



Inver Grove Heights Planning Commission
Tuesday, October 15, 2024 at 7:00 PM
8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Stacy Bodsberg (sbodsberg@ighmn.gov). Comments received prior to 4:00 p.m. on Tuesday, October 15, 2024, will be provided to the Commission at or before the October 15, 2024 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
 - A. Minutes of the September 17, 2024, Planning Commission Meeting.
4. **Public Hearing**
5. **Regular Business**
 - A. Inver Grove Heights Five-Year Capital Improvement Plan (2025-2029) Review for Consistency with the Inver Grove Heights 2040 Comprehensive Plan.
6. **Adjourn**

This document is available upon a three (3) business day request in alternate formats such as braille, large print, audio recording, etc. Please contact Stacy Bodsberg, Community Development Support Specialist, at 651.450.2545 or sbodsberg@ighmn.gov.

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, September 17, 2024 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

Chair Weber called the Planning Commission Meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

2. ROLL CALL

Commissioners Present: Jonathan Weber (*Chair*)
Scott Clancy (*Vice-Chair*)
Trisha Presley (*Secretary*)
Jason Teiken
Lance Twedt
Amy Hunting
Robert Heidenreich
Aida Schaefer
Dennis Wippermann

Commissioners Absent: None.

Staff Present: Jason Ziemer, Community Development Director
Heather Botten, Associate Planner
Stacy Bodsberg, Community Development Support Specialist

3. CONSENT AGENDA

A. Minutes of the September 4, 2024, Planning Commission Meeting.

Motion by Heidenreich, Second by Wippermann, to approve the minutes as submitted.

Ayes: 9

Nays: 0 Motion Carried.

4. PUBLIC HEARING

A. Vacation of a portion of Temporary Drainage and Utility Easement; and Conditional Use Permit for the use of a Daycare Facility Located at 7761 Amana Trail. (InSite Development - Case No. 24-35VAC)

Reading of Public Notice

Secretary Presley read the Public Hearing Notice.

Presentation of Request

Associate Planner Botten presented a summary of the staff report.

Daycare facilities are considered a conditional use in commercial shopping center districts. However, a Conditional Use Permit was not included when the Planned Unit Development for this project was approved in June. Staff deems the proposed use consistent with the Comprehensive Plan, and there do not appear to be negative effects on city facilities or services. Dropoff would be in front of the main doors, and employee parking would be on the outer perimeter. Exterior building materials and landscaping will be consistent with other buildings in the development and in compliance with code requirements. Engineering has reviewed and

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agrees with the vacation of the paved portion of the easement (not the area with the rain garden/ponding).

Staff recommend approval of the Conditional Use Permit and the Vacation of a portion of the Easement. Staff have not heard from surrounding property owners.

Planning Commission Discussion

Commissioner Clancy inquired if a rationale for approval was needed. Botten stated that there is not.

Commissioner Wippermann inquired if there will be a playground for the facility, and if a fence will be around the perimeter of the site. Botten stated that there will be, and the fence will only be around the perimeter of the playground area.

Opening of Public Hearing

Sean Graham, 1400 16th Street, Suite 300, Oak Brook, IL, InSite Real Estate, LLC, Applicant, stated that he has read and understood the staff report.

Chair Weber closed the Public Hearing.

Planning Commission Recommendation

Motion by Clancy, Second by Schaefer, to Approve a Conditional Use Permit to allow a daycare facility on Lot 3, Block 2, Argenta Hills subject to the conditions listed in the staff report; and to Approve a Vacation of a portion of a Temporary Easement as depicted on the plan labeled Vacation Depiction.

Ayes: 9

Nays: 0 Motion Carried.

The item is tentatively scheduled to go before the City Council on September 23, 2024.

B. Major Site Plan Review for an Essential Service Building Expansion; and Variances from the Maximum Fence Height Requirement Located at 11548 Clark Road. (Xcel Energy - Case No. 24-34SPV)

Reading of Public Notice

Secretary Presley read the Public Hearing Notice.

Presentation of Request

Associate Planner Botten presented a summary of the staff report.

The proposal is for an expansion of the Rich Valley Substation, on the east side of Clark Road. Essential Services is a permitted use in the I-2, General Industry District. However, the size of the expansion triggered the Major Site Plan Review process.

There do not appear to be negative effects on city facilities or services. Access to the property is not changing. Stormwater retention ponds (on north and south sides) will be designed to city standards.

The applicant is also requesting a Variance for both the Inver Hills Substation and Rich Valley Substation. The fence height proposed is due to federal regulations to enhance security. There

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do not appear to be adverse impacts on the neighborhood, and visibility should not be impacted.

Staff recommends approval of the Major Site Plan and Variances. Staff has not heard from surrounding property owners.

Opening of Public Hearing

Brian Sullivan, 414 Nicollet Mall, Minneapolis, Xcel Energy, Applicant, stated that he has read and understood the staff report. The existing substation is not big enough to meet the growing needs of the area.

Chair Weber closed the Public Hearing.

Planning Commission Recommendation

Motion by Hunting, Second by Clancy, to Approve a Major Site Plan Review for an Essential Service Structure expansion of the existing electrical power substation subject to the conditions listed in the staff report; and Approve the Variances to allow the fence height of ten feet tall whereas seven feet is the maximum allowed by City Code subject to the condition listed in the staff report.

Ayes: 9

Nays: 0 Motion Carried.

The item is tentatively scheduled to go before the City Council on October 14, 2024.

C. Rezoning from A, Agricultural to R-3A, Multiple-Family Residential Located at 1401 70th Street East. (National Land Holdings, LLC - Case No. 24-22PAZ)

Reading of Public Notice

Secretary Presley read the Public Hearing Notice.

Presentation of Request

Associate Planner Botten and Community Development Director Ziemer presented a summary of the staff report.

The Rezoning would make the area consistent with the underlying 2040 Comprehensive Plan's land use LMDR, Low-Medium Density Residential. State statute requires land use and zoning to not be inconsistent with each other.

The property is 77 acres and currently has one single-family house and some accessory structures. The site is located in the Northwest Area, which was guided for future development in the 2040 Comprehensive Plan. Existing density designation for Low-Medium Density Residential is 4 to 8 units per acre.

The applicant's concept plan is for a mix of single-family homes and townhomes, also includes two parks. The net density would be just over 4 units per acre.

If the Rezoning is approved, then a Planned Unit Development and plat approvals would be required. It would be noticed for public comment, and site design and review, including setbacks and landscaping, would be considered as part of those processes.

Community Development Director Ziemer stated that the environmental review processes are established by the Environmental Quality Board (EQB). An Environmental Assessment

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Worksheet (EAW) is used to determine if an Environmental Impact Statement (EIS) is needed. These two processes are site/development specific. For entire areas, an Alternative Urban Areawide Review (AUAR) is completed. For the Northwest Area, this review was completed in 2005. It has been updated every 5 years subsequently.

These processes are meant to raise awareness of potential environmental impacts to assist in mitigating them.

The authority for decisions related to environmental review rests with the City. The Environmental Quality Board is an administrating agency - they ensure that the City follows the EIS/EAW/AUAR process and rules.

Staff is currently analyzing whether further review is needed for this development, given the existing AUAR. The results of this analysis will be presented to the City Council on October 14th; whether additional review is needed will be determined at that point.

However, keeping land use consistent with zoning is part of complying with state statute, so staff recommends approval of the rezoning to R-3A.

Chair Weber clarified that the Planning Commission should only consider the rezoning question.

Planning Commission Discussion

Commissioner Twedt questioned what the density would be with the change of the rezoning request. Botten stated that the rezoning would match the existing land use designation of LMDR which allows for the density of 4 to 8 units per acre.

Commissioner Hunting confirmed that 4 units is the minimum for LMDR.

Commissioner Teiken inquired about whether there is an end point for AUARs. Zierner stated the next five-year report for the Northwest Area AUAR should be completed by May 2025, but approval of that report may take longer.

Opening of Public Hearing

Tom LaSalle, 2001 Killebrew Drive, Suite 100, Bloomington, National Land Holdings, Applicant, stated that he has read and understood the staff report. Since the August meeting, the changes have been made to the original plans in response to neighbor and Planning Commission concerns.

Bill Griffith, 8300 Norman Center Drive, Suite 1000, Minneapolis, Larkin Hoffman, Representative with Applicant, commented that this project started with the Northwest Area Plan, which calls for a range of housing types. Resident and Commissioner concerns were mostly about the proposed apartment building north of 70th Street, which has been moved to the west and replaced with 45 townhomes. Some single-family lots on the north side of the site were also removed and replaced with a public park. The apartment building was moved to another site to the west in order to create a density gradient from the single-family lots to the east and the town homes in the center. Mr. Griffith stated that this project is now closer to the minimum density designated. The project uses existing sewer infrastructure and will help the City to pay back bonds. Clarified that more details will be coming later; this concept plan is to illustrate the developers' overall intention. Another change made since the August Planning Commission meeting is the addition of a park in the north that will connect the area to Harmon Park. In the future, as other properties develop, the City could request a green corridor. This also creates an 80-foot buffer from the townhomes to the northern property line of the site, meaning there will

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be a 200-foot buffer to neighboring properties to the north. The buffer area to the east will be 300-500 feet to the nearest properties. The plan is to clear only dead trees from this area; other trees will be retained in their natural state.

Mr. Griffith summarized the changes made to the plan since August (in addition to the density gradient created by moving the apartment building to a different site):

- There are now about 9.5 acres of park space, with one park moved to be adjacent to the pond.
- There will be an extension of 65th Street within the site, with an adjacent trail system.
- Water mains will be looped for public safety.
- Allen Way will be brought up to connect for future development to the north to bring roads and infrastructure through to the north more efficiently.

In response to environmental concerns raised, the extensive environmental review has already taken place as part of the AUAR - he clarified that the same questions are raised in both these area-wide reviews and the EAW/EIS process.

Commissioner Hunting stated that she approves of the decrease in density to the southeast corner of the property. The Canvas development nearby has single-family homes on very small lots, and it's very popular. Inquired if there could be single-family homes on smaller lots instead of the townhomes in the southwest. Mr. Griffith stated that the entire site would be zoned R-3A under this proposal, which would give the developers flexibility to consider that as an option. However, the developers need to stay above 4 units per acre for market feasibility.

Commissioner Schaefer stated that the density could be doubled if zoning was changed to R-3A. Mr. Griffith stated that is technically correct, but topography and sewer capacity limit that. Getting more density on the site would be challenging (street layout, grading, etc.) There could be more or fewer single-family homes or townhomes, but there would be no apartment buildings, as they are not allowed under the R-3A zoning.

Craig Hillegas, 6755 Arlene Avenue, expressed opposition. Cited a desire to make the area Low Density Residential due to potential issues from both access points being on 70th Street.

Rue Shibata, 6190 S. Robert Trail, expressed opposition. City staff have not been forthcoming in their communication. The previous property was zoned Agricultural due to a request from the previous property owner. Inquired if the overall density will be around 4 units per acre, Low-Medium Density is needed and expressed doubt about the feasibility of the proposed lot sizes.

Chair Weber stated that the guiding in the 2040 Comprehensive Plan, which was completed in 2019, underlies the zoning of the area.

Brook Williams, 3515 78th Street East, stated that the last environmental review was completed in October 2019, and that a five-year update/more recent information is needed before this rezoning moves forward. Explained the importance of protecting the environment by developing in a series of smaller stages. The City Council can ask for an Environmental Impact Statement to be completed.

Diane Rademacher, 6560 Arlene Avenue, expressed opposition. Would like to see single-family homes in the area and is concerned about a street going into the development being too close to Arlene Avenue.

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Chair Weber inquired about a city-owned easement on the north side of the property. Ziemer confirmed in the affirmative. The easement exists on plans to show where the road would go through.

Therese Petersen, 6525 Arlene Avenue, stated that the easement is on her property, but the easement shown on plans is larger than what was granted; it has not yet been purchased/secured. Questioned why the Comprehensive Plan doesn't show the current zoning of Agricultural. The area should be shown as Agricultural in the 2040 Comprehensive Plan.

Community Development Director Ziemer stated that the LMDR land use guidance, which was set as part of the 2040 Comprehensive Plan adopted in 2019, underlies the zoning. The corresponding zoning for LMDR is R-3A. Land use doesn't have to comply with zoning; zoning must comply with land use.

Timothy Petersen, 6525 Arlene Avenue, expressed opposition due to the topography of the property. Protecting the watershed long-term must be considered. Doesn't believe the 9 acres of park land is adequate considering the many acres that will be developed.

Larry Nelson, 6855 Arlene Avenue, expressed opposition because the developer could increase density to 8 units per acre under the proposed zoning change. Inquired for more transparency with the site plan. Expressed distrust about whether there will be adequate buffer provided to the north. Inquired whether it will be the city's responsibility to get rid of the building that is currently on the property. He said that there could be significant water/runoff issues involved and pointed out that developers on the nearby Arbor Pointe project ended up dissolving the company due to similar issues. He believes the sewer expansion was a mistake, and he said the Northwest Quadrant should not have to pay for that mistake.

Kyle Corniea, 3915 Canter Glen Drive, Eagan, expressed opposition. Current residents will be punished through eminent domain if this project goes through.

Lynne Nelson, 6855 Arlene Avenue, expressed opposition as a long-time resident of the area with an easement on her property. Stated that neighborhood residents were in favor of less-dense proposals, but City Council denied them. The Northwest Quadrant is currently forested. The city wants to maximize taxable units to address old utility bonds, but she is more concerned about preserving wetlands and protecting the environment more generally for future generations. The concept map could be changed at any time to increase the density.

Chair Weber stated that specific development applications/plans would come in front of commission in the future. Plans would need to be approved by both the Planning Commission and the City Council.

Andrew Hansen, 6750 Arlene Avenue, expressed opposition. Inquired about the topography and stated that this project would be better off in the far northwest area, which is currently farmland and has less dramatically varied topography than the area to the south and east. The lower density would be more appropriate for the area and called for additional research prior to rezoning the area.

Karen Vandavelde, 6565 Arlene Avenue, expressed opposition. Stated that residents want an EAW, which should show impacts to wildlife, air quality, wetlands, and overall wellbeing of Inver Grove Heights residents. She asked for long-term sustainability to be considered, not just economic benefits. The Northwest Quadrant is known for its woods and hills. There are many implications for community health and safety with this rezoning. Asked the Planning

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Commission to think about environmental considerations, including protecting endangered species.

Mary Hillegas, 6765 Arlene Avenue, expressed opposition. She thanked the developers for getting the density down to around 4 units per acre. Questioned whether it was possible to change it to LDR instead so that developers cannot increase the density above 4 units per acre. She referenced widespread neighborhood opposition. Inquired about the logic of inserting a higher density project in the middle of an area with lower density. Zoning the area to allow for 8 units per acre creates fear for current residents.

Chair Weber closed the Public Hearing.

Planning Commission Discussion

Commissioner Schaefer inquired as to whether it was possible to request an environmental review before changing the zoning. Ziemer stated that there is already a review in place (AUAR). Schaefer questioned when the next AUAR update is due and mentioned the number of higher-density projects approved recently. Ziemer stated that the last one was completed in May 2020, the update is due to be completed again by May 2025. The AUAR considers the Comprehensive Plan; it includes many potential impacts of the maximum unit count indicated in the Comprehensive Plan. The update in 2025 may trigger further environmental review, but there are already triggers for mitigation if development will impact a wetland. City staff are working with developers to mitigate environmental impacts. MnDOT and Dakota County are also coordinating with developers on traffic matters, e.g. Dakota County will be holding an open house on October 8th to present plans for the reconstruction of 70th Street and gather feedback.

Commissioner Schaefer clarified that the new AUAR update is due in 8 months, and the previous AUAR considered LMDR guiding on the entire parcel.

Commissioner Hunting inquired whether the area could be zoned for low density. Associate Planner Botten stated that a zoning of R-1C would not allow townhomes.

Commissioner Schaefer inquired whether there was a way of instituting a 4 unit per acre maximum. Ziemer stated that the developer could request a re-guiding of the property from LMDR to LDR, but that the Planning Commission is obligated to look at the current request using the existing land use guiding.

Commissioner Twedt clarified that only residential single-family homes, two-family dwellings, and townhomes will be allowed under R-3A.

Commissioner Clancy stated that he saw no reason to diverge from the Comprehensive Plan and encouraged residents to continue to be involved in the process.

Planning Commission Recommendation

Motion by Clancy, Second by Hunting, to Approve the Rezoning from A, Agricultural to R-3A, Multiple-Family Residential.

Ayes: 9

Nays: 0 Motion Carried.

The item is tentatively scheduled to go before the City Council on October 14, 2024.

5. REGULAR BUSINESS

None.

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6. ADJOURN

Motion to adjourn the meeting at 8:41 p.m.

Respectfully submitted by Will Clashe, Recording Secretary.

DRAFT



Planning Commission Report

MEETING DATE: October 15, 2024

CASE NO: 24-37X

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER:

REQUEST: Review of Inver Grove Heights Five-Year Capital Improvement Plan (2025-2029)

LOCATION:

COMPREHENSIVE PLAN:

ZONING:

STAFF CONTACT: Brian Connolly, 651.450.2571

ACTION REQUESTED

Review of the Inver Grove Heights Five-Year Capital Improvement Plan (2025-2029) for Consistency with the Inver Grove Heights 2040 Comprehensive Plan.

BACKGROUND

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

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

EVALUATION OF REQUEST

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

ALTERNATIVES

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

- An Approval Recommendation that the City of Inver Grove Heights Capital Improvement Plan (2025-2029) is consistent with the 2040 Comprehensive Plan.

B. Denial. If the Planning Commission does not find the Capital Improvement Plan consistent with

the 2040 Comprehensive Plan, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

The Public Works Department, Parks & Recreation Department and Planning Staff find that the Inver Grove Heights Five-Year Capital Improvement Plan (2025-2029) is consistent with Inver Grove Heights 2040 Comprehensive Plan.

ATTACHMENTS

1. PC Resolution No. PC2024-01
2. Memo Five-Year Capital Improvement Plan (2025-2029)

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

RESOLUTION NO. _____

A RESOLUTION APPROVING RECOMMENDATION THAT THE CITY OF INVER GROVE HEIGHTS' FIVE-YEAR CAPITAL IMPROVEMENT PLAN (2025-2029) IS CONSISTENT WITH THE CITY OF INVER GROVE HEIGHTS COMPREHENSIVE PLAN.

WHEREAS, City Staff have prepared a five (5) year Capital Improvement Plan (CIP) for the period of 2025-2029; and,

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

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

WHEREAS, the Planning Commission has received the proposed five (5) year CIP for the period of 2025-2029 and has found it to be consistent with the 2040 Comprehensive Plan for the City of Inver Grove Heights.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF INVER GROVE HEIGHTS, MINNESOTA the Planning Commission hereby finds proposed five (5) year Capital Improvement Plan for the period of 2025-2029 to be consistent with the City's 2040 Comprehensive Plan

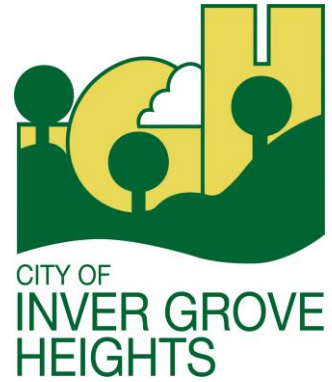
Adopted by the Planning Commission of the City of Inver Grove Heights this 15th day of October 2024.

Jonathan Weber, Chair

ATTEST:

Stacy Bodsberg, Secretary

Memo



TO: Jason Ziemer, Community Development Director
City of Inver Grove Heights Planning Commission

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

DATE: October 15, 2024

RE: Five-Year Capital Improvement Plan (2025-2028)

Introduction

The City of Inver Grove Heights staff have prepared this Capital Improvement Plan (CIP) to help guide capital improvement decisions brought before the City Council in conjunction with annual budget discussions. This version of the CIP is focused on capital improvements associated primarily with the Parks & Recreation Department (City Facilities, Community Center, Golf Course, and Parks) and the Public Works Department (Streets, Utilities, and Engineering) for the years 2025 through 2029.

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

Prior to City Council approval, the CIP must be reviewed by the City's Planning Commission, who shall provide written documentation that the CIP is in compliance with the City's Comprehensive Plan (Minnesota State Statute 462.356, Subdivision 2). The enclosed Resolution provides for the required written documentation per State Statute.

Purpose

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

The demand for services and the cost of building and maintaining the City's infrastructure continues to increase. This CIP attempts to prioritize improvements to the City's infrastructure so Inver Grove

Heights continues to be a community with an infrastructure system that provides high quality service to the City's businesses and residents.

Costs

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

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

Format of CIP

The CIP presents projects and costs in three formats:

- 1) **Projects by Department** - This format includes projects listed by the primary department where the project will be primarily managed. This format breaks out each project by primary department funding category but does not itemize each project by specific funding source. This format is useful to view the entire cost of a project, and the various contributing funding sources. There are nine (9) primary departments for which projects have been categorized in the 2025-2029 CIP:

- City Facilities*
- Community Center*
- Golf Course*
- Parks
- Pavement Management - Local Streets
- Pavement Management - Partnership Projects
- Sewer
- Stormwater
- Water

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

- 2) **Projects by Funding Source** - This format details projects by their specific funding source. This format is useful in understanding the funding source needs on a year-to-year basis for all projects drawing from a specific fund. Refer to the "Funding Source Summary" tabulation for the list of all funding sources included in the current CIP.
- 3) **Unfunded Projects** - This consists of a list of potential CIP projects have not been programmed in the current 2025-2029 CIP, but have been identified through past studies and workshop efforts with the City Council as having a future capital need. Often, Unprogrammed Projects are included as a "placeholder" to identify future needs where additional project review, vetting, and funding is needed. This list has been split between 2025 "Priority" projects (which have likely funding needs in 2025, but those funding sources remain unidentified in the budgeting process), and "Unscheduled" projects (which are projects that may be required in the near future due to land development or external factors beyond the control of City staff and planning efforts).

Project Narratives

Parks

Groveland Park Ballfield Renovation - Groveland Ballfield has faced significant drainage issues, which have at times rendered the field unusable for both neighborhood and recreation programming. The planned renovation will improve grading and drainage, allowing the field to drain properly and substantially increasing its usability. Additionally, other improvements will include the installation of new concrete around the backstop and walking path, as well as the addition of new outfield fencing. These upgrades will enhance the field's function and overall experience for users.

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

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

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

Tennis Court and Outdoor Hockey Rink Reconstruction - Groveland tennis court is over 20 years old and need reconstruction given its poor and deteriorating playing surface conditions. Currently, this site has two single courts, concrete curbing, fencing, and lights.

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

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

Pavement Management - Local Streets

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

The City's proposed CIP pavement projects are summarized in a dynamic map available at www.ighmn.gov/pavement. Selection of street segments is based upon the City's Pavement Management Initiative program and engineering/maintenance staff's recommendations. Streets typically rehabilitated are more than 20 years old and need attention due to deteriorating

pavement condition and increased maintenance costs. Funding for this program is based on the City's Special Assessment Policy, and assumes that anywhere from 35% to 80% of the project costs will be assessed to benefiting properties, based on the rehabilitation method proposed. The remaining costs (20%-65%) are paid through a variety of City funds, including the pavement management fund and utility funds.

Broad Area Patching - The City's street replacement/maintenance program has included the overlay and patching of large areas of roadways by city maintenance staff since 2013. This effort, known as "broad area patching", has addressed significant pavement deficiencies on approximately 70% of rural roadways within the community. This annual effort has been a critical component of extending the life of pavements that have deteriorated to a point beyond typical maintenance repair, while extending the life of these roadways for 10-15 years until a more thorough pavement rehabilitation project can be completed.

Crack Sealing and Pavement Rejuvenation - This annual maintenance treatment endeavors to focus primarily on crack sealing of roadways, and alternative preventative maintenance treatments such as microsurfacing, fog sealing, and ultra-thin overlays to extend pavement life and prevent deterioration.

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

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

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

South Grove Maintenance Overlay - This project consists of an ultra-thin bituminous mill and overlay of streets located within the South Grove Neighborhood that have previously received a pavement reconstruction and/or rehabilitation project but have experienced excessive surface stripping and delamination. The project is being proposed as a maintenance effort, due to the unexpected nature of the pavement surface deterioration, and the rapidly increasing time and costs needed to address these issues by City Street Division staff and contractors.

Pavement Management - Partnership Projects

County Road Overlays - When Dakota County resurfaces its highways, it is the best time for the City to improve its utility structures within the roadway. Cities are responsible for costs associated with local utilities such as watermain, sanitary sewer, and storm sewer, mainly in the form of casting adjustments, replacements, or minor rehabilitation. Budget allotments have been programed in the CIP in order to accommodate yet-to-be programed overlay efforts in future years.

Various Preliminary Scoping Studies - Dakota County has indicated the desire to advance six (6) preliminary engineering scoping studies associated with county roads within the City of Inver Grove Heights between 2025 and 2029. These studies are intended to define the scope and cost of future design and construction of potential improvements on County roadways.

80th Street (CSAH 28) - Babcock Trail to Bowman Ave - Lane Reduction - Dakota County is finalizing design associated with a potential lane reduction project and pedestrian improvements associated with the federal Safe Routes to School program, to increase vehicle, bicycle, and pedestrian safety along 80th Street. The project is expected to include the replacement of the traffic signal at Blaine Ave. Construction is proposed to occur in 2025.

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

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

117th Street - This project, led by the City of Inver Grove Heights, is a cooperative project effort with Dakota County to upgrade 117th Street between US 52 and Rich Valley Blvd (CSAH 71) from a two-lane rural section roadway to a median-divided urban roadway with turn lanes, truck acceleration lanes, and two improved railroad crossings. Supplemented with an \$8 million federal freight grant and \$5 million in bonding money approved in 2023, this final design is complete and construction is anticipated to begin in 2025.

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

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

Sewer

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

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

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

Stormwater

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

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

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

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

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

Pond JP-1 Outlet Skimmer - Pond JP-1, located west of Clayton Ave. at 77th Street, is a landlocked basin with no outlet pipe. A piped outlet was completed with an adjacent townhome

development in 2023 to accommodate an eventual emergency overflow structure to be installed in Pond JP-1, which was recommended as part of the hydraulic modeling of the area around the new townhome development to prevent adjacent property flooding in extreme (100-year) rainfall events.

64th Street Outfall Replacement - The storm sewer outlet for much of the Old Village area of Inver Grove Heights is along 64th Street at the River Heights Marina. Following the summer floods of 2024, this pipe showed excessive deterioration and damage to the invert, to the point where failure of the pipe has already occurred, and without replacement, it is in danger of collapse. This project is currently unfunded, but considered a “priority” project to advance in 2025, either through internal funding sources, or through grants that the City is actively pursuing for its replacement.

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

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

Schmidt Lake Outfall Channel - This project addresses erosion and overgrowth of trees and other vegetation in and around the outfall from Schmit Lake north to 52nd Street.

Water

Northside Booster Monopole Construction - The City wishes to relocate existing cell phone antenna facilities off the Northside Water Tower (located between TH 3 and TH 52 north of I-494) ahead of a future rehabilitation project, and due to safety and security concerns. The construction of a City-owned cell antenna monopole at the Northside Booster Station, near Babcock Trail and I-494 may be a fiscally beneficial option to both the City and cell antenna companies to continue to receive lease revenue, and to provide cell phone coverage within the northern portions of Inver Grove Heights. A City-owned monopole may also create additional revenue by having additional space for new antenna facilities to be constructed in the future. This project is currently unfunded, but considered a “priority” project to advance in 2025.

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

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

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

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

Programmable Logic Controls for Well Houses - This project includes replacing and/or upgrading programmable logic controllers (PLC's) at each of the City's seven (7) well houses. PLC's are used to monitor well pumps on the City's SCADA system, and afford for remote monitoring and control of these facilities from the City's Water Treatment Plant.

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

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

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

Unscheduled Projects

These projects include known projects or infrastructure needs that remain unscheduled in the five-year CIP. These projects are items that may be advanced in the current or future CIP for a multitude of reasons, including financing availability, direction of City Council regarding specific project initiatives, land development activities, or advancement of programmed funding or cost sharing by partner agencies such as Dakota County or MnDOT. These projects are shown mainly to provide an understanding of future project needs that will be required at some time but may have current flexibility in their scheduling. Not all future projects are listed; only those where cost estimate information could be generated based on past study or engineering review efforts are shown. Costs shown are in 2025 dollars.

65th Street Extension - This project includes the extension of 65th Street from TH 3 to Babcock Trail. This project has an outstanding feasibility study that has been completed but has not advanced pending further development activity in the Northwest Area. A Small Area Plan was authorized by the Council in 2023 and completed in 2024 to study the impacts of adjacent development and provide further guidance as to the necessity of a 65th Street extension as identified in the City's 2040 Comprehensive Plan.

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

Akron Avenue (Rosemount to Cliff Road (CSAH 32)) - This project was proposed by Dakota County in 2018, and subsequently not advanced by the City of Inver Grove Heights due to a

combination of resident opposition and the Dakota County cost sharing arrangements. Dakota County has indicated this project remains “shovel ready” and is willing to continue to engage with the City should the Council decide to revisit this project.

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

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

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

2025 through 2029

Capital Improvement Plan

Inver Grove Heights, MN

Department Summary

Department	2025	2026	2027	2028	2029	Total
City Facilities	317,000	219,000	228,000	122,000	175,000	1,061,000
Community Center	750,200	564,050	210,000	2,577,000	472,900	4,574,150
Golf Course	90,000	450,000	150,000	90,000	155,000	935,000
Parks	3,400,600	200,000	290,000	300,000	1,450,000	5,640,600
Pavement Mgmt-Local Streets	17,232,913	16,862,990	15,822,696	13,264,034	21,068,844	84,251,477
Pavement Mgmt-Partnership Proj	14,496,790	1,465,000	2,381,250	210,000		18,553,040
Sewer	650,000	965,000	755,000	795,000	850,000	4,015,000
Stormwater	1,335,000	415,000	740,000	395,000	200,000	3,085,000
Water	835,000	1,955,000	2,995,000	1,988,000	310,000	8,083,000
GRAND TOTAL	39,107,503	23,096,040	23,571,946	19,741,034	24,681,744	130,198,267

2025 through 2029
Capital Improvement Plan
 Inver Grove Heights, MN
Funding Source Summary

Source	2025	2026	2027	2028	2029	Total
Central Equipment Fund	3,500	189,000	38,000	52,000		282,500
City Facilities Fund	293,500	12,000	190,000	70,000	175,000	740,500
Community Center Capital Fund	750,200	564,050	210,000	1,077,000	472,900	3,074,150
County-Cost Share	1,173,810					1,173,810
Federal-Grants & Aid	4,419,040					4,419,040
Golf Course Fund	90,000	455,000	150,000	90,000	155,000	940,000
Other Jurisdictions/Agencies	2,133,494	271,166				2,404,660
Park Acquisition & Development Fund	650,600					650,600
Park Capital Replacement Fund	750,000	200,000	290,000	300,000	1,450,000	2,990,000
Pavement Management Fund	6,671,681	6,923,595	8,583,596	3,681,349	4,964,533	30,824,754
Sewer Capital Fund	2,524,577	1,706,999	1,832,561	1,386,067	1,926,788	9,376,992
Special Assessments	5,878,889	5,365,181	5,322,426	4,330,802	6,455,615	27,352,913
State-Bonding	7,000,000					7,000,000
State-MN DOT	300,000	1,070,000				1,370,000
State-State Aid (MSA)	473,450	1,524,615	485,561	3,550,023	5,619,519	11,653,168
Storm Water Capital Fund	1,637,025	1,761,650	1,726,656	1,074,590	1,246,251	7,446,172
Storm Water Capital Fund-NWA	56,000	10,000	15,000			81,000
Storm Water Operating Fund	65,000					65,000
Unfunded	1,500,000			1,500,000		3,000,000
Water Capital Fund	2,736,737	3,042,784	4,728,146	2,629,203	2,216,138	15,353,008
GRAND TOTAL	39,107,503	23,096,040	23,571,946	19,741,034	24,681,744	130,198,267

2025 through 2029
Capital Improvement Plan
 Inver Grove Heights, MN
Projects By Department

Department	Project #	2025	2026	2027	2028	2029	Total
City Facilities							
Lighting Improvements	FAC-001	20,000					20,000
CH-Replace Failing Heat Pumps in Data Closets	FAC-002	14,000					14,000
CH-Install Ductwork into Data Closets	FAC-003	8,500					8,500
Replace Water Heaters	FAC-004	3,500	6,000		30,000		39,500
CH-Build 3 Offices (replace filing area)	FAC-2025-01	50,000					50,000
FIRE-Station #1 Boiler/Pumps	FAC-2025-02	35,000					35,000
FIRE-Update Fire Alarm Panels (FS#1&3)	FAC-2025-03	21,000					21,000
Rich Valley-Boiler	FAC-2025-04	15,000					15,000
WTP-Roof Top Unit	FAC-2025-05	20,000					20,000
ADA Improvements	FAC-2025-06	25,000					25,000
CH-Elevator Code Update	FAC-2025-09	105,000					105,000
FIRE-Station #3 Roof Exhaust Fans	FAC-2026-01		6,000				6,000
GOLF-AC Unit #1	FAC-2026-02		5,000				5,000
WTP-Exhaust Unit 2	FAC-2026-03		13,000				13,000
PW-Cold Storage Sprinklers	FAC-2026-04		129,000				129,000
PW-Generator	FAC-2026-05		60,000				60,000
FIRE-Fire Station #1 Roof	FAC-2027-01			95,000			95,000
FIRE-Station #1 Roof Top Unit	FAC-2027-02			75,000			75,000
PW-Roof Exhaust Fans	FAC-2027-03			38,000			38,000
CH-Lower Level Carpet	FAC-2027-04			20,000			20,000
FIRE-Replace 4 Exhaust Fans at FS#1	FAC-2028-02				17,000		17,000
FIRE-Update Locker Rooms at FS#1	FAC-2028-03				15,000		15,000
FIRE-Replace Roof Hatch at FS#3	FAC-2028-04				8,000		8,000
PW-Replace Oil Burner	FAC-2028-05				40,000		40,000
PW-Replace Electric Heater (Riser Room)	FAC-2028-06				12,000		12,000
FIRE-Replace roof on FS #3	FAC-2029-01					175,000	175,000
City Facilities Total		317,000	219,000	228,000	122,000	175,000	1,061,000

Department	Project #	2025	2026	2027	2028	2029	Total
Community Center							
Fitness Equipment (Annual Replacements)	VMCC-001	40,000	40,000		40,000		120,000
Common Areas Updates	VMCC-002		20,000		20,000		40,000
GR-Brightside Room Reconfiguration	VMCC-2025-01	350,000					350,000
FIT-Fitness Center Flooring	VMCC-2025-02	65,000					65,000
AR-Paint Team Rooms & Restrooms	VMCC-2025-03	15,000					15,000
AR - Volleyball poles/stands	VMCC-2025-04	10,000					10,000
AQ-Play Equipment in zero depth pool	VMCC-2025-05	80,000					80,000
GR-Benches-BP room/pool deck	VMCC-2025-06	12,700					12,700
MEC-Replace ADA Door Openers	VMCC-2025-07	7,500					7,500
MEC- HVAC (Daycare)	VMCC-2025-08	50,000					50,000
MEC-Radiant Heat (West Rink)	VMCC-2025-09	75,000					75,000
GR-Repair Rear Grove Stairs	VMCC-2025-10	38,000					38,000
AR-Card Reader locks for P&R Admin Office	VMCC-2025-11	7,000					7,000
AQ-ADA Lift	VMCC-2026-01		7,500				7,500
AQ-Lap Pool Bleachers (portable)	VMCC-2026-02		18,250				18,250
AQ-Lap Pool Stadium Seating	VMCC-2026-03		40,000				40,000
AQ-Lifeguard Lockers	VMCC-2026-04		22,000				22,000
AR-Replace R-22	VMCC-2026-05		200,000				200,000
FIT-Fitness Studio Floor	VMCC-2026-06		32,000				32,000
AR-Doors/frames(East Rink set 2)	VMCC-2026-07		13,000				13,000
MEC-Replace HVAC (Grove Room 2)	VMCC-2026-08		55,000				55,000
MEC-Replace HVAC (Life Guard Room)	VMCC-2026-09		50,000				50,000
MEC-Replace HVAC (Make Up Air East Rink)	VMCC-2026-10		56,300				56,300
GR-IT server/panel upgrade	VMCC-2026-11		10,000				10,000
AQ-Dive Pool 3 Meter Dive Board	VMCC-2027-01			8,000			8,000
AQ-Dive Pool 3 Meter Dive Board Stand	VMCC-2027-02			37,000			37,000
GR-Locker Room Lockers	VMCC-2027-03			120,000			120,000
AR-East Rink Matting	VMCC-2027-04			45,000			45,000
AQ-Tile back of spa wall	VMCC-2028-01				10,000		10,000
MEC-Replace East/West Rink Compressors (3)	VMCC-2028-02				2,500,000		2,500,000
AQ-Lap Pool Lane Lines (16)	VMCC-2028-03				7,000		7,000
GR-Card Access	VMCC-2029-01					27,000	27,000
MEC-Replace HVAC (Fitness Studio)	VMCC-2029-02					80,000	80,000

Department	Project #	2025	2026	2027	2028	2029	Total
AR-Replace Roof Top Unit #1	VMCC-2029-03					80,000	80,000
AQ-Dive Pool 1 Meter Dive Board	VMCC-2029-04					6,900	6,900
AQ-Dive Pool 1 Meter Dive Board Stand	VMCC-2029-05					14,000	14,000
MEC-Armory Link Furnace	VMCC-2029-06					15,000	15,000
MEC-Roof Top Unit 3 (Community Room 1-Arena)	VMCC-2029-07					80,000	80,000
MEC-Roof Top Unit 1 (Arena)	VMCC-2029-08					90,000	90,000
MEC-Replace Roof Top Unit #4	VMCC-2029-09					80,000	80,000
Community Center Total		750,200	564,050	210,000	2,577,000	472,900	4,574,150

Golf Course

Ball Machine #2 Replacement	GC-2025-01	10,000					10,000
Replace Storm Shelter - Hole #5	GC-2025-02	20,000					20,000
Replace Storm Shelter - Hole #15	GC-2025-03	20,000					20,000
Golf Cart Replacement	GC-2026-01		250,000				250,000
Clubhouse/Front end Landscaping	GC-2026-02		100,000				100,000
Clubhouse Updates	GC-2029-01					100,000	100,000
Steps replacement out on course	GOLF-001	15,000	15,000	15,000			45,000
Seeder	GOLF-2025-01	25,000					25,000
Triplex Tee Mower 3WD (2)	GOLF-2026-01		85,000				85,000
100" width Fairway Mower	GOLF-2027-01			60,000			60,000
11' Deck Rough Mower	GOLF-2027-02			75,000			75,000
Triplex Greens Mower 2WD (2)	GOLF-2028-01				90,000		90,000
Aerator	GOLF-2029-01					55,000	55,000
Golf Course Total		90,000	450,000	150,000	90,000	155,000	935,000

Department	Project #	2025	2026	2027	2028	2029	Total
Parks							
Groveland Park Parking Lot	PKS-2025-01	100,000					100,000
Salem Hills Park Parking Lot	PKS-2025-02	100,000					100,000
Southern Lakes Park Playground	PKS-2025-03	150,000					150,000
VMCC Playground	PKS-2025-04	300,000					300,000
Groveland Park Ballfield Renovation	PKS-2025-05	100,000					100,000
HVP-Phase 5 (Playground/Splash Pad)	PKS-2025-06	2,650,600					2,650,600
South Valley Park Trail	PKS-2026-01		100,000				100,000
Sleepy Hollow Playground	PKS-2026-02		100,000				100,000
Oakwood Park Hockey Rink	PKS-2027-01			80,000			80,000
Groveland Park Hockey Rink	PKS-2027-02			60,000			60,000
Salem Hills Park Playground	PKS-2027-03			150,000			150,000
Ernster Park Playground	PKS-2028-01				150,000		150,000
Lions Park Playground	PKS-2028-02				150,000		150,000
Groveland Park Tennis Courts	PKS-2029-01					150,000	150,000
VMCC Skate Park	PKS-2029-02					150,000	150,000
Rich Valley Parking/trails mill/overlay	PKS-2029-03					1,150,000	1,150,000
	Parks Total	3,400,600	200,000	290,000	300,000	1,450,000	5,640,600

Pavement Mgmt-Local Streets

Annual Pavement Management Initiative Projects	PMI-001	15,607,913	15,362,990	14,302,696	12,734,034	20,533,844	78,541,477
Broad Area Patching	PMI-002	230,000	240,000	250,000	260,000	260,000	1,240,000
Crack Sealing and Pavement Rejuvenation	PMI-003	220,000	225,000	230,000	230,000	230,000	1,135,000
Traffic Calming & Safety Improvements	PMI-004	30,000	35,000	40,000	40,000	45,000	190,000
Cahill Ave Traffic Study	PMI-006	95,000					95,000
IGH Flashing Yellow Area (FYA) Study	PMI-007	50,000					50,000
South Grove Maintenance Overlay	PMI-008	1,000,000	1,000,000	1,000,000			3,000,000
	Pavement Mgmt-Local Streets Total	17,232,913	16,862,990	15,822,696	13,264,034	21,068,844	84,251,477

Department	Project #	2025	2026	2027	2028	2029	Total
Pavement Mgmt-Partnership Proj							
County Overlays	<i>PMDC-001</i>			120,000			120,000
70th St (CSAH 26)-TH3 to CSAH 73	<i>PMDC-2024-01</i>	90,000	180,000	1,500,000			1,770,000
70th St (CSAH 26)-CSAH 73-Cahill Lane Reduction	<i>PMDC-2024-02</i>	60,000	15,000	705,000			780,000
80th St (CSAH 28)-CSAH 73-Bowman Lane Reduction	<i>PMDC-2024-03</i>	400,000					400,000
Argenta/I-494 Interchange-Preliminary Engineering	<i>PMDC-2024-04</i>	50,000					50,000
80th St (CSAH 28)-TH 3to CSAH 73	<i>PMDC-2025-01</i>	450,000					450,000
CSAH 71/CSAH 32 Intersection - Scoping Study	<i>PMDC-2027-01</i>			56,250			56,250
Barbara Ave Soundwall (TH 52)	<i>PMMN-2025-01</i>	400,000	1,270,000				1,670,000
70th St at TH 52-West Ramp Improvement	<i>PMMN-2028-01</i>				210,000		210,000
117th Street	<i>PMO-2024-01</i>	11,171,790					11,171,790
Argenta/Westcott/TH 149 FYA	<i>PMO-2025-01</i>	75,000					75,000
Babcock Trail (CSAH 73) - Multi-Use Trail	<i>PMO-2025-02</i>	1,800,000					1,800,000
Pavement Mgmt-Partnership Proj Total		14,496,790	1,465,000	2,381,250	210,000	0	18,553,040

Sewer							
Sanitary Sewer Rehabilitation	<i>SEW-001</i>	270,000	300,000	330,000	365,000	380,000	1,645,000
Sanitary Sewer Cleaning & Televising	<i>SEW-002</i>	370,000	390,000	410,000	430,000	450,000	2,050,000
Lift Station Rehabilitation	<i>SEW-003</i>		275,000				275,000
Lift Station - Programmable Logic Controller	<i>SEW-2025-01</i>	10,000		15,000		20,000	45,000
Sewer Total		650,000	965,000	755,000	795,000	850,000	4,015,000

Department	Project #	2025	2026	2027	2028	2029	Total
Stormwater							
Minor Drainage Improvements	STW-001	85,000	85,000	90,000	100,000	120,000	480,000
Storm Sewer Televising	STW-002	60,000	65,000	70,000	75,000	80,000	350,000
Raingarden Inlet Rehabilitation	STW-003		20,000		20,000		40,000
Stormwater Rate Study	STW-2024-02	65,000					65,000
Dickman Trail - Outfall Culvert Replacement	STW-2025-01	75,000	75,000	550,000			700,000
Pond JP-1 Outlet Skimmer	STW-2025-02	50,000					50,000
64th Street Outfall Replacement	STW-2025-03	1,000,000					1,000,000
MS4 Program Implementation Efforts	STW-2026-01		20,000	30,000			50,000
Marcott Woods Park - Ravine Erosion Restoration	STW-2026-02		150,000				150,000
Schmidt Lake Outfall Channel	STW-2028-01				200,000		200,000
	Stormwater Total	1,335,000	415,000	740,000	395,000	200,000	3,085,000
Water							
Northside Booster Monopole Construction	2024-18	500,000					500,000
Well Pump & Service Rehabilitation (Pumps & VFD's)	WAT-001	30,000	140,000	150,000	160,000	170,000	650,000
Water Treatment Plant Sludge Pump Replacement	WAT-002	35,000	40,000	45,000	45,000	50,000	215,000
Water Treatment Plant High Service Pump Rehab	WAT-2023-02	50,000	55,000	55,000	58,000	60,000	278,000
Automated Metering Infrastructure (AMI)	WAT-2023-04	200,000	1,600,000	1,600,000	1,600,000		5,000,000
Well #3 Programmable Logic Controller	WAT-2025-01	20,000	20,000	25,000	25,000	30,000	120,000
Northside Water Tower Painting	WAT-2027-01		100,000	1,050,000			1,150,000
Water System Management Plan & Studies	WAT-2027-02			70,000			70,000
SCADA System Upgrade	WAT-2027-03				100,000		100,000
	Water Total	835,000	1,955,000	2,995,000	1,988,000	310,000	8,083,000
	GRAND TOTAL	39,107,503	23,096,040	23,571,946	19,741,034	24,681,744	130,198,267

2025 through 2029
Capital Improvement Plan
 Inver Grove Heights, MN
Projects By Funding Source Summary

Source	Project #	2025	2026	2027	2028	2029	Total
Central Equipment Fund							
Replace Water Heaters	FAC-004	3,500					3,500
PW-Cold Storage Sprinklers	FAC-2026-04		129,000				129,000
PW-Generator	FAC-2026-05		60,000				60,000
PW-Roof Exhaust Fans	FAC-2027-03			38,000			38,000
PW-Replace Oil Burner	FAC-2028-05				40,000		40,000
PW-Replace Electric Heater (Riser Room)	FAC-2028-06				12,000		12,000
Central Equipment Fund Total		3,500	189,000	38,000	52,000	0	282,500
City Facilities Fund							
Lighting Improvements	FAC-001	20,000					20,000
CH-Replace Failing Heat Pumps in Data Closets	FAC-002	14,000					14,000
CH-Install Ductwork into Data Closets	FAC-003	8,500					8,500
Replace Water Heaters	FAC-004		6,000		30,000		36,000
CH-Build 3 Offices (replace filing area)	FAC-2025-01	50,000					50,000
FIRE-Station #1 Boiler/Pumps	FAC-2025-02	35,000					35,000
FIRE-Update Fire Alarm Panels (FS#1&3)	FAC-2025-03	21,000					21,000
Rich Valley-Boiler	FAC-2025-04	15,000					15,000
ADA Improvements	FAC-2025-06	25,000					25,000
CH-Elevator Code Update	FAC-2025-09	105,000					105,000
FIRE-Station #3 Roof Exhaust Fans	FAC-2026-01		6,000				6,000
FIRE-Fire Station #1 Roof	FAC-2027-01			95,000			95,000
FIRE-Station #1 Roof Top Unit	FAC-2027-02			75,000			75,000
CH-Lower Level Carpet	FAC-2027-04			20,000			20,000
FIRE-Replace 4 Exhaust Fans at FS#1	FAC-2028-02				17,000		17,000
FIRE-Update Locker Rooms at FS#1	FAC-2028-03				15,000		15,000
FIRE-Replace Roof Hatch at FS#3	FAC-2028-04				8,000		8,000
FIRE-Replace roof on FS #3	FAC-2029-01					175,000	175,000
City Facilities Fund Total		293,500	12,000	190,000	70,000	175,000	740,500

Source	Project #	2025	2026	2027	2028	2029	Total
Community Center Capital Fund							
Fitness Equipment (Annual Replacements)	VMCC-001	40,000	40,000		40,000		120,000
Common Areas Updates	VMCC-002		20,000		20,000		40,000
GR-Brightside Room Reconfiguration	VMCC-2025-01	350,000					350,000
FIT-Fitness Center Flooring	VMCC-2025-02	65,000					65,000
AR-Paint Team Rooms & Restrooms	VMCC-2025-03	15,000					15,000
AR - Volleyball poles/stands	VMCC-2025-04	10,000					10,000
AQ-Play Equipment in zero depth pool	VMCC-2025-05	80,000					80,000
GR-Benches-BP room/pool deck	VMCC-2025-06	12,700					12,700
MEC-Replace ADA Door Openers	VMCC-2025-07	7,500					7,500
MEC- HVAC (Daycare)	VMCC-2025-08	50,000					50,000
MEC-Radiant Heat (West Rink)	VMCC-2025-09	75,000					75,000
GR-Repair Rear Grove Stairs	VMCC-2025-10	38,000					38,000
AR-Card Reader locks for P&R Admin Office	VMCC-2025-11	7,000					7,000
AQ-ADA Lift	VMCC-2026-01		7,500				7,500
AQ-Lap Pool Bleachers (portable)	VMCC-2026-02		18,250				18,250
AQ-Lap Pool Stadium Seating	VMCC-2026-03		40,000				40,000
AQ-Lifeguard Lockers	VMCC-2026-04		22,000				22,000
AR-Replace R-22	VMCC-2026-05		200,000				200,000
FIT-Fitness Studio Floor	VMCC-2026-06		32,000				32,000
AR-Doors/frames(East Rink set 2)	VMCC-2026-07		13,000				13,000
MEC-Replace HVAC (Grove Room 2)	VMCC-2026-08		55,000				55,000
MEC-Replace HVAC (Life Guard Room)	VMCC-2026-09		50,000				50,000
MEC-Replace HVAC (Make Up Air East Rink)	VMCC-2026-10		56,300				56,300
GR-IT server/panel upgrade	VMCC-2026-11		10,000				10,000
AQ-Dive Pool 3 Meter Dive Board	VMCC-2027-01			8,000			8,000
AQ-Dive Pool 3 Meter Dive Board Stand	VMCC-2027-02			37,000			37,000
GR-Locker Room Lockers	VMCC-2027-03			120,000			120,000
AR-East Rink Matting	VMCC-2027-04			45,000			45,000
AQ-Tile back of spa wall	VMCC-2028-01				10,000		10,000
MEC-Replace East/West Rink Compressors (3)	VMCC-2028-02				1,000,000		1,000,000
AQ-Lap Pool Lane Lines (16)	VMCC-2028-03				7,000		7,000
GR-Card Access	VMCC-2029-01					27,000	27,000
MEC-Replace HVAC (Fitness Studio)	VMCC-2029-02					80,000	80,000
AR-Replace Roof Top Unit #1	VMCC-2029-03					80,000	80,000
AQ-Dive Pool 1 Meter Dive Board	VMCC-2029-04					6,900	6,900
AQ-Dive Pool 1 Meter Dive Board Stand	VMCC-2029-05					14,000	14,000
MEC-Armory Link Furnace	VMCC-2029-06					15,000	15,000
MEC-Roof Top Unit 3 (Community Room 1-Arena)	VMCC-2029-07					80,000	80,000
MEC-Roof Top Unit 1 (Arena)	VMCC-2029-08					90,000	90,000
MEC-Replace Roof Top Unit #4	VMCC-2029-09					80,000	80,000
Community Center Capital Fund Total		750,200	564,050	210,000	1,077,000	472,900	3,074,150

Source	Project #	2025	2026	2027	2028	2029	Total
County-Cost Share							
Babcock Trail (CSAH 73) - Multi-Use Trail	PMO-2025-02	1,173,810					1,173,810
County-Cost Share Total		1,173,810	0	0	0	0	1,173,810

Federal-Grants & Aid

117th Street	PMO-2024-01	4,000,000					4,000,000
Babcock Trail (CSAH 73) - Multi-Use Trail	PMO-2025-02	419,040					419,040
Federal-Grants & Aid Total		4,419,040	0	0	0	0	4,419,040

Golf Course Fund

GOLF-AC Unit #1	FAC-2026-02		5,000				5,000
Ball Machine #2 Replacement	GC-2025-01	10,000					10,000
Replace Storm Shelter - Hole #5	GC-2025-02	20,000					20,000
Replace Storm Shelter - Hole #15	GC-2025-03	20,000					20,000
Golf Cart Replacement	GC-2026-01		250,000				250,000
Clubhouse/Front end Landscaping	GC-2026-02		100,000				100,000
Clubhouse Updates	GC-2029-01					100,000	100,000
Steps replacement out on course	GOLF-001	15,000	15,000	15,000			45,000
Seeder	GOLF-2025-01	25,000					25,000
Triplex Tee Mower 3WD (2)	GOLF-2026-01		85,000				85,000
100" width Fairway Mower	GOLF-2027-01			60,000			60,000
11' Deck Rough Mower	GOLF-2027-02			75,000			75,000
Triplex Greens Mower 2WD (2)	GOLF-2028-01				90,000		90,000
Aerator	GOLF-2029-01					55,000	55,000
Golf Course Fund Total		90,000	455,000	150,000	90,000	155,000	940,000

Other Jurisdictions/Agencies

80th St (CSAH 28)-TH 3to CSAH 73	PMDC-2025-01	247,500					247,500
Annual Pavement Management Initiative Projects	PMI-001	1,885,994	271,166				2,157,160
Other Jurisdictions/Agencies Total		2,133,494	271,166	0	0	0	2,404,660

Park Acquisition & Development Fund

HVP-Phase 5 (Playground/Splash Pad)	PKS-2025-06	650,600					650,600
Park Acquisition & Development Fund Total		650,600	0	0	0	0	650,600

Source	Project #	2025	2026	2027	2028	2029	Total
Park Capital Replacement Fund							
Groveland Park Parking Lot	PKS-2025-01	100,000					100,000
Salem Hills Park Parking Lot	PKS-2025-02	100,000					100,000
Southern Lakes Park Playground	PKS-2025-03	150,000					150,000
VMCC Playground	PKS-2025-04	300,000					300,000
Groveland Park Ballfield Renovation	PKS-2025-05	100,000					100,000
South Valley Park Trail	PKS-2026-01		100,000				100,000
Sleepy Hollow Playground	PKS-2026-02		100,000				100,000
Oakwood Park Hockey Rink	PKS-2027-01			80,000			80,000
Groveland Park Hockey Rink	PKS-2027-02			60,000			60,000
Salem Hills Park Playground	PKS-2027-03			150,000			150,000
Ernster Park Playground	PKS-2028-01				150,000		150,000
Lions Park Playground	PKS-2028-02				150,000		150,000
Groveland Park Tennis Courts	PKS-2029-01					150,000	150,000
VMCC Skate Park	PKS-2029-02					150,000	150,000
Rich Valley Parking/trails mill/overlay	PKS-2029-03					1,150,000	1,150,000
Park Capital Replacement Fund Total		750,000	200,000	290,000	300,000	1,450,000	2,990,000

Pavement Management Fund

70th St (CSAH 26)-TH3 to CSAH 73	PMDC-2024-01	90,000	180,000	1,300,000			1,570,000
70th St (CSAH 26)-CSAH 73-Cahill Lane Reduction	PMDC-2024-02	60,000	15,000	705,000			780,000
80th St (CSAH 28)-CSAH 73-Bowman Lane Reduction	PMDC-2024-03	400,000					400,000
Argenta/I-494 Interchange-Preliminary Engineering	PMDC-2024-04	50,000					50,000
80th St (CSAH 28)-TH 3to CSAH 73	PMDC-2025-01	146,500					146,500
CSAH 71/CSAH 32 Intersection - Scoping Study	PMDC-2027-01			56,250			56,250
Annual Pavement Management Initiative Projects	PMI-001	4,018,031	5,228,595	5,002,346	3,088,349	4,429,533	21,766,854
Broad Area Patching	PMI-002	230,000	240,000	250,000	260,000	260,000	1,240,000
Crack Sealing and Pavement Rejuvenation	PMI-003	220,000	225,000	230,000	230,000	230,000	1,135,000
Traffic Calming & Safety Improvements	PMI-004	30,000	35,000	40,000	40,000	45,000	190,000
Cahill Ave Traffic Study	PMI-006	95,000					95,000
IGH Flashing Yellow Area (FYA) Study	PMI-007	50,000					50,000
South Grove Maintenance Overlay	PMI-008	1,000,000	1,000,000	1,000,000			3,000,000
70th St at TH 52-West Ramp Improvement	PMMN-2028-01				63,000		63,000
Argenta/Westcott/TH 149 FYA	PMO-2025-01	75,000					75,000
Babcock Trail (CSAH 73) - Multi-Use Trail	PMO-2025-02	207,150					207,150
Pavement Management Fund Total		6,671,681	6,923,595	8,583,596	3,681,349	4,964,533	30,824,754

Source	Project #	2025	2026	2027	2028	2029	Total
Sewer Capital Fund							
County Overlays	PMDC-001			25,000			25,000
Annual Pavement Management Initiative Projects	PMI-001	1,874,577	741,999	1,052,561	570,067	1,076,788	5,315,992
70th St at TH 52-West Ramp Improvement	PMMN-2028-01				21,000		21,000
Sanitary Sewer Rehabilitation	SEW-001	270,000	300,000	330,000	365,000	380,000	1,645,000
Sanitary Sewer Cleaning & Televising	SEW-002	370,000	390,000	410,000	430,000	450,000	2,050,000
Lift Station Rehabilitation	SEW-003		275,000				275,000
Lift Station - Programmable Logic Controller	SEW-2025-01	10,000		15,000		20,000	45,000
Sewer Capital Fund Total		2,524,577	1,706,999	1,832,561	1,386,067	1,926,788	9,376,992

Special Assessments

Annual Pavement Management Initiative Projects	PMI-001	3,707,099	5,365,181	5,322,426	4,330,802	6,455,615	25,181,123
117th Street	PMO-2024-01	2,171,790					2,171,790
Special Assessments Total		5,878,889	5,365,181	5,322,426	4,330,802	6,455,615	27,352,913

State-Bonding

HVP-Phase 5 (Playground/Splash Pad)	PKS-2025-06	2,000,000					2,000,000
117th Street	PMO-2024-01	5,000,000					5,000,000
State-Bonding Total		7,000,000	0	0	0	0	7,000,000

State-MN DOT

Barbara Ave Soundwall (TH 52)	PMMN-2025-01	300,000	1,070,000				1,370,000
State-MN DOT Total		300,000	1,070,000	0	0	0	1,370,000

State-State Aid (MSA)

Annual Pavement Management Initiative Projects	PMI-001	373,450	1,324,615	485,561	3,550,023	5,619,519	11,353,168
Barbara Ave Soundwall (TH 52)	PMMN-2025-01	100,000	200,000				300,000
State-State Aid (MSA) Total		473,450	1,524,615	485,561	3,550,023	5,619,519	11,653,168

Source	Project #	2025	2026	2027	2028	2029	Total
Storm Water Capital Fund							
County Overlays	PMDC-001			70,000			70,000
Annual Pavement Management Initiative Projects	PMI-001	1,367,025	1,356,650	931,656	583,590	1,046,251	5,285,172
70th St at TH 52-West Ramp Improvement	PMMN-2028-01				96,000		96,000
Minor Drainage Improvements	STW-001	85,000	85,000	90,000	100,000	120,000	480,000
Storm Sewer Televising	STW-002	60,000	65,000	70,000	75,000	80,000	350,000
Raingarden Inlet Rehabilitation	STW-003		20,000		20,000		40,000
Dickman Trail - Outfall Culvert Replacement	STW-2025-01	75,000	75,000	550,000			700,000
Pond JP-1 Outlet Skimmer	STW-2025-02	50,000					50,000
MS4 Program Implementation Efforts	STW-2026-01		10,000	15,000			25,000
Marcott Woods Park - Ravine Erosion Restoration	STW-2026-02		150,000				150,000
Schmidt Lake Outfall Channel	STW-2028-01				200,000		200,000
Storm Water Capital Fund Total		1,637,025	1,761,650	1,726,656	1,074,590	1,246,251	7,446,172

Storm Water Capital Fund-NWA

80th St (CSAH 28)-TH 3to CSAH 73	PMDC-2025-01	56,000					56,000
MS4 Program Implementation Efforts	STW-2026-01		10,000	15,000			25,000
Storm Water Capital Fund-NWA Total		56,000	10,000	15,000	0	0	81,000

Storm Water Operating Fund

Stormwater Rate Study	STW-2024-02	65,000					65,000
Storm Water Operating Fund Total		65,000	0	0	0	0	65,000

Unfunded

Northside Booster Monopole Construction	2024-18	500,000					500,000
64th Street Outfall Replacement	STW-2025-03	1,000,000					1,000,000
MEC-Replace East/West Rink Compressors (3)	VMCC-2028-02				1,500,000		1,500,000
Unfunded Total		1,500,000	0	0	1,500,000	0	3,000,000

Source	Project #	2025	2026	2027	2028	2029	Total
Water Capital Fund							
WTP-Roof Top Unit	FAC-2025-05	20,000					20,000
WTP-Exhaust Unit 2	FAC-2026-03		13,000				13,000
County Overlays	PMDC-001			25,000			25,000
70th St (CSAH 26)-TH3 to CSAH 73	PMDC-2024-01			200,000			200,000
Annual Pavement Management Initiative Projects	PMI-001	2,381,737	1,074,784	1,508,146	611,203	1,906,138	7,482,008
70th St at TH 52-West Ramp Improvement	PMMN-2028-01				30,000		30,000
Well Pump & Service Rehabilitation (Pumps & VFD's)	WAT-001	30,000	140,000	150,000	160,000	170,000	650,000
Water Treatment Plant Sludge Pump Replacement	WAT-002	35,000	40,000	45,000	45,000	50,000	215,000
Water Treatment Plant High Service Pump Rehab	WAT-2023-02	50,000	55,000	55,000	58,000	60,000	278,000
Automated Metering Infrastructure (AMI)	WAT-2023-04	200,000	1,600,000	1,600,000	1,600,000		5,000,000
Well #3 Programmable Logic Controller	WAT-2025-01	20,000	20,000	25,000	25,000	30,000	120,000
Northside Water Tower Painting	WAT-2027-01		100,000	1,050,000			1,150,000
Water System Management Plan & Studies	WAT-2027-02			70,000			70,000
SCADA System Upgrade	WAT-2027-03				100,000		100,000
Water Capital Fund Total		2,736,737	3,042,784	4,728,146	2,629,203	2,216,138	15,353,008
GRAND TOTAL		39,107,503	23,096,040	23,571,946	19,741,034	24,681,744	130,198,267

Unfunded Projects
Inver Grove Heights, MN
UNFUNDED - 2025 PRIORITY

Department	Project #	2025	Total
Stormwater			
64th Street Outfall Replacement	STW-2025-03	1,000,000	1,000,000
Unfunded		1,000,000	1,000,000
Stormwater Total		1,000,000	1,000,000
Water			
Northside Booster Monopole Construction	2024-18	500,000	500,000
Unfunded		500,000	500,000
Water Total		500,000	500,000
GRAND TOTAL		1,500,000	1,500,000

Unfunded Projects
Inver Grove Heights, MN
UNFUNDED - UNSCHEDULED

Department	Project #	Year Undetermined	Total
Pavement Mgmt-Local Streets			
65th Street Extension (TH 3 to Babcock Trl)	PMI-010	8,746,000	8,746,000
Pavement Management Fund		500,000	500,000
Sewer Capital Fund		50,000	50,000
Special Assessments		5,150,000	5,150,000
State-State Aid (MSA)		2,000,000	2,000,000
Storm Water Capital Fund-NWA		275,000	275,000
Water Capital Fund		771,000	771,000
Railroad Quiet Zone Upgrades	PMI-0XX	2,800,000	2,800,000
Unfunded		2,800,000	2,800,000
Pavement Mgmt-Local Streets Total		11,546,000	11,546,000
Pavement Mgmt-Partnership Proj			
Akron Avenue - CSAH 32 to Rosemount	PMDC-2025-02	1,300,000	1,300,000
Pavement Management Fund		1,300,000	1,300,000
Pavement Mgmt-Partnership Proj Total		1,300,000	1,300,000
Sewer			
B-Line Lift Station & Force Main	SEW-004	5,200,000	5,200,000
Sewer Capital Fund		5,200,000	5,200,000
Sewer Total		5,200,000	5,200,000
Stormwater			
Unprogrammed Stormwater CIP Projects	STW-007	19,600,000	19,600,000
Storm Water Capital Fund		19,600,000	19,600,000
Future NWA Trunk Storm Sewer Outfalls	STW-008	9,500,000	9,500,000
Storm Water Capital Fund-NWA		9,500,000	9,500,000
Stormwater Total		29,100,000	29,100,000
GRAND TOTAL		47,146,000	47,146,000