

Inver Grove Heights City Council

Monday, October 11, 2021, at 6:00 p.m.

A G E N D A

NOTICE TO RESIDENTS: If you are interested in participating on **Item 7. Public Comment**, please contact Rebecca Kiernan prior to this meeting via telephone (651) 450-2513 or email (rkiernan@ighmn.gov) to inform her - your name, address and to what you wish to speak on. Individuals may submit written public comments in advance of the meeting by emailing comments to Rebecca Kiernan (rkiernan@ighmn.gov). Comments received prior to 4:00 p.m. on Monday, October 11, 2021, will be provided to the Council at or before the October 11, 2021, meeting.

1. Call to Order

2. Roll Call

3. Presentations

DWI Award to Officer Johnson

4. Consent Agenda

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

- A.** Minutes from the September 13, 2021, City Council Meeting.
- B.** Resolution Approving Disbursements for Period Ending October 5, 2021.
- C.** Consider Approval of Personnel Actions.
- D.** Contract Extension with WSB for Interim Public Works Director Services.
- E.** Consider Final Compensating Change Order No. 2, Final Pay Voucher No. 2, Engineer's Final Report, and Resolution Accepting Work for City Project No. 2021-09B - Seal Coat.
- F.** Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from Bolton and Menk, Authorizing Preliminary Engineering and Professional Services for City Project No. 2022-09E - Alison Way Area Rehabilitation.
- G.** Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from Bolton & Menk, Authorizing Preliminary Engineering and Professional Services for City Project No. 2022-09F - Tyne Lane Area Rehabilitation.
- H.** Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from Bolton & Menk, Authorizing Preliminary Engineering and Professional Services for City Project No. 2022-09G - Albano Trail and Albright Court Rehabilitation.
- I.** Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from WSB, Authorizing Preliminary Engineering and Professional Services for City Project No. 2022-09H - Upper 55th Street (Blackberry Trl to Cahill Ave) Rehabilitation.
- J.** Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from WSB, Authorizing Preliminary Engineering and Professional Services for City Project No. 2022-09I - Carmen Avenue and Claude Way Area Rehabilitation.
- K.** Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from SEH, Authorizing Preliminary Engineering and Professional Services for City Project No. 2022-09J - Cheney Trail and Coffman Path Area Rehabilitation.

- L.** Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from WSB, Authorizing Preliminary Engineering and Professional Services for City Project No. 2022-09K – Akron Avenue and 50th Street Rehabilitation.
- M.** Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from SEH, Authorizing Preliminary Engineering and Professional Services for City Project No. 2022-09L – Bolland Trail and 62nd Street Rehabilitation.
- N.** Consider Accepting Donation of Trees for Dog Park.
- O.** Approve Resolutions relating to a Conditional Use Permit for a 40 unit assisted living facility and Conditional Use Permit to exceed 25% maximum impervious surface in the Shoreland Overlay District for Rachel Development. Property located at 7855 Cahill Avenue.
- P.** Approve a Resolution relating to a Variance for James Leslie for a front yard setback for property located at 7974 Blanchard Court.
- Q.** Approve a Resolution relating to a Conditional Use Permit amendment and Storm Water Facilities Maintenance Agreement for Jaeger Construction for an expansion of an automobile and off highway vehicle sales lot for property located at 1290 50th Street.

5. Public Hearing

- A.** Assessment Hearing to Consider Resolution Adopting Final Assessment Roll for the 2021 Pavement Management Program, City Project No. 2020-09D – Delaney Circle and Delaney Court Improvements.
- B.** Assessment Hearing to Consider Resolution Adopting Final Assessment Roll for the 2021 Pavement Management Program, City Project No. 2021-09D – Bryant Lane Area Improvements.

6. Regular

Administration & Finance

- A.** First Reading Ordinance Amending Development Fees and Calling a Public Hearing on Development Fees.
- B.** Consider Resolution approving State Bonding Requests.

7. Public Comment

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

8. Mayor and Council Comments

9. Executive Session

- A.** Closed meeting pursuant to Minnesota Statute Sec. 13D.05, Subd. 2 to consider allegations or charges against individual subject to council authority in the police department (non-disciplinary).

10. Adjourn

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

**INVER GROVE HEIGHTS CITY COUNCIL MEETING
MONDAY, SEPTEMBER 13, 2021 - 6:00 P.M. - 8150 BARBARA AVENUE**

1. CALL TO ORDER:

The City Council of Inver Grove Heights met in regular session on Monday, September 13, 2021, in person. Mayor Bartholomew called the meeting to order at 6:07 p.m. The Pledge of Allegiance was recited.

2. ROLL CALL:

Present In-Person: Mayor Bartholomew, Council Members: Piekarski Krech, Dietrich, Murphy, and Gliva; City Administrator Wilson, City Clerk Kiernan, Finance Director Hove, Community Development Director Rand, City Attorney McCauley Nason, City Planner Hunting, Interim Public Works Director Eckles, and City Engineer Kaldunski.

Also Present: Melissa Duce, Land Entitlement Manager, US Home Corporation; Brian Harjes, HKGi.

3. PRESENTATIONS:

4. CONSENT AGENDA:

- A.** **i.** Minutes from the August 2, 2021, City Council Work Session.
 ii. Minutes from the August 9, 2021, City Council Meeting.
 iii. Minutes from the August 23, 2021, City Council Meeting.

B. Resolution 2021-232 Approving Disbursements for Period Ending September 7, 2021.

C. Consider Approval of Personnel Actions.

D. Consider Approval of Weather Siren Agreement with Independent School District No. 199.

Resolution 2021-233

E. Consider **Resolution 2021-234** Approving an Easement Consent Agreement with Xcel Energy for Public Improvements Related to Pine Bend Estates 2nd Addition Development.

F. Approve Custom Grading Agreement and Storm Water Facilities Maintenance Agreement for 9185 Inver Grove Trail.

G. Approve Custom Grading Agreement and Storm Water Facilities Maintenance Agreement for Lot 11, Block 1, Inver Hills 9th Addition (10371 Andrea Trail).

H. Consider **Resolutions 2021-235 & 2021-236** Calling for Hearing on Proposed Assessments, Declaring Costs to be Assessed, and Ordering Preparation of Proposed Assessments for the 2021 Pavement Management Program, City Project No. 2020-09D - Delaney Circle and Delaney Court Improvements.

I. Consider **Resolution 2021-237** Approving Easement Agreements for 8329 Delaney Circle for City Project No. 2020-09D - Delaney Circle and Delaney Court Improvements.

J. Consider **Resolutions 2021-238** Calling for Hearing on Proposed Assessments, Declaring Costs to be Assessed, and Ordering Preparation of Proposed Assessments for the 2021 Pavement Management Program, City Project No. 2021-09D - Bryant Lane Improvements.

K. Approve a **Resolution 2021-240** relating to the Final Plat of Carriage Heights, located at 8308 Alverno Avenue.

L. Approve **Resolutions 2021-241, 2021-242 & 2021-243** relating to a Preliminary and Final Plat for Rich Valley Gas Plant, a Variance from minimum lot size, and a Conditional Use Permit for an essential service structure. Property located on 105th Street, just east of Rich Valley Boulevard.

M. Approve a **Resolution 2021-244** relating to the Final Plat of Babcock Crossing including a Development Agreement, Storm Water Facilities Maintenance Agreement, Ponding and Utility Easement and related agreements.

N. Approve a **Resolution 2021-245** and agreement for the DWI Officer Grant for October 1, 2021 through September 30, 2022.

Motion by Dietrich second by Murphy to approve the Consent Agenda.

Ayes: 5

Nays: 0 Motion carried.

5. PUBLIC HEARING:

6. REGULAR AGENDA:

Administration/Finance:

A. Consider Resolutions to Adopt Proposed Tax Levies and Budgets and Set the Date and Time for Budget Hearing. Resolutions 2021-246, 2021-247 & 2021-248

Finance Director Amy Hove stated in August the first draft of the General Fund Budget was presented to the City Council. A few adjustments have been made since then.

Tonight's Goals:

- Adopt Preliminary General Fund Budget for 2022
- Adopt Preliminary Property Tax Levy for 2022
 - Preliminary levies must be approved by September 30, 2021
 - Final levy may be lower - but cannot be higher than the Preliminary
- Adopt Preliminary Storm Water Special Taxing District Levies
 - 70th Street Reconstruction Cahill Avenue to Concord Boulevard
 - \$79,394 annually in years 2018-2027
- Set meeting details for discussion and approval of final levies and budgets (December 13, 2021)

Levy Summary. 2022 Proposed vs. 2021 Adopted:

- 2022 Proposed General Fund Expenditures: \$27,915,100
- 2021 Adopted General Fund Expenditures: \$25,296,800
 - Increase of \$2,618,300 or a 10.4% Change
- 2022 Proposed General Fund Non-Tax Revenues: \$4,493,790
- 2021 Adopted General Fun Non-Tax Revenues: \$4,290,600
- 2022 Proposed General Fund Levy: \$23,421,310
 - Net Increase of \$2,415,110
- Pavement Management Levy: Proposing an increase of \$300,000 over the 2021 Adopted Levy
- Debt Levy goes down slightly for 2022
- 2022 Proposed Citywide Levy: \$28,667,876
 - Increase of \$2,544,518 or 9.7%

Levy Impact:

- 2022 Proposed Budget: Tax Levy: August 2, 2021: \$28,798,853
- 2022 Proposed Budget: Tax Levy: September 13, 2021: \$28,667,876
- 2022 Proposed Budget: Levy Increase: August 2, 2021: 10.2%
- 2022 Proposed Budget: Levy Increase: September 13, 2021: 9.7%
- Change in Tax Rate: August 2, 2021: 4.53%
- Change in Tax Rate: September 13, 2021: 3.98%
- Annual Change in City Taxes (for median property) Aug. 2, 21: \$148.21
- Annual Change in City Taxes (for median property) Sept. 13, 21: \$140.90

To Note: Median Property assumes a \$275,000 value

Breakdown of Tax Levy Increase:

- 2021 Total Tax levy (General, Debt, PMP) \$26,123,358
 - Plus: COLA, Health Insurance Adjustments: \$744,200/2.9%
 - Plus: Increase to Pavement Management: \$300,000/1.1%
 - Plus: 2022 New Staffing Requests: \$1,390,400/5.3%
 - Plus: Other (Net) Changes: \$109,918/0.4%
- 2022 Proposed Tax Levy: \$28,667,876/9.7%

Monthly Impact to a Median Property = \$11.70

- New Staffing Requests: \$6.40 monthly
- COLA/Health Insurance, Step Increases: \$3.40 monthly
- Pavement Management: \$1.40 monthly
- Other: .50 monthly

General Fund Expenditures:

- Largest Increase is in Personnel (Staffing Requests, Adjustments to COLA, Step Increases, Health Insurance).
- Professional Services, Purchased Services and Equipment, Supplies, and Other/Transfers. These areas have stayed stable for 2022.
- 51% of next years budget is for Public Safety
- 17% is for Public Works
- 15% General Government
- 10% Culture and Recreation
- 7% Community Development

Requested Action - Consider 3 Resolutions:

1. Resolution to adopt the Preliminary General Fund Budget and set the date, time, and location for the public meeting to discuss the budget.
2. Resolution to adopt the Preliminary Property Tax Levy for Payable 2022.
3. Resolution to adopt the Preliminary Storm Water Special Taxing District Levies for Payable 2022.

Finance Director Hove stated Staff received notification last week that the city was being awarded the SAFER Grant. Additional materials will be brought before the Council regarding this at a later time. Staff determined it was premature to make adjustments for tonight's meeting. The recommendation is to proceed with setting the ceiling for the Preliminary Levy. Staff would bring back information about the Grant at the September City Council meeting or the October Work Session. Staff will continue to reduce the levy and budget before the Council adopts the final budget in December.

Mayor Bartholomew asked if the Finance Director has received or heard of any input from residents or the business sector. Finance Director Hove responded she has not.

City Attorney McCauley Nason stated all Resolutions could be approved in one Motion if desired.

Motion by Dietrich second by Gliva to approve Resolutions to Adopt Proposed Tax Levies and Budgets:

- 1. Resolution to adopt the Preliminary General Fund Budget and set the date, time, and location for public meeting to discuss the budget.**
- 2. Resolution to adopt the Preliminary Property Tax Levy for Payable 2022.**
- 3. Resolution to adopt the Preliminary Storm Water Special Taxing District levies for Payable 2022.**

and Set the Date and Time for Budget Hearing. Resolutions 2021-246, 2021-247 & 2021-248

Ayes: 5

Nays: 0 Motion carried.

Community Development:

B. US HOME CORPORATION - Consider the following requests for property located west of Hwy 3 between 72nd Court and Auburn Lane:

1. An Ordinance rezoning the property from A, Agricultural District to R-1C/Single Family Planned Unit Development District. Ordinance #1418

2. A Resolution relating to Preliminary Plat and Preliminary Planned Unit Development for the plat of Highlands at Settlers Ridge consisting of 51 lots and two outlots.

City Planner Allan Hunting stated the location of the project has Highway 3 on the east and 72nd on the north with the Argenta Hills neighborhood and Peltier Reserve close by. The proposal is for a single-family development, 51 lots total; 50 new lots would be created. Lot size and width is about the same as the Argenta Hills Development. Public Streets would have Auburn Lane connecting to 72nd so there is an access point onto Highway 3. This gives the Argenta Hills neighborhood a second access point. They only have one onto South Robert Trail along with a public street cul de sac heading to the west.

Rezoning would be to R-1C Single Family, consistent with the development. It is consistent with the Comprehensive Plan with 2 units per acre and meets open space requirements. Setbacks would be standard 25 feet in the front, 35 proposed for the rear, with a 15-foot separation between buildings. There are two outlots (stormwater management ponds) that would be owned by the city. A park will be dedicated in a location and considered a pocket park. The Parks Department has hired a consultant to determine the type of park/park amenities. There will be an extension of the existing trail in Argenta Hills that would connect to a trail stub in Peltier Reserve, and another trail access point from the public street. The public street would continue with sidewalk and another sidewalk along the public street with a cul de sac at the end.

City Planner Hunting stated because of the terrain there would be a significant number of trees removed. Actual number of trees is being sorted out and should be included in the final PUD Development Plans. There will be reforestation. There is a gap along the south boundary line with different ownership between Argenta Hills and subject parcels, that is being looked into. He said the Council has a revised list of Conditions/Resolutions with a revised #17, and a new #18 and #19 which addresses legal aspects on how that would be obtained. The Planning Commission reviewed and recommend approval as presented (8/0). Staff recommends approval of the rezoning and preliminary plat and PUD as presented.

Councilmember Murphy asked if there was a plan for the park yet. City Planner Hunting responded there is no detail for the actual park yet. It will be a small pocket park due to terrain. A park has been suggested in the Outlot A area where it is flatter. He said the Parks Commission hired a consultant to look at the area by Outlot B, the park in Peltier Reserve, and for At Home Apartments. Through the Parks Commission recommendation, the Council will receive the final design of the pocket park. One of the conditions of approval is for a park to be dedicated.

Councilmember Murphy asked if there would be another opportunity for the Council to address the size and location of the park before trees are cut down. Community Development Director Heather Rand responded this discusses preliminary plat and rezoning. The city and the Parks and Recreation Department have contracted with HKGi to look over the three parks referenced. Its already known where the Peltier Reserve Park would be located but do not know what it would be programmed. For

this request, a park would be 1-2 acres at the location denoted, or if more feasible elsewhere and deemed better by the Parks and Recreation Advisory Commission, the Council, and the Planning Commission in the final plat, would come before the Council in a couple of months. It may be closer to Outlot A. She said they also asked HKGi to look at the layout of trails and sidewalks in the area, they want as much connectivity as possible. She responded in regards to it being more than a pocket park, more than 1-2 acres, the response is no. The intent for this site is to be a pocket park. Peltier Reserve would have a pocket park between 1-2 acres with trail connections. The Riley/At Home area would have an over 4-acre park. The Park under construction on the other side of Argenta is an 8-acre park that would be completed by July 2022.

Councilmember Murphy stated he thought the definition of a pocket park was 4 acres or under. They are slightly over 4 acres on the Riley Property. His concern with a 1-2-acre park is that Council wouldn't have the opportunity to address how much parkland would be dedicated versus the number of people moving in the area. Aside from Vista Pines there are 3 pocket parks going in. His concern was if this would be rezoned now and the Council would not have an opportunity to revisit it. Community Development Director Rand responded a neighborhood park is considered to be 4-8 acres in size. Pocket parks are typically under 2 acres. Peltier Reserve and the park proposed for this development are both under 2 acres. The Riley/At Home Park is over 4 acres in size and considered a neighborhood park, meaning it would have assets. It's dependent on the topography more than anything. Water on the site doesn't allow the ability to move forward with a larger park along with the issue of cost. She stated they can scatter a bunch of pocket parks around the city and will find that the Developer is not paying Park Dedication fees and would have small and expensive parks to continue to manage and maintain. She advises connecting the parks with trails so people can enjoy getting to their destination. This plat is for 51 single family homes, the park the Developer is proposing is for less than 2 acres.

Councilmember Murphy asked if there would be a chance to revisit this item if rezoning now. City Attorney McCauley Nason responded it isn't rezoning that is an issue, it's preliminary plat approval. If there is a thought that the Council would like to see a park in a different location other than where shown, or something that would impact the lot configuration, that is something that would need to be addressed prior to preliminary plat approval. The Developer would come back with a final plat that looks similar to what has been shown. If the Council wants a different approach to the park, the time to do that is the before preliminary plat approval, which is what is before the Council this evening.

Mayor Bartholomew stated there is the understanding there would be a park. It would be located in Outlot B or Outlot A. City Planner Hunting responded correct. Mayor Bartholomew stated it would be the same footprint size as diagrammed in Outlot B. If moved to Outlot A, he questioned if it would be the same footprint or larger. City Planner Hunting responded he believed that may be what is being studied with the Consultant. The Consultant would bring their study to the park and Recreation Commission who in turn makes a recommendation that would come before the City Council for approval.

Councilmember Gliva asked if these are normally before the Council before the park location is included or plotted out. City Planner Hunting responded it was unique because there has not been a lot of parkland and parks dedicated in subdivisions for years. There would be some kind of park in this area. The City Council would be able to approve whatever the Park and Recreation Commission recommends for design, size, and location.

Councilmember Piekarski Krech asked if the issue with the park is the slopes and topography. She felt they would try to look for a flat enough space to play and put in equipment.

Councilmember Murphy stated that he didn't feel he had enough information at the moment.

Mayor Bartholomew asked the City Planner how they got to this lot size. He asked if there was a formula to get to 2 acres. City Planner Hunting responded there is not a formula. This was likely the idea from Park and Recreation. In the past the previous Parks and Recreation Director always looked to have some type of park in the southwest area/Outlot B. Since there was never a development there was never a detailed design.

Councilmember Murphy asked if the Developer would have the ability to change the preliminary plat, where they might see houses, may see a park. City Planner Hunting responded the Council is approving the plat with outlots. Those would have to be dedicated for stormwater management and open space. They could not come back and change those areas to put homes in.

Mayor Bartholomew referenced the Park Dedication Fee and asked if it would be based on land and monetary. If the land wasn't enough, it would be formula based on density. City Attorney McCauley Nason responded that was correct. Condition 5 indicates park dedication for this subdivision be satisfied as inclusion of area. Land dedication for a park is approved by the Council. To the extent the amount of land dedicated for the park is not sufficient, does not completely encompass, or cover the required park dedication for the development, any additional dedication would be met by cash in lieu of land.

City Attorney McCauley Nason stated if there is discussion about shifting the park from Outlot B to Outlot A, it might be worthwhile to amend Condition 5 to add language that the final plat should include park dedication and park access dedication as required by the Council at the time of final plat approval. She stated the trail as shown by the park in Outlot B shows connectivity. If contemplating that the park may end up on Outlot A, the Developer would need to provide access to it which might impact some of those lots depending on how the access is brought forward.

Mayor Bartholomew stated if moving forward they need to make sure they provide connectivity for Outlot A.

Melissa Duce, Land Entitlement Manager with US Home Corporation, doing business as Lennar, 16305 36th Avenue, Suite 600, Plymouth, stated they are discussing Highlands at Settler's Ridge which would look very similar in product as the existing Settler's Ridge to the north. They have had great success with that community, it has sold out. Knowing the demand is still there, this is a great location with beautiful challenging topography. Discussions during the design process with City Staff and adjacent existing residents has evolved a bit. As they worked to respond to changes with connecting streets they ran into different changes. From the 2012 Collector Road Study they are connecting Auburn Lane up to 72nd Court. Previously 75th Street was a cul de sac, planned to connect into the northwest corner of this project. It was evident the topography wasn't there to make that a viable connection. Anyone driving down Highway 3 can see that it's a steep site when going from the north to the south. In making those connections there are grade changes that are creating retaining walls on the northern side of the community. They have worked with those adjacent property owners to the north that would be impacted. Currently it's a natural slope with lots of trees. They have worked to understand what the implications would be to them. Because this is preliminary, they do not have fully engineered grading plans or drawings so they don't know what those retaining walls would look like.

She said they would work through a lot of the tree preservation. There are a lot of trees. In the northern corner there is a large clump of existing evergreens. Those trees would potentially be

removed due to grades. The Engineering team has been working with the City Engineer to come up with alternatives so they may be able to preserve some of those trees. She addressed parks in the area stating she knows a lot of people in the area are concerned and have heard Developers would come build a park, and then they don't. She said they are very committed to this park as an amenity for future residents of the community. They would take the Park Commissions advice as to where it should be located and would maintain the trail connection from the south to make sure it connects to the Peltier project. They would wait to hear what that direction looks like.

Councilmember Piekarski Krech asked if 75th Street was set so it could go further to the west. Ms. Duce responded it does not because the cul de sac is at the property line of the Peltier project. It does not connect to Peltier. The grade changes are pretty significant.

Mayor Bartholomew stated grade changes were evident by the row of trees. He asked if there was an approximate change from the lot up to the tree line in the corner. Ms. Duce responded it was 40 feet.

Mayor Bartholomew asked Ms. Duce if she had read the report and was fine with the conditions, including the revised one. Ms. Duce responded she has read the report and is in agreement. Mayor Bartholomew stated conversation was had regarding connectivity and would need to discuss looking to Amend Condition #5 regarding the connectivity to any park wherever it is placed. Ms. Duce agreed.

City Clerk Rebecca Kiernan stated there are two emails to accept into the record. One from Heidi Christen and Kurt Koudelka. Mayor Bartholomew stated there is already one on the record.

Motion by Piekarski Krech second by Gliva to accept the two emails into the record.

Ayes: 5

Nays: 0 Motion carried.

Jill Wiedemann-West, 7525 Autumn Way, stated she was the first house in the newly developing area on South Robert Street. While she no longer has younger children, a park has been promised in every initial housing development that has come through. There has always been a reason why it couldn't or didn't happen. This request involves 50 additional homes in a development filled with little people and single families. There is no place for the kids to play in the neighborhood. In the development she lives in there is one sidewalk and no play area. She feels strongly about moving forward with the development and believes a park is a pivotal piece for these families. She said she feels uncomfortable moving forward and supporting this without some sort of promise this actually comes through. Due to the safety of the neighborhoods and children, she is very concerned about where and how they would manage construction traffic. She said it is very important that it does not come up Autumn Way, but in an area that is less busy.

Georgia Kortus Moehnke, 7161 South Robert Trail, stated the street being proposed comes out right across from her driveway. She stated the Jacoby family has made a sweetheart deal with Lennar and are included in the new development. She has been in her property since 1994 and would be most affected by the development because all of the traffic would dump out directly across from her house. She is not against the development, she is most concerned about the effect on her property, property value, and groundwater. She said they have well water in her neighborhood and is concerned about 50 homes dropping fertilizer and ending up in her well water. She was told the water she is drinking now is likely over 100 years old.

Ms. Kortus Moehnke stated Lennar has promised parks and paths forever. Pocket parks are not a park, you can't play soccer on them. She said that leaves her with a piece of property and her worst fear is that it would be worthless because it is surrounded by houses, apartments, townhomes, and across the street, commercial with the Gas Station, Church, and Memory Care Center. She knows development is going to happen, but her property is disregarded. She said the city has an obligation to protect all citizens, not just those with names like Peltier, Jacoby, and Fleming. She has been in the area for as long as some of them have. She doesn't have a huge property or the money, but has a right to be protected by the city as equally as any of her neighbors. She doesn't feel she is getting that if rezoning is approved.

Peter Tonnessen, associated with 7161 South Robert Trail, stated Ms. Georgia Kortus Moehnke and himself have been partners for 16 years. He has Power of Attorney from Georgia to speak for her with respect to the property. He is not an Attorney but was trained as an Attorney and is currently on retired/inactive status. He stated the three-minute limit in the Planning Commission and City Council applies to Item #7, discussion of items not on the agenda. Mayor Bartholomew responded this was not a Public Hearing. Public Hearings have a longer period for discussion. For items such as this, people are kept to three minutes to get on the record. Mr. Tonnessen asked how this wasn't a Public Hearing. Mayor Bartholomew responded it's not noticed as a Public Hearing. It is a request for action for an application. Input is taken from Staff, Council, the Applicant, and brief words from the neighbors.

Mr. Tonnessen stated he noticed in the Planning report that if anyone votes against this the basis for denial must be stated in any Motion to oppose. He said this needs to be rejected today. He said he looked up a Minnesota Statute that if delivering a written request for a zoning change and it's not denied within 60 days it is deemed approved. He asked if that was true. City Attorney McCauley Nason responded it is true. It is the 60-day rule found in Minnesota Statute 15.99. It applies to the application before the Council.

Mr. Tonnessen stated citizens are not being given meaningful opportunity. He said Kim Fox sent out notices on July 22nd. Georgia's arrived while she was on a five-day trip, she is a Flight Attendant. He said they first learned of anything before the Planning Commission on July 31st when a copy was sent to him. He responded on the day of the hearing because they were unable to attend in person. He said Lennar pulled this item off the agenda and buys themselves another 21 days out of the 60-day limit. Citizens now have no recourse even though their primary residence is involved. He asked if they were begging to be sued for a Civil Rights Violation. He questioned if this was the way they treat their taxpayers and citizens.

Mayor Bartholomew stated Mr. Tonnessen was welcome to speak about why he is opposed to this Application.

Mr. Tonnessen stated he would give reasons why he is opposed to the Application:

1. The preliminary application says it applies to the PID for the Jacoby property, Fleming property, and 20-6585001040 the number of which he cannot locate. Also, PID 20-0070008015 which probably is an inaccurate reference to the Endres Property.

He does not believe they have a valid preliminary application to begin with.

2. No notice about this project was given to any citizen north or south.

He stated when he spoke with Ms. Duce on the phone for nearly 33 minutes, Ms. Duce blamed it on her communications department. He said when she stated there were meetings, that was a lie. He said she met with Marius Dina and Brad Kirschenheiter. The reason they spoke with Ms. Duce was because of

the Peltier property. He stated they did not receive any notice about this. Any statement of meetings or notices are all lies.

3. This was a classic summertime offensive tactic when putting out a controversial issue or bond issue during the summer when everyone is on vacation and not thinking about these things.

4. He made a Minnesota Data Practices Request and it has not been answered.

He said he wants to know what is going on with Joe Jacoby. Why he got a sweetheart deal and Georgia, who lives adjacent to him was never even talked to. They are similarly situated. Mr. Jacoby's property was 50% larger and oriented east/west instead of north/south, but would have the same impacts. He said Mr. Jacoby got a sweetheart deal and Georgia didn't even get a phone call. She was lied to and was called a tenant and resident by Ms. Duce.

Mr. Tonnessen stated Inver Grove Heights Zoning Law's regarding PUD's is mandatory. He said Mr. Hunting stated they cannot force Lennar to include Georgia's property in their PUD, which is true. He said Lennar cannot force the City Council to approve it. He said if the city doesn't follow their own law there is no choice but to object this application because they never considered Georgia.

Mr. Tonnessen read from Section 10-3A Relation of Planned Unit Development aside to adjacent areas. It stated "The design of a planned unit development shall take into account the relationship of this site and surrounding areas. The perimeter of the Planned Unit Development shall be so designed to minimize the undesirable impact of the development on adjacent properties". Neither of those things were done. He stated he has not addressed the retaining wall and the cul de sac yet.

Mayor Bartholomew suggested he send the information to the City Clerk so it can be on record.

Mayor Bartholomew asked if applicable rules were followed regarding notice. City Planner Hunting responded mailed notice is sent out by the city to property owners within 350 feet of the perimeter. Those were mailed before the Public Hearing for the Planning Commission meeting. He said the Developer holds a neighborhood meeting for their plat before formally making application. The city does not control the neighborhood meeting mailing. The city publishes in the St. Paul paper and does a mailed notice.

Mayor Bartholomew asked how they maintain the integrity of the PID's named in the application. City Planner Hunting responded those are looked up by Staff using the County PID number for parcels. Mayor Bartholomew asked if all were accurate. City Planner Hunting responded to his knowledge they are, he himself didn't do these but another Staff person did.

Mayor Bartholomew asked if ground or surface water was an issue. Interim Public Works Director Eckles responded he spoke to that resident on the topic of groundwater. Every well drilled is always at some risk of contamination. That is why municipalities put in municipal drinking water systems because that is the only way they can guarantee safe drinking water for a community. He responded about whether a well was more at risk because of a single-family home development coming into a neighborhood saying a well could be contaminated from something that is a mile away in farm country as a part of the farming practice, or contaminated from a petroleum treatment plant. There are many ways a dumpsite could contaminate a well. Single family homes do not tend to be a major cause of ground water contamination. It's usually a point source. For example, the 3M contamination in Washington County as a result of dumping over 50 years ago showing up today in the groundwater. He said the single-family development would bring in the possibility to connect to municipal water if there was a problem. There is a benefit to the area if municipal water is available if worried about contamination.

Ms. Georgia Kortus Moehnke stated the cost for her to hook up to city water is prohibitive. She cannot afford it. She said she could prove she wasn't contacted by mail or phone. She has informed delivery from the Postal Service which gives notice of every piece of mail that comes to her home. She did not receive a notice or phone call.

Mayor Bartholomew asked the City Attorney what the policy was when notices are sent out, what is/isn't regarded as notification, and what the obligations are. City Attorney McCauley Nason responded City Code Section 1123 deals with subdivision regulations and preliminary plat approval. City Code and State Statute require before a subdivision approval there be a Public Hearing. The City Clerk should advertise notice of the hearing and notify property owners within 350 feet of the subject property of the Public Hearing by mail at least 10 days and not more than 30 days prior to the hearing date. There is the requirement that the city has to provide notice of the Public Hearing (Planning Commission). There is a separate section of the City Code that requires the Developer hold a neighborhood meeting to provide the opportunity for neighbors to be aware of a proposed plat prior to the submission of that plat to the city. The process is handled by the Developer and requires notification to properties within 350 feet of the development.

She stated if there is a question about whether or not there was proper notice to all required parties before the Public Hearing with the Planning Commission, that would be something Staff would need to check and get back to the Council about. She said it sounds like Staff says that has been done. Nobody with direct knowledge of that is present and able to speak to it this evening.

City Attorney McCauley Nason stated there are two Applications; one is rezoning, and the other is the preliminary plat approval. The Rezoning Application is subject to a 60-day deadline in 15.99. The Preliminary Plat Application is subject to a 120-day decision deadline established in Minn. Statutes 462.358. In either event, 120 days based on date included in the Staff memo as November 4, 2021. If Council needs further information/confirmation about whether Staff complied with notice requirements that information could be provided to the Council before any Statutory deadline.

City Administrator Kris Wilson stated she heard Mr. Tonnessen state the notice was mailed on July 25th and received five days later due to the homeowner being out of town. She believed it has been established that the city notice of Public Hearing before the Planning Commission was sent and received by the property owner. She said what may be in question was whether the Applicant satisfied their responsibility to notify property owners of the presubmission neighborhood meeting.

Mr. Tonnessen responded he did state that Kim Fox sent out a notice on July 22nd. Georgia did receive it within a certain number of days. He said he knew about it by July 31st. He said nobody is faulting the city notice. The issue is with Lennar's false statements that they communicated with homeowners and sent notice; those are lies.

Mayor Bartholomew asked if the city is in compliance with notification of the Public Hearing. City Attorney McCauley Nason responded that was correct. She said the 11.22 Neighborhood Meeting Section in the Code states that prior to the filing of documents that constitute a complete Preliminary Plat Application, the subdivider shall offer to neighboring landowners the opportunity to meet with the subdivider to discuss the subdivision. All property owners within 350 feet of the property shall be notified in writing by the subdivider of the neighborhood meeting. The neighborhood meeting should be offered to be held at least 10 days prior to filing the Preliminary Plat Application, but no more than 30 days before filing said Application. She stated the question would be whether or not the Developer complied with City Code requirements related to the neighborhood meeting notification.

Ms. Duce, 16305 36th Avenue, Suite 600, Plymouth, said she could provide the materials mailed and to whom. Two separate meetings were held because residents on the north side have a different take than residents on the south side. Those meetings were held virtually. She said she has pictures of herself sitting there after the two hours had expired; nobody attended.

Mayor Bartholomew asked if the Council determines they would like to see the notification, if Ms. Duce would be willing to bring the information at another meeting. Ms. Duce responded she was willing.

Brad Kirschenheiter, 1230 70th Street West, stated he felt he would be the most affected by this development. When purchasing the home four years ago they understood development was coming. At that time, they didn't think it would include a 30-foot retaining wall off three sides of their property. They have no objection to the retaining walls. He said he has a lot of concerns over the design of the retaining walls and has been working with Ms. Duce and her team and has faith that Lennar and City Engineering will do their due diligence with the design.

He said he has an existing drainfield right along the border of his property. Having that drainfield could weaken soils making it unstable and cause a collapse. He has a drainline that runs straight toward the property line and drains roughly half his roof square footage, 2,500 square feet. It is a 4-inch PVC line that in a downpour dumps a lot of water to the south. He stated the way his property was parceled off; it comes to a point to the southwest and is where Lennar is pinched on parcels #39 and #40. Due to that he has offered a land trade that would cut off the corner and give him buffer on his existing drainfield. He is working on this with Ms. Duce regarding if this could be an option.

Mayor Bartholomew clarified that Mr. Kirschenheiter is in conversations with City Engineering Staff and the Applicant regarding the retaining wall. Mr. Kirschenheiter responded he has had the chance to get to know Tom and has been asking him questions. As far as design materials, he was hopeful they would use wet cast concrete blocks and not the dry cast that Lennar is using on Settler's Ridge. He said the dry crumbles over time where wet cast does not. He said Ms. Duce has agreed to show him the designs and is willing to work with him. He stated he has an engineering background and friends that have designed retaining walls and has the competency to have this reviewed.

Marius Dina, 1234 70th Street West, agreed with Mr. Kirschenheiter's issue. He said he has received verbal guarantees that there would be a lot of borings done to determine stability of the terrain. There are a variety of different soils from total sand, clay, and rocks. He suggests due diligence be done to determine if the terrain could become unstable and end up with a landslide.

He thanked Ms. Duce and Mr. Kaldunski for working to save a row of trees that border his property. There is engineered soil that can be used and allows a 2to1 slope, he was hopeful it could be extended further. He said he has been walking on the Peltier development and not one tree was touched. He was hopeful that engineered soil would also be used there so the Lennar development wouldn't have to cut those trees. From a communication standpoint he has had good luck discussing issues with Ms. Duce. Mr. Dina referenced Outlots A and B for parks stating one outlot has more trees than the other. It made more sense to put the park in the outlot that had less trees. The area could also be made bigger in that location.

City Attorney McCauley Nason stated the Council has Applications for Rezoning and Preliminary Plat and Preliminary PUD approval. Council options include:

1. Council can take action on the items before them this evening.

If the Council votes to deny the Application for Preliminary or Plan approval or Rezoning. She requests Councilmembers voting to deny the Application state on record what their reasons are for denial. In that case, a Resolution for Denial would be brought back before the Council at the next City Council Meeting.

2. Council may table the Agenda Item if there is additional information Council would like to receive from Staff or the Developer. The Council can move to continue all applications related to this Agenda Item and pick a meeting date.
3. Council has the option to reconvene and rediscuss this item at any time prior to the original 60-day extended deadline, 120-day original deadline which appears to be November 4, 2021.

Mayor Bartholomew asked the City Attorney to go over the additional conditions, two of which were added at the end, #17 and #18.

City Attorney McCauley Nason stated the Resolution has been revised a few times. The plat included in the packet includes an area referenced as "The Public Use Corridor". The Public Use Corridor is shown within the preliminary plat in the packet. There are some title issues with the Public Use Corridor. In order to have the public infrastructure as shown (the road connection, trail connection, drainage and utility connections) this needs to be resolved. Conditions #17, 18, and 19 speak to that issue.

Councilmember Piekarski Krech asked about Condition #5. City Attorney McCauley Nason responded the recommendation if Council takes action on this matter would be to consider approval of the revised Resolution 2021-249 with Condition #5 amended to add the following sentence to what already exists: "Final Plat shall include Land Dedication for park purposes and dedicated park access over a portion of the land. Shown in the Preliminary Plat as Outlot A or Outlot B as required and determined by the Council at the time of final plat approval. Land dedicated for park purposes shall comply with all City Code requirements for acceptable land for park dedication purposes".

Councilmember Murphy stated at the Work Session that took place on September 7th, his notes state that pocket park sizes range from 1-4 acres, which he got from the Interim Parks and Recreation Director. Tonight, he hears that it is 1-2 acres, and 3-4 acres is considered a neighborhood park. He was concerned if following through with rezoning and preliminary plat, they would not be able to revisit the size or location. City Attorney McCauley Nason responded that is correct. If the preliminary plat is approved as presented this evening, even with the addition of the language, any park would be located on Outlot A or Outlot B. She stated if there is a discussion the Council wants to have regarding alternative park locations, that would need to occur before final approval/consideration of the preliminary plat application.

Councilmember Murphy stated he was missing information and was leaning toward tabling this if there is a possibility that the other outlot provides for a larger park.

Mayor Bartholomew asked if Councilmember Murphy's thinking was that a pocket park was 4 acres when instead it is 2 acres. Councilmember Murphy responded that was a part of it. He questioned if there was enough land set aside for all of the families moving into the area. He has concerns about the size of the park more so than location. If the other outlot allows for a larger park, he is inclined to table to have Staff and the Developer explore further.

Mayor Bartholomew asked for more information on park size, pocket parks, and the possibility of a 4-acre park in that area. Community Development Director Rand responded based on conversations Staff has had with the Developer and HKGi, the proposal is for a park, not 4 acres in size, possibly 3

acres, which would be stretching it a bit due to the topography. She said she was told it would be between 1-2 acres for this development. She said Staff wants to give HKGi time to work with the Parks and Recreation Advisory Commission to provide concepts and determine what the best location is, in terms of which outlot. She said she was sure they would want to maximize the footprint and make sure there are connections with trails and sidewalks. She has never heard that this would be a location for a 4-acre park.

Mayor Bartholomew asked how quickly the Park and Recreation Commission would be able to hear this and come forward with their recommendations. Community Development Director Rand responded HKGi is evaluating all three proposed parks in tandem. She believes it would take 30-60 days. She said they are still working with At Home to determine the park location for that property. It is about connecting all three parks and the existing park currently under construction.

Mayor Bartholomew asked if moving forward and stating in the preliminary that there would be a park and the park would be a pocket park, if that defines the size. Or if finding a larger size, can they go beyond the 2 acres and find 4 acres. He questioned calling it a park, pocket park, or neighborhood park. He asked if the capacity is there and the Developer is willing, if they can go from 2 acres to 4 acres. City Attorney McCauley Nason responded she can't speak to the logistics of the size. The Council is requiring Park Dedication/Land Dedication in an amount not to exceed the maximum required under City Code. She was unsure of the maximum park size permitted. The issue is site constraints. If it turns out that a different location is preferred for the park, the Council is committing that the park is going to be on Outlot A or Outlot B.

Mayor Bartholomew asked if the formula or park size acreage was known. Interim Public Works Director Eckles responded from his perspective in working with other communities, outlots are public property, open space that will be an amenity just as open space. The question to consider would be what kind of amenities did they want to provide and to what level. In this area, those outlots are nice open pieces of property but would not be able to sustain large open flat play areas. There is a lot of terrain, there may be room for a little play structure if adjusting the grade.

He responded about a pocket park versus the neighborhood park stating most cities have gone away from the pocket park idea because they tend to have pretty small play structures that are not that fun for kids. Bigger neighborhood parks provide a bigger/larger play experience with more variety that tends to be a draw for a larger neighborhood. It usually serves several hundred homes. There would be lots of kids at those structures because parents will go a long way to get there. He offered an example in his neighborhood there is a pocket park that just sits there, mowed by the parks crew, but doesn't really get used. Further down the street is a neighborhood park that is busy with kids, strollers, a destination park. Those seem to be really attractive. He stated that's what cities have been working toward and moving away from pocket parks because they are a lot of maintenance and don't provide much service. Every neighborhood starts out with a lot of young kids, 5-10 years later those kids are older and not playing in pocket parks. Pocket parks become sparsely used. That's why neighborhood parks can grow with a neighborhood and the city can put resources there. They are a much better asset long term for a community.

Councilmember Murphy asked how big the neighborhood park was that Interim Public Works Director Eckles referred to in his example. Interim Public Works Director Eckles responded the neighborhood park near him is about 3.5 acres in size. The pocket park is about 1 acre. A neighborhood park may be able to accommodate a ball field, ice rink, green space, as well as a larger play structure with multiple different ages of equipment.

Councilmember Murphy stated he was curious about where all the parks would go in the Canvas Development, Argenta Hills, and Settler's Ridge, to have 4 acres and above for those families to go to. That's his big concern. It may not work in this area. He said they have discussed this item with development after development and they have one park that nobody can get to on that side of the road. He was unsure why this was in front of the Council when they do not have all of the information or details.

Mayor Bartholomew said he was getting the impression the Council may want to pause and discuss this at a later meeting with hopes of answering more questions regarding the park. He said he felt this was a good development. With the park dedication they get as much land as they can. If short on land, they receive the funds/difference. Whether it is 2 acres or 4 acres, he believes this is a good plan. While he is supportive of this, if Council wishes to bring this forward at a later date to address some of the issues, a Motion should be entertained or they can discuss rules and how quickly this would be back before the Council.

Councilmember Murphy stated he could vote on this tonight but would like more information. He would like to hear more from Lennar, from Staff, if this is possible, how much park land they can get, and then he would have information to make a decision.

Councilmember Gliva stated there are several things that are unknown. She agreed with Councilmember Murphy that one thing that is unknown is the actual plotting of the park. She said she wants to make sure everyone was noticed properly. She wanted to be sure everybody knew about the development and wants everyone on the same page. She said she would like to see whatever information they can get just to make sure everyone was notified.

City Attorney McCauley Nason stated she would be looking for a Motion to continue the two applications to a date certain. The dates for City Council Meetings in October would be October 11th or October 25th.

Councilmember Gliva asked if the Council could receive the information requested by October 11th. City Administrator Wilson responded the second meeting taking place on October 25th would get them beyond the Parks and Recreation Advisory Commission meeting and give more time to analyze. The downside to taking that date would be that a decision would have to be made that evening. There would not be any room left before the November 4th final action deadline.

Mayor Bartholomew asked if they can extend by consent of the Applicant as well as the Council. City Attorney McCauley Nason responded they may be able to extend with written approval of the Applicant past the deadline, or have a Special Meeting before the Work Session.

Motion by Gliva, second by Murphy to table: US HOME CORPORATION - Consider the following requests for property located west of Hwy 3 between 72nd Court and Auburn Lane:

1. An Ordinance 1418 rezoning the property from A, Agricultural District to R-1C/Single Family Planned Unit Development District.

2. A Resolution relating to Preliminary Plat and Preliminary Planned Unit Development for the plat of Highlands at Settlers Ridge consisting of 51 lots and two outlots.

to the October 25th, 2021 City Council Meeting for information requested as discussed between Councilmembers and concerns raised by residents. For example: Retaining wall, tree coverage, and notice.

Ayes: 5

Nays: 0 Motion carried.

C. Consider Approval of Rental License at 6381 Crosby Avenue.

Community Development Director Rand stated this is a Rental License Application Staff recommends approval of. A Background Check was completed by the Police Department as required.

Motion by Gliva second by Dietrich to approve a Rental License at 6381 Crosby Avenue.

Ayes: 5

Nays: 0 Motion carried.

D. Review two small area plans for 1) Argenta Small Area Plan and 2) South of Highway 55 Small Area Plan.

Community Development Director Rand stated Staff has been working on these small area plans with the Planning Commission, Ehler's, HKGi, and a Market Consultant for almost a year. One of the small area plans is for an area just north of Highway 55 and west of Argenta. The other is for an area near Highway 55 and Argenta, before it turns into Yankee Doodle. The two small area plans involved a process that included input from property owners, stakeholders, the surrounding neighborhood, and Brian Harjes with HKGi. Additional guidance was needed above and beyond the Comprehensive Land Use Plan the Council approved. Staff wanted to provide comprehensive ways of looking at access in terms of trails, transportation, public infrastructure, how to fund this, and reflect market realities. This was an opportunity to get details above and beyond what is in a Comprehensive Land Use Plan along with guidance. She stated the intent this evening is for the Council to absorb the information by HKGi and ask questions. It would then come back before the Council on the Consent Agenda in two weeks. This is meant as guidance for the Community Development Department, Staff, and property owners to utilize going forward.

Brian Harjes, Landscape Architect, HKGi, 123 North 3rd Street, Suite 100, Minneapolis, provided a presentation of the planning process and some of the recommendations that came as a result of the Northwest Small Area Plan:

There were two rounds of community engagement. The first was to articulate the issues and opportunities in the area.

Issues:

- 3 distinct areas for consideration:
- Determined by their use, topography, relationship to adjacent areas.
- Extensive topography and grade change.
- Transportation network and development access.
- Desire to preserve some of the aesthetic of the northwest area.
 - The trees within the rolling topography.

Opportunities:

- Additional access off of Amana Trail that would allow for development access and not have to go directly through existing residential.
- Integrate and bring connections to the new neighborhood park space with an expanded trail area and a new neighborhood buffer area.

Existing Conditions:

- Proposed future land use has the area maintaining itself.
- Low Density Residential
- Low to Medium Density Residential
- Industrial
- Medium Density Residential
- Transportation components:
 - Argenta Trail construction planned in the next year.
 - Continue to look at access with Dakota County along Argenta Trail.
 - Long term plans for a potential grade separated crossing at Amana Trail and Highway 55. Look at one of the folded diamond components of the interchange that could potentially impact the north side.
 - Opportunity for a ¾ intersection.
 - Right in right out intersection.
 - New roundabout at 70th and Amana Trail.
 - The only other full access component for the development at the north side as it extends into Blackstone Vista.
 - One of the continued topics is how they can gain connectivity through this area.
- Sanitary Sewer and Watermain.
 - Early plans had shown an opportunity for sanitary sewer/forcemain connections, or gravity sewer.
 - Forcemain backup to the existing system.
 - Loop watermain with potential development in that area.

Part of the recommendations they came to for the plan were off of conversations with adjacent property owners and landowners in the area to look at specific areas.

- Area in the northwest:
 - Maintain similar development character to what Blackstone Vista would be.
 - This is a change from Low to Medium Density Residential to Lower Density Residential.
 - Be able to isolate utilities and infrastructure in this area:
 1. The area on top of the hill would be able to have gravity service to an existing lift station today. This allows to maintain some of the trees in the area.
 2. Conversations are continuing about acquisition of portions of a property for stormwater treatment.
 - Has been discussion with the landowner about maintaining his operation and access on Highway 55.
 - Gaining services from an expanded Joint Powers Agreement with the City of Eagan to get sewer and water to that facility.
 - Fire protection for that facility was the #1 concern from a city standpoint.
 - Met with the City of Eagan and feel like they can make those connections happen with an ejector pump system.

Councilmember Piekarski Krech asked if the City of Eagan was willing to discuss this now. She said a few years ago when the HyVee went in the city contacted them about hooking that landowner up, their response was no. Mr. Harjes responded they have spoken with the City of Eagan twice about this project and the area further to the south, that has a bigger impact to the Joint Powers Agreement. It

really only affects the two lowest elevation properties to be able to make that connection. All other areas would connect directly to the City of Inver Grove Heights for sewer and water.

- For the southwest:
 - Maintain access and provide sewer and water through the City of Eagan.
- In the southeast:
 - Multiple conversations were had with Dakota County Transportation about access.
 - Dakota County is going through a Roadway Regional Visioning Study that takes place through the whole northern section of the County from 494 down through Inver Grove Heights and portions of Eagan. This would be to better assess overall traffic volumes anticipated in that location.

He said they were not comfortable fully recommending access at Amana Trail at this time. They wanted to study that further to make sure traffic volumes would make sense.

- City and Staff, working with a resident in the area, identified the concern of additional trips that would be through the neighborhood and are recommending a near term roadway connection that would be able to be converted into a long-term roundabout combined off ramp scenario, if it were to be an interchange in the future.
- Looking at the opportunity to phase the property.
- There is currently a waste hauler in the area. That use could transition over time. The hauler is currently not interested in relocating. That is part of what the guidance is for the area.
- Looked at an opportunity to maintain the current configuration. In order to do that they would reduce the overall density on the site and go to more of a guided townhome development for less trips that would have to force their way back north to gain access to the roadway network.
- Looking at more of a higher density recommendation as a part of the overarching goal for the area.

Councilmember Murphy referenced a signalized intersection that was indicated on a map stating that would allow controlled access to the park. Mr. Harjes responded it would. He said he would be discussing that and the park. The timing of the signalization would be determined by the overall number of trips in the location. The County's concern near term is the stacking distance between Highway 55 and the intersection at Amana Trail and Argenta.

- Proposed Land Use:
 - Proposed Park/Trail/Open Space and Stormwater Treatment Improvements:
 - Preservation of some of the tree line.
 - Separates the high side from the low side.
 - Lower loop trail that could be integrated with the existing trail that sits to the north side and provides connections to the park.
 - Plans for the park:
 - Spoke with Dakota County. Their position on access crossings was they were concerned about the number of turning movements that would happen at the Amana Trail intersection with Highway 55. They suggested more of a mid-block crossing approach of Argenta Trail.
 - Allows a trail to work its way down a hill, connect to the trails of Argenta Trail, have a mid-block crossing, connect back up, and connect to Peltier Reserve.

- Sited to stay away from any of the turning lane configurations of Argenta Trail and provide adequate site lines for those coming down the hill. This was the recommendation from Dakota County.
- Financial:
 - With the higher density option there is more revenue generation to pay back some of the existing infrastructure already in place.
 - If going toward the medium density option, almost a pay for itself situation in terms of overall development revenue.

Mayor Bartholomew asked for clarity on what the County was requesting. He asked if the County was requesting midpoint access to the park and not guided/controlled. Mr. Harjes responded that was the determination between not having the signalized access at the time and having the midblock access be their preferred location. He said the County was concerned about the general amount of turning movements at the intersection. It felt like it had more conflicts for pedestrians.

Councilmember Murphy asked if there was a traffic count where a midblock crossing becomes a safety issue. Mr. Harjes responded he was unsure but requested that and the intersection and access be a part of the Regional Visioning Study and be documented with a final recommendation of where that would be located.

Councilmember Murphy asked if a bridge or tunnel has ever been a part of the conversation. Mr. Harjes responded not fully; cost is an issue. The concern would be if people would use it. Would people go up over and across, or if they would cross at the street.

Councilmember Piekarski Krech asked if the Visioning Study looked at Amana Trail crossing Argenta. Mr. Harjes responded yes, along with traffic volumes for the overall area system. It also looks at the extension in the southern growth area plan of Argenta Trail/Alverno.

Mayor Bartholomew requested additional information if there was an overview of the Phase 1 engagement. Mr. Harjes responded it was conducted remotely. A project website was created to take people through. Notifications were similar to 300 feet. It had people register for an online Zoom meeting. Background mapping was discussed at the initial meeting and issues and concerns were discussed with the area. The largest concern they discovered from residents was traffic through the residential neighborhood, preservation of some of the trees, and getting connected to the new park coming in.

Mr. Harjes discussed the southern small area plan South of Highway 55, stating the area consists of Highway 55, Yankee Doodle Road, Argenta Trail as it extends down, the City of Eagan border, and the City of Inver Grove Heights. It is predominately rural residential undeveloped land. An existing recent development was brought in with industrial uses, the UPS Distribution Facility in Eagan.

With the neighborhood meeting taking place items discussed/concerns were:

- Timing of the development.
- Some properties interested in developing earlier than others.
- Others intending to not develop for quite some time or at all. (These were either in the project area or adjacent).
- A lot of concern over the influence of the truck route from the UPS Distribution area. Turning movements coming out and using Argenta Trail rather than intending to go back through Eagan and out to Yankee Doodle Road.

- The long-term impacts of what Dakota County has as a regional roadway improvement for Argenta Trail that would diagonal down, connect with Alverno Avenue, and extend further south to make a stronger regional connectivity for the area.
- Overall utility costs of the timing of infrastructure in the location.

There are larger undeveloped tracks of land. The question is how to integrate some of the near-term interests with some of the longer-term aspects in the area and what that would look like.

Existing Conditions:

- Large cluster of steeper topography.
- Stormwater treatment basins.
- Land use guidance.
- Recent improvement that flipped it to Light Industrial.
- A cemetery area.
- Predominantly looking at low/medium density throughout the bulk of the study area.
- One larger basin that works its way down and back up to the north. It is the main component of stormwater treatment before it is pumped to the Marcott Chain of Lakes to the south and east.
- Watermain and Sanitary Sewer:
 - There is a Joint Powers Agreement with the City of Eagan.
 - One of the driving factors was the interest in development of a parcel near-term.
 - An additional study was done of elevation capabilities so there is enough gravity flow to connect to the existing system built in the City of Eagan.
 - A majority of it is in larger lot residential to the north. An existing lot with a homestead.
 - A section could not be served because of elevations through the existing manufactured home park.

He said a question was whether to analyze if it made more sense to look at expanding the JPA to allow a development to work. Drainage for sanitary sewer and water to the City of Eagan, or develop utilities and infrastructure from the City of Inver Grove Heights to fulfill that development.

- Conversations surrounded two properties for near term development.
- Others felt they were longer term.
- Current plans show a Lift Station. Additional easement would be needed in order to be a part of that infrastructure cost.

Proposed Development Concepts:

- Looked to areas to the east. Due to transportation network and the availability of development to help pay for additional infrastructure.
- Looked into an area to make sure they could come up with a focus for sewer and water infrastructure, and roadway infrastructure for the second phase of potential development.
- Near-term looked at more employment type uses in undeveloped areas as well as office or business park uses off of Yankee Doodle Road.
 - As that develops over time look at extending a collector roadway network with sewer and water services that would allow for development of some undeveloped parcels.
 - Particularly the 40-acre parcel to the south and the 60-70 acres.
 - Part of the conversation was to better help understand that network of roadways and how utilities and infrastructure could work.
 - Collector roadway system plays off realigned Argenta Trail based on the County Plan.
 - Areas of stormwater treatment that follow low areas of topography and the natural setting.
 - Looked at an opportunity for another neighborhood park more centralized around some of the proposed residential areas, existing areas to the south.

- Proposed Land Use:
 - An analysis was done on sanitary sewer. Looked at sanitary sewer and watermain in the area. It was about \$400,000 to the good to help pay.
- Proposed Park/Trail/Open Space:
 - Integrated network that follows the topography and roadway.
 - All would have trails on both sides of the road as well as the connector roadway connection back to a potential park location.
 - Dakota County is working for the Mendota Heights Greenway/Lebanon Hills Greenway Trail that follows the western boundary.
- Proposed Phasing:
 - Longer term development that would come from the City of Inver Grove Heights and include: sewer, forcemain, lift station, watermain extension, and collector roadway.

Mayor Bartholomew asked about a reference to pumping to the Marcott chain. Mr. Harjes responded there is an overflow just in case of a heavy event. Mayor Bartholomew said he thought there was a commitment to not move any water into the Marcott chain. Councilmember Piekarski Krech stated Marcott is to stay pristine. She has concerns about this plan because it looks like they are putting things here and there. She said they are beginning development in the northwest area. Jumping across the highway seems to be taking on more than they can chew. That goes against the whole idea of how one is supposed to do land development.

Mr. Harjes responded Councilmember Piekarski Krech makes a good point and is why they looked at doing a phased approach. It's known the areas to the east, the 40-acre property, is not interested in developing at this time. Longer term there may be an opportunity for development there. Another property owner is interested in development near term. An analysis to allow sewer and water to the City of Eagan could allow that to take place.

Councilmember Piekarski Krech commented they are putting in development where the rest of the area isn't ready for development. She said just because one owns land doesn't mean you get to develop outside of what the area is ready to develop. Mr. Harjes responded that was why they were having this conversation this evening.

Mayor Bartholomew stated the need to get an understanding about the Marcott chain. The understanding is to keep it pristine.

City Engineer Tom Kaldunski stated the facilities they are showing in this plan are all consistent with the city's Northwest Area Basin Study. With the Marcott chain, that would happen after a 10-day, 100-year snow melt. They would hold back a lot of water and pump only in rare occasions. It would be similar to what was done in the Canvas Development where it will pump sometimes, in extreme events.

Councilmember Piekarski Krech stated it was not filtered water. That would put contaminated water into the Marcott chain. City Engineer Kaldunski responded it would be treated and filtered before it would be pumped. It is treated with each development. It would only take place if there was so much water it would need to be moved someplace else. The likelihood is pretty miniscule, only in extreme events. Councilmember Piekarski Krech stated her concern is once water is contaminated it's never brought back.

Community Development Director Rand stated Staff felt strongly this additional guidance was needed. They have been getting inquiries, especially for office warehouse. Staff wanted to make sure they have

a planned approach. She said she understands if the Council would like more one on one time with Staff to walk through this. She is pleased there has been input from stakeholders and neighbors.

Mayor Bartholomew suggested having more discussion on a Work Study Agenda so they can spend time on this. He was not opposed to one-on-one time. He asked if there was a reason they want to move ahead quickly. Community Development Director Rand responded with some of the proposed development that may occur in the small area plan on the north side, a homeowner in that area was pretty anxious to get the results of the small area plan to help guide them. She stated there were some parcels/parties that have interest in sales and moving forward. She stated the Work Session Agendas are looking rather full for the rest of the year but could try to squeeze something in. When this was presented to the Planning Commission, it was approved unanimously. For that reason, Staff didn't see these as being controversial. There are parties concerned about development in general. Those would not be forced to develop. Staff knows they need the additional plan and guidance.

Mayor Bartholomew stated he was not looking for controversy, but knowledge. He wanted to make sure the five Councilmembers are on the same page and have full understanding about what the plan is and where they are going. He felt it was imperative to spend more time on this. He said he didn't know why they can't push this into 2022 for thorough vetting in a Work Session even if it means meeting on a Saturday

Aida Schaefer, 8420 Alverno Avenue, stated she has a number of concerns but particularly related to the cost. She asked who would bear the cost for infrastructure development. She was concerned about the impact it would have on them and their quality of life. They own 23 acres. They do not feel it is fair or right for them to have a brand-new connector road on their northern border which is currently a driveway, grass, and trees. Over the years with the realignment of Argenta Trail they have been told that it would go up and down following the power lines. Now Argenta Trail would be sweeping past what they have already given which is 30 feet along the length of their property for Alverno Avenue. It would go past their property line again and create a big marshy area.

She stated there would also be a watermain and sewer lines going through whether they want it there or not. There would also be a lift station. If there was a problem it would drain down to them due to the topography. She said all these things would be going through their property whether they want them or not, and they would also have to pay for it. She asked how that was possible. She said if those around her want to develop they should pay for it. It shouldn't be going through her property. She said they bought this land for the quality of life they have had there. It's an agricultural property. This should not be something so violating to them. She said there was another plan that showed a sewer line going right through the middle of their property. Another plan shows water lines going through their property at another location. She said they are being injured on their northern, western, and southern sides of their property. On the eastern side there will be issues in the future when there is development. She said they can't control what others choose to develop. She strongly opposes this being done to her property. She asked for understanding about why they should bear the cost. She stated they used to live on the Marcott chain and asked if those that do have been notified of the potential run off from this.

Tim Hill, 1565 82nd Street West, stated they moved to Inver Grove from Eagan in February 2019. It was their dream to move from their ¼ acre lot in Eagan to agriculture land for a place to keep their horse. He said it looks like that may be upended. He stated that Mr. Harjes has done a great job of communicating. He commented that he is not trying to stop anyone north of them from developing their property. If going from their home to the corner of the lot where there could be an industrial/commercial building, it's 75 feet. He said going outside of their property at 10:00 p.m., they

can hear trucks backing up all night long. Now it would be 75 feet from their bedroom. He said they haven't brought the horse back because they are unsure what would go on here. They don't want to spend \$30,000 putting in a paddock and horse stable to have trucks backing up 75 feet from them. He said there wasn't much in terms of noise abatement regulation between a commercial and residential property. He asked for consideration on this. He said a 6-foot cedar fence wouldn't cut it on that level. He stated if this goes in, they would be sitting there until they sell out to someone. The quality of life would be miserable. He said the newly aligned Argenta Trail was disturbing because it takes approximately 20% of his property towards the end. He said he and his kids ride dirt bikes and play golf out there, it's a great place to live. He said he wanted to share his thoughts and be a part of the conversation going forward.

Thomas Shaefer, 8420 Alverno Avenue East, said he understands some people want to develop. He agreed with Councilmember Piekarski Krech. Just because there is land doesn't mean they have the right to do whatever they want with it. He said if putting a road in the area and the person wants to develop, why not put it all through their property instead of right through his. He said there were 42 pine trees lining the lower part of his property. Those would be cut down. He suggested if the landowner wants to develop, slide the road over. The same applies to the top portion of his property that abuts someone wanting to develop. He suggested placing that road on the other property. He asked why they are taking from his own property, it made zero sense. He said he knows the Council hears this type of thing frequently, people come in mad about developing. He suggested the Council should listen. They do not need to keep developing constantly. He suggested focusing on the area and let those that have horse farms enjoy them, that's why they bought them. He asked the Council to represent him and his wife, not just the money coming in across the street.

Councilmember Piekarski Krech referenced the roads put into this plan and if it was the County plan or concepts. Mr. Harjes responded this plan is a reaction to a line on a map from a previous study from Dakota County. There would be a small cost share with the city of Inver Grove Heights to make that happen. He referenced another roadway stating the roadway is a reaction to this planning process. The previous roadway was a collector roadway that ran through the power line easement and along the back of properties was a significant cost and didn't benefit adjacent properties that wanted to develop.

Mr. Harjes responded to the cost question stating the analysis that was done for two properties would be able to carry the costs of the development shown including the roadway, infrastructure, and utilities.

Councilmember Piekarski Krech asked if it would pay for all utilities coming over under the highway. Mr. Harjes responded it would but the developments would have to come together to do it. For example, to get the lift station in and the forcemain back, a property would not be able to carry the cost alone, it would need to come in with another development of a certain size to make that happen. It balances enough, but doesn't add more to the coffers to pay off other infrastructure shortages in the northwest area.

Councilmember Piekarski Krech asked if that was determined off of today's rates. Mr. Harjes responded yes.

Mr. Harjes stated the timing of assessments for a property would be determined on roadway linear footage. City Planner Hunting responded with all of the development in the northwest area it was not assessed. The Developer would pay for the cost of all utility infrastructure to get it there. It's not assessed to any other landowner. The Developer would have to front the cost for it to happen with the lift station.

Councilmember Piekarski Krech responded to Ms. Schaefer's question stating the homeowner would not pay any assessments until developing the property, except for streets. The city cannot control what the County does with roadways.

Interim Public Works Director Eckles noted caution about saying they would never assess. For example, if someone needed water connection, a well went bad, or needed sewer. There are situations where a property that isn't developing is being assessed.

Ms. Schaefer stated they don't want the road, water, or sewer going through their property. They do not want to pay for it if it goes through. If it does go through, it goes through whoever wants to develop the land. She suggested putting it through the property of the one wanting to develop, not hers.

Dave Jansen, 7985 Argenta Trail, stated there was discussion about the urgency for Developers to see this. He doesn't believe that. He said this was built on something that wasn't zoned to be industrial. He said they can make things happen for Developers when wanting it to happen. He asked what the harm would be in taking time for additional public discussion. If this wants to be developed there are processes in place to develop it without having this plan. His plan is to stay at his location at least 10 years or until an offer makes it one that can't be refused. He said the writing is on the wall for his piece of land. He realized it when this was built, he's on an island. All the homeowners bought their land not only due to pristine lakes. He said he is sitting on an oak savannah that has been untouched other than his home. When he moved here, all properties were large homesites. He said it seemed to him that there was less discussion with residents on a section. Further discussion would be a good idea.

Grant Rabuse, 7940 Alberta Way, north of proposed light industrial. He said it doesn't seem to make sense to mismatch a plan of residential and light industrial without a complete comprehensive look. He stated they have fought this for a number of years. Every year a different way to try and develop this land comes through, he is really opposed to light industrial.

Cassandra Fries, 7920 Alberta Way, stated she and her husband moved to their new home in July 2020. They like the appeal of the area. She is very concerned with the area near her being developed to light industrial. She stated just because you own the land doesn't mean you can do whatever they want on it. She referenced the development by Target with .25 or smaller lots saying that wasn't what they were interested in. They have three small children and looked at this area as somewhere they could raise their children. She stated this was like a diamond in the rough to their eyes and want to see it preserved.

Community Development Director Rand stated Staff suggested this item come before the Council at the next regular City Council meeting. She said she is hearing that the Council may want further discussion at a Work Session. There is one in early October.

Mayor Bartholomew asked if this was going before the Planning Commission. Community Development Director Rand responded no. The Planning Commission has already recommended 100% approval.

Mayor Bartholomew stated he would like further discussion in a Work Session. A majority of the Council agreed. He suggested getting this set up as early as possible. Comments from residents this evening will be put in the record.

City Clerk Rebecca Kiernan stated there was one more comment from John T. Wendt that needed to be added into the record.

Motion by Dietrich second by Piekarski Krech to accept an email from Mr. Wendt into the record.

Ayes: 5

Nays: 0 Motion carried.

City Administrator Wilson asked if there was anything inherent that ties the north study to the south study. She said she heard a different level of questions and concerns about the southern Small Area Plan versus the northern. She asked if there was anything that would prevent the city from moving ahead and putting the north one out there as an indicator. She questioned if anything ties the two areas together. Mr. Harjes responded there wasn't. Conversations with Dakota County work globally with the Regional Visioning Study, impacts would still be different either way. The northern scenario looks at Amana Trail and how that works with the interchange configuration. South looks at the roadway alignment and configuration.

City Administrator Wilson stated Staff would look at upcoming Work Session's and see if it can be worked into one of those. They would also look into an additional session if necessary. Mayor Bartholomew agreed. He suggested notification of the Work Session even though people cannot make comments, they can still attend.

Mayor Bartholomew stated there would be no action on this item.

Engineering:

E. Consider Resolution Approving Proposal for Engineering Services and Authorizing Land Acquisition team to Secure needed Easements for City Project No. 2020-12, Argenta Trail Drainage Improvements (69th St. to 65th St. - Basin F-025). Resolution 2021-249

City Engineer Tom Kaldunski discussed the Argenta Trail Drainage Improvements, City Project 2020-12.

Project Overview:

- Project is located with 70th Street and the existing Argenta Trail from the four ways stop. A roundabout would be put in along with a new road.
- As a part of that they are looking to have stormwater drainage areas.
- A lake in the area has had an extremely high-water table.
- The County would be turning the roadway back to the city as a part of a JPA over the next two to three years.

Proposed Improvements South:

- Reduction in high water levels.
- Work will require coordination with an approval from wetland regulatory agencies.

Proposed Improvements North:

- Reduction in high water levels.
- Provides 2 feet of freeboard from road to high water level.
- Coordination with and approval from the DNR for a new outlet control structure and culvert out of F-022.
 - Also includes driveways that have been close to being flooded in the past.

He stated he has the Consultant in attendance from Kimley Horn, Mr. Ron Leaf, who has been helping and working together with the County on projects. He would discuss hiring them to do the design plans.

Preliminary Plans:

- New culvert at 69th Street with a level control structure on the north side.
 - Temporary culvert (higher) was placed to keep the road dry.
 - New one would be slightly lower with control structures to allow more water to get through.
 - 2 years ago, there wasn't a culvert that worked. Made some improvements. Will continue to making improvements.
- Replacement culvert at 68th Street.
- New culvert and channel grading north of 68th to Basin F-022 (Franke Lake) to eliminate flow restriction at the high point in the existing ditch.
 - System currently in place doesn't flow as well as it will once it is improved.
- New culvert at driveway as primary outlet for Basin F-022 (Franke Lake).
- New culvert crossing Argenta from east to Basin F-202b.
- Replace outlet control structure on Basin F-020b.
- Replace culvert under north driveway to F-025.

He stated the Cole property has a low spot that has been discussed as a very significant Regional Park the County is working on.

Preliminary Project Cost and Financing Plan:

- Estimated total project cost from the feasibility study for City Project 2020-12 is \$310,000.
- Proposed project utilizes funds from the larger improvements on CSAH 63 identified as County Project (CP) 63-27.
- Consistent with County Policy, the proposed improvement will be 100 percent County financed as part of the Jurisdictional Transfer of CSAH 63, subject to County Board and City Council approval.

Project Schedule:

- Improvement Hearing, Order Project: September 13, 2021
 - To note: Because there are no assessments due to the County paying all the costs, a Public Hearing does not need to be conducted.
 - This meeting is being offered as informational.
 - Notices were sent to residents along both sides of the road.
- Final Design and Easement Acquisition: September 2021 - February 2022
- Bid Opening: March 2022
- City Council Receives Bids and Authorizes Construction: March - April 2022
- Begin Construction: April - May 2022

Recommendations:

- Hold Public Hearing (More of an informational meeting at this time).
- Adopt Resolution
 - Order Project 2020-12
 - Authorize preparation of plans and specifications
 - Authorize land acquisition services

Mayor Bartholomew asked about the acquisition of easements and if they would belong to the city or the County. City Engineer Kaldunski responded they would belong to the city.

Mayor Bartholomew asked if they would have to go back to the County for more money if the amount goes over \$310,000. City Engineer Kaldunski responded they have not had the chance to get to that level of the JPA but his understanding was the County was providing all of the funding. Mayor Bartholomew asked if it was all funding to a certain number. City Engineer Kaldunski responded that has not been stated. It will be shown in the JPA.

Councilmember Murphy asked what the reason was behind doing all of this. City Engineer Kaldunski responded the purpose is to get rid of the issue they have had over the last five years with a wet period, the road has gone under water. City Code says they don't want roads going underwater. He said he has told the County he will not accept that road or recommend it to the City Council if it won't have two feet of freeboard. That is what is driving it. He has not heard that any houses were flooded as a result.

Councilmember Piekarski Krech stated one residence was close. She said the road had been closed for 2-3 weeks at a time. City Engineer Kaldunski stated there was no place to pump it to. They would be able to get gravity flow this way.

Motion by Piekarski Krech second by Murphy to approve Resolution 2021-249 Approving Proposal for Engineering Services and Authorizing Land Acquisition team to Secure needed Easements for City Project No. 2020-12, Argenta Trail Drainage Improvements (69th St. to 65th St. - Basin F-025).

Ayes: 5

Nays: 0 Motion carried.

7. PUBLIC COMMENT:

There were no public comments.

8. MAYOR AND COUNCIL COMMENTS:

Mayor Bartholomew wanted to applaud all individuals that took part in and helped get Inver Grove Heights Day off and running into a success. He thanked the Inver Grove Heights Days Volunteer Group, Staff, Public Safety Fire and Police, Park and Recreation, all employees of the city and volunteers that stepped up to help. After one year off it was good to have a wonderful celebration for the city. He said he had attended a few of the events and noticed they were well attended. Other Councilmembers were in attendance as well as the City Administrator and other Staff members.

Councilmember Piekarski Krech echoed what Mayor Bartholomew said about Inver Grove Heights Days. She reminded everyone that Clean Up Day is coming up on Saturday, September 25th. This is an opportunity to get rid of unwanted items. Some things have a fee while others do not. Additional information can be located on the City Website or City Newsletter.

Councilmember Murphy stated one thing he noticed about Inver Grove Heights Days was how Staff, Public Safety, and Parks and Recreation interacted with kids.

9. EXECUTIVE SESSION:

A. Closed meeting pursuant to Minn Stat. Sec. 13D.05, Subd. 2 to consider allegations or charges against individual subject to council authority in the police department (non-disciplinary). Resolution 2021-250

City Attorney McCauley Nason stated the Council is being asked to move into a Closed Session Pursuant to Minnesota Statute Sec. 13D.05, Subd. 2 to consider allegations or charges against an individual subject to the Council's authority (non-disciplinary) in the Police Department. This Closed Session must be open at the request of the individual who is the subject of the meeting if requested by the subject. She stated that individual has not made any request to the city at this time. This meeting must also be recorded. The Closed Meeting will be held in Council Chambers and will commence immediately upon passage of the Motion by the Council. Once the Closed Meeting is completed the City Council will reconvene in open meeting portion of tonight's City Council meeting where action may be taken by the Council regarding this item. She looks for a Motion to be made, seconded, and approved, by a majority of the Council to move into that Closed Session for the reasons described.

Motion by Gliva second by Dietrich to move into Closed Session at 8:53 p.m.

City Attorney McCauley Nason stated this is a Closed Session. The Council will reconvene in open session where action on this item may be taken. Being there are no other items on the agenda, it is anticipated the Council would take action related to the closed session and then adjourn the meeting.

Ayes: 5

Nays: 0

Mayor Bartholomew returned the meeting to Open Session at 8:54 p.m.

Mayor Bartholomew stated there is a Resolution regarding termination of an employee effective September 14, 2021.

Motion by Gliva second by Murphy to approve Resolution 2021-250 termination of an employee effective September 14, 2021.

Ayes: 5

Nays: 0 Motion carried.

10. ADJOURN:

Motion by Piekarski Krech second by Gliva to adjourn the meeting at 8:55 p.m.

Ayes: 5

Nays: 0 Motion carried.

Minutes prepared by Recording Clerk Sheri Yourczek

**TITLE: Disbursements**

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	
Item Type:	Consent	Amount included in current budget	X
Contact:	Amy Hove	Budget amendment requested	
Prepared by:	Bill Schroepfer	FTE included in current complement	
Reviewed by:	N/A	New FTE requested - N/A	
		Other	

PURPOSE/ACTION REQUESTED:

Approve the attached resolution approving disbursements for the period of September 22, 2021 to October 5, 2021.

SUMMARY:

Shown below is a listing of the disbursements for the various funds for the period ending October 5, 2021. The detail of these disbursements is attached to this memo.

General & Special Revenue	\$152,921.21
Debt Service & Capital Projects	750,889.10
Enterprise & Internal Service	398,271.11
Escrows	1,004,250.21
Grand Total for All Funds	<u><u>\$2,306,331.63</u></u>

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

Attached to this summary for your action is a resolution approving the disbursements for the period September 22, 2021 to October 5, 2021 and the listing of disbursements requested for approval.

DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. _____

**RESOLUTION APPROVING DISBURSEMENTS FOR THE
PERIOD ENDING October 5, 2021**

WHEREAS, a list of disbursements for the period ending October 5, 2021 was presented to the City Council for approval.

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

General & Special Revenue	\$152,921.21
Debt Service & Capital Projects	750,889.10
Enterprise & Internal Service	398,271.11
Escrows	1,004,250.21
Grand Total for All Funds	<u><u>\$2,306,331.63</u></u>

Adopted by the City Council of Inver Grove Heights this 11th day of October, 2021.

Thomas Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



City of Inver Grove Heights

Expense Approval Report

By Fund

Payment Dates 9/22/2021 - 10/5/2021

Vendor Name	Payable Number	Post Date	Description (Payable)	Account Number	Amount
3M	9412767752	09/30/2021	Sign supplies	101.43.5200.443.60016	599.32
BARNA, GUZY, & STEFFEN LTD	235378	09/23/2021	work related to data request	101.41.1100.413.30700	507.00
BLACKTOP PROS, LLC	20-0178	09/30/2021	replace path	101.44.6000.451.40046	24,900.00
BUREAU OF CRIMINAL APPREHENSION	'00000649506	09/30/2021	CJDN Access Fees	101.42.4000.421.40044	390.00
COLLINS ELECTRICAL CONST.	2132344.01	09/30/2021	Traffic light repair	101.43.5200.443.40046	349.01
COLLINS ELECTRICAL CONST.	2132721.01	09/30/2021	Traffic light out	101.43.5200.443.40046	383.46
DAKOTA CTY PROP TAXATION & RECORDS	9/1/2021	09/30/2021	Document Recordings	101.45.0000.3413000	1,012.00
DLT SOLUTIONS LLC	4998710	09/30/2021	CAD Engineering	101.47.1400.413.40035	4,930.24
EARL F ANDERSEN INC	0127635-IN	09/30/2021	sign materials for clean up day	101.43.5200.443.60016	391.95
EHLERS AND ASSOCIATES, INC.	88182	09/23/2021	NWA utility analysis	101.45.3000.419.30700	1,275.00
ESS BROTHERS & SONS INC	BB7957	09/30/2021	strong seal	101.43.5200.443.60016	2,251.00
EXPERT TREE AND SERVICE AND SCIENCE	6495	09/23/2021	remove hazard tree in SV	101.44.6000.451.30700	3,425.00
EXPERT TREE AND SERVICE AND SCIENCE	6539	09/30/2021	haul brush/logs	101.44.6000.451.30700	1,200.00
FIRST IMPRESSION GROUP, THE	120239	09/30/2021	Business cards for Kris Wilson	101.41.1100.413.60070	60.00
GRAINGER	9056300545	09/30/2021	masonry drill	101.44.6000.451.60040	29.47
HARRIS COMPUTER SYSTEMS	MUNMN0000391	09/30/2021	Bluebeam software for CityView	101.47.1400.413.40035	1,490.00
INNOVATIVE LABORATORY SYSTEMS INC	INV0027557	09/30/2021	Weed killer	101.43.5200.443.60016	210.50
M & J SERVICES, LLC	2446	09/30/2021	raising of manholes	101.43.5200.443.40046	1,560.00
M & J SERVICES, LLC	2447	09/30/2021	new concrete pad at HVP	101.44.6000.451.30700	2,025.00
MAGIC TURF, INC.	17088	09/30/2021	cut/paint/correct field edges and sizing	101.44.6000.451.40047	9,275.00
MAGIC TURF, INC.	17089	09/30/2021	cut/paint/correct field edges and sizing	101.44.6000.451.40047	7,885.00
MAGIC TURF, INC.	17090	09/30/2021	cut/paint/correct field edges and sizing	101.44.6000.451.30700	8,085.00
MINNESOTA DEPARTMENT OF HUMAN SERVICES	INV0121467	09/24/2021	CASE #001490481201	101.203.2032100	316.30
MINNESOTA DEPARTMENT OF HUMAN SERVICES	INV0121468	09/24/2021	CASE #001563363401	101.203.2032100	377.48
MINNESOTA DEPARTMENT OF HUMAN SERVICES	INV0121469	09/24/2021	CASE #001567848502	101.203.2032100	60.45
MINNESOTA DEPARTMENT OF HUMAN SERVICES	INV0121470	09/24/2021	CASE #001521862201	101.203.2032100	186.89
MN GLOVE & SAFETY, INC.	330468	09/23/2021	safety items	101.44.6000.451.60045	63.83
MN LIFE INSURANCE CO	Sep-21	09/30/2021	Life Ins 9.2021	101.203.2030900	3,986.54
MN LIFE INSURANCE CO	Sep-21	09/30/2021	Life Ins 9.2021	101.42.4000.421.20620	176.68
MN LIFE INSURANCE CO	Sep-21	09/30/2021	Life Ins 9.2021	101.45.3300.419.20620	17.43
MN LIFE INSURANCE CO	Sep-21	09/30/2021	Life Ins 9.2021	101.47.1400.413.20620	9.63
MN MAYOR'S ASSN	9/1/2021	09/30/2021	LMC MN Mayors Association Dues	101.41.1000.413.50070	30.00
MN NCPERS LIFE INSURANCE	542000102021	09/30/2021	Group Life Ins 10.2021	101.203.2031600	272.00
MTI DISTRIBUTING CO	1321239-00	09/30/2021	parts	101.44.6000.451.40047	682.72
MTI DISTRIBUTING CO	1321239-01	09/30/2021	parts	101.44.6000.451.40047	916.89
RENEE DUBS ELLENA	21-5049	09/30/2021	Insights design	101.41.1300.413.30700	1,895.00
SCHLOMKA'S VAC TRUCK SERVICE, INC.	10761	09/30/2021	Storm clean out	101.43.5200.443.40046	755.00
TDS METROCOM	9/13/2021	09/30/2021	Analog line	101.47.1400.413.50020	175.46
TEXAS STATE DISBURSEMENT UNIT	INV0121466	09/24/2021	CASE #0012022247	101.203.2032100	230.77
TOTAL CONSTRUCTION & EQUIP.	31215	09/30/2021	repair SV picnic shelter lights	101.44.6000.451.40040	253.68
TOTAL CONSTRUCTION & EQUIP.	31217	09/30/2021	electrical work at HVP	101.44.6000.451.40047	342.38
TOTAL CONSTRUCTION & EQUIP.	31218	09/30/2021	Streetlight repairs	101.43.5400.445.40042	469.33
TOTAL CONSTRUCTION & EQUIP.	31219	09/30/2021	Groveland broken pipe	101.44.6000.451.40047	2,844.18
TREE TRUST	210849	09/23/2021	timber staircase at Seidls Lake - supplies	101.44.6000.451.60065	5,256.81
TREE TRUST	210849	09/23/2021	timber staircase at Seidls Lake - supplies	101.44.6000.451.70501	8,910.00
TRENCHERS PLUS, INC.	LT02219	09/30/2021	equipment rental	101.44.6000.451.40050	900.00
TYLER TECHNOLOGIES, INC	025-350148	09/30/2021	Finance Web hosting	101.47.1400.413.40035	438.00
UNIFIRST CORPORATION	'0900647983	09/30/2021	Uniforms	101.43.5200.443.60045	30.71
UNIFIRST CORPORATION	'0900647983	09/30/2021	Uniforms	101.44.6000.451.60045	14.24
UNIFIRST CORPORATION	'0900649343	09/30/2021	Uniforms	101.43.5200.443.60045	30.71
UNIFIRST CORPORATION	'0900649343	09/30/2021	Uniforms	101.44.6000.451.60045	14.24
WI SCTF (WI SUPPORT COLLECTIONS TRUST FUN	INV0121471	09/24/2021	PARTICIPANT ID#0004986316	101.203.2032100	433.06
WSB & ASSOCIATES, INC.	R-017699-000-6	09/23/2021	Salary for Interim Public Works Director	101.43.5000.441.30700	13,054.00

Fund: 101 - GENERAL FUND

115,378.36

TOWN SQUARE TELEVISION	2021-358	09/23/2021	Fall sports pkg for cvb	201.44.1600.465.50025	3,000.00
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Fund: 201 - C.V.B. FUND

3,000.00

ALAYON, NANCY	8/30/2021	09/23/2021	Tax refund	204.207.2070300	8.31
ALAYON, NANCY	8/30/2021	09/23/2021	Tax refund	204.44.0000.3470000	116.69
AMANDA KASPER	158	09/23/2021	IGH Days face painting	204.44.6100.452.30700	400.00
BAGUERO, WENDY	9/1/2021	09/23/2021	Tax refund	204.207.2070300	3.33
BAGUERO, WENDY	9/1/2021	09/23/2021	Tax refund	204.44.0000.3471000	46.67
BEAUDET, KRISTIE	9/1/2021	09/23/2021	Tax refund	204.207.2070300	3.33
BEAUDET, KRISTIE	9/1/2021	09/23/2021	Tax refund	204.44.0000.3471000	46.67
BUDGET SIGN AND GRAPHICS	6307	09/23/2021	banners for Let's Pawty event	204.44.6100.452.60009	136.00
CHAD ANDERSON FOOD TRUCK	8/30/2021	09/23/2021	Tax refund	204.207.2070300	8.31
CHAD ANDERSON FOOD TRUCK	8/30/2021	09/23/2021	Tax refund	204.44.0000.3470000	116.69
ESTRELLA-WELLS, RENEE	8/25/2021	09/23/2021	Tax refund	204.207.2070300	3.33
ESTRELLA-WELLS, RENEE	8/25/2021	09/23/2021	Tax refund	204.44.0000.3471000	46.67

Vendor Name	Payable Number	Post Date	Description (Payable)	Account Number	Amount
HETCHLER, SANDY	9/1/2021	09/23/2021	Damage deposit	204.207.2070300	3.33
HETCHLER, SANDY	9/1/2021	09/23/2021	Damage deposit	204.44.0000.3471000	46.67
LEHMAN, JACQUELINE	8/25/2021	09/23/2021	Tax refund	204.207.2070300	3.33
LEHMAN, JACQUELINE	8/25/2021	09/23/2021	Tax refund	204.44.0000.3471000	46.67
MEIER, JILL	9/1/2021	09/23/2021	tax refund	204.207.2070300	3.33
MEIER, JILL	9/1/2021	09/23/2021	tax refund	204.44.0000.3471000	46.67
PHE-PITT, SOPHEARVY	9/7/2021	09/23/2021	tax refund	204.207.2070300	8.31
PHE-PITT, SOPHEARVY	9/7/2021	09/23/2021	tax refund	204.44.0000.3470000	116.69
REACH MEDIA NETWORK	75071	09/23/2021	Annual fee and 1x integration to lobby moni	204.44.6100.452.50070	475.00
RENTERIA, ELISEO CORTES	9/8/2021	09/23/2021	Shelter deposit	204.207.2070300	3.33
RENTERIA, ELISEO CORTES	9/8/2021	09/23/2021	Shelter deposit	204.44.0000.3471000	46.67
SEAN EDLUND	8/13/2021	09/23/2021	Tax refund	204.207.2070300	8.31
SEAN EDLUND	8/13/2021	09/23/2021	Tax refund	204.44.0000.3470000	116.69
SLEVIN, SUE	8/27/2021	09/23/2021	Tax refund	204.207.2070300	8.31
SLEVIN, SUE	8/27/2021	09/23/2021	Tax refund	204.44.0000.3470000	116.69
SOCCER SHOTS	8/25/2021	09/23/2021	summer sessions	204.44.6100.452.30700	5,638.00
TAHO SPORTSWEAR	21TS3479	09/23/2021	extra shirt	204.44.6100.452.60045	13.25
THABT, MOHAMED	8/27/2021	09/23/2021	Tax refund	204.207.2070300	8.31
THABT, MOHAMED	8/27/2021	09/23/2021	Tax refund	204.44.0000.3470000	116.69
TRAN, DANNS	8/27/2021	09/23/2021	tax refund	204.207.2070300	8.31
TRAN, DANNS	8/27/2021	09/23/2021	tax refund	204.44.0000.3470000	116.69
VILLARS, CONNIE	8/25/2021	09/23/2021	Sales tax refund	204.44.0000.3471000	46.67
Fund: 204 - RECREATION FUND					7,933.92
BRUCE NELSON PLUMBING AND HEATING SERVIC	85628	09/23/2021	arena lobby men's room repair	205.44.6200.453.40040	343.50
BUSHARD, MATTHEW	8/26/2021	09/23/2021	Swim lesson refund - low enrollment	205.44.0000.3493501	150.00
HUBERTY, KATE	8/24/2021	09/23/2021	Moved to group lessons	205.44.0000.3493501	96.00
HUEBSCH SERVICES	20100206	09/23/2021	entrance mats	205.44.6200.453.40040	288.71
HUEBSCH SERVICES	20100206	09/23/2021	entrance mats	205.44.6200.453.40040	72.18
KIMBALL MIDWEST	9225916	09/30/2021	tools - tool parts	205.44.6200.453.60012	52.65
KIMBALL MIDWEST	9225916	09/30/2021	tools - tool parts	205.44.6200.453.60012	52.65
KIMBALL MIDWEST	9225916	09/30/2021	tools - tool parts	205.44.6200.453.60040	336.94
KIMBALL MIDWEST	9225916	09/30/2021	tools - tool parts	205.44.6200.453.60040	336.94
MINVALCO	235617	09/30/2021	screwdriver	205.44.6200.453.60016	104.00
MINVALCO	235617	09/30/2021	screwdriver	205.44.6200.453.60040	25.69
MUNOZ, MARICELA	9/3/2021	09/23/2021	Swim lesson refund - scheduling conflict	205.44.0000.3493501	190.00
NAC MECHANICAL & ELECTRICAL SERVICE	188696	09/23/2021	locker room unit repairs	205.44.6200.453.40040	1,394.78
PERFECTION PLUS, INC	113814	09/30/2021	monthly cleaning/sanitizing	205.44.6200.453.40040	8,456.36
PERFECTION PLUS, INC	113858	09/30/2021	Aug monthly cleaning/sanitizing	205.44.6200.453.40040	8,456.36
REACH MEDIA NETWORK	75071	09/23/2021	Annual fee and 1x integration to lobby moni	205.44.6200.453.50070	475.00
RETROFIT COMPANIES INC	H108899-IN	09/23/2021	chemical waste removal	205.44.6200.453.40025	2,279.25
RETROFIT COMPANIES INC	H108899-IN	09/23/2021	chemical waste removal	205.44.6200.453.40025	2,279.25
TAHO SPORTSWEAR	21TS3213	09/23/2021	maint shirts	205.44.6200.453.60045	411.00
TAHO SPORTSWEAR	21TS3213	09/23/2021	maint shirts	205.44.6200.453.60045	411.00
TAHO SPORTSWEAR	21TS3214	09/23/2021	maint staff shirts	205.44.6200.453.60045	33.90
TAHO SPORTSWEAR	21TS3214	09/23/2021	maint staff shirts	205.44.6200.453.60045	33.90
TAHO SPORTSWEAR	21TS3215	09/23/2021	maint staff shirts	205.44.6200.453.60045	47.38
TAHO SPORTSWEAR	21TS3215	09/23/2021	maint staff shirts	205.44.6200.453.60045	47.37
TAHO SPORTSWEAR	21TS3215B	09/30/2021	shipping on prev order	205.44.6200.453.60045	6.91
TAHO SPORTSWEAR	21TS3215B	09/30/2021	shipping on prev order	205.44.6200.453.60045	6.91
TOTAL CONSTRUCTION & EQUIP.	31214	09/30/2021	replace lighting controls at NG	205.44.6200.453.40040	216.97
VILLARS, CONNIE	8/25/2021	09/23/2021	Sales tax refund	205.207.2070300	3.33
Fund: 205 - COMMUNITY CENTER					26,608.93
HOISINGTON KOEGLER GROUP INC.	020-057-9	09/30/2021	consultation svcs	402.44.6000.451.30700	1,847.66
VICS CRANE & HEAVY HAUL, INC.	46706	09/30/2021	setting new stone sign at HVP	402.44.6000.451.30700	800.00
Fund: 402 - PARK ACQ. & DEV. FUND					2,647.66
SRF CONSULTING GROUP, INC	13074.00-4	09/30/2021	117th Street Reconstruction	436.73.5900.736.30300	40,773.45
SRF CONSULTING GROUP, INC	13074.00-5	09/30/2021	117th Street Reconstruction	436.73.5900.736.30300	39,250.94
Fund: 436 - 2016 IMPROVEMENT FUND					80,024.39
BARR ENGINEERING COMPANY	23191446.00-13	09/23/2021	Dawn Way Reconstruction	440.74.5900.740.30300	2,365.25
BARR ENGINEERING COMPANY	23191446.00-13	09/23/2021	Dawn Way Reconstruction	440.74.5900.740.30300	2,365.25
BOLTON & MENK, INC.	274546	09/30/2021	64th Street Area Improvements	440.74.5900.740.30300	604.00
BOLTON & MENK, INC.	274547	09/30/2021	Atwater Path Improvements	440.74.5900.740.30300	660.00
BOLTON & MENK, INC.	274549	09/30/2021	Dawn Way Improvements	440.74.5900.740.30300	1,830.75
BOLTON & MENK, INC.	274549	09/30/2021	Dawn Way Improvements	440.74.5900.740.30300	1,830.75
KIMLEY-HORN & ASSOCIATES, INC.	19516753	09/30/2021	Carleda Way	440.74.5900.740.30300	6,603.26
KIMLEY-HORN & ASSOCIATES, INC.	19516757	09/30/2021	Delaney Cir/Delaney Ct	440.74.5900.740.30300	7,560.13
MCMAMARA CONTRACTING INC	8/31/2021	09/30/2021	Broderick Boulevard Reconstruction	440.74.5900.740.80300	10,452.73
VEIT & COMPANY INC	9/7/2021	09/30/2021	Atwater Path Reconstruction	440.74.5900.740.30300	53,110.98
Fund: 440 - PAVEMENT MANAGEMENT PROJ					87,383.10

Vendor Name	Payable Number	Post Date	Description (Payable)	Account Number	Amount
BARR ENGINEERING COMPANY	23190328.20-19	09/23/2021	5590 Babcock Trail Stormwater	441.74.5900.741.30300	2,237.00
EMMONS & OLIVIER RESOURCES	00095-0071-5	09/30/2021	NWA Model Updates	441.43.0000.3434500	1,307.50
EMMONS & OLIVIER RESOURCES	00095-0073-5	09/30/2021	Lund Drainage	441.43.0000.3434500	679.25
EMMONS & OLIVIER RESOURCES	00095-0075-1	09/30/2021	NWA SWM Cost Update 2021	441.43.0000.3434500	3,231.00
EXPERT TREE AND SERVICE AND SCIENCE	6496	09/30/2021	Stormwater maintenance	441.74.5900.741.40066	2,000.00
KIMLEY-HORN & ASSOCIATES, INC.	19468390	09/23/2021	MS 4 Program Assistance	441.74.5900.741.30300	2,045.80
M & J SERVICES, LLC	2445	09/30/2021	Repair of catch basins	441.74.5900.741.40066	2,305.00
PIONEER ENGINEERING	210909002	09/30/2021	Lund Drainage	441.43.0000.3434500	450.00
Fund: 441 - STORM WATER MANAGEMENT					14,255.55
BOLTON & MENK, INC.	274545	09/30/2021	2021 Trunk Utility	446.74.5900.746.30300	9,709.25
NORTHERN LINES CONTRACTING, INC.	8/31/2021	09/30/2021	2021-01 Contractor Payment	446.74.5900.746.80300	545,446.41
WSB & ASSOCIATES, INC.	R-014154-000-26	09/30/2021	65th Street and Utility Improvements	446.74.5900.746.30300	348.00
Fund: 446 - NW AREA					555,503.66
KIMLEY-HORN & ASSOCIATES, INC.	19500604	09/23/2021	Argenta Trail Drainage	448.74.5900.748.30300	2,318.75
Fund: 448 - NWA - STORM WATER					2,318.75
CITYGATE ASSOCIATES, LLC	30626	09/30/2021	fire services study	451.42.4000.421.30700	4,151.44
DAKOTA CTY FINANCIAL SVCS	41935	09/30/2021	Fiber build	451.45.3000.419.60065	2,859.85
Fund: 451 - HOST COMMUNITY FUND					7,011.29
BARR ENGINEERING COMPANY	23191452.00-9	09/23/2021	T-8 Pond Outlot Replacement	470.77.5900.770.30300	1,114.00
KIMLEY-HORN & ASSOCIATES, INC.	19572235	09/30/2021	VMCC East Parking lot engineering	470.44.5900.770.30300	630.70
Fund: 470 - 2020 IMPROVEMENT FUND					1,744.70
BLACKTOP PROS, LLC	21-5465	09/23/2021	driveway repair	501.50.7100.512.40046	4,000.00
CITY OF BLOOMINGTON	19731	09/23/2021	Bac T samples	501.50.7100.512.30700	420.00
CORE & MAIN LP	P657007	09/30/2021	New Meter programmer	501.50.7100.512.75500	326.54
GIP III ZEPHYR ACQUISITION PARTNERS, L.P.	INVRGRV-22109	09/30/2021	solar garden fees July 2021	501.50.7100.512.40020	8,982.98
HAWKINS, INC.	6016994	09/23/2021	plant chemicals	501.50.7100.512.60019	3,586.37
LONE OAK COMPANIES	9/21/2021	09/30/2021	Postage UT bills 9.2021	501.50.7100.512.50035	769.08
PIEKARSKI-KRECH, ROSEMARY	9/14/2021 CR	09/23/2021	Refund hydrant permit #2106	501.207.2070300	(7.98)
PIEKARSKI-KRECH, ROSEMARY	9/14/2021 CR	09/23/2021	Refund hydrant permit #2106	501.50.0000.3813000	(112.05)
QUALITY FLOW SYSTEMS, INC.	41605	09/30/2021	control panel work	501.50.7100.512.40040	24,861.00
TODD DOUGLAS EDINGER - RMR SERVICES LLC	2021201	09/23/2021	Meter Reading Services	501.50.7100.512.30700	1,819.00
TODD DOUGLAS EDINGER - RMR SERVICES LLC	2021202	09/23/2021	Meter Reading services	501.50.7100.512.30700	1,530.00
USABUEBOOK	725959	09/23/2021	Dehumidifier for WTP	501.50.7100.512.40040	5,334.30
WATER CONSERVATION SERVICES INC	11638	09/30/2021	Leak Detection	501.50.7100.512.30700	309.60
Fund: 501 - WATER UTILITY FUND					51,818.84
AUTOMATIC SYSTEMS CO.	36251S	09/23/2021	repair of utility lift station controls	502.51.7200.514.40042	1,128.05
LONE OAK COMPANIES	9/21/2021	09/30/2021	Postage UT bills 9.2021	502.51.7200.514.50035	769.08
METROPOLITAN COUNCIL	1129356	09/30/2021	Met Council Waste Water Services	502.51.7200.514.40015	162,719.73
MN GLOVE & SAFETY, INC.	330456	09/23/2021	Uniforms	502.51.7200.514.60045	134.97
MN LIFE INSURANCE CO	Sep-21	09/30/2021	Life Ins 9.2021	502.51.7200.514.20620	8.63
Fund: 502 - SEWER UTILITY FUND					164,760.46
ARTISAN BEER COMPANY	3495119	09/23/2021	beer for resale	503.52.8300.524.76150	540.50
ARTISAN BEER COMPANY	3496125	09/30/2021	beer for resale	503.52.8300.524.76150	283.90
ARTISAN BEER COMPANY	3497020	09/30/2021	beer for resale	503.52.8300.524.76150	406.40
ARTISAN BEER COMPANY	3497387	09/30/2021	beer for resale	503.52.8300.524.76150	226.60
BREAKTHRU BEVERAGE MINNESOTA	340834592B	09/30/2021	beer for resale	503.52.8300.524.76150	395.80
BREAKTHRU BEVERAGE MINNESOTA	341122097	09/30/2021	beer for resale	503.52.8300.524.76150	201.30
COCA COLA BOTTLING COMPANY	3607211922	09/30/2021	water/pop for resale	503.52.8300.524.76100	1,208.02
COCA COLA BOTTLING COMPANY	3607211923 CR	09/30/2021	credit for tank returns	503.52.8300.524.76100	(150.00)
COCA COLA BOTTLING COMPANY	3607211988	09/30/2021	water/pop for resale	503.52.8300.524.76100	366.28
COCA COLA BOTTLING COMPANY	3762201539	09/30/2021	water/pop for resale	503.52.8300.524.76100	457.44
COLLEGE CITY BEVERAGE	729209	09/23/2021	beer for resale	503.52.8300.524.76150	471.85
COLLEGE CITY BEVERAGE	732076	09/30/2021	beer for resale	503.52.8300.524.76150	342.45
DRAFT TECHNOLOGIES	9202101	09/30/2021	beer line cleaning	503.52.8300.524.40042	55.00
HANCO CORPORATION	584149	09/30/2021	tires	503.52.8600.527.60014	153.96
HEGGIES PIZZA	1000987017	09/30/2021	pizza for resale	503.52.8300.524.76050	117.90
JJ TAYLOR DIST. COMPANY OF MN	3231769	09/30/2021	beer for resale	503.52.8300.524.76150	339.20
M. AMUNDSON LLP	328164	09/30/2021	candy for resale	503.52.8300.524.76050	194.54
MANSFIELD OIL COMPANY	22628890	09/30/2021	cart fuel	503.52.8400.525.60021	1,526.39
MTI DISTRIBUTING CO	1312178-03	09/30/2021	tires	503.52.8600.527.60014	205.01
MTI DISTRIBUTING CO	1313671-01	09/30/2021	tires	503.52.8600.527.60014	102.50
MTI DISTRIBUTING CO	1322080-00	09/30/2021	equip parts	503.52.8600.527.40042	746.60
MTI DISTRIBUTING CO	1322080-01	09/30/2021	equip part	503.52.8600.527.40042	35.72
MTI DISTRIBUTING CO	1323269-00	09/30/2021	equip parts	503.52.8600.527.40042	471.39
NATURE CALLS, INC.	27257	09/30/2021	port a potties	503.52.8600.527.40065	128.55
PERFORMANCE FOOD GROUP INC	61841899	09/23/2021	food items for resale	503.52.8300.524.60065	79.64
PERFORMANCE FOOD GROUP INC	61841899	09/23/2021	food items for resale	503.52.8300.524.76050	622.47
PERFORMANCE FOOD GROUP INC	61841899	09/23/2021	food items for resale	503.52.8300.524.76100	78.70
PERFORMANCE FOOD GROUP INC	61920021	09/30/2021	food and supplies for resale	503.52.8300.524.60065	128.47
PERFORMANCE FOOD GROUP INC	61920021	09/30/2021	food and supplies for resale	503.52.8300.524.76050	926.51
PERFORMANCE FOOD GROUP INC	61920021	09/30/2021	food and supplies for resale	503.52.8300.524.76100	47.52
PERFORMANCE FOOD GROUP INC	61995913	09/30/2021	food & supplies	503.52.8300.524.60065	45.02
PERFORMANCE FOOD GROUP INC	61995913	09/30/2021	food & supplies	503.52.8300.524.76050	564.61

Vendor Name	Payable Number	Post Date	Description (Payable)	Account Number	Amount
PERFORMANCE FOOD GROUP INC	61995913	09/30/2021	food & supplies	503.52.8300.524.76100	16.74
PHILLIPS WINE & SPIRITS	6269412	09/30/2021	liquor for resale	503.52.8300.524.76150	215.84
PHILLIPS WINE & SPIRITS	6275737	09/30/2021	liquor for resale	503.52.8300.524.76150	315.88
PLAISTED COMPANIES, INC.	46877	09/30/2021	topdressing sand	503.52.8600.527.60020	2,032.95
SUPERIOR TURF SERVICES INC	1316	09/30/2021	course supplies	503.52.8600.527.60020	1,589.74
TITLEIST	911450378	09/30/2021	golf balls for resale	503.52.8200.523.76450	988.74
TITLEIST	911594955	09/30/2021	bag for resale	503.52.8200.523.76350	133.50
TITLEIST	911595134	09/30/2021	golf balls for resale	503.52.8200.523.76450	539.66
TITLEIST	911799470	09/30/2021	golf balls for resale	503.52.8200.523.76450	242.99
TOUR EDGE GOLF MFG., INC.	IN-01476850	09/30/2021	putters for resale	503.52.8200.523.76250	53.00
TOUR EDGE GOLF MFG., INC.	IN-01476851	09/30/2021	clubs for resale	503.52.8200.523.76250	53.00
WINFIELD SOLUTIONS, LLC	64682489 CR	09/30/2021	program credit	503.52.8600.527.60035	(1,008.10)
WINFIELD SOLUTIONS, LLC	64689272	09/30/2021	course supply	503.52.8600.527.60020	299.78
WINFIELD SOLUTIONS, LLC	64691151	09/30/2021	course supply	503.52.8600.527.60020	1,036.22
Fund: 503 - INVER WOOD GOLF COURSE					17,830.18
ADVANCED GRAPHIX, INC.	207555	09/23/2021	Squad 20 repair	602.00.2100.415.40048	115.00
HEPPNER'S AUTO BODY	47714	09/30/2021	Repair to Squad 20	602.00.2100.415.40048	1,373.50
LEAGUE OF MN CITIES INS TRUST	6773	09/23/2021	Squad Claim #111188	602.00.2100.415.70200	126.35
LEAGUE OF MN CITIES INS TRUST	9/16/2021	09/30/2021	Ins Premium 9/1-11/30/2021	602.00.2100.415.50010	5,150.75
LEAGUE OF MN CITIES INS TRUST	9/16/2021	09/30/2021	Ins Premium 9/1-11/30/2021	602.00.2100.415.50010	50,401.00
LEAGUE OF MN CITIES INS TRUST	9/16/2021	09/30/2021	Ins Premium 9/1-11/30/2021	602.00.2100.415.50011	32,178.00
LEAGUE OF MN CITIES INS TRUST	9/16/2021	09/30/2021	Ins Premium 9/1-11/30/2021	602.00.2100.415.50012	11,621.75
LEAGUE OF MN CITIES INS TRUST	9/16/2021	09/30/2021	Ins Premium 9/1-11/30/2021	602.00.2100.415.50015	547.00
LEAGUE OF MN CITIES INS TRUST	9/16/2021	09/30/2021	Ins Premium 9/1-11/30/2021	602.00.2100.415.50016	2,234.50
Fund: 602 - RISK MANAGEMENT					103,747.85
GRAINGER	9060197556	09/30/2021	Metal Manifold	603.00.5300.444.40040	34.03
KIMBALL MIDWEST	9190872	09/23/2021	Shop	603.00.5300.444.60012	95.33
KIMBALL MIDWEST	9232665	09/30/2021	Gloves	603.00.5300.444.60012	299.90
KIMBALL MIDWEST	9232864	09/30/2021	Cleaner	603.00.5300.444.60012	67.20
KIMBALL MIDWEST	9234651	09/30/2021	Small tools	603.00.5300.444.60040	403.00
MANSFIELD OIL COMPANY	22619474	09/30/2021	City Hall Generator Fuel	603.140.1450060	2,060.14
MID CITY SERVICES, INC.	164308	09/30/2021	Rugs for PW	603.00.5300.444.40065	71.00
MN DEPT OF REVENUE	09/23/2021	09/23/2021	August 2021 Fuel tax	603.00.5300.444.60021	272.46
MTI DISTRIBUTING CO	1323167-00	09/30/2021	Repairs for vehicle #530	603.00.5300.444.40041	323.00
MTI DISTRIBUTING CO	1323495-00	09/30/2021	Parts for vehicle #530	603.00.5300.444.40041	310.32
MTI DISTRIBUTING CO	1323512-00	09/30/2021	repairs for vehicle #530	603.00.5300.444.40041	256.52
MTI DISTRIBUTING CO	1323645-00	09/30/2021	Parts for vehicle #530	603.00.5300.444.40041	243.94
MTI DISTRIBUTING CO	1323877-00	09/30/2021	Parts for vehicle #530	603.00.5300.444.40041	197.94
NUSS TRUCK AND EQUIPMENT	4681716P	09/23/2021	Valve for vehicle 302	603.00.5300.444.40041	136.93
NUSS TRUCK AND EQUIPMENT	4681889P	09/23/2021	parts for vehicle 312	603.00.5300.444.40041	1,015.31
NUSS TRUCK AND EQUIPMENT	4681890P	09/23/2021	parts for vehicle 302	603.00.5300.444.40041	279.08
O' REILLY AUTO PARTS	1767-172788	09/23/2021	Stock	603.140.1450050	541.00
O' REILLY AUTO PARTS	1767-172820	09/23/2021	MegaCrimp	603.00.5300.444.40041	29.58
O' REILLY AUTO PARTS	1767-174614	09/30/2021	Small tools	603.00.5300.444.60040	24.99
O' REILLY AUTO PARTS	1767-175518	09/30/2021	Filters	603.140.1450050	25.68
O' REILLY AUTO PARTS	1767-175702	09/30/2021	battery for vehicle #451	603.00.5300.444.40041	152.39
O' REILLY AUTO PARTS	1767-175704	09/30/2021	Filters	603.140.1450050	19.10
OXYGEN SERVICE COMPANY, INC	'0008473335	09/30/2021	Shop supplies	603.00.5300.444.60012	65.27
PERFECTION PLUS, INC	113814	09/30/2021	monthly cleaning/sanitizing	603.00.5300.444.40040	751.43
PERFECTION PLUS, INC	113858	09/30/2021	Aug monthly cleaning/sanitizing	603.00.5300.444.40040	751.43
POMP'S TIRE SERVICE, INC.	150147304	09/30/2021	Repair vehicle #347	603.00.5300.444.40041	646.75
POMP'S TIRE SERVICE, INC.	980084627	09/30/2021	Stock	603.140.1450050	243.86
POMP'S TIRE SERVICE, INC.	980084677	09/30/2021	Parts for vehicle #E21	603.00.5300.444.60014	2,049.04
REED'S SALES & SERVICE	166379	09/30/2021	500 Weed whip	603.00.5300.444.40041	7.98
TOWMASTER TRAILERS INC	442573	09/30/2021	repairs for vehicle #317	603.00.5300.444.40041	19.54
TOWMASTER TRAILERS INC	442627	09/30/2021	Stock	603.140.1450050	362.31
TOWMASTER TRAILERS INC	442764	09/30/2021	parts for vehicle #s 319 321 324 329	603.00.5300.444.40041	997.87
TRENCHERS PLUS, INC.	IT02051	09/23/2021	parts for vehicle 335	603.00.5300.444.40041	270.52
TRI-STATE BOBCAT INC.	P61653	09/23/2021	parts for vehicle 524	603.00.5300.444.60014	560.00
TRI-STATE BOBCAT INC.	W94155	09/30/2021	Repairs for vehicle #525	603.00.5300.444.40041	1,339.82
TRI-STATE BOBCAT INC.	W94260	09/30/2021	Repairs for vehicle #520	603.00.5300.444.40041	3,898.84
UNIFIRST CORPORATION	'0900647983	09/30/2021	Uniforms	603.00.5300.444.40065	105.75
UNIFIRST CORPORATION	'0900647983	09/30/2021	Uniforms	603.00.5300.444.60045	22.99
UNIFIRST CORPORATION	'0900649343	09/30/2021	Uniforms	603.00.5300.444.40065	105.75
UNIFIRST CORPORATION	'0900649343	09/30/2021	Uniforms	603.00.5300.444.60045	21.14
Fund: 603 - CENTRAL EQUIPMENT					19,079.13
MARCO TECHNOLOGIES, LLC	30077218	09/30/2021	Printing	604.00.2200.416.40050	5,184.49
Fund: 604 - CENTRAL STORES					5,184.49

Vendor Name	Payable Number	Post Date	Description (Payable)	Account Number	Amount
HILLYARD INC	604465256	09/23/2021	cleaning supplies	605.00.7500.460.60011	1,124.09
HUEBSCH SERVICES	20100205	09/23/2021	entrance mats	605.00.7500.460.40065	139.59
HUEBSCH SERVICES	20102843	09/30/2021	CH mats	605.00.7500.460.40065	139.59
MCKINSTRY ESSENTION LLC	20050932	09/30/2021	facilities assessments	605.00.7500.460.30700	13,458.33
NAC MECHANICAL & ELECTRICAL SERVICE	A3365-02	09/30/2021	mech rm single zone heat pump	605.00.7500.460.40040	7,502.37
NASSEFF PLUMBING & HEATING, INC.	34920	09/30/2021	FS 2 leaking water heater	605.00.7500.460.40040	1,058.81
PERFECTION PLUS, INC	113814	09/30/2021	monthly cleaning/sanitizing	605.00.7500.460.40040	6,213.69
PERFECTION PLUS, INC	113858	09/30/2021	Aug monthly cleaning/sanitizing	605.00.7500.460.40040	6,213.69
Fund: 605 - CITY FACILITIES					35,850.16
ALLIANT VENTURES, LLC.	8/31/2021	09/23/2021	Escrow reduction	702.229.2298503	564,998.80
BARR ENGINEERING COMPANY	23190328.20-19	09/23/2021	5590 Babcock Trail Stormwater	702.229.2291502	28.00
BARR ENGINEERING COMPANY	23190328.20-19	09/23/2021	5590 Babcock Trail Stormwater	702.229.2294203	56.00
BARR ENGINEERING COMPANY	23190328.21-7	09/23/2021	10371 Andrea Trl	702.229.2283203	524.00
BARR ENGINEERING COMPANY	23190328.21-7	09/23/2021	10371 Andrea Trl	702.229.2284403	140.00
BARR ENGINEERING COMPANY	23190328.21-7	09/23/2021	10371 Andrea Trl	702.229.2294403	503.50
BARR ENGINEERING COMPANY	23190328.21-7	09/23/2021	10371 Andrea Trl	702.229.2295803	28.00
BARR ENGINEERING COMPANY	23190328.21-7	09/23/2021	10371 Andrea Trl	702.229.2297603	1,098.00
BARR ENGINEERING COMPANY	23190328.21-7	09/23/2021	10371 Andrea Trl	702.229.2298303	411.50
BARR ENGINEERING COMPANY	23190328.21-7	09/23/2021	10371 Andrea Trl	702.229.2300703	2,492.00
BARR ENGINEERING COMPANY	23190328.21-7	09/23/2021	10371 Andrea Trl	702.229.2301903	168.00
BOLTON & MENK, INC.	275504	09/23/2021	Settlers Ridge Lift Station	702.229.2284803	60.00
EMMONS & OLIVIER RESOURCES	00095-0073-5	09/30/2021	Lund Drainage	702.229.2294803	7,234.50
EMMONS & OLIVIER RESOURCES	00095-0073-5	09/30/2021	Lund Drainage	702.229.2296703	7,203.25
EMMONS & OLIVIER RESOURCES	00095-0074-2	09/30/2021	Inverpoint 2nd Addition	702.229.2297103	2,052.81
FEDEX	7-494-33916	09/30/2021	Shipment to Fortistar	702.229.2298703	52.35
PIEKARSKI-KRECH, ROSEMARY	9/14/2021	09/23/2021	Refund hydrant permit #2106	702.229.2294300	1,500.00
PINE BEND RNG LLC	9/15/2021	09/23/2021	Escrow Reduction #2	702.229.2299903	411,750.00
WSB & ASSOCIATES, INC.	R-018456-000-2	09/23/2021	Canvas - Review Plans	702.229.2298003	3,246.00
WSB & ASSOCIATES, INC.	R-017593-000-7	09/30/2021	settlers Ridge	702.229.2284803	522.00
WSB & ASSOCIATES, INC.	R-017593-000-7	09/30/2021	settlers Ridge	702.229.2296703	181.50
Fund: 702 - ESCROW FUND					1,004,250.21
Grand Total					2,306,331.63



Request for Council Action

Personnel Actions

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	X
Item Type:	Consent Agenda	Amount included in current budget	
Contact:		Budget amendment requested	
Prepared by:	Cora Bauer, HR Coord.	FTE included in current complement	
Reviewed by:	Janet Shefchik, HR Manager	New FTE requested - N/A	
		Other	

PURPOSE/ACTION REQUESTED:

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

Seasonal/Temporary Employment:

Christopher Slack, Gym/Facility Attendant

Cynthia Pachura, Guest Service Worker

Emily Mraz, Child Care Worker

Margaret Doyle, Golf Course Concessionaire

**Request for Council Action****Contract Extension with WSB for Interim Public Works Director Services**

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	
Item Type:	Consent	Amount included in current budget	
Contact:	(651) 450 - 2511	Budget amendment requested	
Prepared by:	Kris Wilson, City Administrator	FTE included in current complement	
Reviewed by:		New FTE requested - N/A	
		Other	X (Contract Extension)

PURPOSE/ACTION REQUESTED:

The Council is asked to authorize the appropriate officials to enter into the attached 2nd Amendment to the Supplemental Agreement to the Professional Services Agreement with WSB, for continued Interim Public Works Director services through December 31, 2021.

SUMMARY:

The City's current contract with WSB for Interim Public Works Director services is scheduled to expire on October 31, 2021. As the search for a permanent Public Works Director is still in progress, the Council is asked to extend the contract with WSB for an additional 60-days. The service provided under contract by Mr. Klay Eckles has been excellent and he and WSB are agreeable to extending the term of the contract. The contract rate for this extension is higher than the initial rate, which was deeply discounted, but at \$11,000 per month, continues to be a favorable cost for the services obtained.

The first review of applications for a permanent Public Works Director has begun and it is expected that the interview process will be complete and an offer made prior to the end of the year. It is not guaranteed that the new Public Works Director will be able to start in early January, so one additional contract extension of 30-days may be needed.

Funds to support this contract extension will come from the adopted budget for the Public Works Department. However, given that this budget has borne the unplanned costs of paying out unused leave time to the previous Public Works Director and the cost of executive search services for a new Director, it is possible that a budget amendment may be necessary later in the year. Staff will monitor budget expenditures and bring forward a request for a budget amendment, if needed, at a later date.



September 17, 2021

Ms. Kris Wilson
City Administrator
City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

Re: Amended Proposal to Provide Professional Engineering Services
Interim Public Works Director

Dear Ms. Wilson:

On behalf of WSB, we are pleased to submit this second amendment of our Supplemental Agreement to our existing Professional Services Agreement to provide Interim Public Works Director services to the City of Inver Grove Heights. We anticipate changes to our existing Interim Public Works Director services delivery will be amended immediately upon receiving Council authorization.

With this amendment, WSB will continue to serve the City through **December 31, 2021**. Should the City require interim services beyond December 31, 2021, WSB will work with the City to provide additional support as needed for up to another 30-days following written authorization from the City.

Basis of Compensation

We propose to continue provide Interim Public Works Director services on a revised monthly retainer basis of **\$11,000.00 per month**. This assumes 15 to 20-hours per week of on-site support from Klay plus an additional 5-hours per week of off-site support that is already being provided by the larger WSB Team and was added to the scope of work with Amendment No. 1 to this contract.

As the Council considers an amendment to our Supplemental Agreement to extend the contract completion date, WSB would like to amend the retainer agreement to reflect a revised hourly billing rate of \$110/hour for Klay. The revised retainer amount reflects this amendment to Klay's hourly billing rate.

If you have any questions or concerns, please contact me at 952-737-4675. Thank you for the opportunity to serve the City of Inver Grove Heights.

Sincerely,

WSB

Monica Heil, PE
Vice President – Municipal Services

ACCEPTED BY: CITY OF INVER GROVE HEIGHTS, MN

Signature: _____

Date: _____

Name: _____

Title: _____

**Request for Council Action****Consider Final Compensating Change Order No. 2, Final Pay Voucher No. 2, Engineer's Final Report, and Resolution Accepting Work for City Project No. 2021-09B - Seal Coat**

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	
Item Type:	Consent	Amount included in current budget	
Contact:	Jake Moser, 651-450-2489	Budget amendment requested	
Prepared by:	Jake Moser, Civil Engineer	FTE included in current complement	
Reviewed by:	Thomas J. Kaldunski, City Engineer	New FTE requested - N/A	
		Other: Other: Pavement Management Fund	X

PURPOSE/ACTION REQUESTED

Consider Final Compensating Change Order No. 2, Final Pay Voucher No. 2, Engineer's Final Report, and Resolution Accepting Work for City Project No. 2021-09B - Seal Coat

SUMMARY

The improvements were ordered as part of the 2021 Pavement Management Program. The contract was awarded in the amount of \$224,548.76 to Pearson Brothers, Inc. on March 22, 2021 for City Project No. 2021-09B. Council approved Change Order No. 1 on April 12, 2021, to revise the total contract amount to \$279,270.44.

Final Compensating Change Order No. 2, in the amount of \$(8,043.84), is to balance the contract amount with the work satisfactorily completed for final payment.

I recommend approval of Pay Voucher No. 2, in the amount of \$22,363.00 for City Project No. 2021-09B -Seal Coat.

JM

Attachment(s): Final Compensating Change Order No. 2
Final Pay Voucher No. 2
Engineer's Final Report
Resolution Accepting Work

**CITY OF INVER GROVE HEIGHTS
CONSTRUCTION PAY VOUCHER**

ESTIMATE NO: 2 (Final)
DATE: October 11, 2021
PERIOD ENDING: August 31, 2021
CONTRACT: 2021 Pavement Management Program
PROJECT NO: 2021-09B - Seal Coat

TO: Pearson Bros., Inc.
11079 Lamont Ave N.E.
Hanover, MN 55341-4063

Original Contract Amount.....\$224,548.76
Total Addition (Change Order No. 1).....\$54,721.68
Total Deduction (Change Order No. 2).....\$(8,043.84)
Total Contract Amount\$271,226.60
Total Value of Work to Date\$271,226.60
Less Retained (0%)\$0.00
Less Previous Payment\$248,863.60
Total Approved for Payment this Voucher.....\$22,363.00
Total Payments including this Voucher\$271,226.60

Approvals:

Pursuant to our field observation, I hereby recommend for payment the above stated amount for work performed through August 31, 2021.

Signed by: Thomas J. Kaldunski October 11, 2021
Thomas J. Kaldunski, City Engineer
Signed by: Paul E. Pearson 9/20/21
Pearson Bros., Inc. Date
Signed by: _____ October 11, 2021
Tom Bartholomew, Mayor

FINAL COMPENSATING CHANGE ORDER NO. 2

2021 Pavement Management Program

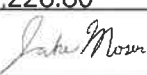
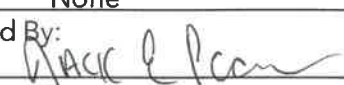
CITY PROJECT NO. 2021-09B - Seal Coat

Owner: City of Inver Grove Heights 8150 Barbara Avenue Inver Grove Heights, MN 55077	Date of Issuance: October 11, 2021
Contractor: Pearson Bros., Inc. 11079 Lamont Ave N.E. Hanover, MN 55341-4063	Engineer: City of Inver Grove Heights

PURPOSE OF CHANGE ORDER

To balance the value of the work satisfactorily completed and total payments made to the Contractor.

Total Value of Work Completed to Date	\$271,226.60
Contract Amount to Date	\$279,270.44
Final Compensating Change Order Amount	\$(8,043.84)

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIME
Original Contract Price: \$224,548.76	Original Contract Time: None
Previous Change Orders \$54,721.68	Net Change from Previous Change Orders None
Contract Price Prior to this Change Order \$279,270.44	Contract Time Prior to this Change Order None
Net Increase (Decrease) of this Change Order \$(8,043.84)	Net Increase (Decrease) of Change Order None
Contract Price with all Approved Change Orders \$271,226.60	Contract Time with Approved Change None
Recommended By:  Jake Moser, Civil Engineer	Approved By:  Pearson Bros., Inc.

Approved By: 
Thomas J. Kaldunski, City Engineer

Approved By: _____
Tom Bartholomew, Mayor

Date of Council Action:
October 11, 2021

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

ENGINEER'S REPORT OF FINAL ACCEPTANCE

CITY PROJECT NO. 2021-09B - SEAL COAT

October 11, 2021

TO THE CITY COUNCIL
INVER GROVE HEIGHTS, MINNESOTA

HONORABLE MAYOR AND CITY COUNCIL MEMBERS:

This is to advise you that I have received the work under contract to Pearson Bros., Inc.
The work consisted of a street seal coating project.

The contractor has completed the project in accordance with the contract.

It is recommended, herewith, that final payment be made for said improvements to the contractor in the amount as follows:

ORIGINAL CONTRACT PRICE	\$224,548.76
CHANGE ORDERS	\$46,677.84
FINAL CONTRACT AMOUNT	\$271,226.60
FINAL VALUE OF WORK	\$271,226.60
PREVIOUS PAYMENTS	\$248,863.60
BALANCE DUE	\$22,363.00

Sincerely,



Thomas J. Kaldunski, P.E.
City Engineer

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

**RESOLUTION ACCEPTING WORK OF PEARSON BROS., INC. AND AUTHORIZING FINAL
PAYMENT IN THE AMOUNT OF \$22,363.00**

CITY PROJECT NO. 2021-09B - SEAL COAT

RESOLUTION NO. _____

WHEREAS, pursuant to a written contract with the City of Inver Grove Heights dated March 22, 2021, Pearson Bros., Inc. satisfactorily completed improvements and appurtenances for 2021-09B - Seal Coat.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS:
That the work completed under this contract is hereby accepted and approved, and

BE IT FURTHER RESOLVED: That the Mayor and the City Clerk are hereby directed to issue a proper order for final payment on such contract, taking the contractor's receipt in full.

Adopted by the City Council of Inver Grove Heights this 11th day of October 2021.

AYES:

NAYS:

Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

Request for Council Action

Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from Bolton & Menk, Inc., and Authorizing Preliminary Engineering for City Project No. 2022-09E - Alison Way Area Rehabilitation

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	
Item Type:	Consent	Amount included in current budget	
Contact:	Jake Moser, 651-450-2489	Budget amendment requested	
Prepared by:	Jake Moser, Civil Engineer	FTE included in current complement	
Reviewed by:	Klay Eckles, Interim Public Works Director	New FTE requested - N/A	
		Other: Special Assessments, Pavement Management Fund, Franchise Fees, Utility Funds	X

PURPOSE/ACTION REQUESTED

Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from Bolton & Menk, Inc., and Authorizing Preliminary Engineering for City Project No. 2022-09E - Alison Way Area Rehabilitation.

SUMMARY

The project was initiated as part of the 2022 Pavement Management Program.

A proposal for the engineering services in the amount of \$154,023 was received from Bolton & Menk, Inc., a member of the City's consulting engineer pool. They will prepare a feasibility study for the project to provide recommendations on the pavement rehabilitation method, drainage improvements, project costs and funding. Staff has selected Bolton & Menk, Inc. from its consulting pool of engineering firms based on their project approach, understanding of the scope of work, the expertise of their project team, the proposed cost of their services and their knowledge of the City's engineering standards.

The work scope outlined in the proposal includes preliminary design, feasibility report, final plans, project management and construction support services. The preliminary engineering and feasibility report services include geotechnical engineering and a special benefit analysis from subconsultants. The proposal is available for viewing at the Engineering Division.

Staff recommends passage of the resolution ordering feasibility study, accepting engineering services proposal from Bolton & Menk, Inc. in the amount of \$154,023, and authorizing staff to begin preliminary engineering and coordinating professional services for City Project No. 2022-09E - Alison Way Area Rehabilitation.

JM/kf

Attachments: Resolution
Project Location Map

**DAKOTA COUNTY
INVER GROVE HEIGHTS, MINNESOTA**

**RESOLUTION ORDERING FEASIBILITY STUDY, ACCEPTING ENGINEERING SERVICES PROPOSAL FROM
BOLTON & MENK, INC., AND AUTHORIZING PRELIMINARY ENGINEERING FOR CITY PROJECT NO.
2022-09E - ALISON WAY AREA REHABILITATION**

RESOLUTION NO. _____

WHEREAS, it is proposed to make improvements and to assess or tax the benefited properties for all or a portion of the cost of said improvement, pursuant to Minnesota Statutes, Section 429.111 to 429.111 (Laws 1953, Chapter 398, as amended) and Section 103B.201 and 103B.251 as follows:

<u>Project No.</u>	<u>Improvements</u>
2022-09E	Alison Way Area Rehabilitation

WHEREAS, the City has requested and received engineering services proposal from Bolton & Menk, Inc. in the amount of \$154,023; and

WHEREAS, the project is initiated by Council as part of the 2022 Pavement Management Program.

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

1. The proposal from Bolton & Menk, Inc. dated September 28, 2021 in the amount of \$154,023 is hereby accepted.
2. The Public Works Director, staff and Bolton & Menk, Inc. are hereby authorized to prepare the feasibility report, conduct the assessment benefit analysis, conduct geotechnical investigations, and complete related professional engineering services on the proposed street improvements.
3. The City Attorney is hereby authorized to assist the City Engineer on this project as needed.
4. Project funding is provided through the Pavement Management Fund, special assessments, utility funds, and franchise fees.

Adopted this 11th day of October 2021 by the City Council of Inver Grove Heights, MN

Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



Request for Council Action

Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from Bolton & Menk, Inc., and Authorizing Preliminary Engineering for City Project No. 2022-09F - Tyne Lane Area Rehabilitation

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	
Item Type:	Consent	Amount included in current budget	
Contact:	Jake Moser, 651-450-2489	Budget amendment requested	
Prepared by:	Jake Moser, Civil Engineer	FTE included in current complement	
Reviewed by:	Klay Eckles, Interim Public Works Director	New FTE requested - N/A	
		Other: Special Assessments, Pavement Management Fund, Franchise Fees, Utility Funds	X

PURPOSE/ACTION REQUESTED

Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from Bolton & Menk, Inc., and Authorizing Preliminary Engineering for City Project No. 2022-09F - Tyne Lane Area Rehabilitation.

SUMMARY

The project was initiated as part of the 2022 Pavement Management Program.

A proposal for the engineering services in the amount of \$124,843 was received from Bolton & Menk, a member of the City's consulting engineer pool. They will prepare a feasibility study for the project to provide recommendations on the pavement rehabilitation method, drainage improvements, project costs and funding. Staff has selected Bolton & Menk from its consulting pool of engineering firms based on their project approach, understanding of the scope of work, the expertise of their project team, the proposed cost of their services and their knowledge of the City's engineering standards.

The work scope outlined in the proposal includes preliminary design, feasibility report, final plans, project management and construction support services. The preliminary engineering and feasibility report services include geotechnical engineering and a special benefit analysis from subconsultants. The proposal is available for viewing at the Engineering Division.

Staff recommends passage of the resolution ordering feasibility study, accepting engineering services proposal from Bolton & Menk in the amount of \$124,843, and authorizing preliminary engineering for City Project No. 2022-09F - Tyne Lane Area Rehabilitation.

JM/kf

Attachments: Resolution
Project Location Map

**DAKOTA COUNTY
INVER GROVE HEIGHTS, MINNESOTA**

**RESOLUTION ORDERING FEASIBILITY STUDY, ACCEPTING ENGINEERING SERVICES PROPOSAL FROM
BOLTON & MENK, INC., AND AUTHORIZING PRELIMINARY ENGINEERING FOR
CITY PROJECT NO. 2022-09F - TYNE LANE AREA REHABILITATION**

RESOLUTION NO. _____

WHEREAS, it is proposed to make improvements and to assess or tax the benefited properties for all or a portion of the cost of said improvement, pursuant to Minnesota Statutes, Section 429.111 to 429.111 (Laws 1953, Chapter 398, as amended) and Section 103B.201 and 103B.251 as follows:

<u>Project No.</u>	<u>Improvements</u>
2022-09F	Tyne Lane Area Rehabilitation

WHEREAS, the City has requested and received engineering services proposal from Bolton & Menk in the amount of \$124,843; and

WHEREAS, the project is initiated by Council as part of the 2022 Pavement Management Program.

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

1. The proposal from Bolton & Menk dated September 28, 2021, in the amount of \$124,843 is hereby accepted.
2. The Public Works Director, staff and Bolton & Menk are hereby authorized to prepare the feasibility report, conduct the assessment benefit analysis, conduct geotechnical investigations, and complete related professional engineering services on the proposed street improvements.
3. The City Attorney is hereby authorized to assist the City Engineer on this project as needed.
4. Project funding is provided through the Pavement Management Fund, special assessments, franchise fees, and utility funds.

Adopted this 11th day of October 2021 by the City Council of Inver Grove Heights, MN

Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



Request for Council Action

Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from Bolton & Menk, Inc., and Authorizing Preliminary Engineering for City Project No. 2022-09G- Albano Trail and Albright Court Rehabilitation

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	
Item Type:	Consent	Amount included in current budget	
Contact:	Jake Moser, 651-450-2489	Budget amendment requested	
Prepared by:	Jake Moser, Civil Engineer	FTE included in current complement	
Reviewed by:	Klay Eckles, Interim Public Works Director	New FTE requested - N/A	
		Other: Special Assessments, Pavement Management Fund, Franchise Fees, Utility Funds	X

PURPOSE/ACTION REQUESTED

Consider a resolution ordering feasibility study, accepting engineering services proposal from Bolton & Menk, Inc., and authorizing preliminary engineering for City Project No. 2022-09G - Albano Trail and Albright Court Rehabilitation.

SUMMARY

The project was initiated as part of the 2022 Pavement Management Program.

A proposal for the engineering services in the amount of \$136,563 was received from Bolton & Menk, a member of the City's consulting engineer pool. They will prepare a feasibility study for the project to provide recommendations on the pavement rehabilitation method, drainage improvements, project costs and funding. Staff has selected Bolton & Menk from its consulting pool of engineering firms based on their project approach, understanding of the scope of work, the expertise of their project team, the proposed cost of their services and their knowledge of the City's engineering standards.

The work scope outlined in the proposal includes preliminary design, feasibility report, final plans, project management and construction support services. The preliminary engineering and feasibility report services include geotechnical engineering and a special benefit analysis from subconsultants. The proposal is available for viewing at the Engineering Division.

Staff recommends passage of the resolution ordering feasibility study, accepting engineering services proposal Bolton & Menk in the amount of \$136,563, and authorizing preliminary engineering for City Project No. 2022-09G - Albano Trail and Albright Court Rehabilitation.

JM/kf

Attachments: Resolution
Project Location Map

**DAKOTA COUNTY
INVER GROVE HEIGHTS, MINNESOTA**

**RESOLUTION ORDERING FEASIBILITY STUDY, ACCEPTING ENGINEERING SERVICES PROPOSAL FROM
BOLTON & MENK, INC., AND AUTHORIZING PRELIMINARY ENGINEERING FOR CITY PROJECT NO.
2022-09G - ALBANO TRAIL AND ALBRIGHT COURT REHABILITATION**

RESOLUTION NO. _____

WHEREAS, it is proposed to make improvements and to assess or tax the benefited properties for all or a portion of the cost of said improvement, pursuant to Minnesota Statutes, Section 429.111 to 429.111 (Laws 1953, Chapter 398, as amended) and Section 103B.201 and 103B.251 as follows:

<u>Project No.</u>	<u>Improvements</u>
2022-09G	Albano Trail and Albright Court Rehabilitation

WHEREAS, the City has requested and received engineering services proposal from Bolton & Menk in the amount of \$136,563; and

WHEREAS, the project is initiated by Council as part of the 2022 Pavement Management Program.

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

1. The proposal from Bolton & Menk dated September 28, 2021, in the amount of \$136,563
2. The Public Works Director, staff, and Bolton & Menk are hereby authorized to prepare the feasibility report, conduct the assessment benefit analysis, conduct geotechnical investigations, and complete related professional engineering services on the proposed street improvements.
3. The City Attorney is hereby authorized to assist the City Engineer on this project as needed.
4. Project funding is provided through the Pavement Management Fund, special assessments, utility funds, and franchise fees.

Adopted this 11th day of October 2021 by the City Council of Inver Grove Heights, MN

Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



Request for Council Action

Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from WSB, and Authorizing Preliminary Engineering Services for City Project No. 2022-09H- Upper 55th Street (Blackberry Trail to Cahill Avenue) Rehabilitation

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	
Item Type:	Consent	Amount included in current budget	
Contact:	Steve W. Dodge, 651-450-2541 <i>SWD</i>	Budget amendment requested	
Prepared by:	Steve W. Dodge, Asst. City Engineer	FTE included in current complement	
Reviewed by:	Klay Eckles, Interim Public Works Director	New FTE requested - N/A	
		Other: Special Assessments, Pavement Management Fund, Franchise Fees, Utility Funds	X

PURPOSE/ACTION REQUESTED

Consider a resolution ordering feasibility study, accepting engineering services proposal from WSB, and authorizing preliminary engineering services for City Project No. 2022-09H - Upper 55th Street (Blackberry Trail to Cahill Avenue) Rehabilitation.

SUMMARY

The project was initiated as part of the 2022 Pavement Management Program.

A proposal for the engineering services in the amount of \$89,616.00 was received from WSB, a member of the City's consulting engineer pool. They will prepare a feasibility study for the project to provide recommendations on the pavement rehabilitation method, drainage improvements, project costs and funding. Staff has selected WSB from its consulting pool of engineering firms based on their project approach, understanding of the scope of work, the expertise of their project team, the proposed cost of their services and their knowledge of the City's engineering standards.

The work scope outlined in the proposal includes preliminary design, feasibility report, final plans, project management and construction support services. The preliminary engineering and feasibility report services include geotechnical engineering and a special benefit analysis from subconsultants. The proposal is available for viewing at the Engineering Division.

Staff recommends passage of the resolution ordering feasibility study, accepting engineering services proposal WSB in the amount of \$89,616.00, and authorizing engineering services for City Project No. 2022-09H - Upper 55th Street (Blackberry Trail to Cahill Avenue) Rehabilitation.

SWD/kf

Attachments: Resolution
Project Location Map

**DAKOTA COUNTY
INVER GROVE HEIGHTS, MINNESOTA**

**RESOLUTION ORDERING FEASIBILITY STUDY, ACCEPTING ENGINEERING SERVICES PROPOSAL FROM
WSB AND AUTHORIZING PRELIMINARY ENGINEERING FOR CITY PROJECT NO. 2022-09H - UPPER 55TH
STREET (BLACKBERRY TRAIL TO CAHILL AVENUE) REHABILITATION**

RESOLUTION NO. _____

WHEREAS, it is proposed to make improvements and to assess or tax the benefited properties for all or a portion of the cost of said improvement, pursuant to Minnesota Statutes, Section 429.111 to 429.111 (Laws 1953, Chapter 398, as amended) and Section 103B.201 and 103B.251 as follows:

<u>Project No.</u>	<u>Improvements</u>
---------------------------	----------------------------

2022-09H	Upper 55 th Street (Blackberry Trail to Cahill Avenue) Rehabilitation
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WHEREAS, the City has requested and received engineering services proposal from WSB in the amount of \$89,616.00; and

WHEREAS, the project is initiated by Council as part of the 2022 Pavement Management Program.

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

1. The proposal from WSB dated September 24, 2021, in the amount of \$89,616.00 is hereby accepted.
2. The Public Works Director, staff, and WSB are hereby authorized to prepare the feasibility report, conduct the assessment benefit analysis, conduct geotechnical investigations, and complete related professional engineering services on the proposed street improvements.
3. The City Attorney is hereby authorized to assist the City Engineer on this project as needed.
4. Project funding is provided through the Pavement Management Fund, special assessments, utility funds and franchise fee.

Adopted this 11th day of October 2021 by the City Council of Inver Grove Heights, MN

Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



Project Location Map

2022 Street Projects
Upper 55th (Blackberry Trl to Cahill Ave) Rehabilitation
Inver Grove Heights, MN

N

0 150 Feet

1 inch = 150 feet

Request for Council Action

Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from WSB, and Authorizing Preliminary Engineering for City Project No. 2022-09I- Carmen Avenue and Claude Way Area Rehabilitation.

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	
Item Type:	Consent	Amount included in current budget	
Contact:	Steve W. Dodge, 651-450-2541 <i>SWD</i>	Budget amendment requested	
Prepared by:	Steve W. Dodge, Asst. City Engineer	FTE included in current complement	
Reviewed by:	Klay Eckles, Interim Public Works Director	New FTE requested - N/A	
		Other: Special Assessments, Pavement Management Fund, Franchise Fees, Utility Funds	X

PURPOSE/ACTION REQUESTED

Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from WSB, and Authorizing Preliminary Engineering for City Project No. 2022-09I - Carmen Avenue and Claude Way Area Rehabilitation.

SUMMARY

The project was initiated as part of the 2022 Pavement Management Program.

A proposal for the engineering services in the amount of \$165,244 was received from WSB, a member of the City's consulting engineer pool. They will prepare a feasibility study for the project to determine the most feasible pavement rehabilitation method, drainage improvements, project costs and funding. Staff has selected WSB from its consulting pool of engineering firms based on their project approach, understanding of the scope of work, the expertise of their project team, the proposed cost of their services and their knowledge of the City's engineering standards.

The work scope outlined in the proposal includes preliminary design, feasibility report, final plans, project management and construction support services. The preliminary engineering and feasibility report services include geotechnical engineering and a special benefit analysis from subconsultants. The proposal is available for viewing at the Engineering Division.

Staff recommends passage of the resolution ordering feasibility study, accepting engineering services proposal from WSB in the amount of \$165,244, and authorizing preliminary engineering for City Project No. 2022-09I - Carmen Avenue and Claude Way Area Rehabilitation.

SWD/kf

Attachments: Resolution
Project Location Map

**DAKOTA COUNTY
INVER GROVE HEIGHTS, MINNESOTA**

**RESOLUTION ORDERING FEASIBILITY STUDY, ACCEPTING ENGINEERING SERVICES PROPOSAL FROM
WSB, AND AUTHORIZING PRELIMINARY ENGINEERING FOR CITY PROJECT NO. 2022-09I - CARMEN
AVENUE AND CLAUDE WAY AREA REHABILITATION**

RESOLUTION NO. _____

WHEREAS, it is proposed to make improvements and to assess or tax the benefited properties for all or a portion of the cost of said improvement, pursuant to Minnesota Statutes, Section 429.111 to 429.111 (Laws 1953, Chapter 398, as amended) and Section 103B.201 and 103B.251 as follows:

Project No. Improvements

2022-09I- Carmen Avenue and Claude Way Area Rehabilitation

WHEREAS, the City has requested and received engineering services proposal from WSB in the amount of \$165,244; and

WHEREAS, the project is initiated by Council as part of the 2022 Pavement Management Program.

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

1. The proposal from WSB dated September 24, 2021, in the amount of \$165,244 is hereby approved.
2. The Public Works Director, staff and WSB are hereby authorized to prepare the feasibility report, conduct the assessment benefit analysis, conduct geotechnical investigations, and complete related professional engineering services on the proposed street improvements.
3. The City Attorney is hereby authorized to assist the City Engineer on this project as needed.
4. Project funding is provided through the Pavement Management Fund, special assessments, utility funds, and franchise fees.

Adopted this 11th day of October 2021 by the City Council of Inver Grove Heights, MN

Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



Project Location Map
2022 Street Projects
Carmen Avenue/Claude Way Street Rehabilitation
Inver Grove Heights, MN



0 250
Feet
1 inch = 250 feet



Request for Council Action

Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from SEH, and Authorizing Preliminary Engineering for City Project No. 2022-09J- Cheney Trail and Coffman Path Area Rehabilitation

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	
Item Type:	Consent	Amount included in current budget	
Contact:	Jake Moser, 651-450-2489	Budget amendment requested	
Prepared by:	Jake Moser, Civil Engineer	FTE included in current complement	
Reviewed by:	Klay Eckles, Interim Public Works Director	New FTE requested - N/A	
		Other: Special Assessments, Pavement Management Fund, Franchise Fees, Utility Funds	X

PURPOSE/ACTION REQUESTED

Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from SEH, and Authorizing Preliminary Engineering for City Project No. 2022-09J - Cheney Trail and Coffman Path Area Rehabilitation.

SUMMARY

The project was initiated as part of the 2022 Pavement Management Program.

A proposal for the engineering services in the amount of \$73,000 was received from SEH, a member of the City's consulting engineer pool. They will prepare a feasibility study for the project to provide recommendations on the pavement rehabilitation method, drainage improvements, project costs and funding. Staff has selected SEH from its consulting pool of engineering firms based on their project approach, understanding of the scope of work, the expertise of their project team, the proposed cost of their services and their knowledge of the City's engineering standards.

The work scope outlined in the proposal includes preliminary design, feasibility report, final plans, project management and construction support services. The preliminary engineering and feasibility report services include geotechnical engineering and a special benefit analysis from subconsultants. The proposal is available for viewing at the Engineering Division.

Staff recommends passage of the resolution ordering feasibility study, accepting engineering services proposal from SEH in the amount of \$73,000, and authorizing preliminary engineering for City Project No. 2022-09J - Cheney Trail and Coffman Path Area Rehabilitation.

JM/kf

Attachments: Resolution
Project Location Map

**DAKOTA COUNTY
INVER GROVE HEIGHTS, MINNESOTA**

**RESOLUTION ORDERING FEASIBILITY STUDY, ACCEPTING ENGINEERING SERVICES PROPOSAL FROM
SEH, AND AUTHORIZING PRELIMINARY ENGINEERING FOR CITY PROJECT NO. 2022-09J- CHENEY
TRAIL AND COFFMAN PATH AREA REHABILITATION**

RESOLUTION NO. _____

WHEREAS, it is proposed to make improvements and to assess or tax the benefited properties for all or a portion of the cost of said improvement, pursuant to Minnesota Statutes, Section 429.111 to 429.111 (Laws 1953, Chapter 398, as amended) and Section 103B.201 and 103B.251 as follows:

<u>Project No.</u>	<u>Improvements</u>
2022-09J	Cheney Trail and Coffman Path Area Rehabilitation

WHEREAS, the City has requested and received engineering services proposal from SEH in the amount of \$73,000; and

WHEREAS, the project is initiated by Council as part of the 2022 Pavement Management Program.

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

1. The proposal from SEH dated September 28, 2021, in the amount of \$73,000 is hereby accepted.
2. The Public Works Director, staff and SEH are hereby authorized to prepare the feasibility report, conduct the assessment benefit analysis, conduct geotechnical investigations, and complete related professional engineering services on the proposed street improvements.
3. The City Attorney is hereby authorized to assist the City Engineer on this project as needed.
4. Project funding is provided through the Pavement Management Fund, special assessments, utility funds, and franchise fees.

Adopted this 11th day of October 2021 by the City Council of Inver Grove Heights, MN

Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

Path: X:\FIN\INVERCOMMON\IP\Results\Cheney trail-62nd ST\GIS\Cheney_Trail.mxd



	3535 VADNAIS CENTER DR. ST. PAUL, MN 55110 PHONE: (651) 490-2000 FAX: (888) 908-8166 TF: (800) 325-2055 www.sehinc.com	Print Date: 9/21/2021 1 inch = 400 feet	2022 PMP MILL AND OVERLAY Inver Grove Heights, Minnesota	Figure 1
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This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

Request for Council Action

Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from WSB, and Authorizing Preliminary Engineering for City Project No. 2022-09K- Akron Avenue and 50th Street Rehabilitation

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	
Item Type:	Consent	Amount included in current budget	
Contact:	Steve W. Dodge, 651-450-2541 <i>SWD</i>	Budget amendment requested	
Prepared by:	Steve W. Dodge, Asst. City Engineer	FTE included in current complement	
Reviewed by:	Klay Eckles, Interim Public Works Director	New FTE requested - N/A	
		Other: Special Assessments, Pavement Management Fund, Franchise Fees, Utility Funds	X

PURPOSE/ACTION REQUESTED

Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from WSB, and Authorizing Preliminary Engineering for City Project No. 2022-09K - Akron Avenue and 50th Street Rehabilitation.

SUMMARY

The project was initiated as part of the 2022 Pavement Management Program.

A proposal for the engineering services in the amount of \$102,116 was received from WSB, a member of the City's consulting engineer pool. They will prepare a feasibility study for the project to determine the most feasible pavement rehabilitation method, drainage improvements, project costs and funding. Staff has selected WSB from its consulting pool of engineering firms based on their project approach, understanding of the scope of work, the expertise of their project team, the proposed cost of their services and their knowledge of the City's engineering standards.

The work scope outlined in the proposal includes preliminary design, feasibility report, final plans, project management and construction support services. The preliminary engineering and feasibility report services include geotechnical engineering and a special benefit analysis from subconsultants. The proposal is available for viewing at the Engineering Division.

Staff recommends passage of the resolution ordering feasibility study, accepting engineering services proposal from WSB in the amount of \$102,116, and authorizing preliminary engineering for City Project No. 2022-09K - Akron Avenue and 50th Street Rehabilitation.

SWD/kf

Attachments: Resolution
Project Location Map

**DAKOTA COUNTY
INVER GROVE HEIGHTS, MINNESOTA**

**RESOLUTION ORDERING FEASIBILITY STUDY, ACCEPTING ENGINEERING SERVICES PROPOSAL FROM
WSB, AND AUTHORIZING PRELIMINARY ENGINEERING FOR CITY PROJECT NO. 2022-09K- AKRON
AVENUE AND 50TH STREET REHABILITATION**

RESOLUTION NO. _____

WHEREAS, it is proposed to make improvements and to assess or tax the benefited properties for all or a portion of the cost of said improvement, pursuant to Minnesota Statutes, Section 429.111 to 429.111 (Laws 1953, Chapter 398, as amended) and Section 103B.201 and 103B.251 as follows:

<u>Project No.</u>	<u>Improvements</u>
2022-09K	Akron Avenue and 50 th Street Rehabilitation

WHEREAS, the City has requested and received engineering services proposal from WSB in the amount of \$102,116; and

WHEREAS, the project is initiated by Council as part of the 2022 Pavement Management Program.

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

1. The proposal from WSB dated September 24, 2021, in the amount of \$102,116 is hereby accepted.
2. The Public Works Director, staff, and WSB are hereby authorized to prepare the feasibility report, conduct the assessment benefit analysis, conduct geotechnical investigations, and complete related professional engineering services on the proposed street improvements.
3. The City Attorney is hereby authorized to assist the City Engineer on this project as needed.
4. Project funding is provided through the Pavement Management Fund, special assessments, utility funds, and franchise fees.

Adopted this 11th day of October 2021 by the City Council of Inver Grove Heights, MN

Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



Request for Council Action

Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from SEH, and Authorizing Preliminary Engineering for City Project No. 2022-09L - Bolland Trail and 62nd Street Rehabilitation

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	
Item Type:	Consent	Amount included in current budget	
Contact:	Jake Moser, 651-450-2489	Budget amendment requested	
Prepared by:	Jake Moser, Civil Engineer	FTE included in current complement	
Reviewed by:	Klay Eckles, Interim Public Works Director	New FTE requested - N/A	
		Other: Special Assessments, Pavement Management Fund, Franchise Fees, Utility Funds	X

PURPOSE/ACTION REQUESTED

Consider a Resolution Ordering Feasibility Study, Accepting Engineering Services Proposal from SEH, and authorizing preliminary engineering for City Project No. 2022-09L - Bolland Trail and 62nd Street Rehabilitation.

SUMMARY

The project was initiated as part of the 2022 Pavement Management Program.

A proposal for the engineering services in the amount of \$71,500 was received from SEH, a member of the City's consulting engineer pool. They will prepare a feasibility study for the project to provide recommendations on the pavement rehabilitation method, drainage improvements, project costs and funding. Staff has selected SEH from its consulting pool of engineering firms based on their project approach, understanding of the scope of work, the expertise of their project team, the proposed cost of their services and their knowledge of the City's engineering standards.

The work scope outlined in the proposal includes preliminary design, feasibility report, final plans, project management and construction support services. The preliminary engineering and feasibility report services include geotechnical engineering and a special benefit analysis from subconsultants. The proposal is available for viewing at the Engineering Division.

Staff recommends passage of the resolution ordering feasibility study, accepting engineering services proposal from SEH in the amount of \$71,500, and authorizing preliminary engineering for City Project No. 2022-09L - Bolland Trail and 62nd Street Rehabilitation.

JM/kf

Attachments: Resolution
Project Location Map

**DAKOTA COUNTY
INVER GROVE HEIGHTS, MINNESOTA**

**RESOLUTION ORDERING FEASIBILITY STUDY, ACCEPTING ENGINEERING SERVICES PROPOSAL FROM
SEH, AND AUTHORIZING PRELIMINARY ENGINEERING FOR CITY PROJECT NO. 2022-09L- BOLLAND
TRAIL AND 62ND STREET REHABILITATION**

RESOLUTION NO. _____

WHEREAS, it is proposed to make improvements and to assess or tax the benefited properties for all or a portion of the cost of said improvement, pursuant to Minnesota Statutes, Section 429.111 to 429.111 (Laws 1953, Chapter 398, as amended) and Section 103B.201 and 103B.251 as follows:

<u>Project No.</u>	<u>Improvements</u>
2022-09L	Bolland Trail and 62 nd Street Rehabilitation

WHEREAS, the City has requested and received engineering services proposal from SEH in the amount of \$71,500; and

WHEREAS, the project is initiated by Council as part of the 2022 Pavement Management Program.

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

1. The proposal from SEH dated September 28, 2021 in the amount of \$71,500 is hereby accepted.
2. The Public Works Director, staff and SEH are hereby authorized to prepare the feasibility report, conduct the assessment benefit analysis, conduct geotechnical investigations, and complete related professional engineering services on the proposed street improvements.
3. The City Attorney is hereby authorized to assist the City Engineer on this project as needed.
4. Project funding is provided through the Pavement Management Fund, special assessments, utility funds, and franchise fees.

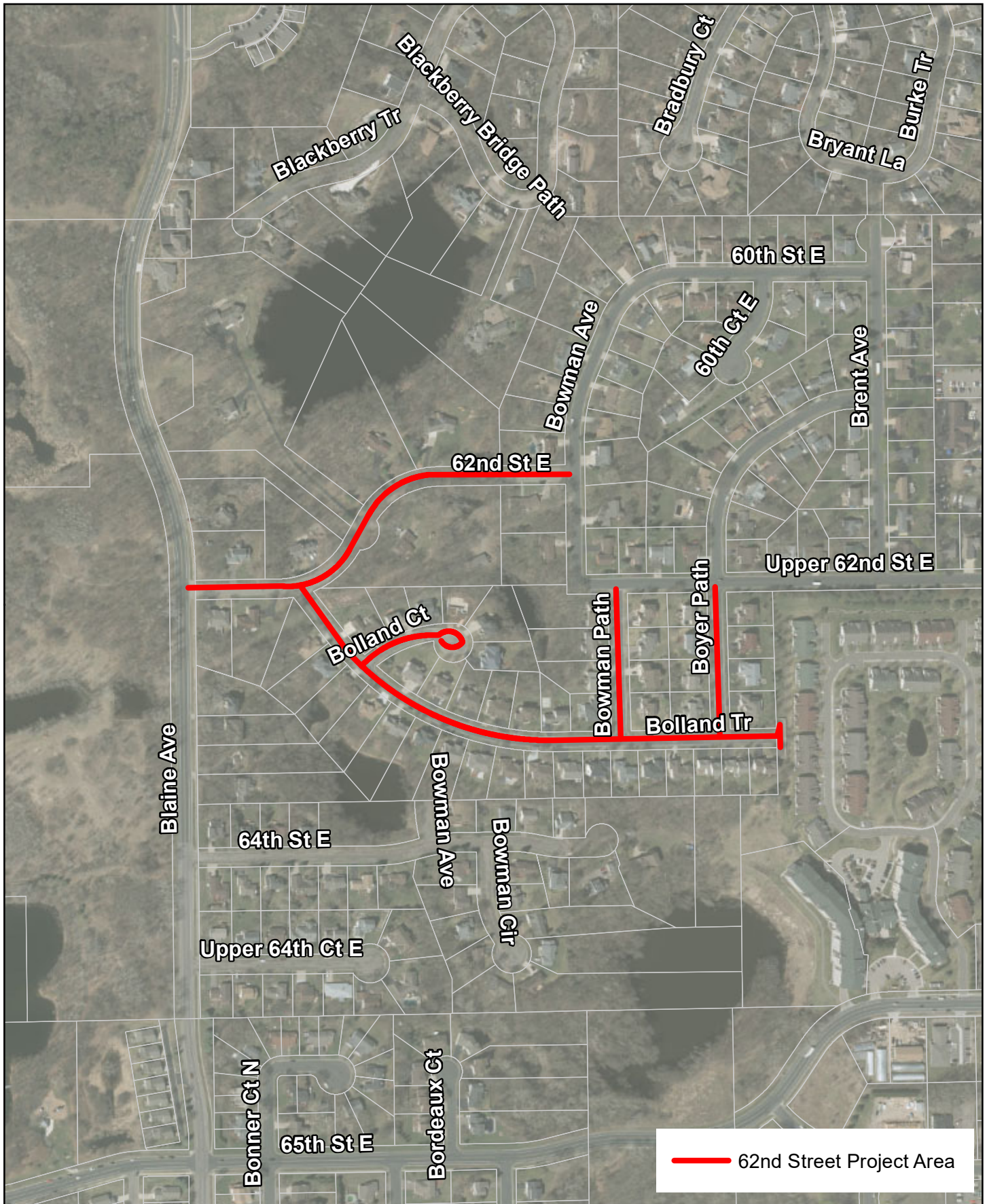
Adopted this 11th day of October 2021 by the City Council of Inver Grove Heights, MN

Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

Path: X:\FIN\INVERCOMMON\IP\Consult\Cheney trail- 62nd St\GIS\62nd- Street.mxd



3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110
PHONE: (651) 490-2000
FAX: (888) 908-8166
TF: (800) 325-2055
www.sehinc.com

Print Date: 9/17/2021

1 inch = 400 feet

2022 PMP MILL AND OVERLAY

Inver Grove Heights, Minnesota

Figure
1

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



AGENDA ITEM **4N**

Request for Council Action

TITLE: Consider Acceptance of Tree Donations for Heritage Village Dog Park

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	
Item Type:	Consent Agenda	Amount included in current budget	
Contact:	651-403-3680	Budget amendment requested	
Prepared by:	Bob Bierscheid	FTE included in current complement	
Reviewed by:	Heather Rand, Brian Swoboda	New FTE requested - N/A	
		Other	X

PURPOSE/ACTION REQUESTED

The Council is asked to accept a donation of 20 trees to Heritage Village Dog Park.

SUMMARY

Jim and Karen Taylor are seeking to donate 20 native trees to be planted within the Dog Park at Heritage Village Park. These are 25-gallon container trees with a total value of \$3,800. If accepted, the trees will be planted by Parks Department staff the week of October 18.

RECOMMENDATION

Staff recommends acceptance of the donation.

**Request for Council Action****TITLE:** Rachel Development - Case No. 21-53C

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	X
Item Type:	Consent Agenda	Amount included in current budget	
Contact:	Heather Botten 651-450-2569	Budget amendment requested	
Prepared by:	Heather Botten	FTE included in current complement	
Reviewed by:		New FTE requested - N/A	
		Other	

PURPOSE/ACTION REQUESTED: Consider a Conditional Use Permit for a 40-unit assisted living/memory care facility that exceeds 25% impervious surface in the Shoreland Overlay District for the property located at 7855 Cahill Avenue.

- Requires a 4/5th's vote.
- 60-day deadline: October 22, 2021 (first 60 days)

SUMMARY:

The applicant received approval of a rezoning and comprehensive plan amendment in June 2021 for the subject property, with the intention to build an assisted living facility. The applicant is requesting approval of a 40-unit, assisted living/memory care facility on the property.

The lot is 3.81 acres in size and zoned R-3C multiple-family. An assisted living facility is a conditionally permitted use in the R-3C zoning district. The site improvements consist of a one-story building of approximately 27,500 square feet, stormwater management, a surface parking lot, along with one access off Cahill Avenue. General conditional use permit criteria for the development have been met, including setback requirements, parking requirements, exterior building materials, and impervious surface requirements.

The site is within the shoreland overlay of Simley Lake/DNR Lake #19-34. Impervious surface coverage is limited to 25% of the lot. This may be increased by conditional use provided the City has approved and implemented a stormwater management plan affecting the subject site. Proposed total impervious surface would be about 32% of the site. City Engineering along with BARR Engineering have been working with the applicant on the design of the stormwater system. The approved plans would be consistent with the City's overall stormwater plan for the area and the system will address stormwater needs. A stormwater facilities maintenance agreement, improvement agreement and other related agreements shall be executed between the City and the applicant relating to the location of proposed improvements and stormwater control on the property. These agreements will be in front of Council at a later date.

RECOMMENDATION:

Planning Staff: Based on the information provided staff recommends approval of the conditional use permit for a 40-unit assisted living/memory care facility that exceeds 25% impervious surface in the Shoreland Overlay District with the conditions listed in the attached resolution.

Planning Commission: At the September 21, 2021 public hearing, the applicant and team were present. No neighbors testified at the hearing. The Planning Commission recommended approval of the CUP request as presented (8-0).

Attachments: CUP Resolution
PC recommendation
Planning Report

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

RESOLUTION NO. _____

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A 40-UNIT ASSISTED
LIVING FACILITY AND TO EXCEED 25% IMPERVIOUS SURFACE IN THE SHORELAND
OVERLAY DISTRICT**

Rachel Development
Case No. 21-53C

WHEREAS, the request is for the property located at 7855 Cahill Avenue and legally described as:

**Lot 1, Krechs Valley View, according to the recorded plat, Dakota County,
Minnesota**

WHEREAS, an application for a conditional use permit has been submitted to allow a 40-unit assisted living/memory care facility on the property;

WHEREAS, an application for a conditional use permit has been submitted to allow 32% impervious surface whereas 25% is the maximum allowed within the shoreland overlay district;

WHEREAS, the aforescribed property is zoned R-3C, multi-family residential;

WHEREAS, the property is located within the Simley Lake shoreland overlay district;

WHEREAS, the project was sent to the DNR for review and comment;

WHEREAS, the request has been reviewed against Title 10, Chapter 3, Article A, Section 10-3A-5 regarding the criterion for a Conditional Use Permit and meets the minimum standards; the request is consistent with the Comprehensive Plan, is in conformance with the Zoning Ordinance and it does not have a negative impact on public health, safety or welfare;

WHEREAS, a public hearing concerning the conditional use permit was held before the Inver Grove Heights Planning Commission in accordance with Minnesota Statute, Section 462.357, Subdivision 3 on September 21, 2021;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS, that a conditional use permit for a 40-unit assisted living/memory care facility that exceeds 25% impervious surface in the Shoreland Overlay District is hereby approved subject to the following conditions:

1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below. *The final list of approved plans and date of plans shall be identified in the improvement agreement.

Civil Plan Set
Landscaping

dated 08/20/21
dated TBD

2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
3. All signage shall be in conformance with the sign regulations of the City.
4. All final development plans shall be subject to the review and approval of the City Fire Marshal.
5. The developer shall meet the conditions outlined in the City Engineers review memos and any subsequent correspondence.
6. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.
7. Prior to any work commencing on the site, the developer shall enter into an improvement agreement and other related agreements with the City. The required agreements will address the conditions of approval relating to other agreements required and other pertinent specific performance standards for this development.
8. A stormwater analysis and stormwater management plan shall be done by a registered engineer. The Developer and Owner shall enter into a Storm Water Facilities Maintenance Agreement with the City.

9. All parking lot and building lighting on site shall be a down cast "shoe-box" style and the bulb shall not be visible from property lines.
10. All mechanical equipment shall be substantially screened from view as seen from a reasonable viewing perspective.
11. Landscaping shall meet the requirements of Section 10-15-11 and 10-15D of the City Code. Per section 10-15D-2E.e, if it is determined there is not sufficient room on the site for all of the reforestation plantings the balance may be in a cash payment to the city in an amount equivalent to the cost of the plantings. Based on the City Forester's recommendation, a fee in lieu of \$200 per caliper inch would be required for the deficit in the required plantings.

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

Adopted by the City Council of Inver Grove Heights this 11th day of October, 2021.

AYES:

NAYS:

ATTEST:

Tom Bartholomew, Mayor

Rebecca Kiernan, City Clerk

**RECOMMENDATION TO
CITY OF INVER GROVE HEIGHTS**

TO: Mayor and City Council of Inver Grove Heights

FROM: Planning Commission

DATE: September 21, 2021

SUBJECT: **RACHEL DEVELOPMENT - CASE NO. 21-53C**

Reading of Public Notice

Commissioner Simon read the public hearing notice to consider the request for Rachel Development, Case Number 21-53C. The request involves property located at 7855 Cahill Avenue. The request consists of a Conditional Use Permit for a 40-unit multifamily development and a Conditional Use Permit to exceed the maximum impervious surface in a Shoreland District and any other variances related. Notices were mailed to 9 property owners on September 8, 2021.

Presentation of Request

Heather Botten, Associate Planner, discussed the request for property located on the west side of Cahill Avenue, across from Cub Foods, north of 80th Street. The property is zoned R-3C Multiple Family. Earlier this year the Applicant received approval for rezoning and a Comprehensive Plan Amendment for this site with the intention of building an Assisted Living Facility. The property is 3.81 acres in size. The Applicant is proposing a 40-unit Assisted Living Memory Care Facility. The Multiple Family Assisted Living Facility is a Conditional Use in the R-3C District. The property is also located in the Shoreland Overlay District of Simley Lake which is south of the property. A Conditional Use Permit is being requested to exceed the maximum impervious surface within the Shoreland District. There would be one access point off of Cahill Avenue. The proposed building and parking lot meets and exceeds all of the required setbacks. Parking for the proposed use is for 37 parking stalls, compliant with Code requirements. The submitted Landscaping Plan and Reforestation Plan shows a mixture of overstory, coniferous, and ornamental trees along with numerous shrubs. The plan is short a few overstory and coniferous trees. The Applicant is working with City Staff to meet Code requirements. The Landscape Plan would be finalized prior to Council approval. The proposed one-story structure would be constructed of cultured stone, compliant with Code requirements.

She stated there would be 32% impervious surface on the site. Within the Shoreland District they are limited to 25%. With a Conditional Use Permit the Applicant can increase that provided the city has approved and implemented a Stormwater Management Plan for the site. Engineering and Barr Consulting Firm has been working with the Applicant on the design of the stormwater approvals. The approved plans would be consistent with the city's overall Stormwater Plan for the area. Engineering has made conditions of approval. She stated the use is consistent with the goals and policies of the Comprehensive Plan. The site layout takes advantage of the buildable area on the lot to the east and retains vegetation to the west. The proposed use is a low traffic generator and a good transitional use from the single family lots to the north and commercial lot to the south. Staff doesn't believe the

proposed improvements would have any negative effects on city facilities or services. Staff recommends approval of the request with the conditions listed in the Staff report. Staff has not heard from any of the surrounding property owners.

Opening of Public Hearing

David Stradtman, Rachel Development, 7645 Paris Court Northeast, Otsego, Minnesota, stated he has read and understands the report. He said it has been a pleasure working with Heather and the rest of Staff. He said they are currently working through the landscape plan and stormwater management. The Shoreland for Simley Lake drains to the west and north, nothing from the site is going to go to Simley Lake. They will be putting piping under the park trail so it doesn't flood the trail. They want to manage the water efficiently. He said he has been in the development business for quite a while and through the Comprehensive Plan, he actually developed the Cub store across the street. He stated they feel good about what they are providing to communities with this product. This is being done in many communities because there is a gap for people that need a little bit more care, or memory or dementia care. These facilities are smaller, comfortable, and homey. The rooms are individual private rooms about 400 square feet with their own bathroom and mini kitchen. There is commercial dining space within so all meals are prepared on site. There is a salon on site for hair care. There are lots of seating areas within the facility. He said they feel it is a good addition to communities to fill a niche taking care of the most vulnerable members of the community.

Mr. Stradtman presented a drone and video tour of a facility that just recently opened in Prior Lake. They have one that just opened in Savage and are building in Apple Valley, Champlin, and Centerville. He said the photos and renderings do not do the facility justice. It is a comfortable, warm, inviting facility. They are proud and excited to bring one to Inver Grove Heights.

Commissioner Wippermann asked who manages the facility.

Mr. Stradtman responded this facility will be managed by Lifespark. They are currently constructing a facility in Apple Valley that will also be managed by Lifespark. They also work with Great Lakes Management under the brand NorBella. He said this would be branded Boden, Boden Senior Living. The word Boden is a Scandinavian term meaning "shelter".

Commissioner Robertson asked if Staff has already been identified or if they would be hiring within this geographic area. She asked how they find the qualified staffing needed.

Mr. Stradtman responded Lifespark manages the facility and staffing needs, they would look for people to work in the facility. Geography will be a consideration for them. He said he felt there would be residents from Inver Grove Heights working at this facility. It may not exclusively be residents from this city. There are Paras, Caregivers, Nurses, and Doctors on call. Staff in a facility like this has 25 or so total that would flow through shifts. There are about 8 occupants per Staff member in a care facility. There is access to get a Doctor on site, manage medications, and do two person transfers. He stated these are not independent seniors, they need care. None would drive vehicles, which is why parking needs are minimal and are for Staff and visitors.

Chair Niemioja closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Scales, to approve the Conditional Use Permit for a 40-unit Assisted Living Facility located at 7855 Cahill Avenue, and a Conditional Use Permit to exceed the 25% maximum impervious surface allowed within the Shoreland District with the 10 conditions listed in the report.

Motion carried (8/0). This item will go before the City Council on October 11, 2021.



PLANNING REPORT

CASE NO.: 21-53C

APPLICANT: Rachel Development

PROPERTY OWNER: KTTN, LLC

REQUEST: A conditional use permit for a multiple-family facility and a conditional use permit to exceed the 25% maximum impervious surface within the shoreland district.

LOCATION: 6855 Cahill Avenue

HEARING DATE: September 21, 2021

COMPREHENSIVE PLAN: MDR, Medium Density Residential

ZONING: R-3C, Multi-family Residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant received approval of a rezoning and comprehensive plan amendment in June 2021 for the subject property, with the intention to build an assisted living facility. The applicant is requesting a 40-unit, assisted living/memory care facility on the property.

The lot is 3.81 acres in size and zoned R-3C multiple-family. A multiple-family facility is a conditionally permitted use in R-3C zoning district. The improvements consist of a one-story building of approximately 27,500 square feet and a surface parking lot with one access off of Cahill Avenue.

The property is contained within the Shoreland Overlay District of Simley Lake. Total impervious surface on the lot would exceed the maximum allowed, except that a conditional use permit may be issued if the City has a storm water management system in place.

The application consists of the following:

- a) A Conditional Use Permit for a multi-family facility.
- b) A Conditional Use Permit to exceed 25% impervious surface within the Shoreland Overlay District of Simley Lake.

EVALUATION OF THE REQUEST

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

North: Single family home; zoned R-1C; guided LDR

East: Commercial; zoned B-3/PUD; guided CC, Community Commercial

West: South Valley Park; zoned P; guided Public Open Space
South: Commercial; zoned B-3; guided CC

SITE PLAN REVIEW

Lot Size. As mentioned, the property is 3.81 acres (166,055 square feet) in size. The R-3C district requires a minimum lot size of 2,000 square feet per unit. The proposed facility is 40 units which would require a minimum lot size of 80,000 square feet. The proposed use meets the minimum lot size requirements.

Building coverage. The R-3C district allows a maximum building coverage of 20%. The one-story building would cover about 16.5% of the lot, complying with code requirements.

Impervious Surface.

The property is located in the Shoreland Overlay District, limiting the entire site to a maximum 25% impervious surface. The proposed request would be about 32% impervious surface. A conditional use permit to exceed the 25% impervious surface is discussed later in the report.

Setbacks. The proposed building and parking lot exceeds the required perimeter setbacks for the site.

Parking Lot. Parking for the proposed site consists of 37 parking stalls. Zoning code requires ½ space per room plus one space per employee on the largest shift. There are 40 units in the proposed structure, and the applicant has stated the typical staff to resident ratio is 8:1. The proposed parking meets the minimum requirements.

Landscaping and Reforestation.

The developer has provided both a landscape plan and tree inventory of the site.

The Code allows tree removal of 40% for residential projects without any reforestation requirements. The plan indicates tree removal of 49%. The code allows removal beyond the threshold and requires replacement for those trees over the limit. In this case, an equivalent of 138 caliper inches is required to be replanted to satisfy the Tree Preservation Ordinance. Additionally, the applicant is required to plant the equivalent of 44 trees to comply with the landscaping and parking lot tree requirements.

The submitted landscape plan shows a mixture of overstory, coniferous, and ornamental trees along with shrubs. The plan is short a few overstory and/or coniferous trees. The applicant is working with staff to be in compliance with the ordinance. A final landscape / reforestation plan will be approved by Council.

Screening. The code requires all roof top and ground mounted mechanical equipment to be screened from view. The plans do not demonstrate where mechanical equipment would be located. Screening will be reviewed at time of building permit.

Access and Surfacing. There would be one access point off of Cahill Avenue. The parking and drive areas would be bituminous complying with code requirements.

Building Materials. The proposed structure would be constructed with cultured stone, complying with code requirements.

Lighting. All parking lot lighting and building lighting shall be designed so as to deflect light away from residential districts and public streets. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets. Any light that illuminates a public street shall not exceed one foot-candle as measured from the centerline of said street and .4 foot-candle as measure from a residential property line. The submitted lighting plan meets code requirements.

Signage. Signs are not approved with this request. All signage requires a separate sign permit and shall conform to the sign requirements of the R-3 zoning district.

Infrastructure City sewer and water are available at the site. All road networks are in place. No additional roadways or other public improvements appear to be necessary with this proposal.

Engineering. City Engineering and BARR consulting firm have reviewed the plans and have been working with the applicant on stormwater and grading requirements. An improvement agreement, storm water agreement, and other related agreements are required to be executed between the City and the developer. The contracts will address the necessary site improvements, sewer and water connections, the parties responsible for the improvements, and will require financial surety for the landscaping and any other improvements that may be necessary. Engineering has made some recommendations on conditions that should be added to the approval, these conditions are included in the list of conditions at the end of the report. The applicant shall continue to work with the City to secure final approval of civil plans.

Fire Marshal Review. All plans shall be subject to the review and approval of the City Fire Marshal for fire lane designation and the signage or marking of the fire lanes.

GENERAL CONDITIONAL USE PERMIT REVIEW

This section reviews the plans against the CUP criteria in the Zoning Ordinance (Section 10-3A).

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The proposed assisted living / memory care facility is consistent with the goals and policies of the Comprehensive Plan. The future land use of this parcel is Medium Density Residential, a memory care facility is one of the uses envisioned in this district.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The property is zoned R-3C, multi-family residential. The proposed land use is consistent with the intent of the R-3C zoning district.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The use would be low intensity and would not generate noise, odors, high traffic volumes, etc. that would have an impact on existing or planned properties.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

The proposed improvements do not appear to have any negative effects on City facilities or services. Engineering, Fire, and Inspection Departments would review and approve building and civil plans for code compliance prior to any improvements being done on the property.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*

- i. *Aesthetics/exterior appearance*

The proposed building materials comply with code requirements.

- ii. *Noise*

The proposed use would be a low noise generator.

- iii. *Fencing, landscaping and buffering*

The applicant is providing landscaping and reforestation on the property.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

The proposed layout appears to be laid out appropriately taking advantage of the buildable areas of the lot and retain vegetation on the undisturbed areas. The use would be a low traffic generator and general residential use would not conflict with surrounding land uses.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

This use does not appear to have any negative effects on the public health, safety or welfare.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

This use would not have an undue adverse impact on the environment. Required erosion control plans and stormwater treatment plan will treat runoff from the property.

CONDITIONAL USE PERMIT TO EXCEED 25% IMPERVIOUS SURFACE

The site is within the shoreland overlay of Simley Lake or DNR Lake #19-34. Impervious surface coverage is limited to 25% of the lot. This may be increased by conditional use provided the City has approved and implemented a stormwater management plan affecting the subject site. Proposed total impervious surface would be about 32% of the site. The plans have been sent to the DNR for their review and comment.

The lot naturally slopes to the west and so all the natural and proposed storm water would flow down to South Valley Park. None of the site drains towards Simley Lake, so there would be no impacts to the lake with the development of this site.

Engineering has been working with the applicant on the design of the stormwater systems. In general, the approved plans will be consistent with the City's overall stormwater plan for the area and the system will address stormwater needs.

ALTERNATIVES

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

- Approval of a Conditional Use Permit for a 40-unit assisted living/memory care facility that exceeds 25% impervious surface in the Shoreland Overlay District subject to the following conditions:
 1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Civil Plan Set
Landscaping

dated 08/20/21
dated TBD

2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
3. All signage shall be in conformance with the sign regulations of the City.
4. All final development plans shall be subject to the review and approval of the City Fire Marshal.
5. The developer shall meet the conditions outlined in the City Engineers review memos and any subsequent correspondence.
6. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.
7. A stormwater analysis and stormwater management plan shall be done by a registered engineer. The Developer and Owner shall enter into a Storm Water Facilities Maintenance Agreement and any other agreements related thereto with the City.
8. All parking lot and building lighting on site shall be a down cast "shoe-box" style and the bulb shall not be visible from property lines.
9. All mechanical equipment shall be substantially screened from view as seen from a reasonable viewing perspective.
10. Landscaping shall meet the requirements of Section 10-15-11 and 10-15D of the City Code.

B. Denial. If the Planning Commission does not favor the proposed application the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

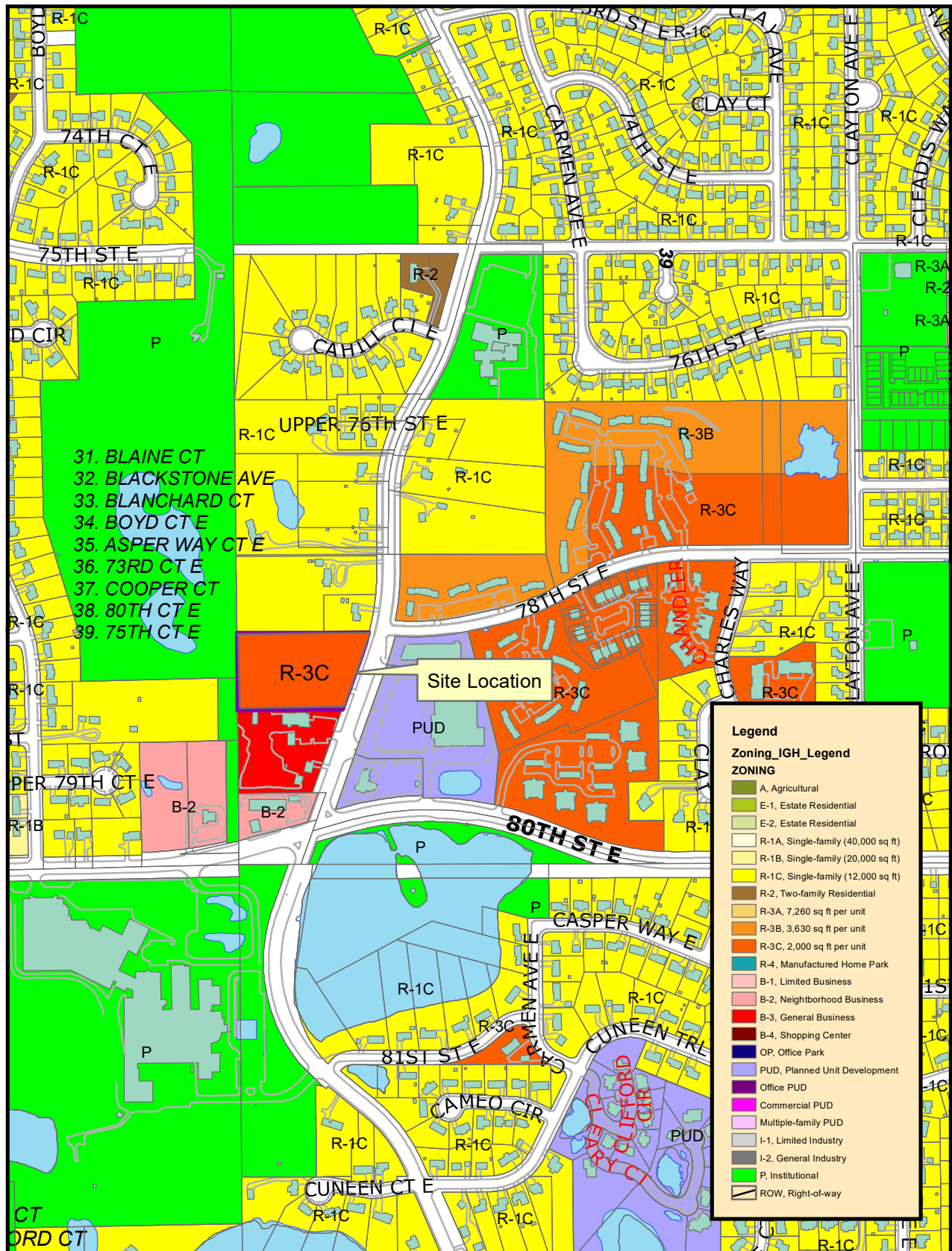
RECOMMENDATION

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the request.

Attachments: Zoning/Location Map
Narrative
Site Plan
Grading Plan
Landscaping/Reforestation Plans
Lighting
Elevations



7855 Cahill Avenue Case No. 21-53C



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

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

Map not to scale



Mr. Allan Hunting
City Planner
8150 Barbara Avenue
Inver Grove Heights, MN 55077

RE: Conditional Use Permit and Major Site Plan Review

Mr. Hunting,

Vincent Development in partnership with Rachel Development are pleased to submit this request for your consideration of the following Conditional Use Permit and Major Site Plan Review. Our previous applications for Comprehensive Plan Amendment and Rezone of 7855 Cahill Ave were approved by City Council at the meeting held June 28th, 2021.

Our proposed project is Senior Assisted Living and Memory Care facility that will address undeveloped and underused property in the city of Inver Grove Heights by providing 40 high quality assisted living and memory care units that are greatly needed in the community. This Conditional Use Application is required for a Multiple Family dwelling of 7+ units and for an Assisted Living Facility within the R-3C zoning district. Additionally, our Conditional Use Application is for exceeding 25% impervious surface coverage within a shoreland overlay district. Our site is on the outer edge of the 1,000' boundary surrounding Simley Lake, we have submitted a detailed stormwater management plan as required that meets the city standards.

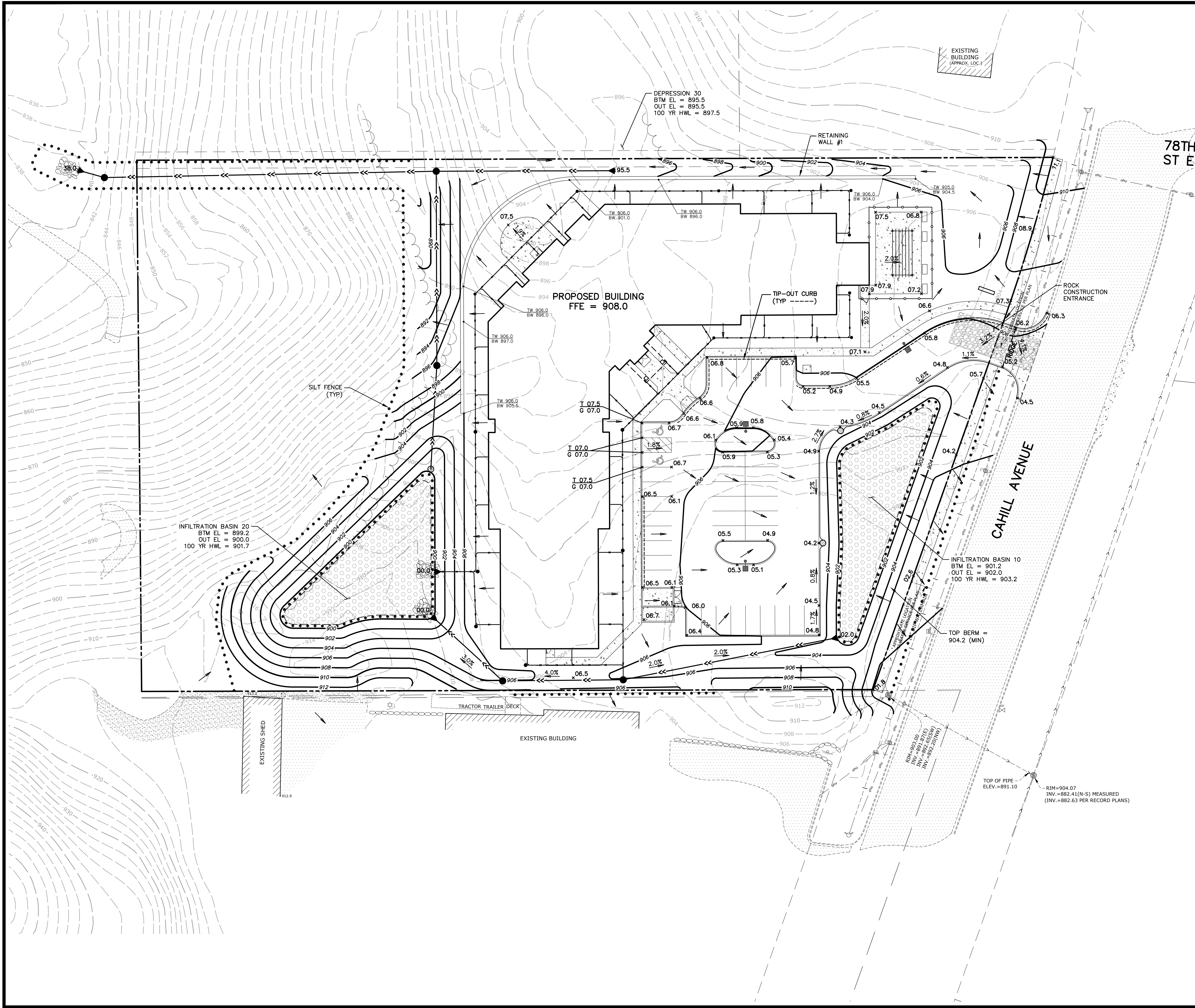
With our building design and layout having a more residential feel we will create a much-needed buffer between the single-family housing to the North of our site and the Commercial buildings to the South. In considering the site layout we have aligned our entrance with the access to Cub Foods to create good traffic flow on Cahill Ave. Our building will not generate much traffic as the residents will not own or operate vehicles themselves, leaving employees and visitors as the primary source of vehicles traveling to and from the site.

We are excited to create a long-lasting asset for the community and provide excellent care for the seniors needing assistance in Inver Grove Heights and the surrounding areas. Thank you for considering our application and we look forward to working with the City on this development.

Regards,
Vincent Development, LLC

Aaron Maciej
Managing Partner

Vincent Development, LLC
14950 Iris Road
Little Falls, MN 56345



LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
BITUMINOUS PAVEMENT	---
CONCRETE WALK	---
GRAVEL	---
CURB LINE	---
SANITARY SEWER	---
WATER MAIN	---
STORM SEWER	---
OVERHEAD UTILITY	---
UNDERGROUND FIBER OPTIC	---
STONE WALL	---
GAS VALVE	---
HYDRANT	---
MANHOLE	---
UTILITY POLE	---
GUY WIRE	---
LIGHT POLE	---
GATE VALVE	---
SIGN	---
10 FT. CONTOUR	---
2 FT. CONTOUR	---
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	---
TOP OF CURB ELEV.	---
GUTTER LINE ELEV.	---
SILT FENCE	---

- GOVERNING SPECIFICATIONS**
- THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF INVER GROVE HEIGHTS SPECIFICATIONS.
 - THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
 - THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

- GRADING NOTES**
- ROCK CONSTRUCTION ENTRANCE, SILT FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
 - CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
 - CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEED OR LANDSCAPED.
 - ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
 - ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.

(IN FEET)

BENCHMARKS
1. MNDOT STATION NAMED 1928 M.
ELEVATION = 850.700 (NAVD 88)
2. MNDOT STATION NAMED 1928 N.
ELEVATION = 951.701 (NAVD 88)

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SURVEYING
ENVIRONMENTAL

3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.488.7900 \ FAX 763.488.7958 \ CARLSONMCCAIN.COM

GRADING, DRAINAGE, & EROSION CONTROL PLAN

CASAVIDA SENIOR LIVING OF INVER GROVE HEIGHTS
Inver Grove Heights, Minnesota

VINCENT DEVELOPMENT
14950 Iris Road
Little Falls, MN 56345

REVISIONS

1.	
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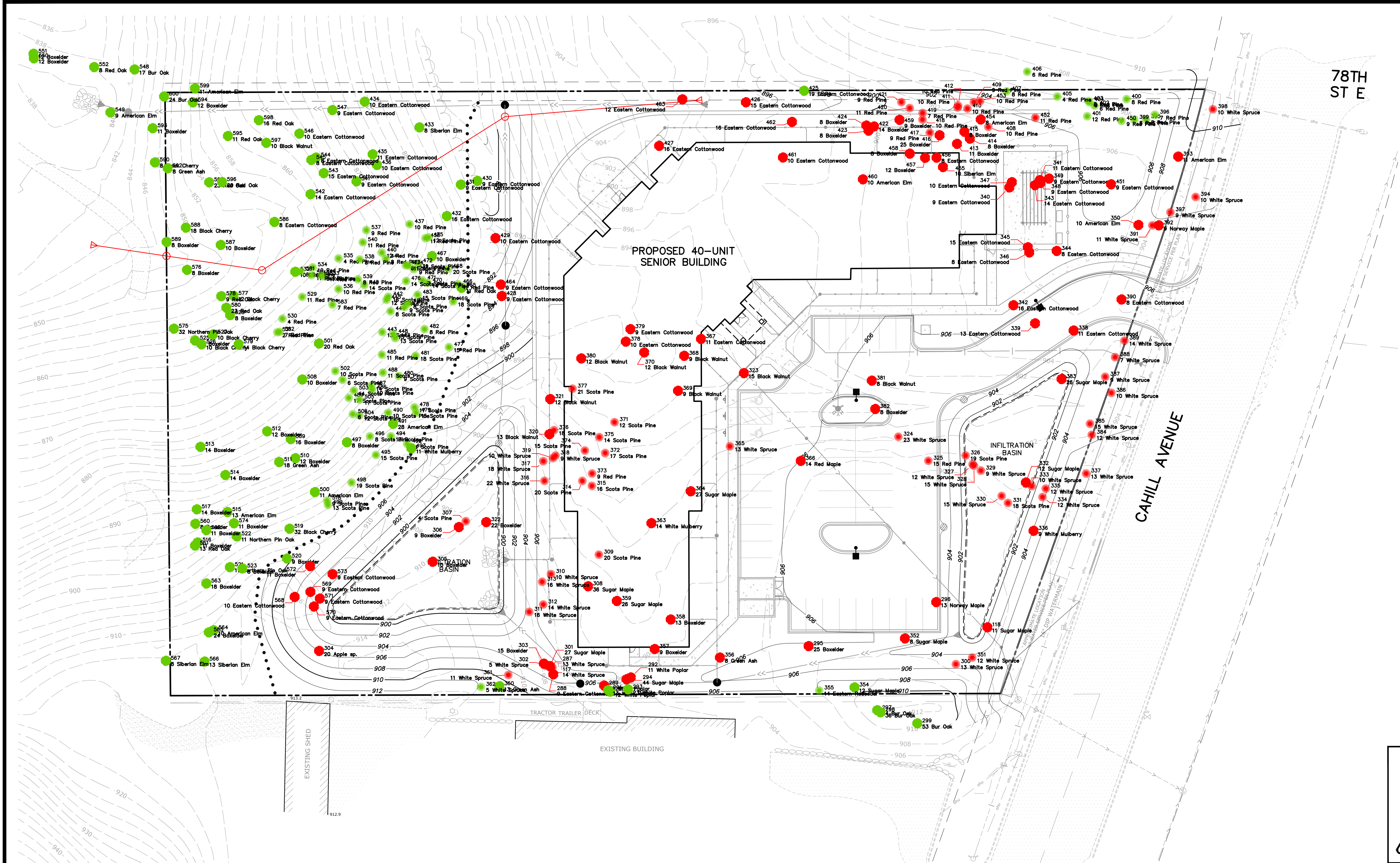
DRAWN BY: JTR
DESIGNED BY: JTR
ISSUE DATE: 08/20/21

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

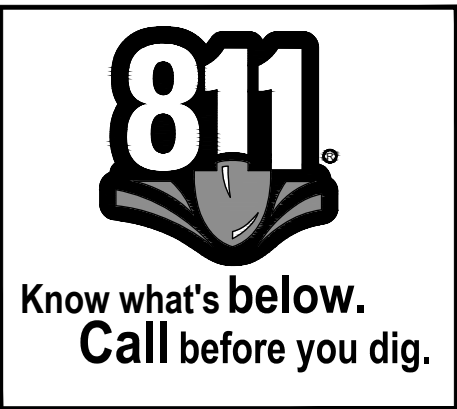
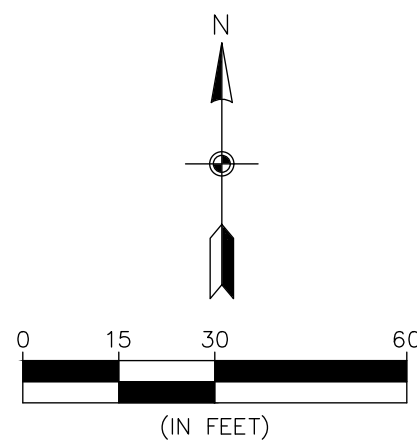
Name: Joseph T. Radach, P.E.
Signature:
Date: 08/20/21 License #: 45889

C5 of 9

Sheet 0881: 08/18/21 1:00pm 9011 - 9420 0414 - Vincent - Inver Grove Heights Civil Engineering 0414.dwg



- LEGEND**
- PROPERTY LINE ————
SILT FENCE
DECIDUOUS TREE (SAVE) TAG # DBH - SPECIES
DECIDUOUS TREE (REMOVE) TAG # DBH - SPECIES
CONIFEROUS TREE (SAVE) TAG # DBH - SPECIES
CONIFEROUS TREE (REMOVE) TAG # DBH - SPECIES



TREE INVENTORY					
Tag #	Tree Size (DBH)	Species	Class	Designation	Condition
117	14	White Spruce	B	REMOVE	Good
118	11	Sugar Maple	B	REMOVE	Good
287	13	White Spruce	B	REMOVE	Good
288	9	Eastern Cottonwood	A	REMOVE	Good
289	17	White Poplar	A	REMOVE	Good
290	12	White Poplar	A	SAVE	Good
291	13	White Poplar	A	SAVE	Good
292	11	White Poplar	A	REMOVE	Good
293	23	White Poplar	A	SAVE	Good
294	44	Sugar Maple	C (Heritage)	REMOVE	Good
295	25	Boxelder	A	REMOVE	Good
296	13	Norway Maple	B	REMOVE	Good
297	24	Bur Oak	B	Exempt (Save)	Good (off-site)
298	36	Bur Oak	C (Heritage)	Exempt (Save)	Good (off-site)
299	53	Bur Oak	C (Heritage)	Exempt (Save)	Good (off-site)
300	13	White Spruce	B	REMOVE	Good
301	27	Sugar Maple	C (Heritage)	REMOVE	Good

302	5	White Spruce	B	REMOVE	Fair
303	15	Boxelder	A	REMOVE	Good
304	20	Apple sp.	B	REMOVE	Good
305	10	Boxelder	A	REMOVE	Good
306	9	Boxelder	A	REMOVE	Good
307	4	Scots Pine	B	REMOVE	Good
308	36	Sugar Maple	B	REMOVE	Good
309	20	Scots Pine	B	REMOVE	Good
310	10	White Spruce	B	REMOVE	Good
311	16	White Spruce	B	REMOVE	Good
312	14	White Spruce	B	REMOVE	Good
313	16	White Spruce	B	REMOVE	Good
314	20	Scots Pine	B	REMOVE	Good
315	16	Scots Pine	B	REMOVE	Good
316	22	White Spruce	B	REMOVE	Good
317	18	White Spruce	B	REMOVE	Fair
318	9	White Spruce	B	Exempt (Remove)	Poor
319	10	White Spruce	B	Exempt (Remove)	Poor
320	13	Black Walnut	B	REMOVE	Good
321	12	Black Walnut	B	REMOVE	Good

322	22	Boxelder	A	REMOVE	Good
323	15	Black Walnut	B	REMOVE	Good
324	23	White Spruce	B	REMOVE	Good
325	15	Red Pine	B	REMOVE	Good
326	19	Scots Pine	B	REMOVE	Good
327	12	White Spruce	B	Exempt (Remove)	Poor
328	15	White Spruce	B	REMOVE	Fair
329	9	White Spruce	B	REMOVE	Fair
330	15	White Spruce	B	REMOVE	Good
331	18	Scots Pine	B	REMOVE	Good
332	12	Sugar Maple	B	REMOVE	Good
333	10	White Spruce	B	REMOVE	Good
334	12	White Spruce	B	REMOVE	Good
335	12	White Spruce	B	REMOVE	Good
336	9	White Mulberry	B	REMOVE	Good
337	13	White Spruce	B	Exempt (Remove)	Good (off-site)
338	11	Eastern Cottonwood	A	REMOVE	Good
339	13	Eastern Cottonwood	A	REMOVE	Good
340	9	Eastern Cottonwood	A	REMOVE	Good
341	11	Eastern Cottonwood	A	REMOVE	Good

REVISIONS	
1. 09/10/21 - Per City Comment	
DRAWN BY:	RJR
DESIGNED BY:	RJR
ISSUE DATE:	08/20/21

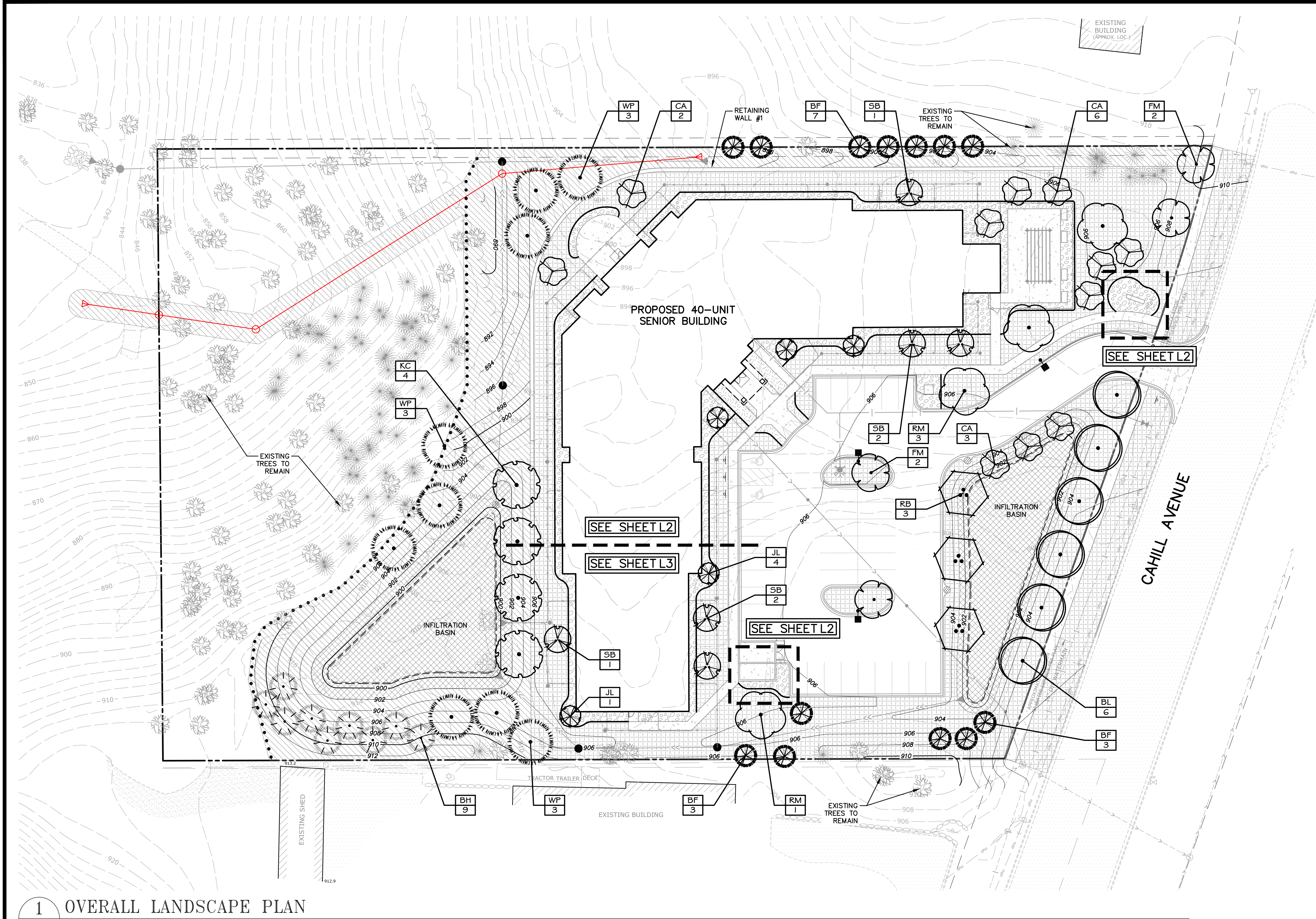
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Name: Ryan J. Rutger, RLA
Signature:
Date: 08/20/21 License #: 56346

342	16	Eastern Cottonwood	A	REMOVE	Good
343	14	Eastern Cottonwood	A	REMOVE	Good
344	8	Eastern Cottonwood	A	REMOVE	Good
345	15	Eastern Cottonwood	A	REMOVE	Good
346	8	Eastern Cottonwood	A	REMOVE	Good
347	10	Eastern Cottonwood	A	REMOVE	Good
348	9	Eastern Cottonwood	A	REMOVE	Good
349	9	Eastern Cottonwood	A	REMOVE	Good
350	10	American Elm	A	REMOVE	Good
351	12	White Spruce	B	REMOVE	Good
352	8	Sugar Maple	B	REMOVE	Good
354	12	Sugar Maple	B	SAVE	Good
355	14	Eastern Redcedar	B	SAVE	Good
356	8	Green Ash	B	REMOVE	Good
357	9	Boxelder	A	REMOVE	Good
358	13	Boxelder	A	REMOVE	Good
359	26	Sugar Maple	B	REMOVE	Good
360	13	Green Ash	A	SAVE	Good
361	11	White Spruce	B	REMOVE	Good
362	5	White Spruce	B	SAVE	Good
363	14	White Mulberry	B	REMOVE	Good
364	27	Sugar Maple	C (Heritage)	REMOVE	Fair
365	13	White Spruce	B	REMOVE	Good
366	14	Red Maple	A	REMOVE	Good
367	11	Eastern Cottonwood	A	REMOVE	Good
368	9	Black Walnut	B	REMOVE	Good
369	9	Black Walnut	B	REMOVE	Good
370	12	Black Walnut	B	REMOVE	Good
371	12	Scots Pine	B	REMOVE	Good
372	17	Scots Pine	B	REMOVE	Good
373	9	Red Pine	B	REMOVE	Good
374	15	Scots Pine	B	REMOVE	Good
375	14	Scots Pine	B	REMOVE	Good
376	18	Scots Pine	B	REMOVE	Good
377	21	Scots Pine	B	REMOVE	Good
378	10	Eastern Cottonwood	A	REMOVE	Good
379	9	Eastern Cottonwood	A	REMOVE	Good
380	12	Black Walnut	B	REMOVE	Good
381	8	Black Walnut	B	REMOVE	Good
382	8	Boxelder	A	REMOVE	Good
383	26	Sugar Maple	B	REMOVE	Good
384	12	White Spruce	B	REMOVE	Good
385	15	White Spruce	B	REMOVE	Good
386	10	White Spruce	B	Exempt (Remove)	Good (off-site)
387	9	White Spruce	B	REMOVE	Good
388	7	White Spruce	B	REMOVE	Good
389	14	White Spruce	B	REMOVE	Good
390	8	Eastern Cottonwood	A	REMOVE	Good
391	11	White Spruce	B	REMOVE	Good
392	9	Norway Maple	B	REMOVE	Good
393	11	American Elm	A	REMOVE	Good
394	10	White Spruce	B	Exempt (Remove)	Good (off-site)
395	8	Red Pine	B	SAVE	Good
396	7	Red Pine	B	SAVE	Good
397	9	White Spruce	B	Exempt (Remove)	Good (off-site)
398	10	White Spruce	B	Exempt (Remove)	Good (off-site)
399	8	Red Pine	B	SAVE	Good
400	8	Red Pine	B	SAVE	Good
401	12	Red Pine	B	SAVE	Good
402	6	Red Pine	B	SAVE	Good
403	8	Red Pine	B	SAVE	Good
404	9	Red Pine	B	SAVE	Good
405	4	Red Pine	B	SAVE	Fair
406	6	Red Pine	B	Exempt (Save)	Good (off-site)
407	8	Red Pine	B	SAVE	Good
408	10	Red Pine	B	REMOVE	Good
409	9	Red Pine	B	REMOVE	Good
410	10	Red Pine	B	REMOVE	Good
411	10	Red Pine	B	REMOVE	Good
412	10	Red Pine	B	REMOVE	Good
413	11	Boxelder	A	REMOVE	Good
414	8	Boxelder	A	REMOVE	Good
415	8	Boxelder	A	REMOVE	Good
416	25	Boxelder	A	REMOVE	Good
417	9	Red Pine	B	REMOVE	Good
418	10	Red Pine	B	REMOVE	Good
419	7	Red Pine	B	REMOVE	Fair
420	11	Red Pine	B	REMOVE	Good
421	9	Red Pine	B	REMOVE	Good
422	14	Boxelder	A	REMOVE	Good
423	8	Boxelder	A	REMOVE	Fair
424	8	Boxelder	A	REMOVE	Good
425	19	Eastern Cottonwood	A	SAVE	Good
426	15	Eastern Cottonwood	A	REMOVE	Good
427	16	Eastern Cottonwood	A	REMOVE	Good
428	9	Eastern Cottonwood	A	REMOVE	Good
429	10	Eastern Cottonwood	A	REMOVE	Good
430	9	Eastern Cottonwood	A	SAVE	Good
431	9	Eastern Cottonwood	A	SAVE	Good
432	16	Eastern Cottonwood	A	SAVE	Good
433	8	Siberian Elm	A	SAVE	Good
434	10	Eastern Cottonwood	A	SAVE	Good
435	11	Eastern Cottonwood	A	SAVE	Good
436	10	Eastern Cottonwood	A	SAVE	Good
437	10	Red Pine	B	SAVE	Good
438	11	Red Pine	B	SAVE	Good
439	9	Red Pine	B	SAVE	Good
440	12	Red Pine	B	SAVE	Good
441	8	Red Pine	B	SAVE	Good

442	16	Scots Pine	B	SAVE	Good
443	13	Scots Pine	B	SAVE	Good
444	8	Scots Pine	B	SAVE	Good
445	12	Scots Pine	B	SAVE	Good
446	9	Scots Pine	B	SAVE	Good
447	13	Scots Pine	B	SAVE	Good
448	13	Scots Pine	B	SAVE	Good
449	14	Scots Pine	B	SAVE	Good
450	9	Red Pine	B	SAVE	Good
451	9	Eastern Cottonwood	A	REMOVE	Good
452	11	Red Pine	B	REMOVE	Good
453	10	Red Pine	B	REMOVE	Good
454	8	American Elm	A	REMOVE	Good
455	10	Siberian Elm	A	REMOVE	Good
456	8	Eastern Cottonwood	A	REMOVE	Good
457	12	Boxelder	A	REMOVE	Good
458	8	Boxelder	A	REMOVE	Good
459	9	Boxelder	A	REMOVE	Good
460	10	American Elm	A	REMOVE	Good
461	10	Eastern Cottonwood	A	REMOVE	Good
462	16	Eastern Cottonwood	A	REMOVE	Good
463	12	Eastern Cottonwood	A	REMOVE	Good
464	9	Eastern Cottonwood	A	REMOVE	Good
465	11	Red Oak	B	SAVE	Good
466	11	Red Pine	B	SAVE	Good
467	10	Boxelder	A	SAVE	Good
468	20	Scots Pine	B	SAVE	Good
469	18	Scots Pine	B	SAVE	Good
470	14	Scots Pine	B	SAVE	Good
471	7	Scots Pine	B	SAVE	Good
472	11	Scots Pine	B	SAVE	Good
473	6	Scots Pine	B	SAVE	Good
474	11	Scots Pine	B	SAVE	Good
475	12	Scots Pine	B	SAVE	Good
476	14	Scots Pine	B	SAVE	Good
477	15	Red Pine	B	SAVE	Good
478	17	Scots Pine	B	SAVE	Good
479	15	Scots Pine	B	SAVE	Good
480	9	Scots Pine	B	SAVE	Good
481	18	Scots Pine	B	SAVE	Good
482	8	Red Pine	B	SAVE	Good
483	15	Scots Pine	B	SAVE	Good
484	8	Scots Pine	B	SAVE	Good
485	11	Red Pine	B	SAVE	Good
486	10	Scots Pine	B	SAVE	Good
487	14	Scots Pine	B	SAVE	Good
488	11	Scots Pine	B	SAVE	Good
489	17	Scots Pine	B	SAVE	Good
490	10	Scots Pine	B	SAVE	Good
491	28	American Elm	C (Heritage)	SAVE	Good
492	14	Scots Pine	B	SAVE	Good
493	11	White Mulberry	B	SAVE	Good
494	13	Scots Pine	B	SAVE	Good
495	15	Scots Pine	B	SAVE	Good
496	8	Scots Pine	B	SAVE	Good
497	8	Boxelder	A	SAVE	Good
498	19	Scots Pine	B	SAVE	Good
499	13	Scots Pine	B	SAVE	Good
500	11	American Elm	A	SAVE	Good
501	20	Red Oak	B	SAVE	Good
502	10	Scots Pine	B	SAVE	Good
503	14	Scots Pine	B	SAVE	Good
504	12	Scots Pine	B	SAVE	Good
505	17	Scots Pine	B	SAVE	Good
506	6	Scots Pine	B	SAVE	Good
507	6	Scots Pine	B	SAVE	Good
508	10	Boxelder	A	SAVE	Poor
509	16	Boxelder	A	SAVE	Good
510	12	Boxelder	A	SAVE	Good
511	18	Green Ash	B	SAVE	Good
512	12	Boxelder	A	SAVE	Fair
513	14	Boxelder	A	SAVE	Fair
514	14	Boxelder	A	SAVE	Fair
515	13	American Elm	A	SAVE	Good
516	11	Boxelder	A	SAVE	Good
517	14	Boxelder	A	SAVE	Good
518	9	Scots Pine	B	SAVE	Good
519	32	Black Cherry	C (Heritage)	SAVE	Good
520	9	Boxelder	A	SAVE	Good
521	11	Northern Pin Oak	B	SAVE	Good
522	11	Northern Pin Oak	B	SAVE	Good
523	8	Boxelder	A	SAVE	Good
525	10	Boxelder	A	SAVE	Good
526	10	Black Cherry	B	SAVE	Good
527	10	Black Cherry	B	SAVE	Good
528	8	Boxelder	A	SAVE	Good
529	11	Red Pine	B	SAVE	Good
530	4	Red Pine	B	SAVE	Good
531	2	Red Pine	B	SAVE	Good
532	10	Boxelder	A	SAVE	Good
533	11	Red Pine	B	SAVE	Good
534	10	Red Pine	B	SAVE	Good
535	4	Red Pine	B	SAVE	Good
536	10	Red Pine	B	SAVE	Good
537	9	Red Pine	B	SAVE	Good
538	8	Red Pine	B	SAVE	Good
539	8	Red Pine	B	SAVE	Good
540	11	Red Pine	B	SAVE	Good
541	9	Eastern Cottonwood	A	SAVE	Good

542	14	Eastern Cottonwood	A	SAVE	Good
543	15	Eastern Cottonwood	A	SAVE	Good
544	8	Eastern Cottonwood	A	SAVE	Good
545	8	Eastern Cottonwood	A	SAVE	Good
546	10	Eastern Cottonwood	A	SAVE	Good
547	9	Eastern Cottonwood	A	SAVE	Good
548	17	Bur Oak	B	Exempt (Save)	Good (off-site)
549	9	American Elm	A	Exempt (Save)	Good (off-site)
550	12	Boxelder	A	Exempt (Save)	Good (off-site)
551	12	Boxelder	A	Exempt (Save)	Good (off-site)
552	8	Red Oak	B	Exempt (Save)	Good (off-site)
560	8	Boxelder	A	SAVE	Fair
561	13	Red Oak	B	SAVE	Good
562	11	Boxelder	A	SAVE	Good
563	18	Boxelder	A	SAVE	Good
564	10	American Elm	A	SAVE	Good
565	24	Boxelder	A	SAVE	Fair
566	13	Siberian Elm	A	SAVE	Good
567	8	Siberian Elm	A	Exempt (Save)	Good (off-site)
568	10	Eastern Cottonwood	A	REMOVE	Good
569	9	Eastern Cottonwood	A	REMOVE	Good
570	9	Eastern Cottonwood	A	REMOVE	Good
571	9	Eastern Cottonwood	A	REMOVE	Good
572	11	Boxelder	A	REMOVE	Good
573	9	Eastern Cottonwood	A	REMOVE	Good
574	11	Boxelder	A	SAVE	Good
575	32	Northern Pin Oak	C (Heritage)	SAVE	Good
576	8	Boxelder	A	SAVE	Fair
577	12	Black Cherry	B	SAVE	Good
578	9	Red Oak	B	SAVE	Good
579	14	Black Cherry	B	SAVE	Good
580	23	Red Oak	B	SAVE	Good
581	8	Red Pine	B	SAVE	Good
582	7	Red Pine	B	SAVE	Good
583	7	Red Pine	B	SAVE	Good
584	11	Red Pine	B	SAVE	Good
585	6	Red Pine	B	SAVE	Poor
586	8	Eastern Cottonwood	A	SAVE	Good
587	10	Boxelder	A	SAVE	Fair
588	18	Black Cherry	B	SAVE	Good
589	8	Boxelder	A	SAVE	Good
590	8	Black Cherry	B	Exempt (Save)	Good (off-site)
591	23	Red Oak	B	SAVE	Good
592	8	Green Ash	B	SAVE	Good
593	11	Boxelder	A	Exempt (Save)	Good (off-site)
594	12	Boxelder	A	SAVE	Good
595	11	Red Oak	B	SAVE	Good
596	20	Red Oak	B	SAVE	Good
597	10	Black Walnut	B	SAVE	Good
598	16	Red Oak	B	SAVE	Good
599	11	American Elm	A	Exempt (Save)	Good (off-site)
600	24	Bur Oak	B	Exempt (Save)	Good (off-site)
		Inches (DBH)	% (DBH)	# Trees	
SURVEYED TOTAL		3820			307
(-)TOTAL EXEMPT		322	8.4%		22
SITE TOTAL		3498			285
SAVE / REMOVAL SUMMARY		Inches (DBH)	% (DBH)	# Trees	
CLASS A TREES SAVED		557	15.9%		48
CLASS B TREES SAVED		1130	32.3%		100
CLASS C (HERITAGE) TREES SAVED		92	2.6%		3
TOTAL TREES SAVED		1779	50.9%		151
CLASS A TREES REMOVED		664	19.0%		59
CLASS B TREES REMOVED		957	27.4%		72
CLASS C (HERITAGE) TREES REMOVED		98	2.8%		3
TOTAL TREES REMOVED		1719	49.1%		134
REPLACEMENT SUMMARY		Inches (DBH)	% (DBH)	# Trees	
ALLOWABLE REMOVAL		1399.2	40%		
NET REPLACEMENT REQUIRED		319.8	100%		
REMOVED TREES THAT ARE CLASS A		664	38.6%		
CLASS A REPLACEMENT REQUIRED AT 50%		332	19.3%		
ADJUSTED REPLACEMENT REQUIRED		258.0	80.7%		
CREDIT FOR HERITAGE TREES SAVED (2:1)		184			
TOTAL REPLACEMENT REQUIRED		74.0 DBH			
REPLACEMENT TREES REQUIRED (AT 2.5" CAL EA.)					30 TREES



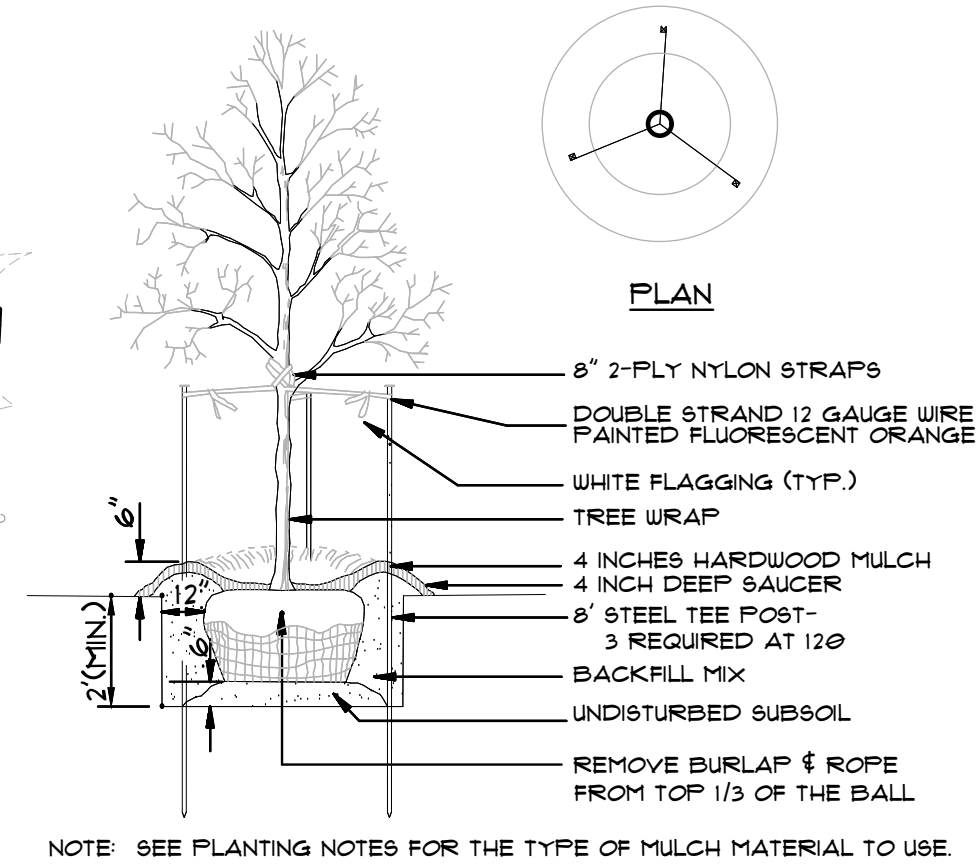
1 OVERALL LANDSCAPE PLAN

LANDSCAPE PLAN NOTES

- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW, IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
- SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR "REMOVE AND SALVAGE".
- UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 - ADDENDA WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 - LANDSCAPE SPECIFICATIONS.
 - PLAN DRAWINGS.
 - PLANT / MATERIAL SCHEDULES.
 - CITY STANDARD SPECIFICATIONS AND DETAILS.
 - MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

78TH ST E

CAHILL AVENUE



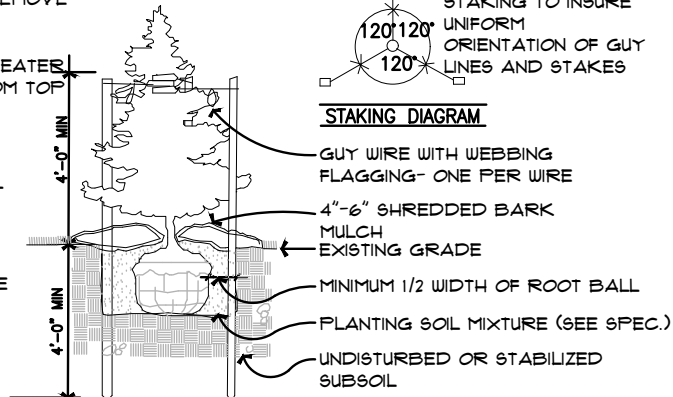
A DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
- TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
- SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
- PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED) INTACT. BACKFILL WITH APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TUNE.
- PLUMB AND BACKFILL WITH BACKFILL SOIL.
- WATER TO SETTLE PLANTS AND FILL VOIDS.
- WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
- PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

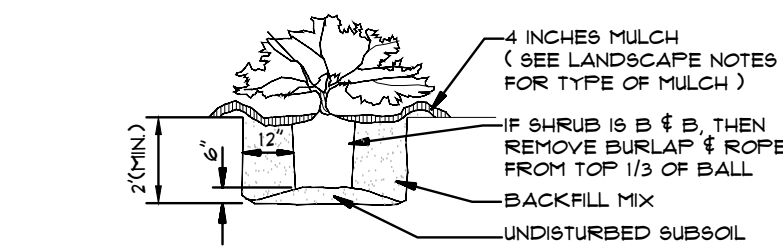
NOTE: GUY ASSEMBLY: OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

GUY ASSEMBLY: 16" POLYPROPYLENE OR POLYETHYLENE (40 MID 1-1/2" WIDE STRAP (TYP.) DOUBLE STRAND 10 GA. WIRE, 2-1" ROLLED STEEL POSTS (MNDOT 340P) @ 16" O.C. (SEE STAKING DIAGRAM)



B CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE



C SHRUB & CONTAINER PLANTING DETAIL

NOT TO SCALE

CITY OF INVER GROVE HEIGHTS LANDSCAPE REQUIREMENTS

- MINIMUM REQUIREMENTS. ALL OPEN SPACE AREAS OF A LOT WHICH ARE NOT USED OR IMPROVED FOR REQUIRED PARKING AREAS, DRIVES OR STORAGE SHALL BE LANDSCAPED WITH A COMBINATION OF OVERSTORY TREES, ORNAMENTAL TREES, SHRUBS, FLOWERS, GROUND COVER, DECORATIVE WALKS, OR OTHER SIMILAR SITE DESIGN MATERIALS IN A QUANTITY AND PLACEMENT SUITABLE FOR THE SITE. A REASONABLE ATTEMPT SHOULD BE MADE TO PRESERVE AS MANY EXISTING TREES AS IS PRACTICABLE AND TO INCORPORATE THEM INTO THE DEVELOPMENT. FOR EACH EXISTING SIGNIFICANT TREE RETAINED, ONE OVERSTORY TREE CAN BE DEDUCTED FROM THE MINIMUM REQUIREMENTS.
- NUMBER OF PLANTINGS. MULTI-FAMILY RESIDENTIAL SITE SHALL CONTAIN, AT A MINIMUM, ONE TREE PER DWELLING UNIT.

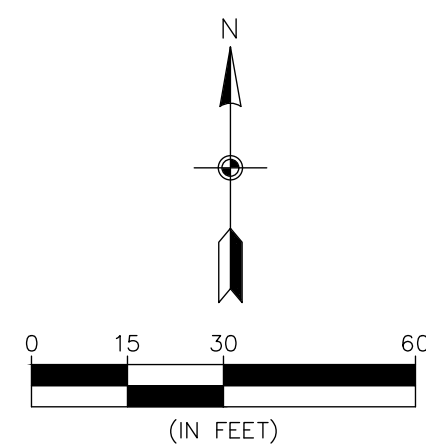
PLANTINGS REQUIRED =	44 OVERSTORY TREES (PER CITY)
PLANTINGS PROVIDED =	
ACTUAL PLANTED	OVERSTORY TREE EQUIVALENT (50% MAX)
21 OVERSTORY TREES (28%)	= 21
24 CONIFEROUS TREES (42%)	= 31
22 ORNAMENTAL TREES (30%)	= 11* (2 ORNAMENTAL TREES = 1 OVERSTORY)
234 SHRUBS	= 11* (6 SHRUBS = 1 OVERSTORY)
TOTAL PROVIDED	= 74

*LIMITED PER 50% MAX EQUIVALENT REQUIREMENT

- SODDING AND GROUND COVER. ALL AREAS NOT OTHERWISE IMPROVED IN ACCORDANCE WITH APPROVED SITE PLANS SHALL BE SODDED. ALL SODDING AND GROUND COVER SHALL BE ESTABLISHED WITHIN ONE YEAR OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROPERTY.
- PARKING LOT LANDSCAPING. One tree per every ten (10) parking spaces.

TREES REQUIRED =	4 (37 SPACES)
TREES PROVIDED =	5
- REFORESTATION REQUIREMENTS (PER TREE PRESERVATION PLAN).

DBH REQUIRED =	174 INCHES
DBH PROVIDED =	175 INCHES



LANDSCAPE PLAN

CASAVIDA SENIOR LIVING OF
INVER GROVE HEIGHTS
Inver Grove Heights, Minnesota

VINCENT DEVELOPMENT
14950 Iris Road
Little Falls, MN 56345

REVISIONS

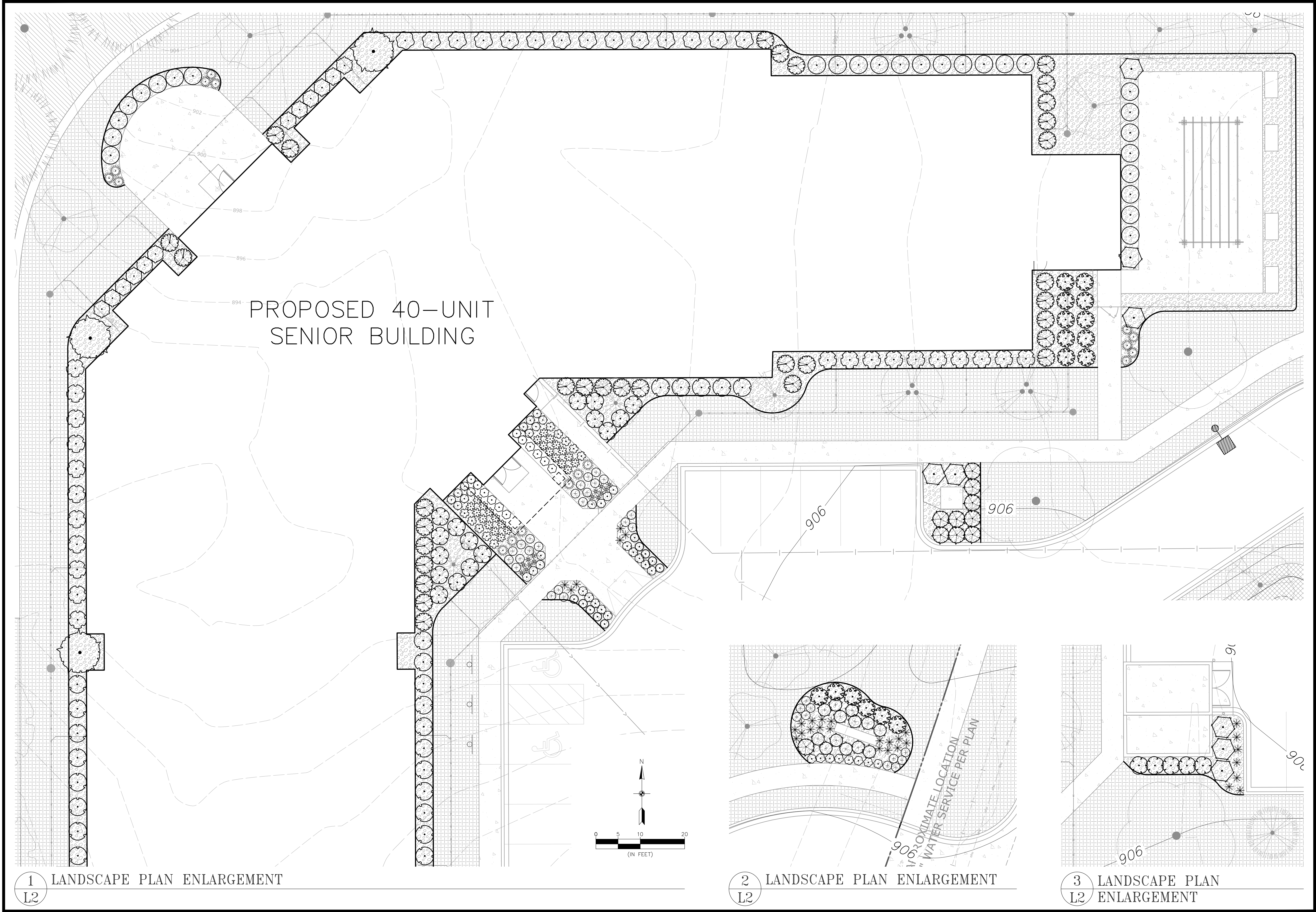
- 09/10/21 - Per City Comment

DRAWN BY: RJR
DESIGNED BY: RJR
ISSUE DATE: 08/20/21

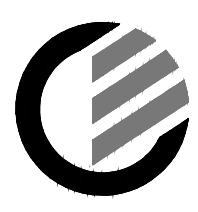
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Name: Ryan J. Rutger, RLA
Signature:
Date: 08/20/21 License #: 56346

L1 of 3



ENGINEERING
SURVEYING
ENVIRONMENTAL



CARLSON
McCain

3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.488.7900 \ FAX 763.488.7958 \ CARLSONMCCAIN.COM

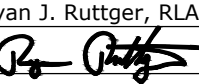
LANDSCAPE PLAN

CASAVIDA SENIOR LIVING OF
INVER GROVE HEIGHTS
Inver Grove Heights, Minnesota

VINCENT DEVELOPMENT
14950 Iris Road
Little Falls, MN 56345

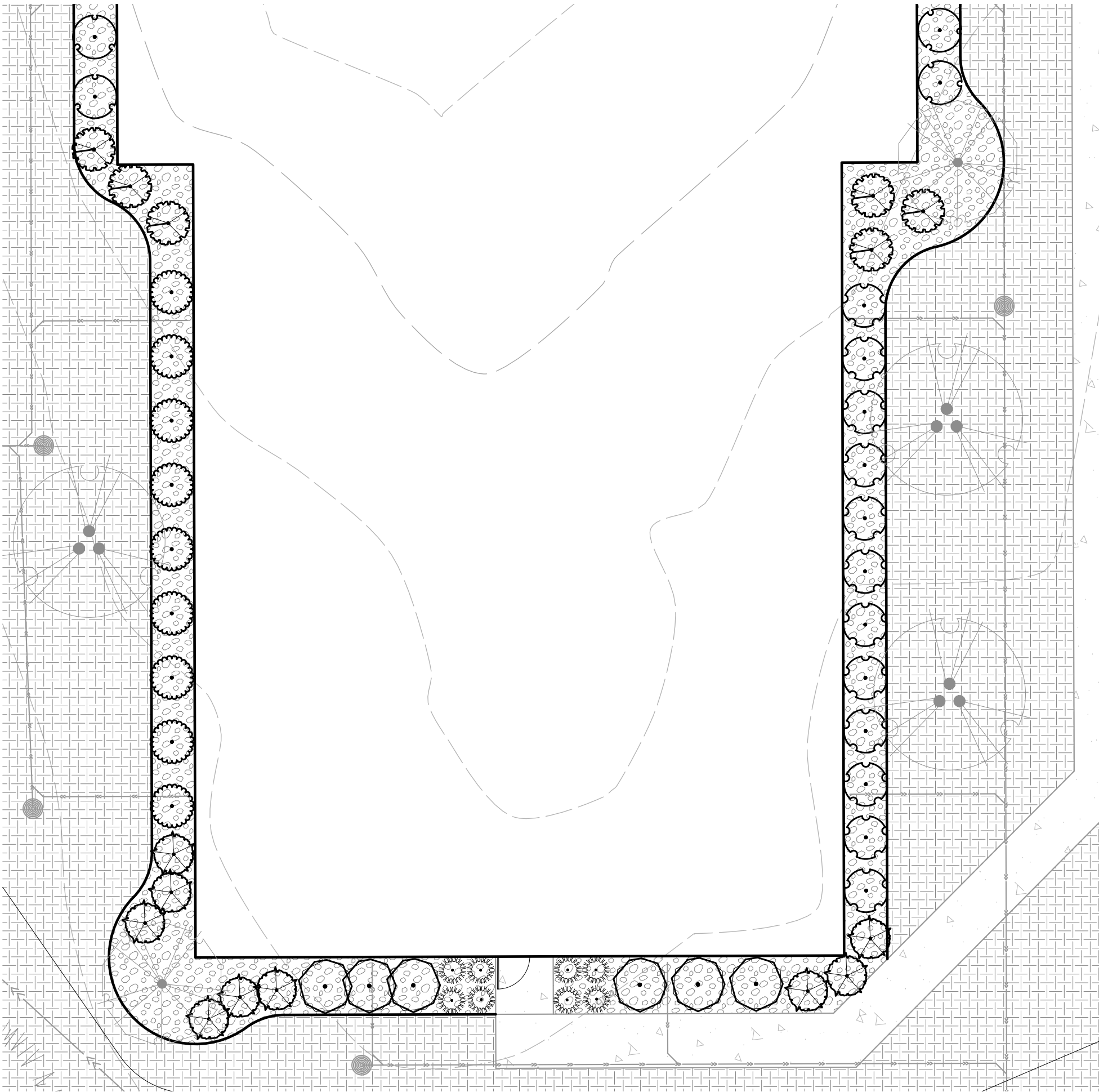
REVISIONS
1. 09/10/21 - Per City Comment

DRAWN BY: RJR
DESIGNED BY: RJR
ISSUE DATE: 08/20/21

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
Name: Ryan J. Ruttger, RLA
Signature: 
Date: 08/20/21 License #: 56346

L2 of 3

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	4	Acer rubrum `Northwood`	Northwood Red Maple	2.5' Cal.	B&B
	FM	4	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5' Cal.	B&B
	RB	3	Betula nigra Clump Form, 2.5" Cal Equivalent	River Birch Multi-Trunk	10' Ht.	B&B
	KC	4	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2.5' Cal.	B&B
	BL	6	Tilia americana `Boulevard`	Boulevard Linden	2.5' Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BF	13	Abies balsamea	Balsam Fir	6' Ht.	B&B
	BH	9	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	WP	9	Pinus strobus	White Pine	6' Ht.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SB	6	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, Red Fall Color, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7' Ht.	B&B
	CA	11	Malus x `Prairifire` Red Flowers	Prairifire Crabapple	1.5' Cal.	B&B
	JL	5	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5' Cal.	B&B



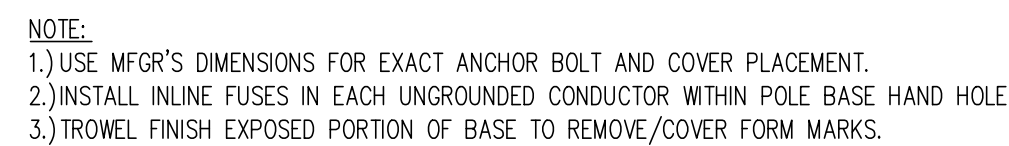
1. **TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLAN OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4" TALL WHITE HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.
2. **EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BUILT-UP SLOPE EROSION CONTROL, BLANKETING, DUST CONTROL, SNEEPIING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING:
 3. **CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREE STUMPS, SPRIGS, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
 4. **SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENT OR ADDITIONAL TREATMENT (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
 5. **TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPROVED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM TOPSOIL DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN 1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
6. **SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR DICES, EACH PASS AT ONE-HALF THE INDICATED RATE. VIA BROADCAST SPREADER, DRUM SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED WEIGHT RATE OF 1500 LBS PER ACRE. HYDROMULCH SHOULD BE KEPT IN PLACE UNTIL ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS. FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
7. **SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
8. **PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT SHALL RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. **PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
10. **PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT LOCATIONS NOT APPROVED BY THE CITY OR OWNER/LANDSCAPE ARCHITECT PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
11. **MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
12. **LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 3" HEIGHTS. EDGING SHALL BE 3" WIDE, 3" HIGH, 1/2" ROUNDED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 3-INCH STEEL ANGLE SIZES.
13. **IRRIGATION.** DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITH THE SITE COVERING ALL TURF AND PLANTING AREAS SHOWN ON THE PLANS. DESIGN SHALL INCLUDE, BUT NOT BE LIMITED TO, PLANT WATER DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CONTROL VALVES, AIR VALVES, CHECK VALVES, CONTROLLER, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-CLOSING, OR OTHER ANY OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS. 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
14. **MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE AND PLANTINGS ARE IN PLACE. EXCLUSIVE OF THE GUARANTEE PERIOD, MAINTENANCE SHALL INCLUDE: PRUNING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
15. **WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
16. **NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY PROTECTION AND STABILIZATION. BECAUSE OF THESE SEEDS AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JUNE AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES WEEDS SHALL BE SPOT SPRAYED LESS THAN 3 TIMES A YEAR. IF HERBICIDE APPLICATIONS ARE REQUIRED TO MAINTAIN THE COVER CROP, THE COVER CROP IS A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND PERSISTENT SPECIES. HERBICIDE APPLICATIONS SHALL BE REQUIRED TO MAINTAIN THE COVER CROP TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
17. **FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
18. **WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO YEARS FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

SITE NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEM.
2. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, UTILITY REQUIREMENTS, LAWS AND ORDINANCES OF FEDERAL, STATE, OSHA AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL COMPLY WITH ALL CODES AND STANDARDS APPLICABLE TO THIS PROJECT THAT ARE LISTED BUT NOT LIMITED TO: NEC, NFPA, NFMA, ANSI, IES, IEEE, NFPA LIFE SAFETY 101, ASHRAE 90.1, IECC ENERGY CODE AND IBC BUILDING CODE.
4. PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.
5. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.
6. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC SHALL BE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING TO BE REUSED.
7. ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS AND RECOMMENDATIONS.
8. COORDINATE THE UTILITY COMPANY SERVICE FEEDS AND INSTALLATION.
9. ALL POLE FIXTURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB.
10. ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND. USE #8, TYPE THWN.
11. ALL CIRCUIT TO BE PLACED IN 1" CONDUITS UNLESS OTHERWISE NOTED. CIRCUIT TO USE COPPER WIRE, TYPE THWN.
12. THE CONTROLLING LIGHTING CONTROLS SHALL BE MOUNTED INSIDE THE BUILDING WITH TIME-CLOCK CONTROLS & REMOTE PHOTOCELLS LOCATED ON THE EXTERIOR SIDE OF THE BUILDING WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER OBSTRUCTIONS WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL CONTRACTORS.
13. MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24". A SLIGHT DECREASE IN DEPTH IS ALLOWED WITHIN 10' OF THE POLES.
14. VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

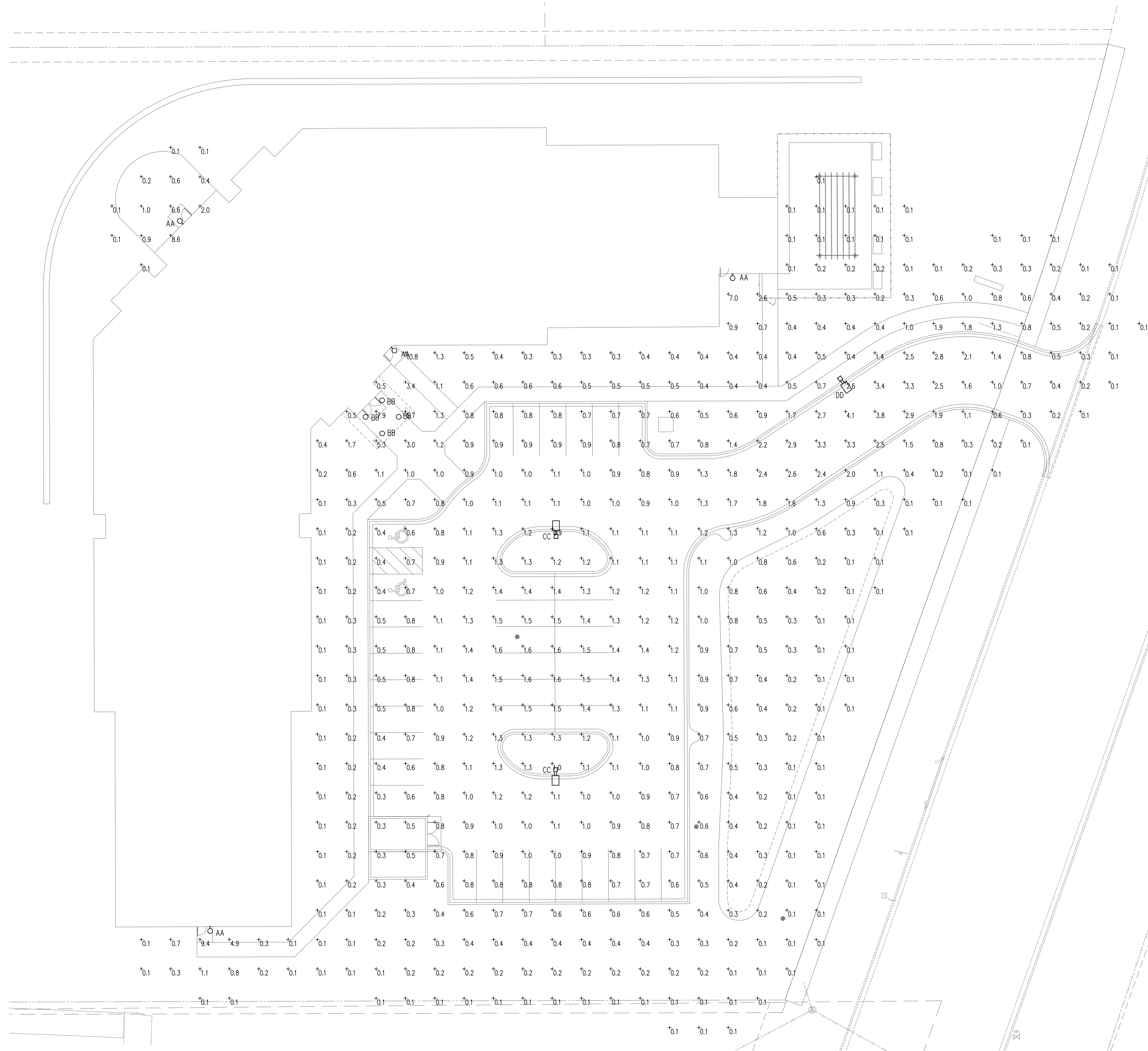
ELECTRIC GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
2. ENERGY CODE WILL BE IN ACCORDANCE WITH ASHRAE 90.1 2010.
3. COORDINATE WORK WITH ALL OTHER TRADES.
4. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. ALL WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS.
6. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
7. ALL MEASUREMENTS TO TOP OF BOX. RECEPTACLES SHALL BE 20" A.F.F. SWITCHES SHALL BE 48" A.F.F.
8. GFI PROTECT ALL RECEPTACLES WITHIN 6' OF EVERY SINK.
9. DRAWINGS ONLY REPRESENT AN APPROXIMATE LOCATION OF ALL RECEPTACLES, SWITCHES, LIGHTS, TV/DATA JACKS, ELECTRICAL EQUIPMENT, ETC. FINAL LOCATIONS WILL BE DETERMINED IN THE FIELD AND MAY VARY FROM DRAWINGS DUE TO UNFORESEEN CIRCUMSTANCES.
10. PROVIDE GFCI PROTECTION FOR ALL AREAS LISTED UNDER NEC 210.8.
11. PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS LISTED UNDER NEC 406.12.



ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"

NOTES:



PRELIMINARY SET

PROJECT:

PROPOSED PROJECT FOR:
CASAVIDA SENIOR LIVING
INVER GROVE HEIGHTS, MN

SHEET NO.

E1.1

ELECTRICAL SITE PLAN

CORPORATE OFFICE
406 Technology Drive E.
Suite A
Menomonie, WI 54751
Tel 715-232-8490
Fax 715-232-8492

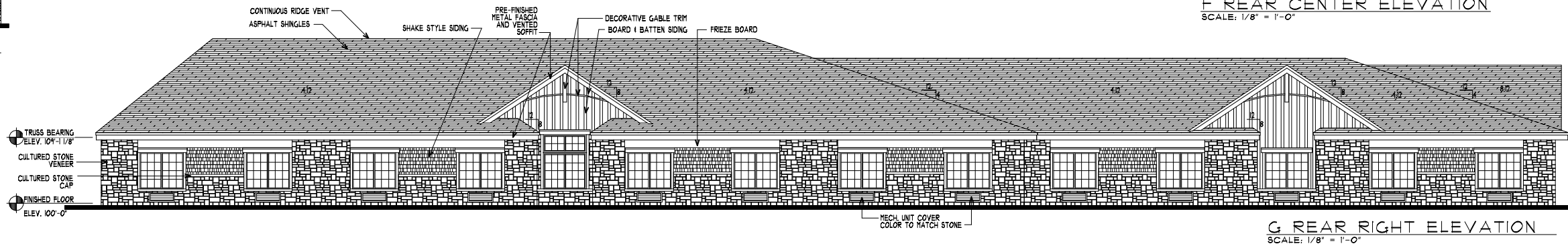
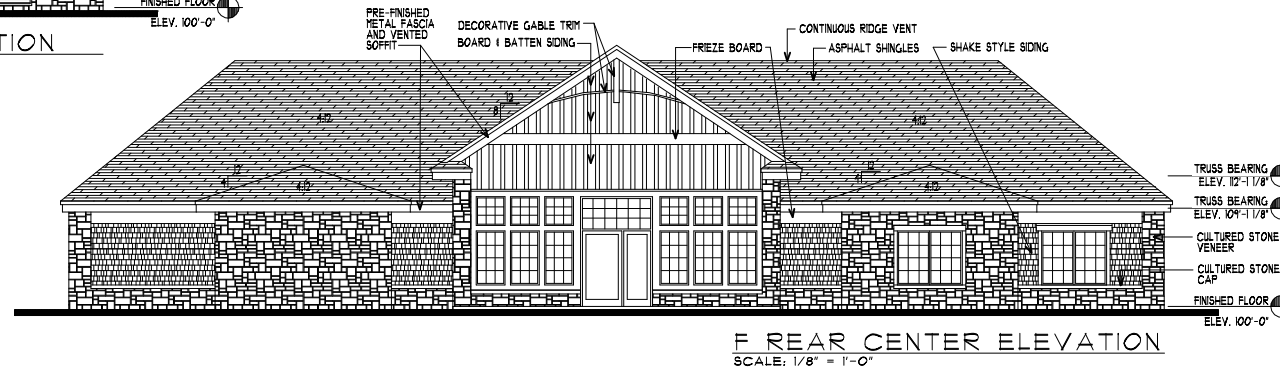
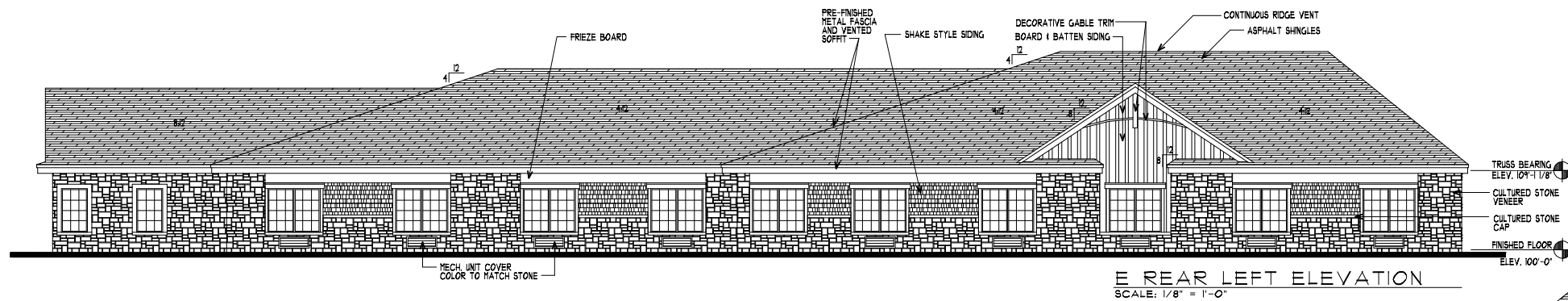
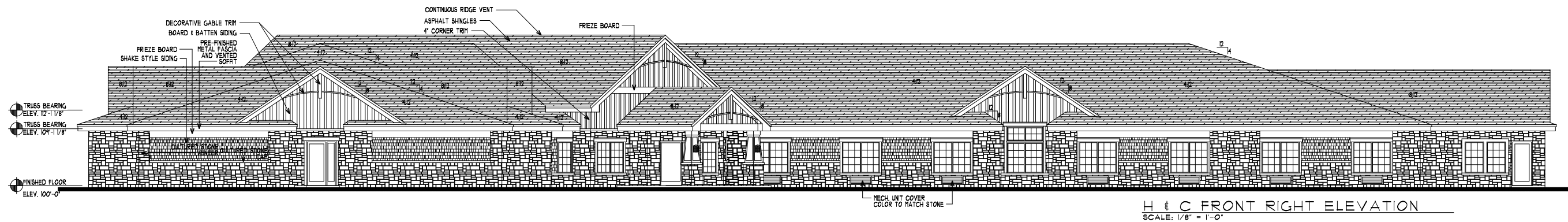
BRANCH OFFICE
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Suite 101
Hudson, WI 54016
Tel 715-381-5277

A.C/a

Auth Consulting/associates

BERD!
ELECTRIC LLC
1 INDUSTRIAL BLVD • SAUK RAPIDS, MN 56345
Phone: 320-656-0847
FAX: 320-656-0312

DRAWN BY: DJK				
CHECKED BY: TJA				
DATE:				
DWG FILE:				
REF FILE:				
JOB NUMBER:	REVISION DESCRIPTION: NAME: DATE:			



Boden Senior Living

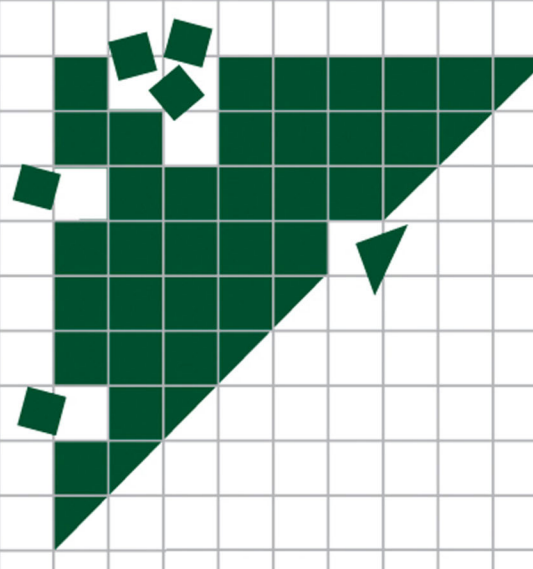
Inver Grove Heights, MN



 **RACHEL**


Lifesprk
SHINE ON™
Whole Person Senior Care

 **VINCENT**
DEVELOPMENT

 **COLE GROUP**
ARCHITECTS

**Request for Council Action****TITLE:** James Leslie - Case No. 21-55V

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	X
Item Type:	Consent Agenda	Amount included in current budget	
Contact:	Heather Botten 651-450-2569	Budget amendment requested	
Prepared by:	Heather Botten	FTE included in current complement	
Reviewed by:		New FTE requested - N/A	
		Other	

PURPOSE/ACTION REQUESTED: Consider a Resolution relating to a Variance for a front yard setback for property located at 7974 Blanchard Court.

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

SUMMARY:

The applicant is requesting a variance from the front setback to construct a 5 ft. x 7 ft. overhang onto the existing home. The lot is .34 acres in size. The house was built in 1895, with the plat creating the lot approved in 1988. A typical front setback on a local street is 30 feet, in this case, the home is located about 13 feet from the front property line. The addition would be about 15 feet from the property line and about 28 feet from the curb. All other zoning requirements such as side setbacks and impervious surface would be met.

Staff does not believe the request is out of character for the neighborhood and it is consistent with the comprehensive plan. The addition would be located behind the established plane of the existing home. The property is unique in that the house was built in 1898 with the setback of the home created in 1988 when the lot was platted.

Planning Staff: Based on the information provided, staff recommends approval of the front setback variance with the one condition listed in the attached resolution.

Planning Commission: At the October 5, 2021 public hearing, the applicant was present. No neighbors testified at the hearing. The Planning Commission recommended approval of the request as presented (8-0).

Attachments: Approval Resolution
Planning staff report

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

RESOLUTION NO. ____

**RESOLUTION APPROVING A VARIANCE FROM THE FRONT YARD SETBACK
REQUIREMENTS**

Case No. 21-55V
James Leslie

WHEREAS, the request is for the property legally described as:

**Lot 4, Block 4, Kassan Hoekstra Highlands, according to the recorded plat, Dakota
County, Minnesota**

WHEREAS, the applicant is requesting to install an overhang about 15 feet from the front property line, behind the existing setback of the home, whereas 30 feet is required;

WHEREAS, the afore described property is zoned R-1C, One-Family Residential;

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

WHEREAS, the City of Inver Grove Heights Planning Commission reviewed the request on October 5, 2021 in accordance with City Code Section City Code 10-3-3 C;

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

- a. The request is in harmony with the general purpose and intent of the City Ordinance and is consistent with the Comprehensive Plan.
- b. The setback variance does not appear to have an adverse impact on the neighboring properties.
- c. The site is unique in that the house was built in 1898 and the setback on the home was established with the creation of the plat in 1988.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS, that a variance to allow a 15-foot front yard setback for an overhang is hereby approved subject to the following condition:

1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.

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

Adopted by the City Council of Inver Grove Heights this 11th day of October, 2021.

Tom Bartholomew, Mayor

Ayes:

Nays:

ATTEST:

Rebecca Kiernan, City Clerk



PLANNING REPORT

CASE NO: 21-55V

APPLICANT & PROPERTY OWNER: James Leslie

REQUEST: Variance from the front yard setback

HEARING DATE: October 5, 2021

LOCATION: 7974 Blanchard Court

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1C, Single Family Residential

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant is requesting a variance from the front setback to construct an entry overhang onto the existing home. The dimensions of the overhang would be 5' x 7'. The lot is .34 acres (14,670 square feet) in size. The house was built in 1895, with the plat creating the lot approved in 1988. A typical front setback on a local street is 30 feet, in this case, the home is located about 13 feet from the front property line. The addition would be about 15 feet from the property line and about 28 feet from the curb. The addition would not be any closer to the front property line than the existing setback of the home. All other zoning requirements such as side setbacks and impervious surface would be met.

SPECIFIC REQUESTS

The applicant is requesting the following:

- 1) A **variance** to allow a 15-foot front yard setback whereas 30 feet is required.

EVALUATION OF THE REQUEST

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

North, West and East: Single family; zoned R-1C; guided LDR, Low Density Residential
South: 80th Street ROW

ENGINEERING

Engineering has reviewed the request take no exception to the request.

VARIANCE

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

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

Allowing a residential building addition would be in harmony with the general purpose and intent of the comprehensive plan which guides the property single family residential. The proposed addition would meet all other code requirements including impervious surface, exterior building material requirements, side and rear setbacks.

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

The applicant is proposing a large overhang within the front setback. The overhang is a reasonable home improvement that would not be any closer to the front setback than the existing home.

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

The addition would be kept in-line with the existing home, not encroaching any closer to the street than the home. The property is unique in that the house was built in 1898, the setback of the existing home was established in 1988 when the lot was created.

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

One of the functions of setback requirements is to maintain consistency of structure placement and aesthetic qualities from street and neighboring views. The proposed addition does not appear to alter the essential character of the area. The addition would not be located any closer to the curb than in the existing home so aesthetically the view from Blanchard Court and surrounding properties would not change and overall the essential character of the neighborhood would not be adversely affected.

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

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

ALTERNATIVES

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

A. Approval. If the Planning Commission finds the application to be acceptable, the following action should be taken:

- Approval of the **Variance** to construct 35 +/- square foot overhang within the front yard setback subject to the following conditions:
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.

Rationale: The request is not out of character for the neighborhood and is consistent with the comprehensive plan. The addition does not appear to have an adverse impact on the neighboring properties. The property is unique in that the house was built in 1895 with the lot created in 1988 creating the established setback of the home. The addition would not encroach into the setback any closer than the established home setback.

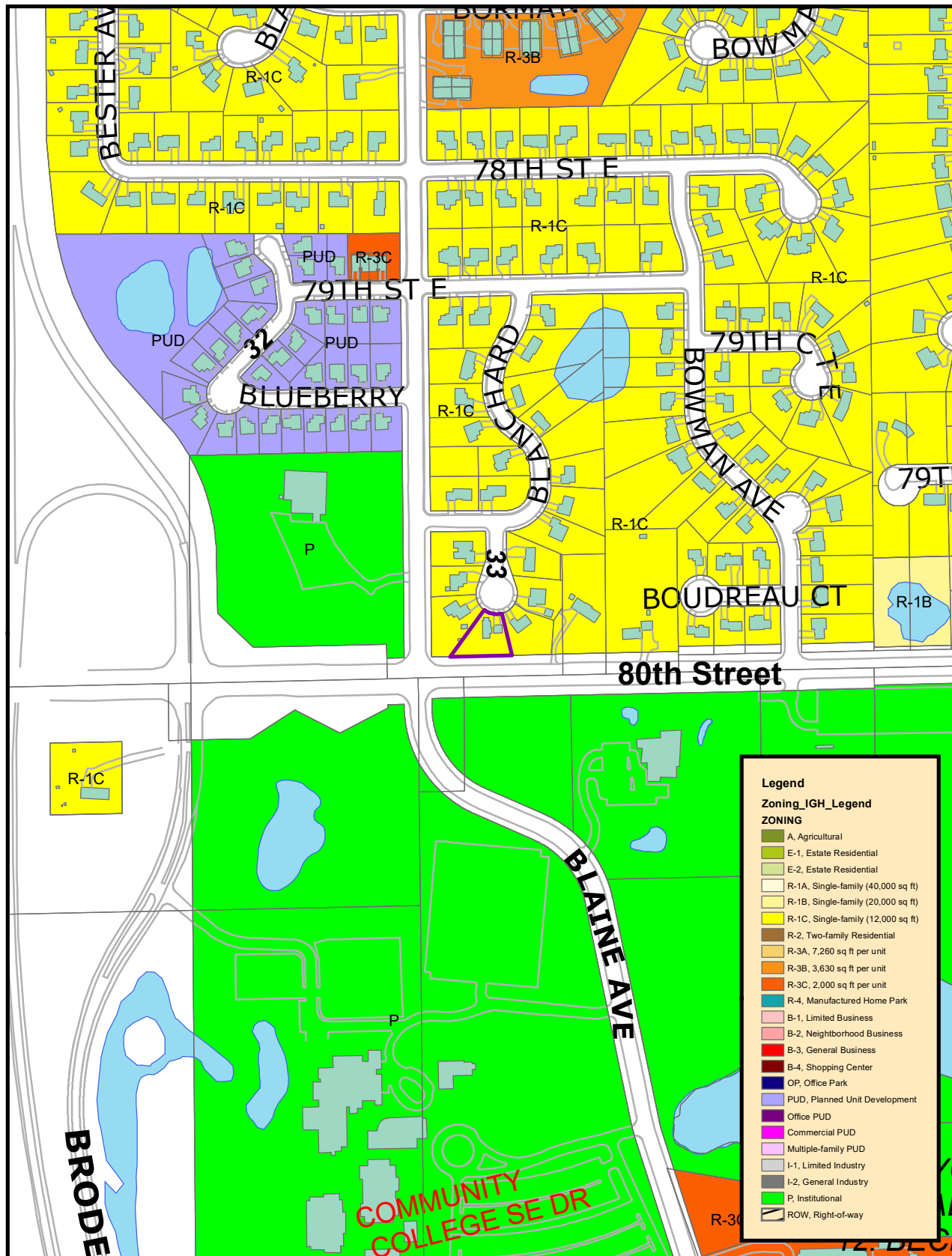
B. Denial. If the Planning Commission does not favor the proposed variance, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Based on the information in the preceding report and the condition listed in Alternative A, staff is recommending approval of the requested variance.

Attachments: Zoning and Location Map
Narrative
Site Plan
Elevation

7974 Blanchard Court
Case No. 21-55V



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

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

Zoning and Location Map

Map not to scale

Neighbours

Ricky and Joan Wormer – 7980 Blanchard Court Inver Grove Heights MN 55076 – direct neighbours on the western side.

Jerry and Rebecca Bauer – 7968 Blanchard Court Inver Grove Heights MN 55076 – direct neighbours on the eastern side.

Christine Wilcox - 7962 Blanchard Court Inver Grove Heights MN 55076 – 2 houses to the east.

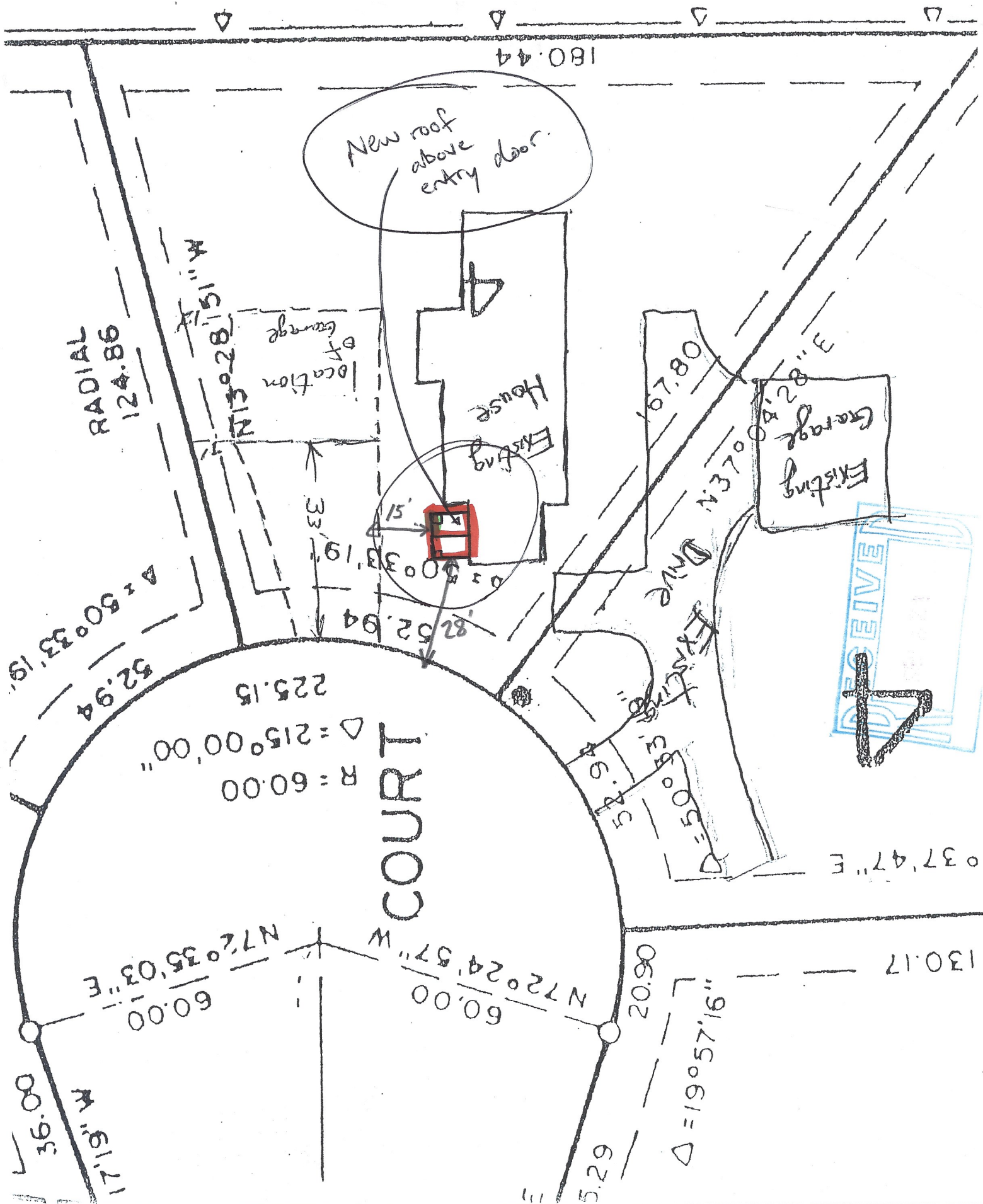
Robert and Judith Ahlberg – 7986 Blanchard Court Inver Grove Heights MN 55076 – 2 houses to the west.

(No opposite neighbours as we are in a cul de sac)

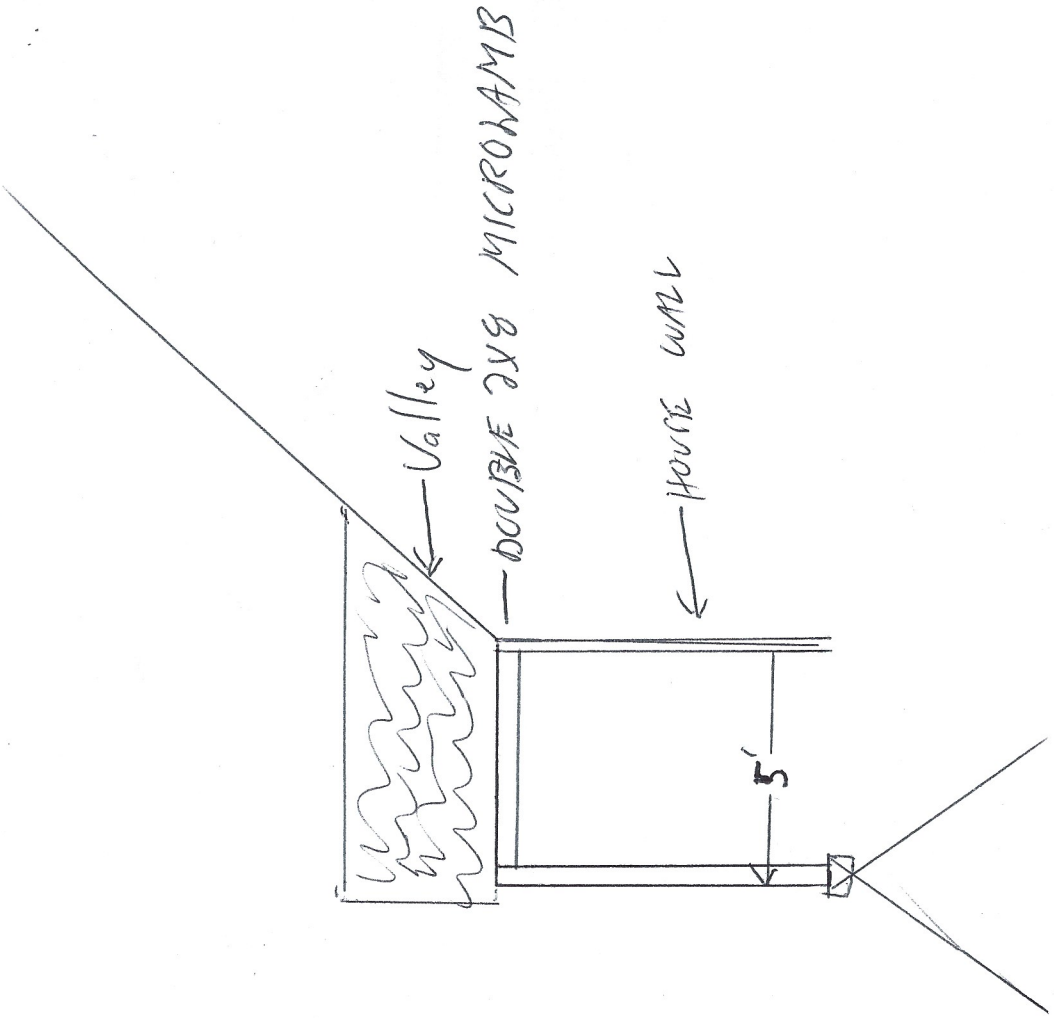
Job narrative

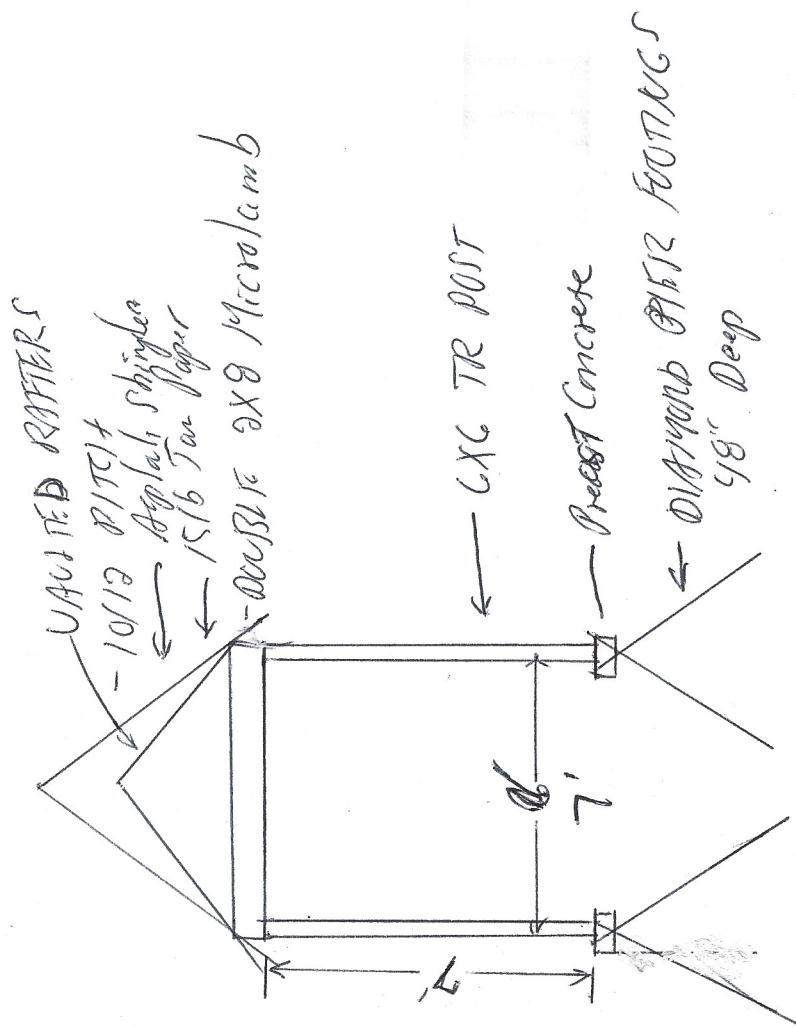
We have installed a front entrance door on the front of our house facing the driveway to the west, as our current point of entry is around the side of the house. You previously could not see any entry point from the street, so we wanted to make the entry point visible from the street and give the house more curb appeal. Now we have a new entry door we want to add a gabled awning above the door which will be built off the current roof above the door. It will also be designed to blend in and match the existing roof (same colour and style etc). This will not obstruct any view of any neighbour or prohibit any functionality of the current structure. This will greatly enhance the curb appeal of our house, making the whole street look nicer, as our house is one of the first ones you see as you turn the corner into our street.

Because we have submitted a permit, the structure will be designed and built to follow all codes and allow for all necessary inspections. The 2 footings for the project do not interfere with any underground services. All underground services have been identified and marked.



MAIN IDIS





FRONT VIEW

**Request for Council Action****TITLE:** Jaeger Construction - Case No. 21-39C

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	X
Item Type:	Consent Agenda	Amount included in current budget	
Contact:	Heather Botten 651-450-2569	Budget amendment requested	
Prepared by:	Heather Botten	FTE included in current complement	
Reviewed by:		New FTE requested - N/A	
		Other	

PURPOSE/ACTION REQUESTED: Consider a Resolution relating to a conditional use permit amendment and Storm Water Facilities Maintenance Agreement for an expansion of an automobile and off highway vehicle sales lot for property located at 1290 50th Street.

- Requires a 4/5th's vote.
- 60-day deadline: October 13, 2021 (extended by applicant)

SUMMARY:

The applicant is requesting a conditional use permit amendment to receive approval of the 64,000+/- square foot gravel outdoor storage area located south of the main Hyundai building site. The overflow parking is located on a parcel 3.82 acres in size. The designated storage area is not intended for customer use. There are no buildings proposed on the parcel. Access to the property is not changing and involves going through the Hyundai Dealership to the overflow area. Landscaping is required for the storage area based on 1 tree for 10 parking spaces, totaling the equivalent of 23 required trees.

General conditional use permit criteria have been met, including setback requirements, impervious surface requirements and stormwater treatment. City Engineering along with BARR Engineering have been working with the applicant on the design of the stormwater system. The approved plans will be consistent with the City's overall stormwater plan for the area and the system will address stormwater needs. The applicant will be required to receive MnDOT approval for any work done in MnDOT right of way or with the stormwater basin.

RECOMMENDATION:

Planning Staff: Based on the information provided staff recommends approval of the conditional use permit amendment and SWFMA with the conditions listed in the attached resolution.

Planning Commission: At the July 6, 2021 public hearing, the Planning Commission recommended approval of the request with the conditions listed in the attached resolution (8-0).

Attachments: CUP Resolution
SWFMA
PC recommendation
Planning Report

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

RESOLUTION NO. _____

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT AMENDMENT
AND A STORM WATER FACILITIES MAINTENANCE AGREEMENT FOR AN
EXPANSION OF AN AUTOMOBILE AND OFF HIGHWAY VEHICLES SALES LOT**

Jaeger Construction (Hyundai)
Case No. 21-39CUP

WHEREAS, the request is for the property located at 1290 50th Street and legally described as:

**Outlot A, Whitaker Addition, according to the recorded plat, Dakota County,
Minnesota**

WHEREAS, an application for a conditional use permit amendment has been requested to allow a 64,000 square foot outdoor storage area south of the main Hyundai building;

WHEREAS, the aforescribed property is zoned B-3, General Business;

WHEREAS, an automobile and off highway vehicle sales lot is a conditional use in the B-3 District;

WHEREAS, the request has been reviewed against Title 10, Chapter 3, Article A, Section 10-3A-5 regarding the criterion for a Conditional Use Permit and meets the minimum standards; the request is consistent with the Comprehensive Plan, is in conformance with the Zoning Ordinance and it does not have a negative impact on public health, safety or welfare;

WHEREAS, a public hearing concerning the conditional use permit amendment was held before the Inver Grove Heights Planning Commission in accordance with Minnesota Statute, Section 462.357, Subdivision 3 on July 6, 2021;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS, that a conditional use permit amendment to add an outdoor storage area is hereby approved subject to the following conditions:

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

Civil Plan Set	dated 05-21-21
Landscaping	dated TBD
2. A final landscape plan that meets the requirements in Section 10-15-11 of IGH City Code shall be approved by the Planning Department and installed by the Applicant prior to the release of escrows.
3. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
4. All signage shall be in conformance with the sign regulations of the City.
5. All display pennants, flags, searchlights, balloons, and other similar devices shall be limited to no more than 10-days per calendar year. Use of such devices shall require a sign permit.
6. No employee or customer parking shall be allowed on 50th Street East.
7. The overflow storage area shall not be used for customer or employee parking.
8. All final development plans shall be subject to the review and approval of the City Fire Marshal.
9. The developer shall meet the conditions outlined in the City Engineers review memos and any subsequent correspondence.
10. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.
11. A stormwater analysis and stormwater management plan shall be done by a registered engineer. The Developer and Owner shall enter into a Storm Water Facilities Maintenance Agreement and any other agreements related thereto with the City.

12. The applicant and owner shall be responsible for obtaining permits and updating plans and hydrologic report in accordance with MnDOT comments and requirements.

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

Adopted by the City Council of Inver Grove Heights this 11th day of October, 2021.

AYES:
NAYS:

Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

STORM WATER FACILITIES MAINTENANCE AGREEMENT
FOR LOT 1, BLOCK 1, AND OUTLOT A, WHITAKER ADDITION,
DAKOTA COUNTY, MINNESOTA

THIS STORM WATER FACILITIES MAINTENANCE AGREEMENT FOR LOT 1, BLOCK 1, AND OUTLOT A, WHITAKER ADDITION (Agreement) is made, entered into and effective this 11th day of October, 2021, by and between the City of Inver Grove Heights, a Minnesota municipal corporation (hereafter referred to as “City”) and Saxon IGH, LLC, a Minnesota limited liability company (hereafter referred to as “Landowner and “Responsible Owner”).

Subject to the terms and conditions hereafter stated and based on the representations, warranties, covenants, agreements and recitals of the parties herein contained, the parties do hereby agree as follows:

ARTICLE 1
DEFINITIONS

1.1 Terms. The following terms, unless elsewhere specifically defined herein, shall have the following meanings as set forth below.

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

1.3 Landowner. “Landowner” means Saxon IGH, LLC, a Minnesota limited liability company, and its successors and assigns.

1.4 Responsible Owner. “Responsible Owner” means jointly and severally the following:

The fee title owner of Lot 1, Block 1, Whitaker Addition, Dakota County, Minnesota and the fee title owner of Outlot A, Whitaker Addition and the successors and assigns of such fee title owner.

1.5 Storm Water Facilities. “Storm Water Facilities” means each and all of the following, individually and collectively, to the extent located within the Subject Property:

Any existing or future storm water basins, infiltration ponds, pre-treatment filter strips, stormwater pipes, outlets and related storm water appurtenances lying within the Subject Property.

1.6 Storm Water Facility Plan. “Storm Water Facility Plan” means the _____ prepared by Rehder & Associates, Inc. dated _____, 2021 and approved by the Assistant City Engineer on _____, 2021 and attached hereto as **Exhibit D**. The Storm Water Facility Plan is on file with the City. The Storm Water Facility Plan also means and includes the Operations and Maintenance Plan attached hereto as **Exhibit B**.

The Storm Water Facility Plan also includes modifications of the Storm Water Facility Plan as approved from time to time by the City Engineer.

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

1.8 NWA Stormwater Manual. “NWA Stormwater Manual” means the Inver Grove Heights Northwest Area Storm Water Manual prepared by Emmons & Olivier Resources dated July 2006, and as adopted by the City of Inver Grove Heights and codified in Section 10-13J-5 (H) of the Inver Grove Heights City Code, as amended from time to time by amendment of general applicability.

ARTICLE 2 **RECITALS**

Recital No. 1. Landowner owns the Subject Property. Landowner is currently the Responsible Owner.

Recital No. 2. Landowner has requested that the City approve development plans in connection with construction of an approximate 64,000 square foot gravel outdoor storage area located on the Subject Property.

Recital No. 3. The City has required storm water improvements on the Subject Property in connection with the construction of the gravel outdoor storage area.

Recital No. 4. The City is willing to approve the development plans in connection with the outdoor storage area if, among other things, Landowner executes this Storm Water Facilities Maintenance Agreement.

Recital No. 5. By this Agreement the parties seek to:

- a.) impose upon the Responsible Owner the responsibility of maintaining the Storm Water Facilities, notwithstanding the fact that the Storm Water Facilities may exist within easements dedicated or granted to the City and the public.

- b.) provide a mechanism where the City may charge-back to the Responsible Owner any maintenance work that the City performs with respect to the Storm Water Facilities in the event the Responsible Owner fails to perform its obligations to maintain the Storm Water Facilities.
- c.) provide the City with right of access over the Subject Property to access the Storm Water Facilities when needed.

ARTICLE 3

RESPONSIBILITY FOR MAINTENANCE

3.1 Construction of Storm Water Facilities. Prior to December 31, 2021 or by a date reasonably determined by the City Engineer, Landowner shall construct and install the Storm Water Facilities on the Subject Property in accordance with the Storm Water Facility Plan at its sole expense at a location and in a configuration as approved by the City.

3.2 Maintenance of Storm Water Facilities. The Responsible Owner is obligated at its expense to perpetually maintain the Storm Water Facilities in accordance with the Standard of Maintenance set forth in Section 3.3 hereof. The Responsible Owner shall not modify, alter, remove, eliminate or obstruct the Storm Water Facilities for as long as the Storm Water Facilities exist. The Responsible Owner shall also ensure that the Storm Water Facilities always remain in compliance with the Storm Water Facility Plan. All entities that fall within the definition of Responsible Owner have the joint and several obligations of the defined Responsible Owner. The responsibility of the Responsible Owner for maintaining the Storm Water Facilities on the Subject Property exists even though the event or omission which caused the need for maintenance of the Storm Water Facilities may arise on property outside of the Subject Property.

3.3 Standard of Maintenance. The Responsible Owner must meet the Standard of Maintenance set forth in this Section 3.3.

The Standard of Maintenance shall comply with all of the following:

- a. The Standard of Maintenance shall comply with the standards contained in Title 9, Chapter 5 of the Inver Grove Heights City Code (as amended from time to time, by amendment of general applicability).
- b. The Standard of Maintenance shall comply with the stormwater maintenance standards and requirements as set forth in the **NWA Stormwater Manual** (as amended from time to time, by amendment of general applicability). The NWA Stormwater Manual is on file with the City's Director of Public Works. The NWA Stormwater Manual shall apply to the Storm Water Facilities notwithstanding the fact that the Landowner's Property is located outside of the Northwest Area Overlay District.
- c. The Standard of Maintenance shall be reasonable and conform to the same standards that the City's Director of Public Works utilizes for storm water systems that the City maintains, as those standards are from time to time amended.

- d. The Standard of Maintenance shall comply with the City approved Operations & Maintenance Plan hereafter referenced.
- e. The Standard of Maintenance shall include but not be limited to each of the following:
 - i.) The Responsible Owner shall monitor the Storm Water Facilities and shall as soon as possible correct any malfunction or deficiency in the operation of such structure so as to ensure that the structure operates in conformance with the design parameters.
 - ii.) Responsible Owner must comply with Section IV of the NWA Stormwater Manual which outlines the requirements for the operations and maintenance of Long Term Best Management Practices (BMP's) for stormwater facilities. The Responsible Owner must prepare an Operations & Maintenance Plan to show how the Responsible Owner plans to operate and maintain Long Term Best Management Practices for the Stormwater Facilities being constructed on the Subject Property. The Responsible Owner has submitted a final Operations & Maintenance Plan to the City, attached hereto as **Exhibit B**. The final Operations & Maintenance Plan attached hereto as Exhibit B has been approved by the City. The Responsible Owner and the successors and assigns thereof shall be responsible for following the Operations & Maintenance Plan as approved by the City. The final Operations & Maintenance Plan shall be on file with the City's Director of Public Works.
 - iii.) The final Operations & Maintenance Plan shall contain the following information:
 - a. Detailed inspection requirements;
 - b. Inspection and maintenance schedules;
 - c. Contact information for the Responsible Party;
 - d. As built plans of the Storm Water Facilities;
 - e. A letter of compliance from the designer after construction of the Storm Water Facilities is completed;
 - f. The requirement for an annual report to the City to demonstrate that post construction maintenance is being accomplished per the Operations & Maintenance Plan;
 - g. The GPS coordinates for the Storm Water Facilities shall be provided to the City after construction is completed. Storm Water Facilities smaller than 200 square feet can be located with one GPS coordinate. Storm Water Facilities larger than 200 square feet shall have outlet coordinates and the corners of the Storm Water Facilities located by GPS. The GPS readings shall be provided to the City before the Storm Water Facilities are covered.

If the Storm Water Facility Plan is inconsistent with the Standard of Maintenance or if components within the Standard of Maintenance are inconsistent with other components within the Standard of Maintenance, then that provision, term or component which imposes a greater and more demanding obligation shall prevail.

In December of each year, the Responsible Owner shall submit to the City an annual report that identifies all of the tests, inspections, corrective measures and other activities conducted by the Responsible Owner under the Operations & Maintenance Plan for the preceding year. The annual report shall also identify any conditions of non-compliance with the Standard of Maintenance during the preceding year and the annual report shall address how the conditions of non-compliance were cured. The annual report shall also include the information shown on the form attached hereto as **Exhibit C**. The reporting requirements shall begin with calendar year 2021.

3.4 Notice of Non-Compliance with Section 3.2; Cure Period. If the City's Director of Public Works ("DPW") determines, at his or her reasonable discretion, that the Responsible Owner has not complied with the Standard of Maintenance, the DPW shall provide written notice to the Responsible Owner of such failure to comply with the Standard of Maintenance. This notice shall specify that the Responsible Owner will have thirty (30) days to comply with the Standard of Maintenance, unless thirty (30) days is not practicable for the Responsible Owner to cure the default, in which case the Responsible Owner shall be given a reasonable time, as determined by the DPW, to cure the default provided the Responsible Owner has commenced a suitable cure within the initial thirty (30) days. Notwithstanding the requirement contained in this Section relating to written notice and opportunity of the Responsible Owner to comply with the Standard of Maintenance, in the event of an emergency as determined by the DWP, the City may perform the work to be performed by the Responsible Owner without giving any notice to the Responsible Owner and without giving the Responsible Owner thirty (30) days to comply with the Standard of Maintenance. If the City performs emergency service work, the Responsible Owner shall be obligated to repay the City the costs incurred to perform the emergency service work, and the City shall follow those procedures set forth in Sections 3.5 and 3.6 with respect to the billing, collection and/or tax certification of such costs.

3.5 Payment of Costs Incurred by City. If the Responsible Owner fails to comply with the Standard of Maintenance within thirty (30) days after delivery of the written notice, or in the case of an emergency situation as determined by the DPW, the City may perform those tasks necessary for compliance and the City shall have the right of access to the areas where the Storm Water Facilities are located to perform such work. The City shall charge all costs incurred by the City to perform the tasks necessary for compliance to the Responsible Owner.

The amount of costs charged by the City to the Responsible Owner shall be the usual and customary amounts charged by the City given the task, work, or improvement performed by the City to ensure compliance with the Standard of Maintenance. The Responsible Owner shall make payment directly to the City within thirty (30) days after invoicing ("Due Date") by the City. Bills not paid by the Due Date shall incur the standard penalty and interest established by the City for utility billings within the City.

3.6 Certification of Costs Payable With Taxes; Special Assessments. If payment is not made under Section 3.5 by the Responsible Owner with respect to the Subject Property, the City may certify to Dakota County the amounts due as payable with the real estate taxes for the Subject Property in the next calendar year; such certifications may be made under Minnesota Statutes, Chapter 444 in a manner similar to certifications for unpaid utility bills. The Responsible Owner waives any and all procedural and substantive objections to the imposition of such usual and customary charges on the Subject Property.

Further, as an alternate means of collection, if the written billing is not paid by the Responsible Owner, the City, without notice and without hearing, may specially assess the Subject Property for the costs and expenses incurred by the City. The City will reasonably allocate the costs and expenses between Lot 1, Block 1, Whitaker Addition and Outlot A, Whitaker Addition. The Responsible Owner hereby waives any and all procedural and substantive objections to special assessments for the maintenance costs including, but not limited to, notice and hearing requirements and any claims that the charges or special assessments exceed the benefit to the Subject Property. The Responsible Owner waives any appeal rights otherwise available pursuant to Minnesota Statute § 429.081. The Responsible Owner acknowledges that the benefit from the performance of maintenance tasks by the City to ensure compliance with the Standard of Maintenance equals or exceeds the amount of the charges and assessments for the maintenance costs that are being imposed hereunder upon the Subject Property.

3.7 Obligation For Maintenance Notwithstanding Public Easement. The Responsible Owner agrees that its obligations relating to maintenance of the Storm Water Facilities exist notwithstanding the fact that the Storm Water Facilities may be located in whole or in part within public easements.

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

- a.) failure by the Responsible Owner to observe or perform any covenant, conditions, obligation or agreement on their part to be observed or performed under this Agreement;
- b.) failure by the Responsible Owner to pay contractors, subcontractors, laborers, or materialmen;
- c.) failure by the Responsible Owner to pay for any materials that may be used by the Responsible Owner to maintain the Storm Water Facilities; and
- d.) construction of the Storm Water Facilities.

3.9 No Remedy Exclusive. No remedy herein conferred upon or reserved to the City shall be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under the Agreement or

now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the City to exercise any remedy reserved to it, it shall not be necessary to give notice, other than the notice, if any, required by this Agreement.

ARTICLE 4 **CITY'S COVENANTS**

4.1 Approval of Development Plans. The City agrees that if Responsible Owner executes this Storm Water Facilities Maintenance Agreement and if the conditions required by the City contained in the City Planning Report dated July 6, 2021 and the City Engineering Memo dated _____, 2021 are met, the City will approve the development plans for the Subject Property.

ARTICLE 5 **MISCELLANEOUS**

5.1 Binding Agreement. The parties mutually recognize and agree that all terms and conditions of this recordable Agreement shall run with the Subject Property and shall be binding upon the parties and the successors and assigns of the parties. This Agreement shall also be binding on and apply to any title, right and interest of the Landowner in the Subject Property acquired by Landowner after the execution date of this Agreement or after the recording date of this Agreement.

5.2 Amendment and Waiver. The parties hereto may by mutual written agreement amend this Agreement in any respect. Any party hereto may extend the time for the performance of any of the obligations of another, waive any inaccuracies in representations by another contained in this Agreement or in any document delivered pursuant hereto which inaccuracies would otherwise constitute a breach of this Agreement, waive compliance by another with any of the covenants contained in this Agreement, waive performance of any obligations by the other or waive the fulfillment of any condition that is precedent to the performance by the party so waiving of any of its obligations under this Agreement. Any agreement on the part of any party for any such amendment, extension or waiver must be in writing. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provisions, whether or not similar, nor shall any waiver constitute a continuing waiver.

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

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

5.5 Consent. Responsible Owner consents to the recording of this Agreement.

5.6 Notice. Notice shall mean notices given by one party to the other if in writing and if and when delivered or tendered either in person or by depositing it in the United States mail in a

sealed envelope, by certified mail, return receipt requested, with postage and postal charges prepaid, addressed as follows:

If to City:

City of Inver Grove Heights
Attention: City Administrator
8150 Barbara Avenue
Inver Grove Heights, MN 55077

If to Landowner:

Saxon IGH, LLC
7571 9th Street N
Oakdale, MN 55128

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

IN WITNESS WHEREOF Landowner and the City have entered into this Agreement on the day and year first stated above.

CITY OF INVER GROVE HEIGHTS

By: _____
Tom Bartholomew
Its: Mayor

ATTEST:

Rebecca Kiernan, City Clerk

(CITY SEAL)

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

On this 11th day of October, 2021, before me a Notary Public within and for said County, personally appeared Tom Bartholomew and Rebecca Kiernan to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and City Clerk of the City of Inver Grove Heights, the municipality named in the foregoing instrument, and that the seal affixed to said instrument was signed and sealed on behalf of said municipality by authority of its City Council and said City Clerk acknowledged said instrument to be the free act and deed of said municipality.

Notary Public

LANDOWNER:
SAXON IGH, LLC

By: _____
Michael W. Saxon
Its: Chief Manager

STATE OF MINNESOTA)
)
COUNTY OF _____) ss.

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

Notary Public

THIS INSTRUMENT DRAFTED BY:

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

**AFTER RECORDING PLEASE
RETURN TO:**

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

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

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

Lot 1, Block 1, Whitaker Addition and Outlot A, Whitaker Addition, according to the plat thereof on file and of record in the office of the Dakota County Recorder, State of Minnesota.

EXHIBIT B
OPERATIONS & MAINTENANCE PLAN

EXHIBIT C

ANNUAL INSPECTION FORM

CITY OF INVER GROVE HEIGHTS NPDES INSPECTION PROGRAM										
INLET / OUTLET										
STRUCTURE ID			INSPECTION DATE				INSPECTOR(S)			
LOCATION										
EASEMENT										
ACCESSIBLE	Y	N								
STRUCTURES IN ESMT.	Y	N		DESCRIPTION						
TREES IN ESMT.	Y	N		LARGEST DIAMETER (INCHES)						
STRUCTURE	FES	PIPE	CB	OTHER						
ATTRIBUTES	TRASH GUARD		WEIR		SURGE BASIN		OTHER		NONE	
CONDITION*	OK		MINOR MAINTENANCE		MAJOR MAINTENANCE		INACCESSIBLE			
END SECTION EROSION	Y	N								
FLOW CONDITION	FLOW PRESENT		NO FLOW		SUBMERGED					
COMMENTS										
VEGETATION/DEBRIS	WEEDS, ETC.		BRUSH, TREES, ETC.		GARBAGE/DEBRIS		NONE			
RESTRICTING FLOW	Y	N								
COMMENTS										
SEDIMENT										
CONDITION**	NONE		MINOR MAINTENANCE		MAJOR MAINTENANCE					
COMMENTS										
RIP RAP										
PRESENT	Y	N								
CONDITION***	OK		MINOR MAINTENANCE		MAJOR MAINTENANCE					
COMMENTS										
ILLICIT DISCHARGE	Y	N								
COMMENTS										
MAINTENANCE PERFORMED:										
SIGNED:					DATE:					

* Minor Maintenance: i.e. regROUT joint, repair trash guard; Major Maintenance: structure separating(ed) from pipe

** Minor Maintenance: repair can be done by City crews, Major Maintenance: heavy equip. is needed

*** Minor Maintenance: repair can be done by City crews, Major Maintenance: heavy equip. is needed

EXHIBIT D
STORM WATER FACILITY PLAN

**RECOMMENDATION TO
CITY OF INVER GROVE HEIGHTS**

TO: Mayor and City Council of Inver Grove Heights

FROM: Planning Commission

DATE: July 6, 2021

SUBJECT: JAEGER CONSTRUCTION - CASE NO. 21-39C

Reading of Public Notice

Commissioner Simon read the public hearing notice to consider the request by Jaeger Construction, Case No. 21-39C. The request involves property located south of 1290 50th Street and consists of a Conditional Use Permit Amendment for outdoor vehicle storage on property south of the main Hyundai building. Notices were mailed to 4 property owners on June 24, 2021.

Presentation of Request

Heather Botten, Associate Planner, stated the request is for property located on the east side of Robert Street, north of 494, for part of the Hyundai Dealership but a separate tax parcel. The parcel is 3.82 acres in size. The Applicants seek approval of a conditional use permit amendment to include the overflow storage area be included with the conditional use permit approved for the Hyundai Dealership. This would have overflow parking for 227 parking spaces. The area is not intended for customer use. Access to the property is not changing and involves going through the Hyundai Dealership to the overflow area. Landscaping is required for the site based on 1 tree for 10 parking spaces, equaling 23 required trees. The landscape plan has not been submitted yet, but will need to be prior to final release of approvals. The Applicant is waiting to finalize stormwater and grading plans. Engineering has looked at the request and made the condition recommendations included in the report. Barr Engineering is looking at the stormwater for the site. A stormwater facilities maintenance agreement would be required. Staff is in the process of getting that completed and would be approved at the Council level. General CUP criteria has been met along with setback requirements, perimeter setbacks, and stormwater treatment. There are no environmental concerns on the property. MnDOT will be reviewing the permit for any kind of work done in MnDOT right of way or with the stormwater basin. The property is not located in any type of shoreland or critical area. Staff recommends approval of the request with the 10 conditions listed in the report.

Opening of Public Hearing

Barry Jaeger, 2317 Waters Drive, read and understood the report. He had no comments.

Chair Niemioja closed the Public Hearing.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Robertson, to approve the Conditional Use Permit Amendment for Jaeger Construction, Case No. 21-39C, along with the 10 Conditions as listed.

Motion (8/0). This item goes to City Council on July 26, 2021.



PLANNING REPORT

CASE NO.: 21-39CUP

APPLICANT: Jaeger Construction

PROPERTY OWNER: Saxon IGH, LLC / Inver Grove Hyundai

REQUEST: A conditional use permit amendment to add an addition to the existing auto sales building.

LOCATION: South of 1290 - 50th Street - PID No: 20-84125-00-010.

HEARING DATE: July 6, 2021

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant is requesting a conditional use permit amendment to receive approval of the 64,000+/- square foot gravel outdoor storage area located south of the main Hyundai building site. The property the overflow parking is located on is 3.82 acres in size. Access to this property is through the main Hyundai property located at 1290 50th Street.

SPECIFIC REQUEST

The applicant is requesting the following:

- A.) A **Conditional Use Permit Amendment** to include the overflow parking area to the existing automobile and off highway vehicle sales use.

EVALUATION OF THE REQUEST

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

North	Volkswagon dealer; zoned B-3; guided RC, Regional Commercial
East	Toyota; zoned B-3; guided RC, Regional Commercial
South	Highway/right-of-way
West	Ford/right-of-way; zoned B-3; guided RC, Regional Commercial

SITE PLAN REVIEW

Setbacks. There are no buildings proposed on this parcel. The proposed parking lot meets and exceeds the required perimeter setbacks for the site.

Parking Lot. Outdoor storage for the proposed use consists of about 227 overflow parking stalls. The parking lot is gravel and not intended for customer use.

Access. Access to the overflow site is internal through the main property. Overall access to the site is not changing; there is one entrance off of 50th Street along the north side of the property.

Tree Preservation/Landscaping. Landscaping requirements of one tree per 10 spaces would be required, requiring a total of 23 overstory trees or the equivalent to be planted as part of the approval. The applicant has stated a landscape plan would be submitted and approved by Planning once the stormwater facilities have been finalized.

Engineering. City Engineering and BARR consulting firm have reviewed the plans and have been working with the applicant on stormwater and grading requirements. Engineering has made some recommendations on conditions that should be added to the approval, these conditions are included in the list of conditions at the end of the report. The applicant shall continue to work with the City to secure final approval.

Lighting. The applicant has noted that the existing lights on sight would be changing to LED. All parking lot lighting shall be designed so as to deflect light away from any adjoining residential zones or from the public streets. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Fire Marshal Review. All plans shall be subject to the review and approval of the City Fire Marshal for fire lane designation and the signage or marking of the fire lanes.

GENERAL CONDITIONAL USE PERMIT REVIEW

This section reviews the plans against the CUP criteria in the Zoning Ordinance (Section 10-3A).

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The use is consistent with the goals, policies, and plans of the Comprehensive Plan. The future land use of this parcel is Regional Commercial and automobile sales is consistent with the uses envisioned in this district.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The property is zoned commercial. The land use of auto sales is consistent with the intent of the B-3, general business zoning district.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The proposed addition would not have a detrimental effect on public improvements in the vicinity of the property.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

The proposed improvements do not appear to have any negative effects on City facilities or services. Engineering, Fire, and Inspections would all review and approve plans for code compliance.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*

- i. *Aesthetics/exterior appearance*

There are no structures on the proposed parcel

- ii. *Noise*

The overflow storage area would not generate noises that are inconsistent with the B-3 zoning district.

- iii. *Fencing, landscaping and buffering*

The applicant has agreed to the landscaping requirements for the property.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

Access to the site is not changing. The amount of traffic in and out of the property is not expected to change with the overflow approval. Setbacks exceed code requirements.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

This use does not appear to have any negative effects on the public health, safety or welfare.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

This use would not have an undue adverse impact on the environment. All surface water will be treated on site.

ALTERNATIVES

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

- Approval of a **Conditional Use Permit Amendment** for automobile and off highway vehicles sales to include the overflow parking area on the lot south of the main building subject to the following conditions:
 1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Civil Plan Set	dated 05-21-21
Landscaping	dated TBD
 2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
 3. All signage shall be in conformance with the sign regulations of the City.
 4. All display pennants, flags, searchlights, balloons, and other similar devices shall be limited to no more than 10-days per calendar year. Use of such devices shall require a sign permit.
 5. No employee or customer parking shall be allowed on 50th Street East.
 6. The overflow storage area shall not be used for customer or employee parking.
 7. All final development plans shall be subject to the review and approval of the City Fire Marshal.
 8. The developer shall meet the conditions outlined in the City Engineers review memos and any subsequent correspondence.

9. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.
10. A stormwater analysis and stormwater management plan shall be done by a registered engineer. The Developer and Owner shall enter into a Storm Water Facilities Maintenance Agreement and any other agreements related thereto with the City.

B. Denial. If the Planning Commission does not favor the proposed application the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

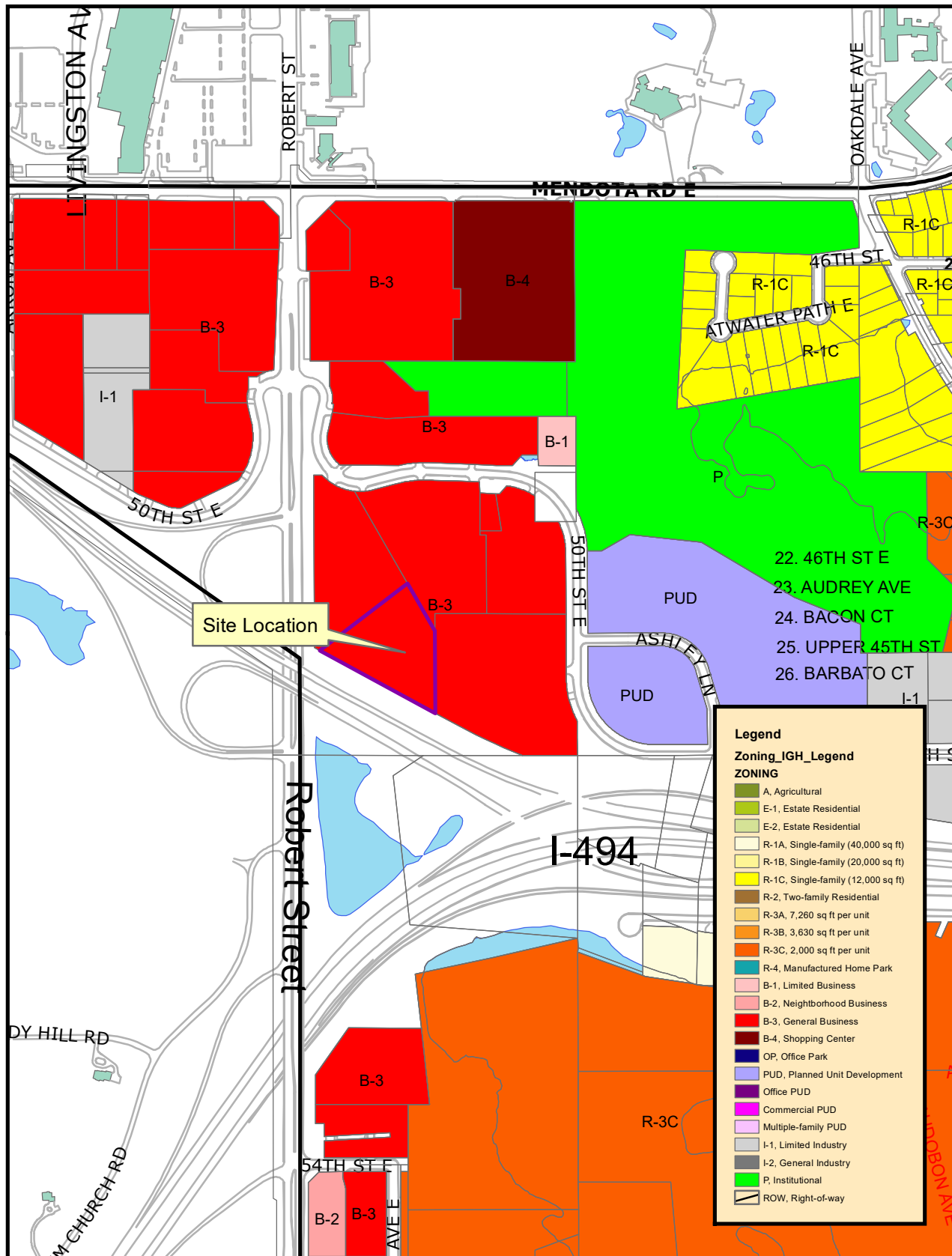
RECOMMENDATION

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the request.

Attachments: Zoning/Location Map
Narrative
Concept Plan



Hyundai Dealership Case No. 20-39C



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

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

Map not to scale

Inver Grove Heights Hyundai Sales Addition and Remodel Conditional Use Permit Amendment

We are submitting an amendment to the conditional use permit for the Inver Grove Hyundai car dealership at 1290 50th Street E. and the adjacent lot to the South. We are requesting approval for a gravel lot to park approximately 227 additional sales vehicles on the lot south of the Inver Grove Hyundai site. This lot is critical to the overall operation and will be used for overflow sales vehicles. An infiltration pond will be added to the site for the additional parking. We will also add 23 additional trees (1/10 vehicles) once the boundaries of the storm drainage are finalized. In addition, the parking lot lighting at the existing facility will be converted to LED.

Request for Council Action

Assessment Hearing to Consider Resolution Adopting Final Assessment Roll for the 2021 Pavement Management Program, City Project No. 2020-09D - Delaney Circle and Delaney Court Improvements

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	
Item Type:	Public Hearing	Amount included in current budget	
Contact:	Jake Moser, 651-450-2489	Budget amendment requested	
Prepared by:	Jake Moser, Civil Engineer	FTE included in current complement	
Reviewed by:	Klay Eckles, Interim Public Works Director	New FTE requested - N/A	
		Other: Special Assessments, Pavement Management Fund, Franchise Fees	X

PURPOSE/ACTION REQUESTED

Assessment Hearing to Consider Resolution Adopting Final Assessment Roll for the 2021 Pavement Management Program, City Project No. 2020-09D - Delaney Circle and Delaney Court Improvements

SUMMARY

City Project No. 2020-09D consisted of roadway improvements (bituminous and aggregate base reclamation, bituminous removal, spot subgrade correction, grading, aggregate base, and bituminous pavement), bituminous and concrete driveway apron replacement, street and driveway culverts, stormwater conveyance improvements (ditch and swale grading), appurtenances and restoration on the following streets: Delaney Circle from Inver Grove Trail to Delaney Circle, and Delaney Court from Delaney Circle to its west terminus.

The contract for City Project No. 2020-09D was awarded on May 10, 2021. The total contract amount was \$579,880.40. The project is substantially complete and final costs have been established. The final cost for this project is \$742,440.

Based on the final project cost, the per-policy assessment amount for a single-family parcel is \$11,343, based on 55% of project costs. The independent appraiser's special benefit analysis recommended an assessment cap of \$9,600 per single-family parcel for street and storm water improvements. The proposed assessment is the lower amount between the per policy and assessment cap. The proposed assessment is \$9,600 per single family lot, for a total assessment of \$345,600, equal to 46% of project costs).

A virtual information meeting was held with affected property owners on September 29, 2021 with 2 residents attending. Staff presented the estimated project costs, proposed assessments, and addressed project related questions. Staff responded to two resident questions:

1. Will Delaney Court shoulder erosion issue be corrected?
 - a. Yes, repairing the shoulder erosion and establishing vegetation will be completed this fall.
2. Does Dakota County accept partial payments of assessment principal?
 - a. No, partial payments are accepted. Assessment payments to the City or County must be paid in full.

Staff recommends Council approval of the resolution adopting the final assessment roll for the 2021 Pavement Management Program, City Project No. 2020-09D – Delaney Circle and Delaney Court Improvements.

JM/kf

Attachments: Resolution
Assessment Map
Final Assessment Roll

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

**RESOLUTION ADOPTING FINAL ASSESSMENT ROLL FOR THE 2021 PAVEMENT MANAGEMENT
PROGRAM, CITY PROJECT NO. 2020-09D- DELANEY CIRCLE AND DELANEY COURT
IMPROVEMENTS**

RESOLUTION NO. _____

WHEREAS, pursuant to proper notice duly given as required by law, the Council has met, heard, and passed upon all objections to the proposed assessment for the improvements on City Project No. 2020-09D - Delaney Circle from Inver Grove Trail to Delaney Circle, and Delaney Court from Delaney Circle to its west terminus.

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

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

Adopted by the City Council of Inver Grove Heights, Minnesota this 11th day of October 2021

Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

**RESOLUTION ADOPTING FINAL ASSESSMENT ROLL FOR THE 2021 PAVEMENT MANAGEMENT
PROGRAM, CITY PROJECT NO. 2020-09D- DELANEY CIRCLE AND DELANEY COURT
IMPROVEMENTS**

RESOLUTION NO. _____

WHEREAS, pursuant to proper notice duly given as required by law, the Council has met, heard, and passed upon all objections to the proposed assessment for the improvements on City Project No. 2020-09D - Delaney Circle from Inver Grove Trail to Delaney Circle, and Delaney Court from Delaney Circle to its west terminus.

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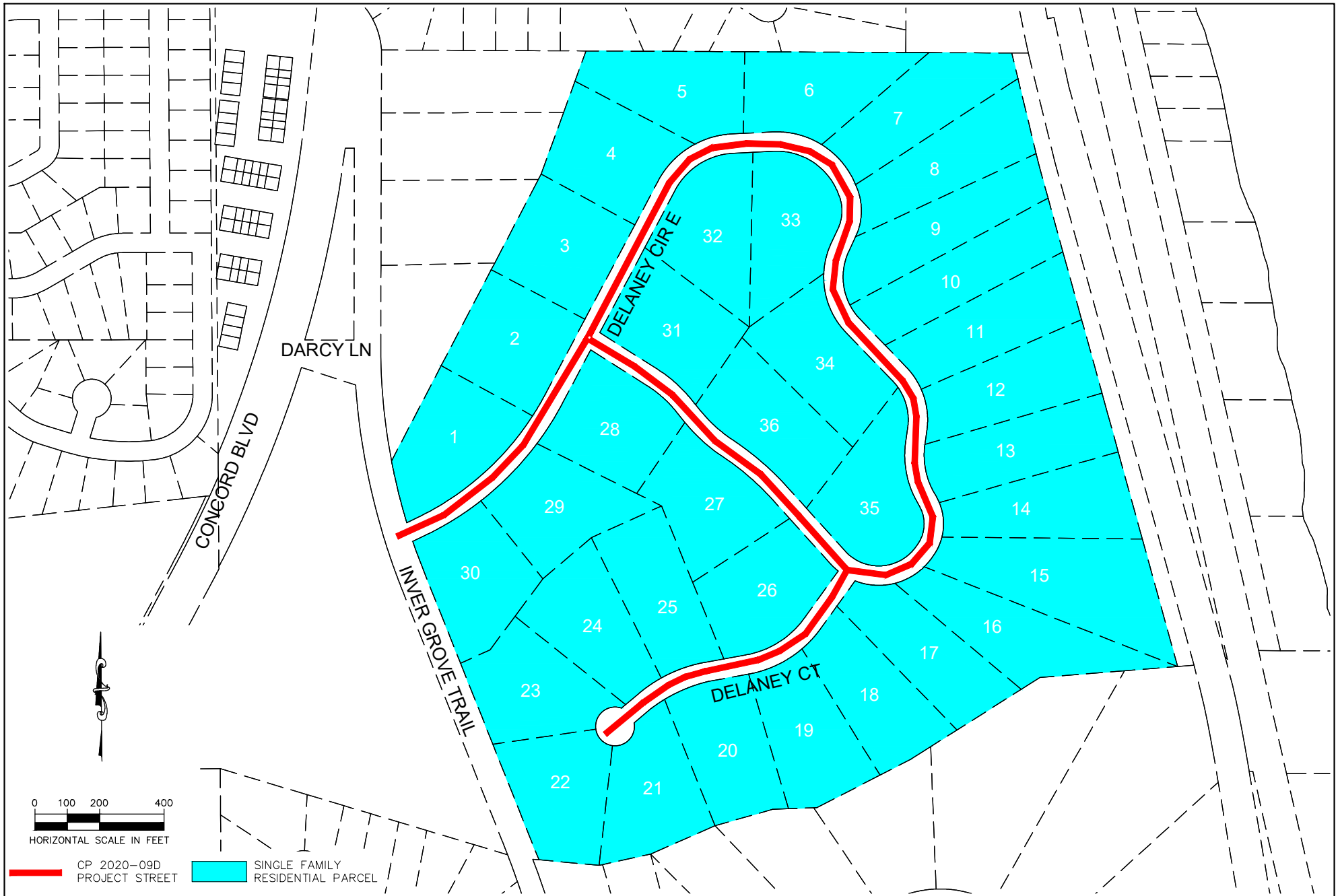
Adopted by the City Council of Inver Grove Heights, Minnesota this 11th day of October 2021

Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

K:\TWC_civil\City\JOH\DELANEY CIRCLE\CAD\Plan Sheets\Exhibits\Delaney_Prelim Assessment Map.dwg December 03, 2020 - 12:03pm



Kimley»Horn

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM



FINAL ASSESSMENT MAP

DELANEY CIRCLE AND DELANEY COURT IMPROVEMENTS
CITY PROJECT 2020-09D

City Project No. 2020-09D - Delaney Circle and Delaney Court Improvements

Final Assessment Roll

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

Map No.	Property Type	PID	Owner Name	Site Address	Per Policy Assessment Amount (55% Street & Storm)	Benefit Analysis CAP	Proposed Assessment
1	Residential	20-75900-01-050	John and Angela Rouse	8301 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
2	Residential	20-75900-01-060	Wayne and Paula Gorr	8305 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
3	Residential	20-75900-01-070	Susan Becker	8309 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
4	Residential	20-75900-01-080	Brian and Julie Bischoff	8313 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
5	Residential	20-75900-01-090	Patrick and Mar-Bon Wallner	8317 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
6	Residential	20-75900-01-100	Richard Everson	8321 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
7	Residential	20-75900-01-110	Gary Johnson	8325 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
8	Residential	20-75900-01-120	Bradley and Teresa Swingdorf	8329 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
9	Residential	20-75900-01-130	Paul and Lora Serafini	8333 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
10	Residential	20-75900-01-140	Rita and Timothy Meyer	8337 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
11	Residential	20-75900-01-150	Jeffrey and Patricia Dahn	8341 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
12	Residential	20-75900-01-160	Robert Tste Murphy	8345 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
13	Residential	20-75900-01-170	Brandon Barth	8349 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
14	Residential	20-75900-01-180	Connie Ishizaki	8353 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
15	Residential	20-75900-01-190	Jack Sabba	8357 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
16	Residential	20-75900-01-200	Daryl and Alaine Hauck	8361 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
17	Residential	20-75900-01-210	Theresa Baker and Robert Heller	8365 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
18	Residential	20-75900-01-220	Connie and Gregory McCann	8420 Delaney Ct	\$11,342.83	\$9,600.00	\$9,600.00
19	Residential	20-75900-01-230	Michael Tste and Amy Tste Milosch	8440 Delaney Ct	\$11,342.83	\$9,600.00	\$9,600.00
20	Residential	20-75900-01-240	Michael and Rose Regan	8460 Delaney Ct	\$11,342.83	\$9,600.00	\$9,600.00
21	Residential	20-75900-01-250	Angela and Jeffrey Parsons	8480 Delaney Ct	\$11,342.83	\$9,600.00	\$9,600.00
22	Residential	20-75900-01-260	Karen Staples	8500 Delaney Ct	\$11,342.83	\$9,600.00	\$9,600.00
23	Residential	20-75900-01-270	Paul and Courtney Reckinger	8495 Delaney Ct	\$11,342.83	\$9,600.00	\$9,600.00
24	Residential	20-75900-01-280	Edward and Sharon Lynch	8475 Delaney Ct	\$11,342.83	\$9,600.00	\$9,600.00
25	Residential	20-75900-01-290	William and Laura Sexton	8455 Delaney Ct	\$11,342.83	\$9,600.00	\$9,600.00
26	Residential	20-75900-01-300	Michael and Kathryn Challeen	8369 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
27	Residential	20-75900-01-310	John and Bonnie Skoog	8373 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
28	Residential	20-75900-01-320	Michael and Renee Pawlenty	8306 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
29	Residential	20-75900-01-330	Michael MacDonald	8304 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
30	Residential	20-75900-01-340	Rodney and Judy Lucero	8302 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
31	Residential	20-75900-02-010	Dianalyn and David Museus	8380 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
32	Residential	20-75900-02-020	Marlon Danner	8314 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
33	Residential	20-75900-02-030	Robert and Karen Hanson	8324 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
34	Residential	20-75900-02-040	Clayton and Carolyn Larson	8336 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
35	Residential	20-75900-02-050	Wendell and Ann Buysman	8358 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00
36	Residential	20-75900-02-060	John and Janet Metcalfe	8376 Delaney Cir	\$11,342.83	\$9,600.00	\$9,600.00

Total

\$408,342.00

\$345,600.00

Request for Council Action

Assessment Hearing to Consider Resolution Adopting Final Assessment Roll for the 2021 Pavement Management Program, City Project No. 2021-09D - Bryant Lane Area Improvements

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	
Item Type:	Public Hearing	Amount included in current budget	
Contact:	Steve W. Dodge, 651-450-2541 <i>SWD</i>	Budget amendment requested	
Prepared by:	Steve W. Dodge, Asst. City Engineer	FTE included in current complement	
Reviewed by:	Klay Eckles, Interim Public Works Director	New FTE requested - N/A	
		Other: Special Assessments, Pavement Management Fund, Sewer and Water Funds, Franchise Fees	X

PURPOSE/ACTION REQUESTED

Assessment Hearing to Consider Resolution Adopting Final Assessment Roll for the 2021 Pavement Management Program, City Project No. 2021-09D - Bryant Lane Area Improvements.

SUMMARY

City Project No. 2021-09D consisted of roadway improvements (bituminous removal, subgrade excavation/correction, grading, granular subgrade, geotextile fabric, drain tile, aggregate base, bituminous pavement), milling, concrete curb and gutter removal and replacement, lateral storm sewer, drainage improvements, water quality improvements, sanitary sewer system repairs and adjustments, water main system repairs and adjustments, appurtenances and restoration on the following streets: Bryant Lane from Blackberry Trail East to Brent Avenue, Burke Trail from Bradbury Court to Brent Avenue, Bradbury Court from Burke Trail to its terminus (cul-de-sac), Brent Avenue from Bryant Lane to 110 feet south.

The contract for City Project No. 2020-09D was awarded to McNamara Construction in the amount of \$1,424,376. The project is substantially complete and final costs have been established at \$1,825,040.55. The final costs are below the feasibility amount of \$1,874,399 and the savings are reflected in lower assessments.

The final single family parcel assessments for street and storm improvements are \$9,310.12, which is lower than the feasibility estimate of \$9,491. Fourteen (14) property owners participated in the driveway program and get an assessment credit of \$475.16 which is shown on the final assessment roll. The total final assessed amount is \$577,415.90 (34.6% of the street and storm costs).

An information meeting was held with affected property owners on September 28, 2021 with 13 residents attending. Staff presented the estimated project costs, proposed assessments, and addressed normal project and assessment related questions. The broken Majestic Woodlands entrance sign is being addressed by the contractor and 5955 Bryant Lane driveway grade concern is being addressed with the property owners.

Staff recommends Council approval of the resolution adopting the final assessment roll for the 2021 Pavement Management Program, City Project No. 2021-09D - Bryant Lane Area Improvements.

SWD/kf

Attachments: Resolution
Assessment Map
Final Assessment Roll

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

**RESOLUTION ADOPTING FINAL ASSESSMENT ROLL FOR THE 2021 PAVEMENT MANAGEMENT
PROGRAM, CITY PROJECT NO. 2021-09D- BRYANT LANE AREA IMPROVEMENTS**

RESOLUTION NO. _____

WHEREAS, pursuant to proper notice duly given as required by law, the Council has met, heard, and passed upon all objections to the proposed assessment for the improvements on City Project No. 2021-09D - Bryant Lane from Blackberry Trail East to Brent Avenue, Burke Trail from Bradbury Court to Brent Avenue, Bradbury Court from Burke Trail to its terminus (cul-de-sac), Brent Avenue from Bryant Lane to 110 feet South.

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

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

Adopted by the City Council of Inver Grove Heights, Minnesota this 11th day of October 2021

Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

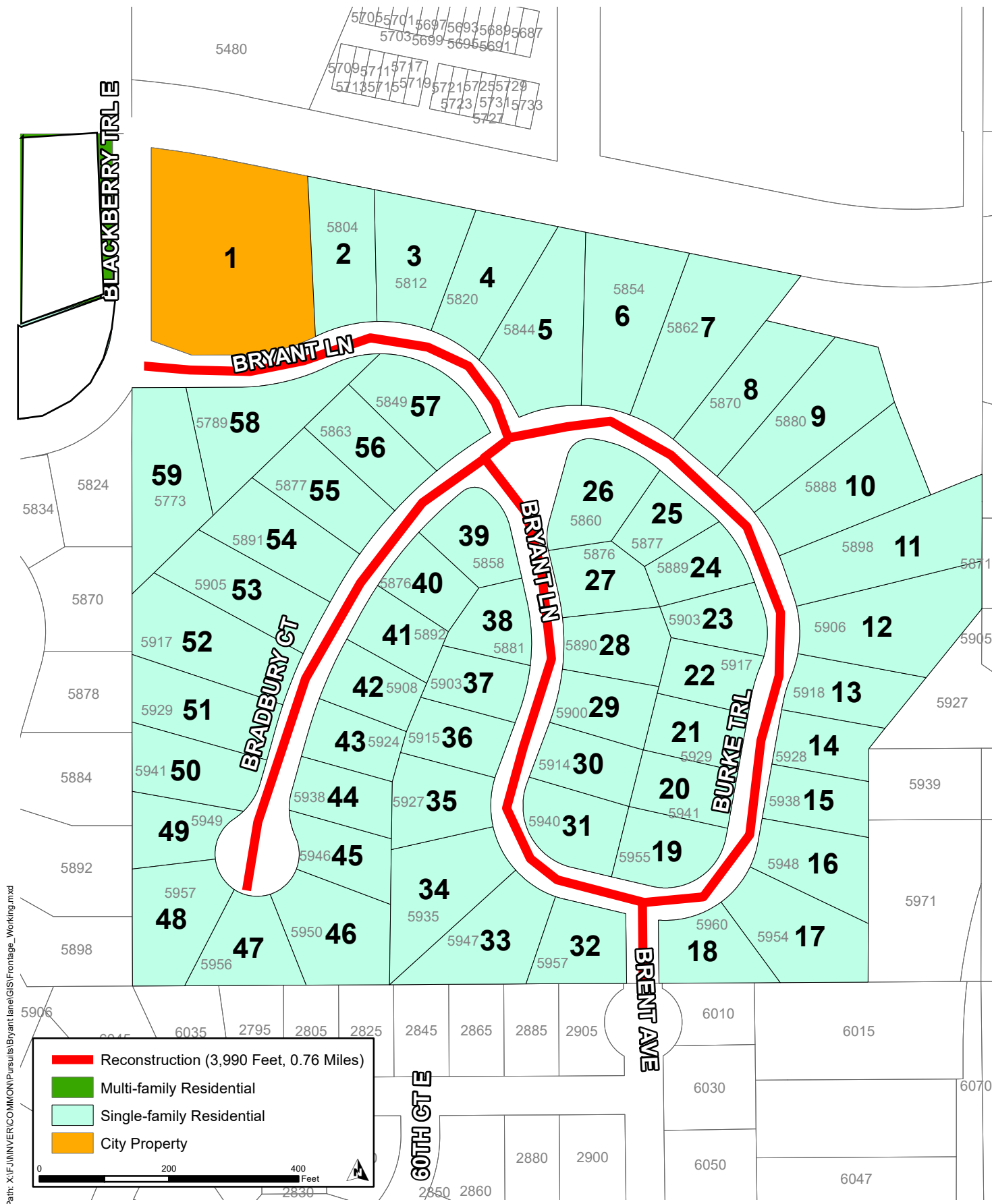


FIGURE 1



CITY PROJECT NO. 2021-09D - BRYANT LANE AREA IMPROVEMENTS
FINAL ASSESSMENT ROLL
TERMS: 10 YEARS AT 3.15% INTEREST

PID NO.	OWNER LAST NAME	OWNER FIRST NAME	STREET ADDRESS	OWNER ADDRESS	OWNER CITY, STATE, ZIP	DRIVEWAY CREDIT	FINAL ASSESSMENT
204737500010	CITY OF IGH		8150 BARBARA AVE		INVER GROVE HEIGHTS, MN 55076		\$44,081.18
204737501010	SCHLUNDT	STEVEN & KELLEY	5804 BRYANT LN		INVER GROVE HEIGHTS, MN 55076	\$475.16	\$8,834.96
204737501020	KISHISH	DAVID & MELISSA	5812 BRYANT LN		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737501030	MORSE	BRADFORD	5820 BRYANT LN		INVER GROVE HEIGHTS, MN 55076	\$475.16	\$8,834.96
204737501040	WILLETTE	JOSEPH & SUSAN	5844 BURKE TRL		INVER GROVE HEIGHTS, MN 55076	\$475.16	\$8,834.96
204737501050	LEJA	KEVIN & ANGELA	5854 BURKE TRL		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737501060	HUDSON	ERIC & MICHELLE	5862 BURKE TRL		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737501070	KOROLCHUK	JOHN & CONSTANTA	5870 BURKE TRL		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737501080	BALL	DON	5880 BURKE TRL		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737501090	MALONEY	JOHN & MAUREEN	5888 BURKE TRL		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737501100	KUSTRITZ	JASON & MARGARET	5898 BURKE TRL		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737501110	BOHLIG	GERARD & JEAN	5906 BURKE TRL		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737501120	OSTER	GREGORY & DENISE	5918 BURKE TRL		INVER GROVE HEIGHTS, MN 55076	\$475.16	\$8,834.96
204737501130	MACHACEK	TIMOTHY & KATHRYN	5928 BURKE TRL		INVER GROVE HEIGHTS, MN 55076	\$475.16	\$8,834.96
204737501140	HALEY	BRADFORD & TAMI	5938 BURKE TRL		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737501150	MATTHEWS	ERICK & KAREN	5948 BURKE TRL		INVER GROVE HEIGHTS, MN 55076	\$475.16	\$8,834.96
204737501160	WILLIAMSON	JEFFREY & KELLY	5954 BURKE TRL		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737501170	CARNEY	MICHAEL & SHARON	5960 BURKE TRL		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737502080	ROGGENBUCK	KEVIN & BOBBI JO	5955 BURKE TRL		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737502070	SWEENEY	DANIEL	5941 BURKE TRL		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737502060	MULROONEY	JAMES & NATALIE	5929 BURKE TRL		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737502050	BIGLER	RACHELLE MARIE	5917 BURKE TRL		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737502040	MCDONOUGH	THOMAS & HELEN	5903 BURKE TRL		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737502030	JOHNSON	JOEL & BETH	5889 BURKE TRL		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737502020	LENDER	BRUCE & STEFANIE	5877 BURKE TRL		INVER GROVE HEIGHTS, MN 55076	\$475.16	\$8,834.96
204737502010	SCHAAF	DOUGLAS	5860 BRYANT LN		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737502130	PRIFREL	THOMAS	5876 BRYANT LN		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737502120	BENISH	CLAYTON & KATHRYN	5890 BRYANT LN		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737502110	GOULD	JEFFERY & WENDY	5900 BRYANT LN		INVER GROVE HEIGHTS, MN 55076	\$475.16	\$8,834.96
204737502100	GLIVA	KEITH & SUSAN	5914 BRYANT LN		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737502090	FENSKE	RONNIE	8843 AVIARY PATH		INVER GROVE HEIGHTS, MN 55077		\$9,310.12
204737503010	SHERIDAN	TY LEE & WENDY	5957 BRYANT LN S		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737503020	BARR	REGINA	5947 BRYANT LN		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737503030	CUSICK	WILLIAM & REBECCA	5935 BRYANT LN		INVER GROVE HEIGHTS, MN 55076	\$475.16	\$8,834.96
204737503040	OSWALD	WILLIAM	5927 BRYANT LN		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737503050	KERAN	TIMOTHY & REBECCA	5915 BRYANT LN		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737503060	ECK	BRAD & SHERI	5903 BRYANT LN		INVER GROVE HEIGHTS, MN 55076		\$9,310.12

CITY PROJECT NO. 2021-09D - BRYANT LANE AREA IMPROVEMENTS
FINAL ASSESSMENT ROLL
TERMS: 10 YEARS AT 3.15% INTEREST

PID NO.	OWNER LAST NAME	OWNER FIRST NAME	STREET ADDRESS	OWNER ADDRESS	OWNER CITY, STATE, ZIP	DRIVEWAY CREDIT	FINAL ASSESSMENT
204737503070	HOLM	MATTHEW & AMAND	5881 BRYANT LN		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737503080	MERTENS	JOHN & THERESA	5858 BRADBURY CT		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737601170	BURKE	SUSAN	5876 BRADBURY CT		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737601160	TOP	MARVIN & DOLORES	5892 BRADBURY CT		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737601150	FUKUROZAKI	SILVIA SAYURI	5908 BRADBURY CT		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737601140	MANIVASAGER	PRABA & JESSICA	5924 BRADBURY CT		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737601130	TERRY	BRETT	5938 BRADBURY CT		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737601120	HAPKA	VICTOR & JEANNIE	5946 BRADBURY COURT		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737601110	GAJEWSKI	RICHARD	5950 BRADBURY COURT	8926 VERDUCCI CT	NAPLES, FL 34114		\$9,310.12
204737601100	LENARZ	LAURE	5956 BRADBURY COURT		INVER GROVE HEIGHTS, MN 55076	\$475.16	\$8,834.96
204737601090	SIEMERS	CAROL RUTH	5957 BRADBURY CT		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737601080	BENISH	ANDREW	5949 BRADBURY CT		INVER GROVE HEIGHTS, MN 55076	\$475.16	\$8,834.96
204737601070	WALLERICK	JONATHON & REBECCA	5941 BRADBURY CT		INVER GROVE HEIGHTS, MN 55076	\$475.16	\$8,834.96
204737601060	SIEMERS	COLE	5929 BRADBURY CT		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737601050	RUSSELL	MICHAEL & CARRIE	5917 BRADBURY CT		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737601040	FISCHER	TIMOTHY	5905 BRADBURY CT		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737601030	HOFFMAN	VICTORIA	5891 BRADBURY CT		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737601020	ROBINSON	WARREN & JOAN	5877 BRADBURY CT		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737601010	PAULSEN	ANDREW & CAITLIN	5863 BRADBURY CT		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737504030	PARTCH	MICHAEL & SUZANNE	5849 BRADBURY CT		INVER GROVE HEIGHTS, MN 55076		\$9,310.12
204737504020	STENSGARD	MARK	5789 BRYANT LN		INVER GROVE HEIGHTS, MN 55076	\$475.16	\$8,834.96
204737504010	TONG	CHARLIE BAO	5773 BRYANT LN		INVER GROVE HEIGHTS, MN 55076	\$475.16	\$8,834.96

\$6,652.24 \$577,415.90

**Request for Council Action****Consider First Reading and Schedule a Public Hearing of an Ordinance Amending City Code Title 3, Chapter 4, Sections 3-4-2 and 3-4-3 and 10-3-8 Adjusting Utility Connection Fees**

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	X
Item Type:	Regular	Amount included in current budget	
Contact:	Amy Hove, 651-450-2521	Budget amendment requested	
Prepared by:	Amy Hove, Finance Director	FTE included in current complement	
Reviewed by:	Kris Wilson, City Administrator Heather Rand Community Development Director Allan Hunting, City Planner Klay Eckles, Interim Public Works Director	New FTE requested - N/A	
		Other	

REQUESTED ACTION:

- Consider the First Reading to amend the City Code to adjust the fees and charges associated with development activities as they pertain to utility connections.
- Schedule a Public Hearing for November 8, 2021, at 6 p.m. in the Council Chambers, to consider amendment to the City Code for fees and charges associated with development activities as they pertain to utility connections.

SUMMARY:

Minnesota Statutes 462.353 directs that all changes to fees associated with municipal planning activities are required to be heard at a public hearing. This includes not only the fees and charges for planning activities, but those associated with building permits and water and sewer connection charges. While it is not explicitly required under State Statute yet, the City Attorney has advised staff that it would be prudent to put all fees associated with development activities into the City's Code.

City code requires three readings for ordinance amendments. For this proposed ordinance, the schedule of readings is proposed as follows:

- First Reading October 11, 2021
- Second Reading November 8, 2021
- Third Reading December 13, 2021

The required public hearing is recommended to be held in conjunction with the second reading scheduled for November 8, 2021.

Staff proposes changes to the fees that address water and sanitary sewer connection fees, storm water connection fees, etc. The proposed increases range between 3.5% and 5% and are based on Ehlers & Associates financial projections from May 2016. As part of the ongoing City/Ehlers/HKGI Northwest Area (NWA) review, staff are optimistic that an updated financial analysis and related recommendations should be available by year-end to be used when setting the fees for 2023 and beyond.

Increases Recommended for 2022:

- Water - 3.5%
- Water NWA - 4%
- Sewer - 3.5%
- Sewer NWA - 5%
- Storm Water NWA - 5%
- No changes proposed to Land Use Approval Fees

The proposed changes are reflected on the attached draft ordinance.

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

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 3, CHAPTER 4, SECTION 3-4-2-2 AND SECTION 3-4-2-3 AND SECTION 3-4-3 AND TITLE 10, CHAPTER 3, SECTION 10-3-8 B OF THE INVER GROVE HEIGHTS CITY CODE RELATING TO FEES

The City Council of Inver Grove Heights does hereby ordain as follows:

Section 1. Amendment No. 1. Inver Grove Heights City Code Title 3, Chapter 4, Section 3-4-2-2 is hereby amended in its entirety to read as follows:

3-4-2-2: WATER, SANITARY SEWER AND STORM WATER SYSTEMS CONNECTION FEES:

A. Purpose and Intent. Minn. Stat. § 444.075, subd 3. and IGH City Code Title 8 allows the City to impose just and equitable charges for connection to the City water utility system to pay for the construction, reconstruction, repair, enlargement, improvement, or other obtainment, the maintenance, operation and use of the facilities, and of obtaining and complying with permits required by law.

Minn. Stat. § 444.075, subd. 3. and IGH City Code Title 8 allows the City to impose just and equitable charges for connection to the City sanitary sewer utility system to pay for the construction, reconstruction, repair, enlargement, improvement, or other obtainment, the maintenance, operation and use of the facilities, and of obtaining and complying with permits required by law.

Minn. Stat. § 444.075, subd. 3. and IGH City Code Title 8 allows the City to impose just and equitable charges for connection to the City storm sewer utility system to pay for the construction, reconstruction, repair, enlargement, improvement, or other obtainment, the maintenance, operation and use of the facilities, and of obtaining and complying with permits required by law.

The City has installed water, sewer, and storm sewer improvements in the Northwest Area without assessing the costs against benefitting properties. The City intends to recover its costs through the collection of utility system connection fees.

The purpose and intent of this Title 3, Chapter 4, Section 3-4-2-2 is to impose connection fees for the water utility system and the sanitary sewer utility system and the storm water sewer utility system, also known as the storm water system.

B. Definitions. For purposes of this Title 3, Chapter 4, Section 3-4-2-2, the following terms shall have the following meanings:

Northwest Area means that certain geographic area within the City of Inver Grove Heights defined, established and referred to as the Northwest Area Overlay District pursuant to the City's zoning regulations.

Net Developable Area means the number of acres within a property remaining after excluding those portions that are either: a) encumbered by right of way for arterial roads as defined in the Inver Grove Heights Comprehensive Plan; or b) lying below the ordinary high water level of public waters as identified in the Shoreland Overlay District; or c) lying within the boundaries of wetlands delineated according to the Minnesota Wetland Conservation Act; or d) bluffs in Shoreland Overlay Districts abutting public waters; or e) land to be dedicated to the City of Inver Grove Heights for public park/recreation area purposes. Net Developable Area does

not include outlots within a plat that are intended to be replatted at a later date into developable lots.

Gross Acres means the total acres within a plat, subdivision or parcel. Gross Acres do not include outlots within a plat that are intended to be replatted at a later date into developable lots.

SAC Unit means a unit as determined by the Metropolitan Council Environmental Services according to the Metropolitan Council Service Availability Charge Manual.

C. Connection Fees For Water Utility System For Land Outside of Northwest Area. The following connection fees for the water utility system are hereby imposed and required to be paid with respect to land outside of the Northwest Area that is within the Metropolitan Urban Service Area (MUSA).

Fees Payable At Time of Plat

The following fee must be paid when the property is subdivided or the property is platted or a building permit is obtained or when connection is made to the municipal water system, whichever occurs first. The fee is not payable if the property has been previously specially assessed on an area basis for a trunk water line.

Water Plat Connection Fee	\$1,450 \$1,500 multiplied by a density factor of 3.5 multiplied by Gross Acres
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Fees Payable At Time of Building Permit

The following fees must be paid by the landowner when a building permit is obtained or when connection is made to the municipal water system, whichever occurs first.

Water Building Permit Connection Unit Fee	\$960 \$990 per SAC Unit
Water Treatment Plant Fee	\$850 \$880 per SAC Unit
Water Core Connection Fee (based on water service size)	
1 inch	\$2,010 \$2,080
1 ½ inch	\$4,500 \$4,660
2 inch	\$7,980 \$8,260
3 inch	\$18,920 \$19,580
4 inch	\$31,930 \$33,050
6 inch (or larger)	\$74,850 \$77,470

D. Connection Fees For Sanitary Sewer Utility System For Land Outside of Northwest Area. The following connection fees for the sanitary sewer utility system are hereby imposed and required to be paid with respect to land outside of the Northwest Area that is within the Metropolitan Urban Service Area (MUSA).

Fees Payable At Time of Plat

The following fee must be paid when the property is subdivided or the property is platted or a building permit is obtained or connection is made to the municipal sanitary sewer system, whichever occurs first. The fee is not payable if the property has been previously specially assessed on an area basis for a trunk sanitary sewer line.

Sanitary Sewer Plat Connection Fee	\$1,450 \$1,500 multiplied by a density factor of 3.5 multiplied by Gross Acres
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Fees Payable At Time of Building Permit

The following fees must be paid by the landowner when a building permit is obtained or when connection is made to the municipal sanitary sewer system, whichever occurs first. The B-Line special connection charge only applies to that area of the City served by the B-Line sanitary system; for properties in the B-Line area, the B-Line special connection charge is payable in addition to the other fees set forth below.

M.C.E.S. SAC Unit Fee	\$2,485 per SAC Unit
Sanitary Sewer Building Permit Connection Unit Fee	\$530 \$550 per SAC Unit
B-Line Special Connection Charge	\$1,350 \$1,400 per SAC Unit (applicable only to B-Line Area)
Sewer Core Connection Fee (based on building sewer service size)	
4 inch	\$640 \$660
6 inch	\$1,090 \$1,130
8 inch	\$1,930 \$2,000
10 inch	\$3,000 \$3,110
12 inch	\$4,350 \$4,500

E. Connection Fees For Water Utility System For Northwest Area. The following connection fees for the water utility system are hereby imposed and required to be paid with respect to land within the Northwest Area.

Fees Payable At Time of Plat (Northwest Area)

The following fees must be paid when the property is subdivided or the property is platted or a building permit is obtained or when connection is made to the municipal water system, whichever occurs first. The fee is not payable if the property is being platted as an agricultural planned unit development with no connection to the municipal water system.

Water Plat Connection Fee (Northwest Area)	
In the R-1 and R-2 Zoning Districts	\$1,340 \$1,390 multiplied by a density factor of 2.0 multiplied by the Net Developable Area
In the R-3A Zoning District	\$1,340 \$1,390 multiplied by a density factor of 4.0 multiplied by the Net Developable Area
In the R-3B Zoning District	\$1,340 \$1,390 multiplied by a density factor of 6.5 multiplied by the Net Developable Area
In the R-3C Zoning District	\$1,340 \$1,390 multiplied by a density factor of 12.0 multiplied by the Net Developable Area
In the B-1 and Office Park Zoning Districts	The fee shall be calculated as follows. First, multiply the Net Developable Area by 43,560 to express in square feet. Then multiply the square footage by 0.25 (the minimum Floor Area Ratio – FAR required by the Northwest Area Overlay District). The result is the minimum building

	area required by the Northwest Area Overlay District. Divide the minimum building area by the density factor of 2,400 square feet to arrive at density units. Then multiply the density units by \$1,340 \$1,390
In the B-2, B-3 and B-4 Zoning Districts	The fee shall be calculated as follows. First, multiply the Net Developable Area by 43,560 to express in square feet. Then multiply the square footage by 0.25 (the minimum Floor Area Ratio – FAR required by the Northwest Area Overlay District). The result is the minimum building area required by the Northwest Area Overlay District. Divide the minimum building area by the density factor of 3,000 square feet to arrive at density units. Then multiply the density units by \$1,340 \$1,390
In the I-1 and I-2 and Industrial – Office Park Zoning Districts	The fee shall be calculated as follows. First, multiply the Net Developable Area by 43,560 to express in square feet. Then multiply the square footage by 0.25 (the minimum Floor Area Ratio – FAR required by the Northwest Area Overlay District). The result is the minimum building area required by the Northwest Area Overlay District. Divide the minimum building area by the density factor of 7,000 square feet to arrive at density units. Then multiply the density units by \$1,340 \$1,390
In the P-Institutional Zoning Districts	The fee shall be calculated as follows. First, multiply the Net Developable Area by 43,560 to express in square feet. Then multiply the square footage by 0.25 (the minimum Floor Area Ratio – FAR required by the Northwest Area Overlay District). The result is the minimum building area required by the Northwest Area Overlay District. Divide the minimum building area by the density factor of 2,400 square feet to arrive at density units. Then multiply the density units by \$1,340 \$1,390

In the Mixed Use – Residential and in the Mixed Use - Commercial Zoning Districts	The fee shall be calculated with respect to each pro-ratable area component of the mixed use development using the appropriate fee calculations set forth above in relation to the respective land use of the component. The respective fees for each component shall then be added to compute the total fee.
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Fees Payable At Time of Building Permit (Northwest Area)

The following fees must be paid by the landowner when a building permit is obtained or when connection is made to the municipal water system, whichever occurs first.

Water Building Permit Connection Unit Fee (Northwest Area)	\$3,740 \$3,860 per SAC Unit
Water Treatment Plant Fee (Northwest Area)	\$790 \$820 per SAC Unit
Water Core Connection Fee (based on water service size) (Northwest Area)	
1 inch	\$1,960 \$2,040
1 ½ inch	\$4,400 \$4,580
2 inch	\$7,820 \$8,130
3 inch	\$17,580 \$18,280
4 inch	\$31,280 \$32,530
6 inch (or larger)	\$73,320 \$76,250

F. Connection Fees For Sanitary Sewer Utility System For Northwest Area.

The following connection fees for the sanitary sewer utility system are hereby imposed and required to be paid with respect to land within the Northwest Area:

Fees Payable At Time of Plat (Northwest Area)

The following fee must be paid when the property is subdivided or the property is platted or a building permit is obtained or when connection is made to the municipal sanitary sewer system, whichever occurs first. The fee is not payable if the property is being platted as an agricultural planned unit development with no connection to the municipal water system.

Sanitary Sewer Plat Connection Fee (Northwest Area)	
In the R-1 and R-2 Zoning Districts	\$2,340 \$2,460 multiplied by a density factor of 2.0 multiplied by the Net Developable Area
In the R-3A Zoning District	\$2,340 \$2,460 multiplied by a density factor of 4.0 multiplied by the Net Developable Area
In the R-3B Zoning District	\$2,340 \$2,460 multiplied by a density factor of 6.5 multiplied by the Net Developable Area
In the R-3C Zoning District	\$2,340 \$2,460 multiplied by a density factor of 12.0 multiplied by the Net Developable Area

In the B-1 and Office Park Zoning Districts	The fee shall be calculated as follows. First, multiply the Net Developable Area by 43,560 to express in square feet. Then multiply the square footage by 0.25 (the minimum Floor Area Ratio – FAR required by the Northwest Area Overlay District). The result is the minimum building area required by the Northwest Area Overlay District. Divide the minimum building area by the density factor of 2,400 square feet to arrive at density units. Then multiply the density units by \$2,340 \$2,460.
In the B-2, B-3 and B-4 Zoning Districts	The fee shall be calculated as follows. First, multiply the Net Developable Area by 43,560 to express in square feet. Then multiply the square footage by 0.25 (the minimum Floor Area Ratio – FAR required by the Northwest Area Overlay District). The result is the minimum building area required by the Northwest Area Overlay District. Divide the minimum building area by the density factor of 3,000 square feet to arrive at density units. Then multiply the density units by \$2,340 \$2,460.
In the I-1 and I-2 and Industrial – Office Park Zoning Districts	The fee shall be calculated as follows. First, multiply the Net Developable Area by 43,560 to express in square feet. Then multiply the square footage by 0.25 (the minimum Floor Area Ratio – FAR required by the Northwest Area Overlay District). The result is the minimum building area required by the Northwest Area Overlay District. Divide the minimum building area by the density factor of 7,000 square feet to arrive at density units. Then multiply the density units by \$2,340 \$2,460.
In the P-Institutional Zoning Districts	The fee shall be calculated as follows. First, multiply the Net Developable Area by 43,560 to express in square feet. Then multiply the square footage by 0.25 (the minimum Floor Area Ratio – FAR required by the Northwest Area Overlay District).

	The result is the minimum building area required by the Northwest Area Overlay District. Divide the minimum building area by the density factor of 2,400 square feet to arrive at density units. Then multiply the density units by \$2,340 \$2,460 .
In the Mixed Use – Residential and in the Mixed Use - Commercial Zoning Districts	The fee shall be calculated with respect to each pro-ratable area component of the mixed use development using the appropriate fee calculations set forth above in relation to the respective land use of the component. The respective fees for each component shall then be added to compute the total fee.

Fees Paid At Time of Building Permit (Northwest Area)

The following fees must be paid by the landowner when a building permit is obtained or when connection is made to the municipal sanitary sewer system, whichever occurs first.

M.C.E.S. SAC Unit Fee (Northwest Area)	\$2,485 per SAC Unit
Sanitary Sewer Building Permit Connection Unit Fee (Northwest Area)	\$6,430 \$6,750 per SAC Unit
Sewer Core Connection Fee (based on building sewer service size)	
4 inch	\$640 \$670
6 inch	\$1,070 \$1,120
8 inch	\$1,920 \$2,020
10 inch	\$3,010 \$3,160
12 inch	\$4,320 \$4,540

G. Connection Fees For Storm Water Sewer Utility System For Northwest Area. The following connection fees for the storm water sewer utility system also known as the storm water system are hereby imposed and required to be paid with respect to land within the Northwest Area:

Fees Payable At Time of Plat (Northwest Area)

The following fees must be paid by the landowner when the property is subdivided or the property is platted or a building permit is obtained, whichever occurs first.

The fees are not payable for outlots if the property is being platted as an agricultural planned unit development.

Storm Water Plat Connection Fee (Northwest Area)	
In the R-1 and R-2 and R-3A Zoning Districts	\$15,290 \$16,050 per acre multiplied by the Net Developable Area

In the R-3B and R-3C Zoning Districts	\$15,290 \$16,050 per acre multiplied by the Net Developable Area
In the B-1 and Office Park Zoning Districts	\$17,570 \$18,450 per acre multiplied by the Net Developable Area
In the B-2, B-3 and B-4 Zoning Districts	\$17,090 \$17,940 per acre multiplied by the Net Developable Area
In the I-1, I-2 and I-Office Park Zoning Districts	\$16,610 \$17,440 per acre multiplied by the Net Developable Area
In the P-Institutional Zoning District	\$15,660 \$16,440 per acre multiplied by the Net Developable Area
In the Mixed Use - Residential Zoning District	\$15,660 \$16,440 per acre multiplied by the Net Developable Area
In the Mixed Use - Commercial Zoning District	\$16,610 \$17,440 per acre multiplied by the Net Developable Area

H. Outlots. With respect to calculating the fees payable at the time of platting, the acreage within the outlots that are intended to be replatted into buildable lots at a later date shall not be included within the calculations. When the acreage within the outlots are subsequently replatted into buildable lots, the fees for such acreage shall then be paid at the time of the replat.

Section 2. Amendment No. 2. Inver Grove Heights City Code Title 3, Chapter 4, Section 3-4-2-3 is hereby amended in its entirety to read as follows:

3-4-2-3: SANITARY SEWER AND WATER TRUNK AREA ASSESSMENTS: With respect to special assessments under Chapter 429 of the Minnesota Statutes, the assessments rolls for sanitary sewer and water trunk lines shall initially be calculated using the following per acre assessment amounts for trunk line area benefit.

~~\$5,030~~ **\$5,210** per acre for water trunk line area benefit

~~\$5,030~~ **\$5,210** per acre for sanitary sewer trunk line area benefit

The Council may adjust the assessment roll and special assessments after public hearing pursuant to Minn. Stat. § 429.061 and the Council shall determine the final assessment roll and special assessments by resolution.

Section 3. Amendment No. 4. Inver Grove Heights City Code Title 3, Chapter 4, Section 10-3-8 is hereby amended to read as follows:

- B. Fee Amounts and Escrow Deposit: The city may require that applicants deposit in escrow with the city, together with the application filing fees, the sums required by the city toward prepayment of the attorney, planning and engineering costs. The prepayment amounts shall be a credit toward the fees for the attorney, planning and engineering and other professional consultant fees to be reimbursed by the applicant. All such fees, if not paid by the escrow, shall be paid by the applicant within sixty (60) days of final action on the matter by the city council. If such fees are less than the escrowed amount, such escrow will be returned to the applicant within sixty (60) days of the final action on the matter by the city council. The following escrow amounts shall be deposited, together with land use approval applications: (Ord. 1098, 11-8-2004)

TYPE OF LAND USE APPROVAL	BASE FEE	GIS FEE	ESCROW
Conditional Use Permit, single family residential	\$250		
Conditional Use Permit, Impervious surface single family residential	\$250		\$1,500
Conditional Use Permit, other	\$500		\$5,000
Conditional Use Permit, other – amendment	\$150		\$1,000
Comprehensive Plan Amendment	\$500	\$50	\$2,500
Comprehensive Plan Amendment - minor	\$200		\$250
Zoning Code Amendment	\$500		\$500
Zoning Code Amendment – minor	\$100		\$250
Rezoning	\$500	\$50	\$500
Variance - Residential	\$200		
Variance - Commercial	\$200		
Planned Unit Development Preliminary	\$1,000 + plat fees		\$5,000
Final	\$500		\$3,000
Planned Unit Development Amendment	\$250		\$1,000
Determination of Substantially Similar Use	\$200		\$200
Major Site Plan Review	\$500		\$5,000
Preliminary Plat	\$500/+ \$5 per lot		\$5,000
Final Plat – single family	\$500	\$25/lot	\$5,000
Final Plat - other	\$200	\$100/acre	\$5,000
Waiver of Plat	\$300	\$25	
Administrative Subdivision	\$100	\$25/lot	
Street Easement Vacation	\$150	\$50	\$500
Street Dedication	\$150	\$50	
Wetland Conservation Act Certification	\$75		
Wetland Replacement Plan	\$200	\$100/acre	\$2,500
Northwest Area Sketch Plan Review			\$1,000
Northwest Area Environmental Studies Fee	\$80/gross acre		
Abstract Fee	\$46		
Interim Use Permit	\$500		\$1,250
Non Conforming Use Certificate	\$500		\$1,250

(Ord. 1180, 12-10-2007)

Section 4. Effective Date. This Ordinance shall be in full force and effect on January 1, 2021 and after its passage and publication according to law.

Passed this 13th day of December, 2021.

Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

**Request for Council Action**

Resolution of Support for 2022 State Bonding Request

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	October 11, 2021	None	
Item Type:	Regular Business	Amount included in current budget	
Contact:	651-450-2511	Budget amendment requested	
Prepared by:	Kris Wilson, City Administrator	FTE included in current complement	
Reviewed by:		New FTE requested - N/A	
		Other	X

PURPOSE/ACTION REQUESTED

The Council is asked to adopt the attached Resolution, formally supporting the City's request for inclusion of the 117th St. Reconstruction Project in the Governor's proposed 2022 state bonding bill.

SUMMARY

In even-numbered years, the state legislature typically considers a bonding bill to fund capital projects throughout the state. To have a project considered for inclusion in the Governor's proposed 2022 bonding package, jurisdictions must submit a formal resolution of support no later than October 15, 2021. In cases where an entity has multiple requests, it is asked that those requests be prioritized.

Based on the direction provided by Council at its October 4 work session, the attached resolution has been drafted in support of the City's highest priority request, which is \$2 million in funding for the reconstruction of 117th St.

The Council, staff and various partners can continue to discuss the City's overall legislative platform, priorities and funding requests in the time between now and the start of the 2022 legislative session on January 30.

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

RESOLUTION NO. _____

**RESOLUTION SUPPORTING SUBMISSION OF THE 117TH STREET RECONSTRUCTION
AND MODERNIZATION PROJECT FOR INCLUSION IN THE 2022 STATE BONDING BILL**

WHEREAS, the State has established a formal process for the submission of projects to be considered for funding under the State's biennial bonding bill; and

WHEREAS, local governments and political subdivisions must pass resolutions of support for state bonding requests; and

WHEREAS, the Governor and legislature will consider these bonding requests in the 2022 Legislative Session; and

WHEREAS, the submission rules for the State bonding bill process require that the governing body of a local government hosting a submitted project endorse the project with a resolution of support; and

WHEREAS, constructed in the 1960's, 117th Street in the City of Inver Grove Heights is a road of regional significance and an integral component of the broader Dakota County CSAH 32 corridor that connects Interstate 35W in Burnsville on the west to Trunk Highway 52 in Inver Grove Heights on the East; and

WHEREAS, 117th Street is heavily utilized by trucks hauling mixed municipal solid waste and recyclable materials to and from adjacent landfill and recycling facilities which serve the broader metropolitan community; and

WHEREAS, 117th Street is badly deteriorated, and is in the City's Capital Improvement Plan for construction in 2023/2024, which will include upgrading the road to a 10-ton design, improving safety and access to the abutting landfill and industrial businesses, upgrading two at-grade railroad crossings to current railroad standards, and integrating those crossing signals into the existing MnDot TH52/117th Street ramp signal to reduce delay and back-ups as feasible; and

WHEREAS, the estimated construction cost for the 117th Street Project is \$10,000,000.00, and the City is requesting inclusion in the Bonding Bill of \$2,000,000.00 for the Project; and

WHEREAS, the state bonding funds requested will provide critical funds for completion of this vital project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS, that the City Council hereby supports the submission of the proposed 117th Street Reconstruction and Modernization Project in the 2022 State Bonding Bill in the amount stated above.

Adopted by the City Council of Inver Grove Heights on this 11th day of October, 2021.

Ayes:

Nays:

ATTEST:

Tom Bartholomew, Mayor

Rebecca Kiernan, City Clerk