Inver Grove Heights City Council

Monday, November 22, 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, November 22, 2021, will be provided to the Council at or before the November 22, 2021, meeting.

1. **Call to Order**
2. **Roll Call**
3. **Presentations**
4. **Consent Agenda**

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

A. Minutes from the October 19, 2021, City Council Meeting.

B. Resolution approving disbursements for period ending November 16, 2021.

C. Approve personnel actions.

D. Resolution providing support and authorizing application to the Minnesota Department of Transportation for a Standalone Noise Barrier for City Project 2020-11 – Highway 52 Noise Barrier – Beckman Neighborhood.

E. Accept anonymous donation for police and fire.

F. Consider Approval of an Ordinance Rezoning the property from B-3, General Business to I-1, Limited Industry District and a Resolution approving a Comprehensive Plan Amendment to change the future land use from RDR, Rural Density Residential to Light Industrial for Solomon David, property located at 10045 Courthouse Boulevard.

G. Consider Approval of an Ordinance Rezoning the property from A, Agricultural to P, Institutional District for City of Inver Grove Heights, property located at 8296 Babcock Trail.

H. Resolution authorizing Fix of Scrivener's Errors in Ordinance No. 1407.

5. **Public Hearing**

A. Public Hearing for 2022 renewal of liquor licenses.

6. **Regular**

Community Development

A. Variance to allow an accessory structure for property located at 6825 Blaine Avenue.

B. Variance to allow a porch addition within the front setback at 7086 Delaney Avenue.

Administration & Finance

C. Consider a resolution providing for the sale of $2,990,000 General Obligation Refunding Bonds, Series 2021A.

D. Consider approval of Resolutions Adopting 2022 Utility Rates.

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. 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 SPECIAL CITY COUNCIL MEETING
TUESDAY, OCTOBER 19, 2021 - 8150 BARBARA AVENUE

A. Call to Order and Roll Call:
The City Council of Inver Grove Heights met in a Special Session on Tuesday, October 19, 2021, in the City Council Chambers. Mayor Bartholomew called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.
Present In-Person: Council Members: Piekarski Krech, Dietrich, Gliva, and Murphy; City Administrator Kris Wilson, City Clerk Rebecca Kiernan, City Engineer Tom Kaldunski, Interim Public Works Director Klay Eckles, Community Development Director Heather Rand, City Planner Allan Hunting, Interim Parks and Recreation Director Bob Bierscheid, and Finance Director Amy Hove.
Also Present: Jessica Cook, Ehlers; Brad Scheib, Hoisington Koegler Group Inc. (HKGi); and Brian Harjes, HKGi.

1. NWA Development Infrastructure & Financial Implications – HKGI & Ehlers
City Administrator Kris Wilson stated this is the third presentation on this topic this year. They are gradually working their way through extending utility infrastructure in the northwest area and financing that infrastructure.

Jessica Cook, Ehlers, 3060 Centre Pointe Drive, Roseville, stated this was a joint presentation/effort between herself, Staff, and Brad Scheib from HKGi. The topic is about the extension of the Capital Improvements to finish the sewer, water, and stormwater system in the northwest area. This has been something this Council and previous Councils, have been working on for years. There is good news to share tonight. They are trying to frame up decisions because how that area finishes developing will impact the financial ability of the city to pay for that infrastructure. Because a lot of the infrastructure is already in the ground, they need to determine how they can get fees from development to pay that back. She said she would like discussion on where the Council would like to see growth and how they would like to see growth in that area. The following was presented:
Historical Funding of Northwest Area (NWA) Utility Infrastructure
There are three utilities being accounted for separately in the northwest area:

- Water Utility:
  - Historically there has been cash available in the water connection fund for the city as a whole.
    - Connection Fund for the city as a whole
    - Connection Fund for the northwest area
  - There was money available in the Connection Fund for the city as a whole to pay for improvements extending into the northwest area with cash.
  - The intent was the fee revenue would pay the fund back.
  - There has not been enough fund revenue to pay the fee back.
  - Have not had to finance those improvements.
  - Expect the fund balance in the Northwest Area Connection Fund to be $3.7 million dollars at the end of 2021.
- Storm Water Utility:
  - Improvements can happen more gradually.
  - Paid for as development fees are collected.
  - Cash balance is expected to be $1.4 million dollars at the end of 2021.
- Sanitary Sewer Utility (most financially challenged):
  - Was not a source of cash to pay for the extension of utilities. (2007 start).
  - There have been three Bond issuances plus refunding of those Bonds to finance those improvements between 2007 – 2015.

  - Since that time, some improvements were paid with cash resulting in an expected deficit in the Northwest Connection Fund of -$3.3 million dollars.
  - Options will be given on how to fill that gap.
  - Annual debt service is $1.2 million on existing debt.

Capital Improvement Costs to Complete Utility Systems (in today's dollars):
This shows what the most recent engineering estimates are to complete the infrastructure in the northwest area. It shows a comparison to an estimate they had the last time an analysis was done in 2018, the current estimate, and the difference.

- Water:
  - In 2018: $16.3 million was the estimated cost to finish the system
    Currently: $14.9 million
    The Difference: $1.460 million less than then a prior estimate
- Stormwater:
  - In 2018: Was not looked at
    Expected to be $16.2 million in today's dollars
- Sewer:
  - In 2018: $21.6 million dollars
    Current estimate: $5.145 million
    $16.5 million reduction in the estimate to fix the sewer system from 2018 to 2021

Councilmember Piekarski Krech asked if that was because more was done in the meantime. Ms. Cook responded that was part of it.

Ms. Cook stated there were two factors:

1. Significant extensions of the utility. Some of the $16 million is in the ground now, not being counted going forward.
2. In 2018, after completing their work, there was a redesign of how the sewer trunk system was going to deliver in the area.
   -The redesign determined the trunk lines did not have to be as deep.
   -Many of the lines that were previously trunks would be laterals.
   -The city pays for trunk lines; developers pay for laterals.
   -Reduced the amount of the system that had to be built out by the city.
   -A majority of the sewer system is now complete.

She said this gives the Council more options about how to solve the financial struggle that the Sewer Fund in the northwest area has had.

Brad Scheib, Hoisington Koegler Group Inc. (HKGi), 123 North Third Street, Minneapolis, stated at the last meeting a map was shown that tried to highlight properties platted since they started the northwest area project back in 2007. At that time, a second map was shown with sewer infrastructure, with a third map showing water infrastructure. Those maps indicated what was in the ground and what was proposed. He said at that time a question was asked if those maps could be combined and displayed together. He said he tried to simplify that.
A map was shown of Key Sewer CIP Projects:
Red dots indicate key sanitary sewer projects that are left. Everything outside of those dots has trunk sanitary sewer system in place. All areas can be developed with exception to those two areas:

- Loch Gregor Area to the northeast
  - Requires a Lift Station
- Alverno/82nd Street – South of 55
  - Requires a Lift Station and Forcemain

Areas shaded in greys/whites reflect plats occurring since 2007. Those have been removed from land use calculations, specifically current ones since 2018 since the Comprehensive Plan was updated.

Councilmember Murphy asked if the $5.4 million dollars mentioned takes care of the two areas indicated with red dots. Mr. Scheib responded it takes care of those two areas and a couple of other minor improvement projects. Mayor Bartholomew asked if those areas were indicated by the three red stars. Mr. Scheib responded:

- There is one Lift Station that would serve the Loch Gregor area.
- There is a Lift Station that would serve Alverno, south of 55.
- A Lift Station that would potentially serve Ace in the Hole would likely not be needed. (Not included in the $5.4 million figure).
- One is subject to the Small Area Study under discussion. May not be needed. (Not included in the $5.4 million figure).
- One located on the east side is included in the $5.4 million, including force main. There is a small area of development potential there.

That leaves three areas included in the $5.4 million dollar amount. There are two other minor projects (For comparison, these are $200,000 or less in cost compared to a major project) located:

- Near Allen Way. Improving a gravity system, making it deeper.
- Project on 80th, realignment. When the frontage road is realigned will also make it deeper.

Mayor Bartholomew requested clarification to be sure they are going from a proposed $16 million dollar need to a $5 million dollar need (rounding dollars). Mr. Scheib agreed in terms of the cost of the infrastructure.

Mr. Scheib stated the Comprehensive Planning process was discussed at the last meeting. State Law requires every city go through that process. Every parcel of land in the city is guided a certain land use designation. Land use designations used in the city have not changed since the last update in 2010.
Residential Land Use Types Include:

- Low Density Residential (LDR)
    - 1-3 units per acre
    - 60-80-foot-wide lot frontage
    - Single family home
    - Typically seen in the 2-2.5 unit per acre density range
- Low-Medium Density Residential (LMDR)
    - Done in the Comprehensive Plan in 2010. As many cities have done, tried to make density categories a little more flexible to have a variety of housing types.
    - Move to an attached rural house/townhouse type product.
    - May still have small lot single family.
        - Some places have done as low as 40-foot lots.
    - 3-8 units per acre assumes a mix of twin home/townhome product types.
- Medium Density Residential (MDR)
    - Denser pattern. Side by side rural house with tuck under garages.
        - Can include one or two stall garages.
        - Vertical oriented. Side by side orientation.
        - First floor consists of tuck under garage, second floor, and three-story building.
    - 8-12 units per acre.
- High Density Residential (HDR) and Mixed Use (MU)
    - Only difference between the two would be in a mixed-use environment may have a ground floor or the first two floors being something other than residential.
    - Vertical orientation. Units stacked on top of each other.

    - Apartment or renter owned.
- 12 plus units.
    - Northwest area planning projections assumed between 12-35 units per acre. Can get as high as 60-70 units per acre.
    - Typically, not seen in suburban areas.
    - Product is noticed more in areas where there is a good concentration of commercial, walkable environments, park, recreation, open space areas, and civic uses.
- Precedent looked at for Inver Grove Heights, most fall in the 20-30 unit per acre range.
    - Three stories above ground level.
    - Parking, or parking underground.
    - When picking a number for assumptions, 24/25 units per acre is middle ground.

Councilmember Murphy asked when referencing 25-35 or higher units per acre, the highest category the city has is High Density or Mixed Use at 12+. He felt that to be a large gap. He asked if there was another category used elsewhere. He questioned when exceeding 12 per acre by a large number, have they called it mixed use or high density. Mr. Scheib responded the city has not had any mixed-use products, everything in Inver Grove Heights has been high density. There has not been a separate category above 12+ because it would mean vertical orientation. He said the Zoning Ordinance that regulates bulk, design, and dimensional standards starts to control the massing. High density is 13 in the Comprehensive Plan. The Met Council's policy requires a cap be put on it. He believed the cap was 34 units per acre but would have to check the Comprehensive Plan. He said if someone came in wanting to do more than that they would have to do a Comprehensive Plan Amendment.

Mr. Scheib stated every time they have gone through the planning process, they look at how much net developable land area is available for development in the northwest area. When starting in 2003, readily available sources was not what it is today, wetlands, floodways, easements, and certain right of ways. As planning evolved, they have advanced it to take out: more planned roadway corridors, construction impact areas, steep slopes, and greater steep slopes. Doing all this brings them to a type of net/net planning level. This is before surveying the property and walking the boundaries. This provides an estimate of how much net developable area is left (recently platted lots were taken out).
To assume how many units can be assumed, they took the low end of the density range of low and medium density range. Density assumptions for those were:

Low Density Residential:	2 units per acre.
Low-Medium Density Residential:	4 units per acre.
Medium Density Residential:	8 units per acre.
High Density Residential:	12 units per acre for high density is pretty low. Typically see 20-25 units per acre for high density housing projects proposed. Due to that, 24 units per acre for high density is used.
For Mixed Use:	Policy language in the Comprehensive Plan states 2/3 of the mixed-use areas would be higher density residential. 1/3 would be commercial, civic, or other. Took 2/3 of those areas' times 24 units per acre higher density.

Assumptions are taken and applied to net developable areas. It is projected they could see 4,238 yet to be built in the northwest area. He stated those are the units Ms. Cook takes for her analysis.

Councilmember Murphy referenced mixed use and the 2/3 of guided land and residential at 24 units per acre asking if would be safe to assume the cap is 36. Mr. Scheib responded he would have to look at the Comprehensive Plan to see what the cap is. City Engineer Kaldunski responded it was 35.

There were Audio/Video issues between 26:38 to 27:29 of the meeting due to a power outage.

Mr. Scheib discussed Growth Assumptions:

- In 2018 what was estimated as likely development.
  - Had about 5,000 housing units.
  - 2 million square feet of commercial office/light industrial development.
- In 2021 data was updated.
  - Took out the plats that have taken place.
  - Now there are 4,238 housing units subject to future platting.
- The difference between 2008 and 2021; close to plats that have happened since 2018.
- Housing units platted but not built, plats that include apartment buildings that have not progressed yet. Due to how fees are paid. He stated Ms. Cook's formula does not include the 567, until Permits are pulled.
- 2021 estimate.
  - If taking all of the land guided for vertical/stacked higher density and flipping it to residential single-family units at 3 units per acre.
  - 2,235 housing units could be platted based on available land inventory.

Comprehensive Plan Scenario Growth Assumptions:

- Looked at a full buildout by 2051 (30 years).
- Assuming there would be 61 single family units per year. (Single-family detached) 2022-2051
- 71 Medium Density housing units every other year.
- 120 multifamily units every five years.
- 140 mixed use multifamily units every five years.
- Peltier Reserve and Canvas projects are completed. (Includes high density housing).
- Commercial growth staggered every 2-3 years.

All Housing 3 Units/Acre Growth Scenario Assumptions:

- 82 predominately single-family units/year through 2051.
  - Some side by side attached housing units mixed in.
  - Average density of 3 units per acre.
- Commercial growth staggered every 2-3 years.
- No high-density housing units beyond completion of Canvas and Peltier Reserve projects.
- No changes to infrastructure plan.
  - Sanitary sewer trunk systems are mostly completed.
  - Water system trunk mains not reduced in size.

Ms. Cook stated her part of the analysis is basically math, taking the cost of the system, revenues coming in from growth, and asking what those result in.
She referenced the growth that was just discussed into revenues stating fees are collected at plat based off the estimated density of the project. They are also collected at Building Permit time based on the number of units. The higher density is, the more fees per acre collected.
Why does growth pattern make such a difference? Example for sewer:

- For an average single family home development, revenue collected for sewer is $45,694 per acre.
- For high density, $189,353 on average, per acre. More than three times as high.

If taking the acreage slotted/planned in the Comprehensive Plan for high density housing and reprogramming it to 3 units per acre, they are taking revenues from $189,353 down to $45,694. They wanted to measure the impact of that to understand the financial implications.
Multifamily Fee Comparison:

- The premise of their analysis was that everyone pays all fees.
- Fees for multifamily and commercial development are high in the northwest area.

- The sanitary sewer charge is much higher than other developing communities.
  - This is why developers have requested tax abatement or a reduction in fees.

She said their work is premised on a payment of the full fees, using tax abatement, or other resources.

Ms. Cook stated there is a Comprehensive Plan scenario and what they call a 3 Unit/Acre scenario. Two scenarios were chosen to bookend the analysis giving an example of the difference it makes. Two graphs were shown regarding NWA Water Connection Fund Implications:
One scenario showed projected cash balances in the Northwest Area Connection Fund with 0% fee increase if the northwest area develops according to the Comprehensive Plan under the assumptions made for pace and amount of development.

- $3.7 million in there currently at the end of 2021 projects.
- Anticipated to climb as cash builds up.
- A big improvement is expected in 15-20 years that would drain that cash.
- Then the fund ends at an adequate cash balance.

If reducing the density of development in the northwest area:

- Fees would need to increase 2%.
- Do not build as much cash.
- Still end up ok.

She said from water there is some flexibility in changing land use and still have a financially viable way of building infrastructure.
The next graph indicated NWA Storm Water Fund Implications:
Stormwater is more manageable because improvements do not need to be done in bulk, in advance of development. It is built gradually as development occurs. Both assume a 5% stormwater development fee increase occurs, because that is what the analysis shows is needed. It is an annual increase.
The graph indicating a 3 units per acre scenario:

- In 2036, 2038, and 2040, are at about $100,000 a year.
- In 2038 that is not much money.
- 5% would get the city there, but not with much to spare.

Graphs were shown for the NWA Sanitary Sewer Connection Fund Implications:

- Assumes rates would increase at 4%.
- Fund is currently at a deficit of $3.3 million.
- 4% rate increase is consistent with rate increases in the past. (If raising rates to 4% a year and if developers would actually pay them).
- If the area develops according to the Comprehensive Plan, over time the sewer fund will recover.
- There would be enough funds without looking at other resources to pay for the sewer system in the northwest area.
- If going with 3 Units per acre:
  - Deficit continues to get worse and peaks at $5.2 million at about year 2030.
  - Gradually gets better.

She said the question becomes if the land use is changed, how do they fund that gap. $5.2 million for that length of time is more cash than the city has available to devote to this purpose.

Councilmember Murphy asked what the Comprehensive Plan average per acre was. Ms. Cook responded she was unsure what it was overall for all residential, it had the mix of housing units with different assumptions.

Councilmember Murphy referred to development costs in the northwest area asking if there was information on where the remainder of the city was split against the northwest area. He requested information on the two added together for an average. Ms. Cook responded from a developer's experience they are either in the northwest area or they are not. The average is not meaningful when a developer comes and questions fees. Councilmember Murphy asked how they compare to other cities. Ms. Cook responded cities such as Cottage Grove and Woodbury have different districts with different fees. With this analysis, for example, the Upper Ravine District in Cottage Grove, the disparity between one district and the other in the other cities does not seem to be as high as the disparity between the rest of Inver Grove Heights and the northwest area. She said they could average it, but it will not change a developer's reaction to fees in the northwest area.

Ms. Cook discussed Sanitary Sewer Funding Options & Financial Impacts:
There is a deficit of $3.3 million, need to fund that deficit, and how.
First Option for Funding:

- There would be a $3.3 million-dollar Interfund Loan.
- Interest expense is associated with it.
- Loan would be taken out of the sewer fund. (If the sewer fund needed to make other improvements, may have to finance those as there may not be cash available).
- Could the Interfund Loan be used for the 3 units per acre housing scenario.
    - No. Not enough cash available.
- If turning to sewer rates, what kind of increase would be needed city wide.
    - Comprehensive Plan scenario:
        - Interfund Loans
        - No sewer increase needed
    - 3 Units per Acre scenario:
        - 12% increase in sanitary sewer rate city wide

Second Option for Funding:

- If wanting to do a scenario where there is not enough city cash to cash flow this project forth in the next 15 years, what other resources could be looked at.
    - Increasing sewer rates was a potential city wide.
        - Looked at because the bonds on improvements in the northwest area have pledged that the city would charge rates and charges sufficient to pay debt service on the bonds.
        - Backed with a General Obligation Pledge beyond that.
    - The two options would be sewer revenues and property taxes.

Councilmember Piekarski Krech referenced the 12% increase in sanitary sewer rate city wide and asked if it was above and beyond the normal increase. Ms. Cook responded that was correct.

Ms. Cook provided a third scenario:

- Under the Comprehensive Plan scenario:
    - Tax impact would not be needed
        - Can use the Interfund Loan
- 3 Units per Acre Housing Scenario:
    - $25 tax increase on a $273,800 (median valued home)
    - Need to raise about $475,000 levy/year

She stated these were examples of the scope. There is a variety of housing growth options. Both sewer rates and property taxes can be used in some combination to solve this problem. If choosing just one, in the lowest density development scenario, this would be the impact.
Are Special Assessments an option:

- Could assess future improvement costs.
- Encourages people to sell their land for development.
    - Development may occur faster.

    - This was a consequence prior Council's intentionally wanted to avoid.
- Could be added to or charged in lieu of future connection fees.
    - Would be difficult to use to raise more money.
        - Can only special assess as much as it benefits the property.
        - Do not see this as an additional revenue source, could be an alternative revenue source.

Councilmember Piekarski Krech stated it does not encourage people to sell their land, it forces people to sell their land. Ms. Cook agreed it could.

Ms. Cook summarized:

- It is good news for the northwest area utility connection funds.
- If following the Comprehensive Plan, water rates would not need to be raised starting in 2022 or 2023.
- If wanting to modify the intended land use for the sewer fund would need to identify some other funding source. The density of development would no longer be sufficient to pay for it by itself.
- This does not address the issue of making Development Fees more competitive with other communities. If choosing to do that, it would require other resources they have not discussed or identified here. Examples of that would be:
    - Tax abatement
    - Housing Development Fund
    - Other items besides sewer rates and property taxes

Ms. Cook stated she presented a financial analysis. There are many other reasons that go into developing a Comprehensive Plan and planning for a community. She said if she were in the Council's shoes, she would want to think about land use and making land use decisions.

Mr. Scheib stated they live in a region made up of communities, neighborhoods, districts, and parcels. With high density, discussion is needed about the community as a whole, it gets difficult when getting to the parcel level. They have to think about higher density housing, not just in the financial context, but in a different context. For discussion:

- Smaller less diverse labor force, if there is not a higher density mix, creates challenges for economic development goals. Have less of a labor force and a different kind of a labor force.
- Fewer households result in less purchase power.
- Less diversity in housing types reduces the ability to age in place.
    - If having a community made up of one type of housing type product, a person cannot move through the life cycle and stay in that neighborhood.
- Less diversity in housing types creates less sustainable schools.
    - When building a new neighborhood, new families move in, new schools are in demand. New school builds in, kids go through the school system, kids move on, people do not always move on. School gets full, school gets empty.
- Creates challenges maintaining regional planning policies mandated by the Land Planning Act.
    - This is something the regional Government says has to exist. Have to maintain this diversity of housing and density requirement.

Mr. Scheib responded to an earlier question about what the overall density is in the city saying he did not have the number with him. In 2018 when the analysis was done it was between 3-4 units per acre overall for municipal sewer and water development, not including rural estate. He said they were close to falling below 3 units per acre when they projecting future development. For this community at the Met Council level, they have to be above the 3 units per acre on average. Redevelopment and infill are being discussed in the existing city at a higher density in order to keep them at 3-4. He said Staff has something called plat monitoring with a running spreadsheet of densities. He said they could get a more exact number for Council.

Ms. Cook discussed Next Steps:
- Get feedback on future land use.
- What kinds of land use decisions the Council would like to see? That financial impact can be refined.
- If an impact, how to pay for it.
- Want to address the competitiveness of fees.

She said based on the answer, looking at potentially restructuring fees for 2023 and/or a potential Comprehensive Plan Amendment. She said they would like Council direction on:
- What kinds of growth models the Council like them to do additional modeling on?
- Requesting feedback if there are designated areas in the northwest area, if any should be guided to lower density housing, and which ones.
- Any areas of higher density that are sensitive or would like to see modeled in a different land use.

Mr. Scheib stated if that is a direction Council wishes to go, it requires moving pieces around. If that is done, they need to do it carefully and be cognizant of the locations. They need to determine if they are appropriate locations for that type of use and if it works from a market or context perspective.
The areas of higher density are along key nodes along major corridors and close to where commercial office and retail services are.

Mayor Bartholomew said they need to contend with the fact there is property owned that was invested and bought at these densities. If someone has purchased and made a large investment based on bulk standards and density, then the city says they are changing the density. Mr. Scheib agreed that was a factor.
Councilmember Gliva asked if going with the scenario that it is all low density, if they would meet Met Council's 3-4 units per acre. Mr. Scheib responded if directed to do that they would have to go back and look at the whole city and see if there were other places, they could recapture to get to the 3–4-unit level.

Mayor Bartholomew stated in the meantime, while updating the Comprehensive Plan, the existing land use and densities remain the same. They cannot say to pause and say they are going to adjust densities because they are contemplating moving the densities, they would not allow them to use the densities described in the current Comprehensive Plan. He said they have to adhere to those until they are changed. Mr. Scheib responded they have to honor what the current Comprehensive Plan allows. The Council has the authority to change planning and zoning. Mayor Bartholomew agreed the Council has the authority. He said it would take a Comprehensive Plan change which has to be approved by the Met Council. Until that is done/accomplished, the densities are as stated.

Councilmember Murphy stated without knowing where things stand now and what the future land use units per acre is in the northwest, he would not know how to think about changing what is on the map at this time. He said the Council seems to take it on a case-by-case basis currently, which may/may not have caused problems for the city. He said he feels like they are lacking information about where things currently stand. Mr. Scheib clarified what was said asking if the question was about what the overall density of existing development in the northwest area and the city were. Councilmember Murphy replied when there was current land use and 3 units per acre for the northwest area, he was unsure what the average unit per acre future land use designation is in the northwest area. He said he felt he needed to know that in order to make a decision. Mr. Scheib responded their assumptions for future growth going forward in the northwest area and what they are projecting averages out to about 5.7 units per acre. This takes net developable acres and adds them up, taking $4,238 divided by net developable acres.

Councilmember Piekarski Krech stated that is just future growth. Added into what has already happened there, she asked what the entire northwest area is. Mr. Scheib responded he could get that number for her. He said it would be lower because all of the projects that have come in have varied. The density numbers would drop from 5.2. Councilmember Piekarski Krech commented they would still need to make up additional from somewhere else. Mr. Scheib responded they would have to look at the rest of Inver Grove Heights which is largely single family, along with moderate and higher density. He said they would have to look at other places in the community where it could/or would make sense to infuse higher density. Greater density affords some of the amenities like underground parking, creative stormwater, and pedestrian connectivity. Allowing higher density helps afford some of those things.

City Administrator Kris Wilson referenced the color-coded density map and highlighted the following areas:

- The realigned Argenta Trail/70th in the southwest and southeast corners call for mixed use. There is mixed use north of that at a potential 494/Argenta interchange.
- Two smaller pockets located where near the roundabout at 70th and Robert Street.

She said if the Council is comfortable with developing those at that density, which shifts them towards the scenario where they can afford to pay their obligations. If looking at some of those locations and do not believe that would work, Staff needs to know because they would need to try to produce alternatives. She said they could also look for High Density Residential for example:

- North and west of Robert and 70th, and west of the Golf Course.

She suggested the Council ask how comfortable/committed they are to keeping those areas at that density. Another option:

- The south side of 55, the area with the lowest density residential, 1-3 units per acre, then going low to medium density residential and some medium density residential.

This is for a build out of 30 years. If committed to seeing those land uses, when those areas are ready to develop, they can afford to meet financial obligations. If Council does not believe that would work, it is not the land use wanted for the community, they have to consider what signals were sent to the landowners by zoning and guiding it this way. She said they may have to look at rate or tax increases somewhere. If the money does not come from this pattern of development, it needs to come from somewhere, and would need to determine where that would be. She referenced the map representing the Comprehensive Plan and asked if there were alternatives the Council wanted Staff to look at.

Councilmember Piekarski Krech asked how much of the future land use is in the area south of 55. Mr. Scheib responded a decent portion but was unsure off hand. Councilmember Piekarski Krech stated that area would have to be developed in order to pay. Mr. Scheib responded the one major infrastructure to the south which included a Lift Station and force main requires. He said they would not do those until there was a significant development project coming forward.

Councilmember Murphy stated the mixed use on the map and location tends to make sense to him, there is one spot in the northwest area that does not seem like a likely transition. He was unsure if that one needed to be modeled at the moment. He said if the tax base in the northwest area just benefitted the northwest area and not all of the city, more of this would make sense to him. He asked what spreading the cost of development in the northwest area over all of the city would look like. He said he struggles with separating it all the time. He stated at one time all of Inver Grove Heights was expensive to build. Councilmember Piekarski Krech responded all of Inver Grove Heights paid for what they built. This is new development coming in. She mentioned when sewer and water was brought in on Upper 55th, the area in Upper 55th paid for it, the area south of 55 did not.

Councilmember Murphy stated in the example Councilmember Piekarski Krech noted, the area was assessed, it was chosen not to assess in the northwest area. Councilmember Piekarski Krech responded it was done that way rather than assessments, so people were not forced off their land. Mayor Bartholomew commented there were large parcels of land owned by few people with the thought that a lot of assessments would force them off their property. Councilmember Murphy stated there are consequences to that decision. He asked if city taxpayers put in that infrastructure and increased the value of that land, where the mechanism was to capture that. He said if the Council decided not to assess, the value of the land went up, those people are selling the land now at an increased value. He questioned if the city did not pay for that. Councilmember Piekarski Krech replied the people who are doing the development are paying for that. The sewer and water funds probably fund the loans or payments, that has to be paid back from the developer's fees. Councilmember Murphy stated the landowner sold it at an increased value, the city is getting it back from the developer. He said taxpayers increased the value of the land, one party got to walk away, and they are getting it back from developers. He said it did not bother him to look at spreading this cost over all of the city. Councilmember Piekarski Krech stated the benefit did not go to all of Inver Grove Heights. Councilmember Murphy asked if the tax base they are building in the northwest benefits all of the city. Mayor Bartholomew responded services are paid as assessed based off the home's value. He said in his opinion, whatever is assessed for a home is their portion. He said the thought was that a person who holds a large track of land, the land became valuable as densities and need came in. It was sold to a developer, the developer comes in, there is a cost already burdened on that piece of property, that developer has to pay that fee for infrastructure that is in the ground in order to develop. He said in his opinion, there was no large gain to the property owner other than time. When the time came there was opportunity to sell, cost of the infrastructure is then covered by the developer. He said in his opinion he did not think it was appropriate to say the landowner gained in value, they should share in more of the cost because the cost is covered by development fees. Councilmember Murphy stated the decision not to assess years ago had possibly set them on a difference course. Mayor Bartholomew stated the value was brought in by development. Councilmember Murphy commented that taxpayers paid for it. Mayor Bartholomew responded the developers are paying for it. Councilmember Murphy asked if that was the case when stubbing in the original sewer and water. He asked if a bond was issued for it. City Administrator Wilson responded cash was paid for the water out of the Water Fund. Bonds were sold for sewer improvements because that fund could not cash flow the improvements.

Councilmember Murphy said he would not mind seeing the numbers run to spread that burden across the city, the tax base being created in the northwest is not just benefitting the northwest area.

Mayor Bartholomew referenced the map with the various uses and asked what the Council's thoughts were. Mr. Scheib responded they try to compress higher densities closer to nodes where commercial services and good transportation access is wanted.

Mayor Bartholomew questioned if they need to look at what would reduce the density in a mixed-use area. He asked what would happen if changing all that to the lowest density. Councilmember Murphy stated the dark green area depicted on the map is on the agenda this evening. Mr. Scheib agreed and replied there is an application, they probably cannot do much with it.

Mayor Bartholomew said that would leave mixed use and if they want Staff to run the numbers on those. Councilmember Murphy said he did not feel as though he has enough details. He was having difficulty with running scenarios and moving parcels around.

Mayor Bartholomew said it is known if they do not meet obligations, they would have to pay obligations through another funding source. It could be another loan or raising taxes. Whatever shortfall they have will become the taxpayer's responsibility.
Mayor Bartholomew asked the Council if they should continue on the path they are on, ask for detail, or ask what happens if changing some of the locations such as mixed use. He said other opportunities in the area are limited.

City Administrator Wilson mentioned the Council does not have to change anything after seeing the maps and numbers. One of the conclusions she's heard is if staying the course of the Comprehensive Plan they should be able to achieve the financial resources needed to meet obligations.

Councilmember Murphy said he understood what the City Administrator is saying. It has been done on a case-by-case basis, he is not saying, as one of five Councilmembers, that he is committing to anything until he sees something he needs to analyze. City Administrator Wilson responded it is difficult for Staff to plan for how to pay for these multi-million-dollar investments with case-by-case decisions. The goal of this was to try to receive a consensus to have more of a long-term plan rather than taking plats as they come in from developers. She said that leaves them year by year if it can be afforded or how to pay for it.

Ms. Cook stated it has been her understanding with working with Staff that the city is receiving a lot of proposals now and evaluating them on a parcel-by-parcel basis without context of a community wide basis and the financial implications. There is a model built now. That model can be used in a couple of different ways:

- To have a discussion about bigger framework.
- If they like the Comprehensive Plan.
    - Are there things Council wants to change about the Comprehensive Plan
    - If so, model that out.

If that was not the approach the Council wants to consider, can also use:

- The model on a case-by-case basis that says there is a development in front of them, what if they take it out, what if they change the zoning, what if they differ from the Comprehensive Plan, they can run it through the model.

The options get narrower and narrower as more land gets developed, there are less and less options to recover. If the average of what is left to be developed is 5.7 acres, there are not a lot of sites guided for high density and mixed use to be able to take one of those and make it low density. She questioned how that would be recovered. Not only from a city/Met Council perspective but also a financial perspective. She said as consultants, they felt an obligation to alert the Council to this. She said it has always been policy for this and prior Council's that development should pay for itself. If that is still the policy that would indicate a need to follow the Comprehensive Plan.

Mayor Bartholomew said they are in the second year of the new Comprehensive Plan. He said the Council struggles with the numbers, many hearings, knowing where densities had to be, knew where they were going to set the densities at, where to set development growth, and what level the density would be in that area. Anyone could come in and request a Comp Plan Amendment and change it. That would be self-correcting. Anyone could come in and request a variance and the variance could be denied by the Council or Met Council. He said they could sit with what they have here and do nothing. On a case-by-case basis they would come in and want to reduce the density. It would be up to the property owner to reduce the density, not the city, the city knows what the ramifications are. He said they could run that and say what the cost would be.

Interim Public Works Director Klay Eckles stated the Comprehensive Plan is a very complicated document. There's likely 30 years of investment in it and has been refined over the years. He said on the Staff side, lacking a change in the direction from the City Council, this is the city's plan. Staff will continue to bring forward plans that meet the Comprehensive Plan unless the plan is changed. He said it is helpful for Staff to know if this is the plan or not. If not, there is a lot of work to do. At some point it would be good to have clear direction from Council whether they are or are not looking at changes.

Councilmember Murphy asked if there have been changes with the Comprehensive Plan. Mayor Bartholomew responded changes have been made. They are typically for higher density. For example, someone comes in saying this will not work, requests a higher density, a Comprehensive Plan Amendment would need to be applied for, it goes through the Planning Commission, City Council, and the Met Council for approval.

Mr. Scheib stated there were two kinds of changes that happen with Comprehensive Plans:

1. A full update, driven by regional Government every 10 years.
2. Amendments that take place between updates.
    a. Driven by individual property owners that come forward with a different vision for their plan. For example: An Amendment that took place off of 80th.

Comprehensive Plans are complicated. There is a process if changing them. There are findings, rationale, public process, public hearing, and the Met Council. He said the parcel level is when a project comes in and knows if it fits or not. It could become an issue of site design and how to mitigate impacts through the site design process. If finding they do not want to approve something because the land use is wrong, they would be talking about a Comprehensive Plan Amendment. If that is consistently discussed and are struggling with it, then the Council needs to say they need to change the Comprehensive Plan. He said not all will agree on things, it may not be about a Comprehensive Plan Amendment process, but more with zoning Code and site design standards. He believed that would be the discussion next if the Council is fine with the Comprehensive Plan. He said the city can initiate an Amendment. It does not have to be driven by private property owners.

Community Development Director Heather Rand stated this is the third session where Staff and consultants assist the Council in understanding the implications of land use, public infrastructure, and where the city is going with development patterns. She said it is important to acknowledge the work that Ehlers did, and Finance Director Amy Hove with respect to the ongoing financial obligations with utilities in these areas. She requested direction from Council if they want Staff to identify if there are areas, quadrants, or changes they wanted Staff to explore. Staff can try their formulas and understand what the implications would be looking at costs moving forward. If a majority of Council is not interested in providing direction on potential land use changes, this could be as far as needed to go tonight. She appreciated the consultants and City Administrator Wilsons comments about how Staff would use the Comprehensive Plan when individuals sell land or development teams come forward. Staff would continue to use the map as described this evening. She said there is a danger if Council rejects on a case-by-case basis as a preliminary plat comes forward without greater direction to Staff. There is a concern from the development community that everything seems uncertain. There are also concerns from surrounding property owners.

Mayor Bartholomew stated he is comfortable with where they are at, at this point. He appreciated the input, analytics, and is encouraged to see there is good news. He believes they are on the right track, He said he has supported the Comp Plan as it came out, and previous Comp Plans. He does not see a need for change. He appreciated the input and further detail provided this evening.

Councilmember Murphy mentioned if trying to avoid a case-by-case basis to make it easier on Staff, he respects and understands. He still felt like he does not have all of the information. He said he questions if numbers need to be run where everything is medium density or go with mixed use with the cap of 35. He asked if they should look at mixed use being medium density and run the numbers that way. He said he would like to see more work done around how to spread out the obligation across the entire city. He said he does not believe the tax base in the northwest quadrant benefits just the northwest quadrant, those are General Obligation Bonds.

City Administrator Wilson suggested moving on with the remainder of the agenda because the next item discusses additional specifics about how sections of the northwest area may develop. That would give Staff additional insight into what the Council is thinking. She said additional time has been reserved at the November 1st Work Session to possibly have Ehlers back with follow-up. She said they could spend time at the Staff level in the next two weeks or have one on one conversations with the Council, herself, or Community Development

Director Rand. She said direction is helpful but is not something they need in the next hour or two. This will give Council time to think about the information presented and determine if further conversation is needed at the November 1st Work Session.

2. Small Area Plans

Community Development Director Heather Rand stated Brian Harjes is in attendance from HKGi Planning, to present this evening. She said that HKGi is the firm the city has agreements with for two planning processes; the first is north of Argenta and Highway 55, the other south. The small area plans would provide greater detailed analysis that could enable the Council to look at impacts of: access, transportation opportunities, utility placement, and to have a better understanding of the feasibility of development over the course of the next several years in these areas. This information was presented at the Council's September 13th meeting without a lot of background information. The Planning Commission received this with greater detail and approved unanimously. She said the Council requested more background on decision making and how Staff arrived at the recommendations.

Brian Harjes, HKGi, 123 North Third Street, Minneapolis, said he would put into context some of the planning he would be presenting in connection to the previous conversation about potential change areas.
Northwest Area: 70th Street realigned Argenta Trail, and Highway 55 to the south.

1. Area of industrial land to the south with access off of Highway 55.
2. 3 large lot residential parcels that have stub streets moving towards them.
3. Larger parcel with steeper topography. Includes a vacant piece and an existing business.

A lot of this plays into access, circulation, how it reflects changes in the roadway to Argenta Trail access, and balances existing conditions present with the single-family neighborhood to the north and east.
The area included:

- Steep slopes, topography, heading down to the regional basin, in the southwest quadrant.
- About 70 feet of grade change in total through that area.
- Fairly wooded.
- Through public engagement, some considerations to consider was:
    - Maintaining perimeter edges of some of the trees for a buffer between existing development.
- Planned use in the area shows:
    - Low to medium density
    - Low density residential
    - Medium density residential
- Transportation Improvements:
    - Showing a planned or potential future interchange at Argenta Trail and Highway 55.
        - Folded diamond
        - On and off ramps for the north side around a portion of an existing stormwater pond.
        - The other configuration has not been determined.
    - Access Points:
        - How to potentially gain access for development of a parcel without allowing trips to come back through existing single-family development.
        - Looking at a possibility of access in a location. The balance of density and land use with potential access was explored as a part of this.
        - ¾ access.
        - Right in, right out access.
        - There is no additional access until getting over to the existing access point into the neighborhood on the far west side.
- Sewer and Water:

  - There was a planned Lift Station to serve an area.
    - Have found other ways to reduce the cost and still allow for development of the areas without such a large Lift Station in the location.

He mentioned that a part of their team was Marquette Advisors who was a Market Consultant.
He stated there were three development concepts. Time was spent in the area looking around at the lay of the land, physical conditions, access and visibility, market conditions and trends happening especially on the Highway 55 corridor relative to the proximity to the airport. The analysis resulted in:

- Due to access conditions and steep topography, light industrial use did not make sense in a location.
  - A higher density use, or a medium density townhome use could be a better fit in that location.
- To the north, three different scenarios were explored that had roadway configurations and access closures. Through engagement with landowners to the south, they would prefer to maintain their access. Explored options to obtain sewer and water through the city of Eagan.
- To the north, had limited engagement from the actual property owners. Most of the engagement came from the surrounding neighborhood to the east.
  - Concerns about access to and from that parcel, particularly the change in land use to a light industrial use immediately adjacent to the single-family neighborhood was a concern.
  - Because of some of the surrounding residential from a market standpoint one location did not make sense. Leaned toward existing land use guidance of medium density townhomes.

Proposed Development Concept(s):

1. Higher density land use component gaining access with a temporary street out to Amana Trail.
   a. If that could not occur by the County's plan and the access could not be granted, the land use change to reduce trips in the area should be lowered to medium density residential, as is currently guided as a part of this plan.
   b. Wanted to reduce the number of actual trips and maintain existing land use guidance.
   c. Access circulation was a big consideration. Make sure to work with long term scenarios of a potential interchange whether or not they could get access from Dakota County
2. Property and another area.
   a. Recommend maintaining existing industrial use.
   b. Looking at connections for sewer and water with the City of Eagan. Would require an amended Joint Powers Agreement to make that happen.
3. Change on the north reflects more of the conversation from neighbors because of the stub street access and a shared access point that would have to come at a location.
   a. Desire for a similar development pattern to what is in the neighborhood today.
   b. The change was made and reflected it to go from low to medium density residential to low density residential.

Councilmember Piekarski Krech asked if that change was made without contacting the owners of those properties. Mr. Harjes responded those property owners were part of the reason the change was made. Councilmember Piekarski Krech said it was commented previously that he only had discussion with people in the houses there now, not the property owners. Mr. Harjes said the neighborhood was highly involved in this planning process. He said they did not have a chance to talk with the three property owners. Notification was sent to them, but they chose not to participate in the process. What was described is the current recommendation. It is recommended to go lower based on the feedback from the neighborhood.

Councilmember Piekarski Krech commented that he looked with the neighborhood, not with the people who own the property. Mr. Harjes responded correct, it goes from low to medium, to low density residential, which is the next step down. Councilmember Piekarski Krech commented if she were a property owner, she would be told a change would be made without input from the owner. Mr. Harjes replied this was the only area in both plans where density is dropped. The others are either the same or suggested different land use configurations such as commercial or industrial use, mostly due to the access adjacency issues. The development has to share access with the existing development to the east. They do not get their own access because it is a county road.

City Administrator Wilson mentioned that those current landowners were invited. Mr. Harjes said they were notified of both meetings.

Mr. Harjes discussed the proposed land use plan:
There were two scenarios with either higher density with direct access and the temporary condition or medium density housing if not allowed to gain access via the County in a near term condition.

- Existing low density residential and low medium residential in that area.
- Parks and Open Space.
    - Preservation of the tree line to keep separation of the existing development.
    - Adding an additional trail network.
    - Utilization of the Regional Trail due to topography as it heads to the south.
    - Vista Pines Park is currently under construction.

Councilmember Piekarski Krech asked if the connection to the Regional Trail goes through here or if it was further west. Mr. Harjes responded the Regional Trail extends on the higher side and works its way through the park and extends south. It can connect onto future Argenta Trail with pathways on both sides of the road.

Councilmember Piekarski Krech said the big question was what the County would allow to access onto Argenta. She asked if there was a plan for a frontage road all along Highway 55. She said there is currently one part of the way. Mr. Harjes responded there is currently not a plan for one. It only shows a potential for future interchange. Councilmember Piekarski Krech stated if Highway 55 goes to closed access, Eagan has frontage roads planned for their section. She asked if there was anything to hook up to that. Mr. Harjes responded no. City Planner Allan Hunting responded that has been looked at from the city side. There are two large wetlands on the Inver Grove Heights side that are a part of the Stormwater Management Plan. He said the City Engineer has said the frontage road would not work because it would have a major impact on wetlands and stormwater management. It might also be a part of MnDOT management.

City Administrator Wilson asked if both alternatives for the southern portion maintains the tree line providing separation. Mr. Harjes responded that was correct.

Mr. Harjes stated a very similar process was conducted; concerns were:

- Near term interest in development.
- Others had no interest in development in the area.
- The larger UPS facility to the west and some of the trips that happen through the current alignment of Argenta Trail and up, was a negative impact on some transportation patterns.
    - Want to try to address that with the City of Eagan.
- Longer term, Argenta Trail and the combination of Alverno Avenue has a realignment proposed that is similar, from Dakota County and a previous roadway visioning study.
    - Would like an understanding of what those implications would be for potential development of those areas.
    - These are larger tracts of land that are relatively flat. Seen as opportunities for a larger scale development.
- There are some market conditions that make sense.
    - More of a light industrial look for potential uses that fit the landscape better than other conditions in the northwest area.

Existing Conditions:

- Predominately tilled land
- Horse stable operation
- Two larger tracks of land
- One piece owned by John Allen who did a recent light industrial development
- Larger lot single family ownership
- Large lot acreage to the south
- Manufactured home park in the southwest quadrant

Land use:

- Generally guided low to medium density land use
- Medium density for the manufactured home park
- To the east, some of the topographic challenges:
    - Connection of all basins, drainage divide that head down towards the south and east, play into sanitary sewer elevations and stormwater conveyance.

Stormwater:

- There is a larger component of basins. All development works its way through certain sub-watersheds, overtops, and works its way through. Goes down to the south and to the east.

Watermain:

- Joint Powers boundary with the city of Eagan; intended to be serviced through Eagan's system.

Sanitary Sewer:

- Same as watermain and the divide between them.
- Previous plan had an existing condition. What they worked off of for early planning indicated there was main trunk infrastructure that would get built and come back to the City of Eagan.
- In one area, everything would work towards a Lift Station with gravity service and forcemain.
- Elevations and the topographic relief that is out there were looked into. If there was opportunity to have gravity flow services by an expanded Joint Powers Agreement with the City of Eagan.
    - There were locations that would work elevationally to allow gravity flow sewer to the existing sanitary sewer manholes that were developed as a part of the recent light industrial development on the far west side.
    - Does a quick estimation of overall flow and pipe elevation to understand how/what could potentially be serviceable?

A variety of alternatives were explored in the area. Four concepts were done taking into consideration that there were one or two parcels with interest in near term development.

- With the infrastructure as planned before, the cost of the infrastructure was more exorbitant than what those developments could pay to get those projects moving.
- It would take more cost and development.
- That would have to come from areas that were not ready for development at this time.

That is what led to analyzing further to the east at land they knew had some interest in development and would potentially be a part of infrastructure growth in the future.

- Everything from all light industrial types of uses, mix of uses, general reconfigurations of the roadway alignment from Dakota County, alternative alignments for collector roadways or not continuing collector roadway services through those areas. A number of factors were looked at resulting in the following more preferred development concept:
    - First Phase: Focus on areas of land that would be developed and served by the City of Eagan.
    - A homeowner they spoke with was not interested at this time, but because of the location of Yankee Doodle Road, the anticipation of a larger roadway, and existing uses adjacent, they felt an office use or flex use made more sense in the location.

  - Development interests on other parcels. The roadways could get built, and all of the sewer and water infrastructure could come from Eagan as a first phase of development.

Mr. Harjes mentioned they needed to expand the study area to see how remaining areas would develop by carrying forth a Lift Station, force main, and roadway construction. This resulted in looking further to the east to make those connections for development in that area.

- Sanitary sewer infrastructure was the big driver.
- Looked at avoiding a number of basin areas and back lot lines of large lot residential coming through the proposed development.
- Took into consideration existing homesteads on properties that were in between potentially future development areas.
- Tried to site a collector roadway that would serve those future developments to provide an alternative path for connectivity.
- This resulted in a reflection of a development pattern generally based on the Comprehensive Plan. They took a lower end assumption of what the capacity could be to test the sewer and water infrastructure cost throughout the area:
  - About 140 units of low density residential
  - 110 units of medium density residential
  - Accommodate existing wetlands
  - Accommodate the stormwater treatment infrastructure
  - Infiltration areas would extend along the potential Argenta Trail realignment
  - Existing connections to certain neighborhoods
  - Location of the Lift Station based on elevation and grade
  - Analysis was run for sewer and water
  - Land use is more light industrial toward the northwest
  - Low density and medium density residential to the south and to the east

Parks, Trails, and Open Space:

- Looking at a park use near the collector roadway and facilitate park use for adjacent development.
  - Walkable, connected via trail along a collector roadway
  - Series of basins and open space preservation areas adjacent

A diagram was displayed showing near term development:

- Opportunity for service to the City of Eagan
- Longer term development driven by opportunities developers see for the location and potential development
- Additional conversations were had with a property owner
- Inquired about higher density uses in another location to help offset additional development costs. This is a consideration worth noting

Councilmember Piekarski Krech asked how all that would get done without destroying the land and ruining the Marcott Lakes. Mr. Harjes responded the infiltration basins will help absorb a lot of the stormwater treatment for the overall development. Councilmember Piekarski Krech stated there were high hills and deep ditches in the area, where the houses were shown was a steep slope down. Mr. Harjes responded all of the stormwater treatment except for a small portion of backyards would be collected and run back through. Councilmember Piekarski Krech asked how houses would be put in without destroying the whole property. Mr. Harjes responded that is what development would do. They would come through and masquerade the site, set pad elevations, and develop it just like other locations in the northwest area. Councilmember Piekarski Krech said a lot of the other locations have taken into account the topography, the slopes there were very steep.

Councilmember Piekarski Krech referenced one acre lots off of Highway 55 and Rich Valley stating those were developed that way because they wanted bigger development, but there was topography. She said this abuts them on the high side. Mr. Harjes responded a lot of the topography is in the MnDOT Right of Way for Highway 3 as it climbs up the hill. The area referenced has about 40 feet of grade change. That is why there is not access out to Highway 3 in this location. They followed an old, graded road that serves existing homes to create a collector roadway to city standards. Councilmember Piekarski Krech questioned if this was in the original Northwest Area Plan. Mr. Harjes responded that was correct.

Councilmember Gliva asked if all utilities proposed are minimally affecting surrounding property owners who are not ready to develop. She asked if things are being chopped up and going through the middle needing easements. Mr. Harjes responded this location, because the basin can be seen immediately to the north, is the desired location for the future Lift Station. Their approach was to try to find the most logical place for utilities and infrastructure so they can overlap. They could pair the infrastructure with a potential roadway that would serve just the areas intending to develop in the next 5-10 years. He said it includes geometry of the roadway Dakota County is thinking through and existing wetlands.

Mayor Bartholomew said development is a long way off, this is a future plan. He commented that it sounds like Eagan is a big push offering to run the infrastructure through on their side of the development for commercial. He said there seems to be a lot of unwilling participants, the individual along Yankee Doodle Road is not interested yet. He said this is a plan, it is a what if scenario, if everyone is willing, this would be what they would go to. Mr. Harjes responded they heard through engagement that these parcels were interested in development right away. They learned recently that parcels on the east side, are also interested in development near term. Mayor Bartholomew stated his comment was regarding the parcel to the northwest and properties to the south that are not blocked out yet. He understood there was willingness by some developers north. He said he would be mindful of everyone that does not want to develop at this point. He commented this was a good study.

Community Development Director Rand said for the Council's meeting on October 25th, Staff would put Resolutions for the Council to consider approval of the Small Area Plans. These are planning documents, similar to a Comprehensive Plan that provides guidance. This helps understand where routes for utilities would be and uses on certain parcels. She mentioned if someone owns land in areas and are not interested in development or ready to sell, their impacts should be minimal. She said Mr. Steve Schmidt, who was just before the Council and has property north of Highway 55, was one of the driving forces behind moving forward with more in-depth planning to prepare a landowner such as himself so they were not negatively impacting surrounding property owners and understood what was happening with utilities and access.

City Planner Hunting stated these are guiding plans. This would not change the Comprehensive Plan guiding of any parcels. That is still up to individual landowners to do. This gives a plan and pathway so if there were a couple of industrial developments that would come in for application after October 25th, if Council adopts, that is the guidance that would be used to design their site. Staff would have to work through roadway systems. He said the only changes were with two industrial on each side of future Argenta and the far northwest corner residential. If a developer comes in this would give a chance to go to some type of office flex industrial. The plan to the far east would be to work off the existing Comprehensive Plan with low density and medium density residential. He said this was more of an exercise to see, based on the existing Comp Plan, if taking some of the area out of the northwest area service area to allow it to be served by Eagan with a Joint Powers Agreement, if there was enough development density to help pay for the lift station and trunk sewer and water. Then the plan would be able to pay for itself.

Mayor Bartholomew stated in the event development comes through, this is a good plan. He was concerned about being mindful of unwilling participants and the water concern with Marcott Lakes. He said he wanted to be on the record as saying that those were some of his concerns. Another concern was the County and their alignment of roads and development. This scenario shows how this could be approached.

Councilmember Piekarski Krech commented she has no problem with the north side of Highway 55. The problem with the south side is it is large lot residential, there are a lot of people negatively affected by the things being proposed. They do not choose to be negatively affected. She said that is the problem she sees with proposals for the south side. Mr. Harjes responded they are following current land use guidance. Councilmember Piekarski Krech said they are doing a plan, they are not taking into account, which is what she does, the residents in that area. Mr. Harjes responded that he believed they did take residents into account, they put the best lay of the land they could for potential development in the area around large lot residential. The roadway connection on the north side of a property would make connections work for public safety and other components.

Councilmember Gliva said she visited the property; the property owners understanding was that there was going to be utilities that would take down a full row of trees on his property and infringe on another section. She said that was her concern, they have to be cognizant that there are people that are not there yet on developing. Mr. Harjes responded there is detail design that has to be done on the collector roadway alignment. He said part of the reason they show that geometry is because there is an existing high-tension line for power lines. It shifts the roadway to the east due to the location of the poles. Further to the south there is a lot of undeveloped land on the east side of the current roadway alignment for Alverno. It is a logical location for additional right of way acquisition instead of impacting 10-12 more homeowners on the south side.

Mr. Harjes mentioned another component is the existing infiltration basins that they would need to respond to and not impact heavily with impervious surface. Its water quality treatment helping all of the water flow to be treated before heading to the east. Preservations of basins like this are critical for development in this area.

Mayor Bartholomew asked if the area studies would be taken one at a time for the meeting taking place on October 25th. Community Development Director Rand responded that was correct.

Councilmember Dietrich asked if there would be an approval and a denial in the Council packets for this item. City Administrator Wilson responded if the approval does not pass, fails to get a Motion, or does not get a majority, which would be the denial. Councilmember Dietrich stated sometimes the packet includes both. City Administrator Wilson responded that takes place occasionally, on a very specific application from a developer. This would be for adopting the small plan. If failing to adopt them, they would be rejecting them.

3. Park Development & Financing

a. Review of Park Dedication Ordinance

Community Development Director Heather Rand reviewed the City Code as it pertains to Park Dedication, stating as developers develop plats in the city and subdivide, they are required to make contributions to park space. Sometimes it is land, payments in lieu of, or a combination. Chapter 4 of City Code dictates and provides guidance to Council and Staff as they work with developers to determine the parameters. Chapter 4 includes the statement "the preservation of land for park, playground, and public open space purposes as it relates to the use of development of land for residential, commercial, and industrial purposes is essential to maintaining a helpful and desirable environment". She said when talking about parks, it is not a playground or a ballfield, it can also be public open space. There has been a trend over the last 20 years that much of their open space is trail, open, green, and unprogrammed. She said Chapter 4 continues with park, trail, and recreation dedication, or cash in lieu section that says "City Parks and Recreation Advisory Commission will establish minimum community criteria for meeting the needs of the residents of the city when it comes to parks. In order to meet community needs for parks, 10 acres of park shall be required for each 1,000 residents". She stated this was ideal guidance. Chapter 4 also states it gives opportunities for variances to 1,000 residents and 10 acres of park. She said further in the

Code, it states "standards and guidelines of this Chapter for the dedication of land for park, playground, public open space purposes, or cash contributions in lieu of such dedication must occur when subdividing or developing land within the city." She said it goes on to specify a formula to use when determining:

- What is suitable land for parks
- What the general requirements are to get at that formula for land as it relates to different types of development and zoning, including what payment in lieu of would be or a combination.

The Master Plan for Parks and Development provides guidance for suitability of land. Much of the language is included in the city Comprehensive Plan. Suitability of land factors include:

- Size
- Shape
- Topography
- Geology
- Hydrology
- Tree cover
- Access
- Location

It also requires suitable land must not include a massive number of trees, trash, junk, pollutants, and unwanted structures. This is not deemed acceptable. It makes note that the Parks and Recreation Advisory Commission shall recommend to the city the land and/or contribution as requirements for a proposed subdivision. She said that is a recommendation. Council can take or leave recommendations from Advisory Councils or Commissions. If there is a change in a development or subdivision over time, the Park and Recreation Advisory Commission and the Council can reconsider whatever formula would be determined in development contracts for a subdivision and amend them. There is a provision that talks about additional purchase of land for park dedication and that the city, if feeling that for a certain subdivision and believes it wise to acquire additional parkland, the city may.

Community Development Director Rand said there is a formula for subdivisions where land dedication is required to be complied with. This is for certain types or zoning districts being developed as a subdivision. They are: R-1, R-2, R-3A, R-3B, multifamily. There are different percentages in a plat of land that must be dedicated and/or have fees or payment in lieu fees. For example:

- Residential, single family, and duplexes must have 9% of their land in that plat be dedicated as park, or there must be some kind of payment in lieu of.
- For business properties the formula is 4.5%.
- Higher density housing can be up to 30%.

When it comes to whether land is dedicated, cash, or combination, the Code specifies a cash contribution per residential unit:

- For residential R-1 and R-2 (single family or duplex homes) the fee is $2,850 per unit
- For multi family or higher density housing, depending on type, $4,000/$4,490
- For commercial there is a required cash contribution if there is no parkland. (Payment in lieu of). For the average business district type parcel per acre, it would be $7,000. For industrial it is $5,000.

She said Staff does the calculations for certain plats and has Attorneys review them to make sure they are in compliance. To close, the following was stated:

- A combination of cash and land can be taken.
- The Council has discretion when it comes to acquisition and how to go about making those determinations.
- Requires contributions (payment in lieu of) goes into the Park Acquisition and Development Fund. Not spent for other general purposes or expenses the city may have.

Mayor Bartholomew said it was stated the Statute has criteria. A comment stated ten acres per 1,000. He asked if the current parkland acreage was known in total up to this point. Community Development Director Rand responded she does not have that number at this time but could find it and provide the information.

b. Example of applying Ordinance to a new plat

City Planner Allan Hunting stated there is criteria within Chapter 4 to use.
If using Land Dedication, what land would be counted. State Statute defines that as "buildable land," which is determined by:

- Taking the gross acres of parcel
  - Subtract any right of way needs for arterial roads (county roads, major roads)
  - Minus the boundaries of wetlands
  - Minus land below the high-water line of any DNR public protected waters
  - Minus any bluffs in Shoreland management overlay districts

There are different percentages for different zoning districts.
For residential zoning, the following apply:

- R-1 and R-2 9%
- R-3A and R-3B 18%
- R-3C 30%

Cash Contribution based on per residential units:

- A, E-1, E-2 $2,850
- R-1, R-2 $2,850
- R-3A, R-3B $4,000
- R-3C $4,900

He discussed examples for a few of the upcoming subdivisions. These are preliminary numbers. Both examples have used both cash and land dedication:

- At Home Apartments
  - Total buildable area of the entire site is 33.56 acres
  - Property, based on zoning and number of units/density R-3C zoning
    - Actual Total Land Dedication: 33.56 x 30% = 10.1 acres if taking all in land
    - All Cash contribution: Just Phase 1: 253 units x $4,900 = $1,239,700
  - The proposal has 4 acres in park on the plan. 40% Land Dedication, the balance of 60% would be in cash
    - 253 units x 60% = 152 units (Phase 1, west side of the property)
    - 152 x $4,900 = $744,800 cash plus land

Councilmember Dietrich asked how it was decided if that is an adequate split. City Planner Hunting responded using the Code, total land would be 10 acres, the maximum the city could request without having to pay for more land. The proposal is 4 acres, 40% of what the maximum in the Code would allow. To get to 100% park dedication the balance has to be in cash contribution.

Councilmember Dietrich asked what a 4-acre park looks like for that many residents. City Planner Hunting responded Parks and Recreation would look at that as a part of a later discussion.

Mayor Bartholomew stated there is consideration given as to why they go from 10 acres to 4 acres. He would like to see what that consideration is. City Administrator Wilson responded it is more of an art than a science. It depends on:

- How close other parks in the area might be
- Land topography

She said they do not want 10 acres to have 10 acres, they want to look at what is available.

- What the developer wants and is proposing

The Council has the authority to decide if this is acceptable or not. The developer has the choice to walk away, build/not build. It is a balancing act of what the city wants and what the developer is communicating, what makes their product marketable and financially feasible. This takes place on any given parcel.

Mayor Bartholomew stated the Council wants to make sure they are doing their diligence in knowing what the considerations are. Knowing a reason why it is going from 10 acres to 4 acres. He asked for more information when presenting cash in lieu of to the Council, as a recommendation. How they determine going from land only to land and cash in lieu of, for Council understanding. City Administrator Wilson responded Staff is developing that skill as they go. She said from what she has been told, the city has consistently taken cash. Up until the recent Peltier project, there has not been land dedication for many years.

City Planner Hunting discussed:

- Highlands at Settler's Ridge (preliminary numbers)
  - Buildable area = 28.72 acres
  - Land Dedication based on R-1C Zoning
    - 28.72 x 9% = 2.58 acres land dedication (full land dedication requirement)
    - All cash contribution: 48 units x $2,850 = $136,800
  - Proposed land dedication – 0.66 acres which is 25% of full requirement
  - Balance in cash to provide remaining 75% of park dedication in cash
    - 48 units x 75% = 36 units
    - 36 units x $2,850 = $102,600

He said this was an example of how the Code works from land to cash and sorting out what the recommendations are for land. Staff presents to the Parks Commission for thoughts and recommendations, then it goes before the City Council.

c. Review of Fund 402 Park Development Fund

City Administrator Wilson stated the history in the city has been to take cash, which is deposited into a specific account, Fund 402. That fund can only be used for purchasing neighboring parcels to serve as a park, spending the funds on developing the land.

Finance Director Amy Hove discussed where the fund is at for new parks and where Park Dedication fees go.
Fund 402: Park Acquisition & Development:

- At the end of 2020 they had under $2 million dollars in this fund.
- Progressing through approved projects and reimbursements:
  - Heritage Village Park Phase 3 DEED Grant (Reimbursement Grant) covered cost in 2020 activities. Covering the rest of 2021 expenses on the project.
  - Park Dedication fees so far this year; approximately $1.5 million dollars.
  - Donations for dog park shelters.
  - Interest.
- Expenses:
  - Finished up the dog park shelters using donations from 2019-2021.
  - New signage.
  - Various expenditures relating to clean up of those projects.
  - Heritage Village Park III (Project expenses that occurred this year).
    - Project has been finalized and reimbursed with the DEED Grant.
  - Work began on Vista Pines Park.
    - As of the end of September, spent just over $88,500

- Fund Balance at the end of September; $3.4 million dollars
- Restricted donations are sitting in the fund. Also, in the fund at the end of 2020.
  - $6,400 toward the inclusive playground at Heritage Village Park. (This does not mean the project will proceed. Means donations were accepted at a Council level, set aside, and restricted for a future purpose).
- Adjusted fund balance available to spend; $3.4 million dollars.

- 2021 Pending Activities:
  - Remainder of Vista Pines Park to complete.
    - $88,000 in expenditures spent through the end of September.
    - Overall budget for the project was $811,000.
    - DEED Grant was received: $415,000.
    - Net impact to the fund: $400,000.
    - Balance of that project: $397,743.
    - Just over $300,000 to spend in this fund.
  - Dollars returned to this fund: Prior projects that were Heritage Village Park related:
    - Received approved funding out of the fund. City received Grant dollars after the fact.
    - Returning just under $1.3 million dollars back into the fund to be used toward future new parks.
  - Anticipated Park Dedications Fees:
    - Two checks were received in October. Those have not showed up yet, but equal $320,000.
    - Peltier Reserve at $370,000 in park dedication fees to be used towards new parks in the area. (May not receive all of that in 2021).
  - By the end of 2021: Anticipating about $5.1 million dollars in this fund.

Mayor Bartholomew referenced the dollars coming from local improvement and construction funds 436 and 437, due back to this fund and asked if those were itemized in the consolidated financials. He asked how it was made sure the money taken from that account is reimbursed. Finance Director Hove responded those were carried at year end as available funds in the local Construction Improvement Fund. The transfer will be done to true up those projects and close them out. Mayor Bartholomew asked if at the end of the year they have a due to/due from, from the funds. Finance Director Hove responded no, something formal will be brought forward to move those funds back because they were originally budgeted for and approved by Council to spend on those projects. Those projects did not need those funds. Mayor Bartholomew stated the reason he asked is because they follow the itemized due to/due from very closely.

d. Potential increase to Cash in Lieu of Fee for Park Dedication

Interim Parks and Recreation Director Bob Bierscheid presented the following relating to Park Dedication: Used for a variety of projects.

- Cannot be used for maintenance for parks.
- Must be used on acquiring new land or building new parks.

- Basis for Park Dedication.
  - If a new development comes in, asks those causing the development to pay a fee to develop/provide land, rather than existing taxpayers.
  - Like an assessment.
  - Can be taken in land or cash in lieu of.
  - MN Court approved and reviewed for usage.

Two surveys were done of cities that use Park Dedication and what the fees were from 2019 and 2021. Fees of 25 various cities were shown/discussed, the proposal is based on what the difference would be. Inver Grove Heights was listed towards the bottom as it currently exists for R-1 and R-2 categories. The proposal given would put the city in the middle of the other listed cities.

Mayor Bartholomew said he understands setting the city in the middle, for optics, he thought it was a bit bold. He said he would rather see them in the grouping of $3,500 along with Mounds View, Woodbury, and Little Canada. Eagan is at $3,500; he would rather see the city in line with neighbors or a little less. Interim Parks and Recreation Director Bierscheid responded he had a few more points to share before going in that direction.

Interim Parks and Recreation Director Bierscheid stated in terms of cash versus land, it was mentioned that parkland is needed. He said there used to be a standard from the National Parks and Recreation Association that either ½ or ¾ mile from every home there should be a 10-acre park. That is no longer their standard. He said this city is a great example of why that was changed. For example, cities with topography, freeways, water issues, those do not work, a flat space would. It is encouraged to be able to get to a space with a 10-minute walk so kids can get out and get in nature. He said for the cash in lieu of fee, if too low, developers would rather pay the fee than give up the land. If the fee is higher that would encourage developers to provide the land necessary.
Inflation:

- If the city had done a 3% increase each year since, it would stand at $3,610 for 2022.
- There have been years when land prices have gone up more than 3%.

He recommends moving forward they do not take that long to review, and the fee be looked at every two years. This makes sure it can be increased a little versus the higher amount.
Comparing the following values:

- Neighborhood Park, Open Space, and Trails
- Community Development Rates
- Need for Park Development Revenues

  As a result:
  - In Inver Grove Heights the number of single-family residential development areas, including many without nearby accessible parks, is increasing.
  - The costs of developing park spaces within these developments are increasing.
  - Inver Grove Heights clearly needs additional community development resources.
  - The Park Dedication Ordinance was last revised in 2014.

Recommendation:

- Based on data from other communities the current demand for housing in Inver Grove Heights would not be deterred by an increase.
- Based on these reviews, it is recommended Inver Grove Heights raise the R-1 and R-2 Park Dedication cash fees from $2850 to $3850 per lot.

Councilmember Piekarski Krech asked if this was just for single family. Interim Parks and Recreation Director Bierscheid responded it was based off of R-1 and R-2 in other communities. Councilmember Piekarski Krech asked how that relates to other fees, if it was based off a percentage. Interim Parks and Recreation Director Bierscheid responded he could not find one community where it was exactly the same factor. It partly depends on what the community is based on, how it is developed. He said it is less for commercial and industrial because those come and need to experience parks, but do not live here.

Mayor Bartholomew stated that is why he believed they should be at $3,500 instead of $3,850, especially in R-1 and R-2. Interim Parks and Recreation Director Bierscheid stated the amount is up to the Council, this was a way to get the city in the middle of the comparison list. Mayor Bartholomew stated at this level, he felt optics mean a lot.

Councilmember Gliva asked if there were high developer fees for sewer, water, and other, along with raising this fee. Community Development Director Rand responded Park Dedication fees are the same regardless of where development is in the city. Layered on with other infrastructure fees, it could be said the fees in the northwest area are still higher. The current fee for single family or duplex is $2,850.
Councilmember Murphy commented higher fees in the northwest area were made years ago, those fees carry the consequences through to today. He said it is getting expensive. He was unsure why they segregate the northwest area all of the time.

Interim Parks and Recreation Director Bierscheid said $2,850 for this community is way too low.

Councilmember Piekarski Krech said she was curious about when they got too low. There was a time it was way too high, and people were asking to have the Park Dedication fee waived or reduced. She asked if other cities had recently raised their fees. Interim Parks and Recreation Director Bierscheid responded the city has not done anything. If the city had done as the others have, which is periodically, then it would not have been the case because it has been such a long time since it has been adjusted.

Councilmember Dietrich asked if the Interim Parks and Recreation Director would recommend doing a cost of living. She said she would hate to not revisit this and do it again in a decade. Interim Parks and Recreation Director Bierscheid responded that is why he recommends revisiting every two years. He said some of his parting comments as he gets ready to leave the city would be in the redoing of the Parks and Recreation Master Plan. Councilmember Dietrich commented if it was not in writing it may not happen. Interim Parks and Recreation Director Bierscheid responded that is what he suggests getting in writing.

Community Development Director Rand mentioned some developers have said Park Dedication fees are too high. Mostly it is high density or multifamily developers that would say that. The fee for multifamily per unit is $4,900 compared to single family at $2,850. She said last May, Ehlers did a cost comparison of various types of development fees and found multi family is usually 2-3 times higher than competitive communities. Single family was at the low end. She said the difference about this community compared to Eagan or Fridley who may have lower fees is due to maintaining existing parks. This city is still trying to play catch up and determine how to develop.

City Administrator Wilson asked if this has been taken before the Parks and Recreation Advisory Commission. Interim Parks and Recreation Director Bierscheid responded yes; they recommended the $3,850 fee.

Councilmember Piekarski Krech said her only concern was that there was something between the different levels. She did not realize they could set whatever was wanted.

Interim Parks and Recreation Director Bierscheid mentioned from his experience, regardless of which community, the first statement often heard from the developer is, “it’s way too high.” Parks can sell properties. Residential houses next to park land have a higher value than those further away.

Community Development Director Rand stated this item will be on the Council’s Consent Agenda for next Monday night.

e. Update on NWA Parks

Community Development Director Rand updated the Council on the development of parks in the northwest area. She said Staff updates the Northwest Area Park Development Map that denotes created parks and some in various planning stages. The following update has parks listed by number but has no relation to intended order.
Park #1: Vista Pines Park

- Currently under construction

Park #2: Currently known as the Cole Family Trust Park

- Proposed/Preliminary. In the Trust process with family members
- Have been in discussions with the County and Parks and Recreation City Staff, not only on the Inver Grove Heights side but also on the Eagan side
- This Park would be sizeable
- Timeline and boundaries are unknown at this time

Park #3: Agate Trail

- Corresponds to a proposed park with At Home Apartments
- Plat located just north of South Robert, Highway 3, and 70th Street

Park #4: Un-named. Located in the Peltier Reserve Development

Park #5: Highlands/Settler's Ridge

Parks were broken down as follows:

Vista Pines Neighborhood Park:

- 8 acres under construction
- Acquisition for this was through Fund 402 Park Dedication fees
- Construction is about 50% complete
- The basketball court has some blacktop on it
- Trails will be blacktopped
- Entrance culvert has been installed
- Two different bike skills courses for different age groups. These are largely installed
- Concrete for a playground area has been installed
- Waiting for the playground equipment
- Scheduled for lighting and final grading later this month
- Park is slated for opening around late June
- The DEED Grant, in the amount of $415,000, has helped fund this park

Peltier Reserve: Developer Proposal:

- Located on/near a pipeline and stormwater basin that may hold water
- The developer has dedicated a 1.3-acre park
- HKGi Consultants/Park Planners brought forward a potential concept layout for a park to the Park and Recreation Advisory Commission last week
- Playground area has trees
- Developer creates retaining walls in an area in which the developer pays for
- Trying to save as many trees as possible
- A trail/path would come into the area and be ADA Compliant (Not necessarily the case in some of the other proposed parks)

She said she had been told that over one-third of the trails in the city are not ADA Compliant due to challenging topography.

- A 5,000 square foot minimum playground area
  - Divided into different age groups: 2–5-year-old area, 5–12-year-old area
- Rest of the area would be seeded
- The flattest area of land would be a general play area

To note, this has not yet been planned. The Park and Recreation Advisory Commission, with Staff and public input, would make a recommendation for an actual park layout.

Councilmember Piekarski Krech asked if they were accepting the land in the pipeline easement as a part of his park dedication. Community Development Director Rand responded yes, the City Council per the Development Contract with Peltier Reserve, did accept the land in that area, it is the flattest land in that "L" shaped site.

Councilmember Piekarski Krech stated the land could not have been used anyway. She asked how that fit with taking land for Park Dedication because its unusable. Community Development Director Rand responded she could not answer that question. She said this was not a site the Park and Recreation Staff had identified. In trying to maximize the square footage of the land it was determined and incorporated into the Development Agreement. Councilmember Piekarski Krech said she thought the land would just go along with, they would not own it as park, it was the pipeline easement and would be greenspace. The park would be placed there with extra land that could be used. She said she has a problem if giving him land dedication on land he could not have used anyway.

City Administrator Wilson agreed with Councilmember Piekarski Krech's statement. She believed Staff also agrees. She said in the last few weeks there have been numerous conversations about this. This is the first time in a long time they have taken land dedication. Everyone is doing the best they can without a permanent Parks and Recreation Director. She said in conversations with the City Attorney, this is what it is. It was approved by the Council back in April. Moving forward they would not be accepting outlots or lands encumbered by pipes and counting it as park dedication. She said this was a learning opportunity for all. It will be publicly available space; Parks Staff will maintain. It will be benefit for the neighborhood.

Councilmember Piekarski Krech mentioned when this was previously discussed, they would be giving up two lots where the park is. Council believed that to be a great idea because it abuts greenspace. She never realized the intention. City Administrator Wilson stated that was not what was memorialized in the document. That may have been what many understood but was not what was on paper.

Councilmember Murphy agreed a mistake was made. He asked if there was not some obligation on the developer's part and read City Code and attempted to do the right thing and bring it to Council's attention.

Mayor Bartholomew stated this highlights the issue of needing to have more eyes on this and understanding fully what they are getting for cash in lieu of, what the land is, and the remnant of dollar amounts. He said he understood it has been a long time since land has been taken with a development. He said they realize it is a park only partially paid for by the Applicant in this case. They have a large green space, but lost dedication fee. Community Development Director Rand stated fees will continue to come in as the project continues to be developed. They hope to use those fees on acquisitions in the surrounding area for additional park space that is more suitable.

Community Development Director Rand discussed:
Highlands at Settler's Ridge:

- 48 single family unit proposed development
- Borders west of South Robert in the northwest area
- Stormwater basin located nearby
    - They try to locate parks near stormwater basins because those are not filled with water, they have trees, and challenging topography
    - They try to connect everything with trails
    - This connects to Peltier Reserve Park
- 2 single family lots. Being expanded and making them larger with hopes of shifting the stormwater basin more to the west
- Over .5 acres
- Playground area for 5–12-year-old and 2–5-year-old equipment
- Over 5,000 square feet
- Grading in the area is needed

- Retaining walls constructed by the developer. Included in the Development Agreement (Development Agreements or Contracts happen when the Council approves the Final Plat)
- Open play area
- Intend to have a trail (not ADA based on grades)
  - Would either be natural surface or blacktopped. Unknown at this time
- Public input is still needed and intended for all parks

Councilmember Piekarski Krech asked if this was the trail the developer said they would put in or connect. Community Development Director Rand responded there was a bump out of land proposed earlier. In that discussion a trail that dips into a housing development south was something they would have installed. She said at this point they are focused on the two lots.

Councilmember Piekarski Krech asked if they were looking at the land that is already in the ponding easement. Community Development Director Rand responded that would not be in an outlot. If this is the dedicated park, the intention is that it would not be stormwater basin land, but a carve out and dedicated. Councilmember Piekarski Krech responded normally it would be, we are paying for land again that they were not going to be able to use to begin with. Community Development Director Rand responded they did not know exactly what the outlot and stormwater basin configuration and grading would be. They are going off of planning and input from the City Engineer that it can be shifted over and more fully utilized for parkland. She said she was unable to answer the question about if the developer had the opportunity to use it or not, they were not intending to. Staff knew there would be movement on the plan but did not have specifics at Preliminary Plat.
Interim Public Works Director Klay Eckles stated if the developer were to use and pay for the retaining walls to create a flat space that becomes more parklike and useable. In another city they would accept that as park contribution. If improved to make it a usable space.

Councilmember Piekarski Krech asked if they would be giving them credit for building the retaining wall and if they were doing it on their dime. City Administrator Wilson responded retaining walls that are necessary to make the parkland useable are on the developer's dime and do not count towards the park dedication or reduce park dedication.

Councilmember Murphy asked if the amount of the required land dedication was known. City Planner Allan Hunting responded based on buildable area and zoning, if it were full land dedication it would be 2.58 acres.

Mayor Bartholomew asked the City Planner if he could send his presentation to the entire Council. City Planner Hunting responded yes.

Community Development Director Rand discussed:
Agate Trail – At Home Apartments:

- Public greenway space
- Trail goes through the greenway space and connects with other trails in the northwest area
- 4.2 acres
- The park was identified by the family members that own the land and was what they felt was an optimal place to build a park.
- Never billed as a 4.2-acre flat space, but as one-third of the area on the northwest side for a public improvement type park area, the remainder being left open for natural uses, trails, open play
- HKGi illustrated what a park in this location would look like and identified:
  - A considerable amount of earth would have to be removed in the area meaning the loss of some trees. Some trees will have to be replanted back.

- Highest bluff
- 5,000 square foot playground area for children of various ages
- Open space area
- Was suggested as the topography changes in an area, could have a sliding hill
- Mountain bike/single track natural surface trails
- Adventure play
- Trail connection to the south

She stated these are concepts. Some are unknown, such as Agate Trail, At Home Apartments and Highlands at Settler's Ridge. Final grading is unknown. She said three Park and Recreation Commissioner's have walked the Agate Trail site location as well as former Parks and Recreation Director Carlson, and Interim Parks and Recreation Directors Oyanagi, and Bierscheid. If grading and trying to make things flat, trees will be lost. She said the Park and Recreation Advisory Commission meeting last Wednesday recommend the city take a combination of payment in lieu of and the parks as illustrated. The hope is that the additional fees can be used with the remaining fund balance to make acquisitions for additional land in the area that has less of a challenge with grades and more suitable for a one-acre ballpark.
Mayor Bartholomew stated there were a number of trails and asked if the developer would be responsible for those. Interim Parks and Recreation Director Bierscheid responded there is not a precise standard or requirement. Very often the developer provides the land, but not necessarily the construction. In some cases, they will.

Mayor Bartholomew said in this case, if the slope is this way, they could make a case for it to be usable the developer should install. He said it was an extensive trail. Councilmember Piekarski Krech responded she thought there could be pushback from the developer on that. She did not believe the developer wanted to put it in, but the park was already slated to be there.

Mayor Bartholomew said it may not be a full 4.2 if considering the slope on the east side. Interim Park and Recreation Director Bierscheid responded the opportunity this park presents is very creative development. It is not a flat parcel, but an outdoor recreation experience. They could get a lot from this parcel. He said almost every community is going to the outdoor adventure area aspect rather than flat. This gives kids the opportunity to be out in nature.

Councilmember Murphy asked if he had been to the land. Interim Parks and Recreation Director Bierscheid responded yes. Councilmember Murphy asked if a parent could take a child to this land and teach them to play catch. He asked if this would be a park for kids or if there was a lot of work to do. Interim Parks and Recreation Director Bierscheid responded there was a lot of work to do on the land. A child can have that experience and other experiences.

Councilmember Murphy asked if this could be done without bankrupting the city to fix it. Interim Parks and Recreation Director Bierscheid responded part of the final negotiation is how much grading takes place. In this case, if there is a need for retaining walls, that should be the developer's responsibility.

Mayor Bartholomew asked how big the play area was. Interim Parks and Recreation Director Bierscheid responded this was all concept, there is no idea yet.

Mayor Bartholomew agreed with Councilmember Murphy's point that there should be an area where football or soccer can be played. Interim Parks and Recreation Director Bierscheid responded they should be able to go out and play wiffleball and frisbee and have an actual designated play space.

Mayor Bartholomew thanked Staff and the Consultants for getting all of the presentations pulled together.

Councilmember Murphy asked if the Council would receive the presentations. City Administrator Wilson responded she would make sure Council receives them.

B. ADJOURN:

Motion by Gliva, second by Bartholomew, to adjourn the Special Session at 9:46 p.m.

Minutes prepared by Recording Clerk Sheri Yourczek

CITY OF INVER GROVE HEIGHTS

AGENDA ITEM ____**4B**______

TITLE: Disbursements

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	November 22, 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 November 3, 2021 to November 16, 2021.

SUMMARY:

Shown below is a listing of the disbursements for the various funds for the period ending

November 16, 2021. The detail of these disbursements is attached to this memo.

General & Special Revenue	$534,498.14
Debt Service & Capital Projects	148,484.58
Enterprise & Internal Service	75,197.42
Escrows	28,074.99
Grand Total for All Funds	$786,255.13

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 November 3, 2021 to November 16, 2021 and the listing of disbursements requested for approval.

DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 2021-294

RESOLUTION APPROVING DISBURSEMENTS FOR THE PERIOD ENDING November 16, 2021

WHEREAS, a list of disbursements for the period ending November 16, 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	$534,498.14
Debt Service & Capital Projects	148,484.58
Enterprise & Internal Service	75,197.42
Escrows	28,074.99
Grand Total for All Funds	$786,255.13

Adopted by the City Council of Inver Grove Heights this 22nd day of November, 2021.

____
Thomas Bartholomew, Mayor

ATTEST:

____
Rebecca Kiernan, City Clerk

Expense Approval Report

City of Inver Grove Heights

By Fund

Payment Dates 11/3/2021 - 11/16/2021

Vendor Name	Payable Number	Post Date	Description (Payable)	Account Number	Amount
ADVANCED GRAPHIX, INC.	207829	10/27/2021	Advanced Graphix	101.42.4000.421.80700	181.40
AFSCME COUNCIL 5	INV0124719	11/05/2021	UNION DUES (AFSCME FULL SHARE)	101.203.2031000	945.36
AFSCME COUNCIL 5	INV0124720	11/05/2021	UNION DUES (AFSCME FULL SHARE-PT)	101.203.2031000	78.80
ALADTEC, INC.	2021-3329	10/20/2021	subscription to Aladtec services	101.42.4200.423.30700	3,983.00
ASPEN MILLS	282820	10/25/2021	Reserve- Bruns	101.42.4000.421.60045	358.05
ASPEN MILLS	283181	11/04/2021	Aspen Mills- Reserve Barth	101.42.4000.421.60045	243.05
ASPEN MILLS	256317	11/12/2021	Aspen Mills- Reserve Undershirts	101.42.4000.421.60045	507.88
ASPEN MILLS	259642	11/12/2021	Aspen Mills- Mattson	101.42.4000.421.60045	320.00
ASPEN MILLS	269800	11/12/2021	Aspen Mills - Eid	101.42.4000.421.60045	240.87
ASPEN MILLS	276436	11/12/2021	Aspen Mills- Kuzel	101.42.4000.421.60045	462.68
ASPEN MILLS	279215	11/12/2021	Aspen Mills- Steinberg	101.42.4000.421.60045	12.00
ASPEN MILLS	279236	11/12/2021	Aspen Mills- Haugland	101.42.4000.421.60045	234.85
BAKER TILLY US, LLP	BT1906780	11/12/2021	P&R Dir search svcs	101.44.6000.451.30700	2,925.00
BOLTON & MENK, INC.	0276714	11/04/2021	AutoCAD Template	101.43.5100.442.60042	1,182.50
CENTRAL TURF & IRRIGATION SUPPLY	50244488-00	10/27/2021	misc part	101.44.6000.451.60065	20.65
CENTURY LINK	10/19/2021	10/19/2021	phone bill from CenturyLink	101.42.4200.423.50020	139.57
CONTINUUM CONSTRUCTION	11/3/2021	11/12/2021	Sales tax refund	101.207.2070300	116.22
DAJ ENTERPRISES LLC (ECO WORKS)	8176	10/27/2021	winter uniforms	101.44.6000.451.60045	1,285.70
DAKOTA COMMUNICATIONS CENTER	IG2021-11	11/04/2021	monthly fee from DCC	101.42.4000.421.70502	60,289.20
DAKOTA COMMUNICATIONS CENTER	IG2021-11	11/04/2021	monthly fee from DCC	101.42.4200.423.70502	4,340.80
DAKOTA CTY FINANCIAL SVCS	00042299	11/04/2021	3rd Quarter Utilities	101.43.5400.445.40020	912.84
DAKOTA CTY FINANCIAL SVCS	42319	11/04/2021	Sept 2021 radios	101.42.4000.421.70501	1,796.41
DAKOTA CTY FINANCIAL SVCS	42319	11/04/2021	Sept 2021 radios	101.42.4200.423.30700	1,726.42
DAKOTA CTY FINANCIAL SVCS	42319	11/04/2021	Sept 2021 radios	101.43.5200.443.30700	46.66
DOUGHERTY, MOLENDA, SOLFEST, HILLS & BAUE	201497	11/04/2021	Conflict prosecution -Lynch	101.41.1100.413.30700	63.00
EFTPS	INV0124745	11/05/2021	FEDERAL WITHHOLDING	101.203.2030200	60,299.38
EFTPS	INV0124747	11/05/2021	MEDICARE WITHHOLDING	101.203.2030500	16,805.16
EFTPS	INV0124748	11/05/2021	SOCIAL SECURITY WITHHOLDING	101.203.2030400	47,269.86
ESS BROTHERS & SONS INC	BB10246	10/26/2021	catch basin casting	101.43.5200.443.60016	2,481.00
EYEMED	165016454	10/31/2021	Premium 10.2021 Retro	101.203.2032700	223.17
EYEMED	165016454	10/31/2021	Premium 10.2021 Retro	101.203.2032700	13.66
EYEMED	165016459	10/31/2021	Premium 11.2021 COBRA	101.203.2032710	8.83
FIRST IMPRESSION GROUP, THE	118857	11/04/2021	First Impressions- Business Cards- Generic	101.42.4000.421.50030	60.00
FRIENDS OF THE MISSISSIPPI RIVER	FMR21-IGH-RHP	11/12/2021	demo garden event	101.44.6000.451.30700	480.00
FRIENDS OF THE MISSISSIPPI RIVER	FMR21-IGH-RHP	11/12/2021	demo garden event	101.44.6000.451.70501	300.00
GENESIS EMPLOYEE BENEFITS ACH ONLY	INV0124727	11/05/2021	HSA ELECTION-FAMILY	101.203.2032500	3,109.13
GENESIS EMPLOYEE BENEFITS ACH ONLY	INV0124728	11/05/2021	HSA ELECTION-SINGLE	101.203.2032500	5,156.17
GOPHER LAWN AND SNOW SERVICES, LLC.	2213	11/12/2021	lawn cuts for code compliance	101.45.3000.419.30700	85.00
GOPHER LAWN AND SNOW SERVICES, LLC.	2226	11/04/2021	cemetery mowing Oct 2021	101.44.6000.451.30700	375.00
GOPHER LAWN AND SNOW SERVICES, LLC.	2227	11/04/2021	ditch mowing Oct 2021	101.44.6000.451.30700	390.00
GRAINGER	9098135636	10/25/2021	Sign supplies	101.43.5200.443.60016	217.75
HANCE UTILITY SERVICES INC	30041	11/12/2021	NV to put in signs	101.44.6000.451.30700	191.60
HEALTHEAST MEDICAL TRANSPORTATION	10/12/2021	10/12/2021	Healtheast- 21-54464	101.42.4000.421.30700	88.40
ICMA RETIREMENT TRUST - 457	INV0124717	11/05/2021	457 - ROTH AGE 50+	101.203.2031400	325.00
ICMA RETIREMENT TRUST - 457	INV0124718	11/05/2021	457 - ROTH AGE 50+	101.203.2031400	225.00
ICMA RETIREMENT TRUST - 457	INV0124729	11/05/2021	ICMA-AGE <49	101.203.2031400	7,335.00
ICMA RETIREMENT TRUST - 457	INV0124730	11/05/2021	ICMA-AGE <49 %	101.203.2031400	7,321.83
ICMA RETIREMENT TRUST - 457	INV0124731	11/05/2021	ICMA-AGE 50+	101.203.2031400	6,705.29
ICMA RETIREMENT TRUST - 457	INV0124732	11/05/2021	ICMA-AGE 50+ %	101.203.2031400	1,511.29
ICMA RETIREMENT TRUST - 457	INV0124741	11/05/2021	ROTH IRA (AGE 49 & UNDER)	101.203.2032400	3,017.29
ICMA RETIREMENT TRUST - 457	INV0124742	11/05/2021	ROTH IRA (AGE 50 & OVER)	101.203.2032400	819.23
ICMA RETIREMENT TRUST - 457	INV0124743	11/05/2021	ROTH-AGE <49 %	101.203.2032400	226.47
INNOVATIVE OFFICE SOLUTIONS	SUM-064132	11/12/2021	Innovative October 2021 charges	101.41.1100.413.60065	29.52
INNOVATIVE OFFICE SOLUTIONS	SUM-064132	11/12/2021	Innovative October 2021 charges	101.43.5100.442.60040	37.36
INNOVATIVE OFFICE SOLUTIONS	SUM-064132	11/12/2021	Innovative October 2021 charges	101.45.3200.419.60010	13.88
INNOVATIVE OFFICE SOLUTIONS	SUM-063593	11/12/2021	Innovative September 2021 expenses	101.41.2000.415.60070	52.36
INNOVATIVE OFFICE SOLUTIONS	SUM-063593	11/12/2021	Innovative September 2021 expenses	101.42.4200.423.60010	788.20
LANGUAGE LINE SERVICES	10309379	11/04/2021	Language Line interpretations	101.42.4000.421.30700	246.77
LELS	INV0124734	11/05/2021	UNION DUES (LELS)	101.203.2031000	2,030.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Canvas at Inve	11/09/2021	9/30/2021 Canvas at Inver Grove Heights	101.45.3200.419.30420	790.57
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Centre City Ho	11/09/2021	9/30/2021 Centre City Housing Corp.	101.45.3200.419.30420	55.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Council Meetin	11/09/2021	9/30/2021 Council Meetings	101.41.1000.413.30401	120.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Discount Stora	11/09/2021	9/30/2021 Discount Storage	101.43.5100.442.30420	289.50
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Mauer Remnar	11/09/2021	9/30/2021 Mauer Remnant Acquistion	101.45.3200.419.30420	110.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Pine Bend Esta	11/09/2021	9/30/2021 Pine Bend Estates	101.45.3200.419.30420	688.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Rechtzigel Lan	11/09/2021	9/30/2021 Rechtzigel Land Exchange	101.45.3000.419.30420	22.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Ridgeview Plat	11/09/2021	9/30/2021 Ridgeview Plat - Kurt McClung	101.45.3200.419.30420	432.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 SKB Landill Ex	11/09/2021	9/30/2021 SKB Landill Expansion 2021	101.45.3200.419.30420	252.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Steely Jay Will	11/09/2021	9/30/2021 Steely Jay Williams Forfeiture	101.42.4000.421.30420	8.00
LEVANDER, GILLEN & MILLER P.A.	81000.01 9/30/2021 Mayor/CC	11/09/2021	9/30/2021 Mayor/CC	101.41.1000.413.30420	15,633.80
LEVANDER, GILLEN & MILLER P.A.	81000.06 9/30/2021 Planning	11/09/2021	9/30/2021 Planning	101.45.3200.419.30420	192.00
LEVANDER, GILLEN & MILLER P.A.	81000.07 9/30/2021 Police	11/09/2021	9/30/2021 Police	101.42.4000.421.30420	12.00
LEVANDER, GILLEN & MILLER P.A.	81000.09 9/30/2021 Public Work	11/09/2021	9/30/2021 Public Works	101.43.5000.441.30420	24.00
LEVANDER, GILLEN & MILLER P.A.	81000.11 9/30/2021 Park	11/09/2021	9/30/2021 Park	101.44.6000.451.30420	40.00
LEVANDER, GILLEN & MILLER P.A.	81000.14 9/30/2021 Pine Bend E	11/09/2021	9/30/2021 Pine Bend Elementary School	101.43.5100.442.30420	44.00
LEVANDER, GILLEN & MILLER P.A.	9/30/2021 92000E	11/09/2021	9/30/2021 92000E	101.42.4000.421.30410	19,267.26

Vendor Name	Payable Number	Post Date	Description (Payable)	Account Number	Amount
LOCAL GOVERNMENT INFORMATION SYSTEM (LO	51173	11/12/2021	Adobe License	101.47.1400.413.40035	9,835.85
LOCAL GOVERNMENT INFORMATION SYSTEM (LO	51202	11/12/2021	IT Services	101.47.1400.413.40035	531.25
LOCAL GOVERNMENT INFORMATION SYSTEM (LO	51120	11/12/2021	Logis- Police MCD & Axon	101.42.4000.421.70501	2,194.00
LOCAL GOVERNMENT INFORMATION SYSTEM (LO	51140	11/12/2021	Internet services	101.47.1400.413.40035	1,918.00
MACQUEEN EMERGENCY GROUP	P05879	10/19/2021	freight charge for repaired SCBA unit	101.42.4200.423.40042	13.56
MINNEAPOLIS OXYGEN CO.	00082157	11/04/2021	oxygen cylinder rental	101.42.4200.423.30700	171.78
MINNEAPOLIS OXYGEN CO.	00082158	11/04/2021	oxygen cylinder rental	101.42.4200.423.30700	122.70
MINNESOTA DEPARTMENT OF HUMAN SERVICES	INV0124722	11/05/2021	CASE #001490481201	101.203.2032100	316.30
MINNESOTA DEPARTMENT OF HUMAN SERVICES	INV0124723	11/05/2021	CASE #001563363401	101.203.2032100	377.48
MINNESOTA DEPARTMENT OF HUMAN SERVICES	INV0124724	11/05/2021	CASE #001567848502	101.203.2032100	60.45
MINNESOTA DEPARTMENT OF HUMAN SERVICES	INV0124725	11/05/2021	CASE #001521862201	101.203.2032100	186.89
MN DEPT OF LABOR & INDUSTRY	10/29/2021	11/12/2021	September 2021 Surcharge	101.207.2070100	3,461.09
MN DEPT OF LABOR & INDUSTRY	10/29/2021 CR	11/12/2021	September 2021 Surcharge	101.41.0000.3414000	(25.00)
MN DEPT OF LABOR & INDUSTRY	11/8/2021	11/12/2021	November 2021 Surcharge	101.207.2070100	8,510.26
MN DEPT OF LABOR & INDUSTRY	11/8/2021 CR	11/12/2021	November 2021 Surcharge	101.41.0000.3414000	(25.00)
MN DEPT OF REVENUE (PAYROLL)	INV0124746	11/05/2021	STATE WITHHOLDING	101.203.2030300	25,486.73
MN GLOVE & SAFETY, INC.	331254	10/28/2021	Supplies for Technicians	101.43.5100.442.60045	1,242.07
MN GLOVE & SAFETY, INC.	331412	11/12/2021	uniform	101.44.6000.451.60045	119.99
MN NCPERS LIFE INSURANCE	542000112021	11/12/2021	November 2021 Premium	101.203.2031600	272.00
NATURE CALLS, INC.	27316	10/31/2021	October 2021 Parks restrooms	101.44.6000.451.40065	2,208.00
NATURE CALLS, INC.	27315	11/04/2021	September 2021 Parks restrooms	101.44.6000.451.40065	2,592.00
OCCUPATIONAL HEALTH CENTERS OF MINNESOT	103461969	10/26/2021	Pre-employment physical and drug screen	101.41.1100.413.30500	141.00
OXYGEN SERVICE COMPANY, INC	0003507735	11/12/2021	Oxygen services	101.42.4000.421.60065	60.82
PERA	INV0124735	11/05/2021	PERA COORDINATED PLAN	101.203.2030600	46,641.44
PERA	INV0124736	11/05/2021	EMPLOYER SHARE (EXTRA PERA)	101.203.2030600	3,587.79
PERA	INV0124737	11/05/2021	PERA DEFINED PLAN	101.203.2030600	21.92
PERA	INV0124738	11/05/2021	EMPLOYER SHARE (PERA DEFINED PLAN)	101.203.2030600	21.92
PERA	INV0124739	11/05/2021	PERA POLICE & FIRE PLAN	101.203.2030600	23,203.94
PERA	INV0124740	11/05/2021	EMPLOYER SHARE (POLICE & FIRE PLAN)	101.203.2030600	34,805.85
PETTY CASH - POLICE	8/10/2021	11/04/2021	Petty Cash	101.42.4000.421.50075	5.99
PETTY CASH - WF PURCHASE CARD FEES	11/12/2021	11/12/2021	WF Fees- October 2021	101.41.2000.415.70440	208.94
PUBLIC SAFETY EQUIPMENT, LLC.	8401	11/12/2021	Tactical Solutions	101.42.4000.421.60065	542.00
RAMY TURF PRODUCTS	OP-82725-06	11/12/2021	winter ground cover	101.44.6000.451.60065	61.70
REPUBLIC SERVICES, INC.	9/29/2021	11/12/2021	document shredding	101.41.1100.413.30700	392.00
ROLLOFF, DANE	08/30/2021	11/04/2021	EMT class reimbursement	101.42.4200.423.50080	1,021.50
SAINT PAUL, CITY OF	IN46471	11/04/2021	City of Saint Paul PDI training	101.42.4000.421.50080	300.00
SOUTH METRO SWAT	10/27/2021	10/27/2021	South Metro Swat	101.42.4000.421.50080	438.93
ST. ONGE, NEAL	10/10/2021	10/10/2021	supplies for open house	101.42.4200.423.60065	35.13
STARS & STRIPES LAWN & LANDSCAPE INC	10/27/2021	10/27/2021	Seidls Lake work	101.44.6000.451.30700	1,350.00
TEXAS STATE DISBURSEMENT UNIT	INV0124721	11/05/2021	CASE #0012022247	101.203.2032100	230.77
TOTAL CONSTRUCTION & EQUIP.	31383	10/13/2021	cord reel repair at Station 2	101.42.4200.423.40040	136.09
TRUGREEN	150199532	11/12/2021	pesticides	101.44.6000.451.60035	364.00
UNIFIRST CORPORATION	900653494	10/11/2021	Uniforms	101.43.5200.443.60045	30.71
UNIFIRST CORPORATION	900653494	10/11/2021	Uniforms	101.44.6000.451.60045	14.24
UNIFIRST CORPORATION	900656251	10/25/2021	Uniforms	101.43.5200.443.60045	30.71
UNIFIRST CORPORATION	900656251	10/25/2021	Uniforms	101.44.6000.451.60045	14.24
UNIFIRST CORPORATION	900643824	11/04/2021	Uniforms	101.43.5200.443.60045	30.71
UNIFIRST CORPORATION	900643824	11/04/2021	Uniforms	101.44.6000.451.60045	14.24
VERIFIED CREDENTIALS, INC.	324084	10/31/2021	Pre-employment background check	101.41.1100.413.30500	288.00
WSB & ASSOCIATES, INC.	R-017699-000-8	11/04/2021	Interim Public Works Director	101.43.5000.441.30700	8,531.50
Fund: 101 - GENERAL FUND					**470,728.12**
INVER GROVE HEIGHTS HOCKEY ASSOC	3580	11/12/2021	CVB	201.44.1600.465.50025	500.00
LIME VALLEY ADVERTISING, INC.	21076.09	11/12/2021	CVB web updates	201.44.1600.465.50025	100.00
LIME VALLEY ADVERTISING, INC.	21544	11/12/2021	advertising	201.44.1600.465.50025	1,250.00
RIVER HEIGHTS CHAMBER OF COMMERCE	11027	11/12/2021	Chamber service contract	201.44.1600.465.30700	6,127.16
Fund: 201 - C.V.B. FUND					**7,977.16**
BAKER TILLY US, LLP	BT1906780	11/12/2021	P&R Dir search svcs	204.44.6100.452.30700	2,925.00
GET MESSY LLC	12019000	10/27/2021	Ghostly Gathering svcs	204.44.6100.452.30700	250.00
JESSICA SHORT	10/25/2021	10/25/2021	fall dance classes	204.44.6100.452.30700	288.00
MAYER ARTS INC	3358	10/25/2021	fall camps	204.44.6100.452.30700	1,144.00
MINNEAPOLIS FINANCE DEPT	135	11/04/2021	employee training	204.44.6100.452.60018	200.00
SOCCER SHOTS	11/3/2021	11/12/2021	fall preK classes	204.44.6100.452.30700	4,284.00
USTA NORTHERN	24295	11/12/2021	Adult tennis lessons	204.44.6100.452.30700	741.00
Fund: 204 - RECREATION FUND					**9,832.00**
AEP ONSITE PARTNERS, LLC	419-21321774	11/12/2021	July 2021 Solar Panels	205.44.6200.453.40020	5,960.39
AEP ONSITE PARTNERS, LLC	419-21321774	11/12/2021	July 2021 Solar Panels	205.44.6200.453.40020	6,019.73
AEP ONSITE PARTNERS, LLC	419-21337683	11/12/2021	Oct 2021 solar panels	205.44.6200.453.40020	3,105.58
AEP ONSITE PARTNERS, LLC	419-21337683	11/12/2021	Oct 2021 solar panels	205.44.6200.453.40020	3,200.89
ARCHETYPE SIGNMAKERS	101866	11/04/2021	new or replacement signage	205.44.6200.453.40040	3,243.00
ARCHETYPE SIGNMAKERS	101866	11/04/2021	new or replacement signage	205.44.6200.453.40040	1,521.00
BAKER TILLY US, LLP	BT1906780	11/12/2021	P&R Dir search svcs	205.44.6200.453.30700	2,925.00
GARTNER REFRIGERATION & MFG, INC	10796034	10/26/2021	svc to restart west rink	205.44.6200.453.40040	453.00
HILLYARD INC	604526310	11/12/2021	cleaning supplies	205.44.6200.453.60011	41.18
HILLYARD INC	604526310	11/12/2021	cleaning supplies	205.44.6200.453.60011	41.18
HILLYARD INC	604529762	11/12/2021	cleaning supplies	205.44.6200.453.60011	726.56
HILLYARD INC	604529762	11/12/2021	cleaning supplies	205.44.6200.453.60011	726.56
HUEBSCH SERVICES	20110931	11/12/2021	lobby mats	205.44.6200.453.40040	72.17
HUEBSCH SERVICES	20110931	11/12/2021	lobby mats	205.44.6200.453.40040	288.72
INNOVATIVE OFFICE SOLUTIONS	SUM-064132	11/12/2021	Innovative October 2021 charges	205.44.6200.453.60040	44.05
INNOVATIVE OFFICE SOLUTIONS	SUM-063593	11/12/2021	Innovative September 2021 expenses	205.44.6200.453.60065	41.57
INNOVATIVE OFFICE SOLUTIONS	SUM-063593	11/12/2021	Innovative September 2021 expenses	205.44.6200.453.60065	26.18
MEDICINE LAKE TOURS	10/30/2021	11/12/2021	Murder Mystery Lunch	205.44.6200.453.50090	1,080.00
MEDICINE LAKE TOURS	10/8/2021	11/04/2021	Bench in the Sun trip	205.44.6200.453.50090	639.00
MTD COMMUNICATIONS, INC.	10080	11/04/2021	VMCC print ad	205.44.6200.453.50025	399.00

Vendor Name	Payable Number	Post Date	Description (Payable)	Account Number	Amount
NASSEFF PLUMBING & HEATING, INC.	35796	11/12/2021	condenser #2 replacement	205.44.6200.453.80200	12,027.00
PETTY CASH - VMCC	44504	11/12/2021	petty cash for change/ticket selling	205.100.1010400	1,500.00
SHERWIN-WILLIAMS CO.	2579-8	10/25/2021	paint & supplies	205.44.6200.453.60016	304.98
TAHO SPORTSWEAR	21TS4059	11/12/2021	Walktober tees	205.44.6200.453.60045	230.80
TWIN SOURCE SUPPLY	00493620	10/28/2021	sprayer for rinks	205.44.6200.453.60040	1,343.32
Fund: 205 - COMMUNITY CENTER					**45,960.86**
PARAMETERS LTD	57652	10/27/2021	storage fee for Station 2 items	434.42.4200.423.30700	66.67
Fund: 434 - 2014 IMPROVEMENT FUND					**66.67**
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 #1613 - Impr P	11/09/2021	9/30/2021 #1613 - Impr Project (Cahill Trunk D	436.73.5900.736.30420	5,271.19
Fund: 436 - 2016 IMPROVEMENT FUND					**5,271.19**
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Kundla Site Ac	11/09/2021	9/30/2021 Kundla Site Acquistion (8296 Babcc	437.73.5900.737.30420	1,347.44
Fund: 437 - 2017 IMPROVEMENT FUND					**1,347.44**
LEVANDER, GILLEN & MILLER P.A.	81000.14 9/30/2021 Schaaf Inve	11/09/2021	9/30/2021 Schaaf Inverse Condemnation Clair	439.73.5900.739.30420	1,723.00
Fund: 439 - 2019 IMPROVEMENT FUND					**1,723.00**
BARR ENGINEERING COMPANY	23191446.00-15	10/28/2021	Old village drainage study	440.74.5900.740.30300	638.50
BARR ENGINEERING COMPANY	23191446.00-15	10/28/2021	Old village drainage study	440.74.5900.740.30300	638.50
BOLTON & MENK, INC.	0276713	11/04/2021	Atwater Path	440.74.5900.740.30300	165.00
FAITH APPELQUIST	2806	11/12/2021	Tree Risk Report	440.74.5900.740.30700	300.00
GOODPOINTE TECHNOLOGY, INC.	4211	11/04/2021	Goodpointe 2021 Parking Lot Condition	440.74.5900.740.30340	3,850.00
KIMLEY-HORN & ASSOCIATES, INC.	19675213	11/04/2021	Carleda Way	440.74.5900.740.30300	37,332.06
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 #1609F-Carled	11/09/2021	9/30/2021 #1609F-Carleda Way Reconstructic	440.74.5900.740.30420	40.50
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 #1609G- 62nd	11/09/2021	9/30/2021 #1609G- 62nd St & Bacon Ave	440.74.5900.740.30420	456.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 #1909D - 64th	11/09/2021	9/30/2021 #1909D - 64th Street	440.74.5900.740.30420	153.00
SHORT ELLIOTT HENDRICKSON, INC.	414023	10/14/2021	Bryant Lane Area	440.74.5900.740.30300	56,010.40
VALLEY PAVING	10/28/2021	10/28/2021	Pay Voucher 6 Project 2019-09D	440.74.5900.740.80300	8,878.83
Fund: 440 - PAVEMENT MANAGEMENT PROJ					**108,462.79**
BARR ENGINEERING COMPANY	23190328.20-21	10/28/2021	Pine Bend Estates	441.74.5900.741.30300	2,688.50
KIMLEY-HORN & ASSOCIATES, INC.	19884048	11/12/2021	MS4 Program	441.74.5900.741.30300	675.76
Fund: 441 - STORM WATER MANAGEMENT					**3,364.26**
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 #1503-65th St	11/09/2021	9/30/2021 #1503-65th St B/W Hwy 3 & Argent	446.74.5900.746.30420	179.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 #1724 - 65th &	11/09/2021	9/30/2021 #1724 - 65th & Hwy 3 Impr Project	446.74.5900.746.30420	62.50
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 #1803 - NWA \	11/09/2021	9/30/2021 #1803 - NWA Watermain 65th St	446.74.5900.746.30420	591.50
Fund: 446 - NW AREA					**833.00**
BARR ENGINEERING COMPANY	23190328.21-9	10/28/2021	Babcock Crossing	448.74.5900.748.30300	1,358.00
KIMLEY-HORN & ASSOCIATES, INC.	19884035	11/12/2021	Argenta Trail Drainage	448.74.5900.748.30300	7,356.91
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 #2012 Impr Prc	11/09/2021	9/30/2021 #2012 Impr Proj (Argenta Tr Draina	448.74.5900.748.30420	121.50
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Lund Easemen	11/09/2021	9/30/2021 Lund Easement Acquistion	448.74.5900.748.30420	3,705.00
Fund: 448 - NWA - STORM WATER					**12,541.41**
BARR ENGINEERING COMPANY	23190218.00-300	11/12/2021	landfill permitting assistance	451.75.5900.751.30700	3,055.00
WEST ST. PAUL, CITY OF	2021-00000129	11/04/2021	2021 3rd QTR Volunteer expenses	451.75.5900.751.10100	9,820.82
Fund: 451 - HOST COMMUNITY FUND					**12,875.82**
BARR ENGINEERING COMPANY	23191452.00-11	10/28/2021	T-8 Pond Outlet	470.77.5900.770.30300	139.00
Fund: 470 - 2020 IMPROVEMENT FUND					**139.00**
BOLTON & MENK, INC.	0276710	11/04/2021	117th Watermain Extension	471.71.5900.771.30300	1,860.00
Fund: 471 - 2021 IMPROVEMENT FUND					**1,860.00**
BAUER SERVICES OF WELCH LLC	10122021-2126	11/12/2021	curbbox repair	501.50.7100.512.40046	2,250.00
BUDGET SANDBLASTING & PAINTING INC	102821	10/28/2021	Hydrant Painting	501.50.7100.512.40043	12,880.00
CONTINUUM CONSTRUCTION	11/3/2021	11/12/2021	Sales tax refund	501.50.0000.3814000	1,631.25
CSS	10259	11/04/2021	Locating paint	501.50.7100.512.60016	628.80
GIP III ZEPHYR ACQUISITION PARTNERS, L.P.	INVRGRV-22110	10/19/2021	Solar Gardens Aug 2021	501.50.7100.512.40020	8,610.49
GOPHER STATE ONE-CALL	1100484	11/12/2021	Gopher one tickets	501.50.7100.512.30700	730.35
LONE OAK COMPANIES	88554	11/12/2021	Process Statements (50%) Sewer Portion	501.50.7100.512.30700	499.58
LONE OAK COMPANIES	88554 CR	11/12/2021	Postage Credit (50%) - Sewer Portion	501.50.7100.512.50035	(110.60)
Fund: 501 - WATER UTILITY FUND					**27,119.87**
LONE OAK COMPANIES	88554	11/12/2021	Process Statements (50%) Sewer Portion	502.51.7200.514.30700	499.59
LONE OAK COMPANIES	88554 CR	11/12/2021	Postage Credit (50%) - Sewer Portion	502.51.7200.514.50035	(110.61)
MN GLOVE & SAFETY, INC.	331209	10/27/2021	Jacket	502.51.7200.514.60045	99.99
Fund: 502 - SEWER UTILITY FUND					**488.97**
ARTISAN BEER COMPANY	3503427	10/28/2021	beer for resale	503.52.8300.524.76150	175.40
BAKER TILLY US, LLP	BT1906780	11/12/2021	P&R Dir search svcs	503.52.8500.526.30700	2,925.00
BERGERSON-CASWELL INC	30698	11/12/2021	irrigation blowout	503.52.8600.527.60008	1,757.50
BREAKTHRU BEVERAGE MINNESOTA	341545683	10/25/2021	beer for resale	503.52.8300.524.76150	212.00
COVERALL OF THE TWIN CITIES INC	1590012526	11/04/2021	monthly cleaning contract	503.52.8500.526.40040	1,124.81
HORNUNG'S GOLF PRODUCTS, INC.	503493	11/04/2021	grips for resale	503.52.8200.523.76400	43.95
HORNUNG'S GOLF PRODUCTS, INC.	512130	11/04/2021	grips for resale	503.52.8200.523.76400	238.95
JOHN DEERE FINANCIAL	P79809	11/12/2021	equip parts	503.52.8600.527.40042	104.76
MN LOCKS	17605	10/18/2021	door handle repair	503.52.8500.526.40040	108.21
MTI DISTRIBUTING CO	1326027-00	10/15/2021	equipment parts	503.52.8600.527.40042	1,452.02
MTI DISTRIBUTING CO	1326027-01	10/15/2021	tires	503.52.8600.527.60014	250.84
NAPA OF INVER GROVE HEIGHTS	282715	10/26/2021	equipment parts	503.52.8600.527.40042	130.55
NATURE CALLS, INC.	27332	11/12/2021	Portable Restrooms for GC Oct 2021	503.52.8600.527.40065	128.55
PERFORMANCE FOOD GROUP INC	62392319	10/27/2021	FB food & food supplies	503.52.8300.524.60065	116.72
PERFORMANCE FOOD GROUP INC	62392319	10/27/2021	FB food & food supplies	503.52.8300.524.76050	471.59

Vendor Name	Payable Number	Post Date	Description (Payable)	Account Number	Amount
PERFORMANCE FOOD GROUP INC	62410070	10/28/2021	misc FB supplies	503.52.8300.524.60065	102.14
PUMP AND METER SERVICE INC	516142	10/15/2021	repair diesel pump	503.52.8600.527.40040	335.79
TWIN CITY SAW	A24700	11/12/2021	equipment parts	503.52.8600.527.40042	141.25
WINFIELD SOLUTIONS, LLC	64745829	11/12/2021	shop supplies	503.52.8600.527.60012	196.48
YAMAHA GOLF & UTILITY, INC.	01-243970	10/20/2021	equipment parts	503.52.8600.527.40042	326.39
YAMAHA GOLF & UTILITY, INC.	01-243988	10/21/2021	equipment parts	503.52.8600.527.40042	684.48
Fund: 503 - INVER WOOD GOLF COURSE					**11,027.38**
LEAGUE OF MN CITIES INS TRUST	6842	10/15/2021	Deductible Squad Claim #111446	602.00.2100.415.70200	440.79
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Emergency Ma	11/09/2021	9/30/2021 Emergency Management	602.00.2100.415.30420	36.00
Fund: 602 - RISK MANAGEMENT					**476.79**
ABM EQUIPMENT & SUPPLY	0168707-IN	11/04/2021	Parts for vehicle #307	603.00.5300.444.40042	1,191.55
CUSTOM HOSE TECH	108428	10/14/2021	Parts for vehicle #535	603.00.5300.444.40041	898.12
FACTORY MOTOR PARTS COMPANY	1-Z27207	10/15/2021	Stock	603.140.1450050	139.96
FERRELLGAS	1116995618	11/04/2021	Fuel	603.00.5300.444.40041	62.00
HOSE / CONVEYORS INC	94945	10/13/2021	Hose for vehicle #325	603.00.5300.444.40041	197.16
INVER GROVE FORD	5306268	10/15/2021	Wheel covers	603.00.5300.444.40041	254.40
INVER GROVE FORD	5306269	10/15/2021	Brake parts for vehicle #2029	603.00.5300.444.40041	244.16
INVER GROVE FORD	5306428	10/19/2021	Brake parts for vehicle #414	603.00.5300.444.40041	409.36
INVER GROVE FORD	5306430	10/19/2021	Parts for vehicle #705	603.00.5300.444.40041	252.96
INVER GROVE FORD	5306453	10/20/2021	Brake parts for vehicle #705	603.00.5300.444.40041	114.98
INVER GROVE FORD	5306508 CR	10/20/2021	Wheel covers	603.00.5300.444.40041	(254.40)
INVER GROVE FORD	5306568	10/21/2021	Valve ASY for vehcile #414	603.00.5300.444.40041	60.20
INVER GROVE FORD	5306588	10/22/2021	Parts for vehicle #2124	603.00.5300.444.40041	60.20
INVER GROVE FORD	5305429	11/04/2021	Parts for vehicle #2027	603.00.5300.444.40041	126.50
INVER GROVE FORD	5305562	11/04/2021	Parts for vehicle #328	603.00.5300.444.40041	538.18
INVER GROVE FORD	5305563	11/04/2021	Parts for vehicle #328	603.00.5300.444.40041	104.36
INVER GROVE FORD	5305564	11/04/2021	Parts for vehicle #328	603.00.5300.444.40041	96.60
INVER GROVE FORD	5305578	11/04/2021	Parts for vehicle #502	603.00.5300.444.40041	268.08
INVER GROVE FORD	5305590	11/04/2021	Parts for vehicle #328	603.00.5300.444.40041	18.00
INVER GROVE FORD	5305624	11/04/2021	Parts for vehicle #328	603.00.5300.444.40041	379.02
INVER GROVE FORD	5305900	11/04/2021	Brake parts for vehicle #508	603.00.5300.444.40041	235.75
INVER GROVE FORD	6351067	11/04/2021	Parts for vehicle #316	603.00.5300.444.40042	3,929.26
MACQUEEN EQUIPMENT INC	W09134	10/15/2021	Parts for vehicle #403	603.00.5300.444.40042	4,059.20
MTI DISTRIBUTING CO	1326874-00	10/28/2021	Solenoid for vehicle #531	603.00.5300.444.40041	66.56
MTI DISTRIBUTING CO	1326953-00 CR	10/28/2021	Credit	603.00.5300.444.40041	(440.84)
MTI DISTRIBUTING CO	1326869-00	10/15/2021	Solenoid for vehicle #531	603.00.5300.444.40041	60.72
MTI DISTRIBUTING CO	1323721-00 CR	10/28/2021	Credit	603.00.5300.444.40041	(243.94)
MTI DISTRIBUTING CO	1323844-00 CR	10/28/2021	Credit	603.00.5300.444.40041	(243.94)
NATURE CALLS, INC.	27314	10/31/2021	Building porta pottys	603.00.5300.444.40040	120.00
NATURE CALLS, INC.	27313	11/04/2021	Buildings porta potty	603.00.5300.444.40040	120.00
NORTH AMERICAN TRAILER SALES	30004181480	10/18/2021	Parts for vehicle #313	603.00.5300.444.40041	15.96
O' REILLY AUTO PARTS	1767-180619	10/18/2021	Small tools	603.00.5300.444.60040	69.99
POMP'S TIRE SERVICE, INC.	980086258	10/22/2021	Tires for vehicle #542	603.00.5300.444.40041	740.00
POMP'S TIRE SERVICE, INC.	210559962	10/26/2021	Equipment parts	603.00.5300.444.40042	1,053.70
POMP'S TIRE SERVICE, INC.	980086042	10/26/2021	Tires	603.00.5300.444.60014	519.08
POMP'S TIRE SERVICE, INC.	980086506	10/26/2021	Tires	603.00.5300.444.60014	806.00
POMP'S TIRE SERVICE, INC.	980086542	10/27/2021	Stock	603.140.1450050	1,390.10
POMP'S TIRE SERVICE, INC.	980086569	10/27/2021	Supplies/Equipment	603.00.5300.444.40042	282.50
TOWMASTER TRAILERS INC	443659	10/20/2021	Parts for vehicle #542	603.00.5300.444.40041	263.47
UNIFIRST CORPORATION	900653494	10/11/2021	Uniforms	603.00.5300.444.40065	105.75
UNIFIRST CORPORATION	900653494	10/11/2021	Uniforms	603.00.5300.444.60045	33.99
UNIFIRST CORPORATION	900656251	10/25/2021	Uniforms	603.00.5300.444.40065	105.75
UNIFIRST CORPORATION	900656251	10/25/2021	Uniforms	603.00.5300.444.60045	21.14
UNIFIRST CORPORATION	900643824	11/04/2021	Uniforms	603.00.5300.444.40065	105.75
UNIFIRST CORPORATION	900643824	11/04/2021	Uniforms	603.00.5300.444.60045	21.14
WORLD FUEL SERVICES	255873909572-41801	10/20/2021	Exhaust fluid for vehicle #304	603.00.5300.444.40041	310.30
WORLD FUEL SERVICES	255876339751-41801	10/20/2021	Stock	603.140.1450050	674.30
ZARNOTH BRUSH WORKS	0186824-IN	10/14/2021	Parts for vehicle #532	603.00.5300.444.40041	106.00
Fund: 603 - CENTRAL EQUIPMENT					**19,449.08**
INNOVATIVE OFFICE SOLUTIONS	SUM-064132	11/12/2021	Innovative October 2021 charges	604.00.2200.416.60010	1,599.12
INNOVATIVE OFFICE SOLUTIONS	SUM-063593	11/12/2021	Innovative September 2021 expenses	604.00.2200.416.60005	203.52
INNOVATIVE OFFICE SOLUTIONS	SUM-063593	11/12/2021	Innovative September 2021 expenses	604.00.2200.416.60010	1,037.57
Fund: 604 - CENTRAL STORES					**2,840.21**
AEP ONSITE PARTNERS, LLC	419-21321774	11/12/2021	July 2021 Solar Panels	605.00.7500.460.40020	3,239.61
AEP ONSITE PARTNERS, LLC	419-21337683	11/12/2021	Oct 2021 solar panels	605.00.7500.460.40020	1,727.50
NASSEFF PLUMBING & HEATING, INC.	35767	10/29/2021	repair leak at FS #2	605.00.7500.460.40040	714.51
NASSEFF PLUMBING & HEATING, INC.	35898	11/12/2021	PD quarterly PM	605.00.7500.460.40040	180.00
NASSEFF PLUMBING & HEATING, INC.	35899	11/12/2021	VMCC semi-annual PM	605.00.7500.460.40040	5,666.00
NASSEFF PLUMBING & HEATING, INC.	35900	11/12/2021	FS #1 semi-annual PM/filters	605.00.7500.460.40040	1,550.00
NASSEFF PLUMBING & HEATING, INC.	35901	11/12/2021	FS #3 semi-annual PM	605.00.7500.460.40040	125.00
NASSEFF PLUMBING & HEATING, INC.	35902	11/12/2021	RV Park annual PM	605.00.7500.460.40040	592.50
Fund: 605 - CITY FACILITIES					**13,795.12**
BARR ENGINEERING COMPANY	23190328.19-32	10/28/2021	Amberwood Construction	702.229.2282803	1,040.68
BARR ENGINEERING COMPANY	23190328.20-21	10/28/2021	Pine Bend Estates	702.229.2291502	481.04
BARR ENGINEERING COMPANY	23190328.21-9	10/28/2021	Babcock Crossing	702.229.2283203	104.00
BARR ENGINEERING COMPANY	23190328.21-9	10/28/2021	Babcock Crossing	702.229.2284403	48.00
BARR ENGINEERING COMPANY	23190328.21-9	10/28/2021	Babcock Crossing	702.229.2291502	56.00
BARR ENGINEERING COMPANY	23190328.21-9	10/28/2021	Babcock Crossing	702.229.2295803	258.00
BARR ENGINEERING COMPANY	23190328.21-9	10/28/2021	Babcock Crossing	702.229.2298303	4,732.84
BARR ENGINEERING COMPANY	23190328.21-9	10/28/2021	Babcock Crossing	702.229.2300703	48.00
BARR ENGINEERING COMPANY	23190328.21-9	10/28/2021	Babcock Crossing	702.229.2301903	62.00
BARR ENGINEERING COMPANY	23190328.21-9	10/28/2021	Babcock Crossing	702.229.2302703	1,662.00

Vendor Name	Payable Number	Post Date	Description (Payable)	Account Number	Amount
BARR ENGINEERING COMPANY	23190328.21-9	10/28/2021	Babcock Crossing	702.229.2302703	434.56
BOLTON & MENK, INC.	0276336B	11/04/2021	Settler's Ridge Lift Station	702.229.2284803	866.00
BOLTON & MENK, INC.	0276718	11/04/2021	Highlands at Settlers Ridge	702.229.2301503	825.00
BOLTON & MENK, INC.	0276721	11/04/2021	Peltier Site Trunk	702.229.2298103	330.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 At Home Apart	11/09/2021	9/30/2021 At Home Apartments	702.229.2300803	22.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Casavida Seni	11/09/2021	9/30/2021 Casavida Senior Living	702.229.2302703	190.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Eagle's Landin	11/09/2021	9/30/2021 Eagle's Landing Plat	702.229.2293903	1,095.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Gulickson Trus	11/09/2021	9/30/2021 Gulickson Trust Custom Grading Ag	702.229.2302103	232.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Highlands at S	11/09/2021	9/30/2021 Highlands at Settlers Ridge	702.229.2301503	5,746.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Motilail Custom	11/09/2021	9/30/2021 Motilail Custom Grading Agreement	702.229.2301903	112.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Peltier Reserve	11/09/2021	9/30/2021 Peltier Reserve Plat/Builder Lot Grc	702.229.2296703	5,510.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Pine Bend Lan	11/09/2021	9/30/2021 Pine Bend Landfill Expansion	702.229.2293002	132.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Rich Valley Ga	11/09/2021	9/30/2021 Rich Valley Gas Iant SWFMA	702.229.2298703	308.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Ron Clark Con	11/09/2021	9/30/2021 Ron Clark Construction	702.229.2294203	3,180.87
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 Scenic Hills - H	11/09/2021	9/30/2021 Scenic Hills - Hampton Companies	702.229.2300103	160.00
LEVANDER, GILLEN & MILLER P.A.	81000 9/30/2021 South Grove - I	11/09/2021	9/30/2021 South Grove - M/I Homes	702.229.2293603	215.00
PETTY CASH - POLICE	8/19/2021	11/04/2021	Title Transfer	702.229.2291000	27.00
WSB & ASSOCIATES, INC.	R-018456-000-4	11/04/2021	Canvas	702.229.2298003	197.00
Fund: 702 - ESCROW FUND					**28,074.99**
Grand Total					**786,255.13**

AGENDA ITEM 4C

Request for Council Action

Personnel Actions

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	November 22, 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.

Full-Time Employment:
Adam Lares, Park & Recreation Director
Kyle Dohmen, Utility Maintenance Worker

Seasonal/Temporary Employment:
Bradley Rechtzigel, Recreation Instructor
Gustavo Cardenas, Recreation Instructor
Jennifer Castro, Recreation Instructor
Keri Myran, Recreation Instructor
Meghan Larson, Recreation Instructor
Nicole Cantin, Fitness Instructor
Susan Lamour, Fitness Instructor
Sydney Conrad, Recreation Instructor
Wyah Beaurline, VMCC Operations Helper

Voluntary Resignations, Retirements and/or Terminations:
Rena Valenty, Golf Course Concessionaire

CITY OF INVER GROVE HEIGHTS

AGENDA ITEM 4D

Request for Council Action

Consider a Resolution Providing Support and Authorizing Application to the Minnesota Department of Transportation for a Standalone Noise Barrier for City Project No. 2020-11 – TH 52 Noise Barrier – Beckman Neighborhood

		Fiscal/FTE Impact	**Mark all that apply**
Meeting Date:	November 22, 2021	None	
Item Type:	Consent	Amount included in current budget	
Contact:	Steve W. Dodge, 651-450-2541 SWD	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: MnDOT State Transportation Improvement Program and Municipal State Aid Funds	**X**

PURPOSE/ACTION REQUESTED

Consider a resolution providing support and authorizing application to the Minnesota Department of Transportation for a standalone noise barrier for City Project No. 2020-11 – TH 52 Noise Barrier, Beckman Neighborhood.

SUMMARY

Council was updated in 2019 about the Metro Highway Noise Abatement Program opportunity and available funding. The Metro Highway Noise Abatement Program is now on a solicitation-based system. Council authorized application in 2020 and staff was notified in March of 2021 that the Beckman Area was not selected but was ranked fourth out of ten applications with an estimated total cost of $662,250. Due to limited funding, only one project is typically selected per year. With authorization, staff will reapply for MnDOT Metro Standalone Noise Barrier for the Beckman neighborhood.

Once applied, MnDOT then conducts a noise study and ranks the application received based on existing noise levels, length of barrier, number of benefitted homes, and cost effectiveness for a noise barrier. Eligible projects are programmed into MnDOT's State Transportation Improvement Program (STIP). If selected in 2022, constructed would be scheduled for 2027.

The program requires a city cost share of ten percent of the construction cost and eight percent of the construction engineering cost. The City cost share is eligible for Municipal State Aid (MSAS) funding. In addition, it requires City Council support of the project and funding by resolution. The project would be funded by STIP and MSAS funds.

Staff recommends passage of the resolution providing support and authorizing application to the Minnesota Department of Transportation for a standalone noise barrier for City Project No. 2020-11 – TH 52 Noise Barrier, Beckman Neighborhood.

SWD/kf

Attachment: Resolution
Exhibit

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY

RESOLUTION PROVIDING SUPPORT AND AUTHORIZING APPLICATION TO THE MINNESOTA DEPARTMENT OF TRANSPORTATION FOR A STANDALONE NOISE BARRIER FOR CITY PROJECT NO. 2020-11 – TH 52 NOISE BARRIER, BECKMAN NEIGHBORHOOD

RESOLUTION NO. 2021-295

WHEREAS, in 2020 City staff received a resident inquiry for noise barriers along TH 52 for the Beckman Avenue neighborhood; and

WHEREAS, the Beckman Avenue neighborhood (63rd Street to Beckman Avenue) was reviewed, analyzed, and ranked 130 out of 235 locations eligible for funding by MnDOT based on a 2016 study; and

WHEREAS, City staff will make a 2021 application to receive the available funding for noise barriers through the Metro Highway Noise Abatement Program which starts receiving applications on September 1st; and

WHEREAS, if selected, the noise barrier project would be constructed in 2027; and

WHEREAS, the State of Minnesota, acting through its Commissioner of Transportation (MnDOT) and in accordance with Statute 161.125 – Sound Abatement Along Highways, proposed to study, design, and construct a noise wall improvement along the west side of T.H. 52 along the Beckman Avenue area between 63rd Street E. and Beckman Avenue within the corporate City of Inver Grove Heights (City) limits; and

WHEREAS, the City supports the continued study and design of this noise wall improvement and acknowledges the City's required participation in the costs of the noise wall construction and associated construction engineering in future City Capital Improvement programming.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS THAT: the application is hereby authorized by the City Council of the City of Inver Grove Heights on November 22, 2021.

1. The City Council supports City Project No. 2020-11 TH 52 Noise Barrier, Beckman Neighborhood.

2. Staff is authorized to submit the application for MnDOT Metro Standalone Noise Barrier for the Beckman Neighborhood.

3. City Project No. 2020-11 will be funded by State Transportation Improvement Fund (STIP) and the Municipal State Aid Fund (MSAS).

4. The City agrees to provide local funding to cover ten percent of the construction cost and eight percent of the construction engineering cost, per the current cost-share policy.

Adopted by the City Council of Inver Grove Heights this 22nd day of November 2021.

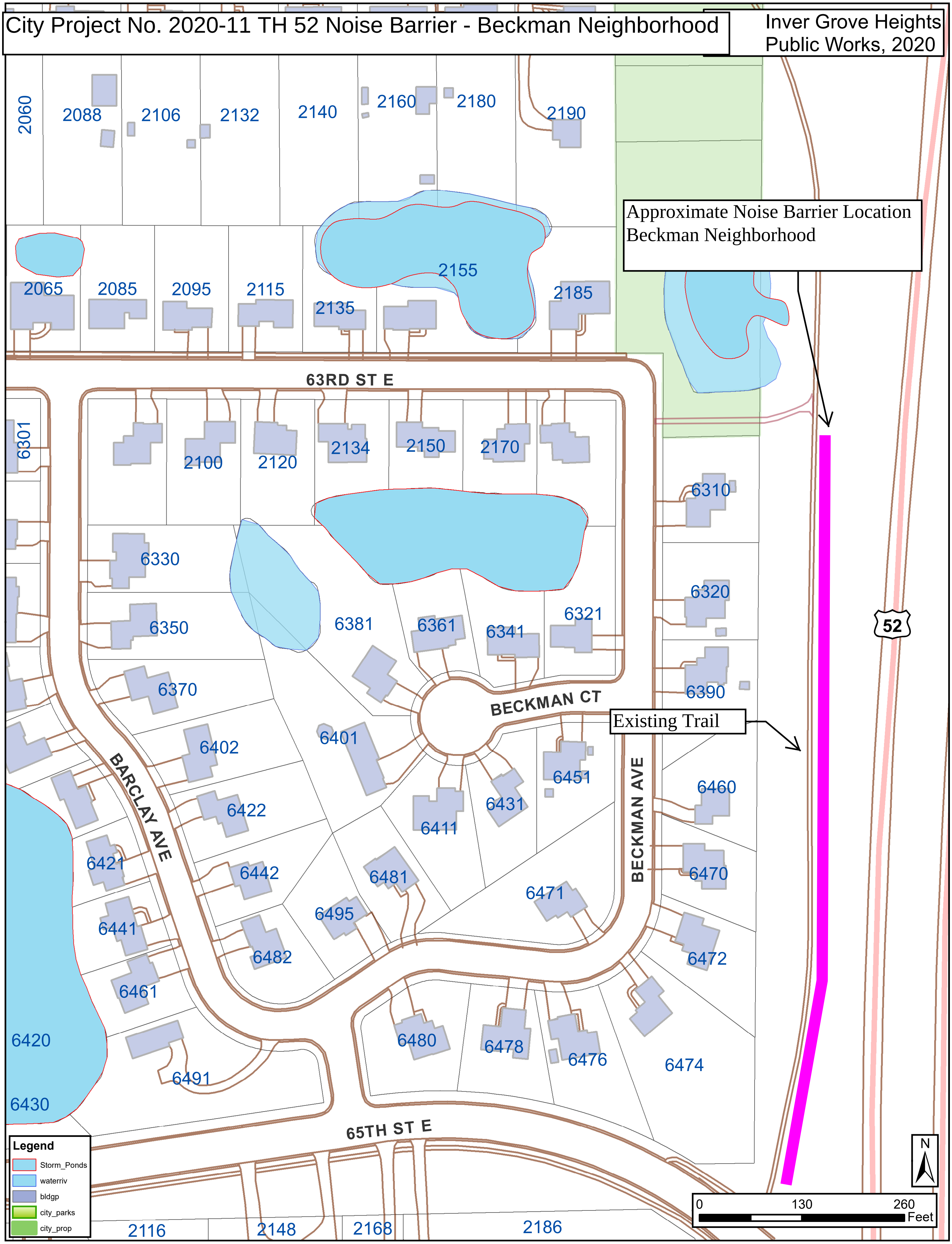
Tom Bartholomew

ATTEST:

Rebecca Kiernan, City Clerk

City Project No. 2020-11 TH 52 Noise Barrier - Beckman Neighborhood

Inver Grove Heights
Public Works, 2020



AGENDA ITEM 4E

CITY OF INVER GROVE HEIGHTS

Request for Council Action

TITLE: Consider Acceptance of $2,000 in Donations for the Fire & Police Departments

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	November 22, 2021	None	
Item Type:	Consent	Amount included in current budget	
Contact:	Amy Hove (651) 450-2521	Budget amendment requested	
Prepared by:	Amy Hove, Finance Director	FTE included in current complement	
Reviewed by:	Judy Thill, Fire Chief	New FTE requested – N/A	
	Melissa Chiodo, Police Chief	Other	X

PURPOSE/ACTION REQUESTED:

Consider acceptance of $2,000 in Donations:

- $1,000 Donated to the Fire Department for non-budgeted needs
- $1,000 Donated to the Police Department K-9 Program

SUMMARY:

In November, the city received two checks from an Inver Grove Heights resident who wished to remain anonymous. Each check was in the amount of $1,000, one made out to the Police Department, and one made out to the Fire Department.

The donor expressed a gratitude to the fire and police departments for their service to the community.

Both the Fire Department and Police Department would like to convey their appreciation for this generous donation.

DAKOTA COUNTY
CITY INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 2021-296

RESOLUTION ACCEPTING $2,000 IN DONATIONS FOR THE FIRE & POLICE DEPARTMENTS

WHEREAS, the City Council of the City of Inver Grove Heights (City), is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes, Section 465.03, for the benefit of its citizens and is specifically authorized to accept gifts; and

WHEREAS, an anonymous donor would like to donate $1,000 to the Fire Department and $1,000 to the Police Department; and

WHEREAS, the anonymous donor would like the $1,000 Police Donation to go towards the department's K-9 program; and

WHEREAS, the City is appreciative of the donation and finds that it is appropriate to accept.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS, MINNESOTA, does hereby accept the donation of funds in the amount of $2,000; $1,000 of which will be used for Fire Department non-budgeted needs and $1,000 which will be dedicated to the Police Department's K-9 Program.

Adopted this 22nd day of November 2021 by the City Council of Inver Grove Heights, MN

____
Tom Bartholomew, Mayor

ATTEST:

____
Rebecca Kiernan, City Clerk

AGENDA ITEM ____________

CITY OF INVER GROVE HEIGHTS

Request for Council Action

Consider Approval of 1) an Ordinance Rezoning the property from B-3, General Business to I-1, Limited Industry District and 2) Resolution approving a Comprehensive Plan Amendment to change the future land use from RDR, Rural Density Residential to Light Industrial for Solomon David, property located at 10045 Courthouse Boulevard.

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	November 22, 2021	None	
Item Type:	Consent Agenda	Amount included in current budget	
Contact:	Allan Hunting 651-450-2554	Budget amendment requested	
Prepared by:	Allan Hunting	FTE included in current complement	
Reviewed by:		New FTE requested – N/A	
		Other	

ACTION REQUESTED:

The Council is asked to:

1. Adopt the attached Ordinance Amendment approving rezoning the property from B-3, General Business District to I-1, Limited Industry District.
   - Requires a 3/5th's vote.

2. Adopt the attached Resolution approving a Comprehensive Plan Amendment to change the future land use from RDR, Rural Density Residential to Light Industrial.
   - Requires a 4/5th's vote.

   - 60-day deadline: December 17, 2021 (first 60-days)

SUMMARY:

Applicant is requesting the change to industrial based on the Council action to remove mini-storage from the B-3 District. Applicant had planned on developing land with a storage operation at some point.

ANALYSIS

- Land use change and rezoning to industrial consistent with other properties in the area
- Access to the site is via the west frontage road so no access through residential neighborhoods.

RECOMMENDATION:

Planning Staff: Recommends approval of the Comprehensive Plan Amendment and Ordinance Amendment.

Planning Commission: Also recommended approval of the Ordinance Amendment and Comprehensive Plan Amendment noting property already zoned B-3 and uses allowed in that district may create more impacts than industrial uses (8-0)

Attachments: Comprehensive Plan Amendment
Ordinance Amendment
Planning Report

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 2021-297

RESOLUTION APPROVING A COMPREHENSIVE PLAN MAP AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM RDR, RURAL DENSITY RESIDENTIAL TO LIGHT INDUSTRIAL FOR PARCEL LOCATED AT 10045 COURTHOUSE BOULEVARD

CASE NO. 21-60PAZ
(Solomon David)

WHEREAS, an application has been submitted for property legally described as;

Section 27, Township 27, Range 22

All that part of the North 346.50 feet of the Northwest ¼ of the Northwest ¼ lying West of TH #52.

WHEREAS, an amendment to change boundaries of any district may be granted by the City Council on an affirmative vote of 4/5ths of the Council as per City Code and Minnesota Statute 462. 355;

WHEREAS, the City of Inver Grove Heights Planning Commission reviewed the request on November 16, 2021, in accordance with City Code and Minnesota Statute 462.355;

WHEREAS, the change to the Comprehensive Plan Land Use Plan was found by the City Council to be consistent with the existing and proposed uses in the area;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS, that the Comprehensive Plan Map Amendment is hereby approved subject to the following conditions:

1. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.

2. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.

Adopted by the City Council of Inver Grove Heights on this 22nd day of November, 2021.

Ayes:
Nays:

ATTEST:

____

Thomas Bartholomew, Mayor

____

Rebecca Kiernan, City Clerk

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

ORDINANCE NO. 1418

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

CASE NO. 21-60PAZ
(Solomon David)

The City Council of Inver Grove Heights ordains as follows:

SECTION I. Ordinance No. 1190 adopted July 27, 2009, entitled, "AN ORDINANCE ADOPTING THE RECODIFICATION OF THE INVER GROVE HEIGHTS CITY CODE INCLUDING THE CITY ZONING ORDINANCE, is hereby amended to rezone the following described property located within the City of Inver Grove Heights from B-3, General Business District to I-1, Light Industry District to wit:

Section 27, Township 27, Range 22

All that part of the North 346.50 feet of the Northwest ¼ of the Northwest ¼ lying West of TH #52.

SECTION II. The Zoning Map of the City of Inver Grove Heights referred to and described in said Ordinance No. 1190 as that certain map entitled "Inver Grove Heights Zoning Map, June 24, 2002", together with all amendments thereto, hereinafter referred to as the "zoning map", shall not be republished to show the aforesaid rezoning, but the Clerk shall appropriately mark the said zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided for in this ordinance and all of the notations, references and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

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

Enacted and ordained into an Ordinance this 22nd day of November, 2021.

Ayes:
Nays:

____
Thomas Bartholomew, Mayor

ATTEST:

____
Rebecca Kiernan, City Clerk

CITY OF INVER GROVE HEIGHTS

CASE NO: 21-60PAZ

APPLICANT: Solomon David

PROPERTY OWNER: Solomon David

REQUEST: Comprehensive Plan Amendment to change land use from RDR to Light Industrial and Rezoning from B-3, General Business District to I-1, Limited Industrial District

HEARING DATE: November 16, 2021

LOCATION: 10045 Courthouse Boulevard

COMPREHENSIVE PLAN: RDR, Rural Density Residential

ZONING: B-3

REVIEWING DIVISIONS: Planning

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing to change the land use designation and rezoning of a 7.85 acre parcel. The applicant had always intended to operate or sell to a business to do mini-storage on the site. In March 2021, the City Council amended the zoning ordinance to remove mini-storage as an allowed use in the B-3 District. This was in response to the mini-storage building that was approved on Cahill Avenue across from Cub Foods. During that application discussion, the Council decided they did not want any further mini-storage operations in the B-3 general business district but wanted them more along major roadways and in the industrial districts. Mr. David spoke at the public hearing and at the council meetings voicing his concerns that the ordinance change would have an impact on his property and future plans. The Council was receptive to reviewing a zoning change to the property since it was along a highway and there was already a mini-storage operation to the south.

With the rezoning request, a comprehensive plan amendment must also be processed so the future land use and zoning are consistent. The parcel has been zoned B-3 since the early 1990's, but for some reason, the comp plan land use plan has always remained residential.

The applicant is not proposing any development at this time. When development does occur, an application for a conditional use permit will be required.

SURROUNDING USES

The subject property is surrounded by:

North	Single family home; zoned E-1; guided RDR.
East	Hwy 52/55
West	Single family home; zoned A; guided RDR
South	Single family home, vacant, mini-storage; zoned A, I-1; guided RDR, LI

EVALUATION OF REQUEST

Comprehensive Plan Amendment

The subject parcel is currently guided Rural Density Residential.

RDR is defined in the 2040 Comprehensive Plan as follows:

"The rural density residential category is used in this comprehensive plan to recognize a land use pattern that has become firmly established in the southern portion Inver Grove Heights. Over the past four decades, single-family home development on lots ranging from 2.5 acres to in some cases, 10 acres has become an established pattern in southern Inver Grove Heights. At the present time, this area contains over 1,600 residences, none of which are served by municipal utilities. Because of the desire to accommodate a wide range of housing types, this development pattern is being considered permanent and it is anticipated that future infill development will match the existing pattern."

Light Industrial is defined in the 2040 Comprehensive Plan as follows:

"Light industrial areas in Inver Grove Heights include lots or parcels containing light manufacturing, goods movement and wholesaling trade. Light Industrial parcels are located in a number of sites throughout the community with concentrations in the northeast ad extreme south portions of the city."

Rezoning Request. The applicant is requesting a rezoning to I-1 to allow the property to be used for mini-storage which is a conditional use in the I-1 District.

The Zoning Ordinance defines the purpose of the I-1 District as

"The I-1, limited industry district is intended for the continued operation of light manufacturing, warehousing, and wholesale businesses."

Existing surrounding uses. There is an existing mini-storage facility immediately south of this property which has been in place for a number of years. The site had been a restaurant before that. In 2008, a comprehensive plan amendment was approved for the property south of the subject site and immediately west of the mini-storage from RDR to Light Industrial. The site has not been developed as an industrial use.

The subject site and the current mini-storage have access onto the MnDOT frontage road along Hwy 52/55. This frontage road then connects up with Concord Boulevard. No access is needed through residential neighborhoods.

ALTERNATIVES

The Planning Commission has the following alternatives available for the proposed request:

A. **Approval** If the Planning Commission finds the application acceptable, the Commission should make the following recommendations:

- Approving the Comprehensive Plan Amendment from RDR, Rural Density Residential to LI, Light Industrial subject to the following conditions:

  1. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.

  2. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.

- Approving the Rezoning of the property from B-3, General Business District to I-1, Limited Industry District.

B. **Denial** If the Planning Commission does not favor the comprehensive plan amendment and rezoning, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

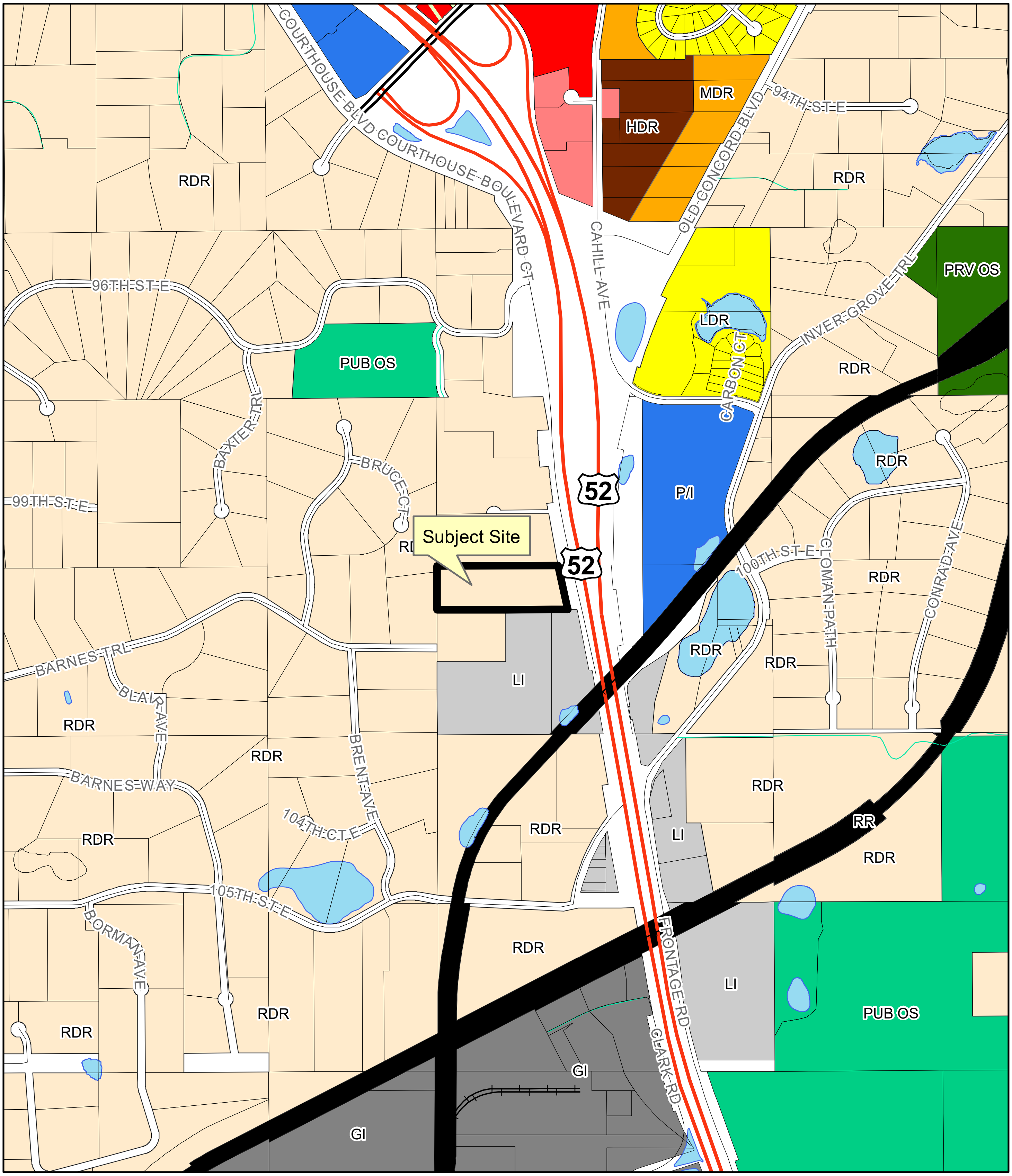
RECOMMENDATION

When Council amended the ordinance to eliminate mini-storage from the B-3 District, it had a negative impact on the property owner since that was a possible use the landowner was contemplating. During the ordinance amendment review, the landowner did state their objections and the Council recognized the impact and indicated the landowner should apply to change the zoning to the I-1 district since there was existing industrial zoning in the area and I-1 allows for mini-storage.

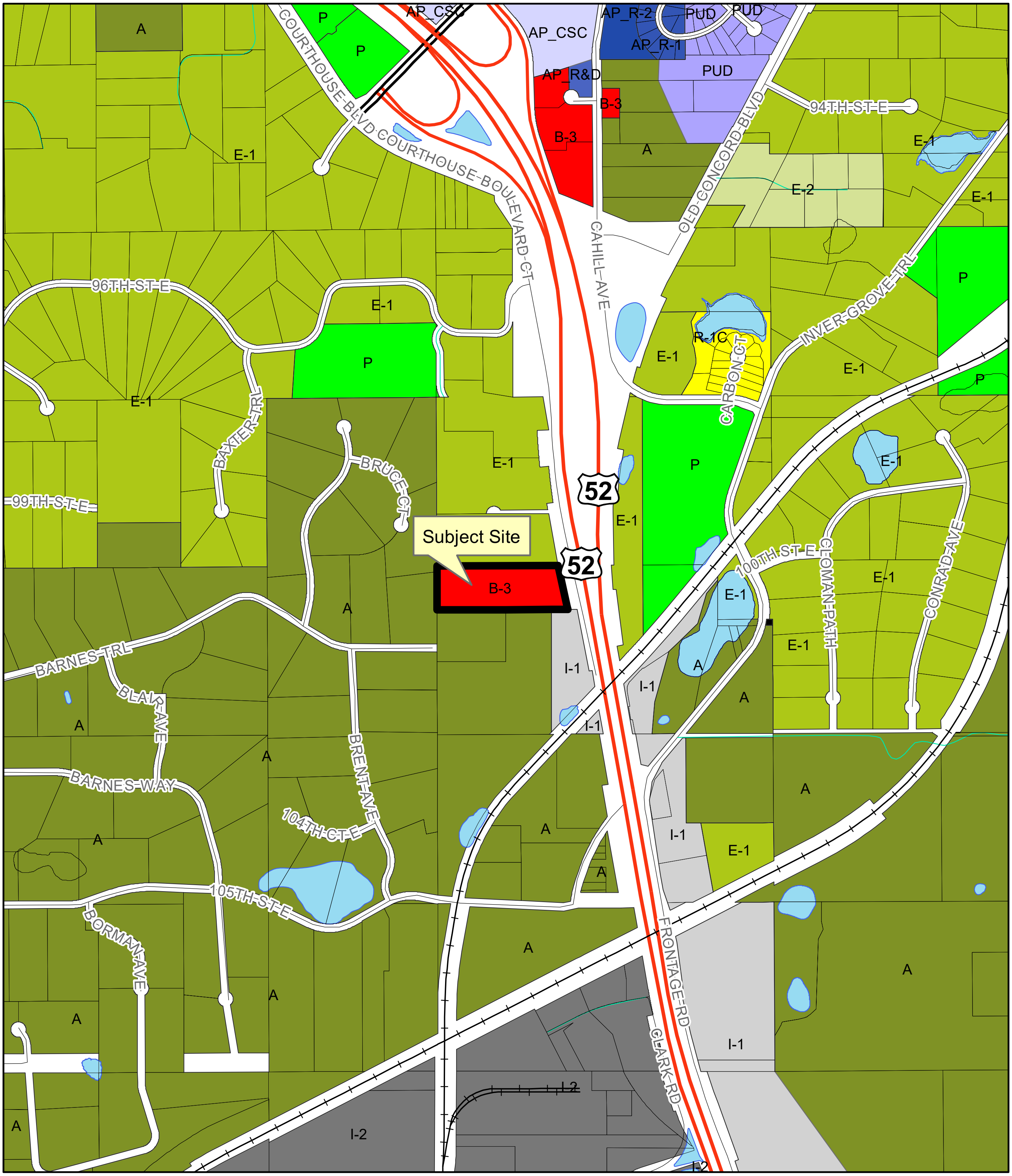
The request is consistent with other industrial guided properties to the south. This property has access to the MnDOT frontage road with connection to Concord Boulevard.

Attachments: Existing Zoning Map
Existing Comp Plan Map

Comp Plan Land Use
Case No. 21-60PAZ



Zoning Map
Case No. 21-60PAZ



AGENDA ITEM ______**4G**

CITY OF INVER GROVE HEIGHTS

Request for Council Action

Consider Approval of an Ordinance Rezoning the property from A, Agricultural to P, Institutional District for City of Inver Grove Heights, property located at 8296 Babcock Trail.

		Fiscal/FTE Impact	**Mark all that apply**
Meeting Date:	November 22, 2021	None	
Item Type:	Consent Agenda	Amount included in current budget	
Contact:	Allan Hunting 651-450-2554	Budget amendment requested	
Prepared by:	Allan Hunting	FTE included in current complement	
Reviewed by:		New FTE requested – N/A	
		Other	

ACTION REQUESTED:

The Council is asked to adopt the attached Ordinance Amendment approving rezoning the property from A, Agricultural to P, Institutional District, property located at 8296 Babcock Trail

- Requires a 3/5th's vote.
- 60-day deadline: N/A

SUMMARY:

Council purchased the Thomas Kundla property in May, 2021 for public purposes including potential use as an expansion osier for the City's Public Works Department.

ANALYSIS

- Rezoning would be consistent with current comp plan designation of Public/Institutional.
- Rezoning required so it can be used for a public purpose at a future date.

RECOMMENDATION:

Planning Staff: Recommends approval of the Ordinance Amendment.

Planning Commission: Also recommended approval of the Ordinance Amendment with no further comments (8-0)

Attachments: Ordinance Amendment
Planning Report

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

ORDINANCE NO. 1419

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

CASE NO. 21-61Z
(City of Inver Grove Heights)

The City Council of Inver Grove Heights ordains as follows:

SECTION I. Ordinance No. 1190 adopted July 27, 2009, entitled, "AN ORDINANCE ADOPTING THE RECODIFICATION OF THE INVER GROVE HEIGHTS CITY CODE INCLUDING THE CITY ZONING ORDINANCE, is hereby amended to rezone the following described property located within the City of Inver Grove Heights from A, Agricultural District to P, Institutional District to wit:

SEE EXHIBIT A

SECTION II. The Zoning Map of the City of Inver Grove Heights referred to and described in said Ordinance No. 1190 as that certain map entitled "Inver Grove Heights Zoning Map, June 24, 2002", together with all amendments thereto, hereinafter referred to as the "zoning map", shall not be republished to show the aforesaid rezoning, but the Clerk shall appropriately mark the said zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided for in this ordinance and all of the notations, references and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

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

Enacted and ordained into an Ordinance this 22nd day of November, 2021.

Ayes:
Nays:

____
Thomas Bartholomew, Mayor

ATTEST:

____
Rebecca Kiernan, City Clerk

EXHIBIT A
LEGAL DESCRIPTION OF REAL PROPERTY

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

SCHEDULE A

Pt SWNW (A)
Pt LOTS 10+11 STATE SUB of NW
16-27-22

Pt SENE
17-27-22

The West 415 feet of Lots Ten (10) and Eleven (11) in State Subdivision of Northwest Quarter (NW1/4) except South 888.48 feet thereof, Section Sixteen (16) Township Twenty Seven (27) Range Twenty Two (22) and Commencing at a point 80 Rods South of the Northeast corner of Section Seventeen (17) Township Twenty Seven (27) Range Twenty Two (22) thence West 14 Rods, approximately to the center of the German Road, thence Southeasterly along the center line of said Road to a point where said road intersects the East line of said Section Seventeen (17), thence North on said Section line to the place of beginning, Excepting therefrom that part of the Southwest Quarter (SW1/4) Northwest Quarter (NW1/4) of Section Sixteen (16) Township Twenty Seven (27) Range Twenty Two (22) described as follows: Beginning at a point on the West line of said Southwest Quarter (SW 1/4) Northwest Quarter (NW 1/4) a distance of 888.48 feet North of the Southwest corner of said Southwest Quarter (SW1/4) Northwest Quarter (NW 1/4), thence East perpendicular to said West line 415 feet, thence South parallel with said west line 52.48 feet, thence West perpendicular to said West line 415 feet to said West line, thence north to the beginning, ALSO except that part of the Southeast Quarter (SE 1/4) of Northeast Quarter (NE 1/4) of Section Seventeen (17) Township Twenty Seven (27) Range Twenty Two (22) lying Easterly of the centerline of County Road No. 73, northerly of the Right of Way line of STH No. 52 and 55 and South of the Northerly line of the aforedescribed parcel extended Westerly to the centerline of said County Road No.

73, according to the Government Survey thereof.

Abstract Property

[Title commitment legal description to govern.]

CITY OF INVER GROVE HEIGHTS

CASE NO: 21-61Z

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: City of Inver Grove Heights

REQUEST: Rezoning from A, Agricultural District to P, Institutional District

HEARING DATE: November 16, 2021

LOCATION: 8296 Babcock Trail

COMPREHENSIVE PLAN: Public/Institutional

ZONING: A

REVIEWING DIVISIONS: Planning

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

In May, 2021, the City Council approved the purchase agreement to buy the Thomas Kundla property for public purposes, including potential use as an expansion site for the City's Public Works Department. The property is located immediately south of the existing Public Works garages. The City had acquired the property at the end of the Babcock Trail cul-de-sac a number of years ago for the same purpose. This whole area will someday be an expansion of the city facilities campus.

A rezoning of the property to Institutional is required so it can be used for a public purpose at a future date. The comp plan land use designation is currently Public/Institutional for future public uses.

SURROUNDING USES

The subject property is surrounded by:

North	Public Works garages; zoned P; guided Institutional
East	Hwy 52/55 storm drainage pond
West	Church; zoned P; guided Industrial
South	Public Works storage area; zoned P; guided Institutional

EVALUATION OF REQUEST

Rezoning

The City Code, Title 10-3-5 states that a rezoning request must be "in the best interest of the physical development of the City" in order to be approved. This suggests that the request should be reviewed against such factors as infrastructure availability; compatibility with existing land uses in the neighborhood; and consistency with the Comprehensive Plan.

The rezoning would be consistent with the current comp plan designation for public use. This areas has been intended for an expansion of the city hall complex and a future use would be consistent with the surrounding uses.

ALTERNATIVES

The Planning Commission has the following alternatives available for the proposed request:

A. Approval If the Planning Commission finds the application acceptable, the Commission should make the following recommendations:

- Approving the Rezoning of the property from A, Agricultural District to P, Institutional District.

B. Denial If the Planning Commission does not favor the rezoning request, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

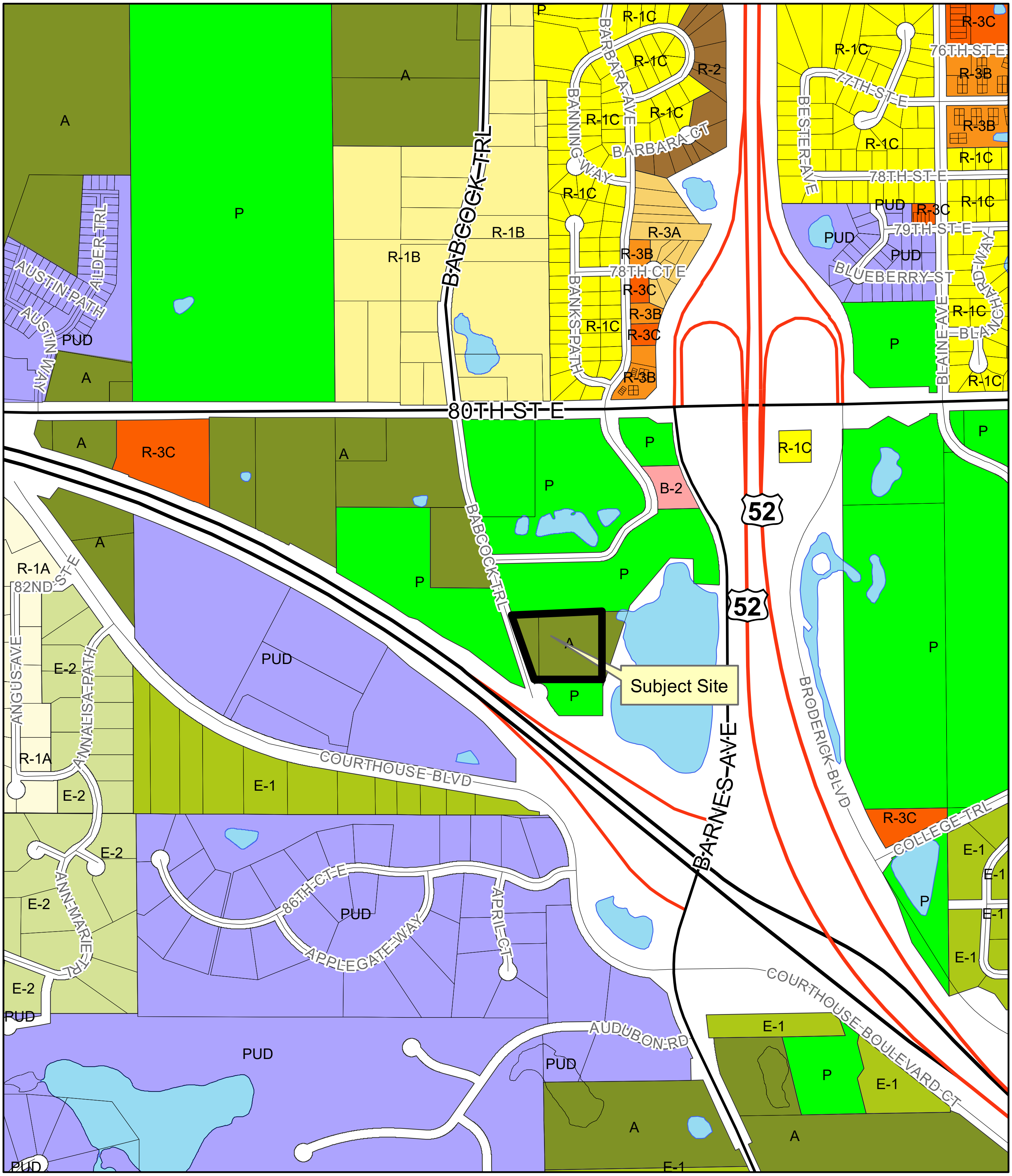
RECOMMENDATION

Staff recommends approval of the rezoning.

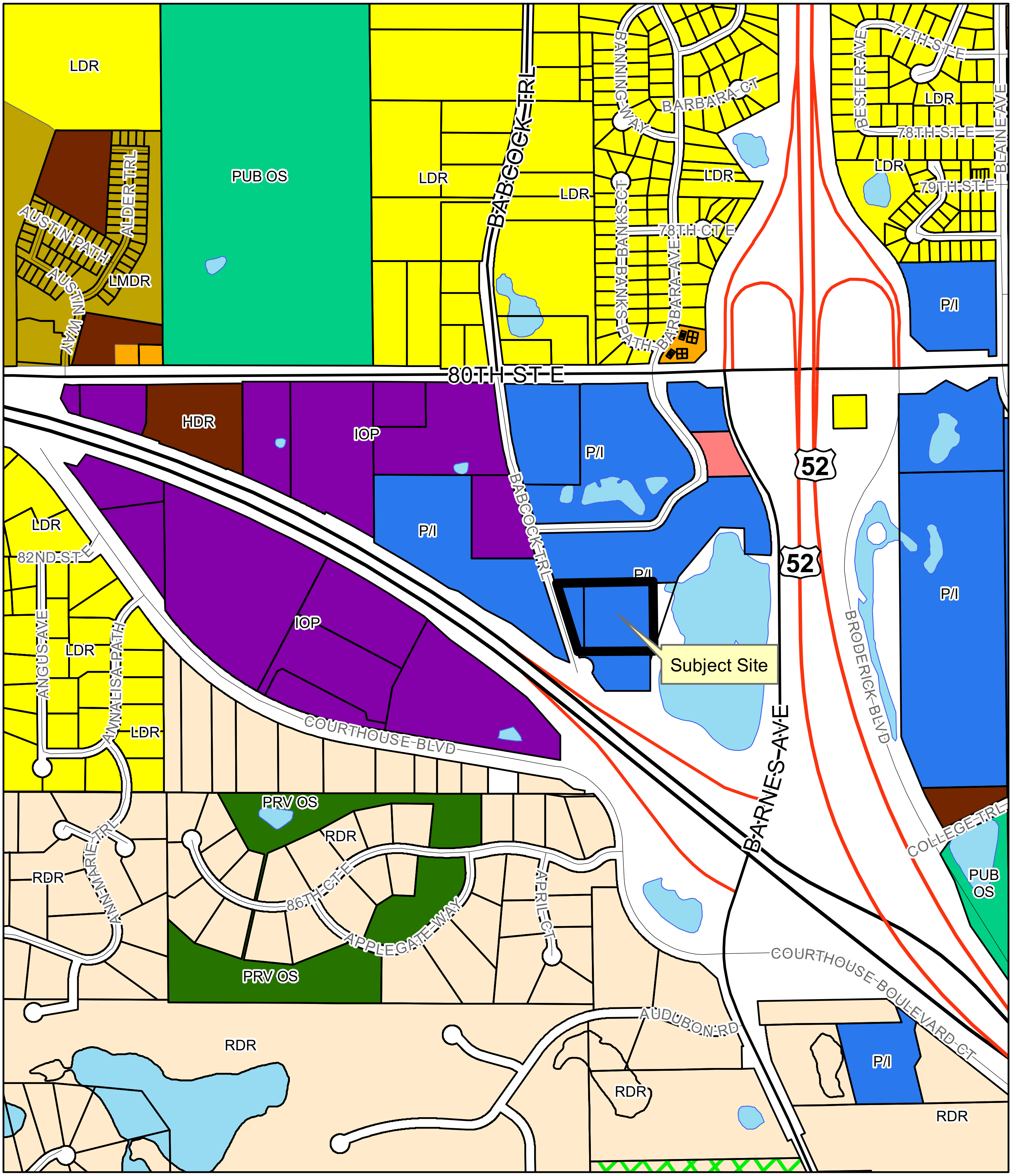
Attachments: Location Map
Existing Zoning Map
Existing Comp Plan Map

Location Map
Case No. 21-61Z

Zoning Map
Case No. 21-61Z



Existing Comp Plan Map
Case No. 21-61Z



CITY OF
INVER GROVE
HEIGHTS

AGENDA ITEM 4H

Request for Council Action

TITLE: Resolution Authorizing Fix of Scrivener's Errors in Ordinance No. 1407

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	November 22, 2021	None	x
Item Type:	Consent-Planning	Amount included in current budget	
Contact:	Allan Hunting, City Planner	Budget amendment requested	
Prepared by:	Bridget Nason, City Attorney	FTE included in current complement	
Reviewed by:	Allan Hunting, City Planner	New FTE requested – N/A	
		Other	

PURPOSE/ACTION REQUESTED:

On May 10th, 2021, the City Council approved an application to rezone the property located within the Peltier Reserve development from A-Agricultural to R-1C, Planned Unit Development; R-3B Multiple Family Planned Unit Development; and R-3C, Multiple Family Planned Unit Development. The Council adopted Ordinance No. 1407 based on the lot numbering in the original preliminary plat for the development; after the Council directed that the preliminary plat be revised to include a park, the lots within the development were subsequently renumbered, resulting in Ordinance 1407 containing typographical/scrivener's errors which needs to be addressed in order to effectuate the rezoning of the property previously approved by the Council. For example, Ordinance 1407 references rezoning the apartment site, identified as Lot 1, Block 15, to R-3C, Multiple Family Planned Unit Development; in the final plat, the apartment building lot is identified as Lot 1, Block 13. The attached resolution fixes those errors and authorizes the execution and republication of Ordinance 1407 with the correction of these errors.

SUMMARY:

Consider approval of resolution authorizing the fix of typographical/scrivener's errors in Ordinance 1407 and republication of the revised ordinance.

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY MINNESOTA
RESOLUTION NO. 2021-298

A RESOLUTION AUTHORIZING FIX OF SCRIVENER'S ERRORS IN ORDINANCE NO. 1407

WHEREAS, Builders Lot Group (Applicant) submitted an application for several land use approvals, including an application (Rezoning Application) to rezone the property located within the plat of Peltier Reserve (Property) from A-Agricultural to R-1C, Planned Unit Development; R-3B Multiple Family Planned Unit Development; and R-3C, Multiple Family Planned Unit Development; and

WHEREAS, notice of a Public Hearing on the Rezoning Application was published in the Pioneer Press on March 21, 2021; and

WHEREAS, the Planning Commission held a public hearing on Tuesday, April 6, 2021 regarding the Rezoning Application, after which the Planning Commission recommended approval of the same on a vote of 5 for, 3 against; and

WHEREAS, at its regularly scheduled council meeting on May 10, 2021, the Inver Grove Heights City Council considered the Rezoning Application and after presentation by staff and discussion of the same, voted 5-0 to approve the Rezoning Application; and

WHEREAS, as part of its approval of the Rezoning Application, the Council adopted Ordinance No. 1407, which was subsequently found to contain typographical errors, namely incorrect references to the property (lot and block numbers) to be rezoned, following the renumbering of lots and blocks within the plat of Peltier Reserve prior to final plat approval; and

WHEREAS, at all times, the Applicant has sought rezoning of the Property from A-Agricultural to R-1C, Planned Unit Development; R-3B Multiple Family Planned Unit Development; and R-3C, Multiple Family Planned Unit Development, and all materials related to the Applications, public hearing notices, and staff presentations have reflected this request; and

WHEREAS, the application materials clearly showed which portion of the Property was intended to be rezoned to R-1C, Planned Unit Development; R-3B Multiple Family Planned Unit Development; and R-3C, Multiple Family Planned Unit Development; and

WHEREAS, Section 1-2-5 of the City Code provides that manifest errors in grammar, spelling, and punctuation may be corrected and like actions performed administratively, provided the correction does not alter the meaning of the ordinances enacted; and

WHEREAS, in order to effectuate the intent of the Council to approve the Rezoning Application as presented, in particular with respect to the rezoning of the Property and correctly identifying which portions of the Property are to be rezoned to R-1C, Planned Unit Development; R-3B Multiple Family Planned Unit Development; and R-3C, Multiple Family Planned Unit Development following revision of the lot and block numbers within the final plat of Peltier Reserve, the Council hereby approves revising the language in Ordinance No. 1407 to reflect the action actually taken by Council, which was approval of the application to rezone the Property from A, Agricultural to R-1C, Planned Unit Development; R-3B Multiple Family Planned Unit Development; and R-3C, Multiple Family Planned Unit Development and approval of the rezoning as shown on the application for the Property as legally described in the final approved plat of Peltier Reserve.

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

1. Ordinance No. 1407 shall be amended as shown in the attached **Exhibit A** to reflect that the approved rezoning of the real property identified therein has been rezoned from A-Agricultural to R-1C, Planned Unit Development; R-3B Multiple Family Planned Unit Development; and R-3C, Multiple Family Planned Unit Development and to clearly delineate, by way of correcting the references to the Lot and Block numbers of the real property located in the Peltier Reserve Development to match the lot and block numbers approved as part of the approved Final Plat of the Property, and shall be executed as amended.

2. Ordinance No. 1407 as amended shall be republished and the City Clerk is directed to publish Ordinance No. 1407 with the correction of the scrivener's errors identified herein.

This resolution is passed and adopted by the City Council of the City of Inver Grove Heights, Dakota County, Minnesota this 22nd day of November, 2021.

CITY OF INVER GROVE HEIGHTS

By: ______________________________
Thomas Bartholomew
Its: Mayor

Attested:

By: ______________________________
Rebecca Kiernan
Its: City Clerk

<u>EXHIBIT A</u>
<u>CORRECTED ORDINANCE NO. 1407</u>

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

ORDINANCE NO. 1407

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

CASE NO. 21-12PUD
(Builders Lot Group)

The City Council of Inver Grove Heights ordains as follows:

SECTION I. Ordinance No. 1190 adopted July 27, 2009, entitled, "AN ORDINANCE ADOPTING THE RECODIFICATION OF THE INVER GROVE HEIGHTS CITY CODE INCLUDING THE CITY ZONING ORDINANCE, is hereby amended to rezone the following described property located within the City of Inver Grove Heights from A, Agricultural to R-1C/Single Family Planned Unit Development, R-3B, Multiple Family Planned Unit Development and R-3C, Multiple Family Planned Unit Development to wit:

All Lots within Block 4, Block 6, Block 7, Block 8, and Outlots E, F, G, I, L to R-1C, Planned Unit Development
and
All Lots within Block 1, Block 2, Block 3, Block 5, Block 9-12, and Outlots A, B, C, D, H, K, J to R-3B, Multiple Family Planned Unit Development
and
Lot 1, Block 13, to R-3C, Multiple Family Planned Unit Development

All within the plat of Peltier Reserve

SECTION II. The Zoning Map of the City of Inver Grove Heights referred to and described in said Ordinance No. 1190 as that certain map entitled "Inver Grove Heights Zoning Map, June 24, 2002", together with all amendments thereto, hereinafter referred to as the "zoning map", shall not be republished to show the aforesaid rezoning, but the Clerk shall appropriately mark the said zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided for in this ordinance and all of the notations, references and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

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

Enacted and ordained into an Ordinance this 10th day of May, 2021.

Ayes:
Nays:

____
Thomas Bartholomew, Mayor

ATTEST:

____
Rebecca Kiernan, City Clerk

CITY OF INVER GROVE HEIGHTS

AGENDA ITEM 5A

Request for Council Action

Consider approval of 2022 liquor license renewal applications

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	November 22, 2021	None	X
Item Type:	Public Hearing	Amount included in current budget	
Contact:	651-450-2513	Budget amendment requested	
Prepared by:	Rebecca Kiernan, City Clerk	FTE included in current complement	
Reviewed by:	Kris Wilson, City Administrator	New FTE requested – N/A	
		Other	

PURPOSE/ACTION REQUESTED

Conduct a public hearing and consider approval of renewal applications for liquor license for the 2022 calendar year.

SUMMARY

The City received applications for the renewal liquor licenses for 2022. The public hearing notice was published on November 7, 2021 in the Pioneer Press.

Each renewal application was accompanied by the necessary license fees and liability insurance certificates. All background investigations were completed by the Police Department.

There are 2 establishments that have had changes in officers or managers, and additional information was needed. Those officers and managers are required to undergo background investigations. Those establishments (noted on the following page) have completed the additional paperwork.

Information regarding completion of alcohol-server training was also provided with each application to verify that all employees engaged in the serving/selling of alcohol received training within the last 24 months.

RECOMMENDATION:

Staff recommends holding the public hearing and approving the liquor license renewals for the applications that have been complete and processed to date.

2022 Liquor License Renewals

Establishments with New/Additional Officers or Managers:

1. Moose Lodge 1088 has added officer Larry Tobias. He must go through a full background investigation. In addition, I was notified that one of their officers has resigned. They will provide the City with the new officer when they are appointed, and that person will need to complete a full background investigation.
2. Outback Steakhouse has added a new manager, Nathan Joseph Ethen. He must go through a full background investigation. We have received personal history packet back from him on November 15, 2021.

The following establishments will be brought before Council on December 13, 2021 or after for approval after the below issues with their applications are resolved.

1. Speedway #4411 has not turned in their renewal application.
2. Speedway #4548 has not turned in their renewal application.
3. Pilot Travel Center has not turned in their renewal application.
4. Los Portales has not turned in their renewal application.

2022 Liquor License Renewals

1	Cub Foods	3.2 Off-Sale
2	Pilot Travel Centers LLC*	3.2 Off-Sale
3	Speedway #4411*	3.2 Off-Sale
4	Speedway #4548*	3.2 Off-Sale
5	Arbor Pointe Golf Club	3.2 On-Sale & Sunday
6	Inver Grove Brewing Company	Brew Pub Off-Sale
7	Moose Lodge #1088	Club On Sale & Sunday
8	451 Beer	Off-Sale
9	A & M Liquor	Off-Sale
10	Arbor Pointe Liquors	Off-Sale
11	Cameron's Warehouse Liquors	Off-Sale
12	Cub Wine & Spirits #1584	Off-Sale
13	Gold Palace Liquor	Off-Sale
14	Market Liquor	Off-Sale
15	Trail Liquor	Off-Sale
16	King of Diamonds	On Sale (No Sunday)
17	AMC Theatres	On-Sale & Sunday
18	Applebee's Neighborhood Grill & Bar	On-Sale & Sunday
19	B-52 Burgers and Brew	On-Sale & Sunday
20	Celts Pub	On-Sale & Sunday
21	Drkula 32 Bowl	On-Sale & Sunday
22	Inver Grove Brewing Company	On-Sale & Sunday
23	Inver Wood Golf Course	On-Sale & Sunday
24	IWA Sushi	On-Sale & Sunday
25	Jersey Bar & Grill	On-Sale & Sunday
26	L.W.'s Bierstube	On-Sale & Sunday
27	Los Portales Bar & Grill LLC*	On-Sale & Sunday
28	Mallards Restaurant	On-Sale & Sunday
29	Mississippi Pub	On-Sale & Sunday
30	Outback Steakhouse	On-Sale & Sunday
31	Overboard Bar & Grill	On-Sale & Sunday

* Establishments that will be placed on December 13, 2021 Council Meeting if all outstanding items are complete.

AGENDA ITEM 6A

CITY OF INVER GROVE HEIGHTS

Request for Council Action

TITLE: Nick and Kristin Buchholz – Case No. 21-58V

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	November 22, 2021	None	X
Item Type:	Regular Agenda	Amount included in current budget	
Contact:	Heather Botten 651-450-2569	Budget amendment requested	
Prepared by:	Heather Botten	FTE included in current complement	
Reviewed by:		New FTE requested – N/A	
		Other	

ACTION REQUESTED: Consider a resolution relating to a variance for an accessory structure to be larger than 1,000 gross square feet in size on the property located at 6825 Blaine Avenue.

- Requires a 3/5th's vote.
- 60-day deadline: December 4, 2021 (first 60-days)

SUMMARY:

The applicant is proposing a 1,334 square foot detached accessory building on a .59-acre residential property. The lot has a single-family home with an attached two-car garage and two detached structures. City code allows for one detached accessory building up to 1,000 gross square feet on a R-1C, single-family zoned property.

The two existing detached structures on the property received building permits from the City. The structure in the northwest corner was approved in 1988 for a 672-foot garage, the other structure was approved in 1999 for a 484-square foot carport. The carport is enclosed with a lean-to added up to the property line (the city did not approve the lean-to). The applicant would remove both existing structures and construct one new building as the same total footprint as the existing structures. The applicant has stated the actual square footage of the existing buildings totals 1,334 square feet (not including the lean-to space). The proposed structure would be in compliance with other code requirements such as setbacks, impervious surface, and exterior building material requirements. The structure would be located in the northwest corner of the property abutting MnDOT right-of-way to the west and over 100 feet away from the closest neighboring home.

Staff believes the variance request for the additional size could be considered a convenience to the applicant and not a practical difficulty. Denying the variance does not preclude the applicant from reasonable use of the property as there is an existing attached garage and a 1,000 square foot detached structure is allowed without the need for a variance.

Planning Staff: Staff recommends denial of the variance request as the conditions of the property are not unique and approval of the variance could set a precedent for other requests to exceed the size of accessory buildings on R-1C zoned lots. Earlier this year the City amended the accessory structure ordinance to allow larger accessory buildings on lots 3.4 – 5 acres in size. Staff considers the direction for the City to limit the size of accessory structures to control the bulk and over developing of lots with accessory buildings. Staff believes the facts presented do not satisfy the criteria needed to show a practical difficulty on the lot to support granting a variance.

Planning Commission: At the November 3, 2021 public hearing, the applicant was present. The Planning Commission recommend approval of a variance request to allow an accessory structure up to **1,156** square feet in size (the combined total of the two structures that were approved by the City). The practical difficulty being that the applicant purchased property that had two *permitted* structures for a total of 1,156 square feet and is now trying to conform with city rules and regulations in downsizing to one structure. Motion passed (8-0).

Attachments: Denial Resolution
Approval Resolution
Planning Commission recommendation
Planning staff report

Denial resolution

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 2021-299

RESOLUTION DENYING A VARIANCE TO ALLOW A 1,344 SQUARE FOOT DETACHED ACCESSORY STRUCTURE WHEREAS 1,000 GROSS SQUARE FEET IS THE MAXIMUM SIZE ALLOWED

CASE NO. 21-58V
Buchholz

Property located at 6825 Blaine Avenue and legally described as follows:

S 1/2 OF FOLLOWING: S 216.1 FT OF N 432.2 FT OF SE 1/4 OF SW 1/4 LYING E OF LINE BEG S LINE SEC 1167.3 FT W OF S 1/4 COR N 90D 44M 40S MEAS W TO N 1510.9 FT TO PT OF TERM OF LINE A E AT RA 800 FT TO BEG OF LINE SE TO PT 920 FT E & 720 FT S OF PT OF TERM OF A & THERE TERM SUBJ TO ESMNT OVER E 40 FT, SECTION 4 TWN 27 RANGE 2, DAKOTA COUNTY, MN

WHEREAS, an application has been received for a Variance to allow a detached accessory building 1,344 square feet in size whereas 1,000 gross square feet is the maximum size allowed on lots in the R-1C zoning district;

WHEREAS, the afore described property is zoned R-1C, Single-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 November 3, 2021 in accordance with City Code Section City Code 10-3-3:C;

WHEREAS, a practical difficulty or uniqueness was not found to exist based on the following findings:

1. Denying the variance request does not preclude the applicant from reasonable use of the property as there is an existing attached garage and a 1,000 square foot detached structure is allowed on the property.
2. Approval of the variance could set a precedent for the size of accessory buildings allowed on a property zoned R-1C.
3. The facts presented did not satisfy the criteria needed to show a practical difficulty on the lot to support granting a variance. Allowing a structure larger than 1,000 square feet appears to be a convenience to the landowner and not dictated by unique circumstances of the property.

NOW, **THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS,** that the variance to exceed the 1,000 square foot maximum is hereby denied.

Adopted by the City Council of Inver Grove Heights this 22nd day of November, 2021.

____
Tom Bartholomew, Mayor

Ayes:
Nays:

ATTEST:

____
Rebecca Kiernan, City Clerk

Approval variance

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 2021-299

RESOLUTION APPROVING A VARIANCE TO ALLOW AN ACCESSORY STRUCTURE LARGER THAN 1,000 GROSS SQUARE FEET ON AN R-1C ZONED PROPERTY

CASE NO. 21-58V
Buchholz

Property located at 6825 Blaine Avenue and legally described as follows:

S 1/2 OF FOLLOWING: S 216.1 FT OF N 432.2 FT OF SE 1/4 OF SW 1/4 LYING E OF LINE BEG S LINE SEC 1167.3 FT W OF S 1/4 COR N 90D 44M 40S MEAS W TO N 1510.9 FT TO PT OF TERM OF LINE A E AT RA 800 FT TO BEG OF LINE SE TO PT 920 FT E & 720 FT S OF PT OF TERM OF A & THERE TERM SUBJ TO ESMNT OVER E 40 FT, SECTION 4 TWN 27 RANGE 2, DAKOTA COUNTY, MN

WHEREAS, an application has been received for a Variance to allow a detached accessory building 1,344 square feet in size whereas 1,000 gross square feet is the maximum size allowed on lots in the R-1C zoning district;

WHEREAS, the afore described property is zoned R-1C, Single-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 November 3, 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.

c.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS, that the variance to allow an accessory structure larger than 1,000 gross square feet is hereby approved subject to the following conditions:

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

2. The applicant shall meet the conditions outlined in the City Engineers review memo and any subsequent correspondence.

3. The accessory structures shall not be used for commercial uses, storage related to a commercial use, or home occupations.

4. A grading/erosion control plan shall be required at the time of the building permit application and approved by the City Engineer.

5. The two existing detached structures located along the northern lot line shall be removed within 30 days of the certificate of occupancy for the new building.

6. A survey shall be done to locate the northern property line to verify the location of the building will be at a minimum of five feet from the northern property line.

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 22nd day of November , 2021.

____
Tom Bartholomew, Mayor

Ayes:
Nays:

ATTEST:

____
Rebecca Kiernan, City Clerk

RECOMMENDATION TO
CITY OF INVER GROVE HEIGHTS

TO: Mayor and City Council of Inver Grove Heights

FROM: Planning Commission

DATE: November 3, 2021

SUBJECT: **NICK AND KRISTIN BUCHHOLZ – CASE NO. 21-58V**

Reading of Public Notice
Commissioner Simon read the public hearing notice to consider the request by Nick and Kristin Buchholz, Case No. 21-58V, for property located at 6825 Blaine Avenue. The request consists of a variance from the maximum size of an accessory structure allowed on an R-1C zoned property and any other related variances. Notices were mailed to four property owners on October 20 and 26, 2021.

Presentation of Request
Heather Botten, Associate Planner, advised the property is zoned R-1C (single family residential district) and is .59 acres in size. The Applicant requests constructing a 1,344 square foot detached accessory building on the property. The lot has a single-family home with an attached two car garage and two detached structures. By Code, the property is allowed to have one detached accessory building up to 1,000 gross square feet. The two structures have received Permits from the city; one was in 1988 for a 672-foot structure located in the back, the other in 1999 for a 484 square foot carport. The carport is currently fully enclosed with a lean-to up to the property line (the city did not approve the lean-to). The Applicant would remove both existing structures and construct one new building as the same footprint as the existing structures including the lean-to space. The proposed structure would be in compliance with other Code requirements such as setbacks, impervious surface, and exterior building material requirements. The proposed structure is located in the northwest corner of the property abutting MnDOT right of way to the west, over 100 feet away from the neighboring home, and 190 feet away from Blaine Avenue. The proposed structure does not alter the character of the neighborhood. The two existing structures are in need of repair, the owners would remove the lean-to. Ms. Botten mentioned earlier this year the city increased the maximum accessory structure size in Ag and E-1 properties on lots that were 3.4 to 5 acres in size. Staff suggests limiting the size in urban areas. The Applicant could remove the two existing structures and construct one structure up to 1,000 gross square feet in size. Staff believes the request for additional size is a convenience to the Applicant and not a Practical Difficulty. Staff does not believe there is sufficient rationale to support all variance criteria and recommends denial of the request as presented.

Ms. Botten stated one written comment was received from the neighbor to the north (Commission has received a copy) in support of the request. A phone call was received from the neighbors across the street who had no issues with the request.

Commissioner Scales asked if the request included the lean-to. When adding the two buildings he had a total of 1,156.

Ms. Botten responded in the affirmative.

Motion by Commissioner Weber, second by Commissioner Simon, to add the letter into the record.

Motion carried (8/0).

Ms. Botten suggested the Commission verify the size of the structures with the Applicant. The information presented was in the Building Permit file, what was actually constructed may be different.

Opening of Public Hearing
Nick Buchholz, 6825 Blaine Avenue, said he has read and understands the report. He responded to the question regarding size of the buildings and had a total of 1,344, the lean-to is not included in the square footage.

Mr. Buchholz said he cannot sacrifice losing the square footage, if he can't take them down, he would remodel them. He currently must drive through the middle of his yard to utilize the building in the back. He said it would be beneficial to him and his neighbors to not have to look at the current buildings.

Commissioner Robertson asked what the Applicants action would be regarding the attached lean-to that was never approved.

Mr. Buchholz responded he bought it that way, he was unsure what he could do about it. He doesn't want to lose the space. He said he would rather tear everything down and start over.

Commissioner Robertson asked if he would leave the lean-to there.

Mr. Buchholz responded he was unsure what his options were. He needs the space for items he cannot have out in the yard that others may not like to see such as ladders and pump jacks. He said the structure is falling apart and the lean-to would probably go away on its own. He would rather it be taken down and build new to match the home.

Chair Niemioja asked the Applicant if 1,156 was a possible size.

Mr. Buchholz responded he measured both structures, the amount was 1,344. That was why he kept the number the same, he didn't want to downsize. He said he would consider coming down in size a little, 1,000 square feet wasn't worth him tearing down both structures.

Chair Niemioja asked if there was concrete beyond what is existing with the structures.

Mr. Buchholz responded there was nothing further.

Commissioner Robertson wanted clarification that the Applicant was aware the city has a maximum size for structures when it comes to lot size.

Mr. Buchholz responded he was aware.

Commissioner Robertson asked the Applicant if he operates a business from his home. She questioned if his home was also the business site.

Mr. Buchholz responded he doesn't operate from his home but does operate a business. He said the business is out of Lake Elmo.

Commissioner Robertson requested additional information about what is being stored.

Mr. Buchholz responded he has a work truck and a personal truck that sit outside, two trailers. And four wheelers. He said it would be nice to have everything put away. He doesn't want those items sitting outside and has no other option. He said the current buildings look awful and his neighbors have said they wanted it torn down. He commented that 1,000 square feet wouldn't be enough, if it didn't work out, he would remodel the current structures.

Commissioner Robertson addressed Ms. Botten asking if it would require a permit if the Applicant chose to remodel the existing structures.

Ms. Botten responded in the affirmative.

Chair Niemioja said in looking at the neighborhood there are a lot of people with multiple buildings on their property. The current two buildings have been permitted. She said the Commission has to find a reason that makes an exception to the rule. Practical Difficulties used in the past have been topography or a pre-existing condition. Convenience is not something used.

Mr. Buchholz responded he understood. The buildings are bad and need to be rebuilt.

Commissioner Challeen mentioned if the square footage was less and are consolidating from two buildings down to one, she questioned if there were advantages to having everything in one space.

Mr. Buchholz responded it would be beneficial.

Chair Niemioja closed the public hearing.

Planning Commission Discussion
Commissioner Weber asked what the setbacks were from the side and rear property.

Ms. Botten responded it would be 5-foot side, 8-foot rear.

Commissioner Scales questioned as long as the Applicant stays under the allotted impervious surface the Applicant could build any size attached garage he wanted.

Ms. Botten agreed.

Commissioner Scales said the Applicant was already approved for the 1,156 square footage he currently has when adding the two. He said he cannot find a Practical Difficulty, but would support the square footage the Applicant currently has if a Practical Difficulty could be found. He said the Applicant was approved twice; he was unsure what the Practical Difficulty could be.

Chair Niemioja questioned if that could be a Practical Difficulty.

Ms. Botten responded a carport is supposed to be open on all sides and doesn't count as an accessory structure. A roof could still be put up without sides and have different requirements for a carport.

Commissioner Scales asked if a carport currently counted as an accessory structure.

Ms. Botten responded it does not, there are maximum size requirements. The Permit was for a carport which would have been allowed at that time.

Commissioner Weber commented if the Applicant noticed there were two Permits pulled, it would look like the two structures were permanent structures. He said it was hard for him to tell someone with two structures on their property that they are going to conform with one structure. He said it was hard for him to say no. He was unsure why they couldn't use a Practical Difficulty of two permanent structures on a property that should have only had one and the Applicant is conforming to that use. He said he felt that to be viable.

Chair Niemioja said she felt history has been used as a Practical Difficulty in the past. She said she felt it would work, but didn't believe it would justify the requested 1,344, 1,156 would justify. The lean-to wouldn't count.

Mr. Buchholz said he didn't know how to prove the square footage.

Commissioner Weber replied they are going off of the Permits.

Chair Neimioja stated if making a justification they would have to rely on the documents the city has.

Commissioner Robertson commented that she thinks about the question of precedent and the slippery slope. She said she understands what is proposed at 1,156 could benefit the neighbors and address recurring requests from others. She said she could not agree to anything that allowed two structures. She agreed that consolidating two into one is a good plan. She said she could approve the 1,156 if the Commission agreed.

Chair Niemioja addressed the slippery slope comment stating there were two Permits. She said the neighborhood is full of buildings she did not believe to be permitted. It's unusual to have two permitted structures.

Commissioner Weber asked if they are referencing interior square footage.

Ms. Botten responded for Permits; buildings are measured on the exterior. She said for the size allowed, she could go inside. Impervious surface calculations are outside.

Commissioner Weber asked if impervious surface would be questioned if putting up a 1,156 square foot building.

Ms. Botten responded no; they should be within what is allowed for the property. Everything currently there has been there prior to 2010 and grandfathered in, footprints would remain the same.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Scales, to approve the variance for property located at 6825 Blaine Avenue to allow an accessory structure of 1,156 square feet in size, interior square footage, with the six items listed and the Practical Difficulty being that the Applicant purchased property that had two Permitted structures and is now trying to conform with city rules and regulations in downsizing to one structure.

Motion carried (8/0). This item will go before the City Council on November 22, 2021.

Commissioner Robertson said she appreciated how this worked out for the Applicant. She requested clarification on whether interior or exterior square feet should be counted. She asked for that information to be built into the criteria used.

Ms. Botten responded she would provide that information to the Commission

CITY OF INVER GROVE HEIGHTS

PLANNING REPORT

CASE NO: 21-58V

APPLICANT/PROPERTY OWNER: Nick and Kristen Buchholz

REQUEST: Variance to exceed the maximum size of an accessory structure

HEARING DATE: November 3, 2021

LOCATION: 6825 Blaine Avenue

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1C, Single-family Residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant is requesting to construct a 1,344 square foot, detached accessory building on a 0.59-acre residential property. The lot contains a single-family home with an attached two-car garage and two detached structures on the property. The R-1C zoned residential property is allowed one detached accessory structure up to 1,000 gross square feet in size.

As mentioned, there are two existing detached structures on the property. The first was approved by the City in 1988 for a 672 square foot structure. The second was approved in 1999 for a 484 square foot carport. The applicant has indicated that both structures are in disrepair and not aesthetically pleasing. One of the structures has a lean-to that is located up to the property line (the lean-to was not approved by the City). The applicant would remove both existing structures and construct one new building. The proposed structure would be in compliance with other code requirements such as setbacks, exterior building materials and impervious surface.

EVALUATION OF THE REQUEST

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

North: Single family; zoned R-1C, Single-family Residential; guided LDR, Low Density Residential

East:	Single family; zoned R-1C, Single-family Residential; guided LDR, Low Density Residential
South:	Multi-family; zoned R-3B, Multiple-family Residential; guided MDR, Medium Density Residential
West:	Hwy 52 - MnDOT right-of-way

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 variance, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

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

The City Council has reviewed and modified the allowed size of accessory structures over the years, increasing the size on larger lots, but has held the size in the urban areas to control the massing of structures. Earlier this year, the City increased the maximum accessory structure size allowance on lots 3.4 acres – 5 acres in size. Staff does not believe the variance request is consistent with, or in harmony with the zoning ordinance and comprehensive plan.

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

There is an attached garage to the house and the applicants could construct one structure up to 1,000 gross square feet in size, therefore staff believes the property can be used in reasonable manner without the need for a variance. Allowing the additional size would be a convenience to the property owner not a practical difficulty.

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

The property is unique in that it currently does not meet zoning code by having two detached accessory structures whereas one is allowed. The applicants have stated that the one proposed structure would be the same footprint size as the two existing structures (including the lean-to) that would be removed.

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

The applicant's neighborhood is developed with single family to the north and east and multi-family to the south. The applicant's property abuts Hwy 52 right-of-way to the west. The location of the proposed structure would be in the northwest corner of the property, over 100 feet from the neighbors home and roughly 190 feet from Blaine Avenue.

Due to the fact the proposed structure is tucked back near MnDOT right-of-way to the west and it would clean up the property including removing a lean-to that has runoff draining onto the abutting lot to the north, the proposed structure does not appear to adversely alter the character of the neighborhood.

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

Economic considerations do not appear to be a basis or a sole basis for either of these requests.

ALTERNATIVES

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

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

- Approval of a Variance to allow an accessory structure 1,344 square feet in size subject to the conditions listed below.

  1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
  2. The applicant shall meet the conditions outlined in the City Engineers review memo and any subsequent correspondence.
  3. The accessory structures shall not be used for commercial uses, storage related to a commercial use, or home occupations.
  4. A grading/erosion control plan shall be required at the time of the building permit application and approved by the City Engineer.
  5. The two existing detached structures located along the northern lot line shall be removed within 30 days of the certificate of occupancy for the new building.
  6. A survey shall be done to locate the northern property line to verify the location of the building will be at a minimum of five feet from the northern property line.

Practical difficulty: To be stated

B. **Denial**. If the Planning Commission does not favor the proposed variance request, it should be recommended for denial, which could be based on the following rationale:

1. Denying the variance request does not preclude the applicant from reasonable use of the property as there is an existing attached garage and a 1,000 square foot detached structure is allowed on the property.
2. Approval of the variance could set a precedent for the size of accessory buildings allowed on a property zoned R-1C.
3. The facts presented did not satisfy the criteria needed to show a practical difficulty on the lot to support granting a variance. Allowing a structure larger than 1,000 square feet appears to be a convenience to the landowner and not dictated by unique circumstances of the property.

RECOMMENDATION

Earlier this year the City amended the accessory structure ordinance to allow larger accessory structures on lots 3.4 – 5 acres in size. Staff considers the direction for the City to limit size and number of accessory structures to control the massing, bulk and over developing of lots with accessory buildings. Based on the information in the preceding report and the reasons listed in alternative B, staff does not believe there is sufficient rationale to support all criteria of a variance review and therefore recommends denial of the requests as proposed.

Attachments: Zoning and Location Map
Applicant Narrative
Site plan
Photos of existing structures

Case No. 21-58V Mon. Nov. 1, 2021

My wife & I are submitting this request to the IGH planning commission on behalf of our neighbors, Nick & Kristin Bucholtz. This fine young couple are asking for a variance to allow them to build a garage or an out building in place of the disgusting looking structures that are now in place. We've known Nick & Kristen for many years along with there 3 wonderful children. They want to remain our neighbors but are talking of moving elsewhere if they can fulfill their dreams at their existing residence. So, we are the neighbors who have to have to look at the existing junk out buildings on a daily basis. Please allow them this variance so Nick Bucholtz can remove that was once approved by the IGH planning commission and put in place a better building (garage) which I know would be much better looking. Nick B. is a dang good carpenter and, if the variance was approved, his new garage would look fantastic. So please give this alot of thought & make our view to the south alot more enjoyable. Thankyou.

This request is from Jim & Barb Reuter who reside to the north at 6811 Blaine Ave.

AGENDA ITEM 6B

CITY OF INVER GROVE HEIGHTS

Request for Council Action

TITLE: George Guevara – Case No. 21-59V

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	November 22, 2021	None	X
Item Type:	Regular Agenda	Amount included in current budget	
Contact:	Heather Botten 651-450-2569	Budget amendment requested	
Prepared by:	Heather Botten	FTE included in current complement	
Reviewed by:		New FTE requested – N/A	
		Other	

ACTION REQUESTED: Consider a Resolution relating to a Variance to allow a porch addition within the front setback for the property located at 7086 Delaney Avenue.

- Requires a 3/5th's vote.
- 60-day deadline: December 13, 2021 (first 60-days)

SUMMARY:

The applicant is proposing to construct an open porch onto the front of the existing house. The porch addition would be 11' x 18' in size. At the closest point, the porch would be located about 22 feet from the front property line whereas a 30-foot setback is required. (The planning report refers to a 19' front setback which was determined using aerial photography and includes the overhang. The applicant has physically measured the distance from the curb to the home to have a more accurate measurement.) The proposed addition would be in compliance with other code requirements such as setbacks, exterior building materials and impervious surface requirements.

The zoning code allows uncovered decks and entry landings to encroach up to 6 feet into the front setback to be located up to 24 feet from the front property line. In this case since the porch would be covered, this section of the code does not apply.

The lot is somewhat unique in that it is located at the beginning of a bubble cul-de-sac. Because of this, the northwest corner of the home is located about 48 feet from the front property line whereas the southwest corner is about 30 feet from the front property line. If the home was positioned further north on the lot, the porch could have potentially been constructed within the front setback requirements. Additionally, the property has a three-story apartment building located directly to the east of the site that has six decks overlooking the applicant's property, reducing the amount of privacy the homeowner has in the back yard.

Staff believes approving the variance could set a precedent for other encroachments within the front yard setback. A reasonable use for the property has been established with the home on the lot, and although not necessarily desirable, there is space on the back of the home to add the desired porch addition that could comply with setbacks. Allowing the proposed location and size of the porch could be considered a convenience to the property owner not a practical difficulty.

Planning Staff: Staff believes the facts presented do not satisfy the criteria needed to show a practical difficulty on the lot to support granting a variance and therefore recommend denial of the request as presented.

Planning Commission: At the November 16, 2021 public hearing, the applicant was present and no neighbors attended the meeting. The applicant submitted a petition with 29 signatures in support of the request. The neighbor to the south of the applicant also submitted an email in support of the request.

The Commission had a lengthy discussion about the request including the placement of the home, the unique cul-de-sac in front of the home, the potential of setting a precedent, and that a single-family home in a rear yard could also have a deck or upper level that overlooks a neighbor's property.

The Planning Commission made a motion to approve the variance request to allow an open porch addition to be located within the front setback with the practical difficulty being the unique cul-de-sac bubble and lot lay out with the two conditions listed in the staff report. The motion failed (4-4).

Attachments: Denial Resolution
Approval Resolution
Planning Commission recommendation
Planning staff report

Denial resolution

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 2021-300

RESOLUTION DENYING A VARIANCE FROM THE FRONT YARD SETBACK REQUIREMENTS FOR AN OPEN PORCH ADDITION

Case No. 21-59V
George Guevara

WHEREAS, the request is for the property located at 7086 Delaney Avenue, legally described as:

Lot 8, Block 5, South Grove No. 12, according to the recorded plat, Dakota County, Minnesota

WHEREAS, the applicant is requesting to install a porch addition about 22 feet from the front property line 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 November 16, 2021 in accordance with City Code Section City Code 10-3-3:C;

WHEREAS, a practical difficulty or uniqueness was not found to exist based on the following findings:

1. Denying the variance request does not preclude the applicant from reasonable use of the property as the established home provides reasonable use and there is space on the rear of the property to add a porch addition that would comply with setback requirements.

2. Approval of the variance could set a precedent for other encroachments within the front yard setback.
3. The facts presented did not satisfy the criteria needed to show a practical difficulty on the lot to support granting a variance. Allowing a porch addition to encroach within the front setback appears to be a convenience to the landowner and not dictated by unique circumstances of the property.

NOW, **THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS,** that the variance to exceed the 1,000 square foot maximum is hereby denied.

Adopted by the City Council of Inver Grove Heights this 22nd day of November, 2021.

____
Tom Bartholomew, Mayor

Ayes:
Nays:

ATTEST:

____
Rebecca Kiernan, City Clerk

Approval resolution

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 2021-300

RESOLUTION APPROVING A VARIANCE FROM THE FRONT YARD SETBACK REQUIREMENTS FOR AN OPEN PORCH ADDITION

Case No. 21-59V
George Guevara

WHEREAS, the request is for the property located at 7086 Delaney Avenue, legally described as:

Lot 8, Block 5, South Grove No. 12, according to the recorded plat, Dakota County, Minnesota

WHEREAS, the applicant is requesting to install a porch addition about 22 feet from the front property line 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 November 16, 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.

b.

c.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS, that a variance to allow a 22-foot front yard setback for a porch addition is hereby approved subject to the following conditions:

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

2. All requirements of a building permit review shall be met.

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

Adopted by the City Council of Inver Grove Heights this 22nd day of November , 2021.

____
Tom Bartholomew, Mayor

Ayes:
Nays:

ATTEST:

____
Rebecca Kiernan, City Clerk

CITY OF INVER GROVE HEIGHTS

CASE NO: 21-59V

APPLICANT AND PROPERTY OWNER: George Guevara

REQUEST: Variance to allow a porch addition to encroach into the front yard setback

HEARING DATE: November 16, 2021

LOCATION: 7086 Delaney Avenue

COMPREHENSIVE PLAN: LDR

ZONING: R-1C, Single Family Residential

REVIEWING DIVISIONS: Planning, Engineering

PREPARED BY: Heather Botten, Associate Planner

BACKGROUND

The applicant is proposing to construct an open porch onto the front of the existing house. The porch would have a gamble roof, about 11' x 18' in size. At the closest point, the porch would be located about 19 feet from the front property line. A porch requires a setback of 30 feet from the front property line.

The zoning ordinance allows uncovered porches, decks, and entry landings to encroach into the front yard up to 24 feet from property line. In this case since the porch area would be covered, this section of the code does not apply.

The applicant lives on a bubble cul-de-sac with the home placed near the middle of the property. The neighborhood is developed with single-family homes to the north, west and south and an apartment building to the east. The addition would be in compliance with other code requirements such as side setbacks, exterior building materials and impervious surface.

EVALUATION OF THE REQUEST

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

North, South and West:	Single family; zoned R-1C; guided LDR, Low Density Residential
East:	Multi-family; zoned R-3C; guided MDR, Medium Density Residential

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.*

The porch addition would be consistent with a residential use identified in the comprehensive plan. A covered porch is considered part of the principal structure and therefore requires a 30-foot front setback. An open deck (no roof) would be allowed to encroach up to 6 feet within the front setback. Staff does not believe the variance request is consistent with, or in harmony with the zoning ordinance.

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

A porch expansion would be considered using the property in a reasonable manner. Decks and porches are typical expansions of single-family homes, however, size of expansions are limited to maintaining setbacks. A reasonable use for the property has been established with the home on the lot, with space on the rear of the home to add the desired porch addition that could comply with setbacks. Allowing the proposed location and size of the porch would be a convenience to the property owner not a practical difficulty.

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

The lot is somewhat unique in that it is located at the beginning of a bubble cul-de-sac. Because of this, the northwest corner of the home is located about 48 feet from the front property line whereas the southwest corner is about 30 feet from the front property line. If the home was positioned differently on the property, the porch could have potentially been constructed within the front setback requirements.

Additionally, the property has a three-story apartment building located directly to the east of the site that has six decks that overlook the applicant's property, reducing the amount of privacy the homeowner has in the back yard which makes a porch addition to the rear of the home less than desirable.

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

The porch addition would not be positioned in front of the plane of the home to the north, nor is there a home directly across the street that would be impacted by the location of the porch. The property to the south may have their front view altered by the setback encroachment and the proposed addition would be the closest structure to the property line when comparing to the other homes in the cul-de-sac.

5. *Economic considerations alone do not constitute an undue hardship*.
Economic considerations do not appear to be a basis or a sole basis for either of these requests.

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 allow an 11′ x 18′ porch addition 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.

  2. All requirements of a building permit review shall be met.

Practical Difficulty: To be stated

B. Denial. If the Planning Commission does not favor the proposed variance request, it should be recommended for denial, which could be based on the following rationale:

1. Denying the variance request does not preclude the applicant from reasonable use of the property as the established home provides reasonable use and there is space on the rear of the property to add a porch addition that would comply with setback requirements.
2. Approval of the variance could set a precedent for other encroachments within the front yard setback.
3. The facts presented did not satisfy the criteria needed to show a practical difficulty on the lot to support granting a variance. Allowing a porch addition to encroach within the front setback appears to be a convenience to the landowner and not dictated by unique circumstances of the property.

RECOMMENDATION

The lot does have some unique constraints, however there is reasonable use of the property with the home. A porch addition may be considered a nice amenity and there is room on the property to construct the porch on the rear of the home that would be in compliance with code requirements.

Based on the information in the preceding report and the reasons listed in alternative B, staff does not believe there is sufficient rationale to support all criteria of a variance review and therefore recommends denial of the requests as proposed.

Attachments: Location Map
Applicant Narrative
Site plan/Aerial photo
Concept photo

7086 Delaney Ave
Case No. 21-59V

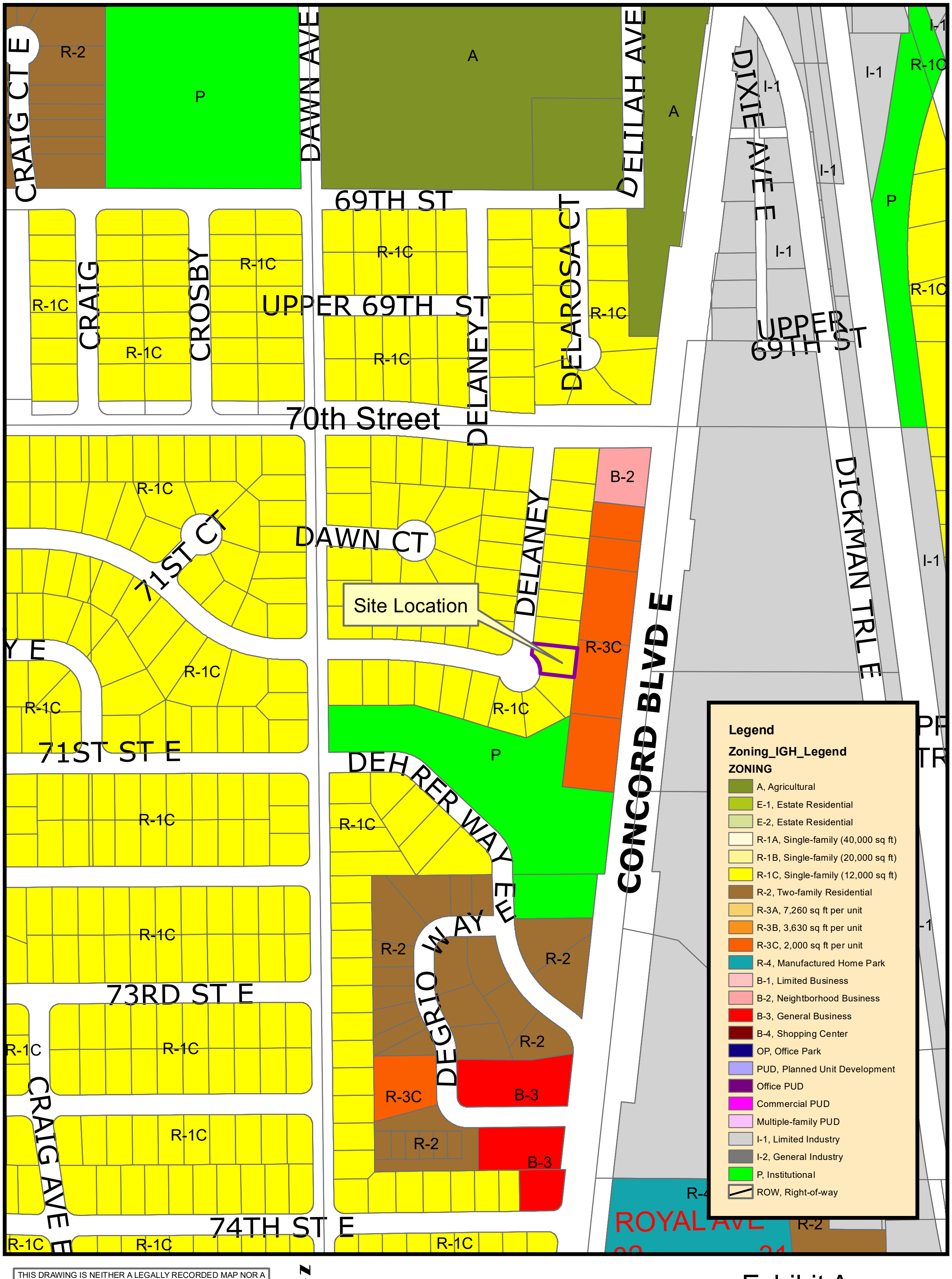


Exhibit A

Zoning and Location Map

Map not to scale

Name and addresses:

No neighbor directly across the street (71st Street)

Ryan Andrews
7098 Delaney Ave
Inver Grove Heights, MN 55076

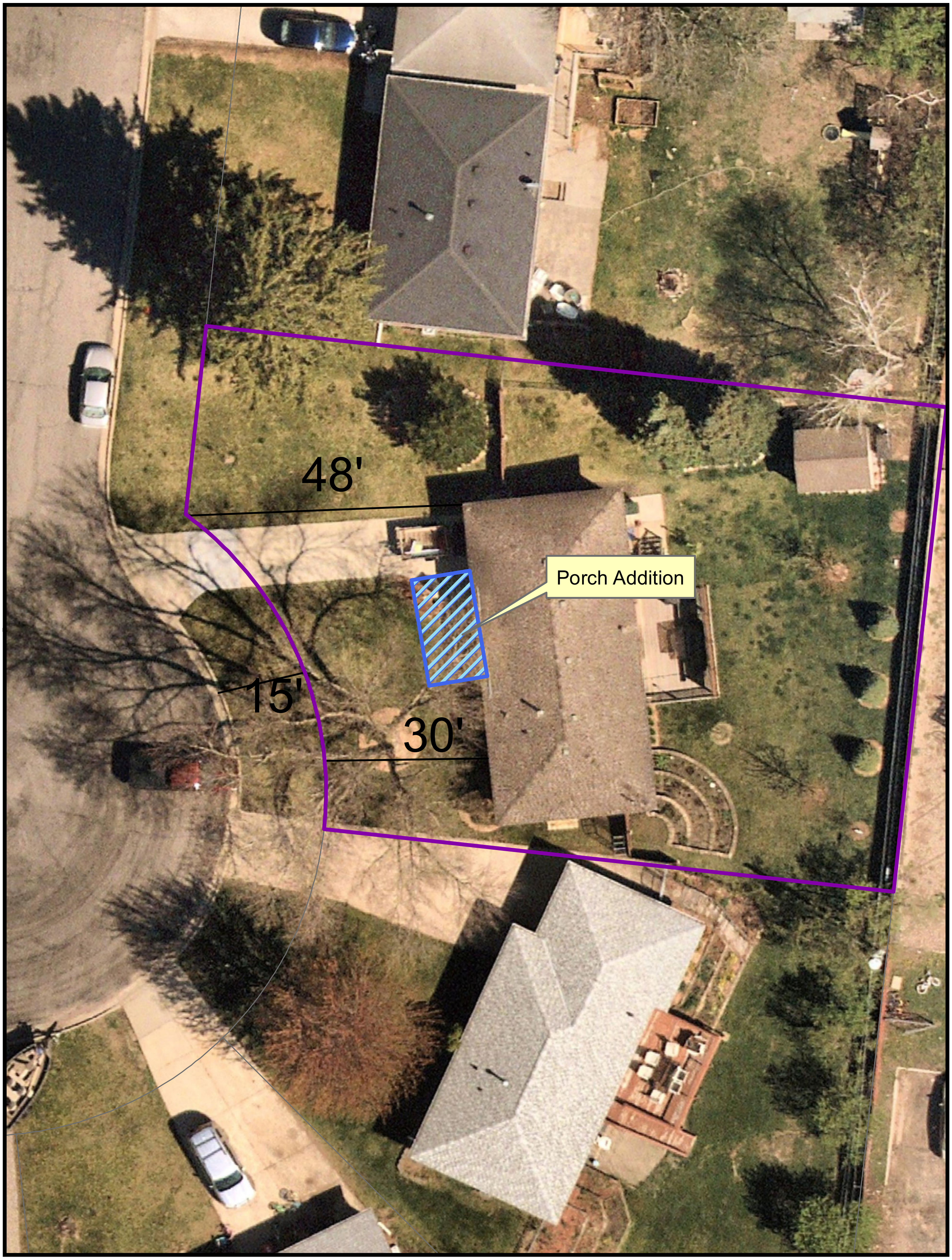
Heather Beeler
7072 Delaney Ave
Inver Grove Heights, MN 55076

We are asking the city for a variance to add a front porch to our home. We live on a partial cul-de-sac, 71st Street and Delaney Ave. There are no neighbors directly in front of our house. Our property is unique in size and shape. The house was built at an angle to the street. The northwest side of the house is further away from the street compared to the southwest side.

We always enjoyed spending time in our front yard. During the September 17th storm, we lost a huge tree that fell on our house. This created a lot of damage and we are in the process of rebuilding. We no longer have shade in our front yard. During the summer months the sun sets in front of our house. We are unable to enjoy our back yard due to the lack of privacy. There is an apartment complex directly behind us. The apartment building has six decks that face our deck and playground right behind our fence.

We would like to build an 11x18 open front porch. The design is a simple gable roof with cedar posts. See picture example below:

7086 Delaney Ave
Case No. 21-59V



N

Exhibit E
Aerial photo with general setbaks
Map not to scale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MINI'S
(877) 700-6464
gominis.com
Tyvek
7076
Tyvek
Tyvek
Tyvek
Tyvek

From:	Ryan Andrews
To:	Kim Fox
Subject:	7086 Delaney Ave
Date:	Sunday, November 14, 2021 2:56:43 PM

Dear Ms. Fox,
I am formally submitting this email to confirm that I have no objections to a variance for a porch in the front yard setback to the property (7086 Delaney Ave) which abuts my property (7098 Delaney Ave).

Case No. 21-59V
Please feel free to contact me with any additional questions or comments.

Thank you,
Ryan Andrews
651-492-1292
7098 Delaney Ave E

Sent from Mail for Windows

Name and addresses:

No neighbor directly across the street (71st Street)

Ryan Andrews
7098 Delaney Ave
Inver Grove Heights, MN 55076

Heather Beeler
7072 Delaney Ave
Inver Grove Heights, MN 55076

We are asking the city for a variance to add a front porch to our home. We live on a partial cul-de-sac, 71st Street and Delaney Ave. There are no neighbors directly in front of our house. Our property is unique in size and shape. The house was built at an angle to the street. The northwest side of the house is further away from the street compared to the southwest side.

We always enjoyed spending time in our front yard. During the September 17th storm, we lost a huge tree that fell on our house. This created a lot of damage and we are in the process of rebuilding. We no longer have shade in our front yard. During the summer months the sun sets in front of our house. We are unable to enjoy our back yard due to the lack of privacy. There is an apartment complex directly behind us. The apartment building has six decks that face our deck and playground right behind our fence.

We would like to build an 11x18 open front porch. The design is a simple gable roof with cedar posts. See picture example below:

Please sign if you support our proposed front porch addition to our home. Picture attached.

Name	Address	Phone #
[illegible]	7098 Delaney Ave	651-492-1292
[illegible]	7069 Delaney Ave	651-307-6256
Eric Strivers	7077 Delaney Ave	651-332-0729
Heather Beeler	7072 Delaney Ave	651 278 3434
Mark Ross	7056 Delaney Ave	651-775-6479
Scott + Darla O'Connor	7064 Delaney Ave	651-263-5627
Nick Werrat	7045 Delaney Ave	651-248-0079
Wm Momberger	4074 71st	651-455-8653
Susan Momberger	4074 71st	651-455-8653
Sandy Frame	4096 71st	651 269-0071
Jan Premer	4062 71st	651-528-0155
[illegible]	4054 71st	612-545-7906
Pam Kommes	4028 71st	320-224-7572
Madison Coulter	4053 71st	612-220-2200
Randall W. Walh	70726 Delaney	651-706-3049
April Huntley	7033 Delaney Ave	651 528 3652

Please sign if you support our proposed front porch addition to our home. Picture attached.

Name	Address	Phone #
Kevin McCormick	7053 Delaney	651-271-0550
Chester Harris	7048 Delaney Ave	651-414-9615
Chris Claypool	4045 71st ST E	651-260-5925
Bruce R Beltz	7018 Delaney Ave	651 450-7988
Beth A. Beltz	7018 Delaney Ave	651-450-7988
Karen & Wm Firtkus	4084 71st St E	651-269-5693
Cheryl Black	7061 Delaney Ave	651-303-5692
Mike & Joanie	4061 71st ST.	651-552-8722
Julia	4018 71st St	507-272-4008
DAVE & ROBIN ABLAN	7038 DELANEY AVE	651-451-7055
Vince Pflom	7011 Delaney AVE	651-451-0605
Dana Norsten	4031 71st St E	651-983-4844
Pat Westfall	4044 71st St E	651-340-6397

AGENDA ITEM 6C

CITY OF INVER GROVE HEIGHTS

Request for Council Action

Consider a Resolution Providing for the Sale of $2,990,000 General Obligation Refunding Bonds, Series 2021A

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	November 22, 2021	None	
Item Type:	Regular Agenda	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	New FTE requested – N/A	
		Other: NWA Sewer Fund	X

PURPOSE/ACTION REQUESTED:

Consider a resolution providing for the sale of $2,990,000 general obligation refunding bonds, Series 2021A.

SUMMARY:

The City's outstanding 2014B bonds are "callable" on February 1, 2022, which provides an opportunity for prepayment, refunding (refinancing), and/or restructuring. The 2014B bonds were issued to refund the City's 2007B, 2007C and 2008A bonds to provide interest savings. The outstanding portion of the 2014B bonds relates entirely to expansion of the sewer system into the Northwest Area of the City.

The upcoming call date on the 2014B bonds provides an opportunity to consider options for annual debt service savings. Staff worked with Ehlers to evaluate options to mitigate the financial pressures on the sewer funds related to annual debt service for infrastructure extension in the Northwest area.

Given current fund balances, prepayment of the bonds is not recommended. Staff and Ehlers explored refunding the existing issue and maintaining the same term, as well as options for restructuring the bonds by extending the term to reduce annual debt service.

The table on the following page provides a comparison of options related to the 2014A bonds. These options include (1) doing nothing with the existing issue, (2) refunding the bonds and maintaining the same term, and (3) refunding the bonds and extending the term five years.

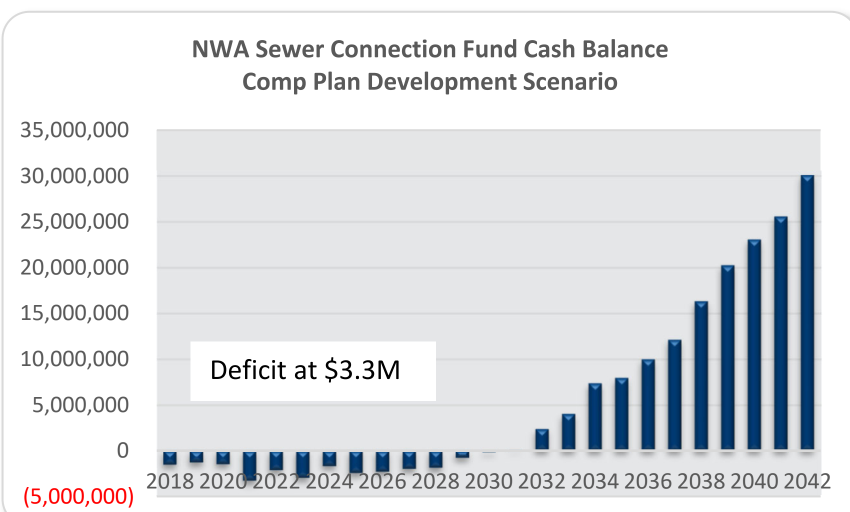
Refunding Scenario	Average Annual Debt Service	Total Debt Service	Savings: Total	Savings: Pct. of Refunded Principal (NPV)
Existing issue - No Refuding	$461,391	$3,229,738	$0	0.000%
Current Refunding: Same Term	$443,175	$3,102,226	$127,512	4.249%
Current Refunding: Extend Term 5 years	$272,188	$3,266,261	($36,524)	2.388%

As the table indicates, refunding the 2014A bonds and maintaining the same term will reduce annual debt service by an estimated $18,000 annually. Total interest savings over the remaining term of the bonds is estimated to be just over $127,000. This is a net present value savings of 4.249%

By refunding and extending the term of the bonds 5 years (to 2-1-2034), the annual debt service is reduced by an estimated $189,000 annually. Over that extended term, the total estimated interest payments would be $36,500 more than the existing bond issue but spread over the additional 5 years. There is a projected net present value savings of 2.38%.

Given the near-term pressures on the sewer funds, staff recommends restructuring the bonds with a 5-year extension to reduce the annual debt burden on the fund. This will provide a longer time horizon for repayment that may better match future development timing and the receipt of sewer development fees.

The graph below shows the projected cash balance in the Northwest Area Sewer Connection Fund if the City grows in accordance with its comprehensive plan. It shows that over the next eight years the fund is expected to be in a deficit position. During this time, the sewer system is still being completed but sufficient growth will not have occurred to fully recover the costs.



The deficit may be funded with cash (an interfund loan), increasing sewer revenues, or a tax levy. Ehlers' analysis this fall showed that if growth occurs slower than projected, or with less density, the City will need to look to sewer revenues or a tax levy to repay its outstanding debt.

By extending the term of the debt and lowering repayment obligations during the next five years by an estimated $190,000 per year the City is reducing the potential need to repay the bonds with either sewer rate increases or a tax levy. The $190,000 per year debt reduction represents:

- The fees from approximately 25 single family homes. This means growth could occur somewhat slower without impacting the need to find additional revenues.
- Approximately 5% of annual sewer revenues. This means that sewer fees city-wide could be raised 5% less than they might otherwise need to be to repay the bonds.
- $10 in property taxes on a median valued home ($273,800). This means that if the City relied on a tax levy to fund a portion of the sewer debt, the median valued home's tax bill would be $10 lower.

Attachments: Resolution
Ehlers Presale Report

DAKOTA COUNTY
INVER GROVE HEIGHTS, MINNESOTA

RESOLUTION PROVIDING FOR THE SALE OF
$2,990,000 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2021A

RESOLUTION NO. 2021-301

WHEREAS, the City Council of the City of Inver Grove Heights, Minnesota has heretofore determined that it is necessary and expedient to issue the City's $2,990,000 General Obligation Refunding Bonds, Series 2021A (the "Bonds"), to finance a current refunding of the City's 2014B Bonds in the City; and

WHEREAS, the City has retained Ehlers & Associates, Inc., in Roseville, Minnesota ("Ehlers"), as its independent municipal advisor for the Bonds in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9);

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

1. Authorization. The City Council hereby authorizes Ehlers to assist the City for the sale of the Bonds.

2. Meeting; Proposal Opening. The City Council shall meet at approximately 6:00 p.m. on December 13, 2021, for the purpose of considering proposals for and awarding the sale of the Bonds.

3. Official Statement. In connection with said sale, the officers or employees of the City are hereby authorized to cooperate with Ehlers and participate in the preparation of an official statement for the Bonds and to execute and deliver it on behalf of the City upon its completion.

Adopted this 22nd day of November 2021 by the City Council of Inver Grove Heights, MN

____
Tom Bartholomew, Mayor

ATTEST:

____
Rebecca Kiernan, City Clerk

November 22, 2021

Pre-Sale Report for

City of Inver Grove Heights, Minnesota

$2,990,000 General Obligation Refunding Bonds, Series 2021A

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
3060 Centre Pointe Drive
Roseville, MN 55113

Advisors:

Jason Aarsvold, Senior Municipal Advisor
Jessica Cook, Economic Development Advisor
Keith Dahl, Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

$2,990,000 General Obligation Refunding Bonds, Series 2021A

Purposes:

The proposed issue includes financing to provide for a current refunding of the City's 2014B Bonds. The 2014B bonds were issued to refund the City's 2007B, 2007C and 2008A bonds. The 2007B bonds financed various capital improvements related to mill & overlay projects and South Grove street reconstruction. The 2007C bonds financed the expansion of the sewer system into the Northwest Area of the City. The 2008A bonds financed two sanitary sewer projects and the South Grove Urban Reconstruction street project. The remaining balance of the 2014B bonds relates entirely to the amount attributable to the Northwest Area improvements.

Interest rates on the obligations proposed to be refunded are 2% to 3%. The refunding would extend the term over which the refunded obligations will be repaid by 5 years. The refunding is expected to increase total debt service expense by approximately $41,000 over the next 12 years. The Net Present Value Benefit of the refunding is estimated to be $64,637, equal to 2.233% of the refunded principal.

This refunding is considered a Current Refunding as the obligations being refunded will be callable within 90 days of the date of issue of the new Bonds.

Authority:

The Bonds are being issued pursuant to Minnesota Statutes, Chapters:

- 444
- 475.67
- 475

Chapter 444 allows cities to issue debt without limitation as long as debt service is expected to be paid from water and sewer revenues.

The Bonds will be general obligations of the City for which its full faith, credit and taxing powers are pledged. Furthermore, in the bond resolution the City will pledge to charge sewer revenues sufficient to repay the bonds.

Term/Call Feature:

The Bonds are being issued for a term of 12 years. Principal on the Bonds will be due on February 1 in the years 2023 through 2034. Interest is payable every six months beginning August 1, 2022.

The Bonds will be subject to prepayment at the discretion of the City on February 1, 2031 or any date thereafter.

Bank Qualification:

Because the City is expecting to issue no more than $10,000,000 in tax exempt debt during the calendar year, the City will be able to designate the Bonds as "bank qualified" obligations. Bank qualified status broadens the market for the Bonds, which can result in lower interest rates.

Rating:

The City's most recent bond issues were rated by S&P Global Ratings (S&P). The current ratings on those bonds are "AA+". The City will request a new rating for the Bonds.

If the winning bidder on the Bonds elects to purchase bond insurance, the rating for the issue may be higher than the City's bond rating in the event that the bond rating of the insurer is higher than that of the City.

Basis for Recommendation:

The proposed Bond issue is the most cost-efficient means of achieving the desired refunding. Based on our analysis and knowledge of the City's sewer fund, extending the term of the bonds will alleviate financial pressure on the fund. The City has relied on development fees and cash balances to repay the outstanding bonds to date. However, the City has not identified additional cash reserves to fund future debt payments. By reducing the annual debt service, the City can better match the timing of debt payments with the collection of sewer development fees.

Method of Sale/Placement:

We will solicit competitive bids for the purchase of the Bonds from underwriters and banks.

We will include an allowance for discount bidding in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered "reoffering premium." The underwriter of the bonds will retain a portion of this reoffering premium as their compensation (or "discount") but will pay the remainder of the premium to the City. The amount of the premium varies, but it is not uncommon to see premiums for new issues in the range of 2.00% to 10.00% of the face amount of the issue. This means that an issuer with a $2,000,000 offering may receive bids that result in proceeds of $2,040,000 to $2,200,000.

For this issue of Bonds we have been directed to use the net premium to reduce the size of the issue. The resulting adjustments may slightly change the true interest cost of the issue, either up or down.

The amount of premium can be restricted in the bid specifications. Restrictions on premium may result in fewer bids but may also eliminate large adjustments on the day of sale and unintended impacts with respect to debt service payment. Ehlers will identify appropriate premium restrictions for the Bonds intended to achieve the City's objectives for this financing.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the City and find that, other than the obligations proposed to be refunded by the Bonds, there are no other refunding opportunities at this time.

We will continue to monitor the market and the call dates for the City's outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:

Because the City has more than $10,000,000 in outstanding debt (including this issue) and this issue is over $1,000,000, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The City must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations ("Arbitrage Rules") throughout the life of the issue to maintain the tax-exempt status of the Bonds. These Arbitrage Rules apply to amounts held in construction, escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The City's specific arbitrage responsibilities will be detailed in the Tax Certificate (the "Tax Compliance Document") prepared by your Bond Attorney and provided at closing.

The Bonds may qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) small issuer exception, 2) spend down requirements, 3) bona fide debt service fund limits, 4) reasonable reserve requirements, 5) expenditure within an available period limitation, 6) investments yield restrictions, 7) de minimis rules, or; 8) borrower limited requirements.

We recommend that the City review its specific responsibilities related to the Bonds with an arbitrage expert in order to utilize one or more of the exceptions listed above.

Investment of Bond Proceeds:

Ehlers can assist the City in developing a strategy to invest your Bond proceeds until the funds are needed to redeem the refunded obligations.

Risk Factors:

Current Refunding: The Bonds are being issued to finance a current refunding of prior City debt obligations. Those prior debt obligations are callable on or after February 1, 2022.The new Bonds will not be pre-payable until February 1, 2030.

This refunding is being undertaken based in part on an assumption that the City does not expect to pre-pay off this debt prior to the new call date and that market conditions warrant the refunding at this time.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel: Kennedy & Graven, Chartered

Paying Agent: Bond Trust Services Corporation

Rating Agency: S&P Global Ratings (S&P)

Summary:

The decisions to be made by the City Council are as follows:

- Accept or modify the finance assumptions described in this report
- Adopt the resolution attached to this report.

This presale report summarizes our understanding of the City's objectives for the structure and terms of this financing as of this date. As additional facts become known or capital markets conditions change, we may need to modify the structure and/or terms of this financing to achieve results consistent with the City's objectives.

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by City Council:	November 22, 2021
Due Diligence Call to review Official Statement:	Week of November 22, 2021
Distribute Official Statement:	Week of November 29, 2021
Conference with Rating Agency:	Week of December 6, 2021
City Council Meeting to Award Sale of the Bonds:	December 13, 2021
Estimated Closing Date:	December 30, 2021
Redemption Date for the Obligations Being Refunded:	February 1, 2022

Attachments

Estimated Sources and Uses of Funds

Estimated Proposed Debt Service Schedule

Estimated Debt Service Comparison

Resolution Authorizing Ehlers to Proceed with Bonds Sale (distributed separately)

EHLERS' CONTACTS

Jason Aarsvold, Senior Municipal Advisor	(651) 697-8512
Jessica Cook, Economic Development Advisor	(651) 697-8546
Keith Dahl, Financial Specialist	(651) 697-8595
Silvia Johnson, Public Finance Analyst	(651) 697-8580
Alicia Gage, Senior Financial Analyst	(651) 697-8551

The Preliminary Official Statement for this financing will be sent to the City Council at their home or email address for review prior to the sale date.

City of Inver Grove Heights, Minnesota

$2,990,000 General Obligation Refunding Bonds, Series 2021A
Proposed Current Refunding of Series 2014B
Assuming GO BQ "AA+" +10 bps

Sources & Uses

Dated 12/30/2021 | Delivered 12/30/2021

Sources Of Funds

Par Amount of Bonds	$2,990,000.00
Total Sources	**$2,990,000.00**

Uses Of Funds

Total Underwriter's Discount (1.200%)	35,880.00
Costs of Issuance	54,000.00
Deposit to Current Refunding Fund	2,900,000.00
Rounding Amount	120.00
Total Uses	**$2,990,000.00**

City of Inver Grove Heights, Minnesota

$2,990,000 General Obligation Refunding Bonds, Series 2021A
Proposed Current Refunding of Series 2014B
Assuming GO BQ "AA+" +10 bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/30/2021	-	-	-	-	-
08/01/2022	-	-	20,374.69	20,374.69	-
02/01/2023	220,000.00	0.400%	17,381.25	237,381.25	257,755.94
08/01/2023	-	-	16,941.25	16,941.25	-
02/01/2024	235,000.00	0.500%	16,941.25	251,941.25	268,882.50
08/01/2024	-	-	16,353.75	16,353.75	-
02/01/2025	235,000.00	0.650%	16,353.75	251,353.75	267,707.50
08/01/2025	-	-	15,590.00	15,590.00	-
02/01/2026	240,000.00	0.850%	15,590.00	255,590.00	271,180.00
08/01/2026	-	-	14,570.00	14,570.00	-
02/01/2027	245,000.00	0.950%	14,570.00	259,570.00	274,140.00
08/01/2027	-	-	13,406.25	13,406.25	-
02/01/2028	250,000.00	1.150%	13,406.25	263,406.25	276,812.50
08/01/2028	-	-	11,968.75	11,968.75	-
02/01/2029	250,000.00	1.200%	11,968.75	261,968.75	273,937.50
08/01/2029	-	-	10,468.75	10,468.75	-
02/01/2030	255,000.00	1.400%	10,468.75	265,468.75	275,937.50
08/01/2030	-	-	8,683.75	8,683.75	-
02/01/2031	260,000.00	1.550%	8,683.75	268,683.75	277,367.50
08/01/2031	-	-	6,668.75	6,668.75	-
02/01/2032	265,000.00	1.600%	6,668.75	271,668.75	278,337.50
08/01/2032	-	-	4,548.75	4,548.75	-
02/01/2033	265,000.00	1.650%	4,548.75	269,548.75	274,097.50
08/01/2033	-	-	2,362.50	2,362.50	-
02/01/2034	270,000.00	1.750%	2,362.50	272,362.50	274,725.00
Total	**$2,990,000.00**	**-**	**$280,880.94**	**$3,270,880.94**	**-**

Yield Statistics

Bond Year Dollars	$20,272.47
Average Life	6.780 Years
Average Coupon	1.3855288%
Net Interest Cost (NIC)	1.5625176%
True Interest Cost (TIC)	1.5674219%
Bond Yield for Arbitrage Purposes	1.3786476%
All Inclusive Cost (AIC)	1.8575086%

IRS Form 8038

Net Interest Cost	1.3855288%
Weighted Average Maturity	6.780 Years

City of Inver Grove Heights, Minnesota

$2,990,000 General Obligation Refunding Bonds, Series 2021A
Proposed Current Refunding of Series 2014B
Assuming GO BQ "AA+" +10 bps

Debt Service Comparison

Date	Total P+I	Net New D/S	Old Net D/S	Savings
02/01/2022	-	(120.00)	-	120.00
02/01/2023	257,755.94	257,755.94	450,187.50	192,431.56
02/01/2024	268,882.50	268,882.50	457,687.50	188,805.00
02/01/2025	267,707.50	267,707.50	458,912.50	191,205.00
02/01/2026	271,180.00	271,180.00	463,912.50	192,732.50
02/01/2027	274,140.00	274,140.00	463,537.50	189,397.50
02/01/2028	276,812.50	276,812.50	466,850.00	190,037.50
02/01/2029	273,937.50	273,937.50	468,650.00	194,712.50
02/01/2030	275,937.50	275,937.50	-	(275,937.50)
02/01/2031	277,367.50	277,367.50	-	(277,367.50)
02/01/2032	278,337.50	278,337.50	-	(278,337.50)
02/01/2033	274,097.50	274,097.50	-	(274,097.50)
02/01/2034	274,725.00	274,725.00	-	(274,725.00)
Total	**$3,270,880.94**	**$3,270,760.94**	**$3,229,737.50**	**(41,023.44)**

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings.....................	64,636.51
Net PV Cashflow Savings @ 1.379%(Bond Yield).....	64,636.51
Contingency or Rounding Amount....................	120.00
Net Present Value Benefit	$64,756.51
Net PV Benefit / $3,054,636.51 PV Refunded Debt Service	2.120%
Net PV Benefit / $2,900,000 Refunded Principal...	2.233%
Net PV Benefit / $2,990,000 Refunding Principal..	2.166%

Refunding Bond Information

Refunding Dated Date	12/30/2021
Refunding Delivery Date	12/30/2021

City of Inver Grove Heights, Minnesota

$2,900,000 General Obligation Refunding Bonds, Series 2014B
Sewer Revenue Portion

Debt Service To Maturity And To Call

Date	Refunded Bonds	D/S To Call	Principal	Coupon	Interest	Refunded D/S
12/30/2021	-	-	-	-	-	-
02/01/2022	2,900,000.00	2,900,000.00	-	-	-	-
08/01/2022	-	-	-	-	37,593.75	37,593.75
02/01/2023	-	-	375,000.00	2.000%	37,593.75	412,593.75
08/01/2023	-	-	-	-	33,843.75	33,843.75
02/01/2024	-	-	390,000.00	2.250%	33,843.75	423,843.75
08/01/2024	-	-	-	-	29,456.25	29,456.25
02/01/2025	-	-	400,000.00	2.500%	29,456.25	429,456.25
08/01/2025	-	-	-	-	24,456.25	24,456.25
02/01/2026	-	-	415,000.00	2.500%	24,456.25	439,456.25
08/01/2026	-	-	-	-	19,268.75	19,268.75
02/01/2027	-	-	425,000.00	2.750%	19,268.75	444,268.75
08/01/2027	-	-	-	-	13,425.00	13,425.00
02/01/2028	-	-	440,000.00	3.000%	13,425.00	453,425.00
08/01/2028	-	-	-	-	6,825.00	6,825.00
02/01/2029	-	-	455,000.00	3.000%	6,825.00	461,825.00
Total	**$2,900,000.00**	**$2,900,000.00**	**$2,900,000.00**	**-**	**$329,737.50**	**$3,229,737.50**

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	12/30/2021
Average Life	4.212 Years
Average Coupon	2.7525143%
Weighted Average Maturity (Par Basis)	4.212 Years
Weighted Average Maturity (Original Price Basis)	4.213 Years

Refunding Bond Information

Refunding Dated Date	12/30/2021
Refunding Delivery Date	12/30/2021

City of Inver Grove Heights, Minnesota

$2,990,000 General Obligation Refunding Bonds, Series 2021A
Proposed Current Refunding of Series 2014B
Assuming GO BQ "AA+" +10 bps

Detail Costs Of Issuance

Dated 12/30/2021 | Delivered 12/30/2021

COSTS OF ISSUANCE DETAIL

Municipal Advisor	$24,000.00
Consulting Fees	$2,500.00
Bond Counsel	$11,500.00
Rating Agency Fee	$12,500.00
Miscellaneous	$3,500.00
TOTAL	**$54,000.00**

AGENDA ITEM 6D

CITY OF INVER GROVE HEIGHTS

Request for Council Action

TITLE:

		Fiscal/FTE Impact	Mark all that apply
Meeting Date:	Nov. 22, 2021	None	
Item Type:		Amount included in current budget	
Contact:	Kris Wilson, 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	*Built into proposed 2022 utility budgets*

ACTION REQUESTED

The Council is asked to adopt the attached Resolutions establishing utility rates for 2022 for the City's water, sanitary sewer and stormwater utilities.

BACKGROUND

Establishing utility rates for the upcoming year is an annual action item for the City Council that corresponds with establishing operating budgets for the three utilities. Single-family residential properties are billed quarterly for utility services, while multi-family and business properties are billed monthly. The revenue generated by these fees serves two purposes: 1) it funds ongoing operation and maintenance of the system, including wages and benefits for employees in the Utilities Division, operating costs for the water treatment plants, etc., and 2) it is intended to fund depreciation of the infrastructure so that the City will have funds available for significant maintenance and life-cycle replacements, as needed.

Water Rates

Staff is recommending a 2% increase to water rates for 2022. While this is not enough to fully fund depreciation, it is consistent with the annual increase that has been applied going back to at least 2013. An examination of any future increases to water rates will be part of the Utility Rate Study that staff and Council have been discussing. However, until that study is complete, staff recommends remaining consistent with past practice by applying a 2% increase for 2022.

Sewer Rates

Staff is recommending a 5% increase to sewer rates. The largest single expense in the sewer fund, making up over half of the budget, is the fees the City pays to the Metropolitan Council for treatment of the wastewater collected. With the Metropolitan Council's fees increasing by 4.94% for 2022, a 5% increase to the city's sewer rates is needed to keep pace with expenses. Sewer rate increases in recent years have varied from 3.5% to 7.0%, depending on the year. These rates will also be examined by the upcoming rate study.

Stormwater Rates

In the last 25 years there have been major new regulations requiring cities to manage stormwater runoff to protect against pollution, and a realization that more intense rainfall events are likely. Most cities have responded to these challenges by use of a stormwater utility (SWU) fee for property owners. IGH implemented a SWU, but our fees have not kept up with the increasing responsibilities imposed by state agencies. So compared to other cities, we are falling behind on meeting our responsibilities and we are not funding the effort to the level of most other cities. The Utility Rate Study will look at the growing needs in the area of stormwater management, and better quantify the long-term needs. It will also look at fairness and equity issues among different property types. In the meantime, rates for 2022 need to be established.

The City currently has established two tiers of stormwater rates – with higher fees for properties inside the northwest area (NWA) and significantly lower fees for properties outside the NWA. For 2022, staff is recommending that the two rate structures be brought a little closer together, via a 5% increase inside the NWA and a 25% increase elsewhere in the City. While a large percentage, the dollar value of the proposed 25% increase would equal just $6.06 annually on an urban-style, single-family lot. It would also bring stormwater rates in Inver Grove Heights somewhat closer to rates in other metro-area communities.

Urban-Style, Single-Family Lot	*2021 Annual Fee*	*Proposed 2022 Annual Fee*	*$ Increase*	*% Increase*
Inver Grove Heights	$24.24	$30.30	$6.06	25%
Inver Grove Heights NWA	$73.32	$76.99	$3.67	5%
Overall Area Average	$78.50			

The Interim Public Works Director provided a presentation on the topic of stormwater rates at the Council's October 4 work session. A copy of that presentation is attached as a refresher on the subject.

Unlike water and sewer rates, which are paid only by properties connected to municipal services, stormwater rates are applied to all properties in the City, based on property type. As a result, properties that don't have municipal water and sewer are billed just once a year for stormwater charges. Additionally, charges for these properties, which are generally larger than a typical urban, single-family lot, are somewhat higher. Keeping in mind that the proposed annual increase for single-family lots with municipal services and outside the NWA is $6.06, the following are the anticipated impacts for properties without municipal services, but also outside the NWA:

Increase for properties without municipal services	# of Properties
$100 or more	23
$50 - $100	26
$25 - $50	124
Less than $25	All others

The largest increase would be a $1,041.55 increase for a parcel owned by GLG properties. In total, GLG properties would see a $3,099.51 increase spread across 16 parcels they own in the city. The second highest increase would be a $403.45 increase to a parcel owned by the City.

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 2021-302

RESOLUTION ESTABLISHING WATER UTILITY RATES EFFECTIVE JANUARY 1, 2022

WHEREAS, Title 8, Chapter 2, Section 8-2-10A of the City Code states that the City Council shall determine water rates by resolution.

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

Water utility usage rates, commencing January 1, 2022, for the first monthly or quarterly billing cycle that contains only 2022 usage, are established as follows:

<u>Single Family Dwelling</u>

The first 6,000 gallons or less	$24.50 per quarter
6,001 – 20,000 gallons	$2.84 per 1,000
20,001 – 40,000 gallons	$3.27 per 1,000
40,001 and more gallons	$3.54 per 1,000

The minimum charge per quarter shall be $24.50

<u>Multi-Family/Mobile Homes</u>

The first 2,000 gallons or less	$8.17 per unit/month
2,001 – 7,000 gallons	$2.84 per 1,000
7,001 – 13,000 gallons	$3.27 per 1,000
13,001 and more gallons	$3.54 per 1,000

The minimum charge per unit per month shall be $8.01

<u>Commercial/Institutional/Industrial</u>

The first 2,000 gallons or less	$8.17 per month
2,001 – 7,000 gallons	$2.84 per 1,000
7,001 – 13,000 gallons	$3.27 per 1,000
13,001 and more gallons	$3.54 per 1,000

The minimum charge per month shall be $8.17

<u>Special Senior Rates</u>

0 – 6,000 gallons per quarter	$12.03 per quarter
6,001 and more gallons	Same as applicable rate above

Adopted this 22nd day of November 2021 by the City Council of Inver Grove Heights, MN

AYES:
NAYS:

____
Tom Bartholomew, Mayor

ATTEST:

____
Rebecca Kiernan, City Clerk

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 2021-303

RESOLUTION ESTABLISHING SEWER UTILITY RATES EFFECTIVE JANUARY 1, 2022

WHEREAS, Title 8, Chapter 4, Section 8-4-6 of the City Code states that the City Council shall determine sewer rates by resolution.

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

Sewer utility usage rates outside the Northwest Area, commencing January 1, 2022, for the first monthly or quarterly billing cycle that contains only 2022 usage, are established as follows:

Single Family Dwelling	
The first 6,000 gallons or less	$39.54 per quarter
All over 6,000 gallons	$4.99 per 1,000 gallons

The minimum charge per quarter shall be $39.54

Multi-Family/Mobile Homes	
The first 2,000 gallons or less	$13.18 per unit/per month
All over 2,000 gallons	$4.99 per 1,000 gallons

The minimum charge per unit per month shall be $13.18

Commercial/Institutional/Industrial	
The first 2,000 gallons or less	$13.18 per month
All over 2,000 gallons	$4.99 per 1,000 gallons

The minimum charge per month shall be $13.18

Sewer utility usage rates inside the Northwest Area, commencing January 1, 2022, for the first monthly or quarterly billing cycle that contains only 2022 usage are established as follows:

Single Family Dwelling	
The first 6,000 gallons or less	$51.54 per quarter
All over 6,000 gallons	$6.99 per 1,000 gallons

The minimum charge per quarter shall be $51.54

Multi-Family/Mobile Homes	
The first 2,000 gallons or less	$17.18 per unit/per month
All over 2,000 gallons	$6.99 per 1,000 gallons

The minimum charge per unit per month shall be $17.18

Commercial/Institutional/Industrial	
The first 2,000 gallons or less	$17.18 per month
All over 2,000 gallons	$6.99 per 1,000 gallons

The minimum charge per month shall be $17.18

Adopted this 22nd day of November 2021 by the City Council of Inver Grove Heights, MN

AYES:
NAYS:

Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION ESTABLISHING STORM WATER UTILITY RATES EFFECTIVE JANUARY 1, 2022

RESOLUTION NO. ________

WHEREAS, Title 8, Chapter 7 of the Inver Grove Heights City Code, established a storm water utility and provided for the establishment and imposition of fees to pay the normal, reasonable, and current costs of constructing, operating, maintaining, and improving the storm water management system; and

WHEREAS, a fee schedule has been developed that considers the relative use of the storm water management system by different types of land uses.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS THAT: Monthly storm water utility rates, commencing January 1, 2022 for the first monthly or quarterly billing cycle that covers only 2022, are established as follows:

Storm Water Utility Group		Per Lot (L) or Acre (A)	Rural (Base Fee) Monthly	Urban (Base + Surcharge) Monthly	NWA Developed (Base + Surcharge) Monthly
Single-Family Residential	R-1A	L	$1.93	$5.61	$14.14
	R-1B	L	$1.24	$3.60	$9.08
	R-1C	L	$1.06	$2.65	$6.74
	Estate (5 ac cap)	A	$1.39	$4.01	$10.08
Multiple Family Residential	R-2 (Duplex/Twinhomes)	A	$3.05	$8.81	$22.22
	R-3 (6+ units/ac)	A	$3.60	$10.44	$26.28
	R-4 (Manufactured Home)	A	$4.15	$12.04	$30.32
Other	Agricultural/Open Space (10 ac cap)	A	0.84*	$2.41	0.84*
	Business District	A	$6.09	$17.63	$44.47
	General Business	A	$8.04	$23.25	$58.60
	Shopping Center	A	$6.93	$20.04	$50.53
	Industrial	A	$5.81	$16.83	$42.45
Public/Institutional	Schools/Churches/Other	A	$3.60	$10.44	$26.28
	Golf Courses/Cemeteries/Parks	A	0.84*	$2.41	$6.07
	City Facilities	A	$6.09	$17.63	$44.47

(*)The minimum annual fee per parcel is $12.60.

These fees shall be included in the existing utility billing for parcels on City sewer or water, or they will be a new billing for parcels not on City sewer or water.

Adopted this 22nd day of November 2021 by the City Council of Inver Grove Heights, Minnesota

AYES:
NAYS:

____
Tom Bartholomew, Mayor

ATTEST:

____
Rebecca Kiernan, City Clerk

Inver Grove Heights Stormwater Challenge

Fully fund ALL city infrastructure…new and old

CITY OF
INVER GROVE
HEIGHTS

PARKS & RECREATION

www.ighmn.gov

Storm system has two primary goals:

Protect community from flooding

Protect water quality and environment

Flood Protection

- Primary goal is to prevent temporary floodwaters from damaging property and infrastructure.
- We use the "100-year event" as a measure of readiness or vulnerability.
- Properties in landlocked basins are also vulnerable to long term precipitation conditions (groundwater)
- IGH can not protect or manage groundwater levels directly
- We have been proactive, but changing storm intensities are increasing vulnerability to flooding

Water Quality/Environmental protection

- Stormwater runoff carries nutrients to lakes and waterbodies, leading to water quality impairment
- Water quality protection is highly regulated by State and Fed. We are required to hold a permit.
- MPCA permit makes city accountable for:
  - ➢ Enforcing design standards on development
  - ➢ Operating our system to minimize pollution
  - ➢ Retrofitting areas that don't meet today's standards

IGH Storm System has many components:

- 110 miles of pipes and appurtenances
- 200 Constructed ponds
- Infiltration systems and rain gardens
- Ditches, ravines
- Natural basins, lakes and wetlands
- Other water treatment systems

More funding is needed for Stormwater

- Infrastructure rehabilitation need is growing
- Newer pollution prevention systems need maintenance–many more coming with new development
- Retrofit projects are needed. Recent examples:
  - ➢M&I homes
  - ➢Good Samaritan
  - ➢64th Street trunk storm sewer
  - ➢Dawn Way emergency repairs

City has significant deferred maintenance

In 2017 an inventory of storm facilities needing maintenance was completed

$17M In rehabilitation upgrades were identified

Permit requirements are growing

- Next 5-year plan will require the city to take more proactive approach to bringing older areas into compliance
- Deferred maintenance is growing
- City's funding source aside from General fund, has been primarily the stormwater utility–which is not providing enough funding support
  - --we haven't been assessing for storm rehabilitation work

Permit requirements create more costs:

- Maintain existing water quality treatment facilities
- Inspect and document public storm facilities
- Inspect and oversee rehab of private storm facilities
- Documenting and reporting to MPCA

Most Cities use a Stormwater Utility Fund

- A fee charged for managing and repairing stormwater facilities
- Collected with utility bills
- Fees are based on amount of stormwater generated
- Larger parcels with more hard surface pay the most
- Smaller parcels, or parcels with mostly open space pay the lowest rates

Stormwater Utility is in place already:

- Began charging 10 years ago. Some minor rate adjustments have occurred since
- Charges properties a quarterly fee based on land use type (related to amount of runoff a property generates)
- NWA has a higher rate (closer to what other cities charge
- Current SWU raises about $500,000 per year
- IGH utility is much lower quarterly fee compared to most other cities

Stormwater Utility Comparison:

Municipality	Annual bill
Inver Grove Heights	**24.24**
Hastings	58.00
Apple Valley	94.64
Mendota Heights	60.00
Rosemont	73.44
Woodbury	82.00
Cottage Grove	69.00
St. Paul	105.00
Richfield	81.00
Burnsville	86.64
Eagan	76.44

Average of area cities is 78.50 per year for an urban single-family home

Stormwater Utility Comparison:

Municipality	Annual bill
Inver Grove Heights	**24.24**
Inver Grove Heights **NWA**	**73.32**
Overall Area Average	**78.50**

Northwest Area is charged at a higher rate in order to cover the costs of infiltration practices associated with meeting the MS4 permit requirements and more land locked basin issues.

Many of these requirements will be added to existing areas as redevelopment and projects occur—the city will be required to fund some of these retrofits.

Is now the best time to make adjustments?

- Staff has not completed a detailed financial analysis–it is clear we are far short of current and future needs
- Prior to making extensive rate adjustments a detailed analysis can be undertaken
- A significant adjustment beginning in 2022 could be a start in an effort to get us where we need to be for financing
- Part of this effort could bring rest of the city into alignment with the NWA

A Strategy for Consideration:

- Refine and define financial needs
- Develop a detailed multi-year plan to make adjustments
- Educate Community on the needs
- Consider making adjustments to bring rest of the city into line with the current NWA rates
- **Begin process with the 2022 budget (Jan. 1)**

For 2022 Budget Consideration–1st step

- ✓ Increase non-NWA rates by 25%.
- ✓ Quarterly SF rate would go from \$6.06 to \$7.58.
- ✓ A nominal NWA 5% rate add from \$18.33 to \$19.25

Recommended Actions

- ✓ Give direction to perform analysis of the SWU needs and financing to bring SWU funding to a level to meet permit requirements and infrastructure needs
- ✓ Give direction to begin education process for 2022 and beyond
- ✓ Give direction on preparing the 2022 SWU budget (recommend a 25% across the board increase, except 5% in NWA)

CITY OF
INVER GROVE
HEIGHTS

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