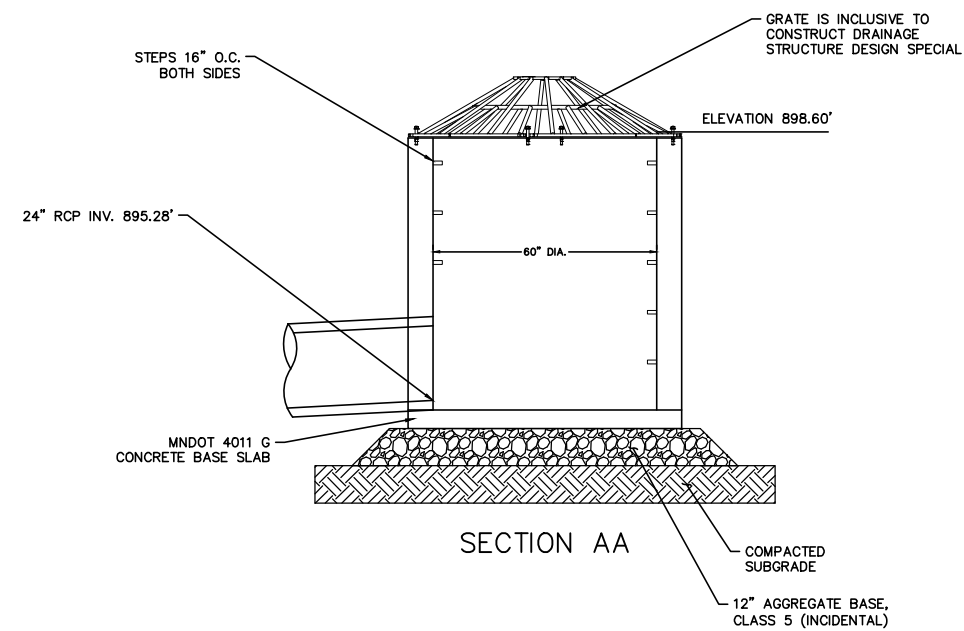
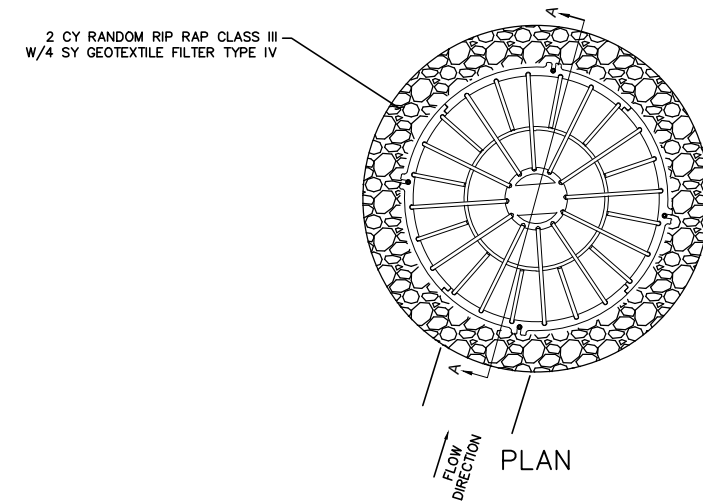
APPENDIX A – DRAINAGE SYSTEM EXHIBITS



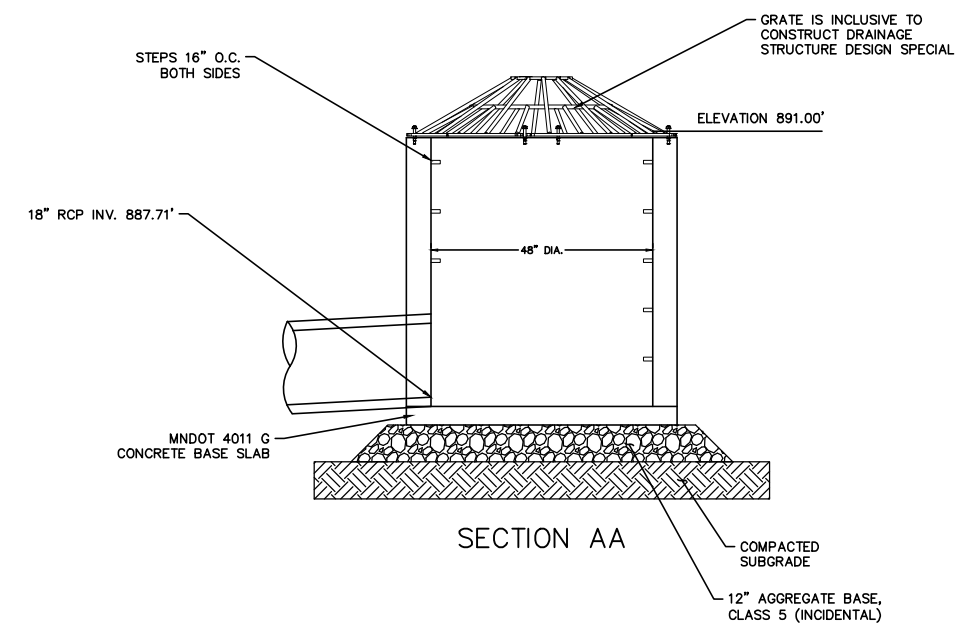
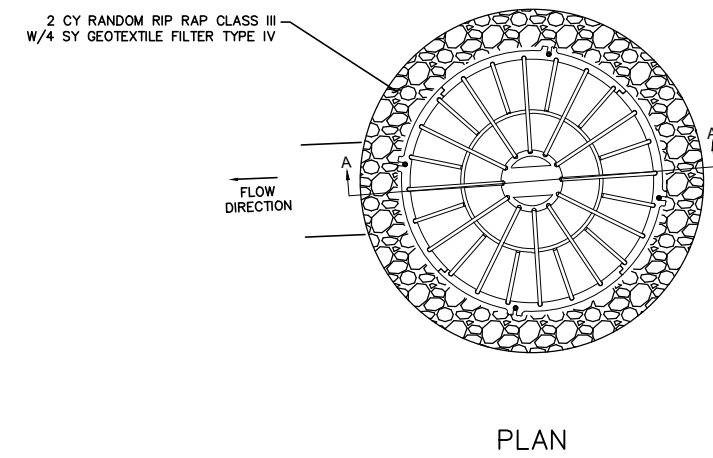




NODE ID	RAINFALL		
	Existing	Intermediate	Proposed
F-005	901.15	900.88	900.88
F-010	901.68	902.12	900.77
F-015	901.68	902.12	900.45
F-016	899.92	899.76	898.48
F-016b	901.68	902.12	900.45
F-022c	901.50	901.66	899.93
F-022c-OF	899.92	899.76	898.48
F-022	894.67	894.61	892.66
F-017	895.63	895.71	895.8
F-019	895.35	894.66	894.18
F-020b	894.63	893.2	891.41
F-020	891.52	891.31	889.84
F-025	877.04	876.86	877.27



DRAINAGE STRUCTURE DESIGN SPECIAL (102)
*NOT TO SCALE



DRAINAGE STRUCTURE DESIGN SPECIAL (114)
*NOT TO SCALE

APPENDIX B – DNR OHWL FIELD SURVEY REPORT AND GROUNDWATER ANALYSIS

Minnesota DNR Waters Field Survey Report

Project Unnamed Basin 19-0036

Lake No. 19-0036

City Inver Grove Heights **County** Dakota

Req. No 2014-75

Sec. 6

Twp. 27

Rng. 22

Watershed

SURVEY DATE: 7/15/2014

SURVEY CREW: Woodrich/Cameron/Schaffer

LAKE SIZE

Meandered Area Acres

☒ Non-meandered

Planimetered Area 17 Acres

☐ Unknown

DATUM ADJUSTMENT

Assumed 1912 1929 ☒ 1988 Source: MNDOT "1909 U"

CONTROL BENCHMARK

Location: SW 1/4, Sec. 1-27-23

Elevation: 851.41

Description: survey disc on metal rod, .1 mile east along County Road 26 (Lone Oak Road) from the junction of CR 26 and TH 55/TH149 in Eagan, 66.8' north of Lone Oak Road

SURVEY WORK COMPLETED

☒ levels topography

☐ cross sections

☒ profiles

☒ OHW

☒ establish benchmarks

☒ outlet elevations

☒ other: GPS/VRS/RTK survey

WATER LEVELS

Highest Recorded:

Water Surface: 894.65

Lowest Recorded:

OHW Elev: 894.0

Range:

Highest Known:

OUTLET

General Description: at NNE side of basin, NW-SW-NE-SW, Sec. 6-27-22

Runout Elevation and Description: considered to be landlocked, highwater runout 894.63 on south edge of driveway to address 6689 Argenta Trail (County Road 63)

BENCHMARKS SET

Location: NW-SW-NE-SW, Sec. 6-27-22

Elevation: 897.51

Description: at NNE side of basin, 60d spike 0.5' above ground in the east side of a 2.2' oak, 15' north of driveway to 6689 Argenta Trail, 150' west of Argenta Trail (CR 63)

Location:

Elevation:

Description:

Prepared By: Kurt Woodrich

Title Sr. Engineering
Specialist

Date

7/18/2014

The OHW level of Unnamed Basin 19-36 is based on the average reduced elevation of the 8 trees (ash, oak, elm, cottonwood) we documented while boating and hiking around the basin. The basin is equalized with a wetland portion on the east side of Argenta Trail (County Road 63) and should be considered as part of the basin. OHW evidence was documented on both sides of the road. No stainlines or washlines were observed. The landward edge of the cattails was recorded on the east side of CR 63 at elevation 893.7. Much of the shoreline was comprised of steep banks with trees growing out of these steep banks. The basin is shown as open water at elevation 890 (NGVD 1929) on the 1967 USGS quadrangle. An adjacent landowner stated that recent water levels were as high as he has seen living here since 1981.

Unnamed Basin 19-36 is considered to be landlocked. The basin is presently out letting to the NNW over the driveway to address 6689 Argenta Trail.

Following are elevations we obtained at the highwater outlet:

Water level Unnamed Basin 19-36	894.65
Top south edge of driveway about 50' west of Argenta Trail (present runout)	894.63
Top north edge of driveway at 6689 Argenta Trail	894.38
Water surface in wetland north of driveway	893.20
Top south end of culvert through driveway address 6659 Argenta Trail about 500' north	888.81
Flowline of mostly plugged CMP under driveway	888.1
Water surface on south side of driveway	888.55

Note: very slight flow into culvert and very slight flow shown on north side of driveway. From this point on the swale leads north to Unnamed Basin 19-54 shown at 876 on the USGS quadrangle.

Groundwater Technical Note

Date: 04/27/2021

To: Taylor Huinker, South Metro Area Hydrologist

From: John Seaberg, PG, CGWP, Groundwater Specialist

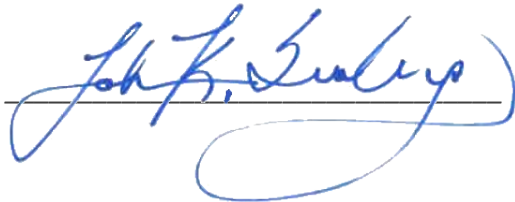
Subject: Inver Grove Heights Lake 19-36,

Reviewed by: James Vanderwaal, PG, Groundwater Specialist

PROFESSIONAL GEOLOGIST

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 Geologist under the Laws of the State of Minnesota.

License No: 30303

Signature: 

Introduction

High water levels in Lake 19-36 (Minnesota Public Water Basin 19003600), which is landlocked as shown in Figure 1, are causing issues with the road that runs along its east side. The City of Inver Grove Heights is evaluating the installation of an outlet to convey water from that waterbody to Basin 19005400 to the northwest (Figure 1). The main concern of installing an outlet in this waterbody is the potential impacts that it might have on Basin 19025600 immediately to the southwest (Figure 1).

Setting

Geology

These basins are located in an end moraine of the St. Croix association of Late Wisconsinan age, and were formed as ice-block depressions, as were many of waterbodies found in this hummocky terrain. The lithology is highly variable as described in the logs from the County Well Index (MGS and MDH, 2021). The logs show that, although the lithology is comprised predominantly of glacial tills and gravels, there are occurrences of sand and gravel over 100 feet thick at the ground surface within 1,000 feet of Lake 19-36.

Hydrogeology

As is typical in hummocky glacial end moraine terrane, groundwater flow in the surficial materials is dominated by shallow local groundwater flow systems and is largely controlled by the surface water

elevations of the surface waterbodies. The surface waterbodies represent outcrops of the shallow water table, which typically can be characterized as a subdued replica of the land surface topography.

Table 1 presents relevant elevations for Basin 19-36, and the two main basins in its vicinity: Basin 19005400 to the northwest into which excess water from Lake 19-36 is proposed to be discharged, and Basin 19025600 to southwest. The main concern from installing an outlet in Lake 19-36 is the potential for impacts on Basin 19025600 to the southwest.

Table 1. Relevant Surface Water Elevations (in feet NAVD88)

Basin ID	Minnesota Public Waters ID	OHWL ¹	Elevation From 2-ft LiDAR Contours	Outlet Elevation
Lake 19-36	19003600	894.0	892	891.0 ²
Lake to the Northwest	19005400	876.1	876	876.0
Lake of Concern to the Southwest	19025600	889.0	886	887.0

¹ Ordinary High Water Level

² Proposed

The ordinary high water mark (OHWL) for Lake 19-36 is 894.0 feet (NAVD88), 5.0 feet higher than that for Basin 19025600, indicating that Lake 19-36 has a significantly higher water level. This is confirmed by looking at surface water level data obtained from contours based on 2-foot contour maps constructed from LiDAR data, which show Lake 19-36 to have a surface water elevation of 892 feet NAVD88, which is 6 feet higher than that for Basin 19025600 at 886 feet NAVD88. Thus, it is likely that water flows through the subsurface from Lake 19-36 to Basin 19025600 due to the water level difference.

Potential impacts

The City of Inver Grove Heights has proposed to install the outlet in Lake 19-36 at elevation 891.0 (NAVD88). This new outlet will be 3.0 feet lower than the lake’s OHWL, and 4.0 feet higher than the outlet in Lake 19025600. The water elevation difference will still be maintained between the two lakes such that water should continue to flow in the subsurface from Lake 19-36 to Basin 19025600. The water level in Basin 19025600 is only likely to drop if the ambient water table drops below the level of its outlet. Although lowering the surface water level in Lake 19-36 to 891.0 feet NAVD88 might reduce the volume of water flowing out and into Basin 19025600, it will not impact the water level of Basin 19025600.

The City of Inver Grove Heights has proposed to install the outlet in Lake 19-36 at elevation 891.0 feet (NAVD88), 3.0 feet lower than its OHWL.

Conclusion and technical recommendations

Given that the water level in Lake 19-36 is significantly higher than that in Basin 19025600, and that the proposed elevation for its outlet is 4.0 feet higher than the outlet for Basin 19025600, installation of the outlet as proposed will not reduce the water level in Basin 19025600 although it may reduce the discharge

rate of groundwater into it on its upgradient side on the northeast as indicated by the groundwater flow direction on Figure 1.

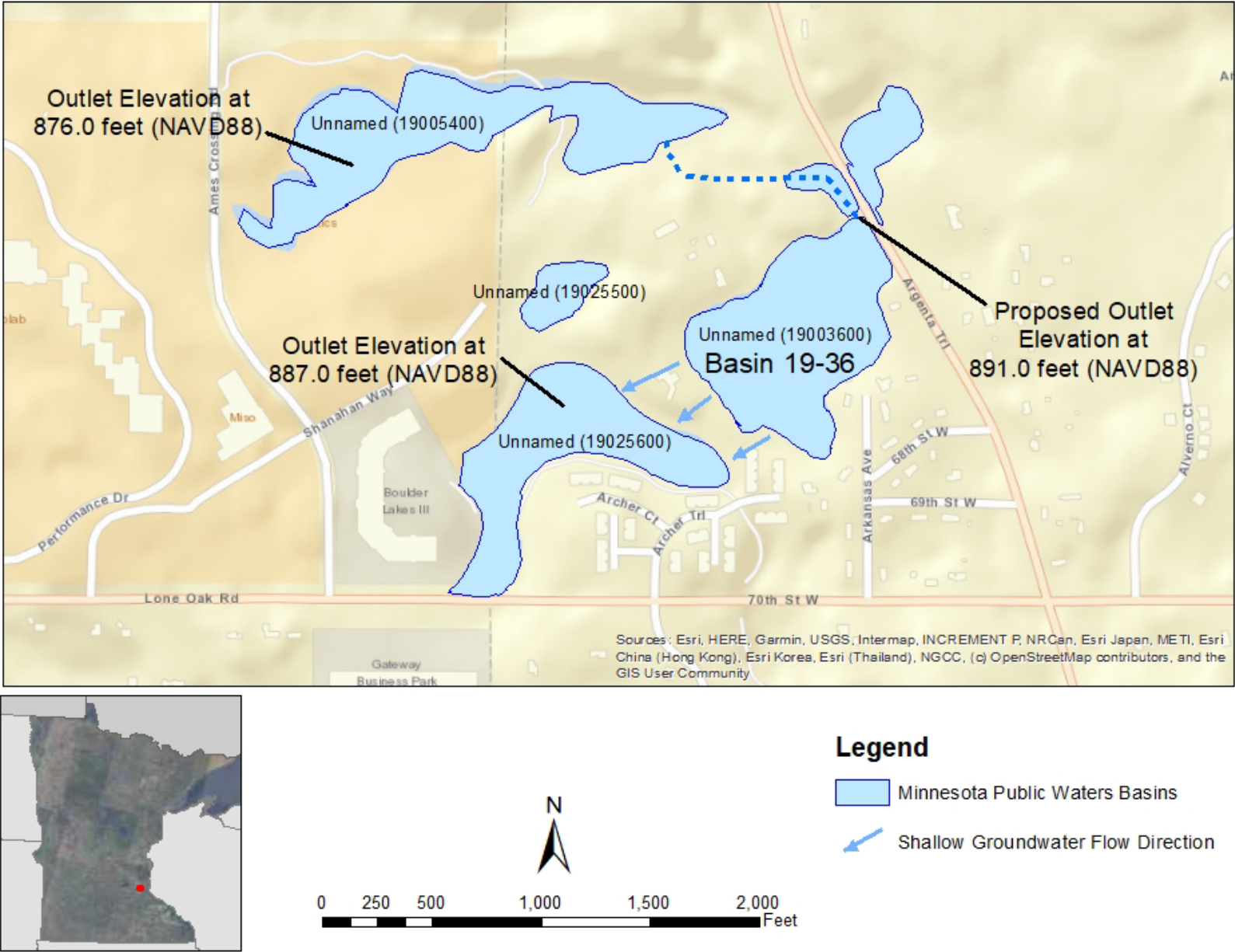
Installing an outlet at an elevation 1.5 feet below the OHWL is generally acceptable. While there may be other issues of concern from installing the outlet 3.0 feet lower than the OHWL in Lake 19-36, it would not impact water levels in Basin 19025600. If it hasn't already, the city may want to evaluate the feasibility of discharging water from the outlet into Basin 19025600 rather than into Basin 19005400, given the shorter distance.

Reference

MGS and MDH, 2021, County Well Index: Database created and maintained by the Minnesota Geological Survey (MGS) a department of the University of Minnesota; with the assistance of the Minnesota Department of Health (MDH). Accessible through the MDH Minnesota Well Index mapping application at: [Minnesota County Well Index](#)

Figure

Figure 1. Inver Grove Heights Basin 19-36 (19003600) and Nearby Basins



APPENDIX C – PRELIMINARY COST ESTIMATE

**CITY OF INVER GROVE HEIGHTS
CITY PROJECT 2020-12**

**ARGENTA TRAIL DRAINAGE IMPROVEMENTS
OPINION OF PROBABLE COST**

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	ITEM COST
1	MOBILIZATION	LS	1	\$ 19,000	\$ 19,000
2	CLEARING AND GRUBBING	LS	1	\$ 10,000	\$ 10,000
3	REMOVE CULVERT	EA	5	\$ 1,000	\$ 5,000
4	POND/DITCH EXCAVATION	LS	1	\$ 25,000	\$ 25,000
5	18" RCP PIPE CULVERT	LF	43	\$ 75	\$ 3,225
6	24" RCP PIPE CULVERT	LF	292	\$ 75	\$ 21,900
7	18" RCP PIPE APRON	EA	1	\$ 1,500	\$ 1,500
8	24" RCP PIPE APRON	EA	13	\$ 2,000	\$ 26,000
9	RIPRAP CLASS III	CY	100	\$ 80	\$ 8,000
10	OUTLET CONTROL STRUCTURE OCS-102	EA	1	\$ 8,000	\$ 8,000
11	OUTLET CONTROL STRUCTURE OCS-114	EA	1	\$ 8,000	\$ 8,000
12	BITUMINOUS DRIVEWAY/ROADWAY RESTORATION	EA	3	\$ 5,000	\$ 15,000
13	GRAVEL ROAD RESTORATION	EA	2	\$ 2,000	\$ 4,000
14	TURF ESTABLISHMENT AND EROSION CONTROL	AC	2	\$ 10,000	\$ 20,000
Subtotal					\$ 174,625
20% Construction Contingency					\$ 35,000
Right-of-Way Acquisition and Property Cost					\$ 50,500
Indirect Costs (28%)					\$ 49,000
Total Project Cost					\$ 310,000

Right-of-Way Acquisition and Property Cost Summary				
Temporary Easement ¹	SF	9,000	\$ 1.00	\$ 9,000
Permanent Easement ²	SF	11,000	\$ 2.50	\$ 27,500
Access Easement	LS	1	\$ 3,000.00	\$ 3,000
Right-of-Way Acquisition - Administrative Cost (30%)				\$ 11,000
Total Right-of-Way Acquisition and Property Cost				\$ 50,500

Assumptions and Notes

¹ Temporary easement costs based on recent acquisition costs in Inver Grove Heights

² Permanent easement based on proposed 100-yr HWL extents.

Request for Council Action

Consider Adopting a Resolution to Authorize and Ratify Submission of the 2021 Grant Application with MN Public Facilities (PFA) for a Point Source Implementation Grant for City Projects

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	July 26, 2021	None	
Item Type:	Consent	Amount included in current budget	
Contact:	Steve W. Dodge, 651-450-2541 <i>SWD</i>	Budget amendment requested	
Prepared by:	Steve W. Dodge, Asst. City Engineer	FTE included in current complement	
Reviewed by:	Klay Eckles, Interim Public Works Director	New FTE requested - N/A	
		Other: Storm Water Utility Fund, PSIG Grants (MPCA/PFA), Pavement Management Fund	X

PURPOSE/ACTION REQUESTED

Consider Adopting a Resolution to Authorize and Ratify Submission of the 2021 Grant Application with MN Public Facilities (PFA) for a Point Source Implementation Grant for City Projects.

SUMMARY

The City has been working with the Minnesota Pollution Control Agency (MPCA) and Public Facilities Authority (PFA) to secure Point Source Implementation Grants (PSIG) funding for several stormwater projects. The City prepared a study outlining eleven (11) stormwater projects for treatment facilities that discharge to the Mississippi River. The basin at 78th Street and Concord Boulevard was the first project using PSIG funding, which paid for 80% of the total project cost, including engineering and construction. Additional projects have PSIG eligibility for the construction costs.

The City is required to apply for funding in 2021 for projects that would be constructed between July 1, 2022 and June 30, 2023. The application deadline is July 31, 2021. This Council item will confirm the Council's support to seek PSIG funding.

The projects currently being considered for PSIG funding of green infrastructure eligible for up to 80% of the project costs include: (1) a treatment basin at Dickman Trail, (2) roadside raingardens and underground runoff storage facilities on a street improvement project in the Dawn Way neighborhood.

This action will allow the City to pursue funding. It does not commit the City to advancing the projects. Our formal project approval process, with Council approval, will be used to advance any project. The PSIG grant application is on file at the Engineering Division.

I recommend that the City Council adopt the resolution authorizing and ratifying submission of the 2021 Grant Application and authorizing the City Engineer to submit the 2021 Grant Application to the PFA for City projects eligible for PSIG funding. The City's funding will be provided through the storm water utility plus credit for various in-kind engineering services, land acquisition and consultant costs.

SWD/gf

Attachments: Resolution
Maps

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

**RESOLUTION AUTHORIZING AND RATIFYING SUBMISSION OF THE 2021 GRANT
APPLICATION WITH MN PUBLIC FACILITIES AUTHORITY (PFA) FOR A POINT SOURCE
IMPLEMENTATION GRANT FOR CITY PROJECTS**

RESOLUTION NO. 2021-199

WHEREAS, the Point Source Implementation Program, established in Minnesota Statutes 446A.073, as amended provides funds for construction projects; and

WHEREAS the City of Inver Grove Heights is hereby applying to the Minnesota Public Facilities Authority (PFA) for funds to be used for eligible costs for stormwater infiltration practices in the Dawn Way neighborhood and a stormwater treatment pond near Dickman Trail.

BE IT RESOLVED that the City of Inver Grove Heights has the legal authority to apply for the grant, and the financial, technical, and managerial capacity to ensure proper construction, operation and maintenance of the project for its design life.

BE IT FURTHER RESOLVED that upon approval of its application by the PFA, The City of Inver Grove Heights may enter into an agreement with the PFA for the above referenced project, and that The City of Inver Grove Heights certifies that it will comply with all applicable laws and regulations as stated in all contract agreements described in the Compliance listing of the grant application.

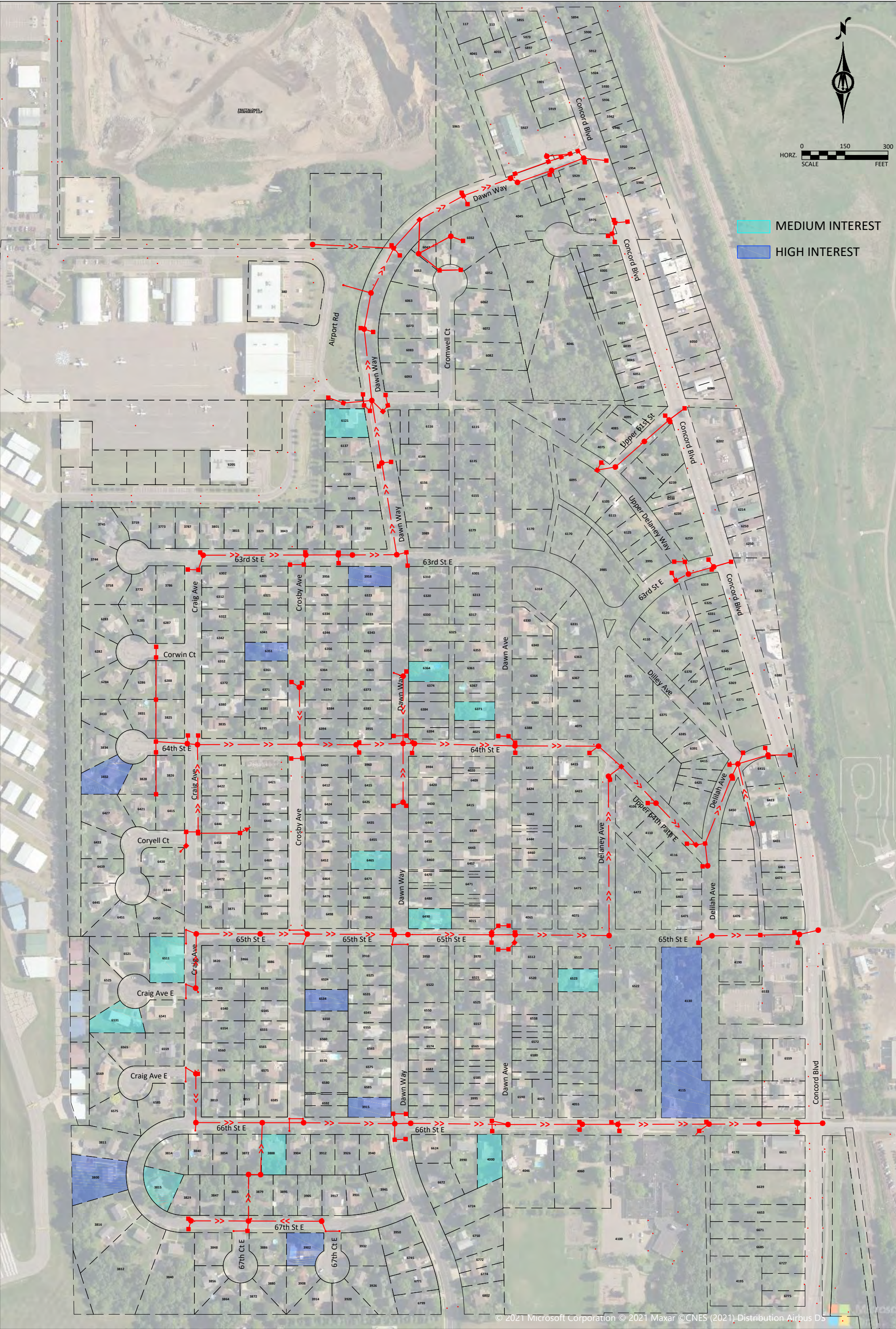
NOW, THEREFORE BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS, MINNESOTA that the City's 2021 PSIG application to the PFA is hereby authorized and ratified and the City Engineer is authorized to execute such agreements, and amendments thereto, as are necessary to implement the above project on behalf of the City of Inver Grove Heights.

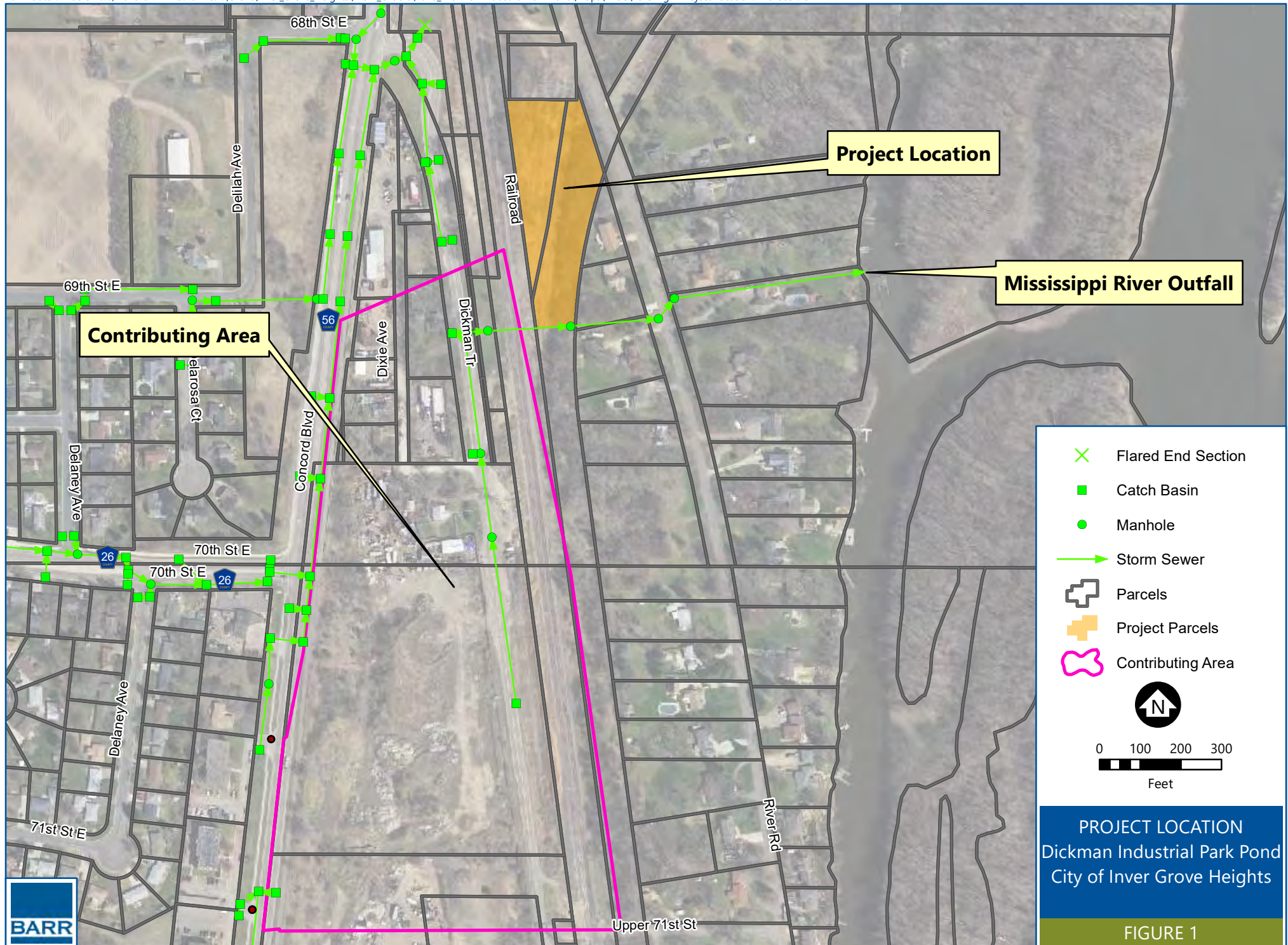
Adopted by the City Council of the City of Inver Grove Heights this 26th day of July 2021

Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk





**Request for Council Action****Approve Encroachment Agreement for SMART Center Monument Sign within Courthouse Boulevard Right-of-Way**

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	July 26, 2021	None	
Item Type:	Consent	Amount included in current budget	
Contact:	Steve W. Dodge, 651-450-2541 <i>SWD</i>	Budget amendment requested	
Prepared by:	Steve W. Dodge, Asst. City Engineer	FTE included in current complement	
Reviewed by:	Klay Eckles, Interim Public Works Director	New FTE requested - N/A	
		Other: Engineering Escrow	X

PURPOSE/ACTION REQUESTED

Approve encroachment agreement for SMART Center monument sign within Courthouse Boulevard right-of-Way

SUMMARY

On February 8th, 2021, City Council approved a variance to allow a monument sign setback of 50 feet from the centerline of Courthouse Boulevard. A condition of approval is for the County to enter into an encroachment agreement with the City. The existing right-of-way is 80 feet from centerline due to a past state turnback and poses a practical difficulty for a monument sign to be placed where it is visible from the road. A typical right-of-way would be 40 feet from centerline for this type of road.

The attached encroachment agreement has been provided by the City Attorney to conform to the variance condition. The City Attorney and Engineering Division will work with Dakota County on finalizing and executing the encroachment agreement.

It is recommended that the City Council approve the Encroachment Agreement for a SMART Center monument sign within Courthouse Boulevard right-of-way.

SWD/kf

Attachment(s): Encroachment Agreement
Exhibit

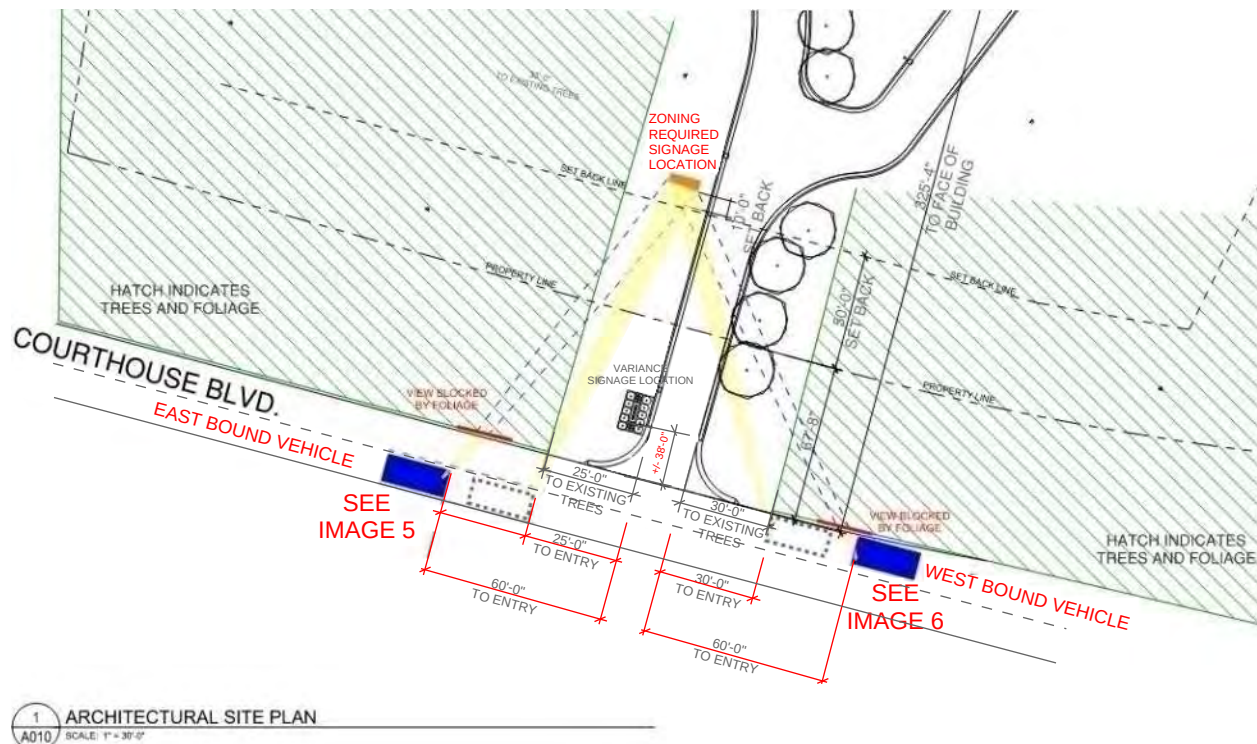


Image 7:

The driver response time is shortened when the sign is placed in the code specified location. From east or west on Courthouse Blvd. a car would need to be within 25' of the entrance to have the possibility to see the sign. Moving the sign to within 38' of Courthouse Blvd. more than doubles the driver's response time. See Images 5 and 6 for vehicle location as experienced on site.

Response to "Practical Difficulties"

The zoning specified location of the monument sign poses a safety hazard. The elevation of the sign, the location of the sign as dictated by the wetlands and the highly wooded areas to the east and west of the entry drive give drivers minimal warning to the approaching entry. This blind approach to the entry or exit from the site have the potential to cause vehicular accidents.

A typical collector road would have an 80' ROW. Courthouse Blvd., because it was originally a State Highway, has a 160' ROW. Courthouse Blvd. is no longer designated as a Highway, it is now a collector road.

Moving the monument sign to 38'-0" off Courthouse Blvd. gives entering and exiting vehicles another 30'-40' to prepare to turn or to react to actions of other motorists.

**AGREEMENT RELATING TO COUNTY
IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY
INVER GROVE HEIGHTS, DAKOTA COUNTY, MINNESOTA**

THIS AGREEMENT RELATING TO COUNTY IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY (Agreement) is made this ____ day of _____, 2021, by and between City of Inver Grove Heights, a Minnesota municipal corporation (hereafter referred to as “City”) and County of Dakota, a political subdivision of the State of Minnesota (hereafter referred to as “County”). Based on the covenants, agreements, representations and recitals herein contained, the parties agree as follows:

ARTICLE 1
TERMS

1.1 Terms. Unless specifically defined elsewhere in this Agreement, the following terms shall have the following meanings.

1.2 City. “City” means the City of Inver Grove Heights, a Minnesota municipal corporation.

1.3 County. “County” means County of Dakota, a political subdivision of the State of Minnesota.

1.4 Subject Land. “Subject Land” means that certain real property located in the City of Inver Grove Heights, Dakota County, Minnesota legally described on **Exhibit A** attached hereto.

1.5 Public Right-Of-Way. “Public Right-Of-Way” means the area described in **Exhibit B** attached hereto.

1.6 Formal Notice. “Formal Notice” means notice given by one party to the other if in writing and if and when delivered or tendered either in person or by depositing it in the United States mail in a sealed envelope, by certified mail, return receipt requested, with postage prepaid, addressed as follows:

IF TO CITY:

City of Inver Grove Heights
Attention: Director of Public Works
8150 Barbara Avenue
Inver Grove Heights, MN 55077

IF TO COUNTY:

Dakota County
Attention: Steven C. Mielke
Physical Development Director
Dakota County Western Service Center
14955 Galaxie Avenue
Apple Valley, MN 55124

or to such other address as the party addressed shall have previously designated by notice given in accordance with this Section. Notices shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the third day after mailing if mailed as provided above, provided, that a notice not given as above shall, if it is in writing, be deemed given if and when actually received by a party.

1.7 County Improvements. “County Improvements” means the monument sign to be constructed by the County within the Public Right-of-Way.

1.8 City Right-of-Way Improvements. “City Right-of-Way Improvements” means all existing and future roads, sidewalks, trails, sanitary sewer, municipal water and storm water pipes, conduits, culverts, ditches, ponds, catch basins, water collection mechanisms, drainage facilities, maintenance access routes and other utility appurtenances lying within the Public Right-of-Way now or in the future.

1.9 Construction Plan. “Construction Plan” means the depiction attached as **Exhibit C** which identifies the location of the County Improvements. The Construction Plan is on file with the City.

1.10 City Utility Costs. “City Utility Costs” means all costs incurred by the City, (whether performed by the City or its agents or contractors), for the inspection of and access to and repair, maintenance and replacement of the City’s Right-of-Way Improvements located in the Public Right-of-Way and the placement of additional City Right-of-Way Improvements in the Public Right-of-Way. City Utility Costs, include, without limitation: excavation costs, labor costs, costs of removing fill, costs of re-burying the City Right-of-Way Improvements, re-compacting the soils over the City Right-of-Way Improvements, restoring the City Right-of-Way area, and all engineering and attorneys’ fees incurred in connection therewith. City Utility Costs also include the costs of temporarily removing the County Improvements and subsequently replacing the County Improvements in the Public Right-of-Way if such costs have not already been paid by the County.

1.11 Pre-Encroachment Costs. “Pre-Encroachment Costs” means a reasonable estimate by the City of the costs the City would have incurred for City Right-of-Way Costs if the County Improvements did not exist.

1.12 Cost Differential. “Cost Differential” means the difference between the Pre-Encroachment Costs and the City Utility Costs caused by the existence of the County Improvements. The City’s reasonable determination of the amount of the Cost Differential shall be binding on the County. The City’s reasonable determination shall be appropriately supported by cost estimates obtained from independent contractors or engineers.

ARTICLE 2 **RECITALS**

Recital No. 1. The undersigned County is the fee title owner of the Subject Land located in Inver Grove Heights, Dakota County, Minnesota.

Recital No. 2. The County wishes to construct a monument sign (the County Improvements) on the Subject Land but the entrance to the Subject Land has several physical features that create difficulties in placing a monument sign, including two wetlands bordering the entry driveway to the Subject Land, a topographic elevation change of eight feet and highly wooded frontage area on the Subject Land.

Recital No. 3. The Public Right-of-Way adjoins the Subject Land. The City owns the Public Right-of-Way. The existing Right-of-Way width of 160 feet is more than is necessary for Courthouse Boulevard which is designated as a Municipal State Aid Street where 80 feet width is normal. The City Right-of-Way Improvements are within the Public Right-of-Way and future City Right-of-Way Improvements may be located within the Public Right-of-Way.

Recital No. 4. Due to the difficulty of construction the County Improvements on the Subject Land due to additional Right-of-Way and setbacks, the County has requested permission from the City to construct the County Improvements within the Public Right-of-Way for the benefit of the Subject Land.

Recital No. 5. Subject to the terms of this Agreement, the City agrees there is practical difficulty and -is willing to allow the County Improvements to be placed within the Public Right-of-Way if the following conditions are met:

- a.) The County maintains the County Improvements;
- b.) The County agrees to pay the City any Cost Differential relating to inspections, access, repair, maintenance and replacement of the City Right-of-Way Improvements and the placement of any future City Right-of-Way Improvements in the Public Right-of-Way.
- c.) The County agrees to temporarily remove the County Improvements in the event the City has need to access the area where the County Improvements exist in

order for the City to inspect, repair, maintain, and replace the existing City Right-of-Way Improvements or construct future City Right-of-Way Improvements in the Public Right-of-Way.

- d.) The County agrees to modify the County Improvements if the County Improvements interfere with the City Right-of-Way Improvements.

NOW, THEREFORE, THE CITY AND THE COUNTY, FOR THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS DO HEREBY AGREE:

ARTICLE 3 **AGREEMENTS**

3.1 Construction And Maintenance Of County Improvements. Under the terms and conditions stated herein, the County, at County's own cost, is hereby authorized by the City to construct the County Improvements within the Public Right-of-Way. The County Improvements shall only be placed at the location specified in the Construction Plan. The County Improvements must be constructed according to the Construction Plan.

The County shall not place any other structures, walls, irrigation systems or buildings within the Public Right-of-Way except for the County Improvements. The County, at County's expense, shall maintain and repair the County Improvements.

3.2 City Not Responsible For County Improvements. Nothing contained herein shall be deemed an assumption by the City of any responsibility for construction, maintenance, replacement or repair of the County Improvements.

3.3 Continuing Right To Public Right-of-Way. Nothing contained herein shall be deemed a waiver or abandonment or transfer of the right, title and interest that the City holds to the Public Right-of-Way.

3.4 Subordinate Position of County Improvements. The County Improvements are subordinate to the rights of the City in the Public Right-of-Way and in the City Right-of-Way Improvements.

3.5 Risk of Loss. The County understands and agrees that the County Improvements within the Public Right-of-Way may be adversely affected by use of the Public Right-of-Way. The parties agree that the City is not responsible for such events; the City shall have no liability to the County for such events. The County assumes the risk of installing the County Improvements in the Public Right-of-Way area.

3.6 County To Bear Cost of Relocating County Improvements. The City may require the County to temporarily remove and subsequently replace the County Improvements in the Public Right-of-Way in order for the City to gain access to the City Right-of-Way Improvements for the purpose of inspecting, repairing, maintaining, or replacing the City Right-of-Way Improvements or adding future City Right-of-Way Improvements. Should the City

desire to require the County to temporarily remove and subsequently replace the County Improvements, the City shall notify the County of such desire and consult with the County to minimize the extent of damage to the County Improvements and to minimize the Cost Differential.

If the County does not perform such tasks, the City may perform such tasks and in such case the County shall reimburse the City for the City's costs and expenses. Prior to commencing such tasks, the City shall send Formal Notice to the County and allow the County thirty (30) days from the date of the Formal Notice to perform the tasks; provided, however, if such tasks are not susceptible of being completed within thirty (30) days, the thirty (30) day period shall be extended so long as County has commenced such tasks within the thirty (30) day period and diligently prosecutes such tasks to completion. If the County has not completed the work within the thirty (30) days, then the City may proceed to perform the tasks. Once the City's costs and expenses have been determined by the City, the City shall send an invoice for such costs and expenses to the County. The County must pay the invoice within thirty (30) days after the date of the invoice. Such costs and expenses include, but are not limited to, costs charged the City by third parties such as contractors as well as the costs for City personnel that may have performed the work. Bills not paid shall incur the standard penalty and interest established by the City for utility billings within the City.

3.7 Emergency. Notwithstanding the requirements contained in Sections 3.6 relating to a thirty (30) day Formal Notice to the County to perform its obligations under Sections 3.6, the City shall not be required to give such Formal Notice if the City's Engineer determines that an emergency exists. In such instance, the City, without giving Formal Notice to the County may perform the work and in such case the County shall reimburse the City for the costs and expenses relating to the work. Once the City's costs and expenses have been determined by the City, the City shall send an invoice for such costs and expenses to the County. The County must pay the invoice within thirty (30) days after the date of the invoice. Such costs and expenses include, but are not limited to, costs charged the City by third parties such as contractors as well as the costs for City personnel that may have performed the work. Bills not paid shall incur the standard penalty and interest established by the City for utility bills within the City.

3.8 Cost Differential. If a Cost Differential occurs relating to the access to or inspection, maintenance, repair or replacement of the City Right-of-Way Improvements or relating to construction of new City Right-of-Way Improvements in the future, then the County shall pay the Cost Differential to the City. The County must make payment for the Cost Differential within 30 days after the City has sent a written invoice for the Cost Differential to the County.

3.9 Modifications To County Improvements. If in the future the City reasonably determines that the County Improvements materially interfere with access for inspection or with repair, maintenance, reconstruction, or replacement of City Right-of-Way Improvements, then the County, at County's own expense, shall make such modifications to the County Improvements as directed by the City. Such modifications may include, but are not limited to, reconfiguration, removal and relocation of the County Improvements. Should the City desire to require the County to make modifications to the County Improvements, the City shall notify the

County of such desire and consult with the County to minimize the extent of damage to the County Improvements. Notwithstanding the foregoing, the City shall not require the County to make such modifications to the County Improvements if the City determines that reasonable economic alternatives exist that will address the City's concerns regarding access for inspection or with repair, maintenance, reconstruction, or replacement of City Right-of-Way Improvements and have a less detrimental impact on the operations of the Subject Land.

If County does not make the modifications, the City may make the modifications and in such case the County shall reimburse the City for the City's costs and expenses. Prior to commencing such modifications, the City shall send Formal Notice to the County and allow the County thirty (30) days from the date of the Formal Notice to make the modifications; provided, however, if such modifications are not susceptible of being completed within thirty (30) days, the thirty (30) day period shall be extended so long as County has commenced such modifications within the thirty (30) day period and diligently prosecutes such modifications to completion. If County does not completely make the modifications, the City may proceed to make the modifications. Once the City's costs and expenses have been determined by the City, the City shall send an invoice for such costs and expenses to the County. The County must pay the invoice within thirty (30) days after the date of the invoice. Such costs and expenses include, but are not limited to, costs charged the City by third parties such as contractors as well as the costs for City personnel that may have performed the work relating to the modifications.

3.10 Remedies. If the County fails to perform its obligations under this Agreement, then the City may avail itself of any remedy afforded by law or in equity and any of the following non-exclusive remedies:

- a.) The City may specifically enforce this Agreement.
- b.) If the County fails to make payments under Section 3.6, 3.7, 3.8 or 3.9, then the City may certify to the Dakota County Assessor the amounts due as payable with the real estate taxes for the Subject Land in the next calendar year; such certifications may be made under Minnesota Statutes, Chapter 444 in a manner similar to certifications for unpaid utility bills. The County waives any and all procedural and substantive objections to the imposition of such usual and customary charges on the Subject Land.

Further, as an alternate means of collection, if the written billing is not paid by the County, the City, without notice and without hearing, may specially assess the Subject Land for the costs and expenses incurred by the City. The County hereby waives any and all procedural and substantive objections to special assessments for the costs including, but not limited to, notice and hearing requirements and any claims that the charges or special assessments exceed the benefit to the Subject Land. The County waives any appeal rights otherwise available pursuant to Minnesota Statute § 429.081. The County acknowledges that the benefit from the performance of tasks by the City equals or exceeds the amount of the charges and assessments for the costs that are being imposed hereunder upon the Subject Land.

No remedy herein conferred upon or reserved to the City shall be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

3.11 Indemnification. The County shall indemnify, defend and hold the City, its council, agents, consultants, attorneys, employees and representatives harmless against and in respect of any and all claims, demands, actions, suits, proceedings, losses, costs, expenses, obligations, liabilities, damages, recoveries, and deficiencies including interest, penalties and attorneys' fees, that the City incurs or suffers, which arise out of, result from or relate to any of the following:

- a.) The County Improvements;
- b.) Installation and maintenance of the County Improvements;
- c.) Failure by the County to observe or perform any covenant, condition, obligation or agreement on their part to be observed or performed under this Agreement; and
- d.) Use of the Public Right-of-Way for the County Improvements.

3.12 City Duties. Nothing contained in this Agreement shall be considered an affirmative duty upon the City to perform the County's obligations contained in Article 3 if the County does not perform such obligations.

3.13 No Third Party Recourse. Third parties shall have no recourse against the City under this Agreement.

3.14 Recording. The City may record this Agreement with the Dakota County Recorder.

3.15 Binding Agreement. The parties mutually recognize and agree that all terms and conditions of this recordable Agreement shall run with the Subject Land and shall be binding upon the heirs, successors, administrators and assigns of the parties.

This Agreement shall also be binding upon all after-acquired rights, interests and title of the parties that may be acquired from and after the date of this Agreement.

3.16 Amendment And Waiver. The parties hereto may by mutual written agreement amend this Agreement in any respect. Any party hereto may extend the time for the performance of any of the obligations of another, waive any inaccuracies in representations by another contained in this Agreement or in any document delivered pursuant hereto which inaccuracies

would otherwise constitute a breach of this Agreement, waive compliance by another with any of the covenants contained in this Agreement and performance of any obligations by the other or waive the fulfillment of any condition that is precedent to the performance by the party so waiving of any of its obligations under this Agreement. Any agreement on the part of any party for any such amendment, extension or waiver must be in writing. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provisions, whether or not similar, nor shall any waiver constitute a continuing waiver.

3.17 Governing Law. This Agreement shall be governed by and construed in accord with the laws of the State of Minnesota.

3.18 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

3.19 Headings. The subject headings of the sections in this Agreement are included for purposes of convenience only and shall not affect the construction of interpretation of any of its provisions.

[the remainder of this page has been intentionally left blank]

IN WITNESS WHEREOF, the parties have executed this Agreement the year and day first set forth above.

CITY OF INVER GROVE HEIGHTS

By: _____
Tom Bartholomew
Its: Mayor

ATTEST:

Rebecca Kiernan, City Clerk

(CITY SEAL)

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

On this ____ day of _____, 2021, before me a Notary Public within and for said County, personally appeared Tom Bartholomew and Rebecca Kiernan to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and City Clerk of the City of Inver Grove Heights, the municipality named in the foregoing instrument, and that the seal affixed to said instrument was signed and sealed on behalf of said municipality by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipality.

Notary Public

COUNTY:

APPROVED AS TO FORM:

COUNTY OF DAKOTA

Assistant County Attorney/Date
KS-19-199-1

By _____
Mike Slavik
County Board Chair

By _____
Jennifer Reynolds
Clerk to the Board

Date of Signature: _____

County Board Res. No. _____

STATE OF MINNESOTA)
)
COUNTY OF DAKOTA) ss.

On this ____ day of _____, 2021, before me a Notary Public within and for said County, personally appeared Mike Slavik and Jennifer Reynolds to me personally known, who being each by me duly sworn, each did say that they are respectively the County Board Chair and Clerk to the Board of Dakota County, the political subdivision of the State of Minnesota named in the foregoing instrument, and that the seal affixed to said instrument was signed and sealed on behalf of said political subdivision by authority of its Board of Commissioners and said County Board Chair and Clerk to the Board acknowledged said instrument to be the free act and deed of said political subdivision.

Notary Public

This instrument was drafted by:

Timothy J. Kuntz
LeVander, Gillen & Miller, P.A.
633 South Concord Street, Suite 400
South St. Paul, Minnesota 55075
(651)451-1831

After recording, please return to:

Timothy J. Kuntz
LeVander, Gillen & Miller
633 South Concord Street, Suite 400
South St. Paul, Minnesota 55075
(651)451-1831

EXHIBIT A
SUBJECT LAND

Real Property located in the City of Inver Grove Heights, Dakota County, Minnesota, legally described as follows:

That part of the East Half of the Northeast Quarter of Section 21, Township 27, Range 22, Dakota County, Minnesota, lying northerly of the northerly right of way line of County Road 28A, southerly of the southerly right of way line of Trunk Highways No. 52 and 55 and northwesterly of the following described line:

Commencing at the southeast corner of said East Half of the Northeast Quarter; thence North 2 degrees 12 minutes 14 seconds East, assumed bearing, along the east line of said East Half, a distance of 1304.08 feet to the actual point of beginning of the line to be described; thence South 67 degrees 38 minutes 05 seconds West, a distance of 675.57 feet to the northerly Right-of-way line of County Road No. 28A and there terminating.

EXCEPT

That part which lies southeasterly of a line parallel with and distant 60.00 feet northwesterly from the following described line and its southeasterly extension: Commencing at the southeast corner of said East Half of the Northeast Quarter of Section 21; thence on an assumed bearing of North 00 degrees 15 minutes 29 seconds East, along the east line of said East Half of the Northeast Quarter, a distance of 1496.49 feet to the actual point of beginning of the line to be described; thence South 45 degrees 11 minutes 30 seconds West a distance of 499.73 feet to the southeasterly line of the above described property and there terminating.

ALSO EXCEPT

That part of the East Half of the Northeast Quarter of Section 21, Township 27, Range 22, Dakota County, Minnesota, lying northeasterly of the northerly right of way line of County Road 28A, southwesterly of the southerly boundary of Minnesota Department of Transportation Right of Way Plat No. 19-127 and northwesterly of the following described line:

Commencing at Right of Way Boundary Corner B15 as shown on said Minnesota Department of Transportation Right of Way Plat No. 19-127; thence South 51 degrees 39 minutes 12 seconds East, along the boundary of said plat, a distance of 808.91 feet to the beginning of the line to be described; thence South 49 degrees 41 minutes 05 seconds West a distance of 220.83 feet; thence South 2 degrees 48 minutes 51 seconds East a distance of 35.33 feet; thence South 52 degrees 41 minutes 30 seconds West a distance of 41.00 feet; thence North 79 degrees 25 minutes 02 seconds West a distance of 33.34 feet; thence South 49 degrees 41 minutes 05 seconds West a distance of 114.91 feet to said northerly right of way line of County Road 28A and there said line terminates.

Abstract Property

EXHIBIT B
PUBLIC RIGHT-OF-WAY

Courthouse Boulevard abutting the Subject Land (as legally described in Exhibit A) located in the City of Inver Grove Heights, Dakota County, Minnesota.

C600



**Request for Council Action**

TITLE: Consider Approval of an Individual Massage Therapist License for Shimone Rogers at Onalos Massage, 2898 Upper 55th Street E.

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	July 26, 2021	None	X
Item Type:	Consent	Amount included in current budget	
Contact:	651-450-2513	Budget amendment requested	
Prepared by:	Rebecca Kiernan City Clerk	FTE included in current complement	
Reviewed by:	Heather Rand	New FTE requested - N/A	
		Other	

PURPOSE/ACTION REQUESTED:

Consider approval of an individual massage therapist license for Shimone Rogers at Onalos Massage, 2898 Upper 55th Street E, Inver Grove Heights.

SUMMARY:

An application has been submitted by Shimone Rogers for an individual therapeutic massage license.

Ms. Rogers has paid the appropriate fees and provided insurance documentation as required by City Code. Ms. Rogers has completed the required number of hours of therapeutic massage training and has provide an insurance certificate necessary to be a therapeutic massage therapist in Inver Grove Heights.

A background investigation on the applicant revealed no basis for the denial of the request.



Request for Council Action

TITLE: Consider Approval Name for the Northwest #1 Park

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	July 26, 2021	None	X
Item Type:	Consent	Amount included in current budget	
Contact:	651-403-3680	Budget amendment requested	
Prepared by:	Bob Bierscheid	FTE included in current complement	
Reviewed by:	Heather Rand	New FTE requested - N/A	
	Julie Dorshak	Other	

PURPOSE/ACTION REQUESTED

Approve the naming of Northwest #1 Park as Vista Pines Park.

PRAC RECOMMENDATION

At their July 14th meeting, the PRAC recommended naming the park, Vista Pines Park on a 7-0 vote.

SUMMARY

A community outreach process was conducted over the last three months to engage the northwest area community in helping to name their newest park. Through the community meeting and with the Parks and Recreation Advisory Commission, three potential park names were posted on-line from June 16 to July 6, 2021 for residents to vote for their favorite park name. Of the 186 votes casted, the most popular choice was Vista Pines Park.

This process is consistent with the Parks and Recreation Facility Naming Policy approved by City Council.



AGENDA ITEM _____

Request for Council Action

TITLE: CONSIDER APPROVAL OF RESOLUTION AUTHORIZING AMENDMENT TO PURCHASE AGREEMENT FOR REAL PROPERTY LOCATED AT 8296 BABCOCK TRAIL

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	July 26, 2021	None	x
Item Type:	Consent	Amount included in current budget	
Contact:	Heather Rand, Interim City Administrator	Budget amendment requested	
Prepared by:	Bridget Nason, City Attorney	FTE included in current complement	
Reviewed by:	Heather Rand	New FTE requested - N/A	
		Other	

PURPOSE/ACTION REQUESTED:

The Council is asked to consider approval of the attached resolution authorizing the execution of an amendment to the purchase agreement for the real property located at 8296 Babcock Trail. The Council previously authorized the purchase of the Property. Due to delays in completion of the survey of the property, the due diligence date and closing date need to be extended for 30 days.

SUMMARY:

Consider approval of attached resolution authorizing an amendment to the purchase agreement for the purchase of the real property located at 8296 Babcock Trail.

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

RESOLUTION NO. _____

**RESOLUTION APPROVING AMENDMENT TO THE PURCHASE AGREEMENT
BETWEEN THE CITY OF INVER GROVE HEIGHTS AND KAREN M. KUNDLA-
RODBERG AS TRUSTEE OF THE THOMAS C. KUNDLA TRUST UNDER
AGREEMENT DATED FEBRUARY 5, 2002, RELATING TO THE PURCHASE OF
APPROXIMATELY 5.128 ACRES OF LAND LOCATED AT 8296 BABCOCK TRAIL
IN THE CITY OF INVER GROVE HEIGHTS AND IDENTIFIED BY DAKOTA COUNTY
TAX IDENTIFICATION NUMBERS 20.01600.31.011 AND 20.01600.01.012**

WHEREAS, on May 24, 2021, the City of Inver Grove Heights has entered into a Purchase Agreement with Karen M. Kundla-Rodberg as Trustee of the Thomas C. Kundla Trust Under Agreement Dated February 5, 2002 (the "Purchase Agreement") for the property located at 8296 Babcock Trail and identified by Tax Identification Numbers 20.01600.31.011 and 20.01600.01.012 (the "Property"); and

WHEREAS, due to unforeseen delays in completion of the survey of the Property, the deadlines for completion of the City's due diligence and closing on purchase of the Property need to be extended.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Inver Grove Heights as follows:

1. The City Council hereby approves the attached First Amendment to the Purchase Agreement for the purchase of the Property.
2. The Mayor and City Clerk are authorized to execute the attached First Amendment to the Purchase Agreement and to execute all closing documents related to the acquisition as stated or contemplated by the terms of the Purchase Agreement for the Property.

Passed this 26th day of July, 2021.

Thomas Bartholomew, Mayor

Attest:

Rebecca Kiernan, City Clerk

FIRST AMENDMENT TO PURCHASE AGREEMENT

THIS FIRST AMENDMENT TO PURCHASE AGREEMENT (this “First Amendment”) is entered into as of _____, 2021 (the “Effective Date”), by and between Karen M. Kundla-Rodberg, as Trustee of the Thomas C. Kundla Trust Under Agreement dated February 5, 2002 (“Seller”) and the City of Inver Grove Heights, a Minnesota municipal corporation (“Buyer”).

RECITALS

Recital No. 1. Seller and Buyer entered into a Purchase Agreement dated May 24, 2021 (“Purchase Agreement”), for the purchase and sale of real property identified in the Purchase Agreement.

Recital No. 2. Buyer has requested the Purchase Agreement be amended to extend the Due Diligence Date and Closing Date.

Recital No. 3. Seller does not object to the requested extensions.

NOW, THEREFORE, in consideration of the mutual promises and covenants of each to the other contained in this First Amendment and other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto do covenant and agree as follows:

1. The Purchase Agreement shall be amended as follows:

1.8 Closing Date. Closing Date shall mean on or before ~~August 13, 2021~~ September 13, 2021; or such other date that shall be mutually agreeable to Seller and Buyer.

1.10 Due Diligence Date. Due Diligence Date shall mean on or before ~~July 30, 2021~~ August 30, 2021.

2. Except as provided for above, the terms and provisions of the Purchase Agreement shall remain in full force and effect.
3. This First Amendment and all disputes or controversies arising out of or relating to this First Amendment or the transactions contemplated hereby shall be governed by, and construed in accordance with, the internal laws of the State of Minnesota, without regard to the laws of any other jurisdiction that might be applied because of the conflicts of laws principles of the State of Minnesota.
4. Nothing contained herein shall be deemed a waiver by the City of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by Developer or its successors or assigns, shall be subject to any governmental immunity defenses of the City and the maximum liability limits provided by Minnesota Statutes, Chapter 466.

5. This First Amendment may be executed in two or more counterparts, all of which shall be considered one and the same instrument and shall become effective when one or more counterparts have been signed by the parties and delivered to the other parties.
6. This First Amendment shall not be amended, modified or supplemented, except by a written instrument signed by an authorized representative of each party.

[remainder of page intentionally blank]

IN AGREEMENT, the parties hereto have hereunto set their hands as of the Effective Date.

BUYER:
CITY OF INVER GROVE HEIGHTS

By: _____
Thomas Bartholomew
Its: Mayor

ATTEST:

Rebecca Kiernan, City Clerk

SELLER:

**KAREN M. KUNDLA-RODBERG AS TRUSTEE OF THE THOMAS C. KUNDLA
TRUST UNDER AGREEMENT DATED FEBRUARY 5, 2002**

By: Karen M. Kundla-Rodberg
Its: Trustee

**Request for Council Action****Public Hearing to Consider Resolution Adopting the Final Assessment Roll for City Project No. 2020-06 Good Samaritan Pond (1301 50th St.)**

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	July 26, 2021	None	
Item Type:	Public Hearing	Amount included in current budget	
Contact:	Jake Moser, 651-450-2489	Budget amendment requested	
Prepared by:	Jake Moser, Civil Engineer	FTE included in current complement	
Reviewed by:	Thomas J. Kaldunski, City Engineer	New FTE requested - N/A	
	Klay Eckles, Interim Public Works Director	Other: Stormwater Utility Fund, Special Assessments	X

PURPOSE/ACTION REQUESTED

Public Hearing to Consider a Resolution adopting the final assessment roll for City Project No. 2020-06 Good Samaritan Pond (1301 50th St.)

SUMMARY

The project involves reconstructing a public regional stormwater basin outlet pipe that has failed and is resulting in sinkholes. The stormwater basin and outlet pipe receive, store and convey stormwater runoff from the surrounding fully developed commercial area. The outlet pipe is within a public drainage and utility easement located on Good Samaritan Society property at 1301 50th Street.

The project was ordered by the City Council on April 26, 2021. Bids were opened on June 15th, 2021, and the contract award is scheduled to be considered after the assessment hearing. The project is scheduled for fall 2021 construction.

Based on the low bid, the estimated total project cost for City Project No. 2020-06 is \$376,799 and proposed final assessments are \$160,592. The total assessment amount is approximately 43 percent of the project costs. Staff recommends the assessments not be increased from the preliminary amounts. The \$160,592 figure was provided to the property owners in the preliminary assessment roll that was part of the original feasibility report. Staff prepared the final assessment roll, based on the lowest responsible bidder, plus estimated indirect costs and contingencies. The interest rate is proposed at 3.15 percent for a 10-year term. The resolution is drafted to begin accruing interest starting on January 1, 2022.

The estimated total project cost of \$376,799 is greater than the feasibility estimate of \$336,293. Bids received were competitive, but higher than estimated due to increasing construction costs and schedule requirements.

A remote informational meeting was held for affected property owners on May 19, 2021. Three (3) affected property representatives attended. Staff was available to respond to any questions from property owners.

Staff recommends council hold the scheduled assessment hearing and consider approval of the resolution adopting the final assessment roll for City Project No. 2020-06 Good Samaritan Pond (1301 50th St.).

JM

Attachment(s): Resolution
Project Area Map
Preliminary Assessment Roll
Preliminary Assessment Map

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

**RESOLUTION ADOPTING FINAL ASSESSMENT ROLL FOR CITY PROJECT NO. 2020-06
GOOD SAMARITAN POND (1301 50TH ST.)**

RESOLUTION NO. 2021-200

WHEREAS, pursuant to proper notice duly given as required by law, the Council has met, heard and passed upon all objections to the proposed assessment for the improvements on City Project No. 2020-06 Good Samaritan Pond (1301 50th St.). The improvement is within a public drainage and utility easement located on Good Samaritan Society property at 1301 50th Street.

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

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment levied against the lands herein, and each tract of land therein included is hereby found to be benefited by the proposed assessment levied against it.
2. Such assessment shall be payable in equal installments extending over a period of ten (10) years beginning in 2022 and shall bear interest at the rate of 3.15 percent per annum beginning on January 1, 2022.
3. The owner of any property, so assessed, may at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property with interest accrued to the date of payment, to the City Treasurer, except that no interest shall be charged if the entire assessment is paid within thirty days from the adoption of this resolution; and the owner may, at any time thereafter, pay to the County Treasurer the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15, or interest will be charged through December 31 of the next succeeding year (or such later date determined by the Council). No interest accrual will occur in 2021.
4. The Clerk, shall, forthwith, transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid over the same manner as other municipal taxes.

Adopted by the City Council of Inver Grove Heights, Minnesota this 26th day of July 2021.

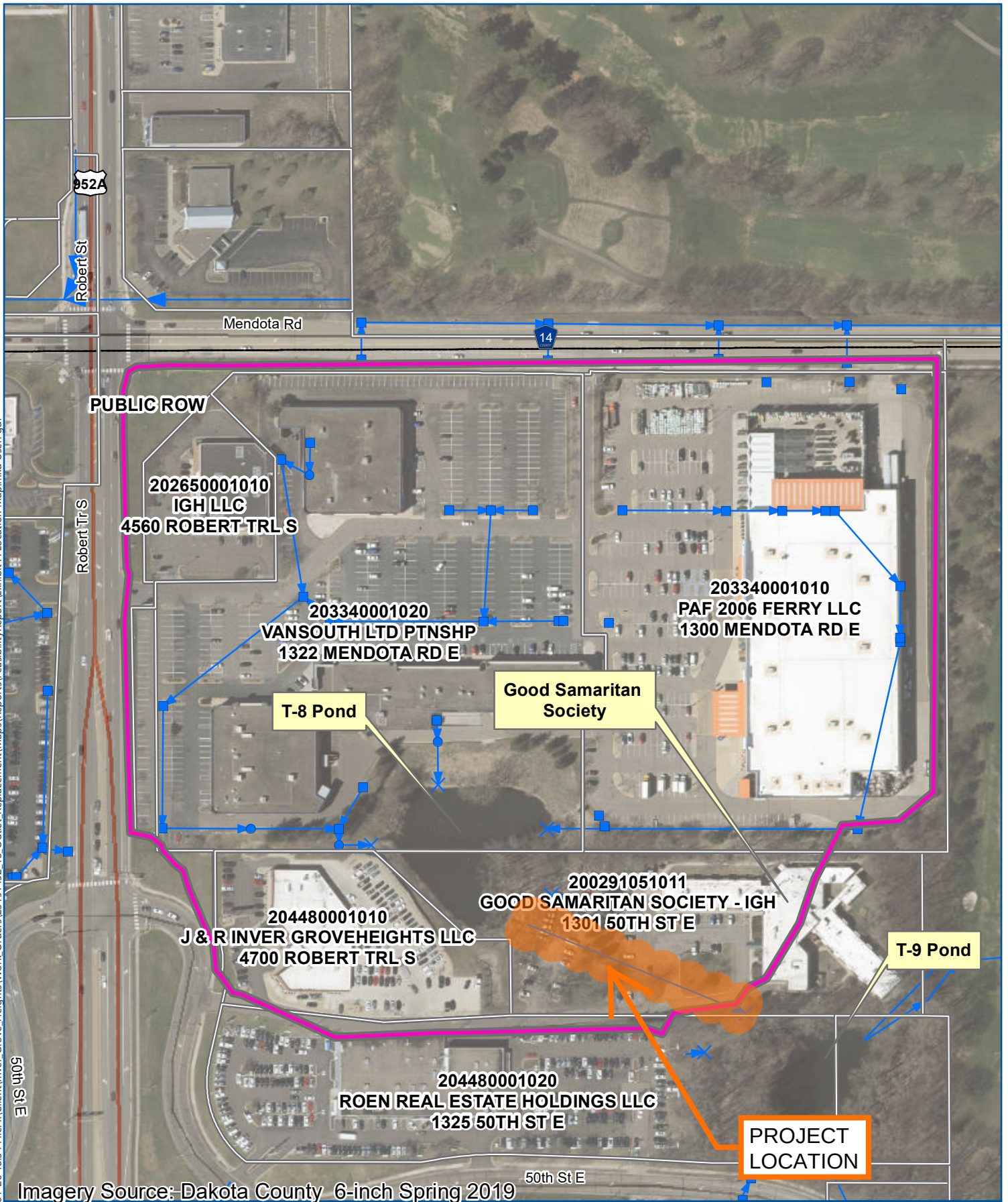
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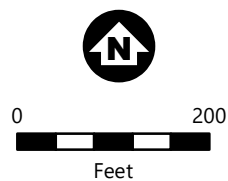
Tom Bartholomew, Mayor

ATTEST

Rebecca Kiernan, City Clerk



- Flared End
- Catch Basin
- Storm Sewer
- Parcels
- Contributing Area



LOCATION MAP
City Project 2020-06
Good Samaritan Pond
(1301 50th Street)
EXHIBIT A

FINAL ASSESSMENT ROLL

ASSESSMENT TERM: 10 YEARS; INTEREST RATE 3.15% BEGINS ACCRUAL IN 2022

MAP NO.	PID NO.	PROPERTY TYPE	OWNER NAME	SITE ADDRESS	SITE STREET NAME	COMPANY NAME	% INCREASE RUNOFF VOLUME (100-YEAR EVENT)	FINAL PROPOSED ASSESSMENT
1	202650001010	COMMERCIAL	IGH LLC	4560	ROBERT TRL S	WALGREENS	4%	\$7,113.14
2	203340001020	COMMERCIAL	VANSOUTH LTD PTNSHP	1322	MENDOTA RD E	SOUTHRIDGE SHOPPING CENTER	34%	\$57,122.34
3	203340001010	COMMERCIAL	PAF 2006 FERRY LLC	1300	MENDOTA RD E	HOME DEPOT	46%	\$76,705.72
4	204480001010	COMMERCIAL	J & R INVER GROVE HEIGHTS LLC	4700	ROBERT TRL S	LAMETTRY'S COLLISION CENTER	3%	\$5,590.34
5	200291051011	COMMERCIAL	GOOD SAMARITAN SOCIETY - IGH	1301	50TH ST E	INVER GROVE CARE CENTER	7%	\$12,417.68
6	204480001020	COMMERCIAL	ROEN REAL ESTATE HOLDINGS LLC	1325	50TH ST E	INVER GROVE VW	1%	\$1,642.92
NA	NA	CITY/ROW	CITY OF INVER GROVE HEIGHTS	NA	50TH ST/HWY 3	CITY OF INVER GROVE HEIGHTS	4%	
							100%	\$160,592.14

Mendota Road

Robert Trail

1

2

3

Pond T-09-02

4

5

6

50th Street E.



06/16/2021

City Project No. 2020-06
Good Samaritan Pond (1301 50th St) - Outlet Pipe Replacement
Final Assessment Map

THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED

**Request for Council Action****TITLE:** Amberwood, LLC - Case No. 21-36PUD

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	July 26, 2021	None	X
Item Type:	Regular Agenda	Amount included in current budget	
Contact:	Heather Botten 651-450-2569	Budget amendment requested	
Prepared by:	Heather Botten	FTE included in current complement	
Reviewed by:		New FTE requested - N/A	
		Other	

PURPOSE/ACTION REQUESTED: Consider a Resolution relating to a Planned Unit Development Amendment for the plat of Amberwood to allow a development sign within the required 10-foot setback on the property located at 11723 Azure Circle.

- Requires a 3/5th's vote.
- 60-day deadline: September 9, 2021 (second 60-days)

SUMMARY:

The applicant is requesting an amendment to the approved PUD to allow flexibility from the City code to permit a development sign to be located five feet from the property line whereas ten feet is required. The proposed sign is about 28 square feet in size and would be located on an existing retaining wall.

The planned unit development section of the code states that flexibility from code requirements shall only be granted for the purpose of creating better overall design and an improved living environment and not solely for the economic advantage of the developer. The retaining wall that the sign would be located on is existing and was created to save a tree; there is room on the retaining wall for the sign to comply with setback requirements.

Planning Staff: Staff does not believe the request to allow a development sign within the required setback meets the purpose and intent of a PUD amendment to allow flexibility from the zoning code. Staff recommends denial of the request as presented.

Planning Commission: At the July 6, 2021 public hearing, the applicant was present and no neighbors testified or provided written comment regarding the request. The Planning Commission recommended approval of the request with the two conditions listed in the approval resolution. The Commission stated the request for flexibility from code requirements to allow a sign five feet from the property line provided a better overall design of the sign rather than complying with the ten-foot setback requirement.

Attachments: Approval Resolution
Denial Resolution
Planning staff report

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

RESOLUTION NO. 2021-201

**RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT AMENDMENT FOR THE
PLAT OF AMBERWOOD TO ALLOW A DEVELOPMENT SIGN TO ENCROACH WITHIN
THE 10 FOOT SETBACK**

**CASE NO. 21-36PUD
Amberwood, LLC**

11723 Azure Circle and legally described as follows:

Lot 1, Block 1, Amberwood, according to the recorded plat, Dakota County, Minnesota

WHEREAS, an application has been received to allow a development sign to be located five feet from the property line whereas ten feet is the required setback;

WHEREAS, the aforescribed property is zoned PUD, Planned Unit Development;

WHEREAS, the City of Inver Grove Heights Planning Commission reviewed the request on July 6, 2021 in accordance with City Code Section City Code 10-13A-12;

WHEREAS, the purpose of allowing flexibility from code requirements within a planned unit development shall only be granted for the purpose of creating better overall design and an improved living environment and not solely for the economic advantage of the developer.

WHEREAS, flexibility from the setback requirements was found based on the following findings:

- a.
- b.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS, that the planned unit development amendment to allow a development sign to be located five feet from the property line whereas ten feet is required is approved subject to the following conditions:

1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
2. All requirements of a building permit review shall be met.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to record a certified copy of this Resolution at the Dakota County Recorder's Office.

Adopted by the City Council of Inver Grove Heights this 26th day of July, 2021.

Tom Bartholomew, Mayor

Ayes:

Nays:

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. 2021-201

**RESOLUTION DENYING A PLANNED UNIT DEVELOPMENT AMENDMENT FOR THE
PLAT OF AMBERWOOD TO ALLOW A DEVELOPMENT SIGN TO ENCROACH WITHIN
THE SETBACK REQUIREMENTS**

**CASE NO. 21-36PUD
Amberwood, LLC**

11723 Azure Circle and legally described as follows:

Lot 1, Block 1, Amberwood, according to the recorded plat, Dakota County, Minnesota

WHEREAS, an application has been received to allow a development sign to be located five feet from the property line whereas ten feet is the required setback;

WHEREAS, the aforescribed property is zoned PUD, Planned Unit Development;

WHEREAS, the City of Inver Grove Heights Planning Commission reviewed the request on July 6, 2021 in accordance with City Code Section City Code 10-13A-12;

WHEREAS, the purpose of allowing flexibility from code requirements within a planned unit development shall only be granted for the purpose of creating better overall design and an improved living environment and not solely for the economic advantage of the developer.

WHEREAS, Minnesota Statutes Section 15.99, subd. 2(b) provides that when a vote on a resolution or properly made motion to approve a request fails for any reason, the failure shall constitute a denial of the request provided that those voting against the motion state on the record the reasons why they oppose the request.

WHEREAS, the planned unit development amendment has not met the criteria to allow flexibility from the zoning code for the proposed sign located within setback based on the following findings:

1. Denying the request does not preclude the applicant from reasonable use of the property as the ten foot setback can be met for a development sign.
2. The facts presented do not satisfy the PUD criteria needed to allow flexibility from the zoning code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS, that the request to allow a five foot setback whereas ten feet is required is hereby denied.

Adopted by the City Council of Inver Grove Heights this 26th day of July, 2021.

Tom Bartholomew, Mayor

Ayes:

Nays:

ATTEST:

Rebecca Kiernan, City Clerk



PLANNING REPORT

CASE NO: 21-36PUD

APPLICANT AND PROPERTY OWNER: Amberwood, LLC

REQUEST: PUD Amendment to allow flexibility for a sign setback

HEARING DATE: July 6, 2021

LOCATION: 11723 Azure Circle

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: PUD, Planned Unit Development

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant is requesting an amendment to the approved PUD to allow flexibility from the City code to allow a development sign to be located five feet from the property line whereas 10 feet is required. The proposed sign is about 28 square feet in size and would be located on an existing retaining wall.

EVALUATION OF THE REQUEST

The following land uses, zoning districts and comprehensive plan designations surround the subject property:

North, South, East and West: Single family; zoned PUD; guided LDR

PLANNED UNIT DEVELOPMENT AND PLAT

Chapter 13. Article A of the zoning ordinance provides for performance standards for a planned unit development (PUD). The purpose of a PUD from ordinance is as follows:

A. Providing the means for greater creativity and flexibility in environmental design than is proposed under the strict application of this title while at the same time preserving the health, safety, order, convenience, prosperity and general welfare of the city and its inhabitants.

- B. Recognizing the economic and cultural advantages that will accrue to the residents of a planned community.*
- C. Encouraging a more creative and efficient approach to the use of the land.*
- D. Encouraging the preservation and enhancement of desirable site characteristics and open space.*
- E. Encouraging a development pattern in harmony with land use density, transportation facilities and community facilities, and objectives of the comprehensive plan.*

The zoning ordinance requires a ten-foot setback for signs. The applicant is requesting flexibility from the code to allow a five-foot setback on the existing retaining wall.

Although the retaining wall is existing and was created to save a tree, there is room on the wall to move the sign over to comply with the sign code requirements. Staff does not believe there is a public benefit to approve the request to allow flexibility from setback requirements for a development sign. Flexibility from code requirements shall only be granted for the purpose of creating better overall design and an improved living environment and not solely for the economic advantage of the developer.

ALTERNATIVES

The Planning Commission has the following actions available on the following requests:

- A. Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
 - Approval of the **planned unit development amendment** to allow a development sign to be located five feet from the property line whereas ten feet is required subject to the following conditions:
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
 2. All requirements of a building permit review shall be met.
- B. Denial.** If the Planning Commission does not favor the proposed planned unit development amendment request, it should be recommended for denial, which could be based on the following rationale:
 1. Denying the request does not preclude the applicant from reasonable use of the property.

2. The facts presented do not satisfy the PUD criteria needed to allow flexibility from the zoning code.

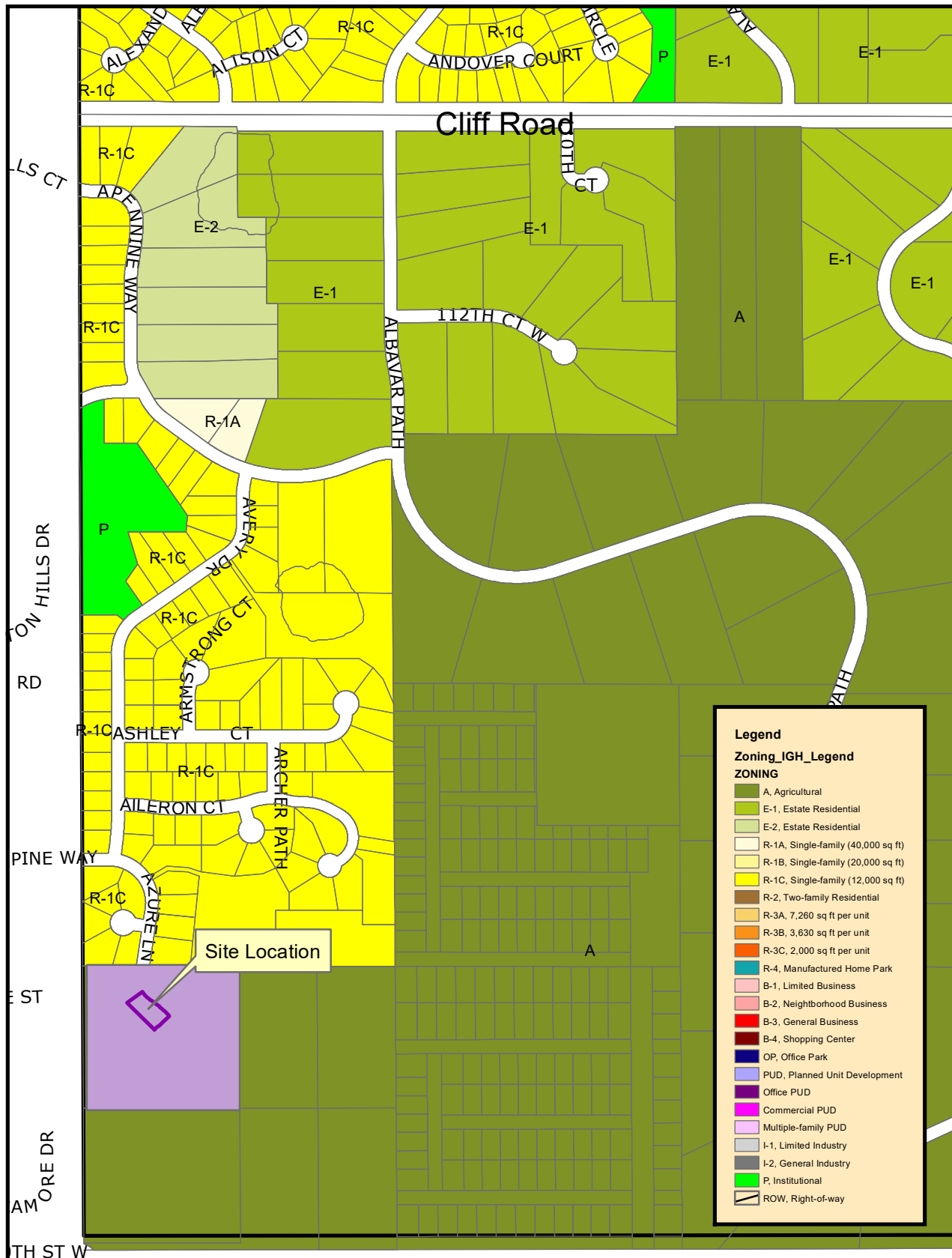
RECOMMENDATION

Staff does not believe the purpose of a PUD amendment has been met to allow flexibility from the zoning code for the proposed sign located within setback. Staff recommends denial of the request as presented.

Attachments: Location Map
Applicant Narrative with general site plan
Sign Elevation



11723 Azure Circle



THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED RECORD OF INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

Map produced by the City of Inver Grove Heights GIS Dept.
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Exhibit A Zoning and Location Map

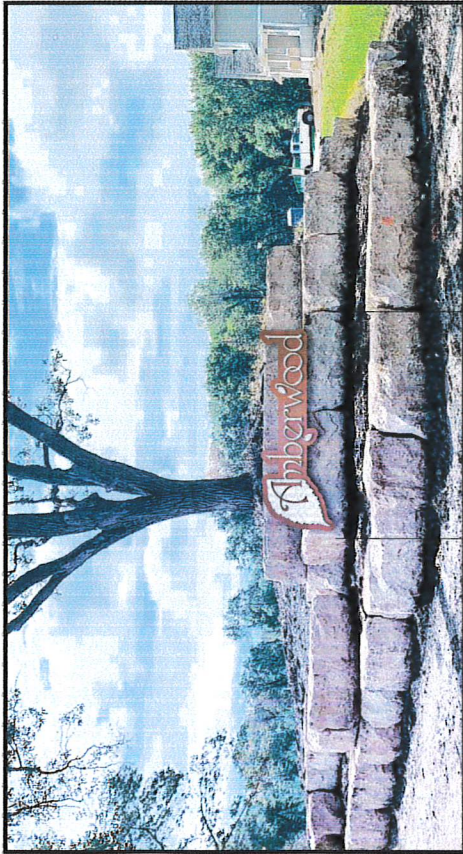
Map not to scale

Project
Amberwood

Designer TD
Job Number 128078
Date 11.19.20
Rev. 1 12.04.20 TD
Rev. 2 12.07.20 TD
Rev. 3 01.28.21 TD
Rev. 4 02.08.21 DG
Rev. 5 02.10.21 DG

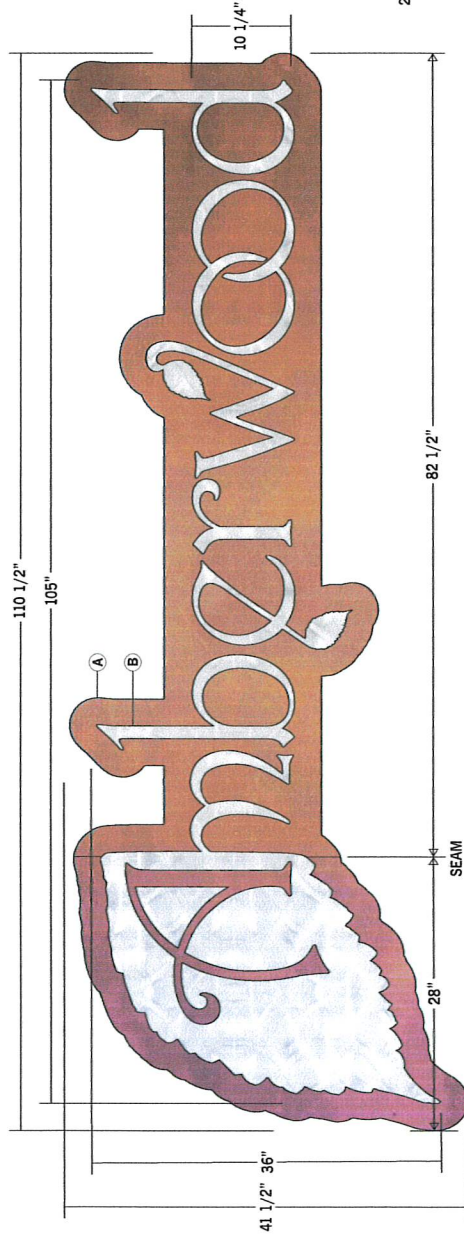
Description

- A Backer Panel**
1/8" CONTOUR CUT CORTEN STEEL (CNC)
WELDED THREADED STUDS FOR MOUNTING
2" X 2" X 3/16" ANGLE FRAME/BRAKETS
WELDED CONSTRUCTION - PAINTED TO MATCH
GUDDEN 30YV 62/127 WATER CHESTNUT
- B Graphic | Copy**
1/2" FLAT CUT ALUMINUM GRAPHICS (CNC)
RANDOM/SHAIRED SWIRL PATTERN - SATIN
BLACK COAT FINISH - STD MOUNTED TO
BACKER PANEL - STANDOFFS - PAINTED
A LINE COLOR TO CORTEN STEEL
- C Install**
MOUNT ANGLE BRACKET FRAME TO TOP OF
LIMESTONE BLOCKS USING EPOXY SET ANCHORS
WASHER SPACERS AS NEEDED FOR LEVELING
31.85 SQFT



1 Exterior Elevation

Scale: 3/16" = 1'-0"



1 Layered FCO Sign

Scale: 1" = 1'-0"



9611 James Ave S.
Minneapolis, Minnesota 55431
952.841.9600
archetypedesign.com

Client
Brad Babcock
952.641.9606
bradb@archetypedesign.com

This project is a representation of a design concept. It is not a final design and is subject to change. The client is responsible for obtaining all necessary permits and approvals. The client is also responsible for ensuring that the design is feasible and that the materials and construction methods are appropriate for the project. The client is also responsible for ensuring that the design is in compliance with all applicable codes and regulations. The client is also responsible for ensuring that the design is in compliance with all applicable standards and specifications. The client is also responsible for ensuring that the design is in compliance with all applicable laws and regulations. The client is also responsible for ensuring that the design is in compliance with all applicable industry practices and standards. The client is also responsible for ensuring that the design is in compliance with all applicable best practices and standards. The client is also responsible for ensuring that the design is in compliance with all applicable state-of-the-art practices and standards. The client is also responsible for ensuring that the design is in compliance with all applicable cutting-edge practices and standards. The client is also responsible for ensuring that the design is in compliance with all applicable leading-edge practices and standards. The client is also responsible for ensuring that the design is in compliance with all applicable state-of-the-art practices and standards. The client is also responsible for ensuring that the design is in compliance with all applicable cutting-edge practices and standards. The client is also responsible for ensuring that the design is in compliance with all applicable leading-edge practices and standards.

Approved:

Type:
Description:
FCO Logo Sign



10'-0"

Exterior Elevation

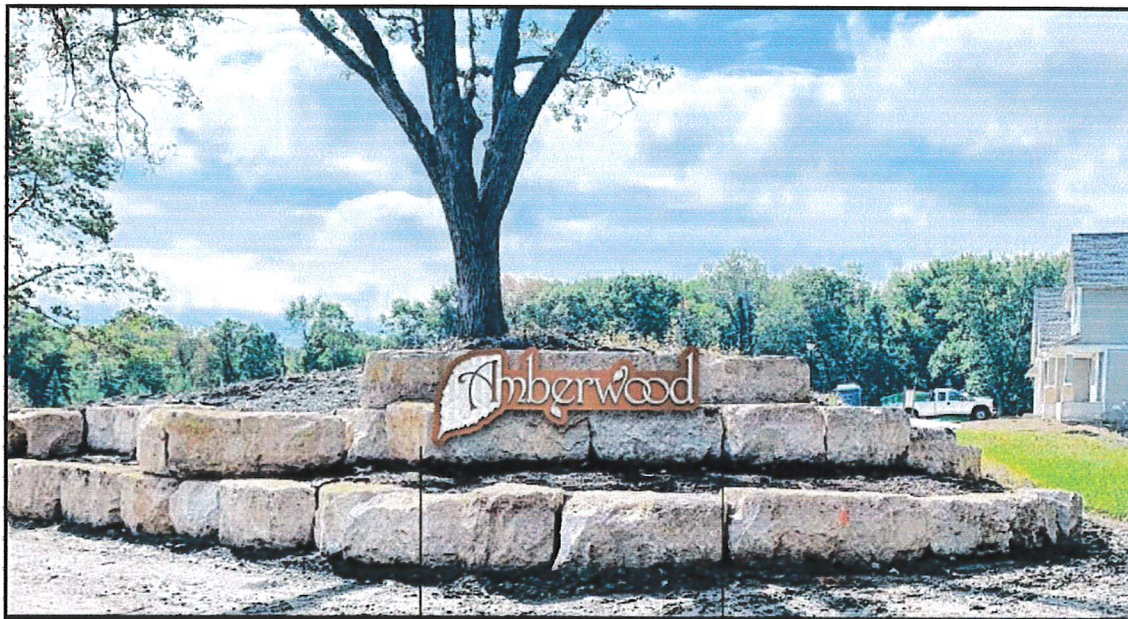
To: City of Inver Grove Heights
From: Dick Braun
Re: Amberwood monument setback
Date: May 3, 2021

We are requesting a PUD amendment for the setback of our proposed monument at Amberwood.

PUD flexibility

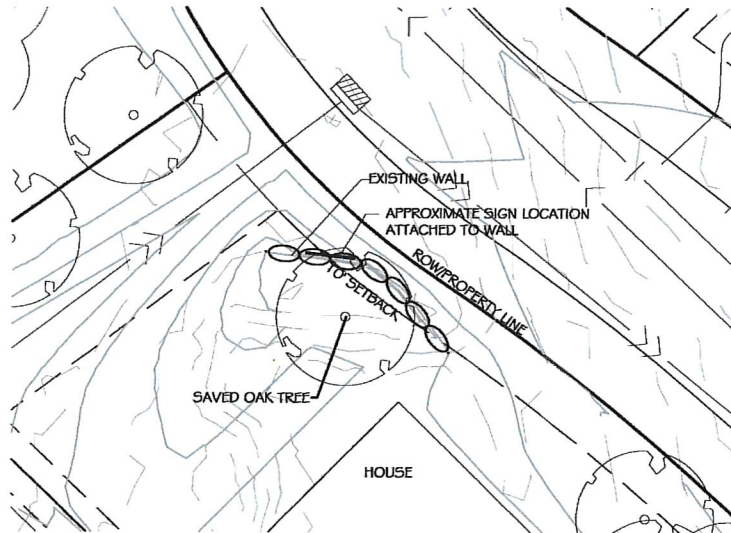
The Amberwood development was approved under a PUD. At the time of preliminary and final plat approvals, we weren't aware of the extraordinary lengths we would be taking to save a tree and what that would ultimately do to affect our monument location. We are asking the City to consider our request for flexibility for the monument setback from the property line.

The ordinance setback requirement for monuments is 10' from the property line. The wall that was installed to save the tree is only about 5' from the property line. We'd like to put a small monument sign directly on the boulder wall. Moving it 10' back would require a new structure be built for the monument sign and would be closer to the home or the saved oak tree. Below are the permit plans for the monument as requested.



Exterior Elevation

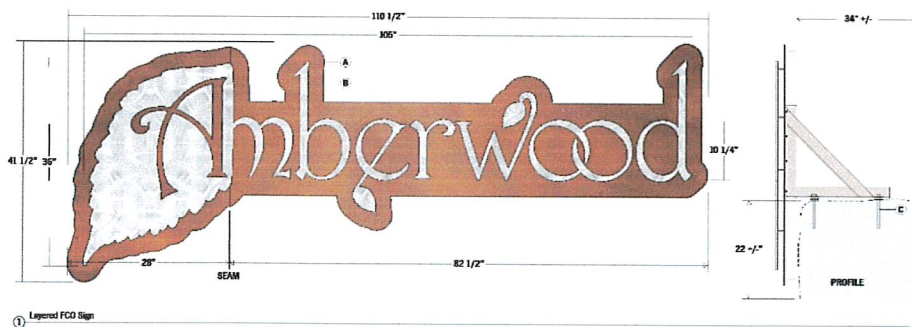
10'-0"



① Exterior Elevation

10'-0"

Scale: 3/16" = 1'-0"



① Layered FCO Sign

Scale: 1" = 1'-0"

Description

- A Backer Panel**
1/8" CONTOUR CUT CORTEN STEEL (CNC)
WELDED THREADED STUDS FOR MOUNTING
2" X 2" X 3/16" ANGLE FRAME/WINKETS
WELDED CONSTRUCTION - PAINTED TO MATCH
GLIDDEN 301Y 62/127 WATER CHESTNUT
- B Graphic / Copy**
1/2" FLAT CUT ALUMINUM GRAPHIC (CNC)
RANDOM/SPACED DRILL PATTERN - SAHM
CLEAR COAT FINISH - STUO MOUNTED TO
BACKER PANEL - 1" STANDOFFS - PAINTED
A LIKE COLOR TO CORTEN STEEL
- C Install**
MOUNT ANGLE BRACKET FRAME TO TOP OF
LIME STONE BLOCKS USING FORTY SIX ANCHORS
WASHER SPACERS AS NEEDED FOR LEVELING

31.85 SQFT

Project:
Amberwood

Designer: TD
Job Number: 128078
Date: 11.19.20
Rev 1: 12.04.20 TD
Rev 2: 12.07.20 TD
Rev 3: 01.08.21 TD
Rev 4: 02.08.21 DG
Rev 5: 02.10.21 DG

archetype

9523 Barnes Ave. S.
Atlanta, Georgia 30350
952.643.9000
archetypeusa.com

Contact:
Brent Robinson
952.643.9000
brent@archetypeusa.com

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Approved: _____
Type: _____
Description: FCO Logo Sign

**Request for Council Action****TITLE:** AT HOME APARTMENTS

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	July 26, 2021	None	
Item Type:	Regular Agenda	Amount included in current budget	
Contact:	Allan Hunting 651-450-2554	Budget amendment requested	
Prepared by:	Allan Hunting	FTE included in current complement	
Reviewed by:		New FTE requested - N/A	
		Other	

PURPOSE/ACTION REQUESTED:

Consider the following for property located at the northwest quadrant of Hwy 3 and 70th Street;

1. An Ordinance Rezoning Lot 1, Block 1 and Lot 1, Block 2 from A, Agricultural to R-3B/PUD, Multiple Family Residential PUD and R-3C/PUD, Multiple Family Residential PUD.
 - Requires a 3/5th's vote.
2. A Resolution relating to a Preliminary Plat for a three lot, four outlot plat and Preliminary PUD Development Plan for a 266 unit Residential development and future 300 unit apartment building and 16,000 square feet of future retail to be known as At Home Apartments.
 - Requires a 3/5th's vote.
 - 60-day deadline: August 6, 2021 (first 60 days)

SUMMARY

The applicant is proposing to construct 266 units with a mix of townhomes, twin homes and apartment building for the first phase of the development. Future phases of the project include 300 apartment units and 16,000 square feet of retail. The project area contains approximately 57 acres. The project will also include a 4 acre park in phase one.

ANALYSIS

- Applicant requesting to rezone only the western portion of the site at this time. The apartment and retail phase would be rezoned when more detailed development plans are submitted.
- Total project including all phases complies with allowed density range of minimum 8 units per acre for the MDR category and 12 units per acre for the HDR category. Land area would have an allowed density range of 542-1360 units.
- Project complies with all setback requirements for all buildings and complies with impervious surface and building coverage maximums.

- Required open space placed along west boundary and central to the site. There is a future open space corridor that would link the park by trail to 70th Street.
- Park area of 4.08 acres would be dedicated in the norther portion of the site along Agate Trail and 67th Street.
- Public street construction in phase one would include all of Agate Trail and 67th west of Agate to Alverno Court. A private road system would serve the twin home, townhome units.
- Apartment building parking would be short 21 stalls. Code allows allotments less than required but site plan must show area of proof of parking for the balance. This is a condition of approval.
- Height of apartment building was raised by residents. Maximum building height for multiple family in the Northwest Area is 70 feet. Apartment as proposed would be approximately 40 feet. Single family homes can have a maximum height of 35 feet.

RECOMMENDATION:

Planning Staff: Supports the request and recommends approval of the rezoning and preliminary plat and PUD.

Planning Commission: Had lengthy discussion on the request and numerous residents spoke at the hearing with concerns of density, traffic and placement of and height of apartment building. Planning Commission recommended approval of the rezoning (8-0). Planning Commission also recommended approval of the preliminary plat and preliminary PUD (7-1) with the added recommendation that Council look at 1) construction traffic routes, 2) location of apartment building and if it could be placed elsewhere, and 3) if location of apartment building remains as proposed, it not exceed two stories.

Attachments: Rezoning Ordinance
 Resolution for Preliminary Plat and Preliminary PUD
 Planning Report
 Resident e-mails received after public hearing was held

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

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 10, CHAPTER 4 (ZONING MAP) OF THE
INVER GROVE HEIGHTS CITY CODE**

CASE NO. 21-45PUD
(At Home Apartments)

The City Council of Inver Grove Heights ordains as follows:

SECTION I. Ordinance No. 1190 adopted July 27, 2009, entitled, "AN ORDINANCE ADOPTING THE RECODIFICATION OF THE INVER GROVE HEIGHTS CITY CODE INCLUDING THE CITY ZONING ORDINANCE, is hereby amended to rezone the following described property located within the City of Inver Grove Heights from A, Agricultural to R-3B/PUD, Multiple Family Planned Unit Development District and R-3C/PUD, Multiple Family Residential Planned Unit Development District to wit:

To R-3B/PUD: Lot 1, Block 2, At Home Apartments, Inver Grove Heights, Minnesota.

To R-3C/PUD: Lot 1, Block 1, At Home Apartments, Inver Grove Heights, Minnesota.

SECTION II. The Zoning Map of the City of Inver Grove Heights referred to and described in said Ordinance No. 1190 as that certain map entitled "Inver Grove Heights Zoning Map, June 24, 2002", together with all amendments thereto, hereinafter referred to as the "zoning map", shall not be republished to show the aforesaid rezoning, but the Clerk shall appropriately mark the said zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided for in

Ordinance No. _____
Page 2

this ordinance and all of the notations, references and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

SECTION III. This Ordinance shall be in full force and effect from and after its publication according to law.

Enacted and ordained into an Ordinance this 26th day of July, 2021.

Ayes:
Nays:

Thomas Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. 21-

RESOLUTION APPROVING A PRELIMINARY PLAT FOR A THREE LOT, FOUR OUTLOT PLAT AND A PRELIMINARY PUD DEVELOPMENT PLAN FOR A 266 UNIT RESIDENTIAL DEVELOPMENT AND FUTURE 300 UNIT APARTMENT BUILDING AND 16,000 SQUARE FEET OF FUTURE RETAIL TO BE KNOWN AS AT HOME APARTMENTS

CASE NO. 21-45PUD
(At Home Apartments)

WHEREAS, an application for Preliminary Plat and Preliminary Planned Unit Development has been submitted for property legally described as the following;

Parcel 1:

The South 1353.00 feet of the East 660.00 feet of the West Half of the Southeast Quarter of Section 6, Township 27, Range 22.Dakota County, Minnesota Abstract Property

Parcel 2:

That part of Lot 1, Block 1, Garvey Addition, Dakota County, Minnesota which lies Northerly of a line described as follow s: Commencing at the Northeast corner of said Lot 1; thence Southerly along the East line of said Lot 1, a distance of 340.41 feet to an angle point in said East line, said point being the point of beginning of the line to be described; thence Westerly a distance of 1267 .06 feet to a point on the West line of said Lot 1 which is 347 .13 feet South of the Northwest corner thereof, as measured along said West line , and there terminated.

Parcel 3:

That part of Lot 1, Block 1, Garvey Addition , Dakota County, Minnesota which lies Southerly of a line described as follows:

Commencing at the Northeast corner of said Lot 1 ; thence Southerly along the East line of said Lot 1, a distance of 340.41 feet to an angle point in said East line , said point being the point of beginning of the line to be described; thence Westerly a distance of 1267 .06

feet to a point on the West line of said Lot 1 which is 347.13 feet South of the Northwest corner thereof, as measured along said West line, and there terminating .

**Parcel 4:
Lot 2, Block 1, Garvey Addition.**

WHEREAS, a public hearing concerning the Preliminary Plat and Preliminary Planned Unit Development was held before the Inver Grove Heights Planning Commission in accordance with Minnesota Statutes, Section 462.357, Subdivision 3 on July 6, 2021;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS, that the Preliminary Plat and Preliminary Planned Unit Development of At Home Apartments is hereby approved, subject to the following conditions:

1. The final plat and accompanying site 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 6/7/21
Site Plan (5 sheets)	dated 6/28/21
Development Capacity Plan	dated 6/28/21
Natural Area/Open Space Plan	dated 6/28/21
Grading Plan (5 sheets)	dated 6/28/21
Erosion Control Plan (2 sheets)	dated 6/28/21
Utility Plans (5 sheets)	dated 6/28/21
Street Plans (6 sheets)	dated 6/28/21
Tree Preservation Plans (5 sheets)	dated 6/28/21
Landscape Plan (5 sheets)	dated 6/28/21

***The final list of approved plans and date of plans shall be identified in the development contract.**

2. Prior to final plat and plan approval, the final grading, drainage and erosion control, street plans and utility plans shall be approved by the City Engineer and subject to all conditions noted by the City Engineer and consultants in their review memos.
3. Drainage and utility easements shall be provided on the final plat as required by the City Engineer.
4. The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. This provides identification for future land owners to know boundaries of the open space areas. The final PUD plans must show the location of the marker posts.

5. Plan approval shall be subject to the recommendations of the Park and Recreation Commission. Park dedication shall include at least a 4.03 acres dedication for park land. Any additional dedication shall be made in the form of a cash contribution.
6. The final plan set shall be subject to the review of the city Fire Marshal.
7. The approval of the preliminary Plat and PUD development plans are subject to the review and comment from Dakota County and MnDOT.
8. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Storm Water Facilities Maintenance Agreement with the City whereby the developer shall be responsible for the maintenance of storm water improvements on such lots.
9. The developer shall be responsible to ensure the undisturbed area shown on the Open Space Plan remains undisturbed through all construction grading. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.
10. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

Site Plan Element	Consent Required By
Building Location	City Council
Driveways and Private Roads	Planning Department
Landscaping	Planning Department
Location of Utilities	Engineering Department
Location of Conservation Easement and Open Space	City Council

11. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.
12. The Developer and Owner shall enter into a Development Contract with the City.
13. Northwest Area plat connection fees are due at time of final plat release for each phase. The connection fees will be listed in the development contract. The Northwest Area building permit connection fees are due with building permit for each unit. Final details of the amounts to be paid shall be part of the final PUD plan review.

14. Street lighting shall be required along all public streets. The street lighting plans shall be approved by the City prior to installation.
15. The final PUD plan shall include the identification of an area dedicated for future parking needs to satisfy the minimum parking needs for the apartment building.
16. Because there will be disruptions on the regional roadway network for the next 2-3 years, the project may be subject to final approval in phases to minimize residential traffic that would be using other routes while construction occurs on Co. Rds 63 and 26.
17. A traffic study shall be required to be submitted by the applicant and reviewed by the city to verify trip generation and traffic routing.

BE IT FURTHER RESOLVED that the Deputy Clerk is hereby authorized and directed to record a certified copy of this Resolution at the Dakota County Recorder's Office.

Adopted by the City Council of Inver Grove Heights this 26th day of July , 2021.

Thomas Bartholomew, Mayor

Ayes:

Nays:

ATTEST:

Rebecca Kiernan, City Clerk



PLANNING REPORT

CASE NO: 21-45PUD

APPLICANT: At Home Apartments, L.L.C.

PROPERTY OWNER: Falcon Partners Limited Partnership & Oak Grove Properties of MN, LLLP

REQUEST: Rezoning, Preliminary Plat and Preliminary PUD Development Plan

HEARING DATE: July 6, 2021

LOCATION: 1285 70th Street, 6815 Robert Trail South and 1165 70th Street

COMPREHENSIVE PLAN: Mixed Use, MDR, HDR

ZONING: A, Agricultural

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant has made application for preliminary plat and preliminary PUD development plan for a 57 acre parcel. The project consists of a mix of townhome units, smaller attached unit buildings, apartment buildings and future retail development. The project would be accessed via the construction of Agate Trail with connection to 70th Street, 67th Street which will connect to Argenta Trail and Hwy 3, and retail in the southeast corner which will have access from Hwy 3 and possibly 70th Street. The project will be built in Phases, with the first phase consisting of 42 twin homes, 50 cottage home rental units, 116 townhomes and an 84 unit apartment building. Future phases would include 300 apartment units in two buildings and approximately 16,000 square feet of future retail. The preliminary PUD approval is for all phases of the development. The final PUD plans will reflect the phasing of construction of the housing units and street and storm water improvements. The project also contains a 4.08 acre public park with land that will be dedicated to the city.

REQUESTS

The specific requests for the development project include the following:

1. Rezoning of the property to R-3B/PUD Multiple Family Residential District, R-3C/PUD Multiple Family Residential District.
2. Preliminary Plat approval of Agate Trail Apartments, consisting of three lots and three outlots.

3. Preliminary PUD approval of the Agate Trail PUD consisting of 42 twin homes, 50 cottage home rental units, 116 townhome units, one 84 unit apartment building, two 150 unit apartment buildings and 16,000 square feet of retail use, plus dedication of public park land.

EVALUATION OF THE REQUEST

SURROUNDING USES

The subject property is surrounded by:

North: Settlers Ridge single family subdivisions; zoned R-1C/PUD; guided LDR

East: Hwy 3, Canvas multiple family development; zoned R-3C; guided Mixed Use and LMDR.

West: Settlers Ridge; zoned R-1C/PUD; guided LDR.

South: large lot residential, single family homes, Peltier Reserve (single family and multiple family); zoned R-3B and R-3C/PUD; guided LDR, MDR and Mixed Use.

COMPREHENSIVE PLAN

The subject property contains three different comprehensive land use designations. The west side of the site is guided Medium Density Residential (MDR) with a housing range of 8-12 units per acre. The central portion of the site is guided High Density Residential (HDR) with a housing range of 12-35 units per acre. The southeast corner of the site is guided Mixed Use which assumes a mix of housing and residential. Residential densities in the Mixed Use designation are 12-35 units per acre.

The Northwest Area Overlay District Ordinance requires a Density Capacity Plan be provided to determine the density of the project based on the zoning categories requested. This review is provided below. In general, the townhome sections and 84 unit apartment building have a density of 8 units per acre and the higher density future apartments by Hwy 3 have a density of 15 units per acre. Based on acreage of existing land use categories, the land area would have an allowed density range of 542-1360 units. The total project for both phases is 592 units.

IDENTIFICATION OF NATURAL RESOURCES

The site contains Oak Woodland Brushland called F-16. This is a Manage 3 area which is low quality and poor possibilities for restoration. There are no special requirements per the NRI for this area.

The site contains a Deep Marsh called F-21. This is a Manage 3 area which low quality and poor possibilities for restoration. There are no special requirements per the NRI for this area.

NET DEVELOPABLE AREA

Note: the numbers that are referenced within this staff report are approximate based on preliminary plan submittals. They will likely change slightly between preliminary and final plat. The numbers provided are sufficient for preliminary plat review.

Net developable area is defined as the area of a property remaining after excluding those portions that are either: a) encumbered by right-of-way for arterials roads as defined in the IGH Comprehensive Plan; or b) lying below the ordinary high water level of public waters; or c) lying within the boundaries of delineated wetlands; or d) bluffs in shoreland areas; or e) land to be dedicated for public park needs. Based on this definition, the proposed project area contains approximately 46.15 net developable acres. The request has been sent to Dakota County for their review on right-of-way needs. There will be some additional dedication along 70th Street (Co Rd 26).

General Project Data	Acres
Gross Project Area	56.96
Delineated Wetlands	1.37
Public Water Bodies (PWI)	0.00
Bluffs in Shoreland Area	0.00
Planned "Arterial" Road Right of Way	2.04
Public Parkland Dedication	4.08
Total Net Developable Area	49.47

NATURAL AREA/OPEN SPACE

Section 10-13J-5. D. establishes requirements for open space preservation within the Northwest Area Overlay. Based on the net developable area the project contains the following:

	Required Acres	Proposed Acres
<i>Total Net Developable Area</i>	<i>49.47</i>	<i>NA</i>
Minimum Open Space Required = 20% of net area	9.89	17.93 (36%)
Required contiguous area = 75% of required open space with a minimum 100 foot corridor width	7.42	6.77 (68%)
Area to be undisturbed = 50% of required open space	4.95	5.91 (59%)

The site design has prioritized the open space areas along the western boundary of the site to provide a green space buffer to the single family to the west, internal open space around ponding areas, open space corridor between 70th Street and the park and open space between the apartment buildings and commercial on the east side of the site.

The open space proposed exceeds the required minimum 20% and exceeds the required undisturbed open space. The largest area of open space is just shy of the required 75% contiguous. This is the space on the eastern portion of the site that is 6.77 acres but this area

leads to the park so there is a large contiguous open space. The intent of the requirement appears to be met with the large contiguous open spaces shown along the west boundary and on the eastern portion of the site.

The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. The final PUD plans must show the location of the marker posts.

DEVELOPMENT CAPACITY PLAN

Section 10-13J-5. E. of the Northwest Area Overlay Ordinance outlines a process by which a site's development capacity is determined as a means to allocate development across a site. This exercise only determines the number of units that would be permissible on the site and not the actual proposed development.

The development capacity plan was established for the proposed project utilizing the base zoning district of R-3B and R-3C. When applying the base district and factoring in the open space as part of the R-3B district, the development capacity plan yields a range of 70 to 105 possible units. This equates to a density range of 8.0 to 12.0 units per net acre. When applying the base district and factoring in the open space as part of the R-3C district, the development capacity plan yields a range of 380 to 691 possible units. This equates to a density range of 12.0 to 21.8 units per net acre.

Base Zoning District	Net Acres*	Min Density (units per acre)	Max Density (based on lot size per zoning code)	Min Units	Max Units
R-3B	8.77	8	3,630	70	105
R-3C	31.73	12	2,000	380	691

The proposed net density for the for the R-3B district would be 8.44 units/acre and the proposed net density for the R-3C district would be 15.5 units/acre.

PROPOSED DEVELOPMENT MAGNITUDE, DENSITY AND BULK STANDARDS

Building setbacks and separation.

The proposed setbacks for the project are listed on the plan sheet Overall Site Plan (Sheet C3.01).

The project complies with all setbacks and separation requirements.

Impervious surface coverage.

Impervious surface coverage standards are applied to give the city the authority to ensure sufficient areas for infiltration.

The applicant has provided impervious surface calculations for the entire project.

Impervious Surface	Maximum Allowed	Proposed
R-3B	55%	40.1%
R-3C	65%	31.4%
B-3	70%	70% approx.

Building Coverage.

The applicant has provided building coverage calculations for the entire project.

Building Coverage	Maximum Allowed	Proposed
R-3B	20%	19.0%
R-3C	20%	14.8%
B-3	25%	6.5%

PRELIMINARY PLAT

The applicant is proposing a preliminary plat which consists of three lots for the housing units, three outlots which would be for future commercial and storm water ponding.

The plat abuts Hwy 3 and 70th Street (Co Rd 26). Dakota County and MnDOT will review the plat and provide comment on right-of-way needs and access. The applicant has had meetings with both agencies prior to submitting the project. Dakota County will require a 75 foot half right away from 70th and MnDOT will request to straighten out the current right-of- Way along Hwy 3. Approval of the final plat will be subject to the review and comment by Dakota County and MnDOT.

PARKS/TRAILS

The plans identify a city park to be dedicated over what is labeled as Outlot A on the plans. The Interim Parks and Recreation Director will have to provide comment on what the park plans should be and what requirements will be the responsibility of the developer. The park would be accessed via Agate Trail and 67th Street when the whole segment is built. Trails along all public streets will provide walking access to the park. There is also an open space corridor shown along the west portions of Outlots B and C which could be used for a trail connection to the park from 70th Street. Those details would be worked out with the final plan approvals for those outlots.

STREETS & CONNECTIVITY

The project is designed with an extension of Alverno Avenue from its current end point in Argenta Hills through the project and up to 70th Street. Alverno is a collector street shown on the city's Northwest Area Collector Street Study. There would be a connection point at 72nd Street and Argenta Trail. This is currently designed as a three-way interchange. Since the planned alignment of 72nd Street heading east is off the property in question, the applicant is proposing a temporary roadway between lots 5 and 7 block 7. This will provide a second access point until land develops around the site and the other local streets can be connected.

WSB reviewed the street plans for the city to determine compliance with the 2012 Collector Street Study. WSB found the plans to be consistent except noted Agate as a collector does not need to be a 44 foot wide road but could function with a 36 foot wide road. Agate has been reduced to 36 feet on the plan set with this report.

The streets and right-of-way comply with city standards and the local streets provide a sidewalk on one side as required.

The main public street system is designed to be connected to 70th Street, Hwy 3 and Argenta Trail. The County is doing a large scale construction and reconstruction project on 70th and Argenta over the next 3 years. 65th Street will be extended westward to current Argenta Trail, 70th Street will be widened from Hwy 3 westward to Hwy 55 in Eagan and the round-a-bout at Argenta Trail/70th Street will be constructed. There will be times during this period that access to 70th Street will be blocked leaving access to the site through Alverno Court to the west and Agate Trail to the north. These impacts may have the potential to require phasing of this project to minimize new residential traffic through the existing neighborhoods until the county projects are complete. More information will be coming on timing of the county project and more to come from the developer on their timing for construction. Planning Commission should have further discussion on this topic at the public hearing.

PARKING

The applicant has provided a summary of the parking being proposed for the different unit types. Parking in all neighborhoods meet or exceed parking requirements. All have enclosed stalls and driveway parking. There are guest parking spaces shown on the private streets. The width of the private streets as proposed would not allow parking on either side and would require to be posted no parking both sides. The apartment building is proposed with less than the total required parking. 158 spaces would be required with ½ being underground or enclosed. The applicant proposed 89 below grade parking and 48 surface stalls for a total of 137 spaces. The Northwest Area Overlay District ordinance contains a provision for proof of parking that states:

"Developments that can accommodate parking allotments less than the minimum parking spaces required may do so, provided that the final PUD plan includes the identification of area dedicated for future parking needs to satisfy the minimum parking needs."

This is to be a condition of approval that the final plans provide an area for future parking.

DAKOTA COUNT/MnDOT REVIEW

The Dakota County Plat Committee reviewed a concept plan of the project on April 16, 2021. They made comment on the need for a 75 foot half right-of-way for 70th and appears to be ok with the location of Agate Trail intersection with 70th. They are still concerned about the request by developer for a ¾ intersection on 70th for the future commercial site. The plat has been sent to Dakota County for their review and comment. Approval of the plat will be subject to the comments from the County.

The plans have also been sent to MnDOT for review. Approval of the plat will be subject to the comments from MnDOT.

LANDSCAPING/TREE PRESERVATION

Tree Preservation/Landscape Plan:

The developer has provided a tree inventory of the site. Tree inventory was determined through three selection areas. The majority of the trees are on the western portion of the site. The Code allows a tree removal of 40% for higher density. The code allows removal beyond the threshold and requires replacement for those trees over the limit. Tree removal threshold would exceed 40%, thus reforestation is required. In this case, a total of 2782 caliper inches or 1,113 trees are required to be replanted.

Standard landscaping requirements include providing one tree per unit of multiple family and 38 trees for the commercial area. A total of 604 trees are required to meet the landscape plan requirements. An additional 1,113 trees are required to meet the tree preservation requirement. The plan provides for 575 landscape trees and 2,785 caliper inches for reforestation. At the time of final PUD approval for the different phases, the landscape plan shall be modified to address the required plantings for the individual phases.

WETLANDS

The preliminary plans identify 3 wetlands on the site. The wetlands would not be impacted by this development.

GRADING, DRAINAGE, STORMWATER AND UTILITIES

Engineering has reviewed the plans and has also sent to other city consultants for review. Engineering review is ongoing at this point and any needed conditions should be part of the approval.

FIRE MARSHAL REVIEW

The Fire Marshal has reviewed the plans and makes notes on width of streets and parking/no parking. Streets less than 28 feet must be posted no parking both sides. Streets 28 feet to 36 feet must be posted no parking on at least one side. Streets 36 feet and greater may have parking both sides.

NORTHWEST AREA TRUNK UTILITY CHARGES

To fund the utility improvements in the Northwest Area, the Council adopted a funding resource of collecting connection fees at time of development rather than assess properties.

To cover the cost of the sewer, water and storm water improvements, there are connection fees paid at time of final plat and connection fees paid at time of building permit. Plat connection fees are due at time of final plat release for each phase. A breakdown of the fees will be listed in the development contract. The building permit connection fees are due with building permit for each unit.

DEVELOPMENT CONTRACT

The Developer and Owner shall enter into a Development Contract and other associated agreements with the City. The list of agreements and details of the contract will be discussed with the applicant, city attorney and staff as part of the final PUD review. All of the agreements will be approved by the City Council as part of the final PUD review.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

A. Approval: If the proposed request is found to be acceptable, approval of the applicable following actions should be taken:

- Approval of the Preliminary Plat, Preliminary PUD and Rezoning subject to the following conditions:

1. The final plat and accompanying site 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 6/7/21
Site Plan (5 sheets)	dated 6/28/21
Development Capacity Plan	dated 6/28/21
Natural Area/Open Space Plan	dated 6/28/21
Grading Plan (5 sheets)	dated 6/28/21
Erosion Control Plan (2 sheets)	dated 6/28/21
Utility Plans (5 sheets)	dated 6/28/21
Street Plans (6 sheets)	dated 6/28/21
Tree Preservation Plans (5 sheets)	dated 6/28/21
Landscape Plan (5 sheets)	dated 6/28/21

***The final list of approved plans and date of plans shall be identified in the development contract.**

2. Prior to final plat and plan approval, the final grading, drainage and erosion control, street plans and utility plans shall be approved by the City Engineer and subject to all conditions noted by the City Engineer and consultants in their review memos.
3. Drainage and utility easements shall be provided on the final plat as required by the City Engineer.

4. The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. This provides identification for future land owners to know boundaries of the open space areas. The final PUD plans must show the location of the marker posts.
5. Plan approval shall be subject to the recommendations of the Park and Recreation Commission. Park dedication shall include at least a 4.03 acres dedication for park land. Any additional dedication shall be made in the form of a cash contribution.
6. The final plan set shall be subject to the review of the city Fire Marshal.
7. The approval of the preliminary Plat and PUD development plans are subject to the review and comment from Dakota County and MnDOT.
8. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Storm Water Facilities Maintenance Agreement with the City whereby the developer shall be responsible for the maintenance of storm water improvements on such lots.
9. The developer shall be responsible to ensure the undisturbed area shown on the Open Space Plan remains undisturbed through all construction grading. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.
10. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

Site Plan Element	Consent Required By
Building Location	City Council
Driveways and Private Roads	Planning Department
Landscaping	Planning Department
Location of Utilities	Engineering Department
Location of Conservation Easement and Open Space	City Council

11. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.

12. The Developer and Owner shall enter into a Development Contract with the City.
13. Northwest Area plat connection fees are due at time of final plat release for each phase. The connection fees will be listed in the development contract. The Northwest Area building permit connection fees are due with building permit for each unit. Final details of the amounts to be paid shall be part of the final PUD plan review.
14. Street lighting shall be required along all public streets. The street lighting plans shall be approved by the City prior to installation.
15. The final PUD plan shall include the identification of an area dedicated for future parking needs to satisfy the minimum parking needs for the apartment building.
16. Because there will be disruptions on the regional roadway network for the next 2-3 years, the project may be subject to final approval in phases to minimize residential traffic that would be using other routes while construction occurs on Co. Rds 63 and 26.
17. A traffic study shall be required to be submitted by the applicant and reviewed by the city to verify trip generation and traffic routing.

B. Denial: Should the proposed request or portions thereof, not be found to be acceptable, the appropriate requests described above should be denied. The basis for denial must be stated in any such motion.

RECOMMENDATION

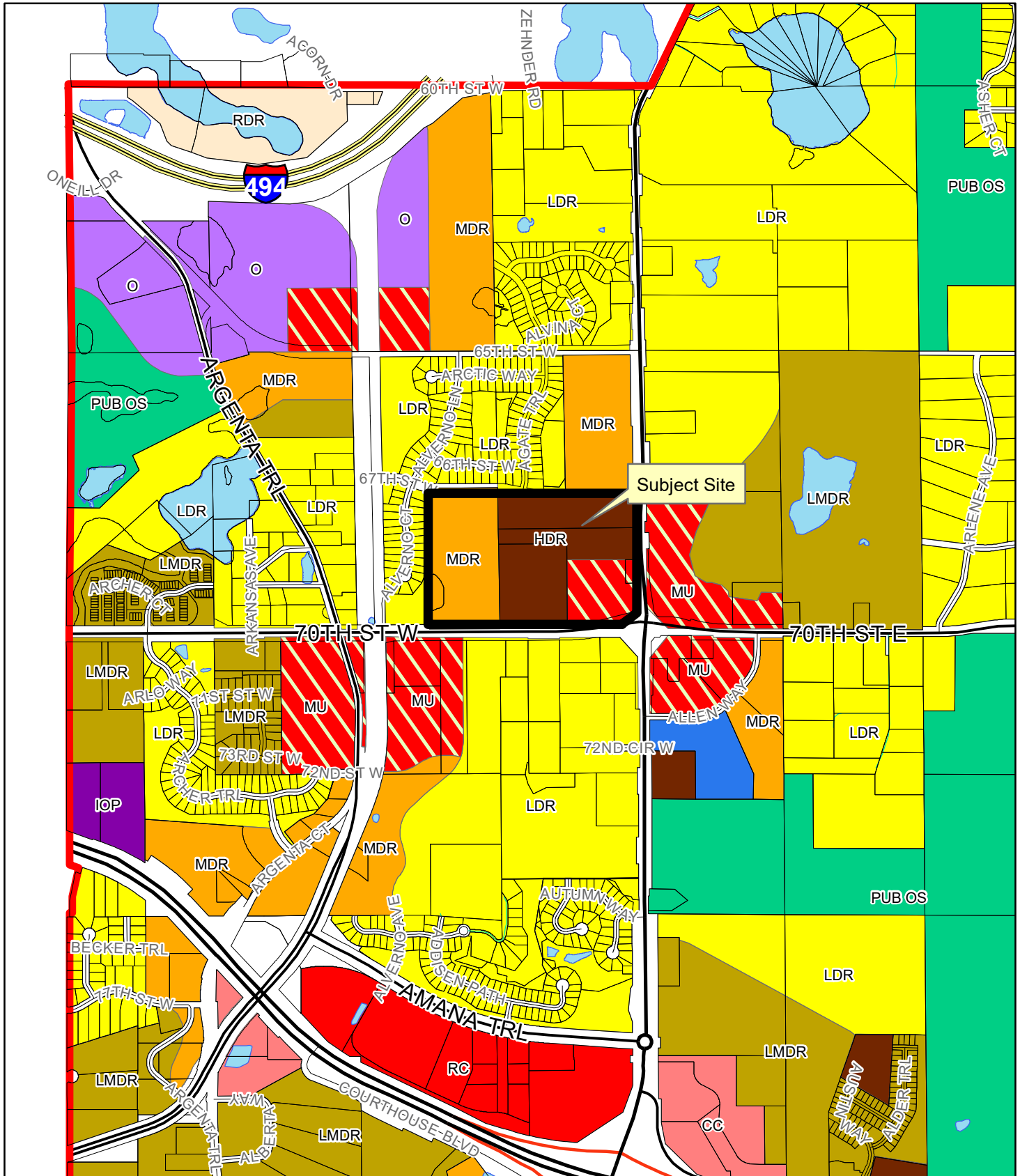
The project complies with all performance standards of the Northwest Area except for minimum parking for the apartment building. The county road construction projects will have an impact on traffic flows for the next 2-3 years. This may or may not impact traffic in the development as construction of the project, construction of homes and occupancy also take time.

Staff would recommend approval of the requests as presented with the conditions listed. Further discussion regarding streets, traffic and phasing should occur with Planning Commission discussion.

Attachments:

Location Map
Applicant Narrative
Applicant Narrative on Parking
Preliminary Plat
Site Plan (5 sheets)
Development Capacity Plan
Natural Area/Open Space Plan

Grading Plan (5 sheets)
Erosion Control Plan (2 sheets)
Utility Plans (5 sheets)
Street Plans (6 sheets)
Tree Preservation Plans (5 sheets)
Landscape Plan (5 sheets)
Resident e-mails



Preliminary Plat Application and Preliminary PUD Application: Narrative

At Home Apartments, L.L.C. and its related entity, Agate Trail Apartments, LLC (collectively, the “Applicant”) is submitting a Preliminary Plat Application for the replat and subdivision of the following parcels: 20-00600-78-012, 20-28500-01-012, 20-28500-01-011, and 20-28500-01-020 (collectively, the “Property”).

These parcels are currently owned by Falcon Partners Limited Partnership and Oak Grove Properties of MN, LLLP (collectively, the “Owners”) At Home Apartments and its assign, Agate Trail Apartments, LLC have an agreement with the Owners to purchase these parcels for the the purpose of redeveloping approximately 30 acres of the overall site into a multi-family rental community. The Applicant, pending approval from the City of Inver Grove Heights, intends to improve the property by developing a rental community with 242 housing units.

At Home Apartments, L.L.C. is a property management and development company based in St. Paul, Minnesota. At Home Apartments has a long history of owning, self managing and developing apartment communities throughout the Twin Cities metro, St. Cloud, and Kansas City. A copy of the At Home Apartments’ company profile has been included with this application. More information about At Home Apartments can also be found at www.athomeapartments.com

Project Description:

The proposed project development, which necessitates the preliminary plat and subdivision of the current parcels, is a 266 unit luxury rental community providing numerous housing options to create life cycle housing. This development is purposefully designed to provide housing options for various stages of a person’s life. Examples of the housing products that can be found within this community are: 42 twinhomes, 50 Cottage Home Rental Homes in 10-unit buildings, 116 townhomes, and an 84 Unit apartment building. By providing a variety of housing options within the site, we are able to utilize the contours of the land to preserve the natural beauty these parcels currently provide. Preserving as much green space as possible while dedicating a portion of the land back to the City for the future development of a public park are important features of this redevelopment.

Applications:

To begin the approval process for the Applicant’s proposed development project two applications are being submitted: the Preliminary Plat Application and Preliminary Planned Unit Development Application.

Subdivisions/PUD:

The proposed project meets the subdivision requirements as outlined in municipal code of Inver Grove Heights. Furthermore, the subdivision and proposed project are in harmony with the city’s 2040 Comprehensive Plan as well as the additional requirements in the Northwest Area Plan initiative. Consistent with the requirements for developments in the Northwest Overlay District, we propose that this project have the zoning classification of a Planned Unit Development (PUD) with land uses that are in alignment with the uses called for in the 2040 Comprehensive Plan.

Community Impact:

This proposed project is a benefit to the community because it allows for the redevelopment of the site in a manner that is consistent with the City's housing and density goals while balancing the needs of the surrounding neighborhoods. Our proposed project does not adversely impact the sensitive areas that currently exist within the site, rather it works to preserve the environmental uniqueness of the site. The proposed plan also considers the dedication of 4 acres of land to the City for public benefit. The desire for a public park was clearly expressed by those who attended the neighborhood meeting hosted by the Applicant. A summary of that meeting is attached.

In addition to the other stated benefits, the Applicant will be responsible for building the extension of Agate Trail which is a public road. With the extension of Agate Trail and other access connections to city and county roads the traffic generated by this site mirrors that of other nearby developments.

Phasing:

The Applicant intends to develop Lot 1, Block 1 and Lot 1, Block 2 (27.95 acres total) in the initial phase of development. The schedule for future phases of development, Lot 2, Block 2 and Outlot C, (Future Development) are not known at this time. The Applicant is not requesting rezoning of the Future Development parcels at this time. It is understood that the existing uses within the Future Development parcels will remain as approved uses. This includes the single family residence and current and future accessory uses located at 6815 S Robert Trail.

Preliminary Plat Application and Preliminary PUD Application: Narrative (Cont): Parking Breakdown

At Home Apartments, L.L.C. and its related entity, Agate Trail Apartments, LLC (collectively, the “Applicant”) is submitting a Preliminary Plat Application for the re-plat and subdivision of the following parcels: 20-00600-78-012, 20-28500-01-012, 20-28500-01-011, and 20-28500-01-020 (collectively, the “Property”).

Parking Summary/Description:

The Parking Summary for the overall project has been separated into sections in order to demonstrate the parking supply based on the different housing product types for the site.

The east side of the proposed development (east of the future Agate Trail extension) provides 74 townhomes units. These units have 125 enclosed stalls (garage parking) and 125 driveway stalls. In addition there are 15 site stalls for additional overflow or guest parking. In total the east side of the development provides 265 parking stalls for 74 units producing 3.58 parking stalls per unit (a parking ratio of 1:3.58). The required number of stalls for this side of the development would be 139 parking stalls (74 units multiplied by 2.5, multiplied by .75 = 139 STALLS).

The west side of the proposed development (west of the future Agate Trail extension) provides 192 units with 487 parking stalls provided producing 2.53 stalls per unit. Under the same analysis above 360 stalls are required under code. In looking at the housing product type, the 192 units and parking stalls are broken down as follows:

- West side townhomes - 16 units: 26 enclosed stalls, 26 driveway stalls for a total of 52 parking stalls which equates to 3.25 stalls per unit. (20 stalls required under code).
- Ten-plex buildings - 50 units: 70 enclosed stalls, 70 driveway stalls, plus 2 site/overflow stalls for a total of 142 parking stalls. This equates to 2.84 stalls per unit. (94 stalls required under code)
- West side twin homes - 42 units: 84 enclosed stalls, 84 driveway stalls for a total of 168 stalls which equates to 4 stalls per unit (79 would be required under code).
- Apartment Building - 84 Units: 89 below grade stalls, 48 surface stalls for a total of 137 stalls. This equates to 1.63 stalls per unit (158 stalls would be required under code).

Overall the proposed development meets or exceeds the City’s parking requirement. If you separated the parking ratios by product type, the apartment building (on its own) is light on parking, meaning that it is 21 stalls short of the City’s code requirement. Given that this proposed development is within a PUD, we are asking the City to use its discretion to allow us to waive the parking requirement as it relates to the apartment building. As the City may be aware, many suburban municipalities have older parking code requirements (2 or more stalls per multifamily unit) which do not corresponding with current housing trends specifically as it relates to multifamily buildings. Based on our experience of managing multifamily projects over the last 30 years and taking into consideration our new development projects throughout the Metro over the last 10 tears, a parking ratio of 1.63 stalls per unit would be more than adequate for a development of this size. Increasing the amount of parking for the apartment building in order to meet current City requirements would result in underutilized land, create a potential eye sore of unused parking, and detract from the overall goal of maintaining a green and environmentally conscious site.

Client
COLLAGE ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AT HOME APARTMENTS

Location
INVER GROVE HEIGHTS, MN
LOCATION ADDRESS

Certification
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.

George D. Abernathy
Registration No. 43505 Date: MM/DD/2021
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

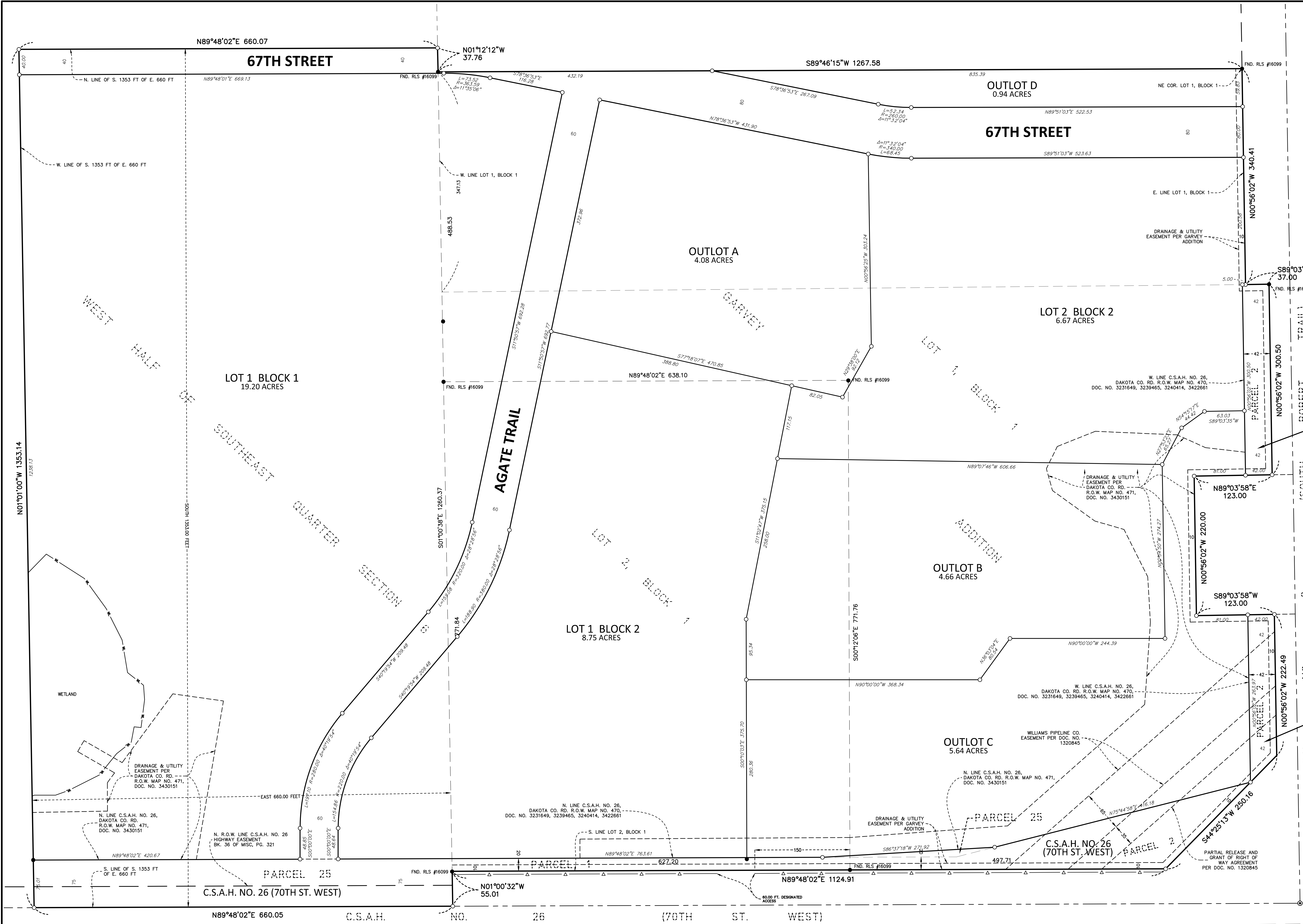
Summary
Designed: GDA Drawn: JGP
Approved: JMM Book / Page:
Phase: PRELIMINARY Initial Issued: MM/DD/2021

Revision History
No. Date By Submittal / Revision
A 6/7/21 Preliminary PUD Submittal

Sheet Title

Sheet No. Revision

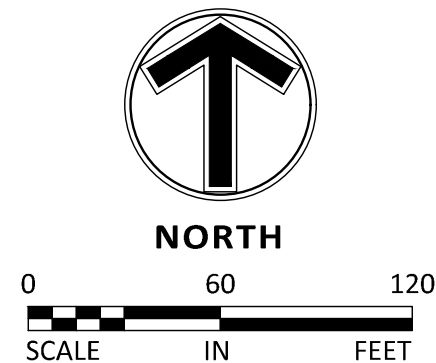
Project No. 22291.02

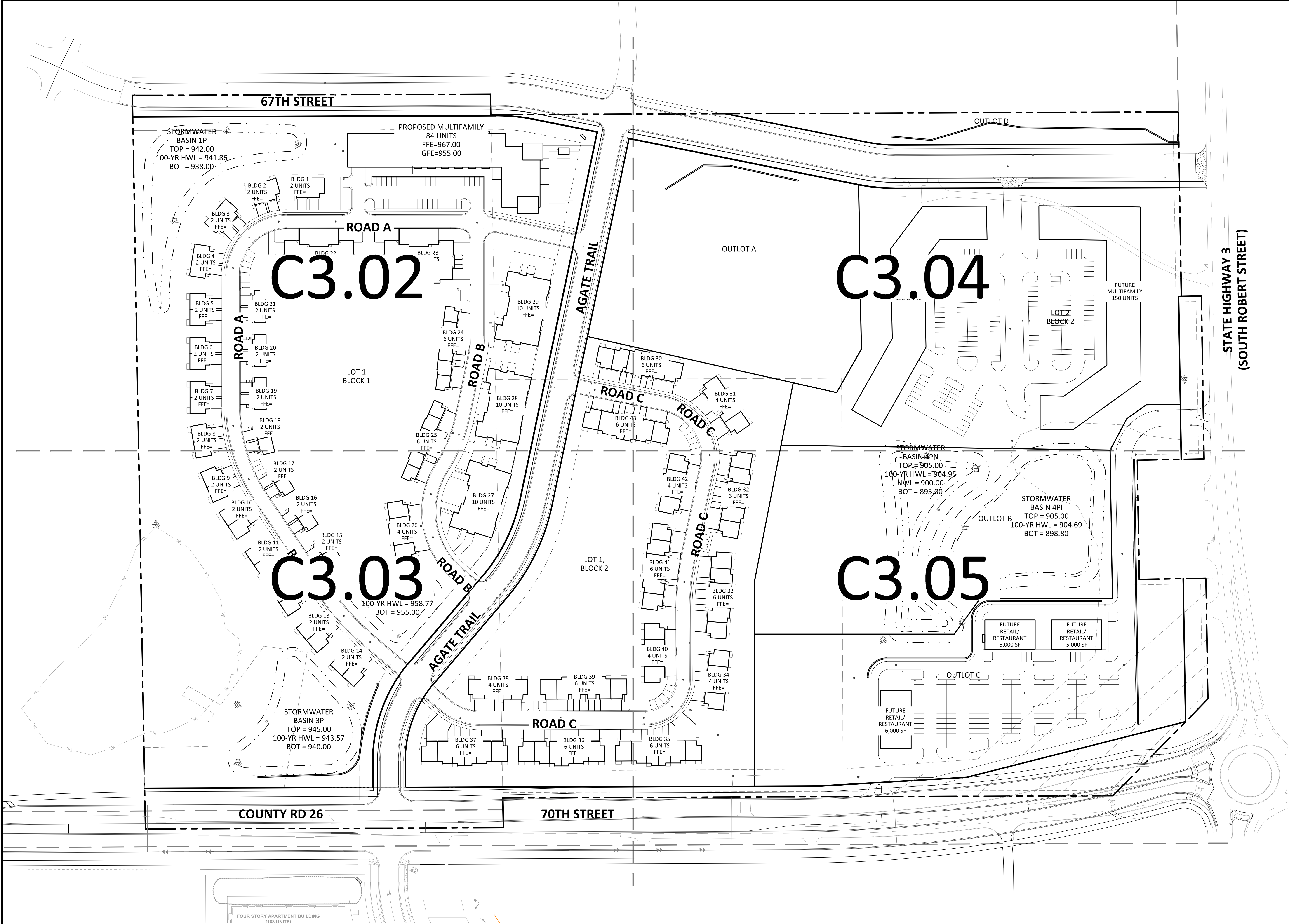


SUBJECT PROPERTY
Description from title commitment:
Parcel 1: The South 1353.00 feet of the East 660.00 feet of the West Half of the Southeast Quarter of Section 27, Range 22. Dakota County, Minnesota Abstract Property
Parcel 2: That part of Lot 1, Block 1, Garvey Addition, Dakota County, Minnesota which lies Northerly of a line described as follows: Commencing at the Northeast corner of said Lot 1; thence Southerly along the East line of said Lot 1, a distance of 340.41 feet to an angle point in said East line, said point being the point of beginning of the line to be described; thence Westerly a distance of 1267.06 feet to a point on the West line of said Lot 1 which is 347.13 feet South of the Northwest corner thereof, as measured along said West line, and there terminating.
Dakota County, Minnesota Abstract Property

PROPERTY SUMMARY
THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 56.96 ACRES OR 2,481,134 SQUARE FEET.
PROPOSED:
LOT 1, BLOCK 1 LOT 1, BLOCK 2 LOT 2, BLOCK 2 OUTLOT A OUTLOT B OUTLOT C OUTLOT D RIGHT -OF- WAY
836,239 SQ. FT. OR 19.20 ACRES 381,337 SQ. FT. OR 8.75 ACRES 290,707 SQ. FT. OR 6.67 ACRES 177,780 SQ. FT. OR 4.08 ACRES 203,039 SQ. FT. OR 4.66 ACRES 245,853 SQ. FT. OR 5.64 ACRES 41,060 SQ. FT. OR 0.94 ACRES 305,129 SQ. FT. OR 7.02 ACRES

DEVELOPMENT NOTES
1. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED.
2. THE BEARING SYSTEM IS BASED ON THE DAKOTA COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST).
3. SUBJECT PROPERTY'S ADDRESSES & PID: 1285 70th Street West, Inver Grove Heights, MN. PID# 20-00600-78-012 (Parcel 1) 6815 Robert Trail South, Inver Grove Heights, MN. PID# 20-28500-01-012 (Parcel 2) 1165 70th Street West, Inver Grove Heights, MN. PID # 20-28500-01-020 (Parcel 4) The property address for Parcel 3 is unassigned. PID # 20-28500-01-011





DEVELOPMENT SUMMARY			
AREA		2,481,134 SF	56.96 AC
GROSS SITE AREA		836,239 SF	19.20 AC
LOT 1, BLOCK 1		381,537 SF	8.75 AC
LOT 2, BLOCK 2		290,707 SF	6.67 AC
LESS OUTLOT A		177,780 SF	4.08 AC
LESS OUTLOT B		203,029 SF	4.68 AC
LESS OUTLOT C		245,853 SF	5.64 AC
LESS OUTLOT D		41,060 SF	0.94 AC
LESS RIGHT-OF-WAY		305,128 SF	7.02 AC
NET SITE AREA		1,508,283 SF	34.62 AC
UNIT TOTALS			
APARTMENT BUILDING		84 UNITS	
DUPLEX BUILDINGS (x21)		42 UNITS	
FOUR-PLEX BUILDINGS (x6)		24 UNITS	
SIX-PLEX BUILDINGS (x1)		66 UNITS	
TEN-PLEX BUILDINGS (x5)		50 UNITS	
TOTAL		266 UNITS	
PROPOSED BUILDING SETBACKS			
FRONT YARD		25 FEET	
REAR YARD		25 FEET	
SIDE YARD		10 FEET	
ZONING		A-AGRICULTURAL	
EXISTING ZONING		PUD, A-AGRICULTURAL	
PROPOSED ZONING			
PARKING SUMMARY - MULTIFAMILY SITE		158 STALLS	
PARKING REQUIRED		125 STALLS	
PARKING PROVIDED			
PARKING SUMMARY - TOWNHOME SITES		342 STALLS	
PARKING REQUIRED		390 STALLS	
PARKING PROVIDED			
PARKING SUMMARY - FUTURE MULTIFAMILY SITE		563 STALLS	
PARKING REQUIRED		450 STALLS	
PARKING PROVIDED			
IMPERVIOUS SURFACES			
AREA (R3-C)		262,724 SF	6.03 AC
PERCENT			31.4 %
AREA (R3-B)		152,916 SF	3.51 AC
PERCENT			40.1 %
BUILDING SURFACE COVERAGE			
AREA (R3-C)		123,697 SF	2.84 AC
PERCENT			14.8 %
AREA (R3-B)		72,606 SF	1.67 AC
PERCENT			19.0 %

- ### DEVELOPMENT NOTES
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB, COORDINATE WITH GRADING CONTRACTOR.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS.
 - LIGHT STANDARD LOCATIONS ARE FOR REFERENCE ONLY. SITE LIGHTING PLAN IS DESIGN BUILD BY CONTRACTOR. CONTRACTOR SHALL CONFIRM LIGHT STANDARD LOCATION WITH LIGHTING VENDOR, OR SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
 - REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
 - ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE HAVE BEEN DESIGNED WITH A MAXIMUM LONGITUDINAL SLOPE OF 4.5%, AND A MAXIMUM CROSS SLOPE OF 1.5%. THIS IS LESS THAN THE ADA CODE MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM DESIGN SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE IS 1.5%, LESS THAN THE ADA CODE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE OF 3.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
 - "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
 - STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.

CIVIL 3D MODEL LIMITATIONS
SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

Client

COLLAGE ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project

AGATE TRAIL APARTMENTS

Location

INVER GROVE HEIGHTS, MN

Certification

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George D. Abernathy
Registration No. 43505 Date: 06/07/2021
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: GOA Drawn: JGP
Approved: JMM Book / Page:
Phase: PRELIMINARY Initial Issued: 06/07/2021

Revision History

No.	Date	By	Submittal / Revision
6/7/21			Preliminary PUD Submittal
6/28/21			Planning Comment Revisions

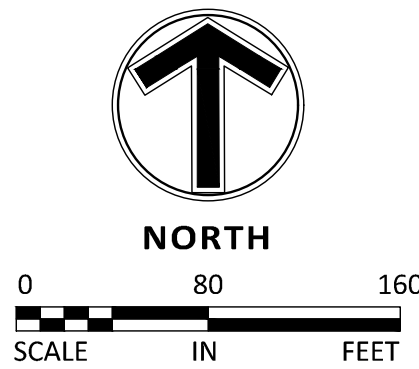
Sheet Title

OVERALL SITE PLAN

Sheet No. Revision

C3.01

Project No. 22291.02



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COLLAGE
ARCHITECTS

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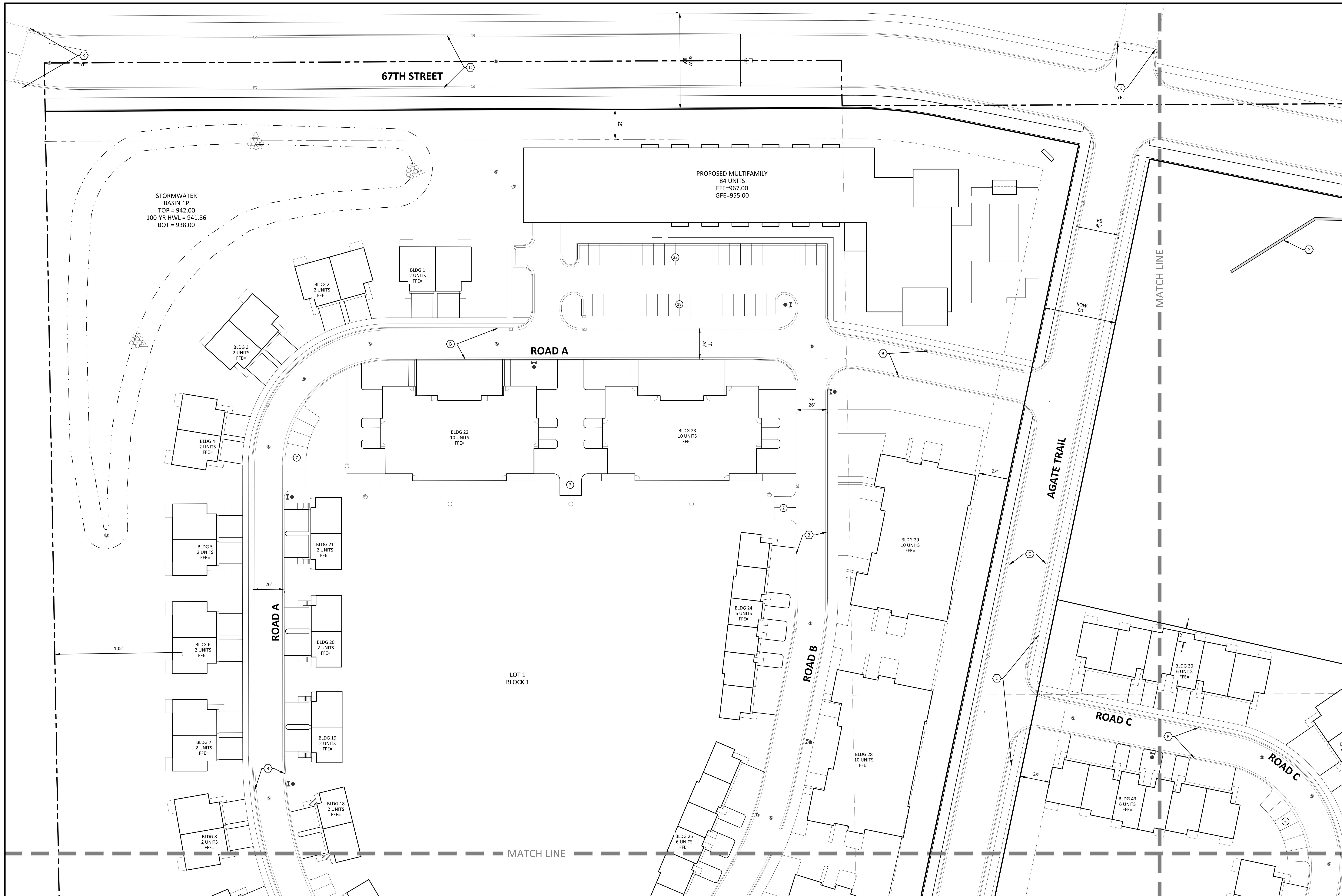
Revision History

No.	Date	By	Submittal / Revision
6/7/21			Preliminary PUD Submittal
6/28/21			Planning Comment Revisions

Sheet Title
SITE PLAN - NW

Sheet No. Revision
C3.02

Project No. 22291.02



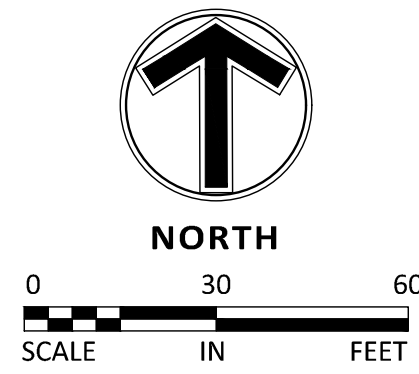
LEGEND			
PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			HEAVY DUTY ASPHALT PAVING
EASEMENT			CONCRETE PAVING
BUILDING			CONCRETE SIDEWALK
RETAINING WALL			PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
WETLAND LIMITS			
TREELINE			
SAWCUT LINE			
SIGN			
PIPE BOLLARD			
NUMBER OF PARKING STALLS PER ROW			
KEY NOTE			

KEY NOTES	
A.	BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B.	SURMOUNTABLE CONCRETE CURB AND GUTTER
C.	B-618 6CONCRETE CURB AND GUTTER
D.	CONCRETE APRON
E.	FLAT CURB SECTION
F.	CONCRETE SIDEWALK
G.	RETAINING WALL
H.	ACCESSIBLE RAMP
I.	ACCESSIBLE STALL STRIPING
J.	ACCESSIBLE PARKING SIGN
K.	MEET AND MATCH EXISTING

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IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



Client
COLLAGE ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AGATE TRAIL APARTMENTS

Location
INVER GROVE HEIGHTS, MN

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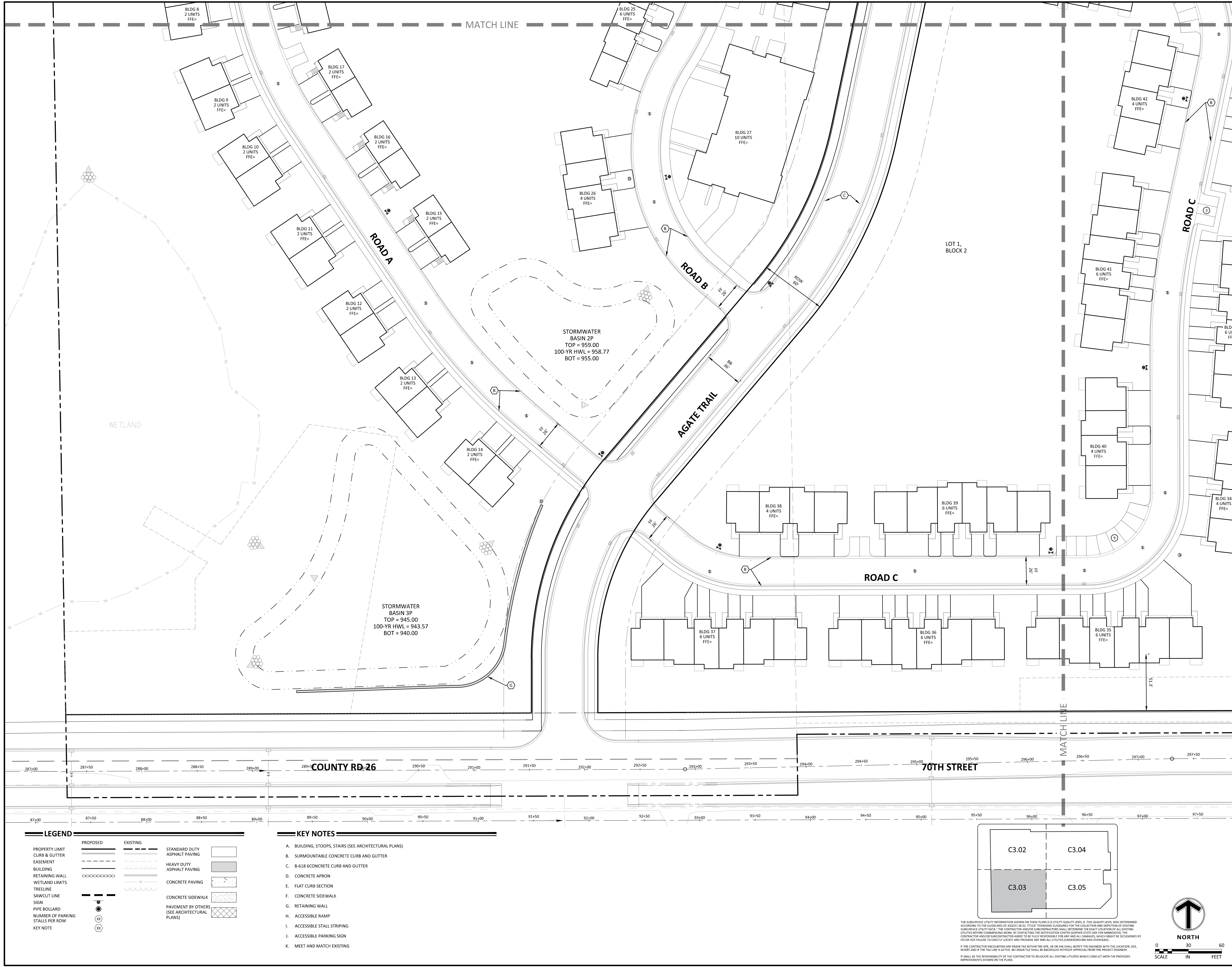
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Sheet Title
SITE PLAN - SW

Sheet No. Revision
C3.03

Project No. 22291.02





708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Location
**INVER GROVE
HEIGHTS, MN**

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Project No. 22291.02





12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone

Engineering | Surveying | Planning | Environmental

Client
**COLLAGE
ARCHITECTS**

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

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APARTMENTS

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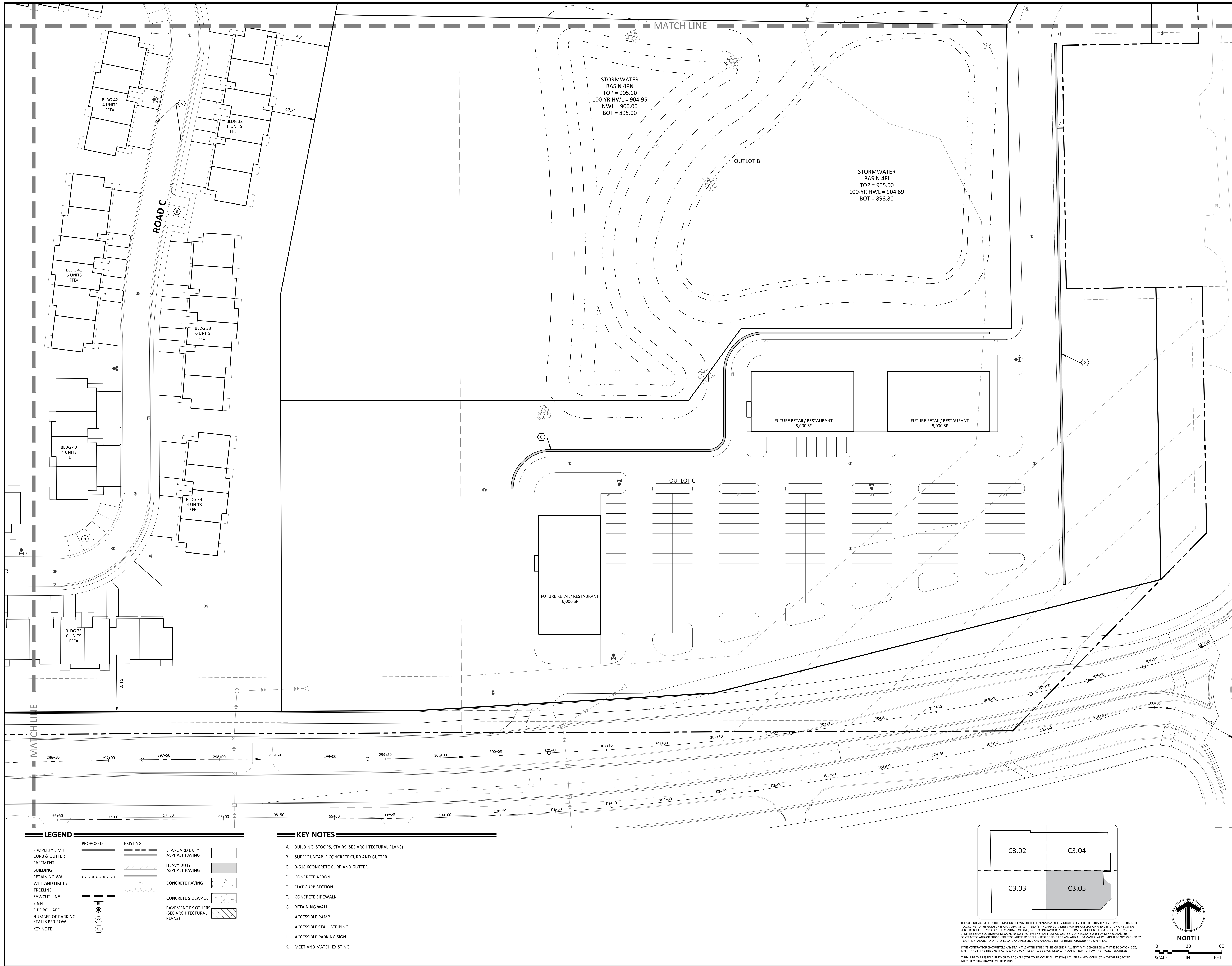
Revision History

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6/7/21		Preliminary PUD Submittal
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Sheet Title
SITE PLAN - SE

Sheet No. Revision
C3.05

Project No. 22291.02



Client
COLLAGE ARCHITECTS

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MINNEAPOLIS, MN 55413

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AGATE TRAIL APARTMENTS

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6/28/21	Planning Comment Revisions

Sheet Title
DEVELOPMENT CAPACITY PLAN

Sheet No. Revision
C3.06

Project No. 22291.02

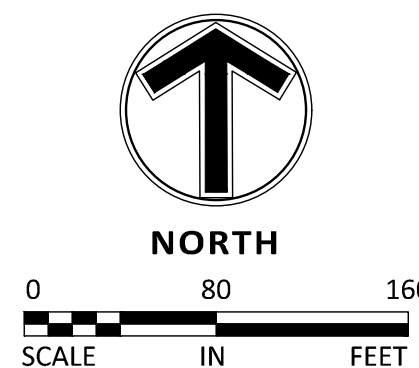
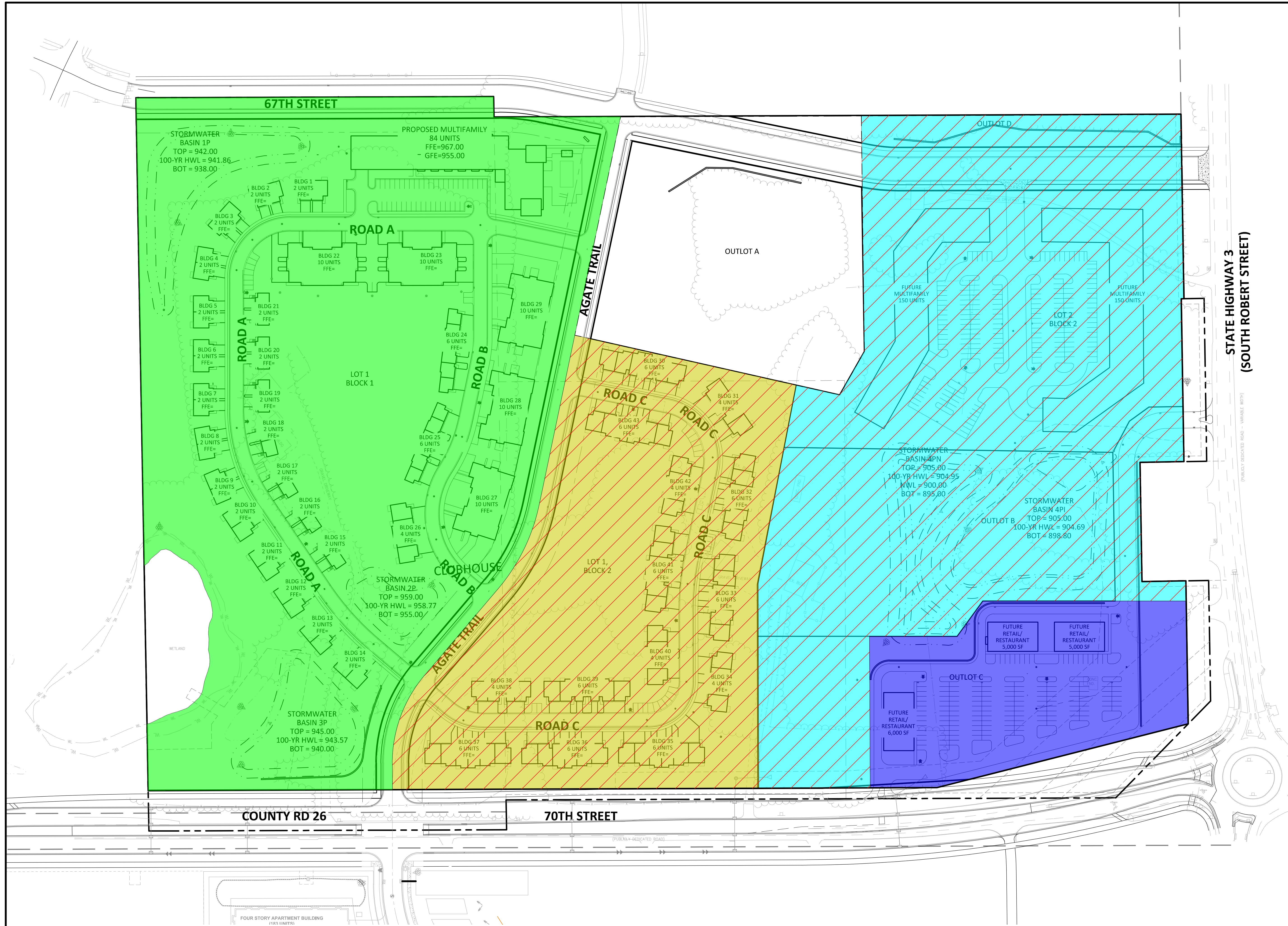
LEGEND	
PROPERTY LIMIT	———
CURB & GUTTER	———
EASEMENT	- - - - -
BUILDING	———

RESIDENTIAL DEVELOPMENT SUMMARY

COMP. PLAN DESIGNATION	MULTI-FAMILY (R-3C) 7+ UNITS/BLDG	MULTI-FAMILY (R-3B) ≤4 UNITS/BLDG	MULTI-FAMILY (R-3C) 7+ UNITS/BLDG	HDR COMBINED DENSITY
	MDR	HDR	HDR	HDR
AREA	20.07 AC	9.41 AC	15.14 AC	24.55 AC
MIN. LOT AREA	2,000 SF	3,630 SF	12,000 SF	12,000 SF
DENSITY RANGE (2040 LAND USE)	8-12 UNITS/AC	8-12 UNITS/AC	12-35 UNITS/AC	12-35 UNITS/AC
UNITS	192	74	300	374
PROPOSED DENSITY	9.57 UNITS/AC	7.86 UNITS/AC	19.82 UNITS/AC	15.23 UNITS/AC
MINIMUM DENSITY (NW AREA OVERLAY)	12 UNITS/AC	5 UNITS/AC	12 UNITS/AC	12 UNITS/AC

COMMERCIAL DEVELOPMENT SUMMARY

COMMERCIAL	LOT AREA	BUILDING AREA	MINIMUM FAR	PROPOSED FAR
	MU	3.73 AC	16,000 SF	0.25 0.10
RETAIL (B-3)				



Client
COLLAGE
ARCHITECTS

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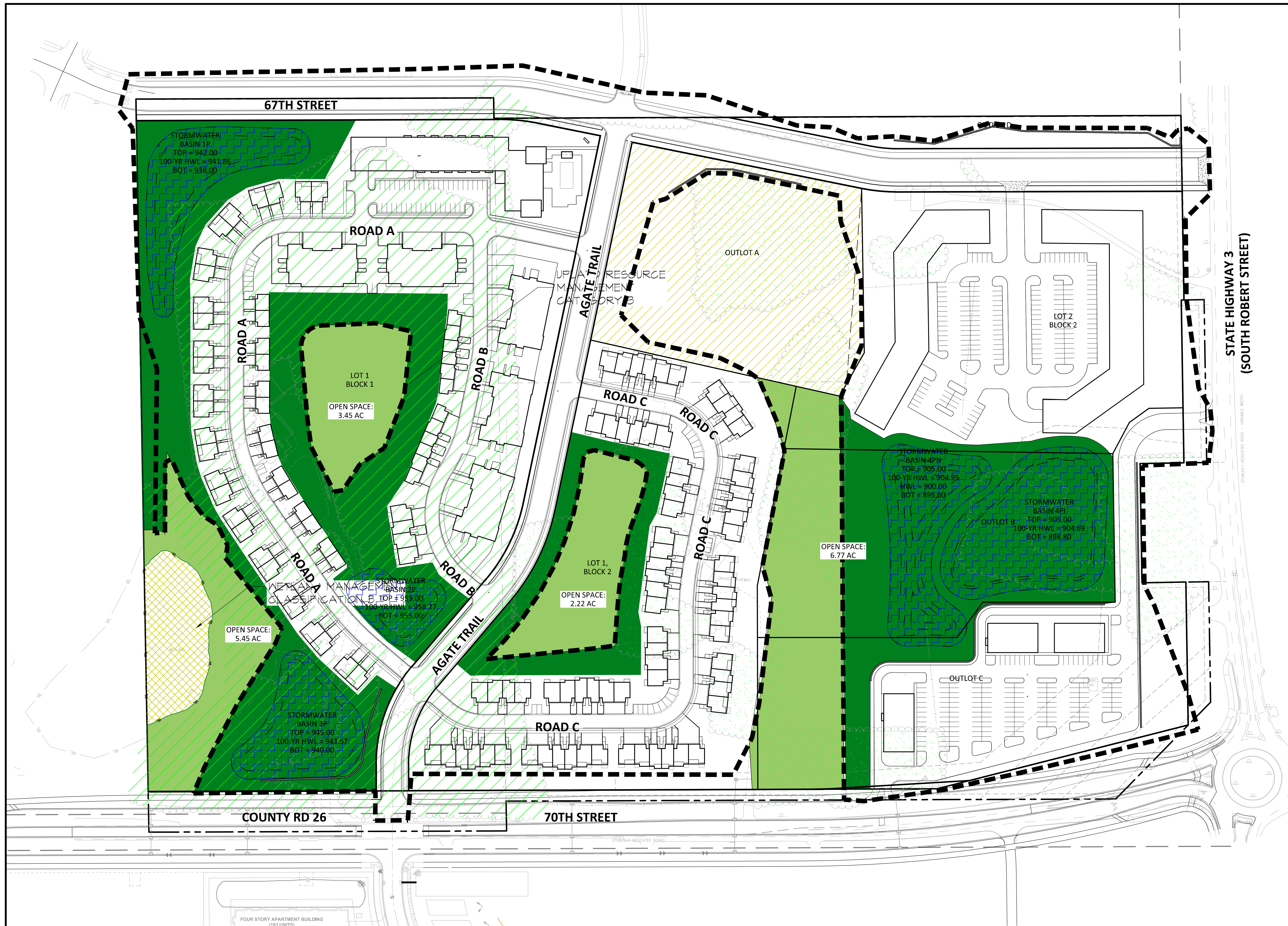
Revision History

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Sheet Title
NATURAL &
OPEN SPACE
PLAN

Sheet No. Revision
C3.07

Project No. 22291.02

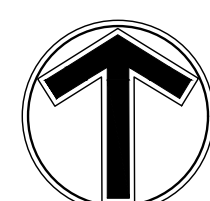


LEGEND

PROPERTY LIMIT	---
CURB & GUTTER	---
EASEMENT	---
BUILDING	---
EXISTING WETLAND	---
LIMITS OF DISTURBANCE	---
EXISTING TREELINE	---
UPLAND RESOURCE MANAGEMENT CAT. 3	---
OPEN SPACE	---
UNDISTURBED OPEN SPACE	---
PARK DEDICATION	---
WETLANDS	---
PROPOSED STORMWATER	---

DEVELOPMENT SUMMARY

AREA		
GROSS SITE AREA	2,481,134 SF	56.96 AC
LESS WETLANDS	59,524 SF	1.37 AC
LESS R-O-W	88,862 SF	2.04 AC
LESS PARK	177,725 SF	4.08 AC
NET SITE AREA	2,135,023 SF	49.47 AC
OPEN SPACE SUMMARY		
OPEN SPACE (20% NET DEVELOPABLE)	REQUIRED 9.89 AC	PROPOSED 17.89 AC
UNDISTURBED SPACE (50% OPEN SPACE)	4.95 AC	5.91 AC
CONTIGUOUS OPEN SPACE (75%, 100' MIN)	7.42 AC (75%)	16.92 AC (94.6%)



0 80 160
SCALE IN FEET

Client
**COLLAGE
ARCHITECTS**

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**AGATE TRAIL
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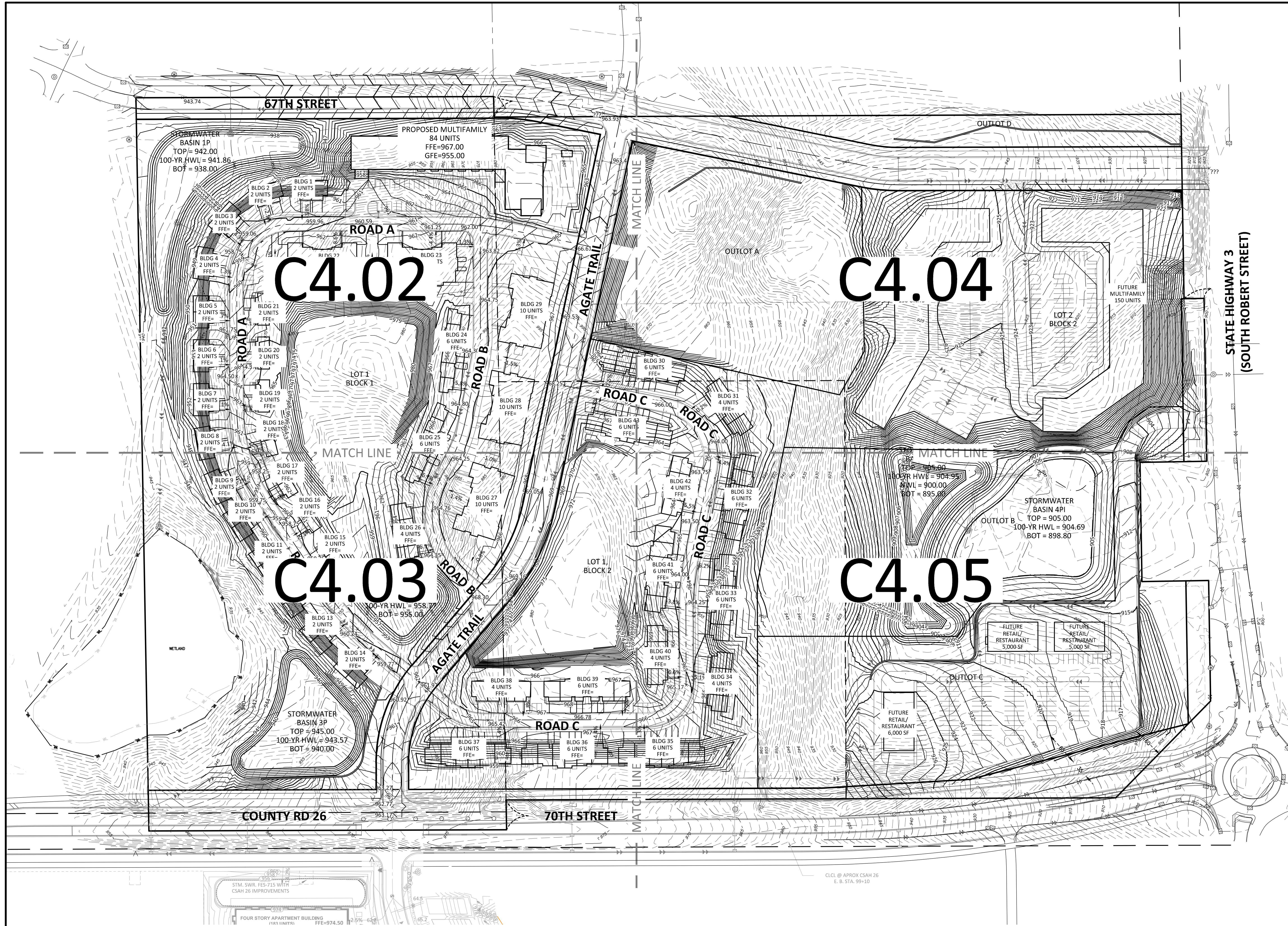
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Sheet Title
**OVERALL
GRADING PLAN**

Sheet No. Revision
C4.01

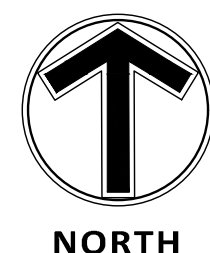
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GRADING NOTES

INFILTRATION BASIN CONSTRUCTION NOTES

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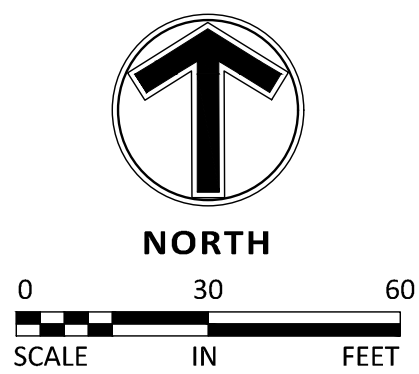
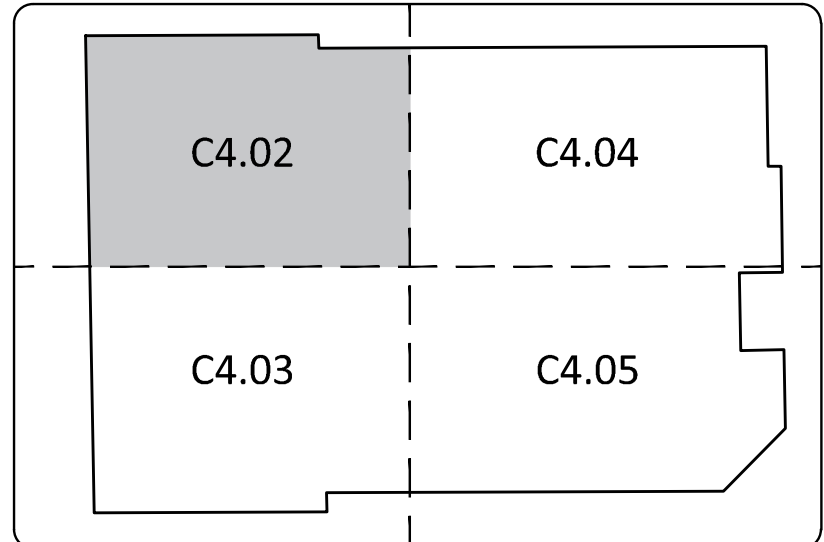
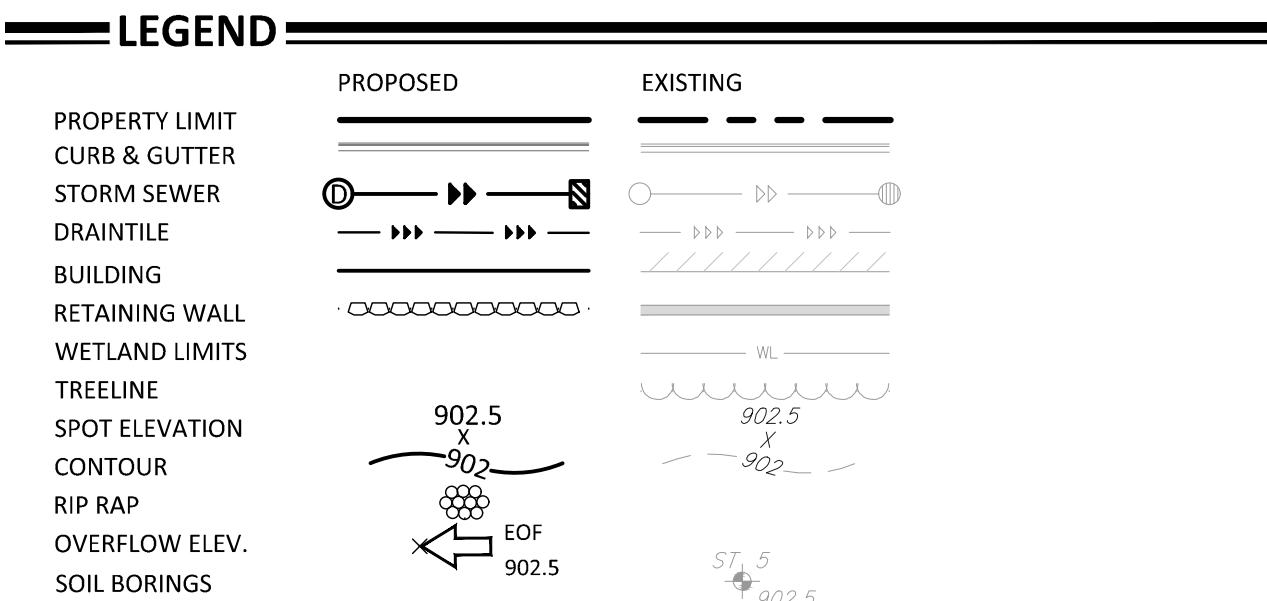
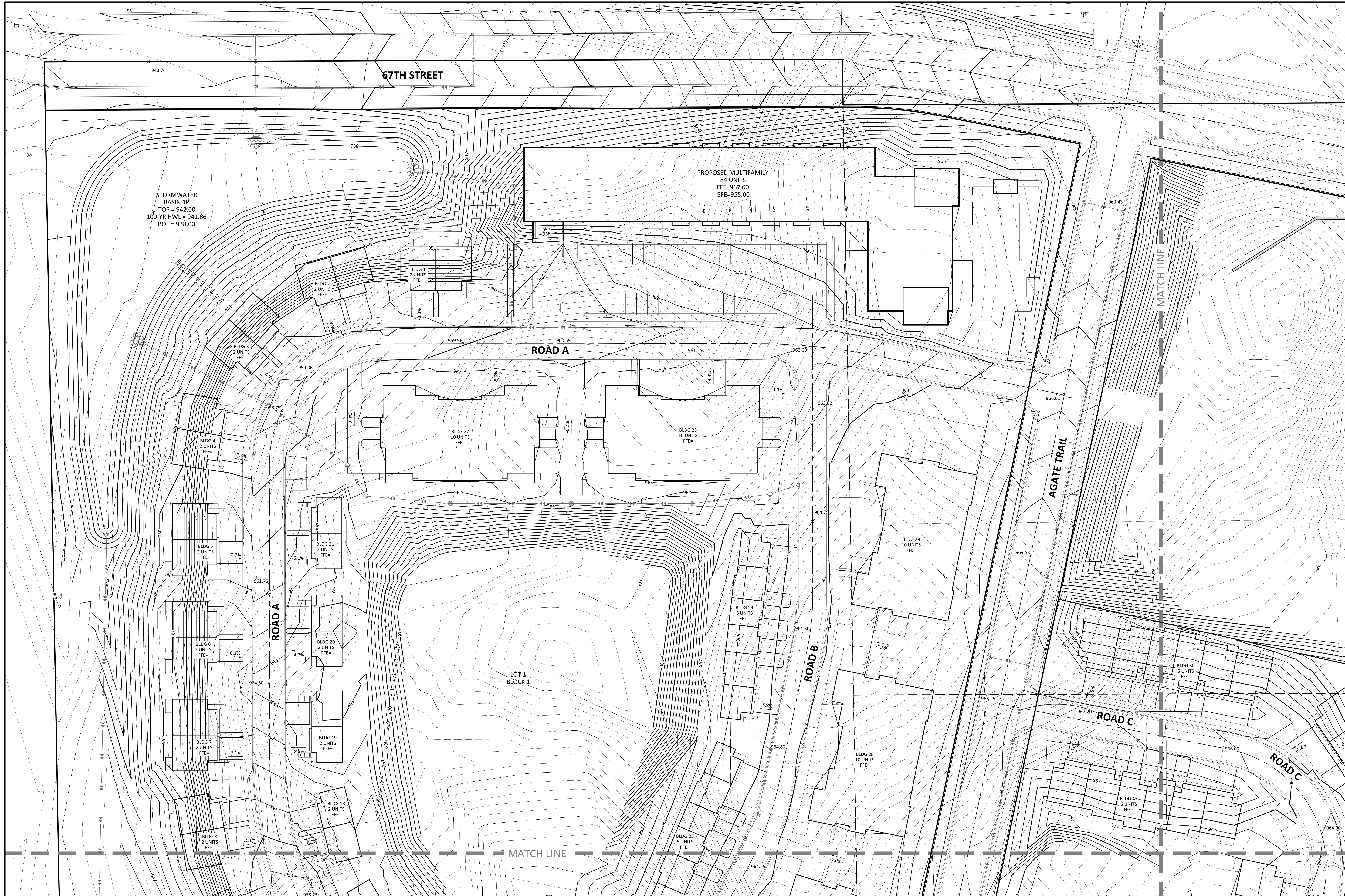
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Sheet Title
GRADING PLAN
- NW

Sheet No. Revision
C4.02

Project No. 22291.02



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08 NE 15TH AVE
MINNEAPOLIS, MN 55413

LOCATION
MINNER GROVE
HEIGHTS, MN

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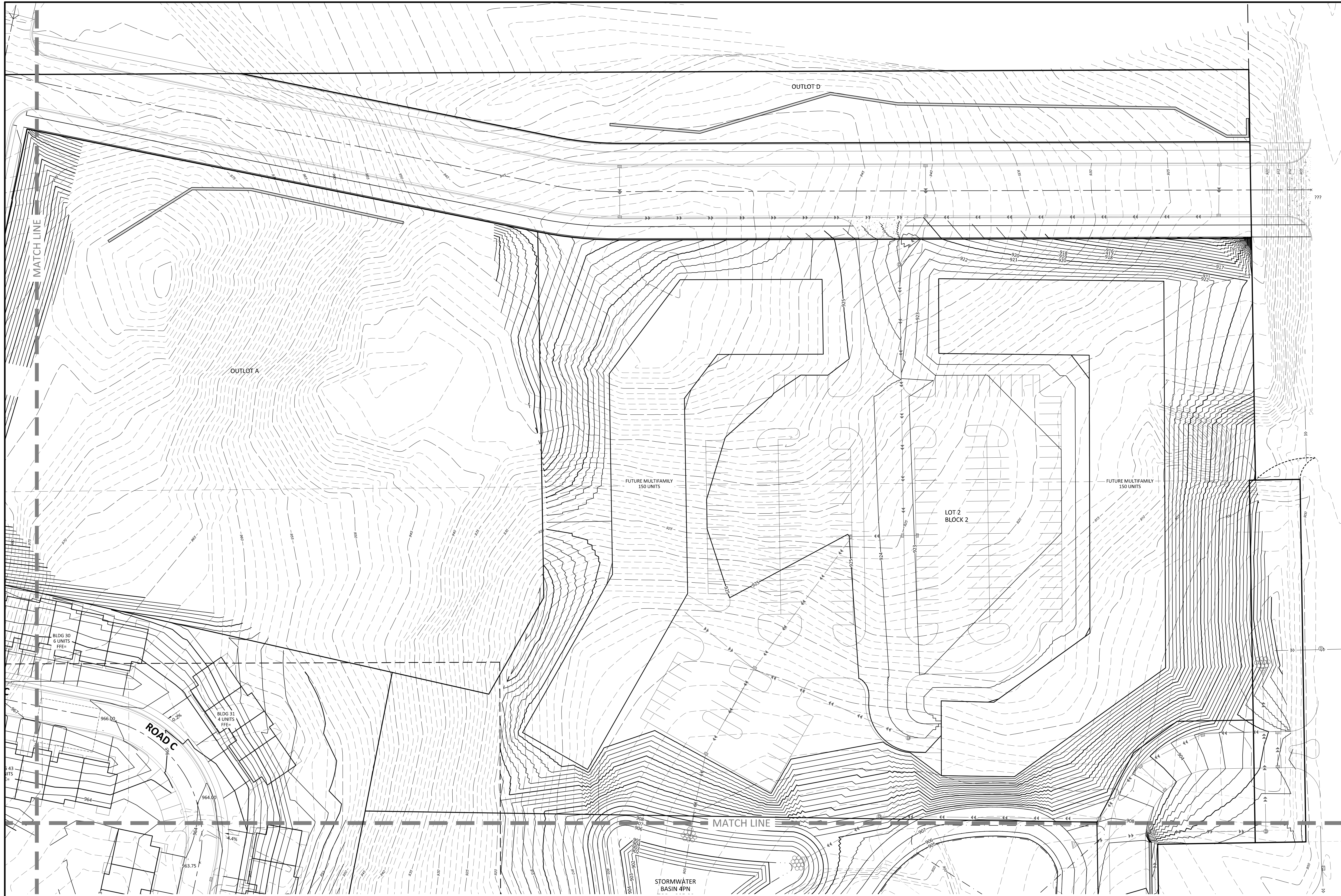
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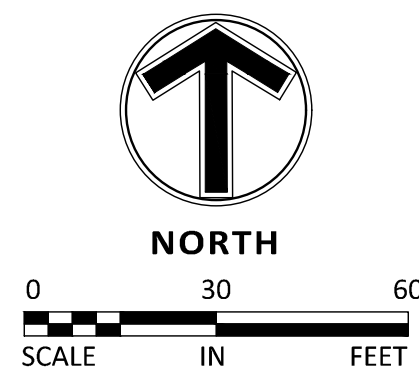
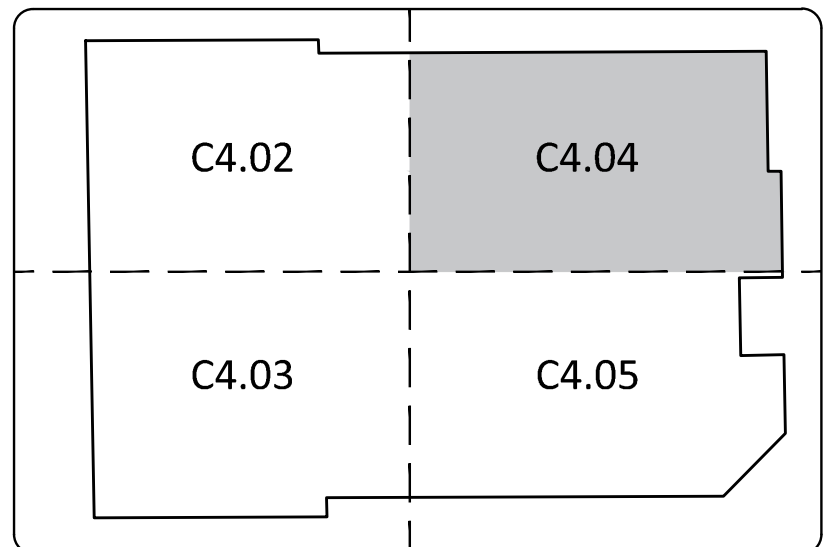
Sheet Title
GRADING PLAN
- NE

Sheet No. Revision
C4.04

Project No. 22291.02



LEGEND	
PROPERTY LIMIT	PROPOSED
CURB & GUTTER	EXISTING
STORM SEWER	
DRAIN TILE	
BUILDING	
RETAINING WALL	
WETLAND LIMITS	
TREELINE	
SPOT ELEVATION	
CONTOUR	
RIP RAP	
OVERFLOW ELEV.	
SOIL BORINGS	



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HEIGHTS, MN

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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.

George D. Abernathy
Registration No. 43505 Date: 06/07/2021
If applicable, contact us for a web signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary
Designed: GOA Drawn: JGP
Approved: JMM Book / Page:
Phase: PRELIMINARY Initial Issued: 06/07/2021

Revision History	
No.	Date By Submittal / Revision
6/7/21	Preliminary PUD Submittal
6/28/21	Planning Comment Revisions

Sheet Title
GRADING PLAN
- SE

Sheet No. Revision
C4.05

Project No. 22291.02



Client
COLLAGE
ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AGATE TRAIL
APARTMENTS

Location
INVER GROVE
HEIGHTS, MN

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No.	Date By	Submittal / Revision
6/7/21		Preliminary PUD Submittal
6/28/21		Planning Comment Revisions

Sheet Title
EROSION
CONTROL PLAN

Sheet No. Revision
C5.01

Project No. 22291.02

LEGEND

PROPOSED	EXISTING
CURB & GUTTER	
STORM SEWER	
DRAIN TILE	
CONTOUR	
RIP RAP	
OVERFLOW ELEV.	
SILT FENCE	
SILT DIKE	
LIMITS OF DISTURBANCE	
SOIL BORINGS	
DIRECTION OF OVERLAND FLOW	
TEMPORARY DIVERSION DITCH	
CHECK DAM	
LIMITS OF DRAINAGE SUB-BASIN	
BIO-ROLL	
INLET PROTECTION DEVICE	
TEMPORARY STONE CONSTRUCTION ENTRANCE	
TEMPORARY SEDIMENT BASIN	
TEMPORARY STORAGE AND PARKING AREA	
TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)	

SB
TS
TSM

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

EROSION CONTROL MATERIALS
QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	X
SILT DIKE	LINEAR FEET	X
BIO-ROLL	LINEAR FEET	X
CONSTRUCTION ENTRANCE	UNIT	X
INLET PROTECTION DEVICE (IP-1)	UNIT	X
INLET PROTECTION DEVICE (IP-2)	UNIT	X

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

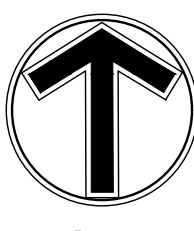
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING / SEED / FINAL STABILIZATION																		
STORM FACILITIES																		

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL 1. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF AISC 360.2, "STANDARD GUIDELINES FOR THE COLLECTION AND REPORTING OF EXISTING UTILITY INFORMATION BEFORE COMMENCING WORK." BY CONTRACTING THE NOTIFICATION CENTER (NCC) FOR THE STATE OF MINNESOTA, THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCURRED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

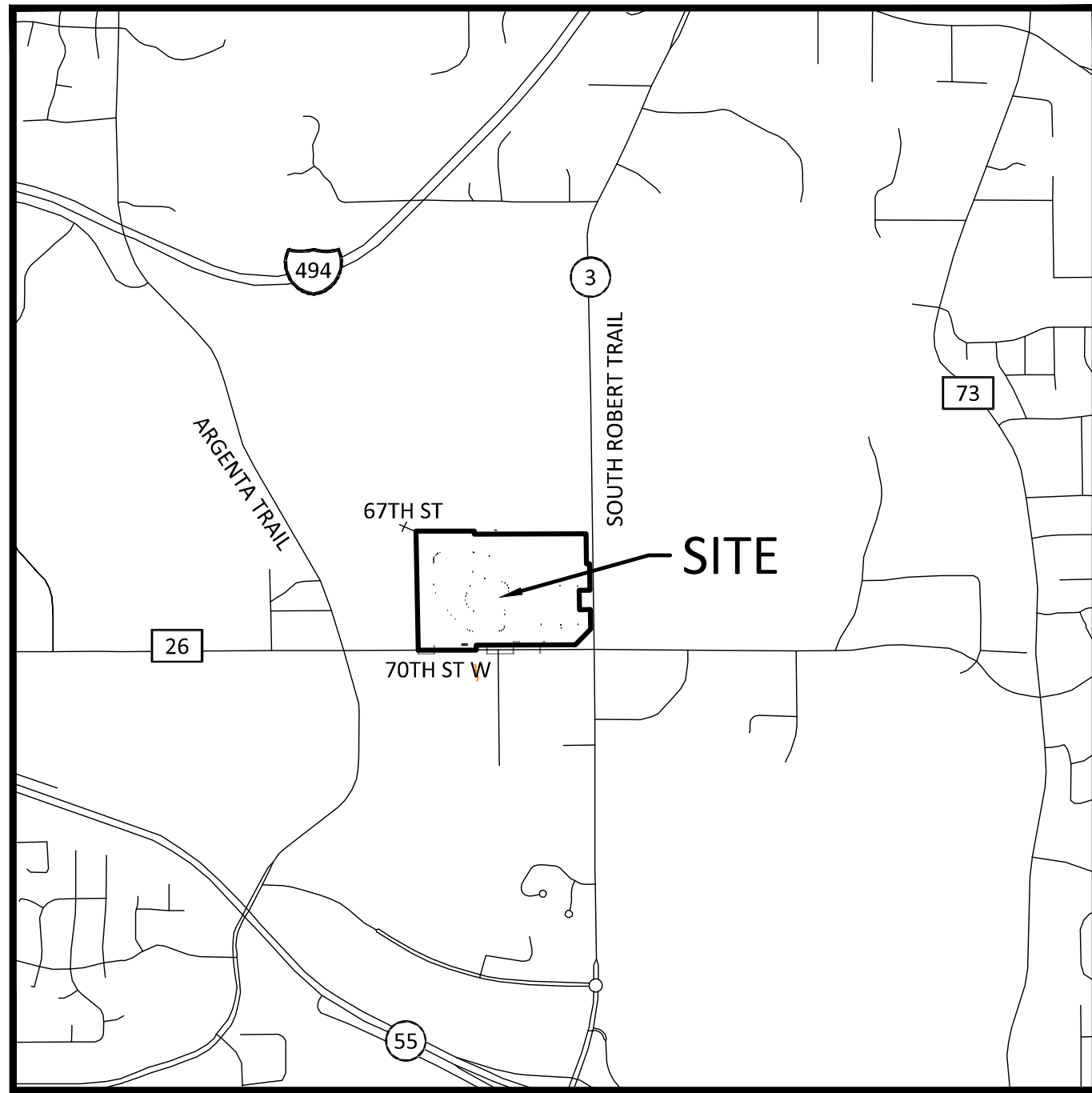
IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, DEPTH AND IF THE TILE IS IN FACT, NO DRAIN TILE SHALL BE BROKEN WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



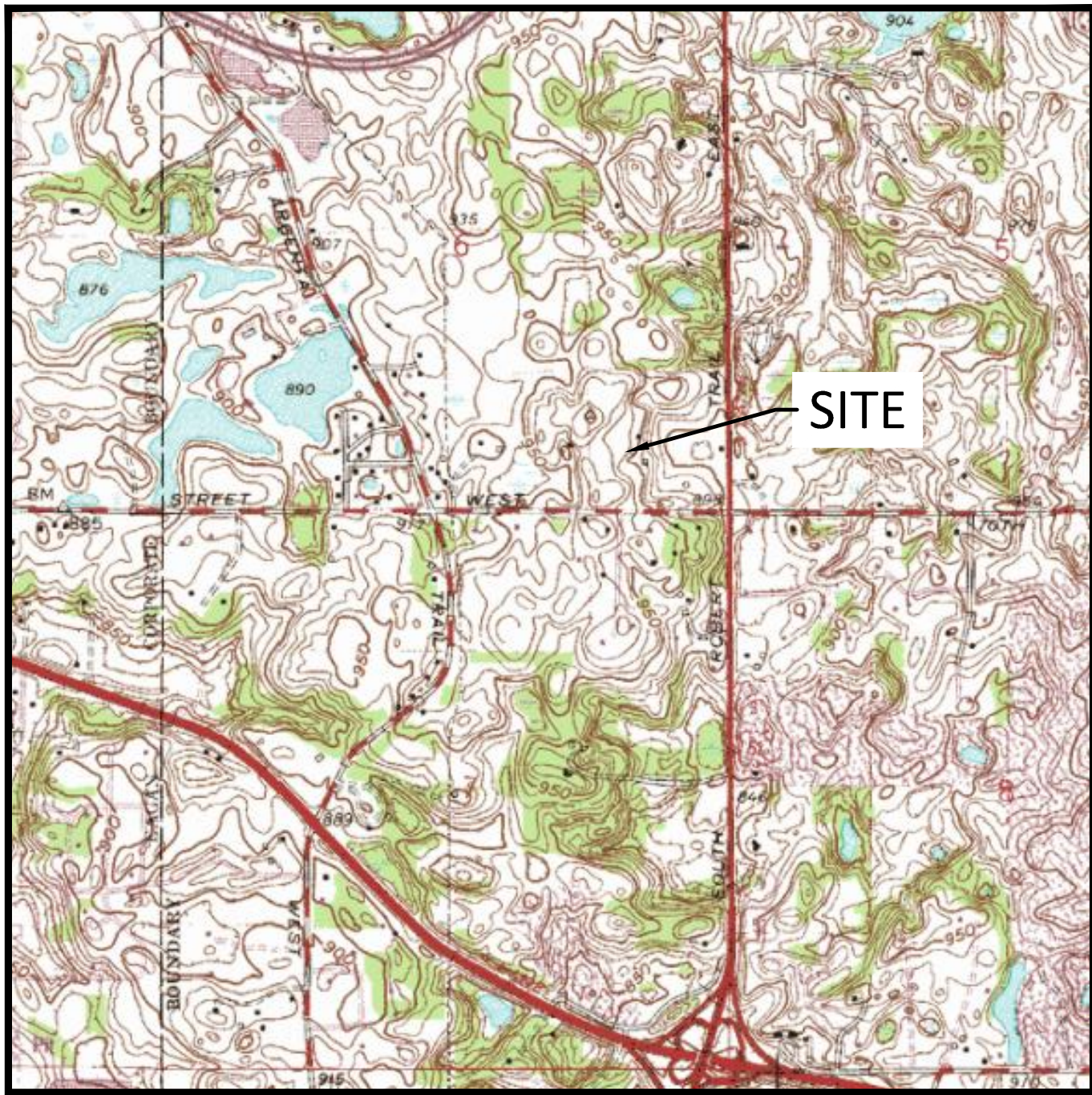
0 80 160
SCALE IN FEET

EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



SITE LOCATION MAP

NOT TO SCALE



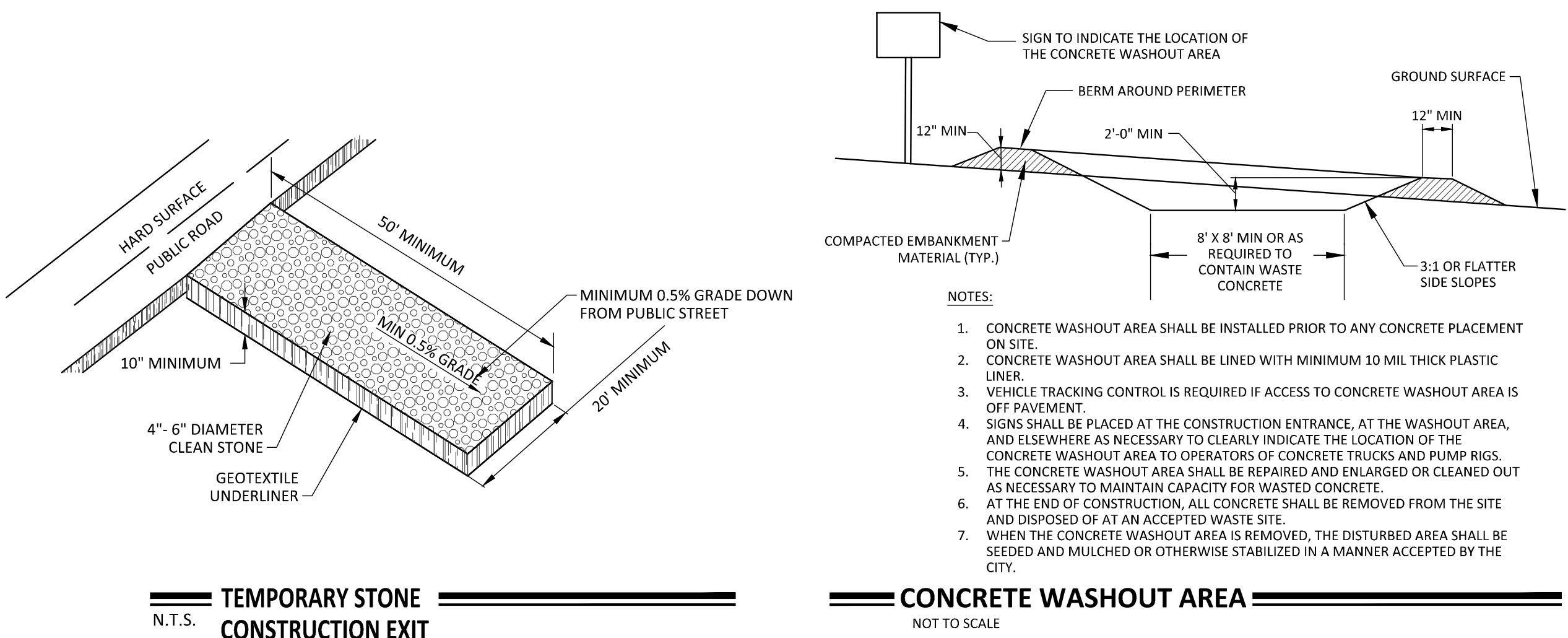
USGS MAP

NOT TO SCALE

GENERAL EROSION NOTES:

MAINTENANCE NOTES:

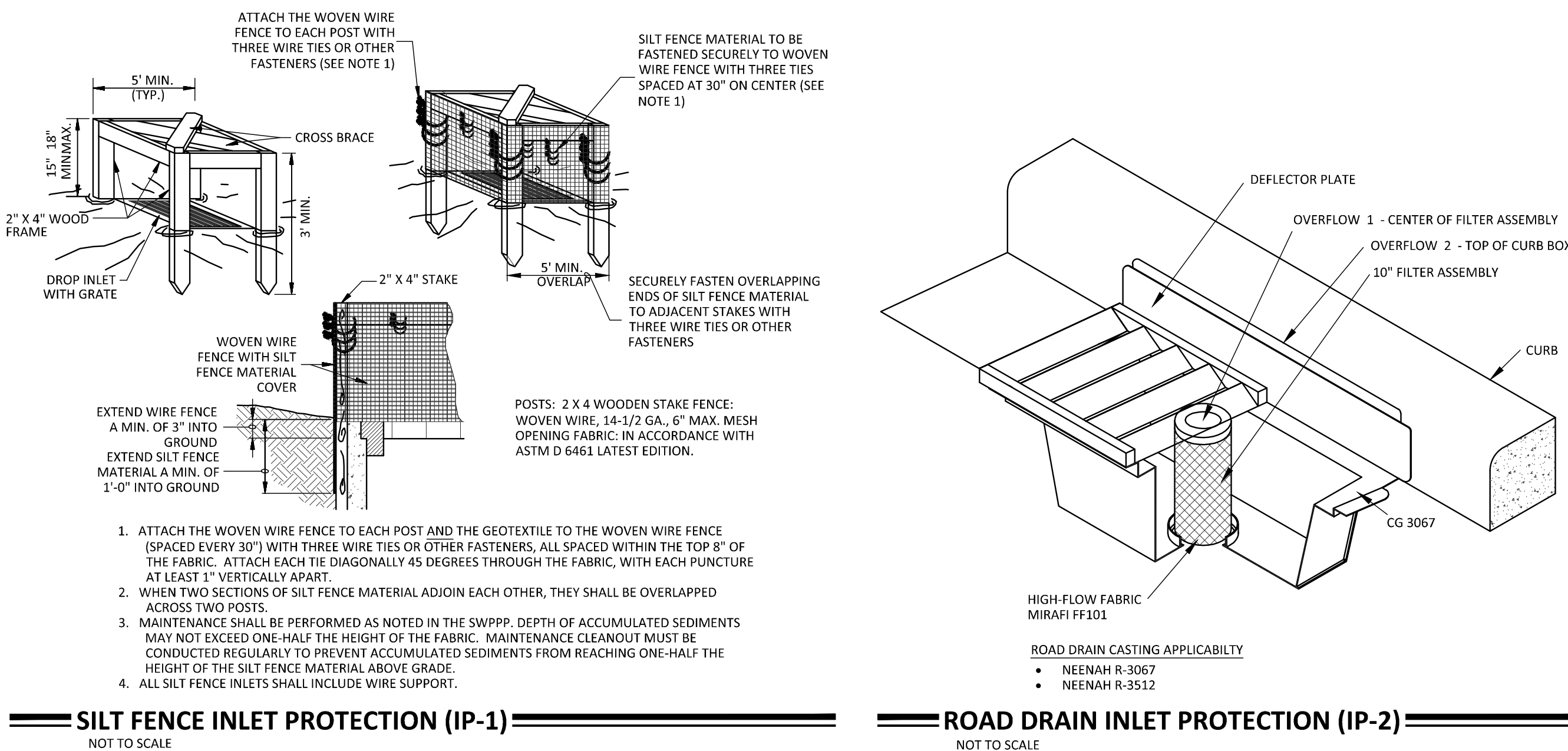
SEQUENCE OF CONSTRUCTION



TEMPORARY STONE
CONSTRUCTION EXIT

CONCRETE WASHOUT AREA

NOT TO SCALE



SILT FENCE INLET PROTECTION (IP-1)

NOT TO SCALE

ROAD DRAIN INLET PROTECTION (IP-2)

NOT TO SCALE

Client
**COLLAGE
ARCHITECTS**

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
**AGATE TRAIL
APARTMENTS**

Location
**INVER GROVE
HEIGHTS, MN**

Certification

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George D. Abernathy
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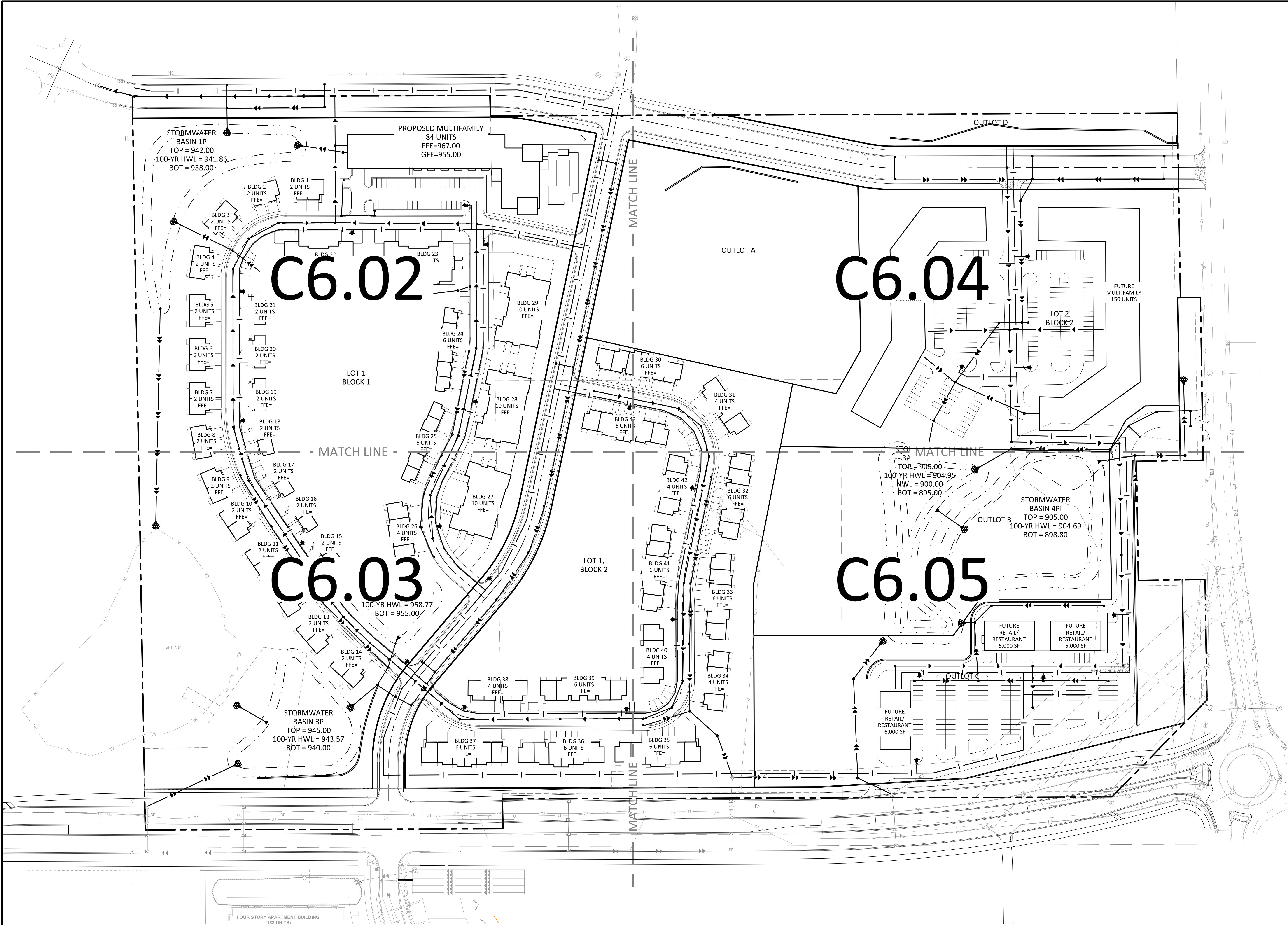
Revision History

No.	Date	By	Submittal / Revision
6/7/21			Preliminary PUD Submittal
6/28/21			Planning Comment Revisions

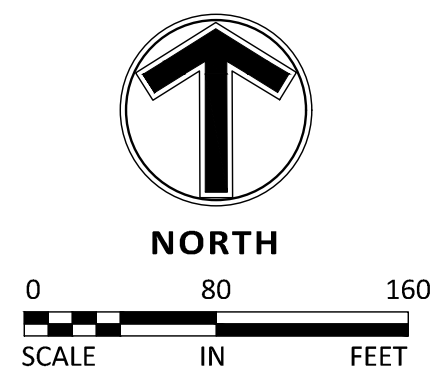
Sheet Title
**EROSION
CONTROL
NOTES &
DETAILS**

Sheet No. Revision
C5.02

Project No. 22291.02



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE 38-02, TITLE "STANDARD GUIDELINES FOR THE COLLECTION AND REPORTING OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GNPH) IN STATE ONE FOR MINNESOTA. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).
IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, DEPTH AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BROKEN OR DISRUPTED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



Client
COLLAGE
ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AGATE TRAIL
APARTMENTS

Location
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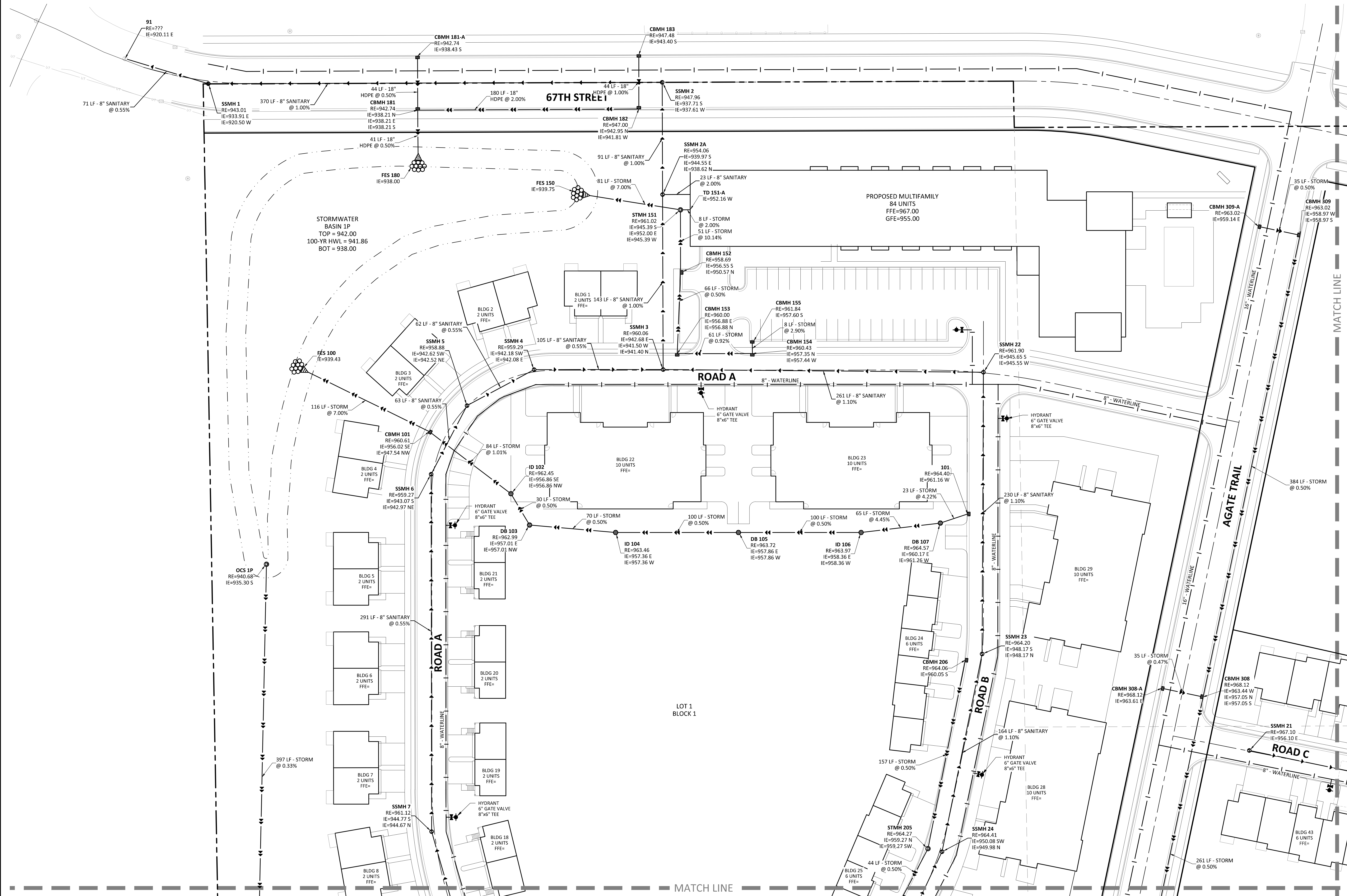
No.	Date	By	Submittal / Revision
6/7/21			Preliminary PUD Submittal
6/28/21			Planning Comment Revisions

Sheet Title
UTILITY PLAN -
NW

Sheet No. Revision

C6.02

Project No. 22291.02

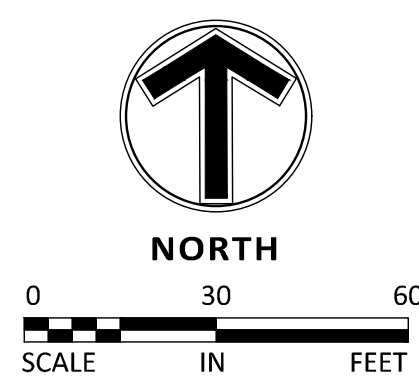


LEGEND	
PROPOSED	EXISTING
CURB & GUTTER	
STORM SEWER	
SANITARY SEWER	
FORCEMAIN (SAN.)	
WATERMAIN	
EASEMENT	
DRAIN TILE	
GAS LINE	
ELECTRIC	
TELEPHONE	

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IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, DEPTH AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Location
**INVER GROVE
HEIGHTS, MN**

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	6/28/21		Planning Comment Revisions

Project No. 22291.02



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MINNEAPOLIS, MN 55413

Location
INVER GROVE
HEIGHTS, MN

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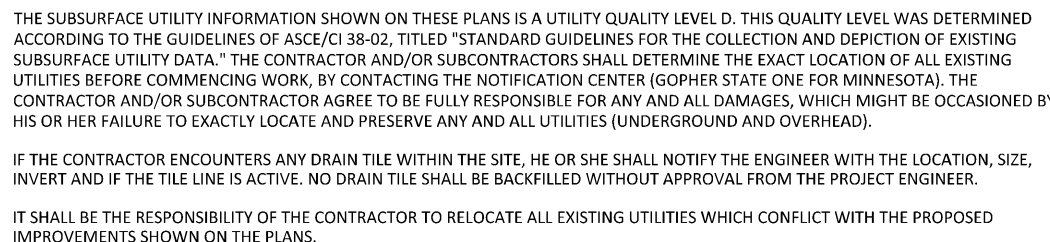
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6/28/21		Planning Comment Revisions

Sheet No. Revision

Project No. 22291.02



708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Location
**INVER GROVE
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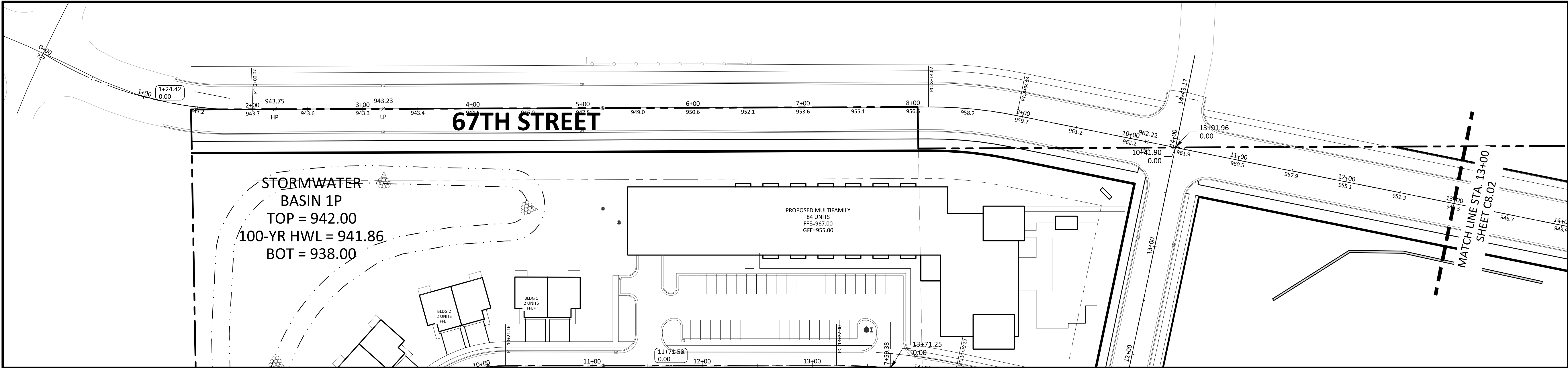
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6/28/21			Planning Comment Revisions

Project No. 22291.02





LEGEND

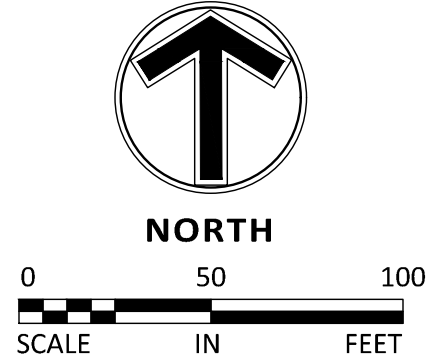
	PROPOSED	EXISTING
B618 CURB & GUTTER		
SURMOUNTABLE CURB & GUTTER		
STORM SEWER		
SANITARY SEWER		
WATERMAIN		
EASEMENT		
LIMIT OF DISTURBANCE		
POND CONTOUR		
SAWCUT BITUMINOUS		
STREET LIGHT (TO BE INSTALLED BY CITY)		
CONCRETE SIDEWALK		
SPOT ELEVATION		

- STREET CONSTRUCTION NOTES**
- STATIONING REFERS TO STREET CENTERLINE.
 - ALL SPOT ELEVATIONS ARE TO GUTTER UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - SEE GRADING PLAN FOR PROPOSED SPOT ELEVATIONS IN PRIVATE DRIVEWAYS.
 - INSTALL B618 CURB & GUTTER AT ALL 90° RADII AND CATCH BASIN LOCATIONS. TRANSITION TO MOUNTABLE IN 5 FEET BEYOND CURB PC.
 - TACK FACE OF EXISTING CURB PRIOR TO PAVING.
 - RELOCATE SIGNS AND UTILITIES AS REQUIRED.
 - ALL EXCESS MATERIAL FROM THE CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
 - PROPOSED CONCRETE SIDEWALKS SHALL BE 6" THOUGH DRIVEWAY.

- KEY NOTES**
- BEGIN SURMOUNTABLE CURB AND GUTTER.
 - END SURMOUNTABLE CURB AND GUTTER.
 - B618 CURB AND GUTTER - SEE DETAIL STR-7/C9.01.
 - MOUNT STREET SIGN BLADES ABOVE STOP SIGN PER CITY REQUIREMENTS.
 - ADA ACCESSIBLE PEDESTRIAN CURB RAMP - SEE DETAIL XX/C9.01.

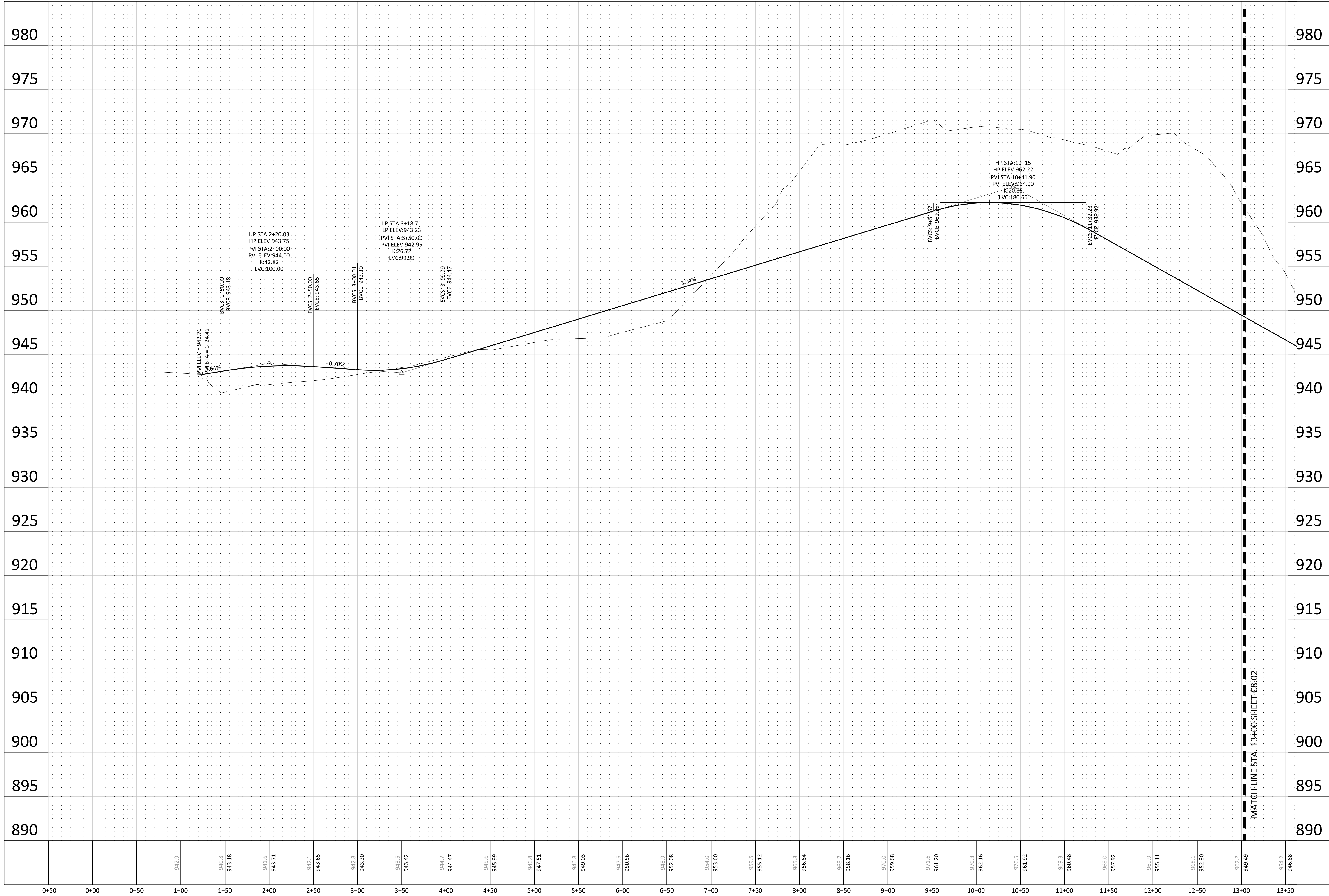
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IF THE CONTRACTOR ENCOUNTERS ANY DRAWING WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, DEPTH AND OF THE UTILITY LINE IS ACTIVE. NO DRAWING SHALL BE IN CONFLICT WITH ANY APPROVAL FROM THE PROJECT ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



67TH STREET
STA -0+50 TO 13+00

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



Engineering | Surveying | Planning | Environmental

Client
COLLAGE
ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AGATE TRAIL
APARTMENTS

Location
INVER GROVE
HEIGHTS, MN

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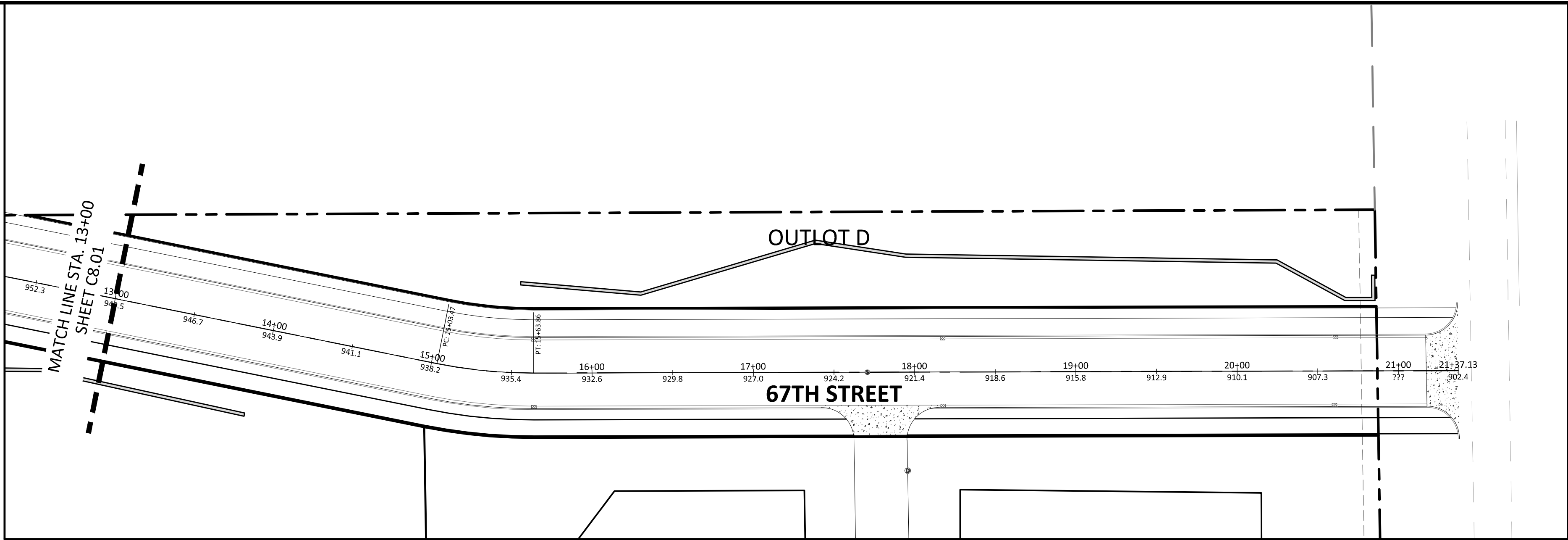
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Preliminary PUD Submittal		
Planning Comment Revisions		

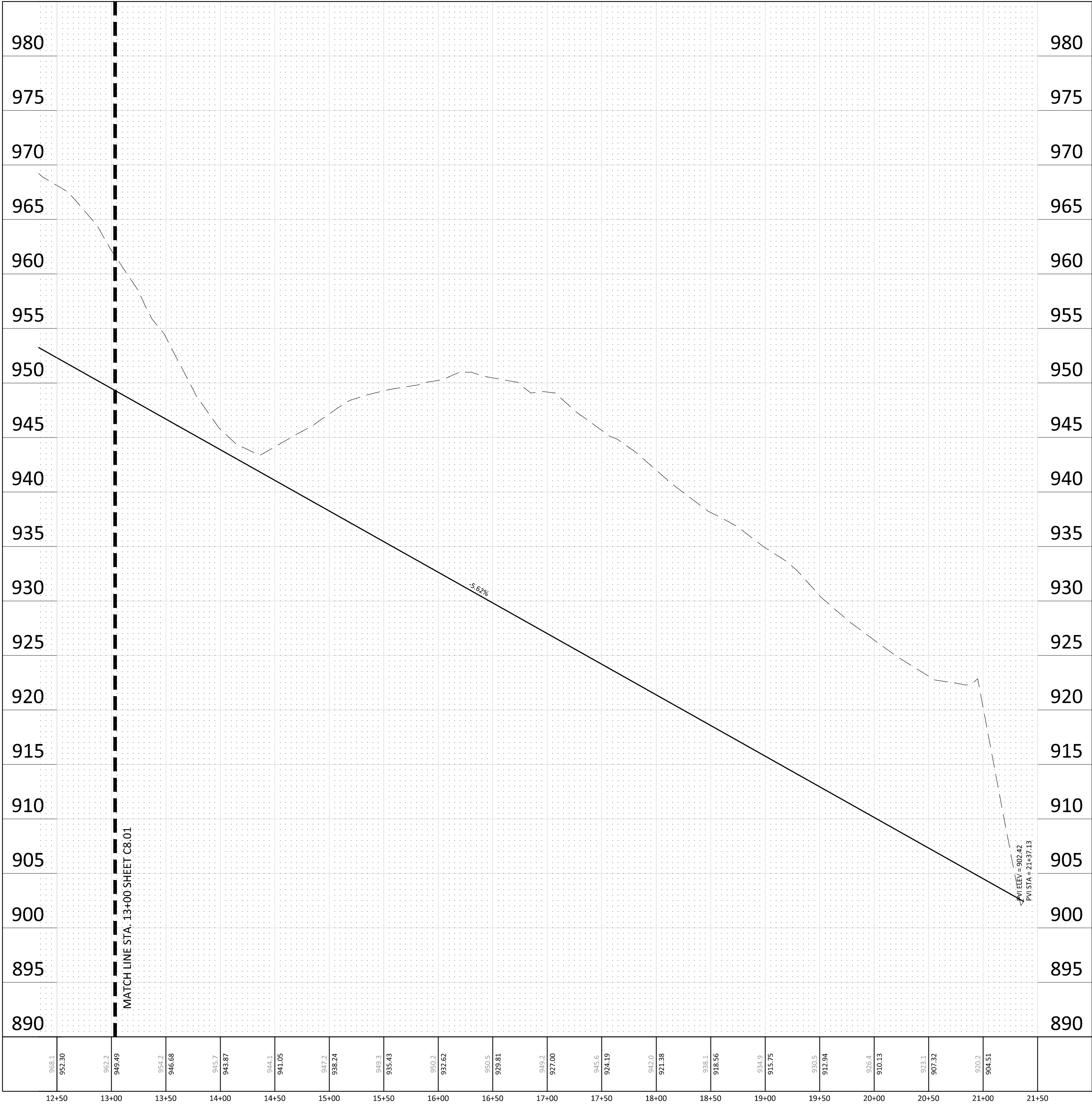
Sheet Title
67TH STREET
PLAN & PROFILE

Sheet No. **Revision**
C8.01
Project No. 22291.02



67TH STREET
STA 13+00 TO 21+50

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



LEGEND

	PROPOSED	EXISTING
B618 CURB & GUTTER		
SURMOUNTABLE CURB & GUTTER		
STORM SEWER		
SANITARY SEWER		
WATERMAIN		
EASEMENT		
LIMIT OF DISTURBANCE		
POND CONTOUR		
SAW/CUT BITUMINOUS		
STREET LIGHT (TO BE INSTALLED BY CITY)		
CONCRETE SIDEWALK		
SPOT ELEVATION		

- STREET CONSTRUCTION NOTES**
- STATIONING REFERS TO STREET CENTERLINE.
 - ALL SPOT ELEVATIONS ARE TO GUTTER UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - SEE GRADING PLAN FOR PROPOSED SPOT ELEVATIONS IN PRIVATE DRIVEWAYS.
 - INSTALL B618 CURB & GUTTER AT ALL 90° RADII AND CATCH BASIN LOCATIONS. TRANSITION TO MOUNTABLE IN 5 FEET BEYOND CURB PC.
 - TACK FACE OF EXISTING CURB PRIOR TO PAVING.
 - RELOCATE SIGNS AND UTILITIES AS REQUIRED.
 - ALL EXCESS MATERIAL FROM THE CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
 - PROPOSED CONCRETE SIDEWALKS SHALL BE 6" THOUGH DRIVEWAY.

- KEY NOTES**
- BEGIN SURMOUNTABLE CURB AND GUTTER.
 - END SURMOUNTABLE CURB AND GUTTER.
 - B618 CURB AND GUTTER - SEE DETAIL STR-7/C9.01.
 - MOUNT STREET SIGN BLADES ABOVE STOP SIGN PER CITY REQUIREMENTS.
 - ADA ACCESSIBLE PEDESTRIAN CURB RAMP - SEE DETAIL XX/C9.01.

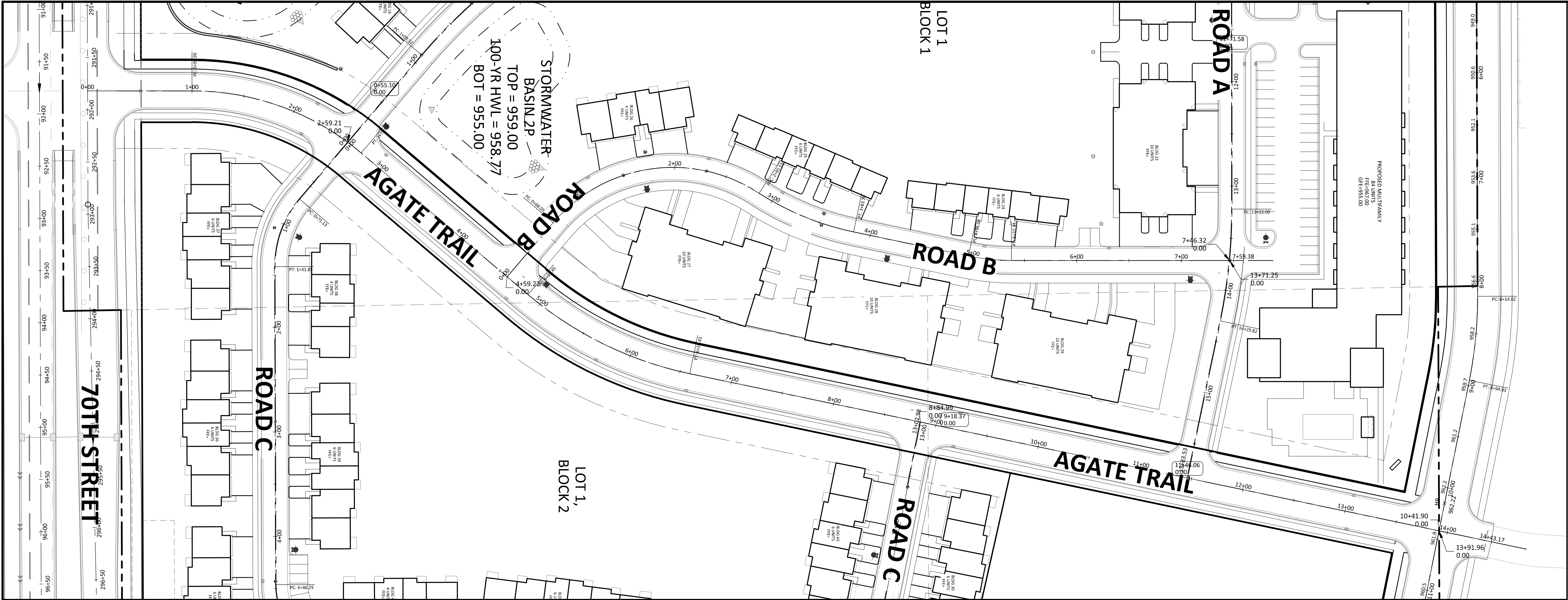
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NORTH

0 50 100
SCALE IN FEET

Revision History		
No.	Date	By
6/7/21	6/28/21	
Preliminary PUD Submittal		
Planning Comment Revisions		



LEGEND

PROPOSED EXISTING

- B618 CURB & GUTTER
- SURMOUNTABLE CURB & GUTTER
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- EASEMENT
- LIMIT OF DISTURBANCE
- POND CONTOUR
- SAWCUT BITUMINOUS
- STREET LIGHT (TO BE INSTALLED BY CITY)
- CONCRETE SIDEWALK
- SPOT ELEVATION

- STREET CONSTRUCTION NOTES**
- STATIONING REFERS TO STREET CENTERLINE.
 - ALL SPOT ELEVATIONS ARE TO GUTTER UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - SEE GRADING PLAN FOR PROPOSED SPOT ELEVATIONS IN PRIVATE DRIVEWAYS.
 - INSTALL B618 CURB & GUTTER AT ALL 90° RADII AND CATCH BASIN LOCATIONS. TRANSITION TO MOUNTABLE IN 5 FEET BEYOND CURB PC.
 - TACK FACE OF EXISTING CURB PRIOR TO PAVING.
 - RELOCATE SIGNS AND UTILITIES AS REQUIRED.
 - ALL EXCESS MATERIAL FROM THE CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
 - PROPOSED CONCRETE SIDEWALKS SHALL BE 6" THOUGH DRIVEWAY.

- KEY NOTES**
- BEGIN SURMOUNTABLE CURB AND GUTTER.
 - END SURMOUNTABLE CURB AND GUTTER.
 - B618 CURB AND GUTTER - SEE DETAIL STR-7/C9.01.
 - MOUNT STREET SIGN BLADES ABOVE STOP SIGN PER CITY REQUIREMENTS.
 - ADA ACCESSIBLE PEDESTRIAN CURB RAMP - SEE DETAIL XX/C9.01.

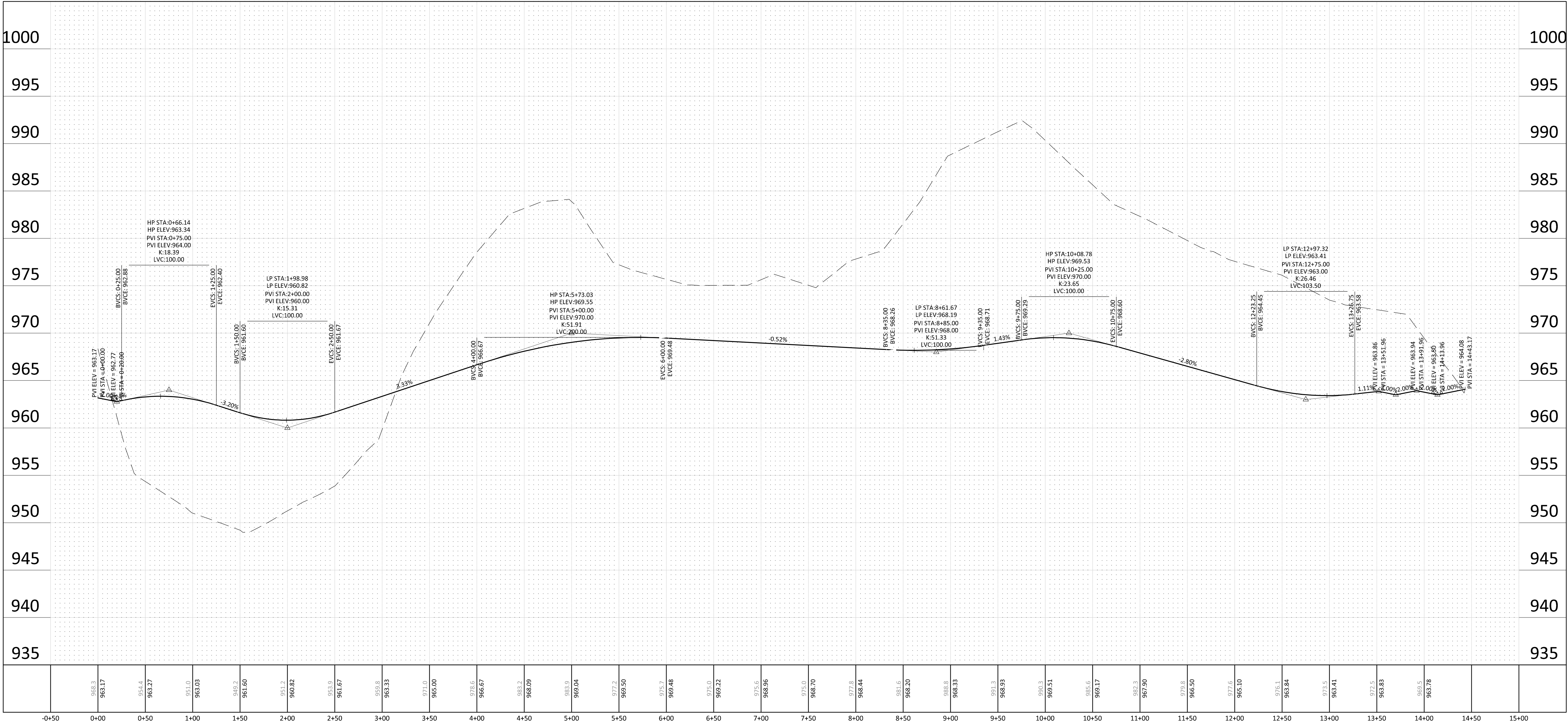
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NORTH

SCALE 0 50 100 IN FEET

AGATE TRAIL
STA -0+50 TO 13+00

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



Engineering | Surveying | Planning | Environmental

Client
COLLAGE
ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AGATE TRAIL
APARTMENTS

Location
INVER GROVE
HEIGHTS, MN

Certification
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.

George D. Abernathy
Registration No. 43505 Date: 06/07/2021
If applicable, contact us for a web signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary
Designed: GOA Drawn: JGP
Approved: JMM Book / Page:
Phase: PRELIMINARY Initial Issued: 06/07/2021

No.	Date	By	Submittal / Revision
6/7/21			Preliminary PUD Submittal
6/28/21			Planning Comment Revisions

Sheet Title
AGATE TRAIL
PLAN & PROFILE

Sheet No. **Revision**
C8.03

Project No. 22291.02

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

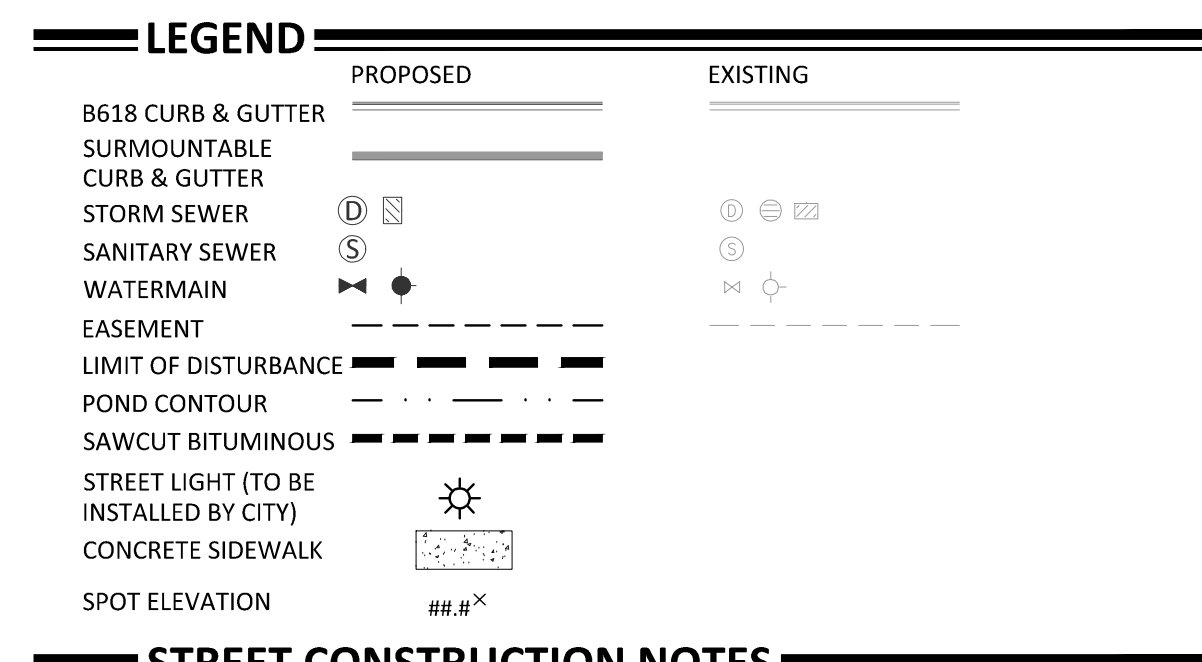
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	6/28/21		Planning Comment Revisions

Sheet No. Revision
C8.05

Project No. 22291.02

STREET CONSTRUCTION NOTES

1. STATIONING REFERS TO STREET CENTERLINE.
2. ALL SPOT ELEVATIONS ARE TO GUTTER UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
4. SEE GRADING PLAN FOR PROPOSED SPOT ELEVATIONS IN PRIVATE DRIVEWAYS.
5. INSTALL 8618 CURB & GUTTER AT ALL 90° RADII AND CATCH BASIN LOCATIONS. TRANSITION TO MOUNTABLE IN 5 FEET BEYOND CURB PC.
6. TACK FACE OF EXISTING CURB PRIOR TO PAVING.
7. RELOCATE SIGNS AND UTILITIES AS REQUIRED.
8. ALL EXCESS MATERIAL FROM THE CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
9. PROPOSED CONCRETE SIDEWALKS SHALL BE 6" THOUGH DRIVEWAY.

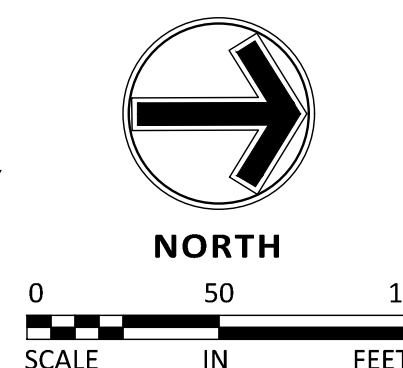
== KEY NOTES

- A. BEGIN SURMOUNTABLE CURB AND GUTTER.
- B. END SURMOUNTABLE CURB AND GUTTER.
- C. 8618 CURB AND GUTTER - SEE DETAIL STR-7/C9.01.
- D. MOUNT STREET SIGN BLADES ABOVE STOP SIGN PER CITY REQUIREMENTS.
- E. ADA ACCESSIBLE PEDESTRIAN CURB RAMP - SEE DETAIL XX/C9.01.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE 91-02, "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BY EXCAVATING AND EXPOSING THE UTILITIES AT THE PROJECT LOCATIONS (SOPHIE STATE PARK FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXCAVATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN LINE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE CITY OF MINNETONKA IMMEDIATELY BY PHONE. IF THE CONTRACTOR IS NOTIFIED BY THE CITY OF MINNETONKA, HE OR SHE SHALL STOP WORK IMMEDIATELY. NO DRAIN LINE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES TO AVOID THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY



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**COLLAGE
ARCHITECTS**

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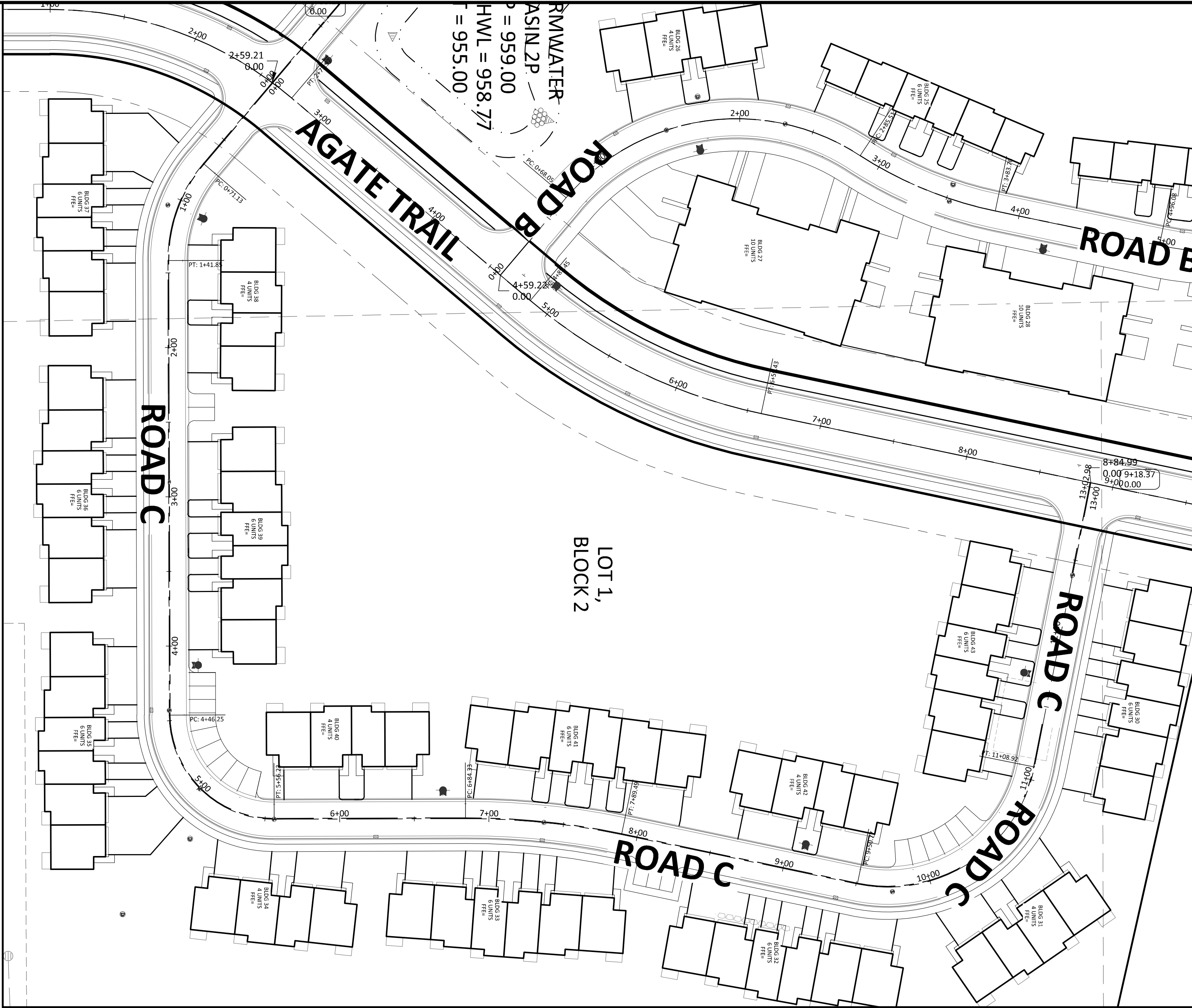
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Sheet Title
**ROAD C EAST
PLAN & PROFILE**

Sheet No. Revision

C8.06

Project No. 22291.02



LEGEND	PROPOSED	EXISTING
B618 CURB & GUTTER		
SURMOUNTABLE CURB & GUTTER		
STORM SEWER		
SANITARY SEWER		
WATERMAIN		
EASEMENT		
LIMIT OF DISTURBANCE		
POND CONTOUR		
SAWCLUT BITUMINOUS		
STREET LIGHT (TO BE INSTALLED BY CITY)		
CONCRETE SIDEWALK		
SPOT ELEVATION		

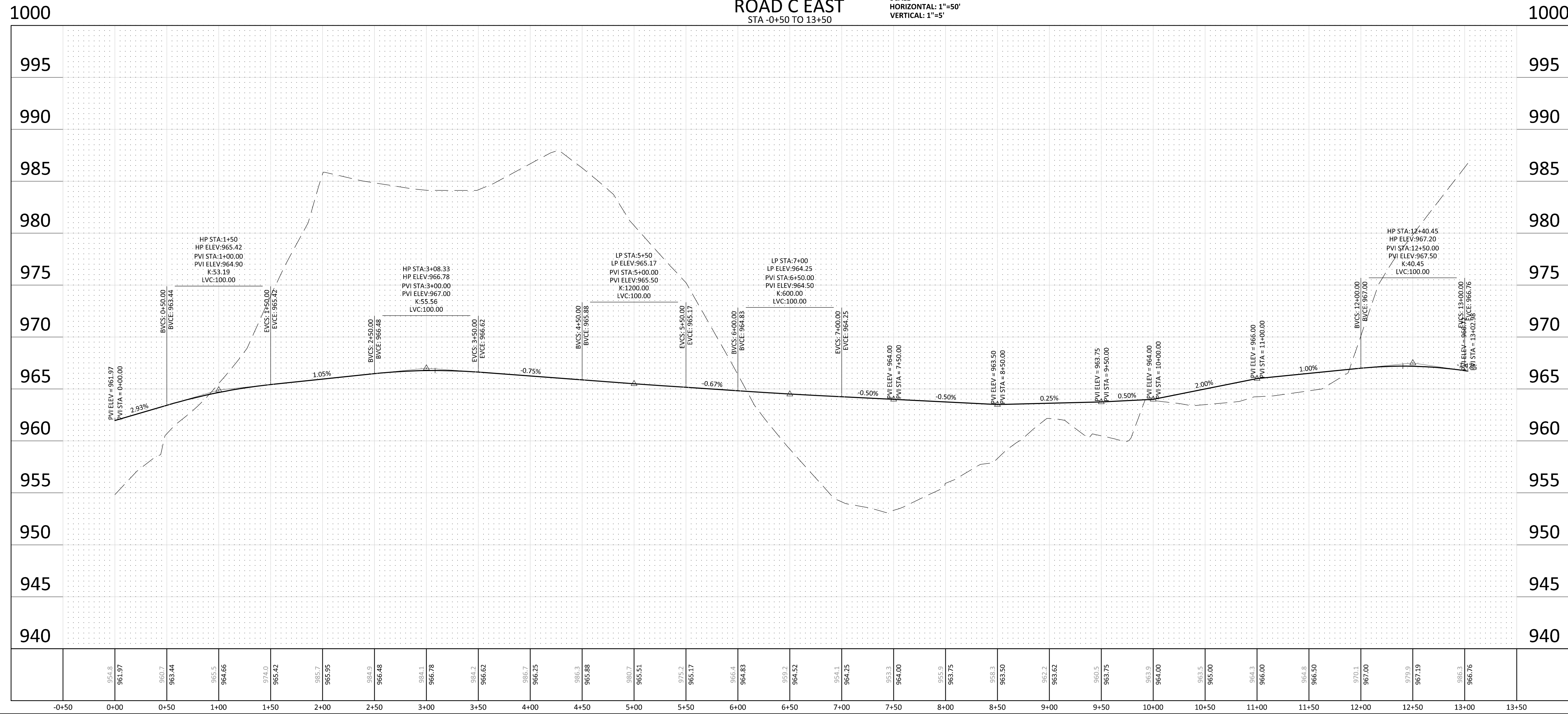
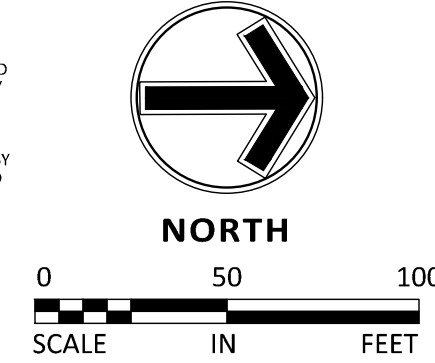
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- STATIONING REFERS TO STREET CENTERLINE.
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 - INSTALL B618 CURB & GUTTER AT ALL 90° RADII AND CATCH BASIN LOCATIONS. TRANSITION TO MOUNTABLE IN 5 FEET BEYOND CURB PC.
 - TACK FACE OF EXISTING CURB PRIOR TO PAVING.
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- KEY NOTES**
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 - END SURMOUNTABLE CURB AND GUTTER.
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Client
**COLLAGE
ARCHITECTS**

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John R. Workman
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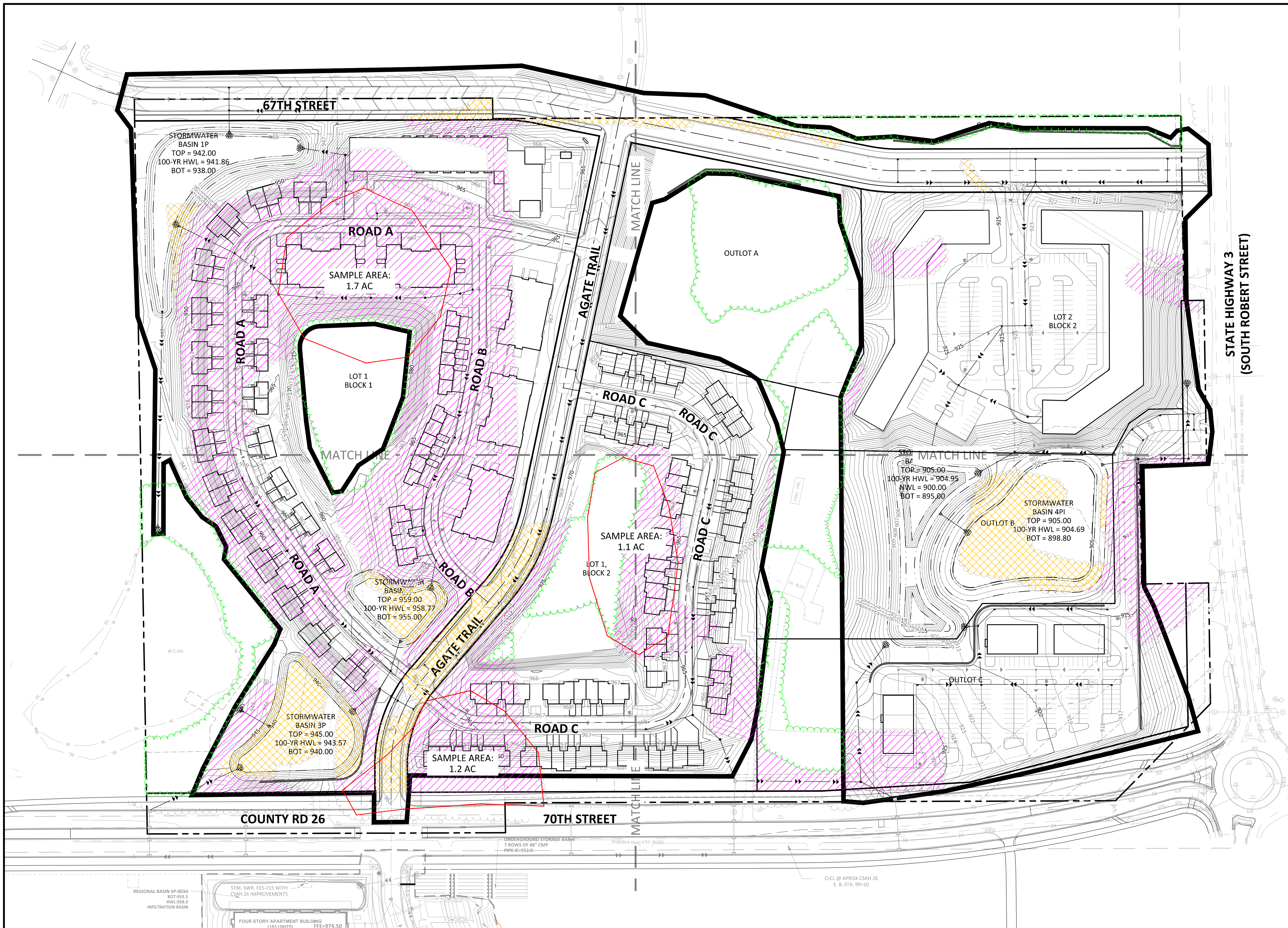
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Revision History	
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6/7/21	Preliminary PUD Submittal
6/28/21	Planning Comment Revisions

Sheet Title
**OVERALL TREE
PRESERVATION
PLAN**

Sheet No. Revision
L0.01

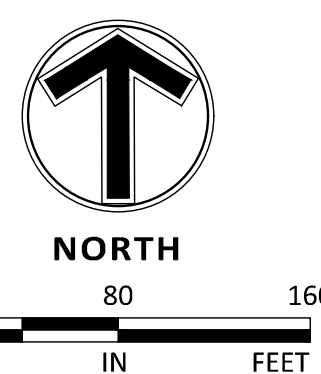
Project No. 22291.02



LEGEND	
PROPERTY LIMIT	PROPOSED
CURB & GUTTER	EXISTING
EASEMENT	
BUILDING	
RETAINING WALL	
WETLAND LIMITS	
TREELINE	
LANDSCAPE EDGING	
STORM SEWER	
SANITARY SEWER	
FORCEMAIN (SAN.)	
WATERMAIN	
YARDDRAIN	
SAMPLE TREE AREA	
TREE PROTECTION FENCE	
SIGN	
PIPE BOLLARD	
RIPRAP	

TREE INVENTORY CALCULATION SUMMARY	
SAMPLED AREA	AREA
TOTAL AREA INVENTORIED:	4.0 ACRES
AVERAGE DBH (INCHES) PER ACRE:	1.0 ACRES
(37.6% TYPE A, 57.4% TYPE B, 5.0% TYPE C)	
SUMMARY (TOTAL SITE)	AREA
TOTAL WOODED AREA:	22.88 ACRES
ALLOWABLE REMOVALS (R3: 40%):	9.15 ACRES
REMOVED WOODED AREA:	13.80 ACRES
REQUIRED REPLACEMENTS*:	- ACRES
PRESERVED WOODED AREA:	6.34 ACRES
CREDIT FOR HERITAGE TREES PRESERVED (5%):	- ACRES
TOTAL REQUIRED REPLACEMENT INCHES:	5,616"

* REPLACEMENT INCHES CALCULATED BASED ON PERCENTAGES OF DBH IN SAMPLE PLOT AREAS =
(.376 * 4,118)/2 + .624(4,118)



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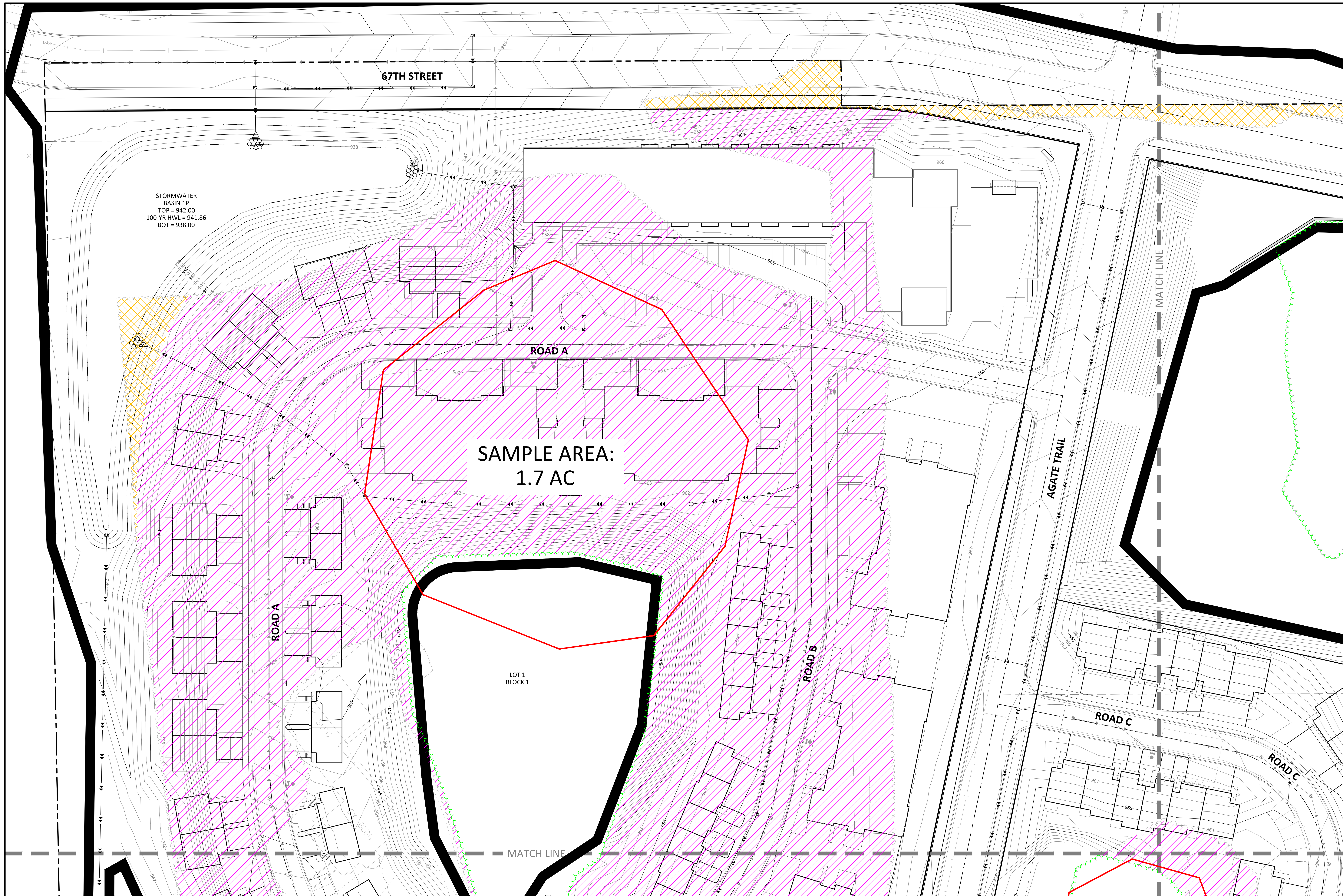
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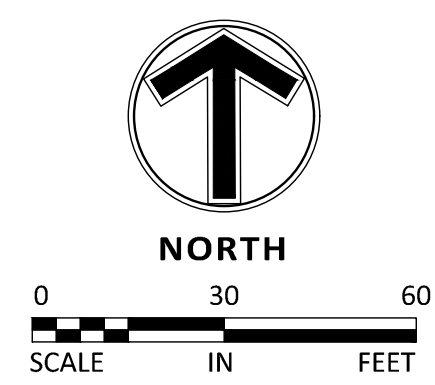
Sheet Title
TREE PRESERVATION PLAN - NW

Sheet No. Revision
L0.02

Project No. 22291.02



LEGEND			
PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	HEAVY DUTY ASPHALT PAVING
EASEMENT	---	---	CONCRETE PAVING
BUILDING	---	---	CONCRETE SIDEWALK
RETAINING WALL	---	---	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
WETLAND LIMITS	---	---	
TREELINE	---	---	
SAWCUT LINE	---	---	
SIGN	---	---	
PIPE BOLLARD	---	---	
NUMBER OF PARKING STALLS PER ROW	---	---	
KEY NOTE	---	---	



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COLLAGE ARCHITECTS

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MINNEAPOLIS, MN 55413

Project
AGATE TRAIL APARTMENTS

Location
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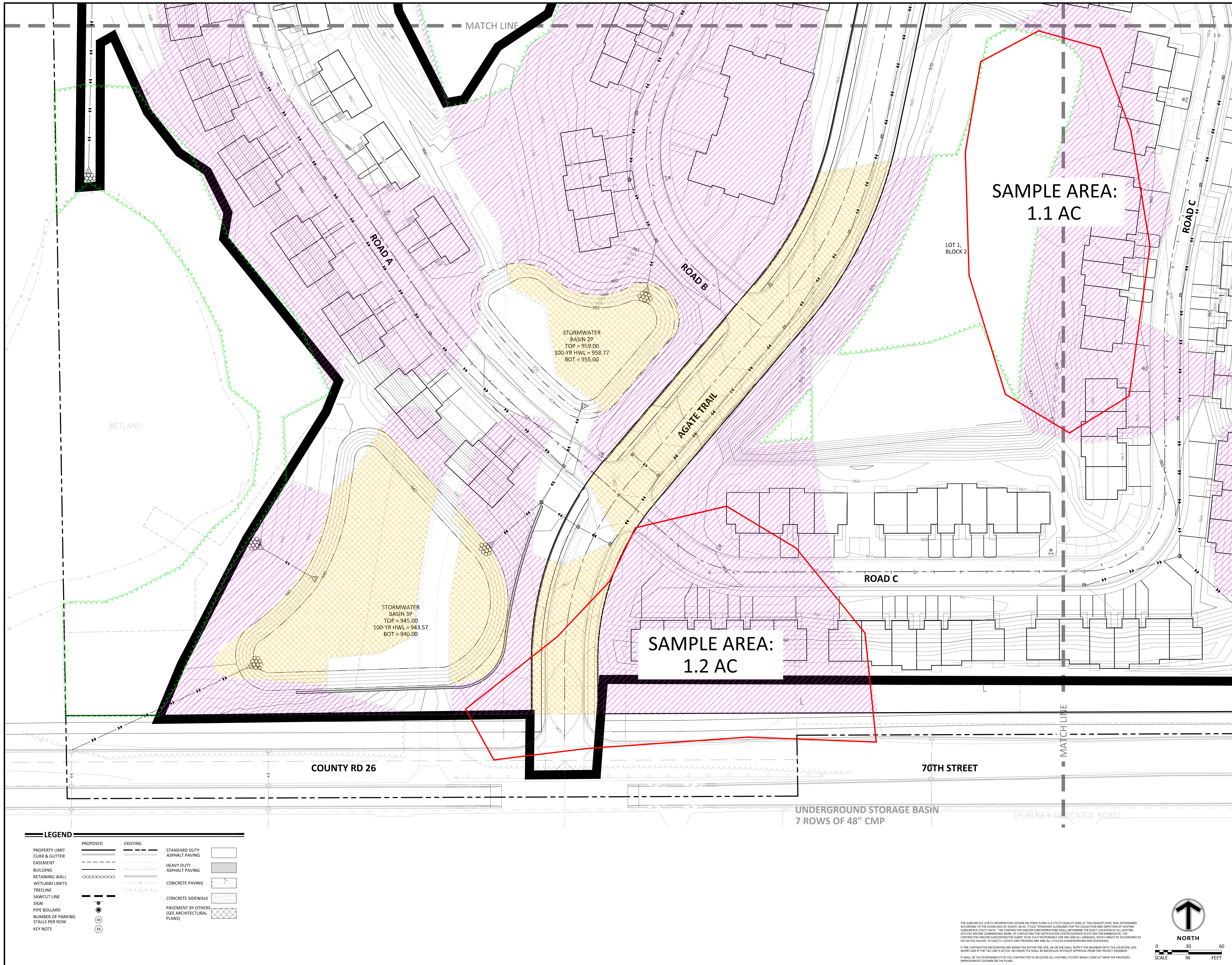
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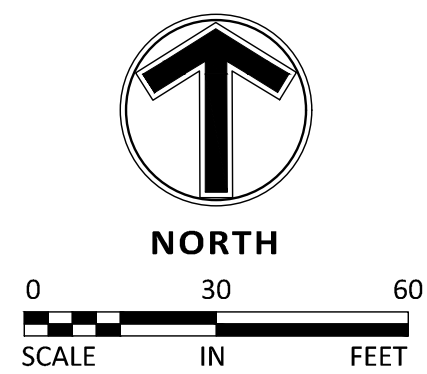
Sheet Title
TREE PRESERVATION PLAN - SW

Sheet No. Revision
L0.03

Project No. 22291.02



LEGEND			
PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	HEAVY DUTY ASPHALT PAVING
EASEMENT	---	---	CONCRETE PAVING
BUILDING	---	---	CONCRETE SIDEWALK
RETAINING WALL	---	---	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
WETLAND LIMITS	---	---	
TREELINE	---	---	
SAWCUT LINE	---	---	
SIGN	---	---	
PIPE BOLLARD	---	---	
NUMBER OF PARKING STALLS PER ROW	---	---	
KEY NOTE	---	---	



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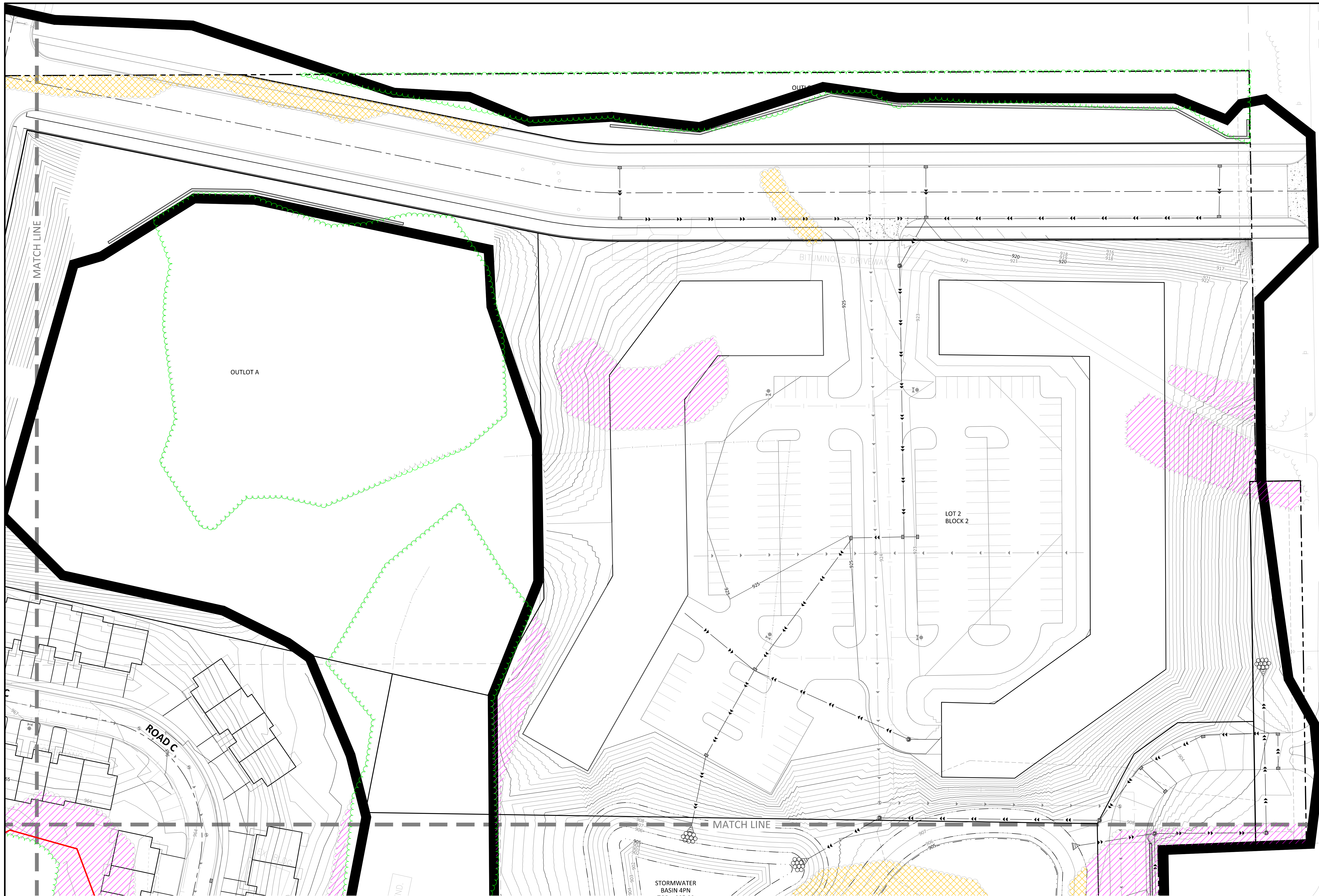
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Sheet Title
TREE PRESERVATION PLAN - NE

Sheet No. Revision
L0.04

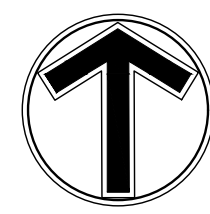
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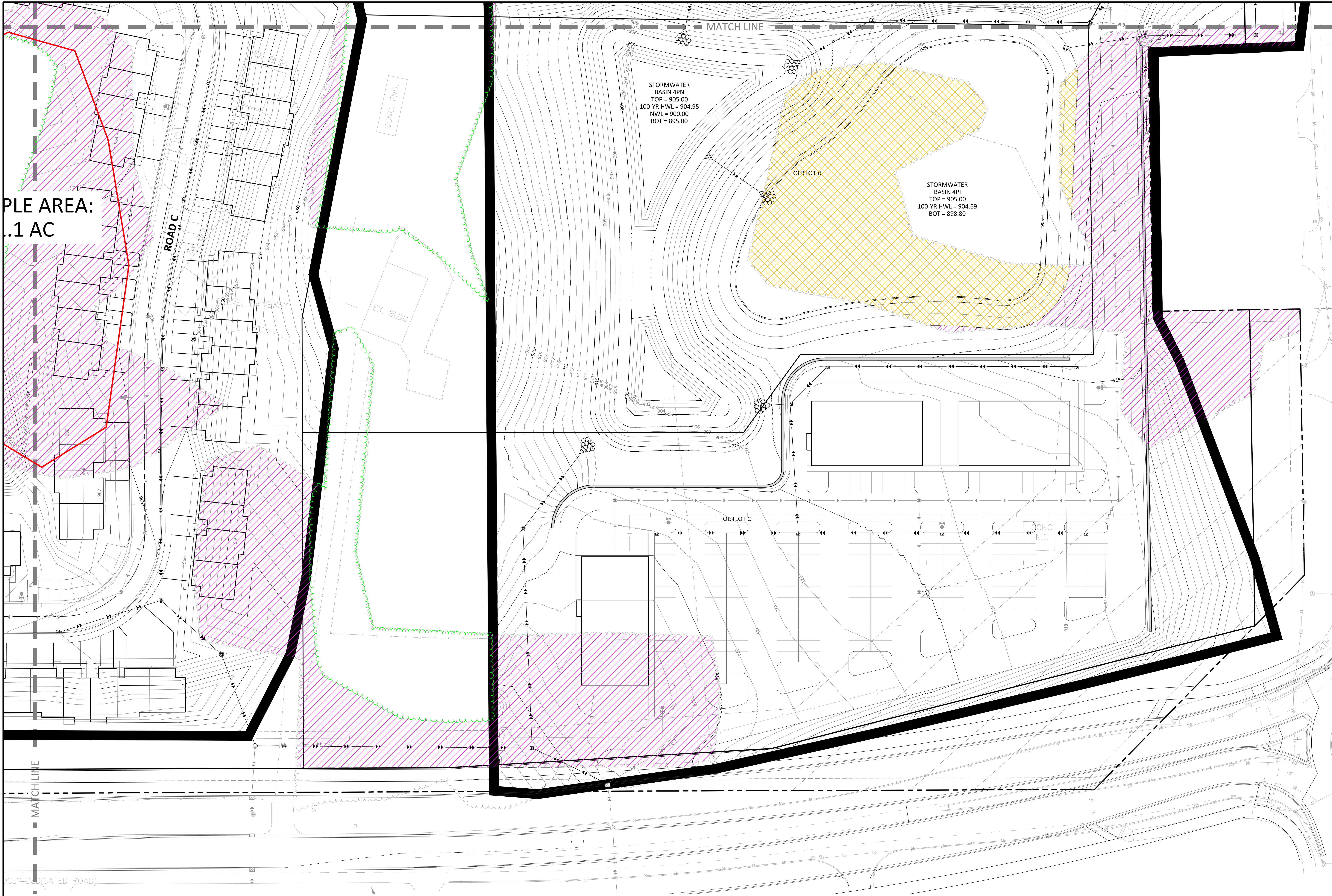
LEGEND

PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING	
PROPERTY LIMIT			
CURB & GUTTER			
EASEMENT			
BUILDING			
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
SAWCUT LINE			
SIGN			
PIPE BOLLARD			
NUMBER OF PARKING STALLS PER ROW			
KEY NOTE			

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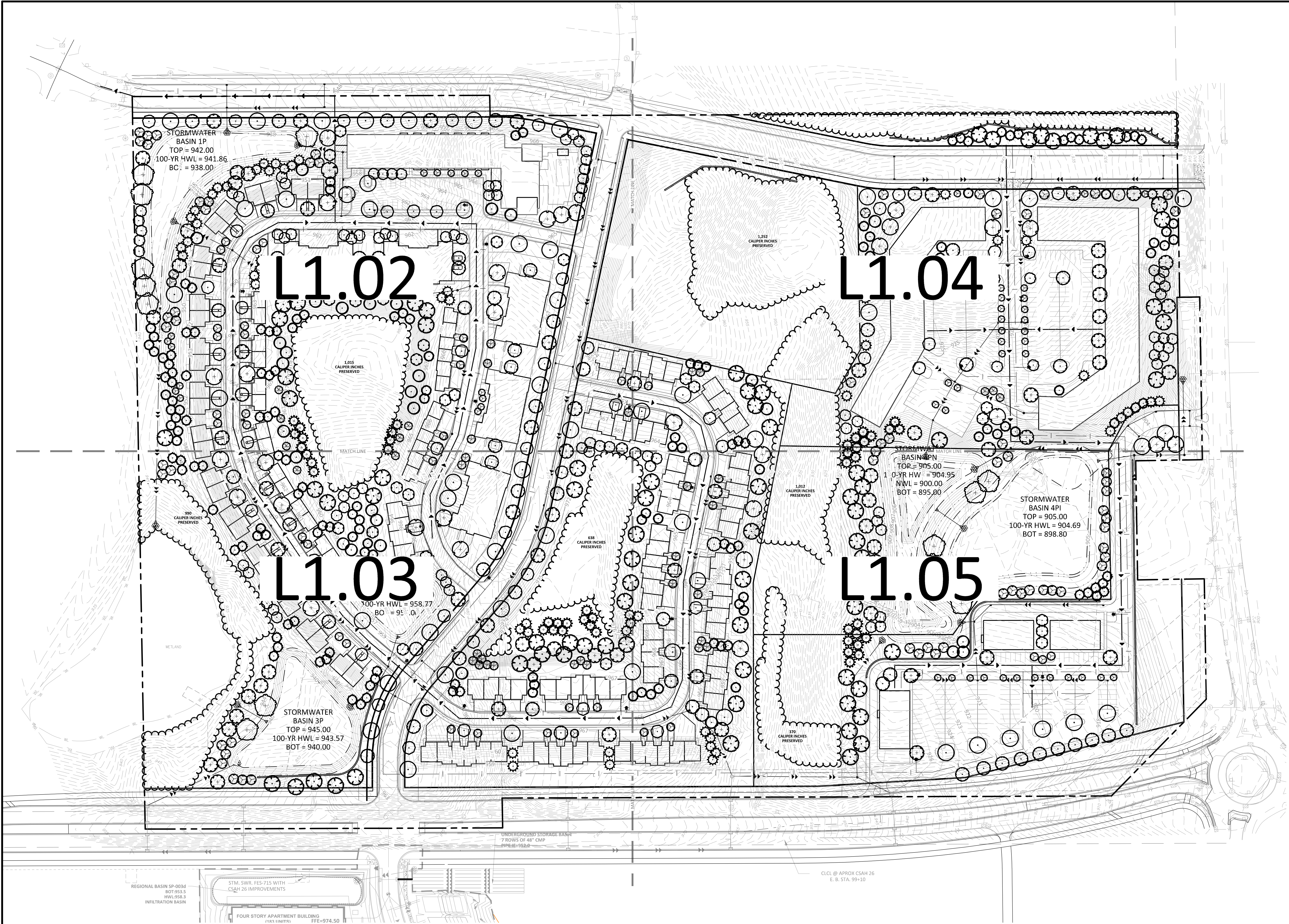


0 30 60
SCALE IN FEET



PLE AREA:
.1 AC

LEGEND	
PROPOSED	EXISTING
PROPERTY LIMIT	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	HEAVY DUTY ASPHALT PAVING
EASEMENT	CONCRETE PAVING
BUILDING	CONCRETE SIDEWALK
RETAINING WALL	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
WETLAND LIMITS	
TREELINE	
SAWCUT LINE	
SIGN	
PIPE BOLLARD	
NUMBER OF PARKING STALLS PER ROW	
KEY NOTE	



LEGEND

PROPERTY LIMIT

CURB & GUTTER

EASEMENT

BUILDING

RETAINING WALL

WETLAND LIMITS

TREELINE

LANDSCAPE EDING

STORM SEWER

SANITARY SEWER

FORCEMAIN (SAN.)

WATERMAIN

YARDDRRAIN

LIMITS OF DISTURBANCE

TREE PROTECTION FENCE

SIGN

PIPE BOLLARD

RIPRAP

PROPOSED

EXISTING

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

INVER GROVE HEIGHTS LANDSCAPE CODE

CALCULATIONS

ONE OVERSTORY TREE PER DWELLING UNIT

CONFEROUS TREE

ORNAMENTAL TREE

SHRUB

REFORESTATION (SEE L0.01)

REQUIRED

548

-

-

tbd

2,782

PROPOSED

575

269

120

tbd

2,785

Chapter 15 - 10-15-11 - LANDSCAPING
(B) Multi-Family residential site shall contain, at a minimum, one tree per dwelling unit.
(2) An equivalent of up to fifty percent (50%) of the required number of overstory trees may be created through the use of overstory trees in combination with other landscape design elements at a ratio of six (6) shrubs to one overstory tree and/or two (2) ornamental trees to one overstory tree. In no case shall the number of overstory trees be less than fifty percent (50%) of the appropriate formula.

TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SG	Acer Freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	3" Cal.		54
	ARF	Acer rubrum 'Frankford' TM / Red Sunset Maple	B & B	3" Cal.		32
	BE	Aesculus x arnoldiana 'Autumn Splendor' / Autumn Splendor Buckeye	B & B	3" Cal.		30
	RB	Betula nigra 'Cully' TM / Heritage Birch	B & B	3" Cal.		72
	HL	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	3" Cal.		63
	KC	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	3" Cal.		27
	QA	Populus tremuloides / Quaking Aspen	B & B	3" Cal.		86
	SO	Quercus bicolor / Swamp White Oak	B & B	3" Cal.		73
	RO	Quercus rubra / Red Oak	B & B	3" Cal.		78
	SAN	Salix alba 'Niobe' / Niobe Weeping Willow	B & B	3" Cal.		14
	PE	Ulmus americana 'Princeton' / American Elm	B & B	3" Cal.		46
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	NS	Picea abies / Norway Spruce	B & B		7'	86
	BS	Picea glauca densata / Black Hills Spruce	B & B		7'	56
	WP	Pinus strobus / White Pine	B & B		7'	83
	SP	Pinus sylvestris / Scotch Pine	B & B		7'	44
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SB	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	2" Cal.		49
	HT	Crataegus crus-galli 'Inermis' / Thornless Hawthorn	B & B	2.5" Cal.		26
	PF	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	2" Cal.		10
	IL	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2" Cal.		35

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AGATE TRAIL APARTMENTS

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INVER GROVE HEIGHTS, MN

Certification
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

John R. Workman
Registration No. 59119 Date: 06/07/2021
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Summary
Designed: GOA Drawn: JGP
Approved: JMM Book / Page:
Phase: PRELIMINARY Initial Issued: 06/07/2021

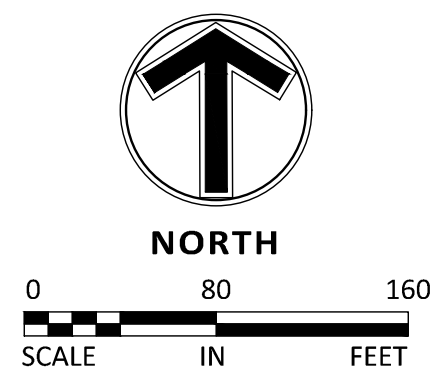
Revision History

No.	Date	By	Submittal / Revision
6/7/21			Preliminary PUD Submittal
6/28/21			Planning Comment Revisions

Sheet Title
OVERALL LANDSCAPE PLAN

Sheet No. Revision
L1.01

Project No. 22291.02



Client
COLLAGE ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AGATE TRAIL APARTMENTS

Location
INVER GROVE HEIGHTS, MN

Certification
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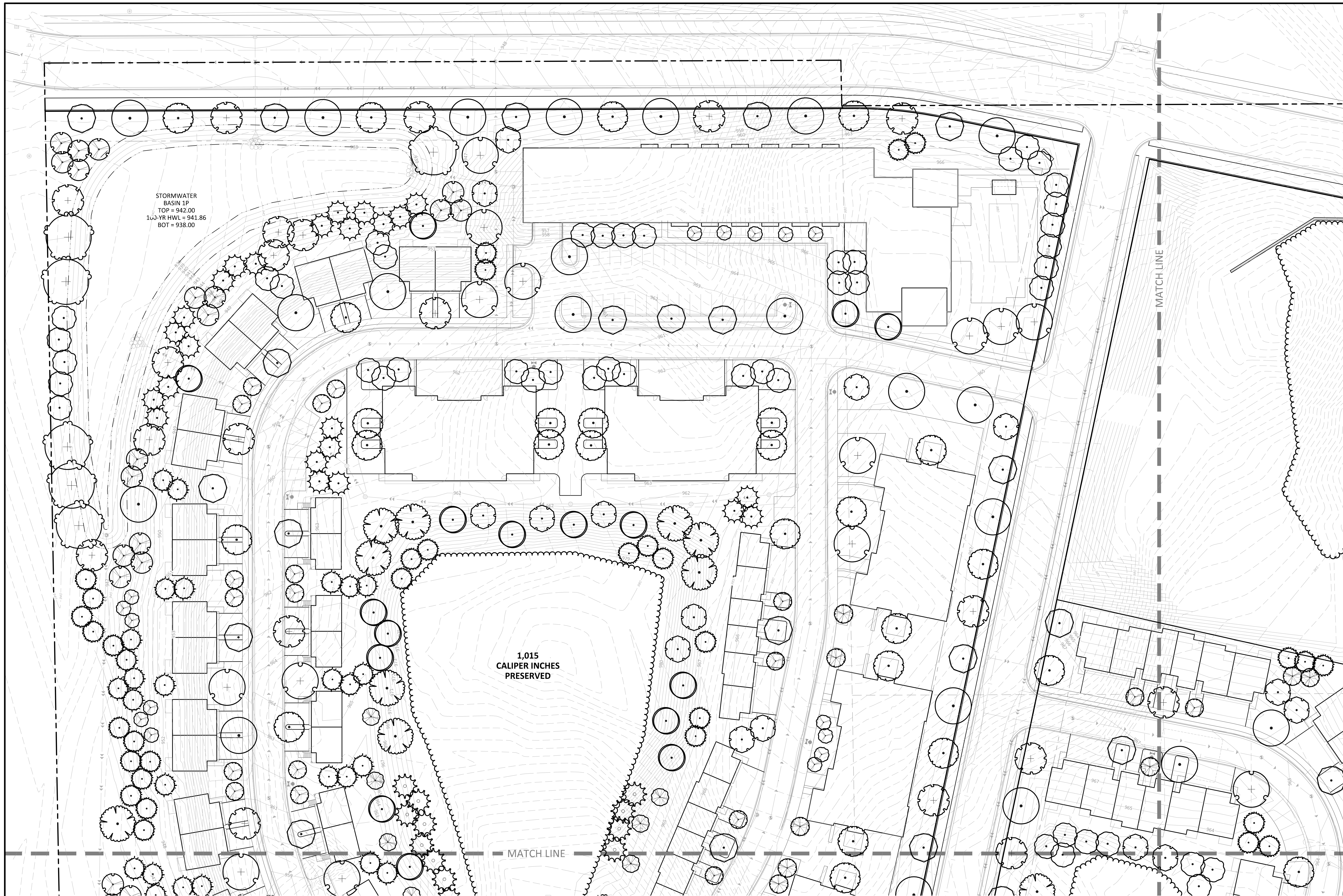
Summary
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Phase: PRELIMINARY Initial Issued: 06/07/2021

Revision History
No. Date By Submittal / Revision
6/7/21 Preliminary PUD Submittal
6/28/21 Planning Comment Revisions

Sheet Title
LANDSCAPE PLAN - NW

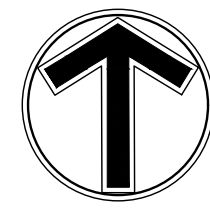
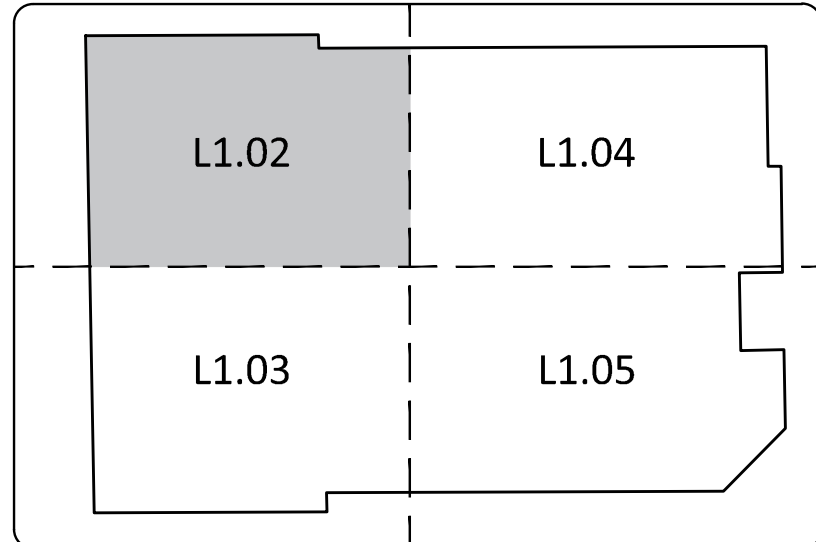
Sheet No. Revision
L1.02

Project No. 22291.02



LEGEND

PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING	
PROPERTY LIMIT			
CURB & GUTTER			
EASEMENT			
BUILDING			
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
SAWCUT LINE			
SIGN			
PIPE BOLLARD			
NUMBER OF PARKING STALLS PER ROW			
KEY NOTE			



0 30 60
SCALE IN FEET

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Client
COLLAGE
ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AGATE TRAIL
APARTMENTS

Location
INVER GROVE
HEIGHTS, MN

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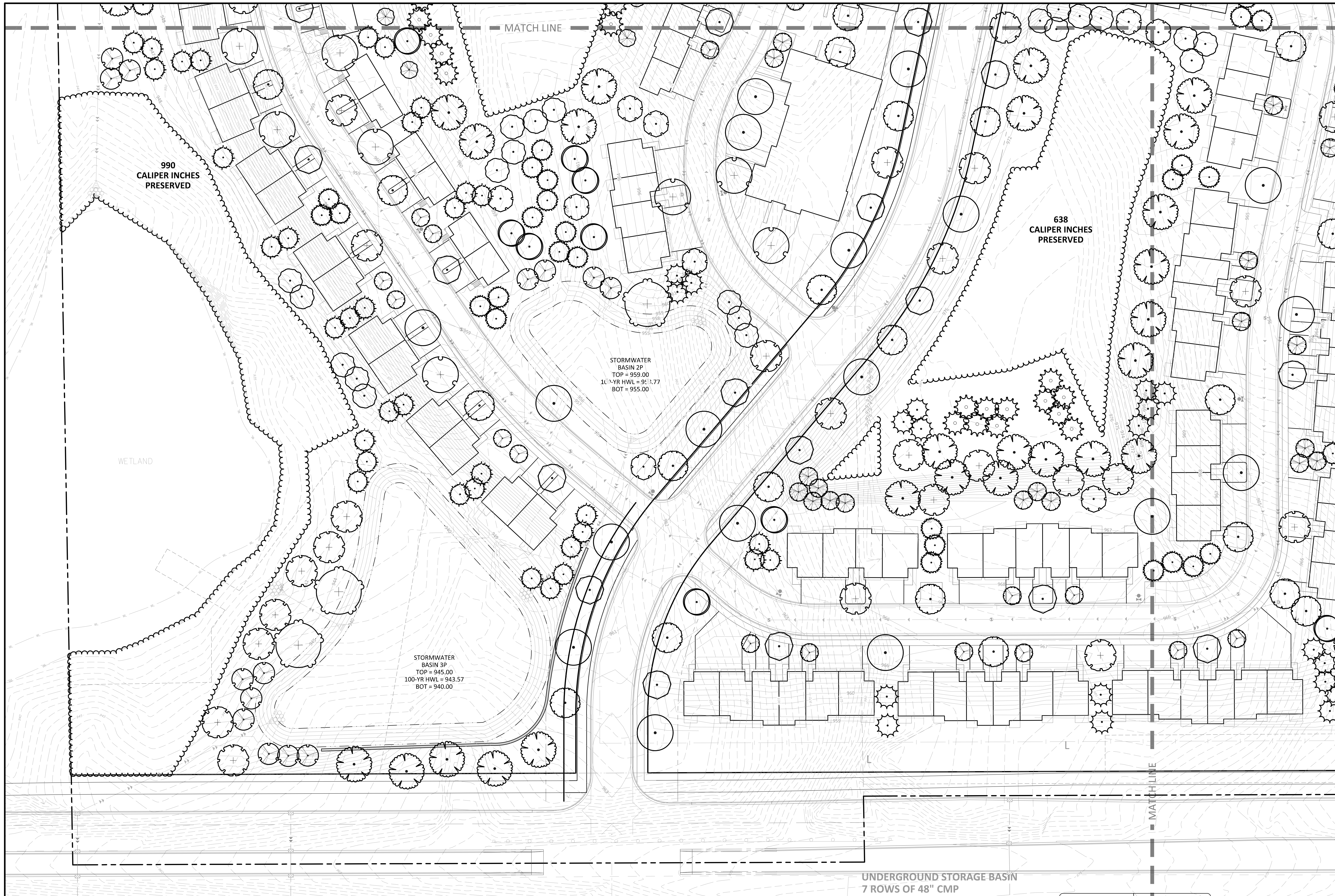
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No. Date By Submittal / Revision
6/7/21 Preliminary PUD Submittal
6/28/21 Planning Comment Revisions

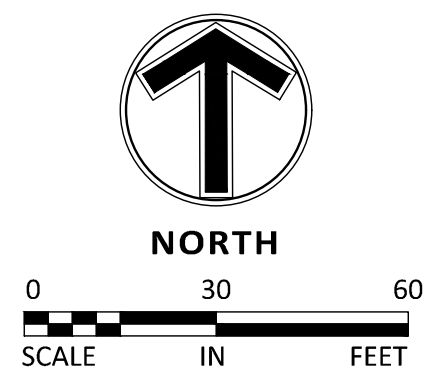
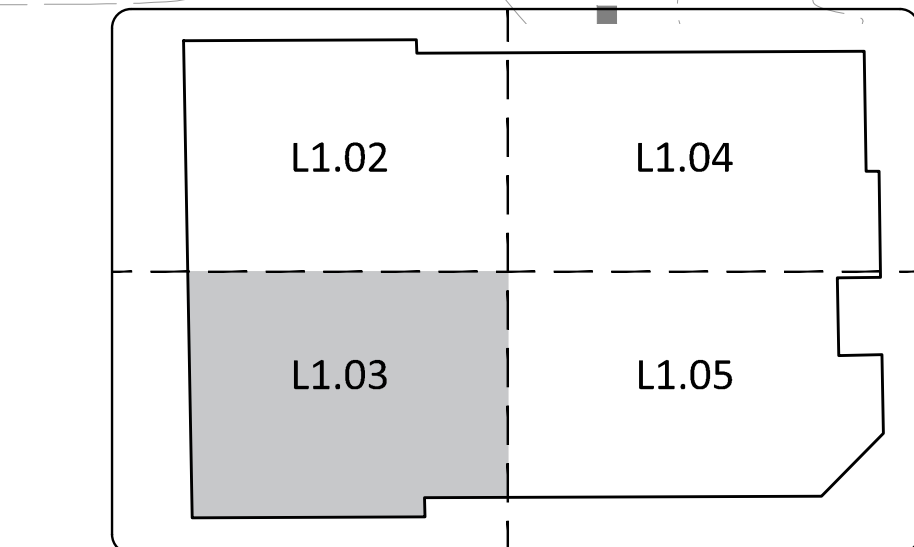
Sheet Title
LANDSCAPE
PLAN - SW

Sheet No. Revision
L1.03

Project No. 22291.02



LEGEND	
PROPOSED	EXISTING
PROPERTY LIMIT	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	HEAVY DUTY ASPHALT PAVING
EASEMENT	CONCRETE PAVING
BUILDING	CONCRETE SIDEWALK
RETAINING WALL	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
WETLAND LIMITS	
TREELINE	
SAWCUT LINE	
SIGN	
PIPE BOLLARD	
NUMBER OF PARKING STALLS PER ROW	
KEY NOTE	



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Client
COLLAGE
ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AGATE TRAIL
APARTMENTS

Location
INVER GROVE
HEIGHTS, MN

Certification
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John R. Workman
Registration No. 59119 Date: 06/07/2021
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6/28/21 Planning Comment Revisions

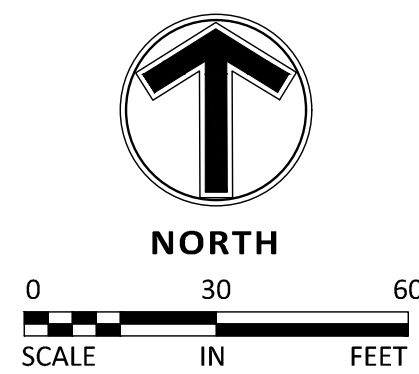
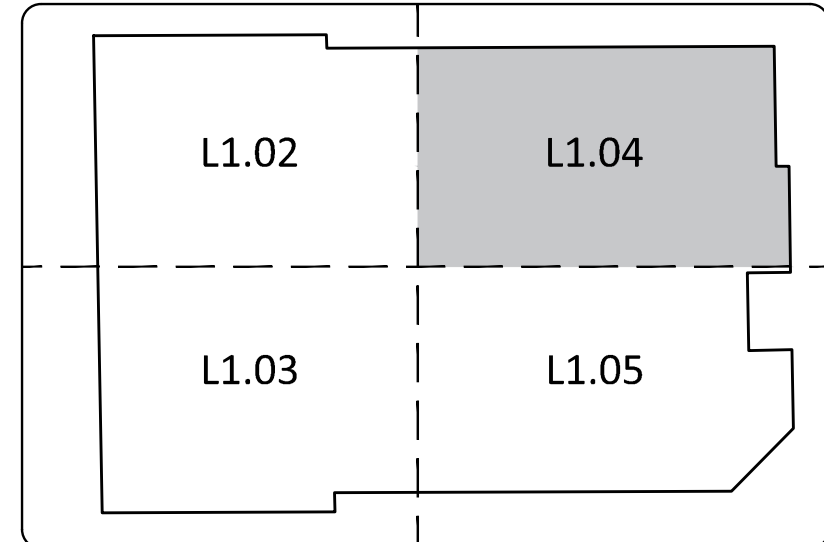
Sheet Title
LANDSCAPE
PLAN - NE

Sheet No. Revision
L1.04

Project No. 22291.02



LEGEND	
PROPERTY LIMIT	PROPOSED
CURB & GUTTER	EXISTING
EASEMENT	STANDARD DUTY ASPHALT PAVING
BUILDING	HEAVY DUTY ASPHALT PAVING
RETAINING WALL	CONCRETE PAVING
WETLAND LIMITS	CONCRETE SIDEWALK
TREELINE	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
SAWCUT LINE	
SIGN	
PIPE BOLLARD	
NUMBER OF PARKING STALLS PER ROW	
KEY NOTE	



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Client
COLLAGE ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AGATE TRAIL APARTMENTS

Location
INVER GROVE HEIGHTS, MN

Certification
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John R. Workman
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Revision History	
No.	Date By Submittal / Revision
6/7/21	Preliminary PUD Submittal
6/28/21	Planning Comment Revisions

Sheet Title
LANDSCAPE PLAN - SE

Sheet No. Revision
L1.05

Project No. 22291.02



From: [Rebecca Kiernan](#)
To: [Allan Hunting](#); [Kim Fox](#); [Heather Botten](#)
Subject: FW: Concerns regarding IGH At Home Apartments proposal
Date: Monday, May 24, 2021 12:43:16 PM

Please add to the other comments for this development.

Becky

From: John Murphy <jmurphy@ighmn.gov>
Sent: Monday, May 24, 2021 12:00 PM
To: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: Fwd: Concerns regarding IGH At Home Apartments proposal

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From: Julie Stone <juliethestone@gmail.com>
Sent: Sunday, May 23, 2021 3:40:40 PM
To: John Murphy <jmurphy@ighmn.gov>
Subject: Concerns regarding IGH At Home Apartments proposal

Dear Mr. Murphy,

My name is Julie Stone, and as a resident of Settlers Ridge neighborhood, in Inver Grove Heights, I have concerns about the proposed development by At Home Apartments on the Northwest corner of Robert and 70th street.

First, the amount of traffic this will generate through the Settlers Ridge neighborhood is tremendous. Agate trail is not designed for heavy traffic, and surely this will be the fastest and most preferred route for those coming from this proposed development to access 494 and going north on Robert. This is very unsafe for our neighborhood. The streets in Settlers Ridge neighborhood do not have the capacity to handle the extreme amount of traffic this development would generate and most importantly would endanger the safety of the residents who live here, especially the children. Settlers Ridge has a higher than usual percentage of children than a typical neighborhood so all the more reason for this to be a deep concern.

Secondly, there are already apartment buildings being built across the street on 70th, along with the influx of apartments being built just down the road at the Vikings training facility. I question the need for so much high density housing.

Lastly, the apartment building in the proposed plan is to be built right next to the pre existing homes! Why not place it closer to 70th or not place the largest structure right next to the homes that are already there. And again, the most high density and largest structure in the development being placed right next to the Agate Trail entrance just makes it the easiest and fastest entrance/exit point for all of the people living there which would, without question, increase traffic tremendously

through out the Settlers Ridge neighborhood.

Thank you for your consideration.

Sincerely,
Julie Stone
1378 66th St
Inver Grove Heights, 55077

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Rebecca Kiernan | City Clerk

Tel: (651) 450-2513

City of Inver Grove Heights | 8150 Barbara Avenue | Inver Grove Heights | Minnesota | 55077

rkiernan@ighmn.gov | www.ighmn.gov

From: [Joan Jawor](#)
To: [Kim Fox](#)
Subject: AT HOME APPARTMENTS - Case No. 21-45PUD
Date: Tuesday, June 29, 2021 9:27:56 AM

Hi Kim

My name is Joan Jawor and I live at 6892 Alverno Ct., Inver Grove Heights, MN 55077. I am emailing on behalf of my family regarding the At Home Apartments that are going in the Northwest quadrants of Hwy 3 & 70th street.

I have many concerns about this property potentially going in. It will be basically be in my back yard, all of the trees will be clear cut down, how many will be replanted???, to have a terrible view of not single family homes but a high density area. I did not move and build our house here to look at 10 plexes, parking lots and apartment complexes. Statistically there will be much more crime and police activity in our area. That being said, what kind of housing will this be? Possibly subsidized? If that is the case then it will for sure be an issue. The amount of traffic will be noisy but even more very dangerous. There are not even sidewalks and now 260 units worth of new residents zooming past our young children outside. Has this land been zoned for this type of building?

I am extremely concerned for the safety of my children with all of the traffic that will be generated from this development, the noise and also the amount of people going into this area. It seems like a terrible idea and I know many of us residents would prefer it to be single family homes.

My husband will be attending the meeting but I am unable.

Thank you for your time.

Joan Jawor

Paramount Claims

Tel: 651.452.7200 | Fax: 651.994.3693

Email: claims.paramount@herregan.com

3695 Kennebec Dr. Eagan, MN 55122

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From: [Kersten Kempf](#)
To: [Kim Fox](#)
Cc: [Joseph Kempf](#)
Subject: Comments - At Home Apartments Rezoning Request
Date: Tuesday, June 29, 2021 8:50:06 PM

Hello Ms. Kim Fox,

I am writing this email to let you, and the rest of the Planning Commission members of Inver Grove Heights, know that we oppose the rezoning of property A to a planned unit development. The high density housing, At Home Apartments, poses big concerns for our family and the neighborhood of Settler's Ride and Settler's Ridge Enclave.

First, the amount of people within this type of development will cause major traffic and noise issues. By adding 260 more units in this space, it may generate more police activity due to the high density area and lack of tenant ownership of the property. If this proposed development were town-homes, which were owned by residents of Inver Grove Heights, I would be more in favor of this project since town-homes are not multistory buildings. Because these are considered rentals, tenants do not need to be held to certain standards regarding their lawn or upkeep of the exterior of the apartments. We currently have an HOA in Settler's Ridge, which homeowners must abide by these rules and regulations set by our neighborhood. This is to keep our neighborhood looking aesthetically pleasing and cohesive throughout.

How will the At Home Apartments appear in comparison to the Lennar homes of Settler's Ridge and Settler's Ridge Enclave? The character of the suburbs, quiet streets with single or two-story homes, will now be overshadowed by apartment buildings. My husband and I choose to live in Inver Grove Heights, along with our three young children and a baby on the way, because of the small town feel, topography, beautiful protected green spaces, and the promise of parks and playgrounds for children. We did not anticipate, nor do we want to live next to rental properties. This is something you can find in the cities such as Minneapolis or St. Paul. It's noted that another apartment complex is being built across from Holiday by Highway 3, so I'm not sure why there's a need to add more rental properties. How can the city handle the influx of people and traffic in such a confined space? How can the surrounding businesses accommodate for the increased amount of residents and renters?

There are many young children in Settler's Ridge, and it seems as though At Home Apartments will be using our neighborhood streets to enter their development. This is alarming and unsafe. We already have construction workers speeding through the development, and I cannot imagine what the traffic footprint will be like once the apartments are completed. How will At Home Apartments guarantee safety of our children and pedestrians with the sheer number of vehicles driving through the quiet neighborhood—lowering speed limit, rerouting access to the complex to 70th and/or Highway 3...etc? How will At Home Apartments provide enough parking for residents? Inver Grove Heights currently allows for residents to only park on one side of the street. Will residents of At Home Apartments be taking up our neighborhood street parking?

Furthermore, Inver Grove Heights has outlined ways to improve their city by adding parks and playgrounds for children and teens all within a safe and reasonable walking distance (not crossing major streets). Instead of providing the youth of Inver Grove Heights with healthy opportunities to get outside in the green space promised, an apartment building may be built. Is there a way to provide a buffer of mature trees with a green space park and playground closer to Settler's Ridge and Settler's Ridge Enclave development? Why doesn't At Home Apartments consider

moving their multistory rental property closer to 70th and Highway 3 or next to the Inver Grove Heights Target?

Inver Grove Heights is our home, and we have enjoyed living in the quiet neighborhood of Settler's Ridge. If At Home Apartments is successful in building their multistory rental properties, our neighborhood and residents will negatively be impacted by a safety standpoint in regards to traffic, noise, potential increase in crime, lack of community in neighbors due to multiple renters, and the overall look will change the small town suburban feel to more city-like living.

I know the Planning Commission members of Inver Grove Heights will consider all of the major points and make a decision that is best for the Inver Grove Heights community members and the safety of our youth and current residents.

Thank you!

Kersten Kempf
651-214-9564

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From: [Dan Schonhardt](#)
To: [Kim Fox](#)
Subject: Case No. 21-45PUD
Date: Tuesday, June 29, 2021 7:32:00 PM

Hello Kim,

My name is Dan and I am a resident of the Settler's Ridge community. I am writing today to express my concerns with the rezoning of the lots 20-00600-78-012, 20-28500-01-012, 20-28500-01-011 and 20-28500-01-020 from Agricultural to High Density Residential. Rezoning these lots will have drastic negative impacts on the nearby residential communities.

Here are my current concerns:

1. Removal of natural green space

1. Currently to the south of our neighborhood, these lots are farmland with surrounding woods, ponds and areas for wildlife. We regularly have deer, birds and lots of other wildlife stroll through the backyards of our house and our neighbor's. Replacing this with towering apartment complexes and parking lots will drastically change this.

2. Increase in traffic

1. The traffic around our neighborhood is already fairly high. Delivery trucks, children, standard car traffic. With the addition of a high density residential zone this will only be exacerbated. Will there be anything done to help ease traffic when we add a giant apartment complex?

3. Not consistent with surrounding neighborhoods

1. All the surrounding neighborhoods are zoned residential or agricultural; the jump to high density residential will be very disrupting to the current neighborhoods and the surrounding areas.

4. Devaluation of surrounding homes

1. With the increase in traffic, the loss of natural green space, the towering complex in our backyard, this most definitely will hurt home values in the surrounding communities. The current proposed plan does not attempt to minimize this as it puts the apartment complex directly adjacent to many of the homes in the nearby neighborhood.

5. Other places may be more suitable

1. Would it be more suitable to rezone plots further north, near the new Minnesota Vikings complex? Lot 200060052011 looks prime to be swapped for high density. It's near a park and secluded from other low density residential areas.

Thank you for your time and look forward to hearing from others at the upcoming Planning Committee meeting.

--

Dan Schonhardt

President of Schonhardt INC.

phone: 763-381-7384

email: dschonhardt@gmail.com



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Allan Hunting

From: Rebecca Kiernan
Sent: Monday, May 24, 2021 8:33 AM
To: Allan Hunting; Heather Botten; Klay Eckles
Subject: FW: At Home Apartments Proposal for north of 70th st and east of alverno ct

Please read Mr. Severude's concerns below.

Thanks.

Rebecca Kiernan | City Clerk

Tel: (651) 450-2513

Fax: (651) 259-8023

City of Inver Grove Heights | 8150 Barbara Ave | Inver Grove Heights | Minnesota | 55077

rkiernan@ighmn.gov | www.ighmn.gov

From: John Murphy <jmurphy@ighmn.gov>
Sent: Sunday, May 23, 2021 7:46 AM
To: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: FW: At Home Apartments Proposal for north of 70th st and east of alverno ct

Forward...

From: Eric Severude <eric.severude@gmail.com>
Date: Friday, May 21, 2021 at 8:15 PM
To: John Murphy <jmurphy@ighmn.gov>
Subject: At Home Apartments Proposal for north of 70th st and east of alverno ct

Good evening Council Member Murphy,

I hope all is well with you! I wanted to write to you about the proposed development of the property north of 70th street and east of Alverno Ct being proposed by At Home Apartments. First off, I was happy to see that a park was included as part of this plan. I know a lot of people have been asking for this type of thing so great to see.

I do also have some concerns though. As a resident near this proposal (I live at 6577 Agate Trail) I would prefer the plot not be developed with such high density units. That being said, I understand based on current zoning the proposal is in line. Houses that back up directly to this property will now have a large apartment building right behind their houses. Is there a true need for high density units here or is it possible for this to be re-zoned?

The bigger concern though, and why I would ask that you not approve the current plan, has to do with safety concerns as a result of the proposal. First, my understanding is that Agate Trail will be the primary point of access for this property at some point during or after construction when 70th st is closed for its expansion. Agate Trail is a small residential street with many young children and is not designed to handle high traffic volume. Even after the construction of the development and/or 70th I believe the placement of the high-rise building will likely result in those residents using Agate Trail as an access point to get to Hwy 3 and 494/62. If the multi-level unit were put close to 70th they would then likely use that as their main access point for Hwy 3 and 494/62. I am not an expert of any sort in traffic patterns but logically that's what I believe would happen - are there any impact studies that have been for this?

Thank you for taking the time to read through my thoughts. Again, I ask that you do not approve the proposed plan as is given the safety concerns mentioned above.

Thank you, Eric

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Allan Hunting

From: Rebecca Kiernan
Sent: Monday, May 24, 2021 12:43 PM
To: Allan Hunting; Kim Fox; Heather Botten
Subject: FW: Concerns regarding IGH At Home Apartments proposal

Please add to the other comments for this development.

Becky

From: John Murphy <jmurphy@ighmn.gov>
Sent: Monday, May 24, 2021 12:00 PM
To: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: Fwd: Concerns regarding IGH At Home Apartments proposal

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From: Julie Stone <juliethestone@gmail.com>
Sent: Sunday, May 23, 2021 3:40:40 PM
To: John Murphy <jmurphy@ighmn.gov>
Subject: Concerns regarding IGH At Home Apartments proposal

Dear Mr. Murphy,

My name is Julie Stone, and as a resident of Settlers Ridge neighborhood, in Inver Grove Heights, I have concerns about the proposed development by At Home Apartments on the Northwest corner of Robert and 70th street.

First, the amount of traffic this will generate through the Settlers Ridge neighborhood is tremendous. Agate trail is not designed for heavy traffic, and surely this will be the fastest and most preferred route for those coming from this proposed development to access 494 and going north on Robert. This is very unsafe for our neighborhood. The streets in Settlers Ridge neighborhood do not have the capacity to handle the extreme amount of traffic this development would generate and most importantly would endanger the safety of the residents who live here, especially the children. Settlers Ridge has a higher than usual percentage of children than a typical neighborhood so all the more reason for this to be a deep concern.

Secondly, there are already apartment buildings being built across the street on 70th, along with the influx of apartments being built just down the road at the Vikings training facility. I question the need for so much high density housing.

Lastly, the apartment building in the proposed plan is to be built right next to the pre existing homes! Why not place it closer to 70th or not place the largest structure right next to the homes that are already there. And again, the most high density and largest structure in the development being placed right next to the Agate Trail entrance just makes it the easiest and fastest entrance/exit point for all of the people living there which would, without question, increase traffic tremendously through out the Settlers Ridge neighborhood.

Thank you for your consideration.

Sincerely,
Julie Stone
1378 66th St
Inver Grove Heights, 55077

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Rebecca Kiernan | City Clerk

Tel: (651) 450-2513

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rkiernan@ighmn.gov | www.ighmn.gov

From: [Katie Thornton](#)
To: [Kim Fox](#)
Subject: Public Hearing: At Home Apartments Proposal
Date: Sunday, June 27, 2021 2:46:11 PM

Hello,

I am a resident living within the Settler's Ridge area of Inver Grove Heights. I am writing to encourage you to **deny** the proposed At Home Apartments development at the NW corner of Robert Trail and 70th St. Since this development is so close to our neighborhood, it impacts our small streets and takes away from the natural green space.

Myself and so many of my neighbors have moved to IGH to get away from medium to high-density areas, so the idea of this development being right in our backyard, is not supported by this community. There are already a great deal of apartment units being developed right up the road by the Vikings practice field.

I understand the importance of development, but I ask that the council listen to their residents and be thoughtful about planning. We would like to see IGH maintain its charm, as well as our family-oriented neighborhoods, while developing into a thriving area for people to live, work, and visit.

Please deny this proposed development and consider another, better option for this family oriented community.

Sincerely,
Katie Thornton

IGH Resident

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June 30, 2021

Dear Planning Commission:

I am writing in regards to the rezoning and preliminary plat known as At Home Apartments (Case No. 21-45PUD). I am a homeowner on 66th St W in the adjacent Settler's Ridge neighborhood.

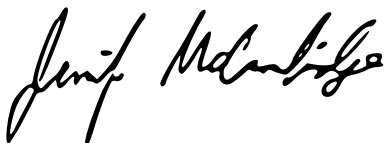
I welcome additional development in the NW quadrant of Inver Grove Heights and look forward to the potential increase in amenities and business that new residents will bring. I have seen the preliminary plat for the At Home Apartments project and commend the developers for the inclusion of a public park space – something that is much needed in this area.

My major concern with the preliminary plat is the effect on traffic for both the short-term (during construction) and long-term. For the short-term, from my understanding this development would begin construction within the next couple of years. I am concerned the construction of this project would coincide with the County Road 26 & County Road 63 Improvement Project. Both Lone Oak Road/70th St (CR 26) and Argenta Trail (CR 63) will undergo major construction lasting until 2023. With construction detours and/or closures, I would anticipate a significant increase in construction traffic for this project to be funneled through the Settler's Ridge neighborhood, either through the yet-to-be-completed 67th St or through the existing Agate Trail. There are many families with young children that live in this neighborhood and I am concerned the streets would not safely accommodate the increased traffic.

For the long-term traffic impact, the proposed location of the 60-unit apartment building in the preliminary plat may also drive residents of the At Home Apartments neighborhood through the same routes (67th St upon completion or the existing Agate Trail) to reach major roads (Robert St/MN 3 and 494). Again, I am concerned at the level of increased traffic for the small neighborhood streets. Placement of the 60-unit apartment building closer to 70th St would increase the likelihood that the new development's traffic is routed to higher capacity streets.

I ask that a traffic study be conducted and the impact of traffic on the Settler's Ridge neighborhood safety be examined. I believe this request is in-line with the future development area policies found in the city's Comprehensive 2040 Plan that local street systems deter the use of collector and arterial streets for local vehicular trips.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Jennifer McCambridge". The signature is fluid and cursive, with the first name "Jennifer" written in a larger, more prominent script than the last name "McCambridge".

Jennifer McCambridge

From: [Larry Hollar](#)
To: [Kim Fox](#)
Cc: [Larry Hollar](#)
Subject: Planning meeting July 6
Date: Thursday, July 01, 2021 4:11:31 PM

Dear Planning Commission Members,

Living at 6900 Alverno Lane, or Court, we landscaped our yard with native plants in order to attract birds.

So far we've identified 45 species on, or flying over, the property.

We love to sit in the back and listen to, and watch, the birds as they inhabit the trees behind and to the east of our property.

This new development would remove a huge amount of bird habitat. If the birds are not in that development area, they won't be passing through our property. We'll miss opportunities to photograph, watch and listen to birds. Photographing birds was the reason that we spent 15% of the value of the home on landscaping. The photos (2 separate mails) do not do justice to the bubbling fountain, five feeders, paving, patios and 200 perennials, shrubs and trees that we put onto this property.

Please take into consideration the habitat for birds and mammalian wildlife that would be destroyed by this new project.

Sincerely,

Larry and Helen Hollar



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From: [Larry Hollar](#)
To: [Kim Fox](#)
Subject: addendum photo, 6900 Alverno Ct
Date: Thursday, July 01, 2021 4:12:41 PM



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**Summary of At Home Apartments Inver Grove Heights Open House
Held: Thursday, May 20, 2021 6:00 - 7:30pm, Remote via Google Meets**

Presenters:

Leanna Stefaniak, Chief Real Estate Officer & General Counsel

At Home Apartments, LLC

Pete Keely, President/Owner, Collage Architects

Others:

Joan Borowiec, Executive Assistant, At Home Apartments, L.L.C.

We began the open house information meeting with brief introductions and some house-keeping items (muted mics, utilize ‘hand-up’ or chat feature, etc.). We focused on the development history of both At Home Apartments, L.L.C. and its design partner, Collage Architects.

Presenters explained that they are submitting preliminary plat and preliminary PUD applications to the City on June 7, 2021 and that this was part of that submittal process. Presenters explained that the goal of this open house was to make introductions, show initial site plan and get community feedback.

P. Keely presented slides of properties which Collage and AHA have completed and/or are building. L. Stefaniak explained that with their proposed IGH development, AHA seeks to provide a rental community that provides life cycle housing (i.e. many housing options offered within the rental community) with a focus on community, open space, and convenient lifestyle.

After the presentation, those in attendance had several questions and offered their thoughts on a few items. These are summarized below.

Audience Question: What is the average renter duration for residents in these properties and the average rent? (L. Stefaniak: 2.5 - 3 years residency and AHA generally has rents between \$1.90 - \$2.00/sq. Ft. for new developments in suburban markets)

Audience Question: What is the exact location? (L. Stefaniak: Corner of 70th Street and Robert Trail S.)

Audience Comment & Question: What’s presented looks good on paper but I’ve seen renderings that turned out completely different. Two questions: The existing rain garden/stormwater pond - will that be co-owned or is that something that AHA will be doing its own filtration solutions? (P. Keely: Basically that storm water area capacity isn’t going to change, It is technically co-owned so all the landscaping on the east portion of that becomes AHA’s and part of this

development which will have some changes as you go east. New storm water that is going to go along 70th)

Follow up audience question: Since our homeowners association pays the maintenance of that, I was just wondering if that would be a shared responsibility or not. (L. Stefaniak: That's helpful to know. I was not aware of that but that is certainly something that we will look at.)

Audience Question: What is the set back from essentially the east side of that stormwater/rain garden to the foundation of the Twin Homes?

(P. Keely: We're a minimum of 50'. Generally, closer to 60' on the western edge.)

Audience Question: What is the square footage of the Twin Homes?

(P. Keely: We haven't really worked through all the details on that; their footprints right now but somewhere around 1500 Sq. ft. and a couple of different styles so a range 1400 - 1800 sq. ft.)

Audience Question: The ponding - is that considered the storm water holding pond or catch basin? Is that what you designated as a stormwater catch basin? (P. Keely: There are different kinds of stormwater detention between an inert pond and a rain garden and so on. What I will say is that the existing one that is there now is going to stay pretty much exactly what it is. The new one that is going in place will be designed with the city and the watershed. There will be a storage capacity closer to what would be considered an inert one. The Watershed will drive the majority of what that pond is. We also have additional ponding on site which is not a storage pond. It's more a filtration basin so they are more likely to be dry than wet).

Audience Question: When there's heavy rain, the overflow goes where? What direction? (P. Keely: It's going to go to the southwest corner. So the majority will go to the new pond and then to the existing pond).

Audience Question: The 30 acres to the east of this project going up to the intersection of 70th and Robert, is that a future development for you guys? (P. Keely: No. Nothing to the east of this is part of the At Home proposal.)

Audience Question: Are you guys owners of that 30 acres/can you tell me what is going to happen to that 30 acres east of the development that you are proposing ? (L. Stefaniak: Those other 30 acres will be shown on the replat because we have to show that but from my understanding they are going to be labeled as out lots and I think the northern portion is guided for high density and the lower portion for mixed use commercial.

Audience Comment/Question: A number of us on here from Settlers Ridge and parks are near and dear to our hearts. We've been kind of put off and put off and the development of IGH and

them holding Lennar and other developers accountable for carving out park space. I'm happy to see the 4 acres for a public park. Are there any other details of what the park will have (basketball courts, swings, etc.). (L. Stefaniak: We do not have that detail yet because the potential park would be developed by the city.

Audience Question: But that 4 acres is carved out and dedicated in the planning? (L. Stefaniak: Yes. That is part of the replat and we're proposing and working through. We don't intend to own it. It would be deeded over to the city to develop.

Audience Question: I've got a question on the apartments. You said you tried to be sensitive with the high density along Settler's Ridge to the west but not so much to the north. You have an apartment facing the back of homes. I can't tell the setback but it looks like it's a little less than it is with the homes and it doesn't have as much tree coverage. So is that a wide open view from the backs of those yards into the apartments? (P. Keely: We will end up with tree coverage there. Excellent point to create a screen and a buffer there. That is one area because of the road and the grade, that's one area that's going to have some impacts mostly because of the road extension. This right now is 35' and we will put/plant a tree buffer there. It's 35' from the right of way. And so, the right of way through there, I believe is going to be 60'. So in the road at the center and that road I believe is a 36' road. There's an additional 10 or 12 feet.)

Audience Question: What is the phasing and timeline? (L. Stefaniak: Assuming we go through the entitlement processes we are targeting right now, we would build the Agate Trail extension this fall. So to build the extension and deal with the grading because it's going to be mass grading, it makes sense to do it at that time. After that, we would work on the construction into 2022. Starting the Spring of 2022 with a 2023 delivery.

Audience Comment: My house is the last house on Agate so I'm a little sensitive to the road coming through. We're right adjacent to the park.

(L. Stefaniak: Have you had conversations with the city and any feedback you could give us to help mitigate your concerns?)

- *Audience Response: No. It's just nice being at the dead end. Curious about the timing of it and the extension of 67 and trying to visualize it.*

L.Stefaniak thanked all for attending

7:00pm End.

At Home Apartments is committed to providing clean, quiet, well-maintain apartment homes to our At Home communities. We believe the best apartment communities are comprised of a hard-working and friendly management team, engaged owners, and residents who take pride in where the live.

We offer a mixture of housing types in the various communities we serve. A prospective At Home resident can choose from a number of different housing styles - classic turn-of-the century brownstones, vintage apartment buildings, modern, new construction - with units sizes that fit a variety of housing needs: studios, one, two and three bedroom apartments, two-story row homes, townhomes, and single family homes.

At Home Apartments owns and manages all of our properties totaling over 5000 units. And because we are a long-term owner we are able to provide a high level of commitment not only to our residents, but also the communities they reside in. Our most important goal is to be best rental housing provider in each market we serve.

"It is passion and involvement that distinguish us in the apartment rental industry. Our business name was Cashill-Spaulding for the first few years. We grew to the point where we became a people-oriented business that needed a name to better represent the team collaboration and involvement. We offer excellent customer care and service. And that makes all the difference." - Mike Cashill

Our project development team is creative, ground-breaking and local. With the support of our internal accounting, legal, and asset management and maintenance teams, our development group is able to construct vibrant housing communities throughout the Twin Cities market. To date, At Home Apartments has developed over 700 multifamily units in cities like Minneapolis, St. Paul, Eagan, Minnetonka, White Bear Lake and Mendota Heights.

"In 1992, Mike and I combined our skills in property management and building maintenance to launch this rental apartment business. We started out with two 14-unit turn-of-the-century brownstone buildings on St. Paul's Grand Avenue and today we have 5,000 units and over 135 employees. The growth has been exciting to experience. Our company has grown from the Twin Cities metro locations to now include St. Cloud, Minnesota and Mission, Kansas as well." - Alan Spaulding

Our dedication to providing high quality apartment homes also requires a commitment to promoting an eco-friendly environment. We do this by increasing energy efficiencies at all of our apartment communities, including solar innovation. In 2016, we installed a 148kW solar project on top the roof of our parking ramp at CityVue Apartments (Eagan, MN). This addition was the largest investment in renewable energy at any multi-family housing site in Minnesota. Since then we have installed more than 526kW on the roofs of garages and buildings throughout our portfolio at the price of over \$1.9 million.

COLLABORATION PROJECTS

The partnership between At Home Apartments, Collage Architects and Big-D Construction brought four new developments into the Twin Cities market for a total of 391 new luxury apartment units.

Grand & Syndicate



Grand & Syndicate | Summer 2018 35 Syndicate Street South, Saint Paul

The Grand Life at your doorstep. The mixed-use building includes underground parking, office space, the corporate home office for At Home Apartments, and 26 upscale apartment homes.

GrandAndSyndicate.com



The Reserve at Mendota Village | Summer 2018 720 South Plaza Way, Mendota Heights

Inspired by the surrounding community, The Reserve is near lush green hills and flowing rivers. The apartment building includes 139 one and two-bedroom apartment homes. TheReserveMN.com



CV2 Apartments | Spring 2018 3485 Promenade Avenue, Eagan

Located in the heart of beautiful Eagan – this lifestyle apartment building includes 120 one and two-bedroom apartments, underground parking, a game room, two fitness rooms, and a rooftop pool and terrace. LiveAtCV2.com



The Chase At Nine Mile Creek | Summer 2016 5709 Rowland Road, Minnetonka

The Chase offers a get-away from the busy city with amazing views and the Minnesota River Bluff's Trail. The building includes 106 one and two-bedroom apartments. TheChaseMN.com

AT HOME APARTMENTS and COLLAGE ARCHITECTS have collaborated on several other developments projects throughout the Twin Cities such as Parkway West Apartments, East River Apartments, Boatworks Commons (a public-private partnership with the City of White Bear Lake), Motiv Apartments, & CityVue Apartments. Please visit www.athomeapartments.com for more information.

From: [Rebecca Kiernan](#)
To: [Allan Hunting](#); [Heather Botten](#); [Kim Fox](#)
Subject: FW: Construction of 67th St and new development at 1344 66th St, Inver Grove Heights, MN, 55077
Date: Tuesday, July 20, 2021 8:11:18 AM
Attachments: [image.png](#)

Resident Comments

From: akanksha malhotra <akanksha12sap@gmail.com>
Sent: Tuesday, July 20, 2021 12:53 AM
To: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: Construction of 67th St and new development at 1344 66th St, Inver Grove Heights, MN, 55077

Hello all,

I live and own a house on intersection of Agate and 66th street in Settler's Ridge neighborhood and recently got to know that we are expecting a new development in nearby area.

As much I am looking forward to the development I am very much concern about the traffic it will bring to the Agate street and hence it will cause disruption to the community.

The other thing I am concerned about is the cutting of mature trees in order to construct 67th street.

Requesy you to consider in the city's plan :-

1. The new development more towards to 70th street so that can be the primary entry and exit for the new buildings. This way we can avoid big traffic in the internal street.
2. Not to cut old and mature trees that are proving shed, greenery and beauty to the place.

I am expecting you all to understand the point view of fellow neighbors and consider the purposed suggestions.

Picture of our backyard, please see your best to retain the one line of tree we have to keep our privacy and move forward for developments behind it.



Regards,
Akanksha Malhotra
6125133175
Sent from my iPhone

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Rebecca Kiernan | City Clerk

Tel: (651) 450-2513

City of Inver Grove Heights | 8150 Barbara Avenue | Inver Grove Heights | Minnesota | 55077

rkiernan@ighmn.gov | www.ighmn.gov

From: [Rebecca Kiernan](#)
To: [Allan Hunting](#); [Heather Botten](#); [Kim Fox](#)
Subject: FW: general support FOR development south of Settlers Ridge
Date: Tuesday, July 20, 2021 8:09:10 AM

Comments for the development.

From: Tom Goetz <goetzt@isd199.org>
Sent: Monday, July 19, 2021 6:51 PM
To: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: general support FOR development south of Settlers Ridge

Hello City Council,

I would like to express my fundamental support for development immediately south of Settlers Ridge, as it will further the mission of creating density in areas proximate to our core cities. Inver Grove Heights has an obligation to help combat sprawl, and as a result, improve our broader metropolitan area's sustainability as it continues to grow in the 21st Century.

The point that I hold in common with my Settlers Ridge neighbors concerns the treeline that extends along the southern border of our neighborhood. Preserving that treeline seems like a common sense win for both the residents of Settlers Ridge and the At Home properties, as it will provide an aesthetic that makes living in either community desirable for current and future residents.

Here's to smart growth in Inver Grove Heights,

Tom Goetz
6554 Agate Trail

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55077

rkiernan@ighmn.gov | www.ighmn.gov

From: [Rebecca Kiernan](#)
To: [Allan Hunting](#); [Heather Botten](#); [Kim Fox](#)
Subject: FW: At Home Apartments
Date: Tuesday, July 20, 2021 8:11:56 AM

Resident comments

From: Peter Grayson <graysonlaw@mac.com>
Sent: Friday, July 16, 2021 4:41 PM
To: rkiernan@ighmn.gov
Cc: Amy L. Grayson <amygray@mac.com>
Subject: At Home Apartments

Good morning ~

We are writing as residents of Settler's Ridge Association. Pete is also a Board Member for the Settler's Ridge Homeowners Association. Please include these comments to the City Council for its upcoming meeting.

We participated in the listening session provided by At Home Apartments for the local community. Pete attended and participated in the Planning Commission meeting on July 6th. In the interim we've discussed this issue with multiple home owners in our community and gave it all a great deal of thought. While we were impressed by the At Home presentation and encouraged at the prospect of investment in our neighborhood, quite frankly, this proposal is not appropriate for the area. Many on the Planning Commission seemed to agree, but it appeared they felt bound by the city's Comprehensive Plan. We believe that the Council has not only the authority, but the responsibility to ensure that a strict reading of a portion of the Comprehensive Plan does not lead to a result contrary to the overall intent of the Plan. We would like to highlight some significant issues with the proposal before the Council that we believe are contrary to the spirit of the Comprehensive Plan:

1. Layout of proposed development. We believe that the current proposal is configured in a way inconsistent with the Plan and more directly, inconsistent with the existing neighborhood. Among other things, the Plan seeks a development pattern that tries to respect existing communities. To us, that means easy and natural transitions from rural to single family, to multi-family dwellings. The current proposal by At Home apartments does quite the opposite. The developer proposes a three-story apartment complex abutting the center of our community. A number of homes will now see a large apartment building literally in their back yard. Because of the topography, even at "only" three stories, this unit would tower over our neighborhood. The site for the apartment building sits twenty to forty feet above the grade of the homes along 66th Street and Agate Trail! We encourage council members to visit the area prior to the meeting in order to get a ground-eye view of how this would look overlooking our community.

The unattractive view and increased noise (especially with an attached outdoor swimming pool) would cause an immediate and direct detriment to a large number of homeowners. In addition, the development calls for underground and surface parking for this apartment complex, but the developer admits that this still leaves insufficient parking. We expect that would lead to an increased number of parked cars along

Agate Trail or the new 76th Street within the Settler's Ridge community.

It is our understanding, based upon statements by the developer at the Planning Commission meeting, that the apartment building is NOT critical to their development plan. Rather, it was only added in to ensure the minimum required density for this location. If that is the case, we suggest the city strongly consider approving without the apartment building and waiving any fees that would otherwise be required due to density. This seems appropriate and consistent with the Comprehensive Plan, especially as we expect additional future development to our East along Robert Trail to include multiple apartment buildings.

At a very minimum, the city could condition approval on the developer moving the apartment building to the Southernmost portion of the development. This would solve the transition problem, as well as the specter of an apartment looming over an existing single-family neighborhood. It would also allow quick access by the apartment residents to either 70th Street on the South or Robert Trail on the West. That placement makes the most obvious and practical sense. Why would the developer want to place their most dense part of their development closest to an existing community? They will try to argue green space and topography. That is simply not true. Instead, we suspect, it is likely an attempt to provide a dramatic, scenic view for their prospective "high-end" renters. That benefits only the developer, not the city or the existing community.

2. Traffic. It is understandable that the proposed development lead to an increase in traffic along Robert Trail, Argenta Trail, and 70th Street, but it would absolutely swell the traffic directly through our neighborhood. As mentioned above, one of the primary entry and exit routes through the proposed development is directly through Settler's Ridge on Agate Trail and the new 67th Street West. That creates added hazard to our residents, and especially to our children. ANY proposed development needs to intentionally steer traffic to other entry and exit paths to the primary roads, NOT through an existing community. The current proposal does quite the opposite. This is especially true during construction, and significantly, when the new County road construction starts along 70th Street. There is simply no alternative except through the narrow streets of Settler's Ridge. That means ALL construction traffic will necessarily be routed through Settler's Ridge. We already get increased traffic due to the Lennar development to our North. It would be an untenable situation for our residents to consider new traffic flow for construction of this new development. The Council must condition any approval on an alternative route for entry and exit of the development during construction AND through the continuing improvement of the primary routes of Argenta, 70th Street, and Robert Trail.

Finally, we would like to note that the demographics of Settler's Ridge is possibly not what you may envision from an "expensive" community. Residents like us are outliers, as the neighborhood consists primarily of very young families with very young children. We expect for most, they consider their current homes their "forever home." These young families provide a sound resident base for the city for decades. We believe it would be a great loss to the city if even a few Settler's Ridge homeowners left because they felt their voices were not heard.

As much as we like and appreciate development, we believe the city must be cognizant of smart growth.

This project is not that. Even with a welcomed new park as part of the development, we fear that approval

of this project, as currently proposed, would be detrimental to the neighborhood and to the city. It is contrary to the spirit of the Comprehensive Plan. We believe that the Council has the authority and the ability to get us to a better resolution. Eliminate (or move) the apartment building and demand temporary direct access to Robert Trail.

Thank you for all that you do for the city!

Sincerely,

Pete & Amy Grayson
6692 Agate Trail
Inver Grove Heights, MN 55077
(612) 598-5907

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Rebecca Kiernan | City Clerk

Tel: (651) 450-2513

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rkiernan@ighmn.gov | www.ighmn.gov

From: [Rebecca Kiernan](#)
To: [Allan Hunting](#)
Cc: [Kim Fox](#)
Subject: FW: NW IGH - NW 70th St. / Robert Trail Development
Date: Tuesday, July 13, 2021 1:09:22 PM

Not sure which development, but please include in the agenda packet materials whenever scheduled.

From: Jason Grosz <jwgrosz@gmail.com>
Sent: Tuesday, July 13, 2021 1:06 PM
To: Rebecca Kiernan <rkiernan@ighmn.gov>; Nicole Grosz <nicole.grosz@gmail.com>
Subject: Fwd: NW IGH - NW 70th St. / Robert Trail Development

Dear IGH City Council Members:

I am writing in regard to a proposed development in NW Inver Grove Heights that would sit Northwest of the Highway 3 and 70th Street intersection directly adjacent to the south and east portions of the existing Settlers Ridge housing development.

As a NW IGH resident, I continue to be thankful for and appreciative of the ongoing growth and development in the area. As this continues we look forward to the additional communities, trails, shared green space, and hospitality venues this will bring to the area.

In respect to the aforementioned development proposal, I do however, have some concerns and would ask the City Council to consider revisions to the existing development plan.

First, I have concerns about the density of the proposed development so close to residential housing with little to no transition or buffer. The plan looks to place a multi-story apartment complex in the backyard of numerous single family homes. Given the apartment building and number of multi-unit dwellings with no transition space it looks and feels clunky and awkward. I would ask that the city consider removing the apartment building from the plan or moving an apartment building further east toward Highway 3 and separating it more from the residential look and feel of Settlers Ridge. I would also ask that you ensure / require sufficient landscaping and space such that houses backing up to this new development (most notably along Alverno Ave./Ct.) do not look directly into apartment or townhome windows. I would ask that appropriate trees and shrubbery be planted to protect privacy and sightlines.

Secondly, and potentially most importantly, I have extreme concerns about the traffic issues this plan will generate. Currently, the plan shows this new development connecting directly to Settler's Ridge via Agate Tr and 67th Street forcing all of that high density traffic onto small narrow residential streets. These streets are already narrow (requiring they be No Parking on one side) and an apartment building will only drive more cars to want/need to park on already overwhelmed streets not to mention the additional traffic the streets feel insufficiently capable of handling. I would ask the city to devise a plan that routes a majority of the traffic away from residential streets back

toward Highway 3 and/or 70th Street ensuring the safety of children and others in the existing neighborhood.

Thirdly, an add on to the traffic, with the planned reconstruction of 70th Street I have grave concerns about construction traffic coming through Settlers Ridge once access to 70th Street is lost for the duration of its rework. In addition to finding ways to reroute the normal traffic off of residential streets I would ask you to consider delaying this project or adjusting the timing in a way construction access would not be through Settlers Ridge.

I appreciate you taking the time to read my e-mail and hope you will consider these appropriate modifications to help preserve the transition of residential to multi-unit housing, protect the safety of Settlers Ridge residents and eliminate traffic issues by diverting traffic away from the residential neighborhood and not directly through it, and helping ensure natural spacing and privacy landscaping to preserve the feel and comfort of residents in both communities.

Best regards,
Jason Grosz
jwgrosz@gmail.com
IGH Resident

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Rebecca Kiernan | City Clerk

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rkiernan@ighmn.gov | www.ighmn.gov

From: [Hari Krishna Somagatta](#)
To: [Kim Fox](#); [Tom Bartholomew](#); [Brenda Dietrich](#); [Sue Gliva](#); [John Murphy](#); [Rosemary Piekarski-Krech](#)
Subject: Concerns about Proposed athome project
Date: Monday, July 12, 2021 6:15:09 PM

Respected Mayor and council members,

I, Venkata Hari Somagatta, resident of 1362 66th street would like to let you know about my concerns about the proposed project.

According to the proposed plan, the apartments will be constructed right behind our home and which leaves us any privacy and very high traffic with in the community as the internal roads lead to easy access of major highways. We have paid very high premiums to secure the more private wooded area and with in matters of 2 years we are losing this privacy and concerns our security with increased crowds. Being a responsible IGH citizen, I am requesting honorable council members to support not to approve the development as is and would like to discuss further on alternate options.

Thank you for reading this email and understanding our concerns.

--

Regards

Hari Somagatta

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From: [Rebecca Kiernan](#)
To: [Allan Hunting](#); [Heather Botten](#); [Kim Fox](#)
Subject: FW: Proposed At Home Apartment development in IGH
Date: Wednesday, July 14, 2021 12:05:08 PM

Please include in the agenda item when it is scheduled to go to council.

Thanks
Becky

From: Beth Hoeppepner <beth.hoeppepner@comcast.net>
Sent: Wednesday, July 14, 2021 11:02 AM
To: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: Proposed At Home Apartment development in IGH

Would you please forward this email to all city council members regarding the proposed 70th Street At Home development? Thank you!

I live in the Settler's Ridge neighborhood in Inver Grove and am concerned about certain aspects of the proposed At Home development:

1. The inclusion of an apartment building right next to single-family ownership homes is one of the most troubling aspects of the plan. The city of IGH seems to do a good job with transitioning between different types of spaces but this plan does not transition very well given the location of the apartment and that the established trees around this development will be removed. I would prefer that the apartment building not be included in this plan. I attended the Planning Commission meeting last week and the At Home representative indicated they would eliminate the apartment building altogether if the high-density requirement fee was lifted. At the very least, it seems like there should be a better location for an apartment building on this plot of land than right behind single-family homes. Closer to 70th street makes more sense and would also have a positive impact on my second concern which is the increased traffic which will happen in Settler's Ridge.
2. Given the timing of construction of this development and the expansion of 70th, traffic through our neighborhood (which is full of young children) is a huge concern during construction, but I am also concerned about increased traffic after construction is complete, especially if the apartment is not near 70th. Placing the apartment near 70th would likely encourage a large group of people to exit the development via 70th which would be safer for the At Home neighborhood as well as Settler's Ridge. It also seems like the intersection of Agate and 67th could be adjusted to discourage through traffic in Settler's Ridge. Also, given all of the roads that will be under construction during the development of this new neighborhood, delaying development of the new neighborhood and/or adding a temporary entrance/exit would be a huge help in eliminating large trucks driving through Settler's Ridge.

Thank you so much for taking the time to read my email and for your service to our

community.

Kindly,

Beth Hoeppner
6511 Arctic Way, IGH

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Rebecca Kiernan | City Clerk

Tel: (651) 450-2513

City of Inver Grove Heights | 8150 Barbara Avenue | Inver Grove Heights | Minnesota | 55077

rkiernan@ighmn.gov | www.ighmn.gov

From: [Beth Hoepfner](#)
To: [Kim Fox](#)
Subject: please forward to Joan Robertson
Date: Friday, July 09, 2021 9:21:17 AM

Hi Kim,

Could you please forward the message below to Joan Robertson and cc Elizabeth Niemioja. Thank you so much!

Hello Commissioner Robertson,

My husband and I attended the Planning Commission meeting on July 6th regarding the proposed At Home Apartments project. We live in Settler's Ridge. First, we'd like to thank the entire Commission for the amount of time that was devoted to discussing this project and we'd like to thank you, in particular, for your thoughtful questions and common-sense approach to the discussion.

We left the meeting with a few more comments and questions we'd like to share with you.

1. We agree with you that the placement of the apartment building is the most troubling aspect of the plan and it does seem like there should be a better solution to that. The architect for At Home mentioned that the topography made it very difficult to create this plan in the first place and it didn't seem like he felt there were many solutions for moving the apartment which makes one wonder why high-density housing was slated for this challenging area of topography. We understand Commissioner Scales' concern about the amount of time that went into the Comprehensive Plan but if it's not the right plan, it does not seem wise to stick to it just for the sake of the original investment of time. One wonders if that is how the empty retail space near the Amana Trail Target happened. Did a plan get pushed through for the sake of sticking to a plan? Reconsidering high density for this location seems very appropriate to us especially since the At Home representative indicated they would eliminate the apartment building altogether if the high-density requirement was lifted.
2. The At Home representative mentioned that they have not done a full market study regarding this particular project. It seems like it would be a smart requirement to ensure that this is the right type of development for this location. If they are not able to rent these units, we are concerned about what might happen to the nature of that community.
3. Clearly, everyone was concerned about the timing of construction of this development given that it directly coincides with road construction on almost all sides of it. We appreciate the suggestion of creating a separate entrance during construction for trucks, however, given our experience with the current development of the Enclave (north of Settler's Ridge) we wonder how well trucks will abide by the suggested temporary entrance. We still have a constant stream of trucks down Alverno Lane to get to 65th to enter Enclave when these trucks could enter 65th from Hwy 3. We hope there would be a way to enforce use of the temporary entrance for the At Home development.
4. If the current Agate Trail connects to the new proposed Agate Trail, we are extremely concerned about the amount of traffic that will travel north on Agate to get out of the neighborhood. The engineer at the meeting suggested that people will turn west on

67 and then south on Argenta to get to the south, but that is not accurate because where 67th will connect to Argenta, it is slated for a right-turn lane only – you cannot turn south. We don't understand why Agate has to be a through street when Hwy 3 is so nearby for through traffic.

5. It seemed misleading not to show any of the houses from Settler's Ridge on the At Home development plan. Without that, it's hard to appreciate just how close the development is to many of the backyards of homes. If not familiar with this area, we hope that members of the Commission and City Council would visit the neighborhood or view a more comprehensive map/plan.

Thank you for taking the time to read our concerns. We appreciate your service to this community.

Beth (and Steve) Hoeppner

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From: [Rebecca Kiernan](#)
To: [Allan Hunting](#); [Heather Botten](#); [Kim Fox](#)
Subject: FW: At Homes Apartments
Date: Friday, July 16, 2021 8:27:21 AM

Please include in the packet this resident comment.

Rebecca Kiernan, MCMC | City Clerk

Tel: (651) 450-2513

Fax: (651) 259-8023

City of Inver Grove Heights | 8150 Barbara Ave | Inver Grove Heights | Minnesota | 55077
rkiernan@ighmn.gov | www.ighmn.gov

From: Joan Jawor <joan.jawor@herregan.com>
Sent: Thursday, July 15, 2021 9:39 AM
To: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: At Homes Apartments

Hello there,

My name is Joan Jawor and I am writing this email in behalf of my family and neighbors at Settlers Ridge. My address is 6892 Alverno Ct, IGH MN 55077. I am writing to discuss my concerns and requests regarding the proposed development just ot the South and East of our community.

As we are looking forward to the developing of this land behind us we are hoping that some changes can be made. I was hoping that there wouldn't be any apartment buildings behind us in that property. I do not feel that is will flow well with our current neighborhood. I do not oppose town homes or multiplexes but an apartment complex doesn't seem to fit there. Especially where it seems to be placed. I have walked around our entire neighborhood and this complex will be visible from every direction and it will look as it if it will loom over and be the new center of our development. However, I am sure this won't be taken off of the proposal. That being said I am hoping that the apartment complex could be reduced from a 3 story down to a two story. I was also thinking about parking for that many units. Will there be enough for all of the tenants or will they have to park on the street to accommodate the amount of vehicles for all 3 stories? Is there a way to move the apartment complex to the other side of the development (closer to 70th st or Robert trail)? I feel like that would really fix the concerns I have with this point.

We have 3 children. Ruth (5 yr), Margaret (4 yr) and Vincent (almost 2) and we are outside playing regardless of the season or weather conditions. We have been here since March of 2018 and are located at the "entrance" of the neighborhood. This will soon change as Alverno lane off of 70th will close off and the street will turn into a Cul-de-sac. However, when the construction starts for this

new development in the Fall ALL of the construction vehicles, its employees and soon to be tenants will be entering on our street. The amount of traffic that will be added really terrifies me. The safety of our children, and other children in our neighborhood, is paramount to me. Can there be a new entry/exit point so this can be avoided? It would be tragically life changing for our community and families there was a fatality due to an accident with all of the additional commercial and residential vehicles and traffic. I don't even want to think about it.

My husband attended the Planning Commission meeting last week and we are both planning on attending the City Council meeting on July 26th.

Thank you so much for reading our concerns. We know that the City will do what's best for everyone.

Joan Jawor

Paramount Claims

Tel: 651.452.7200 | Fax: 651.994.3693

Email: claims.paramount@herregan.com

3695 Kennebec Dr. Eagan, MN 55122

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From: [Rebecca Kiernan](#)
To: [Allan Hunting](#); [Heather Botten](#); [Kim Fox](#)
Subject: FW: IGH Proposed Development: At Home Apartments
Date: Tuesday, July 20, 2021 8:07:49 AM

Comment for the At Home Apartments development

From: Joseph Thornton <joe.thornton13@gmail.com>
Sent: Monday, July 19, 2021 2:07 PM
To: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: IGH Proposed Development: At Home Apartments

Hello,

I am a resident living within the Settler's Ridge community of Inver Grove Heights. I am writing in regards to the proposed At Home Apartments development at the NW corner of Robert Trail and 70th St. I am asking the council to consider the following concerns/recommendations:

- **Apartment Building Location/Size:**
 - Can the apartment building be two stories instead of three?
 - Can the apartment building be moved away from our backyard and closer to 70th Street and/or Robert Trail?
 - Can the park be closer to our community with the apartment further away?
- **Increased Traffic:**
 - The city will be starting work on the 70th Street expansion and reconstruction of Argenta Trail, which will draw traffic through our small neighborhood streets. Can the proposed development be delayed until after those major road constructions have been completed?
 - Can the 67th street expansion be moved further South, to maintain our mature tree line and keep that as a barrier between our community and the rental community?
 - Please require the developers create a primary construction road, to keep traffic off our neighborhood streets where our kids ride bikes and play basketball.

Please deny this proposed development and require the developer to adjust their plans based on your residents who will be directly impacted.

Sincerely,
Joe Thornton

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Rebecca Kiernan | City Clerk

Tel: (651) 450-2513

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55077

rkiernan@ighmn.gov | www.ighmn.gov

From: [Rebecca Kiernan](#)
To: [Allan Hunting](#); [Heather Botten](#); [Kim Fox](#)
Subject: FW: NW Development Proposal
Date: Tuesday, July 20, 2021 9:31:49 AM

Resident comment

From: Jeremy Kippley <kippleyj@gmail.com>
Sent: Tuesday, July 20, 2021 8:55 AM
To: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: NW Development Proposal

City Clerk's Office,

Please share my comments with the city council regarding the proposed zoning and development plan on the land adjacent to the Settlers Ridge neighborhood.

My family and I are very much looking forward to the development of our neighborhood with the additions of parks and bike trails that will connect us to other parts of the community. However, I am concerned some of the planned development will have unintended consequences in terms of a lack of adequate transition from single family homes to high density, an increase in traffic, and ultimately safety.

As the current proposal stands, the apartment complex would predictably force a substantial increase in traffic through Agate Trail or 67th Street West. The ideal solution would be to remove the plans for the apartment complex and replace it with lower density housing, consistent with the existing character of the neighborhood. I do understand how an apartment complex helps achieve the density goals of the city. With this in mind and if the apartment building is an absolute requirement, the tenants of the apartment building and the existing residents of Settlers Ridge would both be best served with having the apartment building and primary entrance to the complex near the corner of 70th and Robert Trail. This will make travel times faster for our new neighbors in the apartment complex as well as reduce traffic on Agate and 67th.

I appreciate your thoughtful consideration of my input, and I do appreciate the time you dedicate to public service. I am confident you will make the right decision for our community.

Best regards,

Jeremy Kippley
6592 Alverno Lane

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Rebecca Kiernan | City Clerk

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rkiernan@ighmn.gov | www.ighmn.gov

From: [Rebecca Kiernan](#)
To: [Allan Hunting](#); [Heather Botten](#); [Kim Fox](#)
Subject: FW: Proposed Development South of Lennar's Settler's Ridge Community
Date: Tuesday, July 20, 2021 10:17:45 AM

Resident comment

From: Melody Klein <melody.klein@msn.com>
Sent: Tuesday, July 20, 2021 10:09 AM
To: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: Proposed Development South of Lennar's Settler's Ridge Community

Thank you in advance for taking the time to read my email regarding the proposed development immediately adjacent to the south end of the Settler's Ridge community.

While we all knew there would likely be several future developments planned for the surrounding area (and the developments are certainly welcomed), we were surprised and concerned that there appears to be the possibility of an apartment complex literally in our backyards. This is not what homeowners were expecting to be at the south end of our community. The beautiful, serene nature and the wooded areas is what drew many of us homeowners to purchase land and build single family homes in this area of Inver Grove.

I am asking as a property owner on Agate Trail that the transition from single family homes to the proposed development adjacent to Settler's Ridge be carefully and thoroughly thought through, especially in light of the future expansion of 70th street. At the very least, consideration be given to townhomes, villas or twin homes to be constructed on the land adjacent to Settler's Ridge and keeping the mature trees to allow for transition into the proposed development. If an apartment complex is deemed to be necessary in this development, that it should be located closer to 70th street and/or Robert Trail and for it be built with the very minimum size necessary.

In the very near future there will be multiple projects (with developing of land, road extensions being completed, the major expansion of 70th street) in one small quadrant of Inver Grove. I currently have safety issues with the traffic on Agate Trail that has occurred with the opening of just one street. That being 65th. The increased traffic and speed of vehicles already present on our narrow, residential street is becoming a major safety issue. The planning of traffic during any construction or after must not be an added hazard or disruption to our community. I ask that possibilities be given to using new primary entrances and exits for the new development directly onto 70th and/or South Robert Trail and not Agate Trail as Agate Trail is already a concern with just the use by residents of Settler's Ridge. Please consider how one can configure the development of access to and from the new development to deter or reduce the volume of traffic from the new development through the Settler's Ridge neighborhood on and over Agate Trail and 67th Streets. For example, keep the access

into Settler's Ridge blocked during construction.

I know I, as well as many of the homeowners in Settler's Ridge, look forward to working with the City of Inver Grove in keeping this area a safe and desirable neighborhood to live.

Melody Klein
Settler's Ridge
6571 Agate Trail

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Rebecca Kiernan | City Clerk

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From: [Rebecca Kiernan](#)
To: [Allan Hunting](#); [Kim Fox](#); [Heather Botten](#)
Subject: FW: Info for July 26th meeting regarding At Home proposed housing project
Date: Tuesday, July 20, 2021 8:08:28 AM

Comments for the At Home agenda item.

From: Tom Bartholomew <tbartholomew@ighmn.gov>
Sent: Monday, July 19, 2021 6:33 PM
To: Rebecca Kiernan <rkiernan@ighmn.gov>; Heather Rand <hrand@ighmn.gov>
Subject: Fw: Info for July 26th meeting regarding At Home proposed housing project

FYI for meeting record

From: patricia magnus <pmagnus9@msn.com>
Sent: Monday, July 19, 2021 6:28 PM
To: Tom Bartholomew <tbartholomew@ighmn.gov>; Brenda Dietrich <bdietrich@ighmn.gov>; Sue Gliva <sgliva@ighmn.gov>; John Murphy <jmurphy@ighmn.gov>; rpiekarskirech@ighmn.gov <rpiekarskirech@ighmn.gov>
Subject: Info for July 26th meeting regarding At Home proposed housing project

Hi,

I wanted to provide feedback for your upcoming meeting regarding the AT HOME proposal located north & west of Hwy 3 and 70th Street. My husband and I have lived in Settlers Ridge community ~4 years'; prior to this we were long time Eagan residents so know the area well.

My main concerns with the proposed project are as follows:

1. Transitioning from a neighborhood of single-family homes consisting of 2 story and rambler style houses to a 3-story apartment complex built on high ground could potentially take away the desirability and monetary house value for the residents of Settlers Ridge. To illustrate my point, I created an image of our potential view across the street looking out from our porch. I think the best option IF there is going to be an apartment is to locate the building on the corner of 70th St & Hwy 3.
2. As you know the streets in Settlers Ridge are narrow thus allowing only one-sided parking. There are many families with children so a typical day has lots of kids riding bikes and scooters in the street. I think it would create a huge safety hazard if more traffic was added with a new high-density neighborhood and construction traffic. After having spent my career in health care including trauma, I can personally say that every effort to increase safety should be considered.

Thank you in advance for reading my feedback.

Patti [Magnus/pmagnus9@msn.com/651-210-0741](mailto:pmagnus9@msn.com/651-210-0741)

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Tom Bartholomew | Mayor

Tel: (651) 450-2505

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tbartholomew@ighmn.gov | www.ighmn.gov

From: [Rebecca Kiernan](#)
To: [Allan Hunting](#); [Heather Botten](#); [Kim Fox](#)
Subject: FW: 1344 66th St Inver Grove Heights - Affected household
Date: Tuesday, July 20, 2021 8:10:43 AM
Attachments: [image.png](#)
[IMG_8240.HEIC](#)
[IMG_8239.HEIC](#)
[IMG_8238.HEIC](#)

Comments for packet.

From: Nipun Malhotra <nipunmalhotramba@gmail.com>
Sent: Tuesday, July 20, 2021 12:24 AM
To: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: Re: 1344 66th St Inver Grove Heights - Affected household

Dear Sir/ Madam,

I hope you and your family are doing well!

I reside on 1344 66th St, Inver Grove Heights, MN, 55077.
Just got to know about the new development, earlier I thought it was going to be a single family home and inner street but now I am getting to know that it could be 2 or 3 story apartments too.

Our house is at the intersection of Agate Trail and 66th Street and new street will be causing our home to be in high traffic area

Request your kind consideration to the following while doing the development

- 1) Retain the trees to help in
 - a) transition from our house to new road
 - b) lowering development noise
 - c) Roundabout circle or Stop sign to reduce the speed and high traffic
- 2) Transition the development with green zone of trees (at the least don't cut down the trees
- 3) Keep at least some distance for development so we don't have loss to our backyard privacy and solar roof
- 4) Keep the rental footprint near 70th St and S Robert St as much as possible

I hope you consider that in lieu of development we don't give away nature, currently i see deer coming to our backyard and we just moved in last year and we ourselves started going green, This is a little set back to know that you may have to cut down the trees and make way for new development,

Please keep the green and trees transition, not only it helps keep noise down, air healthy and mind uplifted it also helps keep the privacy,

I am bipolar and have been on anxiety and depression medications since 7 years and when i settled in here i thought with internal road meant there will be single family housing behind, green trees will still be present and not cut down.

I hope you are able to view the situation from my perspective and keep the trees transition at the minimum, rest it can be anything behind we don't have control.

Our home Backyard pictures (attached on how the green trees are there it is only a single thin layer of trees would request you to not cut down and use a **Y shaped road** to meet Agate Trail and 67th Street

Regards,
Nipun Malhotra
7632193126

On Mon, Jul 19, 2021 at 12:23 AM Nipun Malhotra <nipunmalhotramba@gmail.com> wrote:



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Rebecca Kiernan | City Clerk

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rkiernan@ighmn.gov | www.ighmn.gov

From: [Rebecca Kiernan](#)
To: [Allan Hunting](#)
Cc: [Heather Botten](#); [Kim Fox](#)
Subject: FW: Residents concern for CASE No. 21-45PUD (Multi tenant apartment and rental units)
Date: Wednesday, July 07, 2021 9:21:06 AM

Please add to your packet for this resident comment.

Becky

From: Rosemary Piekarski-Krech <rpiekarskikrech@ighmn.gov>
Sent: Wednesday, July 7, 2021 8:45 AM
To: Heather Rand <hrand@ighmn.gov>
Cc: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: Fw: Residents concern for CASE No. 21-45PUD (Multi tenant apartment and rental units)

FYI

From: Ajeet Pandey <ajeetnath@gmail.com>
Sent: Tuesday, July 6, 2021 11:05 PM
To: Tom Bartholomew <tbartholomew@ighmn.gov>; Brenda Dietrich <bdietrich@ighmn.gov>; Sue Gliva <sgliva@ighmn.gov>; John Murphy <jmurphy@ighmn.gov>; Rosemary Piekarski-Krech <rpiekarskikrech@ighmn.gov>
Subject: Residents concern for CASE No. 21-45PUD (Multi tenant apartment and rental units)

Respected Mayor and Council Members,

I am resident of Settlers Ridge Community, next to proposed development AT Home Apartments - CASE No. 21-45PUD on highway 3 and 7th street.

On plan for this development have following concerns and need your help to understand and advise or share your thoughts on:

1. **Development proximity to our homes:** Removal of green patches around his development (Due to construction of other homes around this area in last 3 years the green patches are completely taken away). Privacy concerns with multi tenant rental units build on this plan vs single family or owned homes vs predominantly rental units.

2. Suspected increased street traffic thru society: Due to roads around our home(MN 3, 70th Street, argenta trail) are single lane roads predominantly and have no redlights in all three intersections. This development will cause, more traffic and noise that will reduce mobility of members from our community. As well as may increase police activity around the community.

3. There are already large multi tenant buildings are built near viking stadium and the communities already built in this 1 mile radius in last 2 years. It seems this space is marked for construction by city and targeted to cutdown the greenery around it. With the increased heat we have seen change in last 3 years, this is going to add to the air quality and living comfort for current residents.

4. Already concerns are raised to city for development plan for this area(lack of park, lack of biking roads around community, etc) but no action we see that has been taken in this regard.

5. The promise by city governing body on steady and sustainable growth seems to have taken exponential development path and seems to be ignoring concerns from current residents.

Would like your help to understand our concerns and advise on directions (alternate entry and exit for new constructions, preferably not rental units etc) that is good for current and future residents of this area.

Thanking you in anticipation,

Ajeet N Pandey

6770 Alverno court, Inver Grove Heights, MN, 55077

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Rosemary Piekarski Krech | City Council Member

Tel: (651) 455-5337

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rpiekarskikrech@ighmn.gov | www.ighmn.gov

From: [Rebecca Kiernan](#)
To: [Allan Hunting](#); [Heather Botten](#); [Kim Fox](#)
Subject: FW: Regarding AT Home Apartment- CASE NO. 21-45PUD
Date: Monday, July 19, 2021 8:25:57 AM

Please include in the packet when it is scheduled for council Thanks.

From: Rajitha Bomma <rajitha.bomma@yahoo.com>
Sent: Sunday, July 18, 2021 10:31 PM
To: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: Regarding AT Home Apartment- CASE NO. 21-45PUD

To
City Council,
Inver Grove Heights.

There are multiple reasons that concern my family and many of our neighbors about this new plan to transition this neighborhood.

The idea of shifting from a strictly single family home neighborhood to throwing apartments into the mix is quite overwhelming. We were aware that there were going to be many changes to the community while purchasing our home and to that we welcome any potential residents/neighbors but we just think that this proposition needs to be better suited to our community. Also speaking logically, apartments and single family homes are on opposite sides of the spectrum with residential property. Overall, this neighborhood needs a strong and relevant transition for this proposal to perform well.

However, we don't necessarily need the city to eliminate the idea of an apartment but rather focus more on the location of these apartments. As per the current plan, the apartments are placed next to the Settlers Ridge community and could cause major disruptions. Specifically to those on [66th Street](#) the apartments are going to be in the backyard of our homes, this proposition can be a major breach of privacy. This location also affects the traffic flow into the community which adds to the probable invasion of privacy. Thus, we think that the location of these apartments can and should be modified.

As mentioned before, the traffic situation seems to be a major threat to the safety of our community. Seeing as though the primary routes of entry are those roads that are in the neighborhood, this is obviously going to be a disruption. Next, the suggested apartment provides inadequate parking space for the future residents and will most likely result in many cars parked on the side of these community roads. Not to mention how dangerous this could be for the children of this neighborhood with so many cars on the streets. With the expansion of [70th street](#) comes many concerns about traffic and a new point of entry and exit should be established.

Please consider our concerns for the safety of our community.

Thank you.!!
Rajitha Bomma
1382 66th Street
Inver Grove Heights.

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Rebecca Kiernan | City Clerk

Tel: (651) 450-2513

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rkiernan@ighmn.gov | www.ighmn.gov

From: [Rajitha Bomma](#)
To: [Kim Fox](#)
Subject: Regarding AT Home Apartment- CASE NO. 21-45PUD
Date: Monday, July 19, 2021 6:57:01 PM

To
City Council,
Inver Grove Heights.

There are multiple reasons that concern my family and many of our neighbors about this new plan to transition this neighborhood.

The idea of shifting from a strictly single family home neighborhood to throwing apartments into the mix is quite overwhelming. We were aware that there were going to be many changes to the community while purchasing our home and to that we welcome any potential residents/neighbors but we just think that this proposition needs to be better suited to our community. Also speaking logically, apartments and single family homes are on opposite sides of the spectrum with residential property. Overall, this neighborhood needs a strong and relevant transition for this proposal to perform well.

However, we don't necessarily need the city to eliminate the idea of an apartment but rather focus more on the location of these apartments. As per the current plan, the apartments are placed next to the Settlers Ridge community and could cause major disruptions. Specifically to those on [66th Street](#) the apartments are going to be in the backyard of our homes, this proposition can be a major breach of privacy. This location also affects the traffic flow into the community which adds to the probable invasion of privacy. Thus, we think that the location of these apartments can and should be modified.

As mentioned before, the traffic situation seems to be a major threat to the safety of our community. Seeing as though the primary routes of entry are those roads that are in the neighborhood, this is obviously going to be a disruption. Next, the suggested apartment provides inadequate parking space for the future residents and will most likely result in many cars parked on the side of these community roads. Not to mention how dangerous this could be for the children of this neighborhood with so many cars on the streets. With the expansion of [70th street](#) comes many concerns about traffic and a new point of entry and exit should be established.

Please consider our concerns for the safety of our community.

Thank you!!
Rajitha Bomma
1382 66th Street
Inver Grove Heights.

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is safe.

From: [Rebecca Kiernan](#)
To: [Allan Hunting](#); [Heather Botten](#); [Heather Rand](#)
Cc: [Kim Fox](#)
Subject: FW: At Home Apartments
Date: Tuesday, July 13, 2021 12:54:09 PM

Please add to the resident comments of the At Home Agenda item whenever it is scheduled for.

Becky

From: Ryan Murphy <smurf016@gmail.com>
Sent: Tuesday, July 13, 2021 12:32 PM
To: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: At Home Apartments

Hello,

I wanted to voice my concern over the proposed At Home Apartments development happening near the Settler's Ridge neighborhood. I live on Alverno Court and the back of our house directly faces the development area. We just built a new deck and have enjoyed the beautiful grass and trees and wildlife that are currently part of the scenery. When I saw the proposal I was very concerned with how close the twin homes are going to be to our houses. I was hoping for a larger buffer between the developments, or even a walking/biking trail to go between the neighborhoods to keep more of a nature feel to our backyards. We already have a "butterfly garden" back there but would love to see the area extended to feel more natural and not have housing units all the way to the end of the development.

Thanks,
Ryan Murphy

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Rebecca Kiernan | City Clerk

Tel: (651) 450-2513

City of Inver Grove Heights | 8150 Barbara Avenue | Inver Grove Heights | Minnesota | 55077

rkiernan@ighmn.gov | www.ighmn.gov

From: [Rebecca Kiernan](#)
To: [Allan Hunting](#); [Heather Botten](#); [Kim Fox](#)
Subject: FW: At Home Apartments HDR
Date: Tuesday, July 20, 2021 8:09:39 AM

Comments for the At Home Development

From: Dan Schonhardt <dschonhardt@gmail.com>
Sent: Monday, July 19, 2021 7:45 PM
To: Rebecca Kiernan <rkiernan@ighmn.gov>; Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: At Home Apartments HDR

Hello IGH City Council,

My name is Dan Schonhardt and I live at 1358 66th st, in the Settler's Ridge neighborhood. I am writing to you today to express my concerns with the new high density residential development proposed to be built directly south of our neighborhood, on the corner of Robert and 70th.

My two main concerns involve traffic flow during construction and the location of the apartment building in the current proposal.

The current plan for construction would overlap with the cities plan to rehaul 70th and Argenta trail. This will force all traffic to come through our neighborhood, including large equipment. It would be great if we could push the construction of the development until after road construction on 70th has been completed, but I understand this may not be feasible. Alternatively, requiring 65th be built all the way to Roberr street or an access route be built prior to the start of construction of the development would greatly mitigate the effect of traffic on our neighborhood.

The second concern is the apartment building and its location. The location is directly adjacent to the Settler's ridge neighborhood and directly behind my property. With the loss of trees, the topology of the area, and close proximity to several homes, this will very negatively impact the flow and general feel of the Settler's Ridge neighborhood. The current location is on a hill and the base of that hill sits about 15-20 feet above the base of the nearby houses. This will make a multi-story apartment complex loom even larger over our neighborhood. All of this combined, (loss of trees, increase in traffic, large apartment complex towering over homes) will drive down home values and drastically harm our neighborhood.

With this said, the planning committee listened to and agreed with many of these concerns and added suggested requirements of moving or eliminating the apartment building. I would like to urge the council to require the apartment complex be moved further south, closer to 70th. Alternatively, the council could relax the density requirements to allow for the apartment building be removed from the plan.

Thank you for your time and I look forward to meeting to discuss this on July 26th

--

Dan Schonhardt

President of Schonhardt INC.

phone: 763-381-7384

email: dschonhardt@gmail.com

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Rebecca Kiernan | City Clerk

Tel: (651) 450-2513

City of Inver Grove Heights | 8150 Barbara Avenue | Inver Grove Heights | Minnesota | 55077

rkiernan@ighmn.gov | www.ighmn.gov

From: [Rebecca Kiernan](#)
To: [Allan Hunting](#); [Kim Fox](#); [Heather Botten](#)
Subject: FW: IGH Proposed Development: At Home Apartments
Date: Tuesday, July 20, 2021 8:07:22 AM

Comment from At Home Apartments

From: Katie Thornton <katie.thornton11@hotmail.com>
Sent: Monday, July 19, 2021 1:59 PM
To: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: IGH Proposed Development: At Home Apartments

Hello,

I am a resident living within the Settler's Ridge community of Inver Grove Heights. I am writing in regards to the proposed At Home Apartments development at the NW corner of Robert Trail and 70th St. Since this development is so close to our neighborhood, I am asking the council to consider the following concerns/recommendations:

- **Development Location:**
 - The proposed plan backs up very closely to our homes. Can the plan be shifted further East towards Robert Street to provide more space between our community and this rental community or can the developers guarantee to leave the mature tree line as a barrier between the two communities?
- **Apartment Building Location/Size:**
 - Can the apartment building location be moved closer to 70th Street and/or Robert street, so it is not towering over our backyards?
 - Can the city waive the fee to eliminate the proposed apartment building?
- **Increased Traffic:**
 - With this size development there will be a drastic increase in traffic through our small neighborhood streets, with no relief for our community.
 - The city will be starting work on the 70th Street expansion and reconstruction of Argenta Trail, which means our neighborhood will sit between major infrastructure work causing more traffic through our streets. Please require the developers to create a new primary construction road, to dissuade traffic through our small streets.

I understand the importance of development, but I ask that the council listen to their residents and be thoughtful about planning. We would like to see IGH maintain our family-oriented neighborhood, which so many of us moved here to be a part of.

Please deny this proposed development and require the developer to adjust their plans based on your residents who will be directly impacted.

Sincerely,
Katie Thornton

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Rebecca Kiernan | City Clerk

Tel: (651) 450-2513

City of Inver Grove Heights | 8150 Barbara Avenue | Inver Grove Heights | Minnesota |
55077

rkiernan@ighmn.gov | www.ighmn.gov

From: [Rebecca Kiernan](#)
To: [Allan Hunting](#)
Cc: [Heather Botten](#); [Kim Fox](#)
Subject: FW: Residents concern for CASE No. 21-45PUD (Multi tenant apartment and rental units)
Date: Wednesday, July 7, 2021 9:21:06 AM

Please add to your packet for this resident comment.

Becky

From: Rosemary Piekarski-Krech <rpiekarskikrech@ighmn.gov>
Sent: Wednesday, July 7, 2021 8:45 AM
To: Heather Rand <hrend@ighmn.gov>
Cc: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: Fw: Residents concern for CASE No. 21-45PUD (Multi tenant apartment and rental units)
FYI

From: Ajeet Pandey <ajeetnath@gmail.com>
Sent: Tuesday, July 6, 2021 11:05 PM
To: Tom Bartholomew <tbartholomew@ighmn.gov>; Brenda Dietrich <bdietrich@ighmn.gov>; Sue Gliva <sgliva@ighmn.gov>; John Murphy <jmurphy@ighmn.gov>; Rosemary Piekarski-Krech <rpiekarskikrech@ighmn.gov>

Subject: Residents concern for CASE No. 21-45PUD (Multi tenant apartment and rental units)

Respected Mayor and Council Members,

I am resident of Settlers Ridge Community, next to proposed development AT Home Apartments - CASE No. 21-45PUD on highway 3 and 7th street.

On plan for this development have following concerns and need your help to understand and advise or share your thoughts on:

1. **Development proximity to our homes:** Removal of green patches around his development (Due to construction of other homes around this area in last 3 years the green patches are completely taken away). Privacy concerns with multi tenant rental units build on this plan vs single family or owned homes vs predominantly rental units.
 2. Suspected increased street traffic thru society: Due to roads around our home(MN 3, 70th Street, argenta trail) are single lane roads predominantly and have no redlights in all three intersections. This development will cause, more traffic and noise that will reduce mobility of members from our community. As well as may increase police activity around the community.
 3. There are already large multi tenant buildings are built near viking stadium and the communities already built in this 1 mile radius in last 2 years. It seems this space is marked for construction by city and targeted to cutdown the greenery around it. With the increased heat we have seen change in last 3 years, this is going to add to the air quality and living comfort for current residents.
 4. Already concerns are raised to city for development plan for this area(lack of park, lack of biking roads around community, etc) but no action we see that has been taken in this regard.
 5. The promise by city governing body on steady and sustainable growth seems to have taken exponential development path and seems to be ignoring concerns from current residents.
- Would like your help to understand our concerns and advise on directions (alternate entry and exit for new constructions, preferably not rental units etc) that is good for current and future residents of this area.

Thanking you in anticipation,

Ajeet N Pandey

6770 Alverno court, Inver Grove Heights, MN, 55077

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Rosemary Piekarski Krech | City Council Member

Tel: (651) 455-5337

City of Inver Grove Heights | 8150 Barbara Ave | Inver Grove Heights | Minnesota | 55077

rpiekarskikrech@ighmn.gov | www.ighmn.gov

From: [Peter Grayson](#)
To: [Kim Fox](#)
Cc: [Kris Staples](#); [Zachary Samuelson](#); [Joan Jawor](#); [Dustin Delmonico](#); [John Murphy](#)
Subject: At Home Apartments - Case No 21-45PUD
Date: Friday, July 02, 2021 5:02:32 PM

Good afternoon ~

I am writing as a resident of Settler's Ridge Association. I am also a Board Member for the Settler's Ridge Homeowners Association. Please include these comments to the Planning Commission for its upcoming meeting.

I participated in the listening session provided by At Home Apartments for the local community. I also discussed it with other home owners and gave it a great deal of thought. While I was impressed by the presentation and encouraged at the prospect of investment in our neighborhood, quite frankly, this proposal is not appropriate for the area. I would like to highlight several significant issues:

1. Population density. My primary concern is the population density in this area, especially considering the other current or pending development projects in our immediate area. Not only would this proposed development bring a HUGE number of residents to a small portion of the NW quarter of the city, but it would markedly change the character of the existing neighborhoods. In effect, we become a poor Eagan, not the more rural Inver Grove Heights that our residents enjoy. I would not object to a single family concept, or even town homes on the site chosen, but the current proposal seems nearly as densely packed as what you would find in the middle of a major city.

Numerous studies demonstrate that, among other things, dense living leads to apathy and indifference. As a result, people do not want to get involved in others' affairs, even if they include violations of community rules, accidents, or crime. We tightly manage our community through a homeowners association run by our own residents. An offsite management company does not have that same self-policing ability. This is NOT a good model for Inver Grove Heights, especially immediately adjacent to an existing community of single family homes.

2. Layout of proposed development. Even if the city were to seriously entertain this development, I believe that the configuration is inconsistent with the existing neighborhood. Most significantly, the developer proposes a three-story apartment complex abutting the center of our community. A number of homes will now see a large apartment building literally in their back yard. Because of the topography, this unit would tower over our neighborhood.

The views and increased noise (especially with an attached outdoor community pool) would cause an immediate and direct detriment to a large number of homeowners. In addition, the development calls for underground parking for this apartment complex, as well as surface parking. Those factors alone will greatly affect the runoff and no matter how well planned, will alter drainage throughout our community. Placement of the apartment building at the rear of the new development would also greatly increase traffic through Settler's Ridge by the new residents on the North side of the development. All these factors have a huge negative affect on our community owners' quiet enjoyment and our property values.

Finally, it makes no sense to place the most dense parts of the development closest to an existing community. Why would they not position the apartments and multi-plex housing closer to an existing road, such as Robert Trail?

3. Rental units. There seem to be plenty of rental units throughout the city, so it seems odd to place more in an area directly adjacent to existing communities. We already have a new rental community currently under construction immediately to the East on Robert Trail and 70th Street and there are additional supposed "high-end" rental units proposed or pending to the West in Eagan.

Settler's Ridge and other existing homeowners will soon become an island of single family homes surrounded by rentals. This creates numerous problems, including a more transient neighborhood population, increased traffic, and no matter how well managed, neglect and crime. A more transient population only increases the apathy and indifference caused by the density. As much as we wish this could succeed, I don't think the neighborhood can sustain such an influx of "high-end" rentals for an extended period. Overall, I fear this development will exact a

huge toll on our neighborhood's (and the city's) economic vitality.

4. Traffic. Not only will this proposed development necessarily lead to a great increase in traffic along Robert Trail, Argenta Trail, and 70th Street, but it will swell the traffic directly through our neighborhood. As more rental units are added to the area, we will also likely see an increase in bus traffic in the area. Even the pending road upgrades in the area would soon become overburdened by the huge increase in cars from this proposed development.

As mentioned above, one of the primary entry and exit routes through the proposed development is directly through Settler's Ridge. That creates an added hazard to our residents, especially to our children. ANY proposed development needs to consider other entry and exit paths to the primary roads, NOT through an existing community.

As much as I like and appreciate development, I believe we must be cognizant of smart growth. This project is not that. I fear that approval of this project would be detrimental to the neighborhood and to the city. It would signal a change in the character of Inver Grove Heights going forward. I strongly encourage this Commission to deny all aspects of this proposal, including any rezoning, variances, and waivers requested.

Sincerely,

Peter C. Grayson
6692 Agate Trail
Inver Grove Heights, MN 55077
(612) 598-5907

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From: [Lauren Harris](#)
To: [Kim Fox](#)
Subject: Planning Commission Meeting - 7.6.21
Date: Monday, July 05, 2021 9:20:15 PM

Hello Kim,

Firstly, I would like to apologize for the delay in sending this email as I know it is past the 4pm deadline. If you are able to include this for tomorrow evening's meeting, that would be greatly appreciated as I will be unable to attend, as I had planned, due to a sick child.

My name is Lauren Harris. My husband, son, and I live at 1374 66th Street. We were excited to move into the neighborhood as I grew up just a mile and a half away, and have enjoyed having the beautiful woods backing up to our property for the last four years. We always knew the area would one day be developed, and looked forward to building our community. However, I do not feel that rental properties best serve our vibrant and growing neighborhood in the northwest quadrant.

I am extremely concerned first and foremost about adding that many units to such a small plot of land and the use of Agate Trail as the main throughway for the renters of these units. We have many children in our neighborhood, and the large increase in traffic (both construction and cars) would be a hazard.

I am also concerned about potential crime that could go along with rental units and our overall home values. I honestly don't want to be looking at a huge apartment building right in my backyard and I'm sure many of my other neighbors feel the same way.

I also feel like these rentals would impact our overall property value. We've already discussed moving if they go in. Despite the fact that my husband and I have called this our "forever home" and absolutely love being a part of the Inver Grove community. However, we do not feel that we are being best served as a neighborhood by the city of Inver Grove Heights by the potential building of these rental units right in our backyard.

Thank you for your time.

Lauren Harris

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From: [Rachel London](#)
To: [Kim Fox](#)
Subject: At home apartments proposal
Date: Monday, July 05, 2021 9:38:02 PM

Good evening Kim,

I am writing to express a few concerns about the At home apartments proposal that is being made for the northwest corner of Robert street and 70th Street. My Settler's Ridge neighbors and I have made significant investments and continue to invest in the Inver Grove Heights community. I personally have concerns about the increased road activity, proximity to Alverno Lane homes, potential loss of green space, over-saturation of rental units in the immediate area, and potent increase in section 8 housing that may result from this over saturation. Please look into the possibility of maintaining some green space between the settler ridge neighborhood and the At home apartments complex to mitigate some of these concerns. I appreciate being able to discuss some of these concerns with you.

My best,
Rachel

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From: [patricia magnus](#)
To: [Kim Fox](#)
Subject: AT HOME APARTMENTS - Case #21-45PUD
Date: Monday, July 05, 2021 7:28:42 PM

Hi,

I am a resident of Settlers Ridge neighborhood in Inver Grove Heights; prior to this, my husband and I lived in Eagan where we raised our three kids in a family friendly community. I am sending my thoughts about the proposed project by AT HOME APARTMENTS consisting of a buildout of rental properties including multifamily dwellings and an apartment building. I have concerns so will list them below:

- The Lennar Settler Ridge and Enclave new neighborhoods have many families with children so I am concerned about increased traffic on roads that are only wide enough for 1-sided parking. On most evenings, you will see many children biking and using scooters in the street so definite risk for injury if more traffic starts coming through.
- I am questioning how much rental property meets current demand since I think there might be more proposed rental properties than needed for this geographic area. As you now, there is an upscale rental housing project being built directly across highway 3 on 70th, a proposed apartment building directly south of the Settlers Ridge neighborhood and a large apartment complex at the Vikings practice facility area.
- Since my husband and I were one of the first homeowners in Settlers Ridge in 2017, we have followed the progress including the newest addition of the Settlers Enclaves. I continue to hear the message that there are more families ready to build a house than there are available options. So maybe this property should be built out for homeowners and not renters.
- I have concerns about an increase in crime with so many rental properties. I think it is great that the NW part of IGH has added 3 upper end neighborhoods over the past 5 years and am certain the city of IGH wants to keep safety as high as possible for families, kids and all residents.
- Finally, the proposed plan shows an apartment building directly in the backyard of some of the homeowners. Would seem most appropriate IF there will be an apartment, it should be placed directly on the corner of 70th & Hwy 3.

Thank you in advance for reading my feedback and please feel free to contact me.

Patti Magnus, MBA, retired health care manager
pmagnus9@msn.com/651-210-0741

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From: [Kris Staples](#)
To: [Peter Grayson](#)
Cc: [Dustin Delmonico](#); [Joan Jawor](#); [John Murphy](#); [Zachary Samuelson](#); [Kim Fox](#)
Subject: Re: At Home Apartments - Case No 21-45PUD
Date: Friday, July 02, 2021 8:25:19 PM

Chair and Commissioners,

Please include me echoing Peter's comments. They are well thought out and point to the significant issues with the proposal.

Of the four active or proposed higher density/all rental projects (NE 70th/Robert, Target outlot, SE 70th/Argenta) this makes the least sense. It is quite literally, as Peter points out, an apartment complex and multiplex units dropped into the middle of a medium density 123 home neighborhood.

Developers will tout the huge demand for luxury rentals sustainable into eternity and maybe this works in certain suburbs but I do not see it at all feasible in the NW quadrant (or anywhere in IGH for that matter). Has the City completed a study that would support the luxury rental concept in the numbers proposed with nothing but a Target for amenities? The Council clearly had concerns that the Target outlot rental proposal would suddenly bring new business in droves and that is the one that makes the MOST sense of the four.

To Peter's point, a townhome or accessible Single family home development would be the sensible project to consider for this land.

This proposal and all variances and rezoning requests should be rejected outright.

Kris Staples
6503 Arctic Court
Inver Grove Heights, MN
651-318-8457

On Fri, Jul 2, 2021 at 5:02 PM Peter Grayson <graysonlaw@mac.com> wrote:

Good afternoon ~

I am writing as a resident of Settler's Ridge Association. I am also a Board Member for the Settler's Ridge Homeowners Association. Please include these comments to the Planning Commission for its upcoming meeting.

I participated in the listening session provided by At Home Apartments for the local community. I also discussed it with other home owners and gave it a great deal of thought. While I was impressed by the presentation and encouraged at the prospect of investment in our neighborhood, quite frankly, this proposal is not appropriate for the area. I would like to highlight several significant issues:

1. Population density. My primary concern is the population density in this area, especially considering the other current or pending development projects in our immediate area. Not only would this proposed development bring a HUGE number of residents to a small portion of the NW quarter of the city, but it would markedly change the character of the existing

neighborhoods. In effect, we become a poor Eagan, not the more rural Inver Grove Heights that our residents enjoy. I would not object to a single family concept, or even town homes on the site chosen, but the current proposal seems nearly as densely packed as what you would find in the middle of a major city.

Numerous studies demonstrate that, among other things, dense living leads to apathy and indifference. As a result, people do not want to get involved in others' affairs, even if they include violations of community rules, accidents, or crime. We tightly manage our community through a homeowners association run by our own residents. An offsite management company does not have that same self-policing ability. This is NOT a good model for Inver Grove Heights, especially immediately adjacent to an existing community of single family homes.

2. Layout of proposed development. Even if the city were to seriously entertain this development, I believe that the configuration is inconsistent with the existing neighborhood. Most significantly, the developer proposes a three-story apartment complex abutting the center of our community. A number of homes will now see a large apartment building literally in their back yard. Because of the topography, this unit would tower over our neighborhood.

The views and increased noise (especially with an attached outdoor community pool) would cause an immediate and direct detriment to a large number of homeowners. In addition, the development calls for underground parking for this apartment complex, as well as surface parking. Those factors alone will greatly affect the runoff and no matter how well planned, will alter drainage throughout our community. Placement of the apartment building at the rear of the new development would also greatly increase traffic through Settler's Ridge by the new residents on the North side of the development. All these factors have a huge negative affect on our community owners' quiet enjoyment and our property values.

Finally, it makes no sense to place the most dense parts of the development closest to an existing community. Why would they not position the apartments and multi-plex housing closer to an existing road, such as Robert Trail?

3. Rental units. There seem to be plenty of rental units throughout the city, so it seems odd to place more in an area directly adjacent to existing communities. We already have a new rental community currently under construction immediately to the East on Robert Trail and 70th Street and there are additional supposed "high-end" rental units proposed or pending to the West in Eagan.

Settler's Ridge and other existing homeowners will soon become an island of single family homes surrounded by rentals. This creates numerous problems, including a more transient neighborhood population, increased traffic, and no matter how well managed, neglect and crime. A more transient population only increases the apathy and indifference caused by the density. As much as we wish this could succeed, I don't think the neighborhood can sustain such an influx of "high-end" rentals for an extended period. Overall, I fear this development will exact a huge toll on our neighborhood's (and the city's) economic vitality.

4. Traffic. Not only will this proposed development necessarily lead to a great increase in traffic along Robert Trail, Argenta Trail, and 70th Street, but it will swell the traffic directly through our neighborhood. As more rental units are added to the area, we will also likely

see an increase in bus traffic in the area. Even the pending road upgrades in the area would soon become overburdened by the huge increase in cars from this proposed development.

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As much as I like and appreciate development, I believe we must be cognizant of smart growth. This project is not that. I fear that approval of this project would be detrimental to the neighborhood and to the city. It would signal a change in the character of Inver Grove Heights going forward. I strongly encourage this Commission to deny all aspects of this proposal, including any rezoning, variances, and waivers requested.

Sincerely,

Peter C. Grayson
6692 Agate Trail
Inver Grove Heights, MN 55077
(612) 598-5907

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From: [Julie Stone](#)
To: [Kim Fox](#)
Subject: Planning commission meeting and concerns regarding AtHome proposal
Date: Monday, July 05, 2021 2:12:22 PM

Dear Ms. Fox,

My name is Julie Stone, and as a resident of Settlers Ridge neighborhood, in Inver Grove Heights, I have concerns about the proposed development by At Home Apartments on the Northwest corner of Robert and 70th street.

First, the amount of traffic this will generate through the Settlers Ridge neighborhood is tremendous. Agate trail is not designed for heavy traffic, and surely this will be the fastest and most preferred route for those coming from this proposed development to access 494 and going north on Robert. This is very unsafe for our neighborhood. The streets in Settlers Ridge neighborhood do not have the capacity to handle the extreme amount of traffic this development would generate and most importantly would endanger the safety of the residents who live here, especially the children. Settlers Ridge has a higher than usual percentage of children than a typical neighborhood so all the more reason for this to be a deep concern.

Secondly, there are already apartment buildings being built across the street on 70th, along with the influx of apartments being built just down the road near the Vikings training facility. I question the need for so much high density housing.

Lastly, the apartment building in the proposed plan is to be built right next to the pre existing homes! Why not place it closer to 70th or not place the largest structure right next to the homes that are already there. And again, the most high density and largest structure in the development being placed right next to the Agate Trail entrance just makes it the easiest and fastest entrance/exit point for all of the people living there which would, without question, increase traffic tremendously through out the Settlers Ridge neighborhood.

Please share my concerns for the planning commission meeting being held on Tuesday, July 6th. Thank you for your consideration.

Sincerely,
Julie Stone
1378 66th St
Inver Grove Heights, 55077

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From: [Venkatapaliah Kongara](#)
To: [Kim Ego](#)
Subject: AT HOME APARTMENTS - CASE NO 21-45PUD - Concerns
Date: Tuesday, July 06, 2021 12:18:42 PM

Dear Planning Committee,

I am a resident of Inver Grove Heights Settlers Ridge community and owner of 6670 Agate Trl, Inver Grove Heights, MN - 55077 where the new apartments community is planning to build.

I highly oppose apartment building, the town homes are ok. I am afraid this will cause damage to the community living here and decline the house values.

--

Regards...
Venkatapaliah Kongara
6670 Agate Trl, Inver Grove Heights

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**Request for Council Action****Consider Resolution Awarding Contract for City Project No. 2020-06 Good Samaritan Pond (1301 50th St.)**

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	July 26, 2021	None	
Item Type:	Regular	Amount included in current budget	
Contact:	Jake Moser, 651-450-2489	Budget amendment requested	
Prepared by:	Jake Moser, Civil Engineer	FTE included in current complement	
Reviewed by:	Thomas J. Kaldunski, City Engineer	New FTE requested - N/A	
	Klay Eckles, Interim Public Works Director	Other: Stormwater Utility Fund, Special Assessments	X

PURPOSE/ACTION REQUESTED

Consider Resolution Awarding Contract for City Project No. 2020-06 Good Samaritan Pond (1301 50th St.).

SUMMARY

Bids on City Project No. 2020-06 were opened on June 15, 2021. There were four (4) bidders for the project. The low bidder on the project is Krueger Excavating Inc. with a total bid of \$301,439. The Engineer's estimate for project construction cost was \$262,729. Bids received were competitive, but higher than estimated due to increasing construction costs and schedule requirements.

Staff recommends awarding the contract to Krueger Excavating Inc. in the amount of \$301,439 for the base bid for City Project No. 2020-06 Good Samaritan Pond (1301 50th St.).

JM

Attachment(s): Resolution
Location Map

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

**RESOLUTION AWARDING CONTRACT TO KRUEGER EXCAVATING INC. FOR
CITY PROJECT NO. 2020-06 GOOD SAMARITAN POND (1301 50TH ST.).**

RESOLUTION NO. _____

WHEREAS, pursuant to an advertisement for bids for 2020-06 Good Samaritan Pond (1301 50th St.) bids were received, opened on June 15, 2021 at 10:00 a.m., readaloud, and tabulated according to law. The following bids were received complying with the advertisement:

Contractor	5% Bid Bond	Base Bid
Krueger Excavating Inc.	Yes	\$301,439.00
Max Steininger, Inc.	Yes	\$378,593.32
New Look Contracting, Inc.	Yes	\$393,734.00
Urban Companies	Yes	\$463,253.00

WHEREAS, Krueger Excavating Inc. is the lowest responsible bidder for the base bid plus the alternate with a total amount of \$301,439.00.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS THAT:

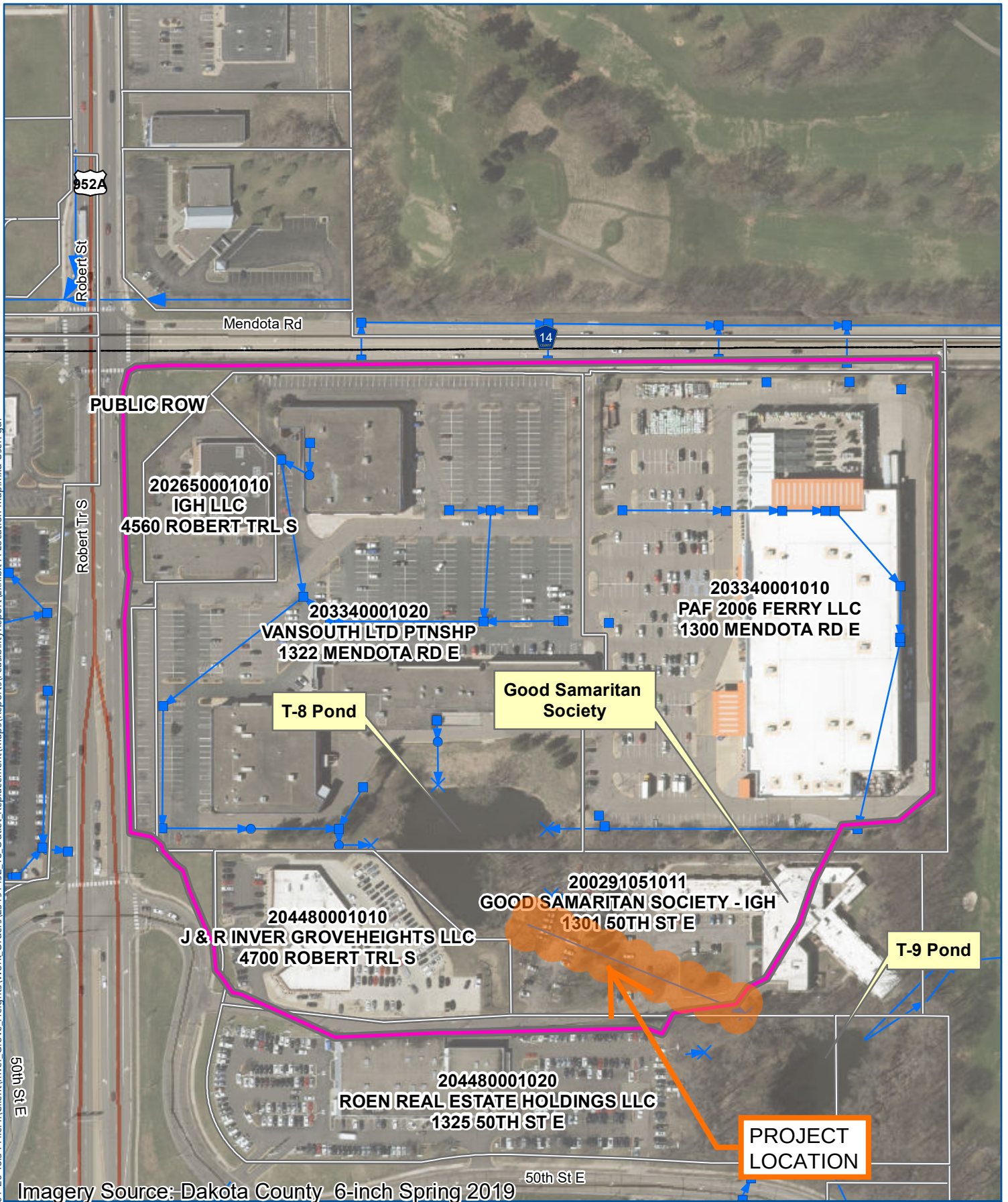
1. The Mayor and Clerk are hereby authorized and directed to enter into a contract with Krueger Excavating Inc. in the name of the City of Inver Grove Heights, for City Project 2020-06 according to plans and specifications therefore approved by the Council and on file at the Office of the City Clerk (base bid).
2. The City Clerk is hereby authorized and directed to return, forthwith, to all bidders, the deposits made with their bids except for the deposit of the successful bidder and the next lowest bidder shall be retained until the contract has been signed.
3. Project funding for the City Project No. 2020-06 in the amount of \$376,799 shall be provided by Special Assessments and the Stormwater Utility Fund.

Adopted by the City Council of Inver Grove Heights this 26th day of July 2021

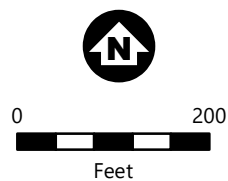
Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



- Flared End
- Catch Basin
- Storm Sewer
- Parcels
- Contributing Area



LOCATION MAP
City Project 2020-06
Good Samaritan Pond
(1301 50th Street)

EXHIBIT A