

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, October 15, 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

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

Commissioner's Absent: None.

Staff Present: Heather Botten, Associate Planner
Stacy Bodsberg, Community Development Support Specialist
Brian Connelly, Public Works Director
Adam Lares, Parks and Recreation Director

3. CONSENT AGENDA

A. Minutes of the September 17, 2024, Planning Commission Meeting.

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

Ayes: 9

Nays: 0 Motion Carried.

4. PUBLIC HEARING

None.

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. (City of IGH - Case No. 24-37X)

Presentation of Request

Parks and Recreation Director Adam Lares presented the projects on park improvements included in the Five-Year Capital Improvement Plan (2025-2029), as the Planning Commission's role is to review the plan and recommend approval to the City Council.

The cost estimate for parks projects in the Five-Year Capital Improvement Plan is about \$5.6 million, with the bulk of this going towards Heritage Village Phase 5 construction and the parking lot at the Rich Valley Athletic Complex.

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2025 Parks Projects

- Parking lot renovation at Groveland Park and Salem Hills Park
- Playground replacement at Southern Lakes Park and Veterans Memorial Community Center
- Heritage Village Park Phase 5 construction (inclusive playground, splash pad, and parking lot expansion)
- Ballfield renovation at Groveland Park

2026 Parks Projects

- South Valley Park trail reconstruction
- Sleepy Hollow Park playground replacement

2027 Parks Projects

- Oakwood Park hockey rink boards replacement
- Groveland Park hockey rink boards replacement
- Salem Hills Park playground replacement

2028 Parks Projects

- Ernster Park playground replacement
- Lions Park playground replacement

2029 Parks Projects

- Groveland Park tennis court updates
- Veterans Memorial Community Center skate park replacement
- Parking lots reconstruction at Rich Valley Athletic Complex

Public Works Director Brian Connolly presented on pavement management projects included in the Five-Year Capital Improvement Plan.

Pavement Management Initiative (PMI) projects comprise the vast majority (93%) of pavement management projects in the Five-Year Capital Improvement Plan, with maintenance projects (broad area patching, crack sealing and pavement rejuvenation, and ultra-thin overlays) and sidewalks/trails/studies (including Cahill Avenue, 70th Street, and Argenta Boulevard/I-494 Interchange) making up the remaining 7%.

The cost estimate for pavement management projects in the Five-Year Capital Improvement Plan is \$85 million.

Public Works Director Connolly discussed project selection criteria including the Pavement Condition Index (PCI), street age, maintenance costs, past prioritization (carryover projects from past years), and public utility conditions (water main, sanitary sewer, storm sewer).

He mentioned that general goals include building 6 to 7 miles of road per year, seeking efficiencies in project planning by combining street projects in the same area into larger projects, and utilizing multiple rehabilitation techniques.

Commissioner Twedt inquired about homeowner assessment rates for these road projects.

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Public Works Director Connolly stated that the goal is to keep assessments relatively consistent. More expensive projects therefore have lower assessment rates (35% for complete street reconstruction, 55% for full-depth reclamation, and 80% for mill and overlay). These rates are set by city policy.

Public Works Director Connolly showed the Commission an interactive pavement projects map (also available on the [City of Inver Grove Heights website](#)). The total number of estimated roadway miles for the Five-Year Capital Improvement Plan is 31.9 miles. Connolly stated that 2025 has a lower-than-average amount of new roadway construction due to the recent denial of a proposed rural street project. Other projects include the Babcock Trail Gap construction between Upper 55th Street and I-494 and the reconstruction of 117th Street.

Commissioner Schaefer inquired about the amount of the federal grant for 117th Street, as documentation showed \$4 million rather than the \$8 million mentioned in the presentation.

Public Works Director Connolly clarified that federal grants are split between the city and county.

Commissioner Schaefer clarified that there would still be \$2 million in assessments involved in the 117th Street project.

Public Works Director Connolly answered in the affirmative. Dakota County is the agency that will be in charge of construction, given that 117th Street is now a county road, so they will be the recipient of the grant funds during construction.

Commissioner Schaefer clarified that the county would deal with cash flow for funding 117th Street and inquired about state bond funding.

Public Works Director Connolly stated that these funds will also be directed at the county. The agreement will not be finalized until the job goes through the bidding process. The City will give authorization to the County to award the project and enter into the Joint Powers Agreement at that point.

Commissioner Schaefer questioned how special assessments will be figured out for the City's portion of that funding.

Public Works Director Connolly stated that just as with other assessments, there is a public hearing before the final design, and only properties benefiting from the project are assessed. The landfills will be paying the majority of assessments, as they plan to use the sanitary sewer to transport their leachate.

Commissioner Schaefer inquired as to whether there will be assessments to any residential property owners on 117th Street.

Public Works Director Connolly stated that there are only commercial and industrial properties on 117th Street.

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Public Works Director Connolly then discussed sanitary sewer utility projects, including PMI projects in addition to sewer rehabilitations, cleaning, televising, and rehabilitating lift stations, totaling about \$9.4 million over the next five years.

Water utility projects totaling about \$15.4 million over the next five years, including PMI projects in addition to well and booster pump inspection and rehabilitation, automated meter infrastructure, water tower painting, system planning studies, and facility upgrades at the water treatment plant.

Storm sewer utility projects totaling \$7.4 million, including PMI projects in addition to sewer televising (monitoring main lines and corrugated metal pipes), minor drainage improvements, pond cleanout, rain garden inlet rehabilitation, major outfall repairs (Dickman Trail and Schmidt Lake), and MS4 (municipal separate storm sewer systems) implementation efforts (maintenance and monitoring for permit renewal).

Commissioner Schaefer questioned why the \$7.4 million is not included in the department summary. Public Works Director Connolly stated that he will look at that.

Chair Weber inquired about the ownership of rain gardens added as part of development contracts. Public Works Director Connolly stated that it depends. Some rain gardens are managed by developments or homeowners' associations, and some are managed by the city.

Commissioner Teiken questioned whether the Northside Water Tower will have the updated City logo when painting is completed. Public Works Director Connolly stated that it will display the City's name, but specifics are not yet determined.

Commissioner Teiken stated that he likes the look of having the logo displayed on the water towers as other surrounding cities have on theirs. Public Works Director Connolly stated that applying a logo to a water tower can be costly, as logos tend to change often. This would be a decision that would probably go through the Council.

Commissioner Teiken inquired about the extension of 65th Street. Public Works Director Connolly directed him to the *Unscheduled Projects* category in the staff report, as this project has not advanced to be included in the current or future Capital Improvement Plan.

Chair Weber inquired as to why the unscheduled projects aren't funded. Public Works Director Connolly stated that most of the unscheduled projects are development driven.

Commissioner Heidenreich inquired about a different project, Akron Avenue, which was voted down by City Council, yet is still listed in the Capital Improvement Plan. Public Works Director Connolly clarified that the project as proposed in 2019 was voted down by Council at that time and did not proceed, but the County has since adjusted their cost sharing policy and has presented at a City Council work session this past summer, at which time the current Council asked the County to further adjust the funding structure from the standard cost split to lower and/or eliminate the City's contribution. The Akron Avenue project is therefore listed as an unfunded liability as a placeholder, but it's not currently programmed or budgeted for.

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Commissioner Heidenreich asked about the alternative route (Scenario D in the Pine Bend Arterial Connector Study). Public Works Director Connolly stated that since 2019, the County determined the alternative route would not be appropriate within the next 40 years due primarily to ongoing mining operations at the Bituminous Roadways mine, which falls in the middle of the proposed roadway realignment associated with Scenario D.

Commissioner Twedt inquired about how a residential street becomes a priority. Public Works Director Connolly referenced the selection criteria, including the pavement condition index, which is determined by an outside firm once every three years. Age and maintenance costs are the other two main factors – sometimes, for example, it is more cost-effective to do an ultra-thin overlay to extend the pavement lifespan.

Commissioner Wippermann inquired about the Barbara Avenue sound wall project. Public Works Director Connolly stated that it was named that after the closest road; it will actually be located on the west side of Highway 52, from the Southview/Mendota Road Interchange to I-494.

Public Works Director Connolly stated that state statute requires that before a Capital Improvement Plan is adopted, it must be brought before the city's planning committee to ensure conformance with the Comprehensive Plan.

Relation of Capital Improvement Plan Projects to Comprehensive Plan

Chapter 5 – Transportation

- Scheduling/prioritizing/budgeting projects is important to keep infrastructure functioning in a cost-effective manner

Chapter 6 – Parks and Recreation

- Maintaining/improving parks facilities helps maintain a healthy community

Chapter 7 – Sanitary Sewer

- Maintaining sewer extends existing infrastructure lifespan

Chapter 8 – Water Supply Plan

- Maintaining the Water Treatment Plant ensures compliance with Minnesota Department of Health and ensures sustainability of infrastructure

Chapter 10 – Surface Water Management

- Managing stormwater includes maintenance of a functional stormwater system

Planning Commission Discussion

Commissioner Schaefer inquired about the history of the 117th Street project. Public Works Director Connolly stated that long-term County planning includes a county road connection, which would require updating the road to meet current and future needs. The City transferred jurisdiction to the County in order to facilitate this. A federal grant was obtained, but the funding was not sufficient to cover the City's portion under the standard funding split. The addition of project components, such as the extension of sanitary sewer within the existing Metropolitan Urban Service Area (MUSA) boundary set by the Met Council and at the request of adjacent landfill properties, and various other design components, have caused the cost of the project to increase since the federal grant was approved in 2021. Hence, the City took additional steps to obtain State bonding funding to bridge the City's cost share gap. The County thus agreed to use the state bonding funds to cover the City's portion. Commissioner Schaefer questioned why

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the project is only listed under 2025. Public Works Director Connolly stated that the City would be done at that point in terms of cash flow, as the County will manage payment.

Chair Weber asked about the Host Community Agreement with the landfill. Public Works Director Connolly stated that it gets negotiated when there's a change in the use/size of the landfill. Chair Weber stated that the Host Community Agreement went from a tonnage rate to a flat rate in recent negotiations and inquired whether the sanitary sewer expansion was considered in those negotiations. Associate Planner Botten said this was taken into consideration by the City Administrator, City Attorney, and others involved in that negotiation process. Public Works Director Connolly stated that the landfills previously agreed to a maximum assessment for 117th Street work as part of the previous Host Community Agreement negotiations.

Planning Commission Recommendation

Motion by Weber, Second by Twedt, to Approve the Recommendation to City Council that the City of Inver Grove Heights Capital Improvement Plan (2025-2029) is consistent with the 2040 Comprehensive Plan.

Ayes: 9

Nays: 0 Motion Carried.

The item is tentatively scheduled to go before the City Council on November 12, 2024.

6. ADJOURN

Motion to adjourn the meeting at 8:06 p.m.

Respectfully submitted by Will Clashe, Recording Secretary.