



Inver Grove Heights City Council
Monday, May 12, 2025 at 6:00 PM
8150 Barbara Ave, Inver Grove Heights, MN 55077

AGENDA

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Rebecca Kiernan (rkiernan@ighmn.gov). Comments received prior to **12:00 p.m.** on Monday, May 12, 2025, will be provided to the Council at or before the May 12, 2025 meeting. To watch remotely, individuals may go to www.townsquare.tv/webstreaming or watch from Cable TV Live on the Second and Fourth Mondays of the month at 6 p.m. on Channel 14/799 HD.

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Presentations

- A. National Police Week Proclamation
- B. Police Swearing In
- C. National Public Works Week Proclamation

5. 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. Approval of Minutes of the February 10, 2025, City Council Meeting
- B. Approval of Minutes of the February 24, 2025, City Council Meeting
- C. Approval of Disbursements
- D. Personnel Actions
- E. Resolution Accepting a Grant to the Police Department from the Minnesota Chiefs of Police Foundation and Amending 2025 Budget
- F. Resolution Appointing Members to the Citizen Focus Group on Stormwater Utility Rates
- G. Amended Compliance Agreement with the MN Department of Health for City Project No. 2023-03 - Water Treatment Plant Rehabilitation Improvements
- H. Resolution Ordering the Vacant Building at 3095 65th Street East to be Secured
- I. Approval of Additional Rubbish Hauler Licenses

6. Public Hearing

- A. Additional License Renewals for Massage Therapy Businesses and Individual Massage Therapists
- B. New Massage Therapy Business License - OyeSpa
- C. New Body Art License - Hilda's Artistry LLC
- D. Public Hearings and Resolutions Ordering Projects for 2026 Pavement Management Initiative, City Project Nos. 2026-09D through 2026-09L
- E. Resolution Adopting Assessment Roll for Public Nuisance & Diseased Tree Abatement Program

7. **Regular Business**

- A. Rental Housing Licenses
- B. Conveyance of Easements to Dakota County for Veterans Memorial Greenway
(Continued from April 28 Meeting)
- C. 2nd Reading of Ordinance Amending City Code Related to Temporary Expansion of Premise for On-Sale Liquor License Holders

8. **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.

9. **Mayor and Council Comments**

10. **Adjourn**

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



PROCLAMATION

CITY of INVER GROVE HEIGHTS, MINNESOTA

WHEREAS, law enforcement personnel, such as the officers and staff of the Inver Grove Heights Police Department, serve this city and communities throughout our nation by protecting lives, homes and businesses; and

WHEREAS, the men and women of the Inver Grove Heights Police Department demonstrate heroism in the face of danger, and therefore have earned the community's profound admiration; and

WHEREAS it is important that the public recognize the duty that police officers uphold in preserving law and order, risking their own lives in the protection of some of our most vulnerable; and

WHEREAS, in 1962, President John F. Kennedy signed a proclamation designating May 15 as Peace Officers Memorial Day and the week in which that date falls as National Police Week; and

WHEREAS, the City Council commends the dedicated service provided by the Inver Grove Heights Police Department, under the leadership of Chief Melissa Chiodo;

NOW, THEREFORE, BE IT PROCLAIMED by the Mayor and City Council of the City of Inver Grove Heights, Minnesota, that May 15 be recognized as Peace Officers Memorial Day and the week of May 11 to 17, 2025, be recognized as Police Week in Inver Grove Heights.

BE IT FURTHER RESOLVED, that the City Council invites the public to join the City Council in extending its deep appreciation to the members of the Inver Grove Heights Police Department for their role in making this city a better place to live and work.

PROCLAIMED this 12th day of May 2025.

Brenda Dietrich, Mayor



PROCLAMATION

CITY of INVER GROVE HEIGHTS, MINNESOTA

WHEREAS, public works professionals serve the community with dedication and pride, ensuring the health, safety, and quality of life for all residents; and

WHEREAS, the 2025 theme for National Public Works Week, “People, Purpose, Presence,” highlights the extraordinary professionals who are the backbone of our infrastructure; and

WHEREAS, the “People” of public works are skilled and passionate individuals committed to excellence; and

WHEREAS, the “Purpose” of public works is to provide essential services that support and enhance daily life, including transportation, water, wastewater, and infrastructure and stormwater management; and

WHEREAS, the “Presence” of public works is in every corner of our community, often quietly but always reliably, in times of routine or crisis; and

WHEREAS, the American Public Works Association has designated the week of May 18-24, 2025, as National Public Works Week, highlighting the vital role public works plays in our daily lives;

NOW, THEREFORE, BE IT PROCLAIMED by the Mayor and City Council of the City of Inver Grove Heights, Minnesota, that May 18 to 24, 2025, shall be recognized as Public Works Week in Inver Grove Heights; and

BE IT FURTHER RESOLVED, that the City Council invites all IGH residents to join them in extending sincere gratitude to the hardworking staff of the Inver Grove Heights Public Works Department, whose knowledge, purpose and presence advance the quality of life for the entire IGH community.

PROCLAIMED this 12th day of May 2025.

Brenda Dietrich, Mayor

INVER GROVE HEIGHTS CITY COUNCIL MEETING
MONDAY, FEBRUARY 10, 2025 - 6:00 P.M. - 8150 BARBARA AVENUE

1. CALL TO ORDER:

The City Council of Inver Grove Heights met in regular session on Monday, February 10, 2025, in person. Mayor Dietrich called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

2. ROLL CALL:

Present In-Person: Mayor Dietrich; Council Members: Gliva, Scales, Murphy and T'Kach; City Administrator Wilson, City Attorney Nason, Public Works Director Connolly, City Clerk Kiernan, Community Development Director Ziemer, Police Chief Chiodo, Fire Chief Thill, Assistant Fire Chief Bergum, and City Engineer Merchlewicz.

3. APPROVAL OF AGENDA:

Motion to accept Agenda as published by Murphy, second by Gliva.

Ayes: 5

Nays: 0 Motion carried.

4. PRESENTATIONS:

5. CONSENT AGENDA:

- A.** Approval of Disbursements **Resolution 2025-026**
- B.** Personnel Actions
- C.** Approval of Exempt Gambling Permit for Simley Softball Booster Club
- D.** Resolution Approving Final Plans & Specifications and Authorizing Advertisement for Bids for City Project No. 2023-09E - Argenta Trail Reconstruction **Resolution 2025-027**
- E.** Resolution Approving Right of Entry Agreements for City Project No. 2023-09E - Argenta Trail Reconstruction **Resolution 2025-028**
- F.** Approval of Storm Water Facilities Maintenance Agreement for 10119 Rich Valley Boulevard
- G.** Approval of Work Order with AE2S and Project Budget for City Project No. 2024- 11 - Stormwater Utility Rate Study **Resolution 2025-029**
- H.** Resolution Establishing a Charter for a Citizen Focus Group on Stormwater Utility Rates **Resolution 2025-030**
- I.** Resolution Approving Final Plans & Specifications and Authorizing Advertisement for Bids for 2025 Pavement Management Projects **Resolution 2025-031**
- J.** Approval of Temporary Construction Easement and Permanent Trail Easements and Related Agreements for City Project 2023-08, Babcock Trail Improvements

- K.** Resolution Amending 2025 Public Safety Small Equipment Fund Budget **Resolution 2025-032**
- L.** Declaration of Surplus Property - 2016 Ford Explorer **Resolution 2025-033**
- M.** Resolution Authorizing Summary Publication of Ordinance No. 1492 **Resolution 2025-034**
- N.** Reclassification of Police Office Support Positions

Motion to approve Item A - N by Scales, second by Gliva.

Ayes: 5

Nays: 0 Motion carried.

6. PUBLIC HEARING:

7. REGULAR BUSINESS:

A. Approval of Rental Housing Licenses

Director Ziemer presented thirteen rental housing licenses that has been reviewed by Staff and found to be eligible for a license. Staff recommends approval.

Motion to approve rental housing licenses for the addresses of 5445 Babcock #208, 5447 Babcock #202, 8735 Branson Dr, 3303 75th St, 7463 Dickman Trl, 7400 Brady Path, 7452 Bolton Way, 8112 Adelbert Ave, 5821 Babcock, 8371 Corcoran Cir, 8799 Branson Dr, 8731 Alverno Ave, 54531 Brewer Ln by T’Kach, second by Gliva.

Ayes: 5

Nays: 0 Motion carried.

B. Presentation of Phase 1 Findings from Fire Station #3 Location Study

Mr. Paul Michele, Government Managing Partner, and Mr. Craig Carter, EMS Practice Leader from BKV Consulting Group, provided y Council with a detailed update on the ongoing Fire Station #3 Location Study. Their presentation outlined the study’s approach, which included estimating space requirements for a new facility, evaluating the feasibility of the current site, analyzing response time scenarios, and exploring order of magnitude costs for construction and acquisition.

Two primary rebuild options for the existing Station #3 site were reviewed:

- A single-story, three-bay station of approximately 17,000 square feet, offering a straightforward phasing plan.
- A two-story version, three-bay station of approximately 18,200 square feet, with an added cost of \$600,000 but potentially allowing the sale of a one-acre parcel of land, estimated at approximately \$100,000.

Site selection criteria were based on:

- Drive-time coverage (percent of the city and calls within 4- and 6-minute windows)
- Suitability of the site for a functional station
- Construction and acquisition costs,

- Ease of acquisition.

GIS-based response time maps were shared to illustrate areas of risk and the distribution of 8,733 historical calls. A significant portion of call volume is linked to specific high-demand occupancies and more densely populated areas of the city, as shown in a map of Dakota County population density by IRS Census Blocks. Additional mapping depicted 1.5-mile and 5.0-mile road travel distances from current fire station locations and potential automatic or mutual aid stations.

The GIS response time analysis for fire service coverage in the area was conducted using multiple station site configurations. Starting with Stations 1 and 2 only, the map shows that within a four-minute drive time, these two stations can respond to 58.5% of all calls, covering 43.8% of the core land area.

Under Site Option 0, which includes the existing Stations 1, 2, and 3, response times improve significantly. The three-station setup covers 81.2% of calls and 63.4% of core land area within four minutes. Stations 2 and 3 individually cover 48.6% of calls and 43.7% of core land area, respectively.

Site Option 1 proposes a new location for station #3 while retaining Stations 1 and 2. In this scenario, 80.7% of calls and 67.0% of core land area fall within a four-minute response window. Stations 2 and 3 individually cover 43.0% of calls and 44.3% of core land area.

Site Option 2, also incorporating a new Station 3 location with Stations 1 and 2, yields slightly improved coverage—81.3% of calls and 71.1% of core land area within four minutes. Stations 2 and 3 separately cover 41.5% of calls and 51.2% of core land area.

Finally, Site Option 3 presents another alternative location for Station 3. This layout results in a slightly lower coverage of 74.4% of calls but maintains strong land area coverage at 70.4%. Stations 2 and 3 individually handle 38.4% of calls and 55.3% of the core land area.

The total project cost ranges from \$9.75 million to \$12.35 million. Hard construction costs are estimated between \$7.5 million and \$9.1 million, while soft costs range from \$2.25 million to \$2.75 million. The potential site sale could provide a credit of \$100,000 to \$500,000, and a new site purchase may cost approximately \$1 million.

Council Member T'Kach inquired about professional trends related to separating emergency medical services (EMS) from fire calls, especially given the high number of medical incidents compared to actual fires. In response, Mr. Carter noted that many communities are exploring supplemental ambulance stations to improve response times in high demand areas. However, he pointed out that roughly 90% of emergency calls are medical in nature, and fire departments are often the first to respond because they can typically arrive within 4-6 minutes. Firefighters are trained to provide initial patient care until an ambulance arrives. While adding ambulance stations may seem like a logical step, Mr. Carter noted that this approach is often more costly than continuing to rely on fire engines as first responders.

Council Member T’Kach also asked whether there had been an analysis comparing fire calls in older homes versus newer construction. Mr. Carter replied that he had not seen such an analysis completed but believed the data could be gathered. He noted that fire risk is often more closely correlated with socioeconomic status than property age. While older and newer homes differ in construction style and materials, all are vulnerable to fire due to highly flammable household contents. Fire Chief Judy Thill added that older homes provide 7–8 minutes for safe evacuation and newer homes, with open floor plans, can become fully engulfed in just a few minutes. Therefore, fast response times remain critical regardless of a home's age.

City Administrator Kris Wilson explained that the purpose of the study is to evaluate long-term planning needs as Fire Station #3 continues to age. Although the station has undergone various remodels and reconfigurations over the years, it still lacks essential features like sleeping quarters. With the city's ongoing growth, it may become necessary to begin identifying potential sites for a future replacement station. While there is no immediate urgency, staff are closely monitoring land availability in key development areas. The study presented tonight marks the completion of phase one. Phase two—already budgeted at \$8,000 but not yet initiated—will focus on narrowing down specific site options based on criteria such as parcel size, road access, and topography. The objective is to remain proactive in acquiring land should an appropriate opportunity arise.

Mayor Dietrich asked Fire Chief Thill to share her perspective on response times and station coverage. Chief Thill emphasized that minimizing response time remains a top priority and is closely tied to the location of fire stations in relation to where calls originate. She stressed the importance of maintaining coverage across the entire city and stated that, in her professional opinion, three stations will be essential to accommodate future growth. Additionally, she noted that if development expands south of the Mucil Line, a fourth station may eventually be necessary. With a growing aging population, the expected rise in medical calls further reinforces the need for three stations.

Mayor Dietrich requested historical context regarding Fire Station #3. The station was originally constructed in the 1970s, with expansions added in the late 1970s and early 1980s. While interior office spaces have been reconfigured over time to enhance accessibility, the facility still falls short of ADA compliance standards.

Council Member T’Kach asked whether future land use planning and increased housing density—such as the addition of more apartment buildings—would be considered in the study. Mr. Carter responded that while projections can be made based on potential growth areas, the study primarily focuses on land coverage within the 4-minute response threshold rather than anticipated call volume. The logic is that if responders can access the land area efficiently, they can handle whatever future development may bring.

Mayor Dietrich stressed the importance of gaining deeper insight into the fire department's challenges before drawing any conclusions. She appreciated that the Phase I study offered helpful context and posed important questions for the department about on-the-ground challenges. While expressing support for whatever direction the Council ultimately chooses, she emphasized the need

for informed decision-making. Administrator Wilson will distribute the report slides to the full Council.

Council Member Scales raised concerns about the rising cost of land, noting that earlier estimates may have been overly optimistic. He emphasized the need to fully understand the potential benefits of relocating Station #3 and whether those benefits justify the financial impact on the community.

Councilmember Gliva briefly mentioned Site #2, which is located near the High Road area.

Council Member Murphy expressed his support for retaining three fire stations. However, he questioned the accuracy of the land acquisition cost estimates and recommended a closer examination of whether rebuilding Station #3 at its current location a more practical option would be. He also advised postponing any decisions until Phase II of the study is completed, as it has already been budgeted and is expected to yield more definitive information.

Motion to approve Resolution 2025-035 Authorizing City Staff and BKV Group to proceed to Phase 2 of the Fire Station #3 Location Study by Scales; second by Murphy

Ayes: 5

Nays: 0 Motion carried.

C. 2025 Legislative Positions & Priorities

The City of Inver Grove Heights reviewed its legislative positions and priorities for 2025, with a primary focus on funding for community television. Public, Educational, and Government (PEG) programming is a high priority for the Northern Dakota County Cable Communications Commission (NDC4). Traditionally funded through cable franchise and PEG fees, this revenue stream has been declining due to the rise in "cord cutting." As a result, advocates are now seeking a more modern and sustainable funding source.

To address the funding shortfall, the proposed legislative solutions advocated by the Minnesota Association of Community Telecommunications Administrators (MACTA) include allowing local governments to assess fees on streaming services to fund community television, establishing a state broadband franchise requirement for the private use of public right-of-way with a portion of the fees allocated to support community television, and requesting a direct state allocation of funds for this purpose.

Additionally, the League of Minnesota Cities and Metro Cities support legislation that would authorize cities to require franchise agreements with internet and broadband providers, ensuring cities receive compensation for the use of public rights-of-way. This effort is part of broader conversations about full build-out services and regulation of internet service providers.

A resolution passed by the City of South St. Paul in March 2024 expressing support for MACTA's efforts to modernize local access funding through legislative change.

City Administrator Kris Wilson requested council direction on whether to include this potential issue in the city's 2025 legislative priorities and positions. Mayor Dietrich, along with Council Members Scales and Murphy, expressed support for having the League advocate on the city's behalf.

Council Member T'Kach emphasized that a stronger case could be made at the legislature if more individual cities joined the discussion. She expressed concern about the significant potential loss if NDC and Town Square Television do not receive additional funding in the coming years, as current trends indicate reserves will be depleted. She stressed the need for a new funding model, noting that while South St. Paul has modernized its revenue stream, the exact solution remains unclear and will likely require extensive legislative negotiations. She added that it would behoove the city to step up and say, as the largest member of this organization, it should help support that effort.

Council Member Gliva noted that because Town Square TV is based in the city, it is important for the city to take a more active stance on the issue, even if the exact language is still being determined. She emphasized the value of including this matter on the city's legislative platform and pointed out that both Town Square and NDC TV have previously requested budget support and may return with similar requests in the future.

Mayor Dietrich stated we will continue to follow the League's guidance on the matter.

Motion to approve the City Legislative Priorities and Positions as mentioned in the packet by Dietrich, second by Scales.

Ayes: 4

Nays: 1 (T'Kach) Motion carried.

8. PUBLIC COMMENT: None

9. MAYOR AND COUNCIL COMMENTS

Council Member Scales initiated a discussion on the issue of flavored tobacco, noting that cities across Minnesota and the country have implemented bans on such products due to research indicating they are targeted toward youth. He expressed a need to explore this issue further at a future meeting and consider the possibility of the city joining others in enacting a ban.

Council Member T'Kach expressed support for exploring further.

Council Member Murphy plans to visit the SPAR program in the coming days to gather more information. He acknowledged that the issue is difficult to navigate, as it is not the Council's role to interfere with local businesses but rather to support them. He believes it is worth exploring how the city can address these concerns while respecting free enterprise and avoiding overstepping into parental roles.

Council Member Gliva emphasized the importance of understanding how many businesses would be affected, including those in surrounding communities. While recognizing the topic's significance, she expressed concerns about its impact on businesses but remains open to further discussion.

Mayor Dietrich expressed concern about flavored tobacco products reaching youth but noted that, as a policymaker, she feels it is outside her role. She is wary of unintended consequences, such as restricting adult access to products like menthol cigarettes. While acknowledging the passion of SPAR advocates, she prefers supporting the cause without imposing legislation and remains concerned about the issue.

10.ADJOURN:

Motion to Adjourn at 7:23 p.m. by Gliva, second by Scales.

Ayes: 5

Nays: 0 Motion carried.

Minutes prepared by City Clerk Rebecca Kiernan

**INVER GROVE HEIGHTS CITY COUNCIL MEETING
MONDAY, FEBRUARY 24, 2025 - 6:00 P.M. - 8150 BARBARA AVENUE**

1. CALL TO ORDER:

The City Council of Inver Grove Heights met in regular session on Monday, February 24, 2025, in person. Mayor Dietrich called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

2. ROLL CALL:

Present In-Person: Mayor Dietrich; Council Members: Murphy, T’Kach, Scale and Gliva (Remote); City Attorney Nason, Community Development Director Ziemer, Police Chief Chiodo, Public Works Director Connolly, Commander Otis, City Engineer Merchlewicz, Finance Director Hove, Parks and Recreation Director Lares, and Park Superintendent Swoboda.

3. APPROVAL OF AGENDA:

Motion to remove Item 5Q from the agenda, move public comment up before the closed session and accept Agenda by T’Kach, second by Scales.

Ayes: 5

Nays: 0 Motion carried.

4. PRESENTATIONS:

Laura Morlock, the Branch Manager of the Inver Glen Library, presented an overview of the library's activities and successes. She highlighted impressive statistics, including over 101,000 visits, nearly 190,000 items checked out, and more than 71,000 program attendees, reflecting strong community engagement. She emphasized the positive impact of going fine free, technology and educational support, expanded self-service hours that enhance accessibility, the addition of the Kaposia 10th branch to the Dakota County Library system and the Library on the Go Van. The library's outreach efforts, particularly updates to the Kids Area, school programs, and a teen mural project, underscore its commitment to youth services.

Ms. Morlock also shared positive feedback regarding the quality of the library's collections and youth engagement efforts, as noted by the DCL Materials Selection Manager. Adult programming continues to be vibrant, featuring popular events like book sales, puzzle and craft swaps, and Book Bingo. She emphasized Inver Glen Library's alignment with the 3-year DCL Strategic Plan, highlighting its three core goals: cultivating belonging through equitable and joyful experiences, providing accessible and enriching collections that reflect diverse interests and needs, and increasing awareness of the library's wide range of offerings. Ms. Morlock provided a summary of the branch's overall highlights, which included puzzle, game, and craft swaps, unity trail mosaic art nights, and an iLab sewing machine to support hands-on creativity. She also noted the library's continued focus on outreach and programming, successful book sales, and recognition for the branch's organics recycling area, which received a sustainability award.

She extended an invitation to their 25th Anniversary celebration on Wednesday, March 26, 2025, from 2:00 to 4:00 PM, which will include remarks from local leaders, music, activities, and refreshments. Looking ahead, Ms. Morlock outlined upcoming changes such as a new Evening Play & Learn series, the addition of a play stage, and several reuse and recycling-themed programs in April, alongside ongoing Friends of the Library programs and plant initiatives.

Council Member Murphy asked about a photo shown earlier in the presentation that featured gloves and hats, inquiring if those items were donations. Ms. Morlock confirmed they were and explained the initiative began when a community member asked for mittens on a cold day last year. At the time, the library had nothing available, prompting her to partner with the friends of the library to collect donated hats and mittens. The initiative now also welcomes donations from the general public, with a preference for new or gently used items.

5. CONSENT AGENDA:

- A.** Approval of the Minutes of the January 13, 2025, City Council Work Session
- B.** Approval of the Minutes of the January 13, 2025, City Council Special Meeting
- C.** Approval of Disbursements **Resolution 2025-036**
- D.** Personnel Actions
- E.** Authorization to Enter into 2025-26 Labor Agreement with IUOE, Local No. 49
- F.** Authorization to Enter into 2025-2026 Labor Agreement with IAFF, Local 5251
- G.** Approval to Provide AFLAC, Cancer Benefit to Fire Department Personnel According to Certain Terms and Conditions
- H.** Resolution Approving Cooperative Construction Agreement with MnDOT for City Project No. 2016-17-117th Street Reconstruction **Resolution 2025-037**
- I.** Resolution Approving Final Plans & Specifications and Authorizing Advertising for Bids for City Project No. 2025-09G - Bacardi Avenue and 88th Street West Improvements **Resolution 2025-038**
- J.** Resolution to Amend the 2025 Central Equipment Budget and Approve Vehicle Replacement **Resolution 2025-039**
- K.** Resolution Approving 2024 Budget Carryovers **Resolution 2025-040**
- L.** Resolution Approving Write-Off of Deferred Special Assessment **Resolution 2025-041**
- M.** Resolution Approving the 2025 Tree Replacement Plan **Resolution 2025-042**
- N.** Amendment to Purchase Amount of Heritage Village Park Phase 5 Inclusive Playground, Splash Pad, and Shade Structures for City Project No. 2210
- O.** Approval of Contract Amendment - Additional Professional Services for Heritage Village Park Phase 5 Project
- P.** Resolution Accepting Donations and Sponsorships to the Parks and Recreation Department **Resolution 2025-043**
- Q.** Approval of Payment Agreement for Metropolitan Council Sewer Availability Charge

Motion to approve Item A - Q by Scales, second by Murphy.

Ayes: 5

Nays: 0 Motion carried.

6. PUBLIC HEARINGS:

- A.** Off-Sale Liquor License for A&M Liquor (CHEETAAYU, LLC)

City Clerk Kiernan presented the item regarding an off-sale liquor license application for A&M Liquor, located at 5709 Carmen Avenue. The application was submitted by Chetankumar Patel operating under the business entity Chetaayu, LLC, and is required due to a change in ownership. Clerk Kiernan confirmed that all necessary documentation had been received, including the full application, personal history statement, and background check materials. Public notice of the application was published on February 12. The Police Department completed a background

investigation and found no grounds for denial. Based on these findings, staff recommended that the Council proceed with the public hearing and approve the license.

There were no public comments.

Motion to close public hearing by T’Kach, second by Murphy.

Ayes: 5

Nays: 0 Motion carried.

Motion to approve Off-Sale Liquor License for A & M Liquor by Scales, second by Murphy.

Ayes: 5

Nays: 0 Motion carried.

B. Massage Therapist License Violation – Fengxia Liu

Commander Otis provided a detailed report regarding a massage therapist license violation by Feng Xia Liu. In July 2024, the City conducted an investigation after receiving reports alleging potentially illegal, unlawful, or erotic conduct at Healing Arts Massage located at 5836 Blaine Avenue. The investigation remains ongoing and involves collaboration with the Bureau of Criminal Apprehension (BCA).

In November 2024, concerns were brought to the City’s attention, specifically the allegation that unlicensed massage therapy was being conducted at the business. Between November 2024 and January 2025, efforts were made to identify the individual performing unlicensed massage services.

As part of the investigation, an officer with the Inver Grove Heights Police Department posed as a client. On January 21, 2025, the officer visited Healing Arts Massage at approximately 9:30 a.m. and spoke with employee Fengxia Liu, who indicated she was too busy and asked him to return later. At approximately 1:40 p.m. that same day, the officer returned, paid \$60 for a 30-minute massage, and received massage services from Ms. Liu in a back room of the business.

At the time of this incident, Ms. Liu was not licensed. Her application for licensure was submitted on November 27, 2024, with a reference provided by Ms. Moo. A background check was completed on December 13, 2024, and the City Council approved her application on January 27, 2025, with the license issued the following day on January 28, 2025.

- Because the massage was performed prior to the issuance of her license, the act constitutes a violation of the City’s Massage Therapy Code (Section 4-8-1-J): Denial, Suspension Or Revocation: In addition to the grounds found elsewhere in this code, the following reasons may be grounds for the denial, suspension, or revocation of an individual license or business license:

10. The licensed activity is conducted in such a manner as to constitute a breach of the peace, a menace to the health, safety, or welfare of the public, or a disturbance of the peace or comfort of the residents of the City, upon recommendation of the police chief or an appropriate City official.
11. The licensee fails to continuously comply with all conditions required as precedent to approval of the license.
13. The applicant or licensee is not of good moral character.

3-2-10: Revocation, Denial, or Suspension of License:

6. Violation of any regulation or provisions of this code applicable to the activity for which the license has been granted, or any regulation or law of the state so applicable.

Staff recommended holding a public hearing as required and consider adoption of the Resolution, revoking the Massage Therapist License for Fengxia Liu for violating City of Inver Grove Heights City Code requirements related to massage licenses and the provision of massage services. The violations include offering massage services without a license in five areas.

- Conducting the licensed activity (providing massage services) in a manner that constitutes a breach of the peace and a menace to the health, safety, and welfare of the public.
- Failure to comply with all condition's precedent to approval of a massage therapist license.
- A demonstration that the applicant is not of good moral character.
- A violation of any regulation or provision in the City Code applicable to the activity for which the massage therapist license was granted.
- Failure to contemporaneously comply with all conditions required as precedent to the approval of the license.

Mayor Dietrich opened the discussion with a question directed to Commander Otis, asking how the Police Department distinguishes whether an individual is engaged in clinical studies, as students often complete practical requirements shortly before graduation. She specifically asked whether the massage therapist in question had provided any school documentation. Commander Otis responded that all background documentation submitted with the application indicated there were no active clinical studies.

Council Member Tkach then requested to revisit the timeline presented earlier in the meeting. She observed that the individual provided a massage on January 21 but received her license six days later, raising the question of whether she was in the process of being licensed at the time. Commander Otis explained that based on the department's investigation, there was evidence suggesting that unlicensed massages were taking place as early as November before the application for a massage therapist license had been submitted. These unlicensed massages continued throughout the application, background check, and Council proceeding and approval process.

Council Member Tkach followed up by asking whether an individual whose license has been revoked could reapply for a new license. Commander Otis confirmed that while an individual could reapply and would need to go through the full background check process again, a prior revocation would be grounds for denial under the City code. She asked Commander Otis to elaborate on the determination of the applicant not being of good moral character, Commander Otis stated that this was based on the unlicensed massages provided before the license application and approval. He also noted that due to the ongoing criminal investigation, some details could not be disclosed at this time. The applicant was not present.

Mayor Dietrich opened the public hearing. There were no public comments.

Motion to close public hearing by T'Kach, second by Scales.

Ayes: 5

Nays: 0 Motion carried.

Motion to approve Resolution 2025-044 Revoking a Massage Therapist License Issued to Fengxia Liu by Murphy, second by Gliva.

Ayes: 5

Nays: 0 Motion carried.

7. REGULAR BUSINESS:

- A.** Consider Approval of a Zoning Text Amendment, Establishing Palliative Care Home as an Interim Use in the E-1, Estate Residential Zoning District.

Director Ziemer provided an overview of the application, which would involve amending the zoning code to define and permit Palliative Care Home as an interim use through an Interim Use Permit (IUP). This concept is modeled after the Omega Home network, a nationally emerging end-of-life care model, with no known similar home currently operating in Minnesota. The proposed use would not be tied to a specific property but would apply broadly within the E-1 zoning district.

He then detailed the components of the amendment, defining a Palliative Care Home as a single-family residence offering 24-hour residential and supportive services to individuals nearing the end of life. Care would be delivered by licensed third-party professionals contracted directly by patients or their families. The use would be permitted only on an interim basis through an IUP and would be subject to proposed minimum standards, including zoning and lot size requirements, geographic restrictions, and specific performance criteria.

Director Ziemer then outlined the proposed zoning amendment, including a definition of Palliative Care Home as a single-family residence providing 24-hour residential and supportive services for individuals approaching the end of life. Patient care would be provided by licensed third-party professionals contracted by patients or their families. The use would be allowed only as an interim use and would require a permit. Proposed minimum standards would address zoning and lot size, geographic location, and specific performance standards.

A site-specific example was presented at 6565 Babcock Trail, a 4.91-acre parcel zoned E-1 and currently operating as a single-family home. Director Ziemer clarified that the request is to amend the zoning text to allow the use type, not to approve the use on this particular property, which would still require a separate IUP with public notice and hearing.

He reviewed the history of public discussions on the subject. A Planning Commission public hearing was held on November 6, 2024, which resulted in a recommendation for approval with conditions and standards. The City Council previously discussed the proposal on January 27, 2025, but tabled action to allow for further research on four key questions: (1) How many eligible properties are there with a minimum lot size of ≥ 4.5 acres? (2) What additional factors could be considered to further narrow number of eligible properties? (3) Does the proposed use result in commercial use in residential zoning district? (4) Is it possible to allow the proposed use without amending the City's rental licensing ordinance?

There are 185 properties that fall under E-1 zoning with at least 3.0 acres, while increasing the minimum lot size to 4.5 acres reduces eligibility to 77 properties. Introducing geography could limit the eligible sites to five. He noted concerns regarding whether the proposed use may resemble a

commercial operation due to the potential volume of visitors, staff, volunteers, and care providers. If approved, an amendment to the City's rental licensing code would also be required.

Additional clarifications were provided, including input from the Fire Department. It was noted that neither the State Fire Marshal nor the Inver Grove Heights Fire Department would conduct annual fire inspections for this type of use. Concerns were also raised regarding emergency response accessibility due to the driveway's length and width, as well as the potential inability of certain residents to respond during an emergency. Any proposed use would be required to meet all applicable building, fire, and septic codes, including obtaining the necessary permits, undergoing inspections, and completing any required system upgrades. A Minnesota-licensed architect would also be required to assess the home for code compliance.

Director Ziemer concluded with action options. The Council holds legislative authority to either approve or deny the proposed use through formal action. To approve the use, the Council may consider adopting one of two ordinance options that would allow the proposed Palliative Care Home as an Interim Use. These ordinance options would establish eligibility criteria based on specific zoning classifications and a minimum lot size requirement and compliance with performance standards. Alternatively, the Council may choose to deny the proposed use by adopting a resolution of denial, thereby rejecting the application to allow the Palliative Care Home under current zoning regulations.

Draft Ordinance #1 proposes allowing a Palliative Care Home as an Interim Use within the E-1 zoning district on parcels of at least 3.0 acres, subject to an Interim Use Permit (IUP) and specific performance standards. The ordinance would permit no more than three individuals to reside in the home at one time, with all living and care accommodations confined to the primary residence, guest houses or accessory dwelling units (ADUs) may not be used for any temporary or permanent housing of staff, volunteers, or family members. Supportive and accessory services must be limited to those residing in the home and their immediate family only. Funeral services and the disposition of human remains are expressly prohibited. All parking must occur entirely on-site, and any required licenses or permits from State, County, or City authorities must be obtained. The IUP would be valid for five years and includes sunset provisions, meaning it would terminate upon sale or transfer of the property or use, a zoning change, cessation of use, or revocation of the permit.

Draft Ordinance #2 proposes permitting a Palliative Care Home as an Interim Use within the E-1 zoning district on parcels of at least 4.5 acres, but limits eligibility to properties located west of Babcock Trail and north of Highway 55. This use would require an Interim Use Permit (IUP) and be subject to the same performance standards outlined in Draft Ordinance #1. Approval of this ordinance would necessitate an amendment to the City's rental licensing code to exempt the proposed use.

The Council can choose to amend the code to allow the proposed use either as proposed or with modifications to the definition, performance standards, or conditions included in the ordinances or to not amend the code which would be the resolution of denial.

Mayor Dietrich asked if the applicant was present. Ms. Cristin Ament, residing at 6985 Babcock Trail, explained that the mission is to support individuals at the end of life and their families by providing a therapeutic and compassionate home environment. This includes round-the-clock care, chaplain support, grief services, and healing rituals. She emphasized the concept of home as central to their model and addressed concerns raised regarding the property's past and current use. She explained that initial conversations with a planning committee member two years ago led her to believe the proposed use was feasible. Though she did not pursue a formal business plan at the time, they moved forward with great enthusiasm, believing we could begin offering services at the property

located at 6565 Babcock Trail both on the land itself and within the home. The services we provided included educational programming, grief groups, and counseling support, among other offerings that were outlined in the brochure. The vision also included a partnership with MEND, to allow guests to access and experience the peaceful natural environment of their adjacent 35-acre property. However, following a cease-and-desist order issued in fall 2024, all on-site operations ceased.

Ms. Ament clarified that the current application is for Bingo, the place, to become a palliative care home, not a business. The Bardo would remain offsite. She noted that post-death grief support services, such as the Cocoon Group, would be made available to bereaved families in a drop-in model and emphasized these offerings are not marketed to the general public. She also addressed concerns about cost, stating that services are supported through suggested donations, ensuring high-quality care and fair compensation for staff. Regarding meal preparation, she reaffirmed that meals would be potluck-style and not professionally prepared on-site.

In response to oversights concerns, Ms. Ament stressed that two-thirds of their staff and board members, as well as over half of their volunteers, are mandatory reporters, as are hospice agencies. She cited state law outlining the legal obligation to report abuse or neglect, arguing that to suggest otherwise discredits the professional standards and legal responsibilities of their team and partners. She also responded to a letter raising issues about maximum length of stay, explaining that while no strict limit is imposed due to ethical considerations, industry data show average stays in similar facilities range from one to two weeks. Their own hospice contracts call for reassessment after three weeks. On the issue of the definition of palliative care, she clarified that while palliative care may include a broader population, all on-site services would be limited strictly to those who are terminally ill and have DNR/DNI orders, thereby eliminating emergency calls at the time of death.

Ms. Ament concluded by reiterating that the proposed palliative care home would be located on nearly five secluded acres, set back more than 500 feet from the road, surrounded by nature, with minimal visibility to neighbors.

She emphasized that the goal is not to impose a burden on the community, but to meet a critical need by providing five-star end-of-life care. The team is largely made up of mandatory reporters who operate in close coordination with each resident's hospice care plan, serving as a compassionate extension of those services and offering meaningful support to families. They are trained professionals who have committed their lives to improving the end-of-life experience. She respectfully requested the Council's support in bringing this service to Inver Grove Heights.

Council Member Scales asked for clarification on the relationship between MEND and The Bardo, specifically whether MEND is complementary or necessary for Bardo's function, and if MEND services are intended for The Bardo residents or open to others. Ms. Ament responded that, for the purposes of zoning, MEND is not part of the current proposal. However, she shared that the original intent was to integrate the two, offering guests access to nature-based experiences on the adjacent 35-acre sanctuary. Following a cease-and-desist order, those plans were abandoned. The Bardo has since reimagined its own space independently. Ms. Ament emphasized that they have removed any ongoing association with MEND for outside guests.

Council Member T'Kach asked Ms. Ament to clarify whether her earlier reference to the planning committee referred to a member of the City's planning staff or someone from the official City Planning Commission. Ms. Ament explained that she had contacted the City in August 2023 and noted that before receiving the cease-and-desist order, they had reached out again on August 5, 2024, to request a meeting for discussion and to seek support. At that time, they believed they had the City's support, but the situation later became more complicated.

Mayor Dietrich stated that regarding the cease and desist, an email was forwarded to the Council earlier today, originating through the applicant, which included a message from a former client requesting that The Bardo be reopened. However, as it stands, there are indications that both The Bardo and its adjacent entity, The Mend, may have been operating without proper zoning approval. She emphasized that this serves as an important reminder that as businesses and developers consider Inver Grove Heights as a potential location, careful attention must be paid to the property's current zoning, its guided use, and the City's comprehensive plan. These components provide the foundation for decisions of this nature. She added that City codes and statutes should always be thoroughly reviewed before advancing with any business plan.

Mayor Dietrich stated that there are emails which should be entered into the public record.

Motion to receive 33 comments into record by Murphy, second by Scales.

Ayes: 5

Nays: 0 Motion carried.

Mayor Dietrich stated that the purpose of the discussion was to address the zoning of the parcel designated as E1 Estate Residential and to allow a zoning code text amendment. She clarified that comments should focus specifically on the zoning issue and emphasized that no decisions would be made at this meeting regarding the merits or virtues of the proposed business itself, as that discussion would take place at a later time. Mayor Dietrich then invited members of the public to provide comments on the zoning topic.

Mr. Josh Berg, a former resident of Inver Grove Heights and current City Council member in Elko New Market, voiced strong support for Ms. Ament's proposal. He commended the City Council for its thorough review and shared his professional background in human services. Mr. Berg also noted his involvement with several organizations focused on aging, including Metro Cities, Trellis, and Juniper.

He expressed full support for the Planning Commission's recommendations, particularly Options 1 and 2, emphasizing the significant need the project would help meet. Drawing on his experience at the Minnesota Department of Health, where he helped establish the state's home care and assisted living program, Mr. Berg described the proposal as both innovative and impactful. He encouraged Inver Grove Heights to be proud of its forward-thinking approach and saw the project as an opportunity for Minnesota to lead in advancing end-of-life care.

Mr. Tim Smith, a resident of 6575 Babcock Trail, shared his support for the neighboring proposal, emphasizing his personal investment as someone who lives next door. He stated that while he could not speak to the business operations, he could vouch for the character and dedication of the individuals leading the effort.

Ms. Veronica Barnes, a resident at 3596 72nd Street East, spoke in support of the proposed zoning amendment that would allow for an interim use permit for The Bardo community-based palliative care home. She emphasized her support from multiple perspectives: as a community member advocating for inclusive, forward-thinking care options; as a healthcare practitioner and mandatory reporter who sees the impact of unprocessed grief on chronic pain; and as someone personally familiar with grief who would find such services beneficial. Drawing on her professional experience in senior housing and hospital discharge planning, Ms. Barnes noted the growing need for alternative care resources like the one proposed. She urged the Council to view the zoning amendment as a necessary first step in addressing these community and healthcare needs.

Kelly Kayser, of 1953 59th Court East stated that the discussion should not focus on the merit of The

Bardo's mission, which she acknowledged as well-intentioned and compassionate, but rather on whether any business that does not qualify as a home occupation should be permitted in an E1 residential zoning district. She emphasized that current zoning does not allow for such use and that approving this request would set a precedent for future businesses to seek similar exceptions. She expressed concern that the business model, as outlined on the applicant's website, appears to extend beyond caring for three patients and includes broader community engagement and fundraising efforts. She noted that while the applicant claimed they would cease other means of fundraising on the property, a recent media interview indicated they are in financial distress, raising doubts about long-term compliance. She also pointed out the lack of enforcement mechanisms without a formal complaint and cited potential violations of Interim Use Permit (IUP) conditions, particularly relating to care duration and who is allowed on-site. She referenced the Minnesota Department of Health's has established a Palliative Care Advisory Council, which reports annually to the legislature. According to the council's 2023 report, their work is incomplete until palliative care is recognized under a standalone statute within Minnesota regulations. While acknowledging the value and passion behind the applicant's mission, she stressed that proper licensing and regulation are essential when caring for individuals in such settings.

Ms. Kayser expressed concern about the lack of continuous professional oversight at the proposed facility, noting that while hospice providers may visit, they are not present 24 hours a day. Instead, volunteers and others would be on-site around the clock, raising questions about safety, particularly with medications in the home. This situation presents numerous unanswered questions and potential risks. She also referenced a recent decision in South St. Paul, where a licensed adult daycare center with limited hours and non-critical patients was approved only through a conditional use permit, underscoring the contrast in oversight. She concluded by stating that, while the concept may be well-intentioned, the proposal appears premature or possibly unsuitable for the neighborhood.

Ms. Amy Hunting, a resident of 2645 96th Street East, expressed concerns about the application under review, particularly regarding inconsistencies in responses given at prior meetings. She recalled that at the November Planning Commission meeting, the applicant stated volunteers would stay overnight with dying residents but admitted those volunteers were untrained. At the January City Council meeting, the applicant shifted to saying staff would be present overnight but again failed to confirm whether they had medical training. Ms. Hunting argued that while the facility is not a licensed medical provider, families paying for care might expect medical knowledgeable oversight.

She also questioned the true focus of the facility, pointing out that earlier remarks from the applicant emphasized healing from grief rather than providing end-of-life care. Although the Planning Commission recommended limiting on-site activities to those involving the dying individual and their immediate family, she noted that educational events and community programs had been promoted online. She expressed uncertainty about the relationship between the applicant and The Mend, questioning whether they are separate entities or one and the same. The Mend, she observed, continues to advertise numerous public events, yet there has been no formal application submitted to support such uses. She emphasized that events open to the public typically require compliance with regulations including ADA accessibility, fire safety, and sufficient parking. Regardless of the connection between the two organizations, the ongoing promotion of public activities remains a concern. Ms. Hunting emphasized that although the mission may be admirable, it does not justify ignoring zoning laws. She stated firmly that The Bardo operates as a business and a short-term rental, both of which are not permitted in the zoning district, and she concluded that it is not a suitable fit for Inver Grove Heights.

Ms. Ament responded to concerns by acknowledging the community's integrity in raising questions but said some criticisms felt like personal attack on character. She admitted the website previously mentioned MEND, which was an oversight, and confirmed it has since been corrected. Their focus has been on The Bardo project, not MEND, and they will comply fully with any conditions.

She explained that the intention is to provide a meaningful gift to the community. While volunteers may play a role, she clarified that overnight care will be handled by trained aides, not registered nurses. These aides will comply with state hospice regulations, which mandate that a nurse must be accessible within 20 minutes for facilities with fewer than four patients. To meet this standard, she shared that she relocated her family to live nearby. She also noted that she created a comprehensive training manual, drawing on best practices and guidance from directors of other hospice homes.

Council Member Gliva began by clarifying a previous statement made at the January 27th meeting, noting that while there are many regulatory considerations surrounding the proposal, the current discussion is focused on land use. She acknowledged the passion of both supporters and opponents of The Bardo project but emphasized her belief that it constitutes a business, not a home occupation, and therefore does not belong in a residential area. She also raised concerns about the City's recently adopted short-term rental ordinance, suggesting it would be unfair to amend it for this case when others were previously denied. Ultimately, she concluded that the proposal does not align with estate zoning, even if the business model itself might be workable elsewhere.

Council Member Scales requested clarification from staff about how the short-term rental ordinance would be affected by the proposed zoning change. He asked whether approving the zoning amendment would necessitate modifying the short-term rental ordinance across the entire City or solely within the E-1 district. He also questioned whether the proposed use could move forward if the short-term rental ordinance remains unchanged.

Director Ziemer stated that, following a lengthy staff discussion, it was their belief that the facility involves the letting of rooms, which fits the definition of a rental. This does not fall under the category of a short-term rental, which typically refers to owner-occupied structures. He noted that the City code currently includes exemptions for certain uses, such as nursing homes and similar facilities. Staff reviewed the situation and concluded that, if the applicant intends to proceed with this type of use, it would be consistent with those other exempted uses. However, based on their analysis, an amendment to the City code would be required to specifically allow this as an exempted use under the short-term rental provisions.

Council Member Scales asked for clarification regarding the short-term rental provision, specifically whether it could be allowed as an exempted use. He also inquired about Interim Use Permits (IUPs), asking how many times they can be renewed and how long they can remain in effect. He noted that the broader issue relates to zoning and understanding how long the land can be used for a particular purpose under an IUP.

Director Ziemer explained to Council that the Planning Commission recommended a five-year term for the Interim Use Permit (IUP). The City code allows for one extension beyond the initial term, but that extension is subject to City Council approval. The IUP process is being used in this case because the proposed use is new, and the IUP provides a temporary, trial framework. At the end of the five years, or following an approved extension, the City may choose to convert the use to a conditional use, a permitted use, or allow it to expire.

Council Member Scales asked whether limiting the zoning change by setting specific geographic boundaries could create challenges. He cautioned that boundary-based rules can often be seen as

unfair. While this concerns him, he noted that he is more concerned about the short-term rental aspect of the proposal.

Director Ziemer responded by explaining that it is not uncommon for cities to define where certain uses are allowed or restricted, and that zoning by geographic area is a standard practice. He noted that in this case, the idea of setting boundaries was considered, where narrowing the scope initially allows the Council flexibility. In the future, the Council could choose to adjust, eliminate, or expand those boundaries. He explained that this approach allows for a trial phase with a more focused implementation, which is why geographic boundaries were proposed.

Council Member Murphy stated that after listening to staff and residents and reviewing emails, he focused on looking at the bigger picture, setting aside emotions to act in the best interest of all of Inver Grove Heights. He emphasized that there are valid reasons for not allowing businesses in residential areas and expressed discomfort with setting a precedent, even for as few as 77 properties. He also said he does not want to revisit the short-term rental ordinance, as it was a difficult and lengthy process for residents. While he acknowledged the proposal is a great idea, he believes it is simply in the wrong location and concluded that he cannot support the zoning change.

Council Member T'Kach stated that she sees the proposal as a service rather than a major business and wanted to better understand both the challenges and opportunities it presents. She asked colleagues who felt the zoning was not appropriate to suggest where else a residentially focused initiative like this could be placed. She emphasized that the intent is to create a calm, warm, and loving environment and questioned whether a more suitable location had been considered.

Council Member Gliva stated that she does not have a specific alternative location in mind but expressed concern about changing zoning regulations to accommodate a single property, which could impact the rest of the estate properties. She emphasized the need to consider the broader implications and acknowledged that while there may be other suitable locations, none had come to mind.

Council Member T'Kach asked if Council Member Murphy had another location in mind. Council Member Murphy responded that he did not.

Mayor Dietrich noted that the applicant would need to address that issue as they continue working through the process with the planning department.

Council Member T'Kach supported adding the term palliative care home to the zoning language. She favored the Interim Use Permit (IUP) approach over a conditional use permit because it allows the City to monitor new services, notify neighbors, and revoke permits if complaints arise, or plans are not effectively implemented. She expressed openness to evolving the zoning code and short-term rental regulations without imposing geographic boundaries, preferring instead a Citywide three-acre minimum parcel size in the E1 district. She indicated readiness to support the zoning changes proposed under option one and offered to make a motion pending further discussion.

Council Member Scales asked staff whether the short-term rental policy would require any changes if this type of business were in a commercial area.

Administrator Wilson responded that no changes would be necessary, explaining that the current rental licensing ordinance specifically exempts establishments such as hotels and nursing homes, and already allows rentals of less than 30 days, regardless of zoning.

Motion to Approve Option #1 by T'Kach. Failed for a second.

Mayor Dietrich asked if anyone wished to make a motion for denial.

Motion to Approve Resolution 2025-045 Denying a Zoning Text Amendment for a Palliative Care Home as an Interim Use in the E-1 Estate Residential Zoning District by Murphy, second by Gliva.

Ayes: 4

Nays: 1 (T'Kach) Motion carried.

Councilmember T'Kach asked for clarification on whether there was a way to revisit or consider the second, less restrictive option that had previously been discussed. Attorney Nason responded that the item was concluded for the evening, as there had been no motion to pursue option two prior to the motion to approve the resolution of denial. She clarified that the only way to reopen the matter would be through a motion to reconsider, which must be made by a member of the prevailing party.

B. Draft Report and Recommendations for the Central Maintenance Facility Needs Analysis and Site Plan (City Project No. 2017-01).

Public Works Director Connolly introduced consultant Mr. Loose from Wold Architects, who provided an updated presentation on the central maintenance facility space needs study and facility master plan. Director Connolly explained that this update expands upon information shared during the October 2024 session, briefly revisiting current facility requirements and placing greater emphasis on exploring options for expanding or modifying the Central Maintenance Facility and its surrounding campus.

Mr. Loose provided an overview of the Central Maintenance Facility (CMF) Space Needs Study and Facility Master Plan. The goal of the Public Works needs analysis, and the future site plan development is to clearly demonstrate the need for additional space to accommodate trucks, equipment, attachments, and materials, while also addressing the space requirements for full-time and part-time employees. This includes the need for updated meeting areas, crew spaces, locker rooms, training and breakroom facilities, and sufficient accommodations for a projected future workforce of up to 75 people. Proposed solutions should be cost effective and flexible, capable of meeting long-term operational needs and allowing for future growth or change through phasing or expansion. It is also essential to provide adequate interior environments that promote staff safety, flexibility, wellness, and retention. Emphasis should be placed on preserving existing assets by maximizing the use of the current Public Works site. However, while reuse is encouraged, it must be carefully balanced with workflow efficiency to ensure that operational effectiveness is not compromised.

The project goals and criteria for the Police Department focus on expanding and securing staff parking areas, ensuring clear separation from public parking zones. Additionally, the plan involves evaluating potential locations on the Central Maintenance Facility (CMF) campus for a future police training facility. This facility may include a firing range, scenario-based classroom training areas, defensive tactics spaces, and other related support functions.

Mr. Ken Francois of Kraus-Anderson Construction provided a summary of the facility condition assessment conducted in the summer of 2024 for both the Central Maintenance Facility and the Cold Storage building. He reported that approximately \$4.4 million in maintenance, repairs, and capital needs were identified over the next ten years. These needs include site-related issues and equipment nearing the end of its useful life. He referenced the summary chart showing how the needs are divided between the two facilities and explained the use of a Facility Condition Index, illustrated by a pie chart, to determine when it may be more appropriate to invest in a new building rather than continue repairing the existing structures.

Mayor Dietrich asked for clarification on whether the over \$3 million identified for the Central Maintenance Facility primarily pertains to maintenance needs, noting that the core structure, such as the block, footings, and overall foundation, appears to be in good condition. Mr. Francois confirmed that Mayor Dietrich's understanding was correct, stating that most of the identified costs were related to site work, including the fuel island, parking lot, exterior drainage, and minor repairs to the building's facade.

Council Member Murphy inquired whether the Facility Condition Index (FCI) rating dated back to 1991, and Mr. Francois clarified that 1991 was the year the Cold Storage building was constructed.

The Central Maintenance Facility was built in 1985, consisting of 35,262 square feet. Present Day replacement cost \$400/sqft with Building Replacement cost at \$14,104,800 and a 10 year direct maintenance cost of \$3,120,159 giving it a Facility Condition Index of .0744 (Good).

The Cold Storage building was built in 1991 consisting of 26,621 square feet. Present day replacement is \$350/sqft with Building Replacement cost of \$9,317,350 and a 10 year direct maintenance cost of \$1,280,229 giving the structure a Facility Condition Index (FCI) of .2745 (Fair)

The key objectives for warm storage focus on constructing a new Central Maintenance Facility that includes staff offices, conference and training rooms, and support spaces aligned with both current and future staffing needs. The plan calls for expanding warm storage and dedicated maintenance areas to accommodate existing equipment and future fleet growth. Additionally, the new facility should incorporate essential program areas that are currently missing, such as a women's locker room, flexible maintenance bays, small equipment repair workshops, a wash bay, brine mixing station, and larger maintenance bays to support oversized fleet vehicles.

The key objectives for the site and police include allocating sufficient on-site space for a cold storage facility and materials storage area to meet both current and future equipment demands. Plans also call for installing a new fuel island aligned with the site's updated operational flow. Adequate parking must be provided to support both full-time and seasonal staff. If space allows, the existing Central Maintenance Facility, once vacated, may be renovated to serve police training purposes and fulfill additional site needs such as expanded parking and security.

Mr. Loose explained that the assessment of adequacy began with evaluating existing square footage, which totals about 40,000 square feet, including cold storage. The proposed 2024 square footage reflects corrections to current inadequacies, while the 2045 projection accounts for anticipated growth, such as future equipment needs and additional staffing to support community development. Although projecting 20 years ahead can be challenging, planning for future space provides necessary flexibility, and growth forecasts from comprehensive plans or state demographers are generally reliable. There appears to be consensus that Inver Grove Heights will likely follow the projected growth trends.

Council Member T'Kach asked whether the most recent Metropolitan Council projections were used in the analysis. Mr. Loose responded that they had not used that specific data, focusing instead on the City's comprehensive plan. He added that while they regularly review such projections, especially in sectors like social services where staffing needs closely follow population growth, Public Works staffing does not have a direct one-to-one correlation with population. Instead, the projections serve more as a general guide or litmus test to assess whether the anticipated growth aligns with the space and staffing accommodations being considered.

Council Member T'Kach asked if the projections were based on the current comprehensive plan, noting that most areas south of Highway 55 remain rural while other parts are developed. Mr. Loose

confirmed this and explained that the analysis considers potential equipment needs associated with additional paved roads and residential buildout in those areas.

Mr. Loose explained that although the police component was a secondary aspect of the study, they did meet with the police chief to discuss potential training needs. Approximately 20,000 square feet of space was identified as necessary for those needs. He noted that additional police needs may exist and would require a more comprehensive review, but this initial estimate provides a sense of how those requirements could impact the overall site and facilities planning.

Mayor Dietrich asked whether the 20,000 square foot estimate was reflective of current needs or projected approximately 20 years into the future.

Mr. Loose responded that the identified 20,000 square feet for police training is a 20-year projection, noting that currently none of these facilities exist. He explained that if a training facility were built today, it would likely meet both current and future needs unless there was a significant expansion, such as adding more lanes. He clarified that the metric is less tied to overall City growth and more reflective of the police department's specific training requirements.

Mr. Loose introduced the options development portion of the presentation. Some ideas were ruled out, while four to five viable options were identified for further consideration. He emphasized that the team would walk through each option, followed by an analysis of pros and cons before presenting a staff recommendation.

He began with Option A, which proposes a completely new Public Works campus. This includes constructing a new cold storage facility, salt shed, and materials storage; demolishing the existing facility; and regrading the recently acquired site to the south to improve traffic flow. The second phase would involve building a new central maintenance facility on the south site, followed by demolition of the current facility and parking lot improvements to strengthen site connectivity.

The estimated construction cost for Option A is \$44.3 million, with a total project cost (including soft costs like fees, testing, furnishings, and equipment) of just over \$53 million. Mr. Loose noted that all cost projections are based on current year's figures and that inflation—estimated at approximately 4% annually—would need to be factored in depending on the project's timing.

Option A - Phasing and Cost Estimate

Phase 1A would be in 2026 with a New Cold Storage facility, New Salt Shed/Materials storage, demolition of existing cold storage facility and consist of site grading and Improvements. Phase 1B would be in 2026 -2027 with building of the New Central Maintenance Facility, demolition of the existing Central Maintenance Facility and some parking lot site Improvements. Construction costs are estimated to be \$44,315,023. Project costs are estimated to be \$8,863,055 for a total project costs in the \$53,178,028 range.

Mr. Loose explained that Option A - New Public Works Campus graphic illustrates the fully built-out plan for the site, not the interim phase. The north side would be repurposed as a boneyard for material storage, with cold storage located in the northwest corner and additional parking added. The new central maintenance facility would be built over the newly purchased southern site, and further south would be a new salt and material storage building. Primary access would shift to the west side via Babcock to reduce interaction with City Hall and police traffic, though northern access would remain available. The black dashed lines on the graphic represent the parcels that were recently acquired, showing how the entire area integrates with City Hall, public safety, and the central maintenance facility.

Mr. Loose reviewed the pros and cons of Option A. He explained that this option maximizes the opportunity for consolidated operations on a single site, with the boneyard proposed to replace the existing Central Maintenance Facility once it is demolished. It allows existing operations to continue with minimal disruption during the construction period. There is also room for future expansion of the new Central Maintenance Facility to the north, providing long-term flexibility. However, he noted that the option limits the police-related scope to site and parking lot improvements and does not include a police training facility. Additionally, significant site leveling would be required to connect the upper and lower portions of the site.

Option B - Phasing and Cost Estimate

Phase 1A starting in 2026 would be with a new cold storage facility, new salt shed/materials storage, demolition of existing cold storage facility with site grading and Improvements.

Phase 1B would be in 2026-2027 with a New Central Maintenance Facility and parking lot site Improvements

Phase 2A would take place In 2028 with partial renovation of existing Central Maintenance Facility for Public Works cold storage

Phase 2B sometime in the future would consist of partial renovation of existing Central Maintenance Facility for Police Training, Police Parking Lot site and safety Improvements and deferred maintenance for existing central maintenance facility

Construction Cost - Phase 1A - 2A	\$44,536,013
Construction Cost - Phase 2B	<u>\$10,432,655</u>
Construction Cost Subtotal	\$54,968,668

Project Costs - Phase 1A - 2A	\$ 8,907,203
Project Costs - Phase 2B	<u>\$ 2,086,531</u>
Project Costs Subtotal	\$10,987,734

Project Costs Subtotal (Phase 1A-2A)	\$55,443,216
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Total Project Costs (All Phases)	\$65,956,402
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Cost Projections presented on 2025 costs. Escalation factors to be added for future Improvements.

Mr. Loose noted that although the project is not yet in the design stage, it is necessary to evaluate the feasibility of the proposed options by examining the available square footage and overall space layout. The diagrams were developed to determine whether the area could effectively support a police training range and other related components while still providing adequate space for cold storage. Initial findings suggest that the configuration is workable and meets the intended needs.

Mr. Loose presented Option B, which explores reusing part of the existing Central Maintenance Facility (CMF) for police training. In this scenario, the new central maintenance facility and the salt and material storage buildings would remain in the same proposed locations. The existing CMF would be partially repurposed for both cold storage and police training, while the boneyard would be relocated to the corner of the site. This option introduces more complex phasing compared to Option A, particularly due to the transition period when operations shift from the existing to new facilities.

He explained that disruption to operations would differ under this option, as renovations to the existing CMF would occur only after the new facility becomes operational. A key challenge during the transition would be the lack of interim cold storage space, which could pose a logistical issue.

Mr. Loose then described the proposed phasing. Initially, a new cold storage facility and salt and material storage building would be constructed. Once complete, the existing cold storage facility will be demolished, followed by necessary site grading and improvements. The new CMF would then be built along with its associated parking and site enhancements. After these steps, a partial renovation of the existing CMF will be undertaken to support both Public Works operations and cold storage.

Phase 2B would involve further renovation of the existing CMF specifically for police training, along with updates to the police parking area and safety improvements. Mr. Loose noted that the extent of the police training component in this phase remains flexible, as it could be implemented in whole or in part depending on future decisions. While this component was not deeply studied, cost impacts were considered to provide context for planning.

He concluded by sharing the estimated project costs. The construction cost for the initial phases, including cold storage but excluding police training, was approximately \$55 million. When all phases are included, including the police training component, the total project cost increases to approximately \$65 to \$66 million.

Mr. Loose reviewed the pros and cons of Option B, highlighting that it provides an opportunity to reuse the existing Central Maintenance Facility for both Public Works cold storage and potential Police training needs. This option would also allow for an expansion of the police parking lot to improve capacity and security, while enabling ongoing operations with minimal disruption during construction. Additionally, it permits more time, from 2025 to 2027, to study Police training facility requirements, and leaves flexibility for future reconfiguration or partial demolition of the current facility if Police needs are addressed in other ways.

However, the cons include limited space for future Public Works expansion due to shared use with Police, the need for significant site leveling to connect various site elevations, and considerations involved in converting the current heated storage areas into unheated cold storage spaces.

Mr. Loose presented Option C, which involves constructing a new Central Maintenance Facility that excludes Parks Maintenance from the initial program. The approach follows a phased implementation, beginning with new construction for a partial central maintenance facility, a cold storage building, and a salt and material storage shed, followed by demolition of the existing cold storage structure and associated site grading and improvements.

In Phase 1B, the existing Central Maintenance Facility would undergo renovations to address deferred maintenance needs, allowing for its continued short-term use along with associated site grading and improvements. Phase 2, anticipated to occur in approximately ten or more years, would include construction of an addition to house Parks Maintenance, allowing them to relocate into the expanded facility. Following this transition, the existing Central Maintenance Facility will be demolished, and final site improvements will be completed, including expanded parking and potential enlargement of the boneyard and other material storage areas. Construction costs for this option are estimated at approximately \$46.5 million, with a total project cost just under \$56 million.

Option C - Phasing and Cost Estimate

Phase 1A starting in 2026, New Central Maintenance Facility, excluding program for Parks Maintenance, a new cold storage facility, a new salt shed/materials storage, demolition of existing cold storage facility, site grading and improvements.

Phase 1B in 2026 and 2027, renovation of existing Central Maintenance Facility, including deferred maintenance items, site grading and improvements

Phase 2 in 2036, Central Maintenance Facility Addition for Parks Maintenance, demolition of existing Central Maintenance Facility, and parking lot site improvements.

Construction Cost	\$46,604,955
Project Costs	<u>\$ 9,320,991</u>
Total Project Costs	\$55,925,946

Cost projections presented as 2025 costs. Escalation factors are to be added for future improvements.

Council Member Murphy asked for clarification on the map, specifically where the elevation changes significantly. Mr. Loose pointed out that the elevation change primarily occurs at the south end of the property. He explained that the existing storage facility includes a ramp to a mezzanine, with the building's backside functioning as a retaining wall. From that point southward, the terrain rises significantly. He added that while higher elevation for a building can be beneficial from a civil engineering standpoint, this site requires grading to allow functional driveways and site circulation. Retaining walls would still be necessary, and preliminary locations are shown graphically based on the civil engineer's grading analysis.

Mr. Loose outlined the pros and cons of Option C. Among the advantages, he noted that it offers the opportunity to reuse portions of the existing facility, helping to reduce the footprint of new construction. The phasing approach would allow initial construction to proceed with minimal disruption to current operations. Additionally, the plan provides flexibility for future expansion if needs evolve beyond Phase 2.

On the downside, Public Works operations would remain decentralized, with Parks Maintenance continuing to operate out of the existing facility and the boneyard located across Babcock Trail. Achieving full consolidation would require a third phase of construction in the future. There is also limited potential for police training space and parking improvements until the completion of Phase 2 in 2036.

Option F - Phasing and Cost Estimate

Phase 1A starting in 2026 a new cold storage facility, new salt shed/material storage, demolition of existing cold storage facility, site grading and improvements.

Phase 1B in 2026 to 2027 renovate existing Central Maintenance Facility including deferred maintenance items, new addition on Central Maintenance Facility, parking lot site improvements, and temporary conditions for operational interruptions.

Construction Cost	\$39,772,995
Temporary Conditions	Cost to be determined
Project Costs	<u>\$ 7,944,599</u>
Total Project Costs	\$47,667,594

Cost projections presented as 2025 costs. Escalation factors are to be added for future improvements

Mr. Loose explained that Option F centers on reinvesting in and reusing the existing facility. The plan calls for the construction of a new cold storage building and salt-shed material storage, along with the demolition of the current storage facility to create space for future expansion to the south. In the second phase, the existing main building would undergo renovations to address deferred maintenance and to prepare it for a major future addition. The option also includes parking lot improvements. He noted that some temporary operational disruptions would likely occur during the

construction process. Seamless operations during construction would be difficult, particularly given the scale of the addition.

The team analyzed whether the cost savings from reusing the facility outweighed the challenges posed by such disruptions. The estimated construction cost is \$39.7 million, with total project costs around \$47.7 million. Mr. Loose emphasized the importance of further examining how seasonal operations could be impacted throughout the construction timeline.

Mr. Loose noted that Option F provides the benefit of reusing the existing building, thereby reducing the footprint of new construction. It would also consolidate most operations onto a single site and within one main facility, excluding the boneyard storage. However, this option presents several challenges. Maintaining Public Works operations during construction and renovation would significantly disrupt daily activities. The potential for future expansion is limited due to the site layout, especially for Cold Storage and Materials Storage. Police-related enhancements are minimal, focusing only on-site security without plans for expanded parking or a dedicated training facility. The plan would also require extensive site leveling to connect the upper and lower areas of the property. Furthermore, the new layout limits the reuse of existing office and staff spaces, and positioning the primary building and addition on the north end reduces the ability to enhance the site's visibility from Highway 52.

Ms. Jordan Medeiros walked through a summary of the four options, comparing each against the project's guiding principles and objectives. She explained that the matrix presented was developed to assess how each option aligns with the initial priorities established at the start of the project. These criteria included operational priorities, the longevity and adaptability of the proposed master plan, and the level of community or service disruptions that might occur during implementation.

She emphasized the importance of meeting long-term operational needs while working within the constraints of the existing site. Another major consideration was the ability to maintain existing operations during construction, particularly in ensuring continuity of service throughout the winter months. Staffing impacts were also considered, specifically whether personnel could remain centralized or would be split across multiple buildings.

Ms. Medeiros also noted the importance of effectively reusing the existing facilities, acknowledging that some options, such as those involving additions, may not support ideal reuse. Lastly, she addressed how the options could accommodate necessary police department improvements, ensuring those needs are also factored into the overall evaluation.

Options Development - Analysis Matrix was presented to Council.

Ms. Medeiros stated that Option A meets many of the established criteria. In their assessment, demolishing the existing warm storage building and proposing the boneyard in that location is a reasonable approach. The option is marked in yellow in the matrix to reflect the limitation that it does not accommodate the police training program. However, it still allows for the completion of several important site and parking security improvements.

Proposed Site Plan Option B meets many of the project criteria, although there are some challenges related to phasing. Specifically, the transition between constructing the new facility and establishing the new cold storage requires careful coordination. Once the existing cold storage is demolished, temporary accommodations will be necessary until the new space becomes operational.

Option C involves more complexity, particularly with the phased approach and plans for a future addition. While the design can be adjusted to reduce impacts, there will still be a transition period as departments move between buildings and construction takes place in active areas. A significant

concern is the separation of departments, which may hinder daily coordination, equipment sharing, and regular check-ins. This is especially important when considering relocating departments like Parks to separate locations. Additionally, this option shares the same limitations with police-related improvements, as the demolition of the central maintenance facility would restrict training opportunities.

Option F shows the most constraints, with limited future expansion potential and significant construction impacts that may require relocating the department. Although the cost is somewhat lower, the number of temporary conditions and disruptions would increase. This overview captures the high-level comparison of all four options, with final project costs for each phase provided for reference.

Options A and B are considered the most viable for supporting long-term Public Works needs, as they maintain all operations within a single building and support continued team collaboration. A primary question moving forward is how to repurpose the existing Central Maintenance Facility once it is vacated, specifically whether it could serve future police department needs.

Council Member T'Kach asked whether all vehicles would be stored indoors under any of the proposed options.

Ms. Medeiros responded that not necessarily all vehicles would be stored indoors. While the goal is to house significantly more vehicles indoors than what is currently seen, primarily for asset preservation, the design includes cold storage as a flexible solution for seasonal equipment. She explained that cold storage, although not heated, provides covered space for storing items like mowers during the winter and plows during the summer. However, not all equipment is intended to be kept in warm storage.

Council Member T'Kach asked whether everything would be out of the sun under the proposed plans.

Ms. Medeiros responded that yes, significantly more equipment would be stored out of the sun than is currently the case.

Council Member T'Kach inquired about the anticipated duration of construction-related interruptions to business operations during the phases where such disruptions are expected.

Mr. Loose responded that the duration would depend on the selected option, but for Option B specifically, it would likely take 18 to 24 months before everything is fully settled and operations are moved into their final locations. He explained that this timeline is why the project phases are structured as they are. It does not assume a complete stop and restart of operations, but rather a phased construction process spread over the course of approximately two years.

Council Member T'Kach requested clarification on the purpose of the Smart Facility, stating she was under the impression that it was designed to support police training.

Director Connolly clarified that the Smart Facility does not meet the City's direct staff training needs. While some training involving City staff occurs there, it lacks essential features like a self-defense area or gun range and is not a leasable space for daily operational training requirements.

Council Member T'Kach asked whether there are other cities the City could collaborate with on a police officer training facility, including a gun range, noting such facilities are constructed fairly often.

Mr. Connolly responded that collaboration opportunities could be explored during a future police training study. The current effort is focused only on identifying space availability, not on evaluating feasibility, cost, or partnerships. A detailed study on needs, costs, and collaboration would be part of a separate police-led phase that could run alongside facility design but is not included in the current project scope.

Council Member T'Kach asked how large (tall) the retaining walls are, and what kind of maintenance over the long term will they require.

Mr. Loose responded that he believes the retaining walls are about 10 feet tall, but they will confirm that with the civil engineer. He noted that they have full grading plans available, and his recollection is that the height is around 10 feet, though he was not completely certain.

He also addressed the topic of police training facilities, explaining that based on experience with similar projects for other municipalities, there has been a significant increase in training needs compared to 15 or 20 years ago. Departments that have their own facilities can conduct more frequent and flexible training sessions than those relying on leased space. He emphasized that owning a dedicated facility allows for greater opportunities while keeping the space open for use by others.

Council Member T'Kach asked whether the location of the salt storage facility would impact the type of pollution prevention infrastructure required.

Mr. Loose explained that their civil engineer, Bolton and Menk, conducted a salt study for the site, which included evaluating both the application and storage of salt. He emphasized that the proposed location for salt storage is based on site regrading designed to prevent runoff and environmental impact, making it a key factor in the facility's overall site design strategy.

Council Member T'Kach asked whether there would be any benefit to rerouting or cutting off Babcock Trail and possibly relocating the church driveway through an easement on City-owned property west of Babcock. She also inquired if the site could be reconfigured on the southern side, acknowledging that this would depend on whether the church would be willing to sell a portion of its property.

Mr. Loose replied by stating that churches do not typically like to donate property and generally prefer financial compensation. He added that the larger a site is, the more flexibility it offers for planning and development. He explained that this scenario was not explored in detail as part of the current study. While there may be potential to locate the boneyard across the street, either directly or with some additional turns to access, it was not a factor that was considered in their analysis.

Director Connolly invited Finance Director Amy Hove to deliver an overview of the potential funding available for the project.

Mayor Dietrich asked Mr. Connolly whether he intended to provide his perspective during the current meeting or later, specifically requesting his thoughts on the proposed options and any comparable experiences from other municipalities.

Ms. Hove explained that under Option B financing, if the full bond amount were issued in a single round based on current project costs, the bond total would be just under \$50.8 million, with total debt over 20 years just under \$86 million. The impact on the budget would begin in 2027, with an

estimated annual levy increase of just under \$3.7 million, or about a 10.1 percent increase to the levy just for the bonds. She then reviewed a scenario assuming a 10 percent increase over project costs, which would require higher bonding and result in approximately \$95 million in total debt. In that case, the annual levy increase would be slightly over \$4 million, leading to an estimated 11.2 percent increase to the levy.

Director Hove explained a scenario involving two bond issuances to phase in the financial impact on both taxpayers and the City budget. The project itself would proceed on schedule, but borrowing would be staggered over two years. Under the base cost estimate, the total amount of bonds would be approximately \$50.85 million. Borrowing in two parts introduces slightly higher costs due to interest rate risk and the structure of staggered borrowing. The budget would be affected in 2027 and 2028, with an estimated \$2.1 million levy increase each year. This would result in a 5.8% levy increase in the first year and 5.3% in the second year, specifically for this debt issuance.

If project costs were to increase by 10%, the total bonds would rise to just over \$56 million, and total borrowing costs would approach \$96 million. The levy increase would still be \$2.1 million in the first year but would rise to approximately \$2.6 million in the second year.

Director Hove noted the City has some flexibility in structuring the borrowing to better manage the impact, such as adjusting payment terms or shifting more borrowing to one year over another. She emphasized that although some creative structuring is possible, the timing of borrowing is still dictated by when funds are needed to pay project costs.

She concluded by estimating the combined levy impact would likely fall between 5.5% and 6.5% and reminded the Council that the 2025 levy increase was 4.5%, which included both debt and operating costs, providing context for comparison.

Council Member T'Kach expressed concern about the long-term financial impact of the bond issuance, noting that the projected levy increases of 5.8% and then another 5.3% could result in the levy being 10% or higher over time, in addition to the regular increases needed to fund staffing and other City projects. She questioned whether the levy could ultimately be 10% or even 20% higher over the life of the 20-year bonds.

Director Hove replied that the levy increase would not happen each year. Rather, the increase would occur in one or two years depending on how the bonds are issued. After that, the additional amount would become part of the City's annual budget as a fixed debt payment. Once this payment is included in the budget, future levy increases could be smaller. However, the City would still be required to make those debt payments over the full twenty-year period.

Director Hove stated that under Option B, if the entire bond were issued in one year, the levy would increase by approximately 10.1 percent in 2027. If the bond were issued in two parts over two years, the levy would increase by about 5.8 percent in the first year and 5.3 percent in the second year. These increases would be in addition to any other necessary levy increases during those years.

Council Member T'Kach asked if there was information on how the levy increase would affect commercial and residential properties.

Director Hove responded that they had not yet explored that level of detail. The current focus was on showing the overall impact on the City's levy. She added that if the council decides to move forward, they can conduct a deeper analysis, but for now they were just creating preliminary bond estimates based on project costs.

Council Member T'Kach said it would be helpful to understand what the financial impact would be on residents and businesses over the next 20 years.

Mayor Dietrich acknowledged that the discussion is currently at a high level and that more detailed information will be provided in the future.

Council Member Murphy asked whether all the bonds are assumed to be issued for 20 years or if there are different tranches, and whether an assumed coupon rate was used in the calculations.

Director Hove said they ran several scenarios, including one where each bond issuance would be repaid over 20 years from its date of issuance. In that case, the 2027 bond would be paid off a year earlier than the 2028 bond. Another option would have both bonds maturing at the same time. They tried to structure the payments to reduce the initial impact. She also noted that interest rate assumptions were included, with more risk the further out the borrowing occurs. They assumed a starting interest rate of 3 percent based on what a triple A rated municipality could secure today, with an increase of 0.5 percent for a one-year delay and 1 percent for a two-year delay.

Director Connolly explained that the next step is moving into final design, which could be done through either a direct selection of a firm or a competitive request for proposals. Both methods would build on the completed needs analysis and site plan, and each could involve a negotiated contract fee. He noted that staff is still evaluating these options and welcomed input from Council.

Council Member T'Kach asked about the timing for using a direct select approach versus issuing a Request for Proposals (RFP) and requested clarification on the decision-making process involved in choosing between the two.

Director Connolly replied that he would provide a summary addressing the question and would cover the timing and decision-making process later in his presentation. Director Connolly explained that there are three primary construction delivery models the City could consider for this project. The first is the general contractor method, which is typically used for pavement projects. In this model, the City would hire an engineer or architect to design the project, then put it out for competitive bid, awarding the project to a general contractor who would oversee subcontractors. While this is a common approach, it poses challenges because City staff lack experience in managing vertical construction projects, which may require outside support during construction.

The second option is the Construction Manager at Risk model. In this approach, the City hires both an architect and a construction manager. The construction manager assumes contractual risk for the project, hiring subcontractors and managing the construction process. The selection of the construction manager would typically be done through a competitive RFP and interview process. This model transfers much of the risk away from the City but can be more expensive due to the contingency costs built in by the construction manager.

The third option is the Construction Manager as Agent model. This model allows the City to hire both an architect and a construction manager, either simultaneously or in sequence. The construction manager acts as an advisor and partner, providing guidance throughout design and construction phases. While the City would still be responsible for bidding the work, the construction manager would oversee the process. Director Connolly expressed a preference for this model, recommending it for its collaborative approach and early involvement of the construction manager, which helps ensure alignment and efficiency throughout the project.

Mayor Dietrich asked Director Connolly to clarify who holds the risk under the CMA model.

Director Connolly explained that under the CMA model, the owner generally holds the risk. However, working closely with a qualified construction manager and the architect during the design phase helps reduce that risk. For example, a typical project might include a 15 percent contingency under a traditional design-bid-build model, but with a construction manager involved early, that contingency could be lowered to 10 or even 7.5 percent. This reduction is due to the construction manager's expertise in similar projects, which helps identify and address potential issues in advance.

Council Member Gliva asked whether the CMA Advisor model is generally the mid-range option in terms of cost.

Director Connolly responded that the CMA Advisor model is likely the mid-range option in terms of cost but deferred to Mr. Francois for a more informed answer. He clarified that CMA is generally the least expensive of the three models, although it is difficult to assess how much overhead and profit general contractors include in their bids.

Mr. Connolly provided a projected schedule outlining the phases of the project, noting that the Council can anticipate accepting the final report in March or early April 2025. Following that, the City would move into the solicitation phase for final design and contract management services between May and July 2025, with final design expected to continue through May 2026. Initial bid packages and site work, including demolition and early material procurement, would begin in summer 2026, alongside the first bond issuance in the fall of 2026. Construction is scheduled to take place from summer 2026 through fall 2027, lasting approximately 16 to 18 months. A second bond issuance would be in the fall 2027, with the new building targeted for commissioning and move-in by January 2028. Rehabilitation of the existing facility and additional police site improvements are slated for summer 2028.

Mayor Dietrich voiced strong support for the project, highlighting the staff's resilience despite poor facility conditions and urging residents to review photos or speak with plow drivers to understand the need. She acknowledged the cost but endorsed a two-bond approach to ease the impact, stating the project is necessary and should move forward.

Mayor Dietrich asked for clarification on what the Council needs to do in order to move forward with accepting the final report.

Mr. Connolly shared the staff's recommendation in support of Option B, explaining that its best fits within the constraints of the current and adjacent sites. He noted that this option allows for continued operations of public works and parks maintenance without major disruptions. Option B also offers the greatest flexibility to address future improvements for the adjacent Police and City Hall areas, including enhancements to parking, security, and space for potential training needs.

He emphasized that this option is cost-effective and can be financed in a reasonable manner through bond sales. Most importantly, it meets the long-term operational needs of public works and parks maintenance by consolidating functions into a single, permanent facility.

Mr. Connolly added that both the consultant team and City staff will complete the full report for Council acceptance within the next four to six weeks. That report will include a recommendation to move forward with soliciting services for final design and contract management.

Mayor Dietrich stated that it is very important for her to hear directly from staff, noting that some of them may not be with the City by the time the project is complete. She emphasized that the staff have thrived and gained valuable insight from working within the current facilities, which gives them a clear understanding of what is truly needed.

Mr. Connolly thanked the Council for their support and said he would share the comments with the superintendents. He agreed that staff have worked hard to operate effectively despite facility challenges but noted that the strain is beginning to show in both budget impacts and reduced returns on vehicle investments.

Council Member T'Kach asked if an analysis could be done to anticipate how future taxes or tariffs on materials like concrete or steel might affect project costs, especially if bonds are issued in 2026-2027 or 2027-2028. She raised concerns that the estimated \$55 million project could increase to \$60 million due to changing economic conditions.

Director Connolly explained that while it is difficult to predict future conditions, the project team accounts for uncertainty by using contingencies and cost modeling. As the design progresses, estimates will be refined, potential savings identified, and decisions made about priorities and features. He emphasized the importance of following proven processes while remaining flexible, noting that it is too early to analyze specific cost impacts in detail.

Mayor Dietrich asked Mr. Connolly if there was anything more he needed from the Council.

Director Connolly replied that he was good and noted that while he understands the Council has concerns about cost, no one voiced outright opposition to the project.

Council Member Scales said that while cost matters, building the right long-term facility is more important. He supported the project's direction, appreciated the planning, and favored using a contract manager.

Director Connolly stated that the goal was to keep Council and the public informed and to identify any major concerns with the staff recommendation. He clarified that accepting the proposal does not commit the City to bonding or final decisions, as multiple future actions will still be needed, including approving contracts and bid packages.

C. Consider Resolution Approving Project and Budget for Public Archery Range at South Valley Park.

Parks and Recreation Director Adam Lares requested Council consideration regarding the development of a public archery range at South Valley Park. The South Valley Park Master Plan, approved by the Council in March 2020, includes a public archery range in the park's northeast area as part of Phase 2. Following the completion of Phase 1 and due to a mild winter in 2024, parks maintenance staff were able to prepare the future archery site ahead of schedule without incurring additional capital costs. The project responds to a growing interest in recreational archery within Inver Grove Heights.

Director Lares explained that over the past five years, the City has offered youth archery programs in spring, summer, and fall at Groveland Park using a temporary setup involving hockey boards and safety netting. While functional, this setup presented safety and quality concerns. Staff identified a dedicated archery range as necessary to enhance participant experience and safety. At the June 12, 2024 Parks and Recreation Advisory Commission (PRAC) meeting, staff introduced the proposed archery range as a key advancement in Phase 2.

To move forward with the project, staff engaged Mr. Richard Cockrell, a USA Archery Level 5 coach with extensive experience in designing archery facilities. Mr. Cockrell developed a preliminary design that included proper range layout, safety regulations, and signage. After receiving feedback from PRAC at the September 11, 2024, meeting, the design, and signage were refined and finalized. These materials, along with an estimated project cost, were reviewed and approved by PRAC at their

January 8, 2025 meeting. The final design and associated signage were also reviewed and approved by the City's insurance provider and legal counsel.

Park Superintendent Swoboda reviewed the proposed public archery range design, located east of the parking lot. The range will feature a red-perimeter shooting area with surrounding warning signage, an ADA-accessible blacktop trail, and six to eight shooting lanes aimed east toward Cahill, each with two to three targets. Additional signage will be placed along the trail to ensure user awareness and safety.

The design includes two elevated platforms about ten feet high with three to five targets each, simulating a hunting environment. Shooting lanes will reach up to 55 yards, accommodating both recreational and advanced archers. A red-boxed safe zone will be separated from the shooting area by a split rail fence to protect users from entering active shooting paths.

Each station will feature large, enclosed targets to prevent theft and extend durability. Signage will be installed around the perimeter, trail, and shooting line, with rules based on consultant input and other archery sites, like those used at other park facilities. The rules were compiled from the consultant's recommendations and examples from other archery sites.

The archery range will be available for both structured recreation programming and general public use. Recreation programming will include activities for both youth and adults. When not used for organized programs, the range will be open to the public from sunrise to sunset.

The project is estimated to cost \$95,200 and it is proposed to be funded through the Park Acquisition and Development Fund, designated for the creation of new park amenities, making the archery range a qualifying and intended use.

Superintendent Swoboda requested Council approval of the resolution authorizing the construction of the public archery range and the associated budget. Both the Parks and Recreation Advisory Commission and City staff recommended approval. If approved, construction is scheduled to begin in April, with substantial completion anticipated sometime in August.

Mayor Dietrich asked how youth groups, such as the Boy Scouts, would be able to sign up or participate in using the proposed facility.

Director Lares stated that the City will offer recreation programs for youth, adults, and families but has not yet considered group rentals. Groups like the Boy Scouts could use the facility as part of the general public. Future rental options may be evaluated based on neighboring cities' practices and added to the City's fee structure.

Council Member Scales expressed strong support for the project, noting it would have been a great amenity for his family and that many residents are looking forward to it.

Council Member T'Kach asked whether the northern boundary would prevent a future walkway from 70th Street, allowing easier access to the site from Cahill, and if a switchback or path could be added.

Superintendent Swoboda explained that due to the elevation difference, creating a trail from 70th Street to the archery range would be very difficult. He noted preliminary county plans for future trails, with potential connections near the tunnel area by the parking lot.

Council Member T'Kach asked whether there could be a future opportunity to create a trail from 70th Street down into the park, not directly into the archery area but farther west.

Director Lares explained that due to the steep topography, creating an ADA-compliant trail from 70th Street would be difficult without switchbacks or an extended path. A stairway could be an option, though not ADA accessible. He noted potential access could be created west of the well house without encroaching on the red-marked area, preserving future access possibilities.

Council Member T'Kach asked if access from Cahill could be added at the northeast corner of the red-marked area.

Director Lares explained that a gradual, elongated trail from 70th could provide access to the park, potentially making it ADA accessible, though it would require significant earthwork. He also noted coordination with the county would be necessary since both the road and trail fall within county jurisdiction.

Council Member T'Kach asked whether moving the red box 10 feet could allow for a sloped trail into the park from the northeast corner, and if that option had been considered in the design.

Director Lares responded that the design had not considered adding access at the northeast corner. He expressed safety concerns about encouraging foot traffic in that area and said it would be better to direct access farther west.

T'Kach asked what types of bows will be permitted at the range—specifically, whether compound bows and traditional bows will be allowed, or if only simple bows will be permitted.

Superintendent Swoboda stated that the range will permit regular conventional bows, compound bows, and crossbows. However, broadheads will not be allowed because they can quickly damage the targets. Only field points will be permitted for use.

Motion to Approve Resolution 2025-046 Approving Construction of a Public Archery Range at South Valley Park Utilizing the Park Acquisition and Development Fund by Scales, second by Murphy.

Ayes: 5

Nays: 0 Motion carried.

8. PUBLIC COMMENT:

Ms. Sandy Honerbrink, a resident of 2318 75th Street East, Inver Grove Heights, addressed the Council to advocate for changes to the city's election procedures. She referenced a recent governors' meeting during which President Trump stated that paper ballots with watermarks, hand counting, one-day voting, and voter ID requirements based on citizenship would cost approximately 8% of what current voting machines cost. Ms. Brink noted that she had previously raised this topic in October, but it was deferred due to the timing of the election. With ample time before the next election, she urged the Council to reexamine and validate the cost comparison.

Ms. Honerbrink underscored the importance of election security and voiced concerns about the use of computers in the voting process, citing a statement by Elon Musk suggesting that computers are ill-suited for elections. She challenged prior assertions that hand-counting ballots would be prohibitively expensive and urged the Council to re-evaluate those estimates.

Mayor Dietrich indicated that she would speak with the City Administrator and the Clerk, and possibly the Deputy Clerk, to determine what actions can be taken regarding the matter.

Ms. Honerbrink expressed concern about the automatic renewal of poll books in early 2026, stating she does not support auto-renewal and believes the City must audit, verify, and upgrade its election

systems. She noted that, although she lacks documentation, she has heard concerns about the security and safety of the current voting machines. She emphasized the importance of understanding what vendors like Dominion are doing and advocated for election transparency and security. She also supported using paper ballots, requiring voter ID with proof of citizenship, and urged the City to take proactive steps before the renewal occurs.

Mayor Dietrich acknowledged the upcoming 2026 auto-renewal.

D. Closed Session to Discuss Labor Relations Matters.

Motion to move to closed session pursuant to Minnesota Statutes, Section 13D.03, subdivision 1(b) to consider strategy for labor negotiations, including negotiation strategies, or developments or discussion and review of labor negotiation proposals, conducted pursuant to sections 179A.01 to 179A.25; with the International Union of Operating Engineers, Local 70 and the American Federation of State, County and Municipal Employees, Local 1065 by Murphy, second by Scales.

Motion to move into Open session by Scales, second by T'Kach.

Ayes: 4

Nays: 0

Absent: Gliva Motion carried.

9. MAYOR AND COUNCIL COMMENTS

10.ADJOURN:

Motion to Adjourn at 9:58 p.m. by Scales, second by T'Kach.

Ayes: 4

Nays: 0

Absent: Gliva Motion carried.

Minutes prepared by Recording Secretary Tammy Greenlee



Request for Council Action

SUBJECT: Approval of Disbursements

MEETING DATE: May 12, 2025

ITEM TYPE: Consent Agenda

CONTACT: Amy Hove, Finance Director, 651.450.2521

ACTION REQUESTED

The Council is asked to adopt the attached Resolution, approving disbursements for the period of April 23 – May 6, 2025.

BACKGROUND

The following chart represents a summary by fund type of the disbursements processed during the period of April 23 – May 6, 2025. Disbursement details are attached to this memo.

Fund Type	Amount
General Fund	\$265,843.69
Special Revenue	35,944.42
Debt Service	-
Capital Projects	378,693.39
Enterprise	210,215.95
Internal Service	242,590.94
Escrows	97,401.73
Total - All Funds	\$1,230,690.12

FISCAL IMPACT

The disbursements are within adopted budgets for the associated funds or have otherwise been approved by the Council.

RECOMMENDATION

Staff recommends approval of the disbursements as presented.

ATTACHMENTS

1. Resolution 05.12.2025
2. Disbursements Listing (4.23.2025 - 5.6.2025)

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

RESOLUTION NO. ____

**RESOLUTION APPROVING DISBURSEMENTS FOR THE PERIOD OF APRIL 23, 2025 -
MAY 6, 2025.**

WHEREAS, a detailed listing of disbursements for the period of April 23, 2025 - May 5, 2025 was presented to council for approval.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY OF INVER GROVE HEIGHTS:
Payment of the disbursements for the following fund types are approved:

Fund Type	Amount
General Fund	\$265,843.69
Special Revenue	35,944.42
Debt Service	-
Capital Projects	378,693.39
Enterprise	210,215.95
Internal Service	242,590.94
Escrows	97,401.73
Total - All Funds	\$1,230,690.12

Approved by the City of Inver Grove Heights, Minnesota this 12th day of May 2025.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



City of Inver Grove Heights

Expense Approval Report By Fund

Payment Dates 4/23/2025 - 5/6/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 101 - GENERAL FUND					
MEDSURETY, LLC	4/23/205	04/23/2025	HSA EMPLOYEE CONTRIBUTI...	101.0000.000.2031	50.00
MATHESON TRI-GAS, INC.	0031340967	04/24/2025	O2 tank refills	101.2000.000.5310	111.69
GALLS LLC	030918783	04/24/2025	vest/armor 5 yr replacement -...	101.2000.000.5175	1,708.54
ST. PAUL PIONEER PRESS	0325572521	04/24/2025	Ord 1496 - Vacation Leave	101.1100.000.5330	42.90
IACP	0385413	04/24/2025	IACP 2025 dues	101.2000.000.5335	220.00
BEACON ATHLETICS	0606100-IN	04/24/2025	adult pitching rubbers	101.4200.000.5190	537.00
HOLIDAY COMPANIES	080901022500	04/24/2025	Squad car washes 01.2025	101.2000.000.5410	285.00
HOLIDAY COMPANIES	080901042500	04/24/2025	Squad car washes 03.2025	101.2000.000.5410	350.00
JOSEPH BEZOTTE - CORE SECU...	1056	04/24/2025	Range/Training Rentals 4/1 & ...	101.2000.000.5340	2,200.00
PUBLIC SAFETY EQUIPMENT, L...	10672	04/24/2025	Radar/Lidar Calibrations	101.2000.000.5150	790.00
MN RECREATION AND PARK A...	11185	04/24/2025	Aquatics Supervisor Job Ad	101.1100.000.5330	175.00
LANGUAGE LINE SERVICES	11564952	04/24/2025	Translation Services 3.2025	101.2000.000.5310	272.80
DAKOTA COUNTY TECHNICAL ...	1284094	04/24/2025	Pursuit Refresher Course -Nel...	101.2000.000.5340	900.00
UNIFIRST CORPORATION	1410137856	04/24/2025	Street Uniforms	101.3200.000.5175	60.81
UNIFIRST CORPORATION	1410137856	04/24/2025	Park Uniforms	101.4200.000.5175	31.55
COMPASS MINERALS AMERIC...	1489143	04/24/2025	Road Salt by Contract	101.3200.000.5125	2,467.99
EYEMED	166754989B	04/24/2025	4.2025 Premium	101.0000.000.2018	277.85
EYEMED	166754989B	04/24/2025	2.2025 Cobra Premium	101.0000.000.2019	4.65
EYEMED	166754989B	04/24/2025	1.2025-2.2025 Retro Cobra Pr...	101.0000.000.2019	-9.30
FIRST IMPRESSION GROUP	167647	04/24/2025	Business Cards - Meeks	101.2000.000.5105	55.00
FIRST IMPRESSION GROUP	167773	04/24/2025	Envelopes (15% finance)	101.1800.000.5105	133.50
FIRST IMPRESSION GROUP	167773	04/24/2025	Envelopes (Engineering)	101.3100.000.5105	534.00
FIRST IMPRESSION GROUP	167773	04/24/2025	Envelopes (Community Devel...	101.5000.000.5105	222.50
FIRST IMPRESSION GROUP	167856	04/24/2025	Business Cards - Kevin Shay	101.5100.000.5105	75.00
FIRST IMPRESSION GROUP	168049	04/24/2025	Business Cards - Ben Schneider	101.5100.000.5105	75.00
MADISON NATIONAL LIFE INS...	1689238	04/24/2025	5.2025 Premium	101.0000.000.2026	4,724.06
TAHO SPORTSWEAR	18472	04/24/2025	uniforms & logo stitching	101.4200.000.5175	1,459.00
KENNEDY & GRAVEN	187392	04/24/2025	EDA: 4805 Babcock Developm...	101.5100.000.5305	2,968.00
ULINE	190894136	04/24/2025	Large roller paper for evidence..	101.2000.000.5105	99.86
DAKOTA CTY ADMINISTRATIO...	2025	04/24/2025	S/A Charges-Nuisance Abate...	101.5000.000.5310	131.20
CLAREY'S SAFETY EQUIPMENT	216577	04/24/2025	new hose for stations	101.2200.000.5160	8,720.41
GERTENS	236019/12	04/24/2025	Seed for sod repair	101.3200.000.5125	146.35
DATAWORKS PLUS, LLC	25-808	04/24/2025	Rapid ID system maintenance ...	101.2000.000.5395	453.00
DAKOTA AWARDS & ENGRAV...	29222	04/24/2025	Plaque awards for banquet	101.2200.000.5190	142.00
CAMPBELL KNUTSON, P.A.	3/31/2025	04/24/2025	Prosecution services 03.2025	101.2000.000.5306	23,889.53
REINDERS, INC.	3407805-00	04/24/2025	straw blankets, staple & grass ...	101.4200.000.5125	3,303.92
ASPEN MILLS	350203	04/24/2025	Keeton 3650 body armor vest	101.2000.000.5175	1,105.26
ASPEN MILLS	350492	04/24/2025	Pants - Meeks	101.2000.000.5175	64.95
ASPEN MILLS	350493	04/24/2025	Shirt & Patches - Pouchak	101.2000.000.5175	75.95
WATERVIEW RENTALS, LLC	4/14/2025	04/24/2025	Refund permit #RHTH202500...	101.2000.000.4339	25.00
WATERVIEW RENTALS, LLC	4/14/2025	04/24/2025	Refund permit #RHTH202500...	101.5200.000.4134	65.00
FARR PLUMBING & HEATING L...	4/15/2025	04/24/2025	Refund permit #PRPL2025000...	101.0000.000.2207	1.00
FARR PLUMBING & HEATING L...	4/15/2025	04/24/2025	Refund permit #PRPL2025000...	101.5200.000.4186	91.20
MEDSURETY, LLC	4/24/2025	04/24/2025	2ND QUARTER HSA EMPLOYER...	101.0000.000.2030	412.50
BUREAU OF CRIMINAL APPRE...	40738	04/24/2025	DMT recertification training - ...	101.2000.000.5340	75.00
LEAGUE OF MN CITIES	428455	04/24/2025	LMC Liability Workshop - Win...	101.2000.000.5340	20.00
MCLEOD COUNTY	43VB18285	04/24/2025	25001147 Bail Money	101.0000.000.2208	200.00
QUALITY FLOW SYSTEMS, INC.	48717	04/24/2025	Remove current pump to repa...	101.4200.000.5310	540.00
VALLEY IMAGES PHOTOGRAP...	6276	04/24/2025	New employee photo - Lucy H...	101.2000.000.5333	50.00
VERSATILE VEHICLES, INC.	66418	04/24/2025	Golf cart rental pymt #1	101.4200.000.5430	600.00
STERICYCLE INC	8010190952	04/24/2025	Shred-it services 02.2025	101.2000.000.5310	208.28
BIG TOP RENTAL, INC.	82302	04/24/2025	Park's port-a-potty rental 2.20...	101.4200.000.5430	1,426.23
COMCAST	8772105910359526X040525	04/24/2025	cable invoice for station 1	101.2200.000.5310	10.80

Expense Approval Report

Payment Dates: 4/23/2025 - 5/6/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
VERIZON WIRELESS	9022391598	04/24/2025	24003337 Verizon Tower Sear...	101.2000.000.5310	375.00
XCEL ENERGY	922431999	04/24/2025	PD electric	101.2000.000.5355	49.26
INVER GROVE HEIGHTS ANIM...	932615	04/24/2025	Chase Vet Phovia Treatment	101.2000.000.5180	54.85
FAIRVIEW HEALTH SERVICES	EMS98291	04/24/2025	Blood draw for DWI 25000287	101.2000.000.5310	97.46
ENTERPRISE FM TRUST	FBN5296388	04/24/2025	Vehicle leases 04.2025	101.2000.000.5430	10,373.15
STREICHER'S	I1755022	04/24/2025	Direct impact 40mm reloadab...	101.2000.000.5179	425.00
BRITTANY MISKOWIEC	IGHPD-04142025	04/24/2025	Therapy sessions 3.2025	101.2000.000.5312	618.75
GEOTAB USA, INC.	IN426001	04/24/2025	ProPlus Plan 3.2025	101.2000.000.5395	283.43
INNOVATIVE OFFICE SOLUTIO...	IN4803503	04/24/2025	Printer paper (4 boxes) & not...	101.2000.000.5105	193.90
INNOVATIVE OFFICE SOLUTIO...	IN4805634	04/24/2025	Highlighters	101.3100.000.5105	4.85
INNOVATIVE OFFICE SOLUTIO...	IN4808461	04/24/2025	Desk Organizer, Pad & Electro...	101.4300.459.5105	57.40
INNOVATIVE OFFICE SOLUTIO...	IN4814843	04/24/2025	Laminated pages and highligh...	101.4300.459.5105	59.81
CITY OF SAINT PAUL	IN61678	04/24/2025	Women's Leadership Confere...	101.2000.000.5340	900.00
BIFFS INC	INV241814	04/24/2025	Open house event port-o-pott...	101.2000.000.5182	360.00
WRAP TECHNOLOGIES, INC.	INV2792	04/24/2025	BolaWrap Batteries (x4)	101.2000.000.5190	264.80
TRENCHERS PLUS, INC.	LT02836	04/24/2025	Stump cutter rental	101.3200.000.5430	1,850.00
IMAGE TREND INC	PS-INV115130	04/24/2025	Annual Fee for Elite Fire & Mo...	101.2200.000.5395	3,110.00
NEWMAN SIGNS INC	TRFINV060026	04/24/2025	Sign maintenance materials	101.3200.000.5125	1,592.16
MEDSURETY, LLC	4/25/2025	04/25/2025	2ND QUARTER HSA EMPLOYER..	101.0000.000.2030	275.00
MEDSURETY, LLC	4/26/2025	04/26/2025	FLEX COMP SPEND DED PAY (...)	101.0000.000.2036	1,069.31
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	101.1100.000.5058	7.50
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	101.1120.000.5058	9.00
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	101.1140.000.5058	12.25
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	101.1300.000.5058	6.00
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	101.1800.000.5058	41.99
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	101.2000.000.5058	239.50
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	101.2200.000.5058	86.75
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	101.3100.000.5058	26.49
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	101.3200.000.5058	44.12
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	101.4200.000.5058	42.43
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	101.4300.459.5058	17.95
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	101.5000.000.5058	8.93
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	101.5100.000.5058	1.50
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	101.5200.000.5058	36.75
EMERGENCY TECHNICAL DEC...	00000348	05/01/2025	fixing bunker gear	101.2200.000.5310	88.00
EMERGENCY TECHNICAL DEC...	00000349	05/01/2025	Patching bunker gear - Ward	101.2200.000.5310	115.40
HERITAGE LANDSCAPE SUPPLY...	0019902915-001	05/01/2025	fertilizers	101.4200.000.5135	7,396.54
BAUER SERVICES OF WELCH L...	04102025-7073	05/01/2025	Insulate sewer lines at So Vall...	101.4200.000.5400	12,880.00
REVOLUTIONARY SPORTS, LLC	0718	05/01/2025	Youth sports 3.2025	101.4300.454.5310	126.40
REVOLUTIONARY SPORTS, LLC	0718	05/01/2025	Preschool sports 3.2025	101.4300.454.5310	758.40
OCCUPATIONAL HEALTH CEN...	104165908	05/01/2025	Pre-employment physical	101.1100.000.5310	176.00
OCCUPATIONAL HEALTH CEN...	104169088	05/01/2025	Pre-employment physicals	101.1100.000.5310	461.00
MRPA	11156	05/01/2025	Job Posting - Park Maintenance	101.1120.000.5330	175.00
MINNESOTA SODDING COMP...	12922	05/01/2025	Skyview & Rich Valley field lay...	101.4200.000.5310	3,254.65
MN FIRE SERVICE CERT BOARD	13888	05/01/2025	Haz mat ops testing Claflin	101.2200.000.5340	185.75
MN FIRE SERVICE CERT BOARD	13891	05/01/2025	retest for FAO Backus	101.2200.000.5340	75.00
UNIFIRST CORPORATION	1410139386	05/01/2025	Street Uniforms	101.3200.000.5175	63.19
UNIFIRST CORPORATION	1410139386	05/01/2025	Park Uniforms	101.4200.000.5175	31.91
STEPHEN NICHOLSON	1611	05/01/2025	Carbon fiber pole, pole kit & a...	101.5200.000.5190	9,350.00
DANNER LANDSCAPING	19778	05/01/2025	Sod repair dirt	101.3200.000.5125	180.00
DTN, LLC	210-00059718	05/01/2025	Weather Sentry Srvc - Streets ...	101.3200.000.5310	1,184.40
DTN, LLC	210-00059718	05/01/2025	Weather Sentry Srvc - Parks no...	101.4200.000.5310	1,184.40
PRAIRIE MOON NURSEY INC.	2510109600	05/01/2025	bushes & plants for parks	101.4200.000.5190	468.80
TAHO SPORTSWEAR	25TS01350	05/01/2025	summer uniforms	101.4200.000.5175	1,955.70
TAHO SPORTSWEAR	25TS01362	05/01/2025	Intermediate softball jerseys	101.4300.454.5190	283.20
TAHO SPORTSWEAR	25TS01438	05/01/2025	re-order of more P&R annual/...	101.4300.459.5190	217.50
TAHO SPORTSWEAR	25TS01439	05/01/2025	Adult VB shirts & imprints	101.4300.455.5190	112.50
TAHO SPORTSWEAR	25TS01580	05/01/2025	U7 mite baseball hats	101.4300.454.5190	621.60
TAHO SPORTSWEAR	25TS01688	05/01/2025	U5 T-Ball Hats	101.4300.454.5190	518.00
DAKOTA AWARDS & ENGRAV...	26591	05/01/2025	Parks Commissioner name pla...	101.4200.000.5105	85.50

Expense Approval Report

Payment Dates: 4/23/2025 - 5/6/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
DAKOTA AWARDS & ENGRAV...	28698	05/01/2025	name tag for Allie O	101.1300.000.5190	17.00
KIMLEY-HORN & ASSOCIATES, ...	30077242	05/01/2025	Northwest Expansion Area 20...	101.5100.000.5310	13,879.35
RATWIK, ROSZAK & MALONEY,...	4/1/2025	05/01/2025	Investigation for Fire Dept. 20...	101.1120.000.5310	5,170.00
CENTURY LINK	4/19/2025	05/01/2025	phone line for Station 1	101.2200.000.5320	53.76
ICMA MEMBERSHIP RENEWA...	4/22/2025	05/01/2025	ICMA Membership Renewal (K...	101.1100.000.5335	1,200.00
STARS & STRIPES LAWN & LA...	4/23/2025	05/01/2025	boulder wall at Overlook Ridge..	101.4200.000.5610	9,870.00
TOTAL CONSTRUCTION & EQU...	42603	05/01/2025	Repair parking lot lights at N. ...	101.4200.000.5400	957.22
CINTAS CORPORATION	5266232702	05/01/2025	first aid supplies	101.4200.000.5190	22.12
V&V Manufacturing, Inc.	62281	05/01/2025	New badges x2 each & hat pin	101.2000.000.5175	1,340.12
CENTRAL TURF & IRRIGATION ...	65002883-00	05/01/2025	shelter plumbing repair parts	101.4200.000.5400	96.58
PRINCE CONTRACTING, INC.	7562A	05/01/2025	balance on mound project at ...	101.4200.000.5400	1,292.04
SPEED PRINT INC	90439	05/01/2025	EMS forms for trucks	101.2200.000.5333	340.00
GRAINGER	9490050862	05/01/2025	Sign repair supplies	101.3200.000.5125	150.60
DAKOTA 911	AR-0000000662	05/01/2025	Dakota 911 Capital Fees 5.2025	101.2000.000.5313	1,845.50
DAKOTA 911	AR-0000000662	05/01/2025	Dakota 911 Fees 5.2025	101.2000.000.5313	70,852.50
DAKOTA 911	AR-0000000662	05/01/2025	Dakota 911 Fees 5.2025	101.2200.000.5313	7,872.50
DAKOTA 911	AR-0000000662	05/01/2025	Dakota 911 Capital Fees 5.2025	101.2200.000.5313	1,845.50
INNOVATIVE OFFICE SOLUTIO...	IN4826931	05/01/2025	Disinfectant & detergent	101.4200.000.5125	153.96
MOST DEPENDABLE FOUNTAI...	INV83466	05/01/2025	water fountain repair parts	101.4200.000.5400	701.00
LEXIPOL LLC	INVLEX11252173	05/01/2025	Fire policy manuals & daily tra...	101.2200.000.5310	20,027.90
MN DEPT OF TRANSPORTATI...	P00019648	05/01/2025	MnDOT Signal Repair -Mainte...	101.3200.000.5415	241.64
MACQUEEN EMERGENCY GR...	P47779	05/01/2025	Parts for radios on SCBAs	101.2200.000.5405	790.29
Fund 101 - GENERAL FUND Total:					265,843.69

Fund: 205 - COMMUNITY CENTER-OPERATING FUND

TWIN SOURCE SUPPLY	00515393	04/24/2025	blade replacements to repair f...	205.4420.000.5405	30.87
TWIN SOURCE SUPPLY	00515393	04/24/2025	blade replacements to repair f...	205.4430.000.5405	20.58
TWIN SOURCE SUPPLY	00515393	04/24/2025	blade replacements to repair f...	205.4440.000.5405	38.59
TWIN SOURCE SUPPLY	00515393	04/24/2025	blade replacements to repair f...	205.4450.481.5405	12.86
TWIN SOURCE SUPPLY	00516280	04/24/2025	disinfectant wipes	205.4420.000.5125	62.52
TWIN SOURCE SUPPLY	00516280	04/24/2025	disinfectant wipes	205.4430.000.5125	41.68
TWIN SOURCE SUPPLY	00516280	04/24/2025	disinfectant wipes	205.4440.000.5125	78.15
TWIN SOURCE SUPPLY	00516280	04/24/2025	disinfectant wipes	205.4450.481.5125	26.05
LVC COMPANIES, INC.	167503	04/24/2025	repairs to rink locker room fire...	205.4440.000.5400	2,220.00
MEDICINE LAKE TOURS	2/21/2025	04/24/2025	TIS trip 3.20.2025	205.4450.480.5343	1,275.00
DANIEL BAUER - TRUE MECH...	2040	04/24/2025	boiler repairs due to power ou...	205.4420.000.5400	200.00
ISD #199	4/16/2025	04/24/2025	damage dep refund - balance ...	205.4450.481.4380	215.00
TOTAL CONSTRUCTION & EQU...	42605	04/24/2025	replace lights in compressor r...	205.4440.000.5400	1,339.61
GRAINGER	9458180461	04/24/2025	clocks for community rooms	205.4450.481.5190	143.72
GRAINGER	9479930910	04/24/2025	replacement plumbing parts	205.4420.000.5150	178.33
GRAINGER	9479930910	04/24/2025	replacement plumbing parts	205.4430.000.5150	118.89
GRAINGER	9482366482	04/24/2025	replacement handicap door s...	205.4420.000.5400	115.21
GRAINGER	9482366482	04/24/2025	replacement handicap door s...	205.4430.000.5400	76.81
KENDELL DOORS & HARDWARE	IN113867	04/24/2025	door cylinders for replacments	205.4420.000.5150	135.83
KENDELL DOORS & HARDWARE	IN113867	04/24/2025	door cylinders for replacments	205.4430.000.5150	90.56
KENDELL DOORS & HARDWARE	IN113867	04/24/2025	door cylinders for replacments	205.4440.000.5150	169.79
KENDELL DOORS & HARDWARE	IN113867	04/24/2025	door cylinders for replacments	205.4450.481.5150	56.60
INNOVATIVE OFFICE SOLUTIO...	IN4808461	04/24/2025	Electronic Dusting Spray	205.4410.470.5105	11.05
HORIZON COMMERCIAL POOL...	INV98778	04/24/2025	water slides inspections	205.4420.000.5310	800.00
ESCAPE FITNESS USA LLC	SO-03960-M6	04/24/2025	Mats order for fitness studio	205.4430.000.5160	2,814.00
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	205.4410.470.5058	26.20
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	205.4420.000.5058	5.25
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	205.4420.000.5058	12.63
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	205.4430.000.5058	6.25
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	205.4440.000.5058	12.69
TWIN SOURCE SUPPLY	00516472	05/01/2025	paper towels & TP	205.4420.000.5125	341.93
TWIN SOURCE SUPPLY	00516472	05/01/2025	paper towels & TP	205.4430.000.5125	227.95
TWIN SOURCE SUPPLY	00516472	05/01/2025	paper towels & TP	205.4440.000.5125	427.41
TWIN SOURCE SUPPLY	00516472	05/01/2025	paper towels & TP	205.4450.481.5125	142.47
R & R SPECIALTIES OF WI, INC.	0085310-IN	05/01/2025	Zamboni blade sharpening	205.4440.000.5405	65.00
FIRST IMPRESSION GROUP	167795	05/01/2025	Katelyn Brown Business Cards	205.4430.000.5105	75.00

Expense Approval Report

Payment Dates: 4/23/2025 - 5/6/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
TAHO SPORTSWEAR	25TS01113	05/01/2025	Fitness supervisor apparel	205.4430.000.5175	125.00
HAWKINS, INC.	7045704	05/01/2025	pool chemicals	205.4420.000.5135	5,840.51
GRAINGER	9483429479	05/01/2025	replacement handicap door s...	205.4420.000.5400	72.60
GRAINGER	9483429479	05/01/2025	replacement handicap door s...	205.4430.000.5400	48.40
GRAINGER	9483429487	05/01/2025	replacement handicap door s...	205.4420.000.5400	-115.21
GRAINGER	9483429487	05/01/2025	replacement handicap door s...	205.4430.000.5400	-76.81
HORIZON COMMERCIAL POOL... INV96940		05/01/2025	repairs to pool vacuum	205.4420.000.5405	684.83
HORIZON COMMERCIAL POOL... INV96940		05/01/2025	repairs to pool vacuum	205.4430.000.5405	456.56
Fund 205 - COMMUNITY CENTER-OPERATING FUND Total:					18,650.36
Fund: 206 - COMMUNITY CENTER-CAPITAL FUND					
PRO-TEC DESIGN INC.	118524	04/24/2025	card key locks on P&R doors	206.4410.470.5605	11,263.36
TOTAL CONSTRUCTION & EQU... 42497		04/24/2025	run power to new card access...	206.4410.470.5605	352.18
Fund 206 - COMMUNITY CENTER-CAPITAL FUND Total:					11,615.54
Fund: 290 - EDA-OPERATING FUND					
ST. PAUL PIONEER PRESS	0325572521	04/24/2025	Notice of PH: Case 25-08PP Ci...	290.5800.000.5330	31.90
KENNEDY & GRAVEN	187392	04/24/2025	EDA: Sale of Dickman Trail Pro...	290.5800.000.5305	330.75
KENNEDY & GRAVEN	187392	04/24/2025	EDA: 2645 Boudreau Ct Prope...	290.5800.000.5305	503.50
JEFFREY P. AGNES	4265	04/24/2025	Onsite fit plan, mtg & cost est...	290.5800.000.5310	4,812.30
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	290.5800.000.5058	0.07
Fund 290 - EDA-OPERATING FUND Total:					5,678.52
Fund: 401 - PARK CAPITAL IMPROVEMENT FUND					
PLAYCORE WISCONSIN, INC.	2025112	04/24/2025	VMCC playground equipment	401.4210.000.5610	215,385.63
LANDSCAPE STRUCTURES INC.	INV-161022	04/24/2025	playground parts for southern ..	401.4210.000.5610	94,441.56
PRINCE CONTRACTING, INC.	7562A	05/01/2025	balance on mound project at ...	401.4210.000.5400	6,460.22
Fund 401 - PARK CAPITAL IMPROVEMENT FUND Total:					316,287.41
Fund: 402 - PARK ACQUISITION & DEVELOPMENT FUND					
ST. PAUL PIONEER PRESS	0325572521	04/24/2025	Ad for Bids - Heritage Village ...	402.4210.000.5330	85.80
DAKOTA UNLIMITED INC	162895	05/01/2025	Archery Range Fencing	402.4210.000.5610	10,414.00
Fund 402 - PARK ACQUISITION & DEVELOPMENT FUND Total:					10,499.80
Fund: 436 - 117TH STREET RECONSTRUCTION					
UNION PACIFIC RAILROAD	90145155	04/24/2025	117th Street - UP Rail Crossing...	436.3210.000.5310	2,618.43
UNION PACIFIC RAILROAD	90145156	04/24/2025	117th Street - UP Rail Crossing...	436.3210.000.5310	2,700.25
Fund 436 - 117TH STREET RECONSTRUCTION Total:					5,318.68
Fund: 440 - PAVEMENT MGMT-LOCAL STREETS					
ST. PAUL PIONEER PRESS	0325572521	04/24/2025	Ad for Bids - PMI 2025-09G Ba...	440.3210.000.5330	116.60
ST. PAUL PIONEER PRESS	0325572521	04/24/2025	Ad for Bids - PMI 2025-09A Cr...	440.3210.000.5330	102.30
ST. PAUL PIONEER PRESS	0325572521	04/24/2025	Ad for Bids - PMI 2025-09G Ba...	440.3210.000.5330	116.60
DAKOTA CTY ADMINISTRATIO...	2025	04/24/2025	S/A Charges-Pavement Mana...	440.3210.000.5310	6,515.80
SHORT ELLIOTT HENDRICKSON...	485999	04/24/2025	Final Design / ROW / Contract...	440.3210.000.5310	8,945.10
SHORT ELLIOTT HENDRICKSON...	486014	04/24/2025	2026 PMI North Feasibility	440.3210.000.5310	17,936.86
SHORT ELLIOTT HENDRICKSON...	486015	04/24/2025	2026 PMI South Progress Rep...	440.3210.000.5310	11,803.74
WSB & ASSOCIATES, INC.	R-025327-000-4	04/24/2025	2024 PMI Construction Survey...	440.3210.000.5310	286.50
WSB & ASSOCIATES, INC.	R-025331-000-4	04/24/2025	2024 PMI Construction Survey...	440.3210.000.5310	382.00
WSB & ASSOCIATES, INC.	R-025333-000-6	04/24/2025	2024 PMI Construction Survey...	440.3210.000.5310	382.00
Fund 440 - PAVEMENT MGMT-LOCAL STREETS Total:					46,587.50
Fund: 510 - WATER-OPERATING FUND					
TYLER TECHNOLOGIES, INC	025-503610	04/24/2025	Insite Transaction Fees (50%) ...	510.7100.000.5482	1,191.88
DAKOTA CTY ADMINISTRATIO...	2025	04/24/2025	S/A Charges-Delinquent Utiliti...	510.7100.000.5310	2,445.40
CITY OF EAGAN	3/31/2025	04/24/2025	1st Qtr 2025-Water-Eagan JPA	510.7100.000.5361	36,630.72
LONE OAK COMPANIES	96935	04/24/2025	UB Insert-2024 Drinking Water...	510.7100.000.5333	398.41
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	510.7100.000.5058	32.38
BAUER SERVICES OF WELCH L...	04232025-7083	05/01/2025	Water main repair - Carmen A...	510.7100.000.5415	5,640.00
DTN, LLC	210-00059718	05/01/2025	Weather Sentry Srvc - Utilities...	510.7100.000.5310	1,184.40
BLACKTOP PROS, LLC	23-1488	05/01/2025	Patch Water Main Break Spots...	510.7100.000.5415	11,000.00
M & J SERVICES, LLC	3065	05/01/2025	Curb repair for water main br...	510.7100.000.5415	3,555.00
Fund 510 - WATER-OPERATING FUND Total:					62,078.19
Fund: 520 - SEWER-OPERATING FUND					
TYLER TECHNOLOGIES, INC	025-503610	04/24/2025	Insite Transaction Fees (50%) ...	520.7200.000.5482	1,191.87

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CITY OF EAGAN	3/31/2025	04/24/2025	1st Qtr 2025-Sewer-Eagan JPA	520.7200.000.5371	69,705.77
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	520.7200.000.5058	14.01
Fund 520 - SEWER-OPERATING FUND Total:					70,911.65
Fund: 521 - SEWER-CAPITAL FUND					
ST. PAUL PIONEER PRESS	0325572521	04/24/2025	PMI 2025-07 Sewer Cleaning &..	521.7210.000.5330	107.25
Fund 521 - SEWER-CAPITAL FUND Total:					107.25
Fund: 530 - STORMWATER-OPERATING FUND					
ADVANCED ENGINEERING AN...	101319	04/24/2025	Stormwater Utility Rate Study ...	530.7300.000.5310	8,982.00
CITY OF EAGAN	3/31/2025	04/24/2025	1st Qtr 2025-Stormwater-Eag...	530.7300.000.5381	7,341.84
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	530.7300.000.5058	5.26
ADVANCED ENGINEERING AN...	101984	05/01/2025	Stormwater Utility Rate Study ...	530.7300.000.5310	6,196.28
Fund 530 - STORMWATER-OPERATING FUND Total:					22,525.38
Fund: 531 - STORMWATER-CAPITAL FUND					
BARR ENGINEERING COMPANY	23191566.00-2	04/24/2025	Final Design and Grant App	531.7310.000.5310	4,885.50
BARR ENGINEERING COMPANY	23191566.00-2	04/24/2025	Final Design and Grant App	531.7310.000.5310	14,376.00
Fund 531 - STORMWATER-CAPITAL FUND Total:					19,261.50
Fund: 550 - GOLF COURSE-OPERATING FUND					
YAMAHA GOLF & UTILITY, INC.	01-309392	04/24/2025	golf cart repairs	550.7600.000.5405	886.48
YAMAHA GOLF & UTILITY, INC.	01-309394	04/24/2025	Battery for golf cart repairs	550.7600.000.5405	421.51
MTD COMMUNICATIONS, INC.	11058	04/24/2025	Ad in Microtel & Holiday Inn B...	550.7600.000.5330	1,100.00
COLLEGE CITY BEVERAGE	1131957	04/24/2025	beer for resale	550.7600.000.5199	262.95
BREAKTHRU BEVERAGE MINN...	121091245	04/24/2025	beer for resale	550.7600.000.5199	403.80
SHAMROCK GROUP	129-00034	04/24/2025	ice for beverage resale	550.7600.000.5197	81.90
UNIFIRST CORPORATION	1410136321	04/24/2025	lobby mats & towels	550.7600.000.5430	47.15
UNIFIRST CORPORATION	1410137863	04/24/2025	GC uniforms	550.7700.000.5175	37.70
GERTENS	235964/12	04/24/2025	Leaf blowers	550.7700.000.5160	475.73
DENNY'S 5TH AVENUE BAKERY	46555	04/24/2025	breads for resale	550.7600.000.5197	110.21
COCA COLA BOTTLING COMP...	46561111014	04/24/2025	pop & water for resale	550.7600.000.5197	1,316.65
COCA COLA BOTTLING COMP...	46561111016	04/24/2025	CO2 tank return	550.7600.000.5197	-75.00
DENNY'S 5TH AVENUE BAKERY	46646	04/24/2025	breads for resale	550.7600.000.5197	135.53
COCA COLA BOTTLING COMP...	46663912011	04/24/2025	Pop & water for resale	550.7600.000.5197	672.00
DENNY'S 5TH AVENUE BAKERY	46731	04/24/2025	breads for resale	550.7600.000.5197	110.21
DENNY'S 5TH AVENUE BAKERY	46822	04/24/2025	breads for resale	550.7600.000.5197	110.21
MOR GOLF & UTILITY, INC.	52769	04/24/2025	Misc parts for equipment repa...	550.7700.000.5405	436.97
SUPERIOR TURF SERVICES INC	6903	04/24/2025	Fairway & tee box seed mix	550.7700.000.5125	685.60
PHILLIPS WINE & SPIRITS	6961839	04/24/2025	alcohol for resale	550.7600.000.5199	765.32
PRESTIGE FLAG	751393	04/24/2025	Golf course flags	550.7700.000.5125	499.26
PERFORMANCE FOOD GROUP ...	75704490	04/24/2025	Credit for items not received	550.7600.000.5197	-53.27
PERFORMANCE FOOD GROUP ...	75824613	04/24/2025	can liners	550.7600.000.5125	45.11
PERFORMANCE FOOD GROUP ...	75824613	04/24/2025	foods for resale	550.7600.000.5197	769.23
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	550.7600.000.5058	14.24
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	550.7700.000.5058	13.50
HERITAGE LANDSCAPE SUPPLY...	0019858044-001	05/01/2025	GC fertilizer	550.7700.000.5135	2,251.29
HERITAGE LANDSCAPE SUPPLY...	0020235454-001	05/01/2025	Turf seed for GC range	550.7700.000.5125	1,959.65
HERITAGE LANDSCAPE SUPPLY...	0020296052-001	05/01/2025	GC fertilizer	550.7700.000.5135	218.18
COVERALL NORTH AMERICA I...	1000163544	05/01/2025	Club house cleaning 5.2025	550.7600.000.5310	1,459.69
UNIFIRST CORPORATION	1410139427	05/01/2025	lobby mats & towels	550.7600.000.5430	47.15
GERTENS	236874/12	05/01/2025	chain saw, weed whips, batter...	550.7700.000.5160	2,935.55
ARTISAN BEER COMPANY	3763244	05/01/2025	beer for resale	550.7600.000.5199	267.70
DENNY'S 5TH AVENUE BAKERY	47015	05/01/2025	breads for resale	550.7600.000.5197	127.09
DENNY'S 5TH AVENUE BAKERY	47112	05/01/2025	breads for resale	550.7600.000.5197	110.21
ADIDAS AMERICA INC.	6163204535	05/01/2025	clothing for resale	550.7600.000.5193	215.20
ADIDAS AMERICA INC.	6163214190	05/01/2025	jackets for resale	550.7600.000.5193	148.21
ADIDAS AMERICA INC.	6163225235	05/01/2025	clothing for resale	550.7600.000.5193	1,295.16
SUPERIOR TURF SERVICES INC	6966	05/01/2025	GC fertilizer	550.7700.000.5135	12,269.45
HORNUNG'S GOLF PRODUCTS,...	710564	05/01/2025	gloves for resale	550.7600.000.5195	617.60
PERFORMANCE FOOD GROUP ...	75857199	05/01/2025	gloves for food service	550.7600.000.5125	35.85
PERFORMANCE FOOD GROUP ...	75872978	05/01/2025	gloves for food service	550.7600.000.5125	33.91
PLAISTED COMPANIES, INC.	79834	05/01/2025	Topdress greens sand	550.7700.000.5125	1,306.10

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
BRUCE NELSON PLUMBING A...	9884	05/01/2025	Comfort station urinal repair	550.7700.000.5400	761.00
Fund 550 - GOLF COURSE-OPERATING FUND Total:					35,331.98

Fund: 602 - RISK MANAGEMENT

MEDSURETY, LLC	IN40044	04/30/2025	Payroll	602.8200.000.5058	1.04
Fund 602 - RISK MANAGEMENT Total:					1.04

Fund: 603 - CENTRAL EQUIPMENT

ZARNOTH BRUSH WORKS	0201694-IN	04/24/2025	Stock gutter brooms	603.8300.000.5405	2,623.20
UNIFIRST CORPORATION	1410137856	04/24/2025	Mechanic Uniforms	603.8300.000.5175	38.83
UNIFIRST CORPORATION	1410137856	04/24/2025	Shop Rentals	603.8300.000.5430	118.34
MTI DISTRIBUTING CO	1469123-00	04/24/2025	Stock mower filters	603.8300.000.5405	421.34
FACTORY MOTOR PARTS COM...	1-237016	04/24/2025	Stock batteries	603.8300.000.5410	425.00
HANCO CORPORATION	215658-00	04/24/2025	Tires for ball drag machine	603.8300.000.5405	241.68
HANCO CORPORATION	217244-00	04/24/2025	Mower tires	603.8300.000.5405	147.66
INVER GROVE FORD	5355983	04/24/2025	Fire squad car door parts	603.8300.000.5410	27.08
INVER GROVE FORD	5356210	04/24/2025	F250 Hood Support	603.8300.000.5410	55.38
NORTHERN SAFETY TECHNOL...	59141	04/24/2025	Durango squad outfitting	603.8300.000.5621	5,827.84
NORTHERN SAFETY TECHNOL...	59206	04/24/2025	Squad Car (24 LB) Outfitting	603.8300.000.5621	15,592.88
NORTHERN SAFETY TECHNOL...	59215	04/24/2025	Squad Car (25 LB) Outfitting	603.8300.000.5621	15,592.88
NORTHERN SAFETY TECHNOL...	59218	04/24/2025	Squad Car (28 LB) Outfitting	603.8300.000.5621	15,592.88
NORTHERN SAFETY TECHNOL...	59226	04/24/2025	Squad Car (29 LB) Outfitting	603.8300.000.5621	18,247.69
NORTHERN SAFETY TECHNOL...	59228	04/24/2025	Squad Car (31 ST) Outfitting	603.8300.000.5621	13,467.89
POMP'S TIRE SERVICE, INC.	980132148	04/24/2025	Tires for water truck	603.8300.000.5410	545.00
POMP'S TIRE SERVICE, INC.	980132219	04/24/2025	Replaced grader tires	603.8300.000.5405	13,880.46
CENTENNIAL GLASS	I00014775	04/24/2025	Windshield for unmarked poli...	603.8300.000.5410	400.00
TRI-STATE BOBCAT INC.	P36105	04/24/2025	Skid loader pallet forks	603.8300.000.5405	995.00
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	603.8300.000.5058	10.74
MN POLLUTION CONTROL AG...	10000211297	05/01/2025	MPCA Hazardous Waste Fee	603.8300.000.5310	386.43
KIMBALL MIDWEST	103303782	05/01/2025	Cleaner, discs, nuts, terminals...	603.8300.000.5150	804.44
UNIFIRST CORPORATION	1410139386	05/01/2025	Mechanic Uniforms	603.8300.000.5175	36.42
UNIFIRST CORPORATION	1410139386	05/01/2025	Shop Rentals	603.8300.000.5430	103.25
MTI DISTRIBUTING CO	1456166-00	05/01/2025	New Mower - 2025 round of r...	603.8300.000.5615	121,410.18
MTI DISTRIBUTING CO	1469109-00	05/01/2025	Mower mirror, driveshaft & air..	603.8300.000.5405	904.88
MTI DISTRIBUTING CO	1469208-00	05/01/2025	Mower driveshaft return	603.8300.000.5405	-776.03
MTI DISTRIBUTING CO	1469211-01	05/01/2025	Mower clutch	603.8300.000.5405	1,091.69
MTI DISTRIBUTING CO	1469289-00	05/01/2025	Mower clutch repairs	603.8300.000.5405	1,273.24
MTI DISTRIBUTING CO	1469804-00	05/01/2025	Credit for returned mower clu...	603.8300.000.5405	-1,066.43
FACTORY MOTOR PARTS COM...	1-237067	05/01/2025	Work gloves	603.8300.000.5175	104.80
FACTORY MOTOR PARTS COM...	1-237067	05/01/2025	Stock battery	603.8300.000.5410	179.96
CINTAS CORPORATION	4228851137	05/01/2025	rental rugs	603.8300.000.5430	437.73
INVER GROVE FORD	5356429	05/01/2025	Squad car brake parts	603.8300.000.5410	612.49
INVER GROVE FORD	5356482	05/01/2025	F550 wiper blades	603.8300.000.5410	11.62
INVER GROVE FORD	6440508	05/01/2025	Squad Car Transmission Fluid F..	603.8300.000.5410	405.55
FACTORY MOTOR PARTS COM...	74-354047	05/01/2025	Work gloves	603.8300.000.5175	104.60
GRAINGER	9481566249	05/01/2025	Fire truck electronic siren	603.8300.000.5410	353.44
POMP'S TIRE SERVICE, INC.	980132338	05/01/2025	Tires for F250	603.8300.000.5410	303.04
POMP'S TIRE SERVICE, INC.	980132358	05/01/2025	F350 tires	603.8300.000.5410	714.44
MACQUEEN EMERGENCY GR...	P12467	05/01/2025	Fire truck electronic door regu...	603.8300.000.5410	356.58
Fund 603 - CENTRAL EQUIPMENT Total:					232,004.09

Fund: 605 - CITY FACILITIES

US POSTMASTER	2025	04/24/2025	Replenish Postage USPS Permi...	605.8500.000.5325	100.00
HUEBSCH SERVICES	20400738	04/24/2025	lobby mats	605.8500.000.5430	188.15
TOTAL CONSTRUCTION & EQU...	42607	04/24/2025	disconnect-reconnect power f...	605.8500.000.5400	1,548.55
TOTAL CONSTRUCTION & EQU...	42608	04/24/2025	run power to transfer switch a...	605.8500.000.5400	445.40
REFLECTIONS WINDOWDOWN WA...	9293	04/24/2025	City Hall & PD window cleaning	605.8500.000.5310	3,790.00
GRAINGER	9482366474	04/24/2025	v-belts for fire station #1	605.8500.000.5125	37.80
GRAINGER	9482435055	04/24/2025	rags, weed killer, wet mops	605.8500.000.5125	236.48
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	605.8500.000.5058	10.08
DANIEL BAUER - TRUE MECH...	2044	05/01/2025	Heat pump repair - PD	605.8500.000.5400	654.36
DAKOTA AWARDS & ENGRAV...	28083	05/01/2025	name plate & holder	605.8500.000.5105	44.00

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LAURENTINA DEJONG	4/25/2025	05/01/2025	city monuments/pots/planter...	605.8500.000.5310	3,070.00
TOTAL CONSTRUCTION & EQU...	42602	05/01/2025	replace 3-way switch & remov...	605.8500.000.5400	314.59
GRAINGER	9487739063	05/01/2025	parts to repair toilets	605.8500.000.5400	119.40
Fund 605 - CITY FACILITIES Total:					10,558.81
Fund: 606 - TECHNOLOGY FUND					
MEDSURETY, LLC	IN40044	04/30/2025	Payroll	606.8600.000.5058	27.00
Fund 606 - TECHNOLOGY FUND Total:					27.00
Fund: 702 - ESCROW FUND					
ST. PAUL PIONEER PRESS	0325572521	04/24/2025	Ord 1494 - Zoning 25-04ZPA A...	702.5100.252.2050	446.60
ST. PAUL PIONEER PRESS	0325572521	04/24/2025	Notice of PH: Case 25-06CUP -...	702.5100.254.2050	25.85
KENNEDY & GRAVEN	187392	04/24/2025	Scenic Hills Development	702.3100.239.2050	450.50
KENNEDY & GRAVEN	187392	04/24/2025	Peltier Reserve Development	702.3100.272.2050	1,419.50
KENNEDY & GRAVEN	187392	04/24/2025	Pine Bend Landfill Expansion ...	702.5100.015.2050	75.25
KENNEDY & GRAVEN	187392	04/24/2025	InSite Development	702.5100.229.2050	954.00
KENNEDY & GRAVEN	187392	04/24/2025	Yellow Tree Pre & Final PUD ...	702.5100.230.2050	583.00
KENNEDY & GRAVEN	187392	04/24/2025	Ace Land Holdings	702.5100.249.2050	79.50
KENNEDY & GRAVEN	187392	04/24/2025	SMNPT / Grace Nazarene Chu...	702.5100.250.2050	26.50
KENNEDY & GRAVEN	187392	04/24/2025	Dunkin Donuts/6800 Cahill Sk...	702.5100.253.2050	26.50
KENNEDY & GRAVEN	187392	04/24/2025	Gosell CUP at 9226 Old Conco...	702.5100.254.2050	53.00
KENNEDY & GRAVEN	187392	04/24/2025	Peltier Reserve 3rd Addition	702.5100.255.2050	212.00
BOLTON & MENK, INC.	0360873	05/01/2025	Stuart Development Construct...	702.3100.334.2050	5,075.00
HARTIGAN, JACK	4/17/2025	05/01/2025	Planning Application Escrow R...	702.5100.225.2050	1,187.60
AMERICINN HOTELS & SUITES	4/17/2025	05/01/2025	Planning Application Escrow R...	702.5100.239.2050	2.08
XCEL ENERGY	4/17/2025	05/01/2025	Planning Application Escrow R...	702.5100.241.2050	255.21
XCEL ENERGY	4/17/2025	05/01/2025	Planning Application Escrow R...	702.5100.242.2050	5,973.48
PRISTINE DETAIL LLC	4/17/2025	05/01/2025	Planning Application Escrow R...	702.5100.243.2050	500.00
MIDDLE EARTH, LLC.	4/17/2025	05/01/2025	Planning Application Escrow R...	702.5100.244.2050	11,490.00
FANG, KY	4/17/2025	05/01/2025	Planning Application Escrow R...	702.5100.247.2050	475.56
TWIN CITY HOUSING DEVELO...	4/24/2025	05/01/2025	Prairie Estates Veg. Escrow Re...	702.3100.230.2050	2,500.00
TWIN CITY HOUSING DEVELO...	4/24/2025	05/01/2025	Prairie Estates LOC Release	702.3100.231.2050	65,590.60
Fund 702 - ESCROW FUND Total:					97,401.73
Grand Total:					1,230,690.12



Request for Council Action

SUBJECT: **Personnel Actions**

MEETING DATE: May 12, 2025

ITEM TYPE: Consent Agenda

CONTACT: Cora Bauer, HR Coordinator, 651.450.2490

ACTION REQUESTED

The Council is asked to confirm and approve the personnel actions as attached.

BACKGROUND

The attached listing of hires, promotions, resignations and/or retirements is presented for Council approval. Data contained in the attachment is not public information until after Council takes action and therefore the attachment is not visible to the public prior to approval.

FISCAL IMPACT

All positions to be filled are funded within the adopted City budget.

RECOMMENDATION

Staff recommends approval of the attached personnel actions.

ATTACHMENTS

1. Personnel Actions 5.12.25 (hires-terms)



Request for Council Action

SUBJECT: **Resolution Accepting a Grant to the Police Department from the Minnesota Chiefs of Police Foundation and Amending 2025 Budget**

MEETING DATE: May 12, 2025

ITEM TYPE: Consent Agenda

CONTACT: Melissa Chiodo, Police Chief, 651.450.2526

ACTION REQUESTED

The Council is asked to adopt the attached Resolution, accepting a Grant of \$1,250 from the Minnesota Chief's of Police Foundation (MCPF) to the Police Department and amending the 2025 Police Department budget to authorize expenditure of these funds.

BACKGROUND

The Police Department hosts several community engagement events each summer. The past two summers these have included an event called "Cops n Bobbers", teaching youth in the community how to fish and supplying them with their own fishing equipment. A business in the community has donated fishing equipment to the kids for the past two years.

The Department recently learned of grants being offered by the Minnesota Chiefs of Police Foundation (MCPF) for Community Engagement and submitted a request for grant funds. The MCPF awarded the Inver Grove Heights Police Department a \$1,250 grant to purchase the supplies needed for the Cops n Bobbers event for 2025.

This event has filled out quickly each year and the Police Department is grateful to be able to host it for a third year due to the grant funding to purchase the supplies.

FISCAL IMPACT

This grant provides additional resources to support the Police Department's community outreach and engagement efforts. The grant does not require that the City contribute any matching funds.

RECOMMENDATION

Staff recommends adoption of the attached Resolution, accepting the grant and amending the Police Department's 2025 budget to authorize expenditure of the funds.

ATTACHMENTS

1. Resolution MCPF Grant Acceptance

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

RESOLUTION NO. _____

**RESOLUTION ACCEPTING A MINNESOTA CHIEFS OF
POLICE FOUNDATION GRANT AND AMENDING
THE 2025 POLICE DEPARTMENT BUDGET**

WHEREAS, the Inver Grove Heights Police Department applied for and was awarded a \$1,250 grant from the Minnesota Chiefs of Police Foundation (MCPF) to purchase supplies for the Cops and Bobbers Community Engagement Event in 2025, and

WHEREAS, the City of Inver Grove Heights Police Department has shown its commitment to building relationships with the community and youth through engagement activities, and

WHEREAS, the grant carries no obligation for matching funds, and

WHEREAS, an increase in the authorized expenditure budget of \$1,250 for account 101.2000.000.5182 (Police - Community Outreach & Engagement) is needed in order to authorize expenditure of the grant funds.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS, MINNESOTA, that the \$1,250 MCPF Grant be accepted and a budget amendment in the amount of \$1,250 is hereby made to account 101.2000.000.5182, Community Outreach and Engagement.

Adopted this 12th day of May, 2025 by the City Council of Inver Grove Heights, MN

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



Request for Council Action

SUBJECT: Resolution Appointing Members to the Citizen Focus Group on Stormwater Utility Rates

MEETING DATE: May 12, 2025

ITEM TYPE: Consent Agenda

CONTACT: Brian Connolly, Public Works Director, 651.450.2571

ACTION REQUESTED

The Council is asked to adopt the attached Resolution, appointing members to serve on the Citizen Focus Group on Stormwater Utility Rates.

BACKGROUND

On February 10, 2025, the City Council approved Resolution 2025-030, establishing a Citizen Focus Group on Stormwater Utility Rates ("Focus Group"). This approval included a formal Charter for the Focus Group, which is attached to this item for information purposes. The Charter indicated a Focus Group would consist of individuals appointed by the City Council, with representation from property owners and commercial/industrial business representatives. City staff compiled an online application, newsflash email campaign, social media posts, and inclusion in the Spring 2025 edition of the *Insights* newsletter, with applications being open from March 14 to April 20, 2025.

The City received nine (9) applications from residential property owners representing a mix of both urban residential (five applications) and rural residential/estate/agricultural lots (four applications). No applications were received from individuals representing businesses or industrial properties, or any other property classifications (public/institutional, multi-family residential, etc.). The applications were reviewed by the Public Works Director and Communications Manager, and were further discussed at the May 5 City Council Work Session.

As a result, the following individuals are recommended for appointment to the Citizen Focus Group for Stormwater Utility Rates:

- Kathleen Kincade
- Mark Nordstrom
- Kelly Kayser
- Randy Sampson
- Luisa Torres
- Barbara Cysiewski

The City Council also discussed appointing two members of the Council to participate in the Citizen Focus Group, and agreed to appoint Councilmember Scales and Councilmember Murphy. These appointments are summarized in the attached Resolution for Council approval.

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommends adoption of the attached Resolution, appointing members to the Citizen Focus Group on Stormwater Utility Rates.

ATTACHMENTS

1. Resolution Appointing Focus Group Members
2. Charter for Citizen Focus Group & Resolution 2025-030

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

RESOLUTION NO. _____

**RESOLUTION APPOINTING MEMBERS TO THE CITIZENS FOCUS GROUP ON
STORMWATER UTILITY RATES**

WHEREAS, On February 10, 2025, the City Council approved Resolution 2025-030, establishing a Citizens Focus Group on Stormwater Utility Rates ("Focus Group"); and

WHEREAS, the City received applications from nine (9) citizens who expressed interest in serving on the Focus Group; and

WHEREAS, the Public Works Director, Communications Director, and the City Council have reviewed the applications, and have selected six (6) property representatives to serve on the Focus Group; and

WHEREAS, two Councilmembers are to be selected to participate as members of the Focus Group.

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

1. The following individuals are hereby appointed to the Citizen Focus Group on Stormwater Utility Rates ("Focus Group"):

- | | |
|--------------------|-----------------------------|
| • Kathleen Kincade | • Luisa Torres |
| • Mark Nordstrom | • Barbara Cysiewski |
| • Kelly Kayser | • Councilmember Tony Scales |
| • Randy Sampson | • Councilmember John Murphy |

2. In accordance with the Charter for the Inver Grove Heights Citizen Focus Group on Stormwater Utility Rates, the members of the Focus Group will serve in their role until the completion of a summary report, but no longer than December 31, 2025, unless approved by resolution of the City Council.

Approved by the City Council of the City of Inver Grove Heights, Minnesota on this 12th day of May 2025.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

Charter for the Inver Grove Heights Citizen Focus Group on Stormwater Utility Rates

1. Purpose

The Citizen Focus Group on Stormwater Utility Rates (hereafter referred to as the "Focus Group") is established to provide feedback to staff and the City Council of the City of Inver Grove Heights (hereafter referred to collectively as the "City") regarding the development, evaluation, and implementation of equitable and sustainable stormwater utility rates. The Focus Group will focus on balancing fiscal responsibility, maintenance and capital investment needs, regulatory compliance, and general community needs as it relates to the City's stormwater utility infrastructure.

2. Objectives

- Review the current stormwater utility rate structure and assess its fairness to property owners and effectiveness in meeting the City's stormwater management needs.
- Review alternative rate structures and methodologies to ensure fairness, equity, and sustainability.
- Consider the impact of alternative stormwater utility rates on various property types (e.g., residential, commercial, industrial, etc.).
- Provide recommendations to the City for updating and/or modifying the current stormwater utility rate structure.

3. Membership

The Focus Group will consist of 8-12 members appointed by the City Council, representing a diverse cross-section of the community, including:

- Residential property owners
- Commercial and industrial property representatives
- Professionals with expertise in stormwater management, engineering, or finance
- At-large community members
- Up to two (2) City Council members

4. Roles and Responsibilities

- **Focus Group Members:** Actively participate in meetings, review provided materials and contribute to discussions and recommendations.
- **City and Consultant Staff:** Provide technical support, data, and resources necessary for informed Focus Group feedback. Guide discussions to ensure productive and inclusive dialogue. Set agendas and provide background information as needed for each meeting. Accept guidance and recommendations of discussion items from Focus Group members regarding meeting topics and content.

5. Meetings

The Focus Group will meet approximately six (6) times starting on or after May 20, 2025, and extending through September 9, 2025. Meetings will be held on Tuesday evenings beginning at 6:00 PM, and last approximately 1.5-2 hours. Meetings will be held in-person, although a hybrid in-person/virtual meeting format may be considered at the discretion of the Public Works Director based on meeting location and technical capabilities. Meetings will be open to the public, and agendas and minutes will be made available to the Focus Group members and the public. Adjustments to the meeting schedule will be determined by the City's Public Works Director and approved by a consensus from a simple majority of Focus Group members.

6. Deliverables

The Focus Group will produce the following:

1. A summary report compiled by the City's utility rate study consultant detailing key talking points, feedback from the Focus Group members, noted areas of consensus or disagreement, and any key findings, analyses, and recommendations.
2. A presentation to the City Council, to be delivered in conjunction with City staff and consultants with recommendations for modifications to the City's stormwater utility rate structure.

7. Timeline

The Focus Group will be established by resolution of the City Council no later than May 12, 2025, with the final summary report presented to the City Council in the fall of 2025.

8. Guiding Principles

- **Transparency:** Ensure that all discussions, data, and decisions are accessible and understandable to the community. Provide guidance and feedback regarding public outreach and messaging of any recommended changes to the stormwater utility rate structure.
- **Equity:** Strive to create a rate structure that is fair, equitable, and considers the diverse needs and impacts on the community.
- **Sustainability:** Prioritize long-term solutions that balance fiscal constraints with stormwater infrastructure maintenance and management needs.

9. Authority

The Focus Group serves as an advisory body to the City Council and does not possess decision-making authority. Recommendations provided by the Focus Group will inform the City Council's final decision on stormwater utility rates, but the Council retains the final authority to select and implement any changes to the rate structure or amounts.

10. Dissolution

The Focus Group will dissolve upon the acceptance of its final summary report by the City Council, but no later than December 31, 2025, unless otherwise determined by resolution of the City Council.

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

RESOLUTION NO. 2025-030

RESOLUTION TO ESTABLISH A CITIZENS FOCUS GROUP ON STORMWATER UTILITY RATES

WHEREAS, the City Council desires to maintain the City's stormwater infrastructure to a level that meets the needs of the community both safely, efficiently, and cost-effectively; and

WHEREAS, the City Council has determined that a Stormwater Utility Rate Study, to be performed as City Project No. 2024-11, provides an opportunity to engage feedback from residents and property owners within the City; and

WHEREAS, a Citizen Focus Group can provide feedback to staff and the City Council regarding the development, evaluation, and implementation of equitable and sustainable stormwater utility rates; and

WHEREAS, a formal Charter for the Inver Grove Heights Citizen Focus Group on Stormwater Utility Rates has been drafted by City staff and included with this Resolution.

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

1. The Citizen Focus Group on Stormwater Utility Rates is hereby established in accordance with the attached "Charter for the Inver Grove Heights Citizen Focus Group on Stormwater Utility Rates."
2. The City Council directs staff to solicit interested community members for participation in the Citizen Focus Group on Stormwater Utility Rates and provide recommendations for City Council approval of selected Focus Group members as part of a future City Council action no later than May 12, 2025.

Approved by the City Council of the City of Inver Grove Heights, Minnesota on this 10th day of February 2025.



Brenda Dietrich, Mayor

ATTEST:



Rebecca Kiernan, City Clerk



Request for Council Action

SUBJECT: **Amended Compliance Agreement with the MN Department of Health for City Project No. 2023-03 - Water Treatment Plant Rehabilitation Improvements**

MEETING DATE: May 12, 2025

ITEM TYPE: Consent Agenda

CONTACT: Brian Connolly, Public Works Director, 651.450.2571

ACTION REQUESTED

The Council is asked to adopt the attached Resolution, approving an amended Compliance Agreement with the Minnesota Department of Health related to the City's Water Treatment Plant Rehabilitation (City Project No. 2023-03).

BACKGROUND

In late January of 2023, the City received a notice of violation from the Minnesota Department of Health indicating that radium concentrations in the City's treated water exceeded the Maximum Contamination Level set by the Environmental Protection Agency. On March 26, 2025, the City received a related notice of violation for gross alpha radiation concentrations exceeding the Maximum Contamination Level. Gross alpha is a byproduct of radium degradation, and it is not uncommon for high levels of both contaminants to be present at the same time.

The City previously entered into a Compliance Agreement with the Minnesota Department of Health on June 26, 2023, via Resolution 2023-147, indicating that City Project 2023-03 – Water Treatment Plant Rehabilitation, would be completed by April 1, 2024. Due to the project letting and material procurement schedule for City Project 2023-03, the rehabilitation of the Water Treatment Facility is not anticipated to be completed until the end of 2025. The scope of the existing rehabilitation work for the Water Treatment Facility is intended to reduce gross alpha radiation through the same treatment processes that radium removal is designed to occur.

In an effort to address the additional gross alpha radiation violation, and the current schedule for completion of City Project No. 2023-03, the Minnesota Department of Health has drafted an amended Compliance Agreement. Staff recommend the amended Compliance Agreement as drafted by the Minnesota Department of Health is acceptable and accurately reflects the proposed implementation and schedule of the water treatment plant modifications to address the radium and gross alpha radiation concentration levels in the City's water system, and to bring the system back into compliance with Minnesota Department of Health and Environmental Protection Agency requirements.

FISCAL IMPACT

There is no fiscal impact directly related to the approval of this amended Compliance Agreement. The improvements to the Water Treatment Plant that are already underway will address the issue within the existing scope of that project.

RECOMMENDATION

Staff recommends adoption of the attached Resolution.

ATTACHMENTS

1. Resolution Approving Amended MDH Compliance Agreement
2. Compliance Agreement - Cover Letter (From MDH)
3. Amended Compliance Agreement (From MDH)

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

RESOLUTION NO. _____

**RESOLUTION APPROVING AN AMENDED COMPLIANCE AGREEMENT WITH THE
MINNESOTA DEPARTMENT OF HEALTH RELATED TO CITY PROJECT NO. 2023-03 –
WATER TREATMENT PLANT REHABILITATION IMPROVEMENTS**

WHEREAS, the City received a notice of violation from the Minnesota Department of Health on January 30, 2023, indicating that the radium concentrations in the City's treated water exceeded the Maximum Contaminant Level for radium set by the Environmental Protection Agency; and

WHEREAS, it is required by the Safe Drinking Water Act and several state and federal statutes that the City enter a Compliance Agreement with the Minnesota Department of Health indicating the corrective actions to be taken in regard to the noted violation; and

WHEREAS, the City entered into a Compliance Agreement with the Minnesota Department of Health on June 26, 2023, via Resolution 2023-147, indicating that City Project 2023-03 – Water Treatment Plant Rehabilitation, would be completed by April 1, 2024; and

WHEREAS, due to the project letting and material procurement schedule for City Project 2023-03, the complete rehabilitation of the Water Treatment Facility is not anticipated to be completed until the end of 2025; and

WHEREAS, while City Project No. 2023-03 was being constructed, the City received an additional notice of violation from the Minnesota Department of Health on March 26, 2025, indicating that the gross alpha radiation concentrations in the City's treated water exceeded the Maximum Contaminant Level set by the Environmental Protection Agency; and

WHEREAS, the scope of the rehabilitation work of City Project No. 2023-03 is intended to reduce gross alpha radiation through the same treatment processes that radium removal is designed to occur; and

WHEREAS, in an effort to address the additional gross alpha radiation violation, and the current schedule for completion of City Project No. 2023-03, the Minnesota Department of Health has drafted an amended Compliance Agreement with the City; and

WHEREAS, staff recommend the amended Compliance Agreement as drafted by the Minnesota Department of Health is acceptable and accurately reflects the proposed implementation and schedule of the water treatment plant modifications to address the radium and gross alpha radiation concentration levels in the City's water system, and to bring the system back into compliance with Minnesota Department of Health and Environmental Protection Agency requirements.

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

1. The Council hereby approves the attached Amended Compliance Agreement, and the Mayor is authorized and directed to execute the Agreement.
2. Staff are directed to implement the corrective actions and report progress to the Minnesota Department of Health as detailed in the Amended Compliance Agreement.

Approved by the City Council of the City of Inver Grove Heights, Minnesota this 12th day of May 2025.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



Protecting, Maintaining and Improving the Health of All Minnesotans

May 1, 2025

Inver Grove Heights City Council
c/o Rebecca Kiernan, City Clerk
Inver Grove Heights City Hall
8150 Barbara Avenue
Inver Grove Heights, MN 55077

City Council:

Subject: **Compliance Agreement – Request for Signature**, Inver Grove Heights, Dakota County,
PWSID 1190014

Based on our earlier discussions and/or correspondence, enclosed is a copy of a Compliance Agreement (CA) for your review. This CA extends the due dates that were documented in a previous agreement.

If you are in agreement with the conditions of the CA, please sign the document and return it to this office within 30 days of the date of this letter (or scan and email to allison.dodge@state.mn.us). The CA will then be signed and dated in our office, and an executed copy will be returned to you for your records.

The CA establishes a formal, enforceable agreement between the Inver Grove Heights Water System and the Minnesota Department of Health (MDH) regarding the correction of water quality violation(s).

If you have any questions regarding this agreement, please contact Sam Swanson at (651) 201-6753 or email sam.swanson@state.mn.us.

Sincerely,

A handwritten signature in black ink that reads 'Kim Larsen'.

Kim Larsen, P.E., Supervisor
Community Public Water Supply Unit
Environmental Health Division
4140 Thielman Lane, Suite 101
St. Cloud, Minnesota 56301

KL:AMD

Enclosure

cc: Sam Swanson, MDH St. Paul
Andrew Karp, MDH St. Paul
Anita Smith, MDH St. Paul

COMPLIANCE AGREEMENT

Inver Grove Heights, Minnesota

Contaminant: Combined Radium 226 & 228 and Gross Alpha at Treatment Plant #1 (E01)

This Agreement, by and between Inver Grove Heights, PWSID 1190014 (hereinafter "System"), and the Minnesota Department of Health (hereinafter "MDH") becomes effective on the date signed on behalf of MDH.

I. Authorities and Findings

A. Pursuant to the Safe Drinking Water Act, Minnesota Statutes sections 144.381 to 144.387 and Minnesota Rules chapter 4720, MDH enforces the National Primary Drinking Water Regulations. In Minnesota Rules, part 4720.0350, MDH has adopted the federal National Primary Drinking Water Regulations, 40 CFR, part 141, by reference. 40 CFR, section 141.62(b), establishes the Maximum Contaminant Level (MCL) for Combined Radium 226 & 228 (Combined Radium) and the MCL for Gross Alpha.

B. The System is in violation of the National Primary Drinking Water Regulations because the System's water supply exceeds the MCL of 5 picocuries per liter (pCi/L) for Combined Radium and exceeds the MCL of 15 picocuries per liter (pCi/L) for Gross Alpha. Through this Agreement, the parties seek to bring the System into compliance with the National Primary Drinking Water Regulations.

II. Corrective Actions

It is agreed between the System and MDH that until the corrective actions set forth below have been implemented and compliance with the MCL for combined radium and gross alpha has been accomplished, the System shall meet the following conditions:

1. The System shall continue notifying the consuming public quarterly (every 3 months) as instructed in the Notices of Violation sent by MDH. The System shall submit the public notification certification documentation quarterly to MDH, within 10 days of distributing the notice to customers. The system shall also report the violation in the Consumer Confidence Report annually.
2. The System shall monitor the entry point supplied by the Treatment Plant (E01) quarterly for radionuclide concentrations. The entry point samples shall be collected from a location after treatment. MDH will supply the sample kits, the System is responsible for the collection of the sample(s) and the shipping cost to return the sample(s) to the MDH laboratory.
3. The System shall take corrective action according to the project schedule for the improvement of the treatment plant operations for the removal of Combined Radium and Gross Alpha to below the MCL as follows:

Actions Required:	Complete No Later Than:
A. Continue to collect quarterly radionuclide samples using sampling kits provided by MDH.	June 30, 2025 September 30, 2025 December 31, 2025 March 31, 2026 June 30, 2026
B. Filter media replacement project for all eight (8) filter treatment cells will be construction as approved and begin serving water to public.	July 1, 2026
C. Continue to collect quarterly radionuclide samples after construction completion using sampling kits provided by MDH. This will be used determine if project was successful and if the system has returned to compliance.	September 30, 2026 December 31, 2026 March 31, 2027 June 30, 2027

4. The System shall provide documentation to MDH's Radiochemistry Compliance Engineer, Sam Swanson at 651-248-5540, or email sam.swanson@state.mn.us that the actions required in Conditions 1 through 3 are accomplished. This documentation must be provided to MDH within 10 days after completion of an item.

III. Further Agreements

1. If the system fails to comply with any term or condition of this Agreement that results in noncompliance with applicable rules and statutes, pertaining to public water supplies, MDH may take enforcement actions authorized in Minnesota Statutes sections 144.99 and 144.991, or any other applicable law, including, where appropriate, the assessment of monetary penalties.
2. This compliance agreement terminates when MDH determines the National Primary Drinking Water Regulations as described or stipulated in this agreement have been met. MDH will send written notification to the system when this has been met.
3. This Compliance Agreement may not be modified or amended except in writing and any modifications or amendments must be signed by all the parties.

MINNESOTA DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

INVER GROVE HEIGHTS, MINNESOTA

Daniel Symonik, Assistant Division Director
Section of Drinking Water Protection

Brenda Dietrich, Mayor
Inver Grove Heights

Date _____

This agreement becomes effective on the date signed by the representative of the MDH.



Request for Council Action

SUBJECT: **Resolution Ordering the Vacant Building at 3095 65th Street East to be Secured**

MEETING DATE: May 12, 2025
ITEM TYPE: Consent Agenda
CONTACT:

ACTION REQUESTED

The Council is asked to adopt the attached Resolution, ordering the securing of the vacant building at 3095 65th St East.

BACKGROUND

The property located at 3095 65th Street East is the former home of the Buggy Car Wash. The car wash has not been operational for a number of years, and the building has been posted by the Chief Building Official as unfit for occupancy since 2022. Over the years, the property has been the subject of complaints and police calls related to the condition of the property and activity at the site. Police have received multiple calls related to trespassers accessing the property, including calls related to homeless persons living in the car wash bays. Multiple notices have been sent to the property owner regarding the status of the building and property, and while the building has been secured in the past, it is not currently secured. In April of this year, the property was again found to be unsecured, and it appeared persons were living in/accessing the unsecured car wash bays.

Minnesota Statutes, Section 463.251 allows a City to order a property owner to secure a vacant building that is deemed to be hazardous due to the fact it is open to trespass. The City has again sent notice to the property owner that the building is currently unsecured and is in a hazardous condition due to the fact it is open to trespass, and must be secured. While the owner has advised they will take the necessary steps to secure the building, if the owner fails to do so, the City can take those necessary steps and then charge the cost of securing the building against the property. In order to start this process, the Council is required to adopt a resolution ordering the owner to secure the building; if the building is not secured as required, then the City can move forward with securing the building itself.

The Council is asked to approve the attached Resolution, declaring the building to be vacant and unsecured, and ordering that the building be secured. As noted above, if the owner fails to secure the building as required, the City can take the necessary steps itself. As noted in the letter, securing the building is just the first step in addressing the condition of the property and the building on the property. In addition to securing the building, staff will work with the owner to address the additional concerns related to the state of the property and building on the property.

FISCAL IMPACT

This specific action has no fiscal impact. If the owner fails to secure the building, the City will incur some costs to secure the building directly. Such costs would then be assessed to the property.

RECOMMENDATION

Staff recommends adoption of the attached Resolution.

ATTACHMENTS

1. Resolution Ordering Securing of Vacant Building
2. Letter to Owner-Securing of Building

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

RESOLUTION NO. _____

**RESOLUTION AND ORDER TO SECURE THE
VACANT BUILDING LOCATED AT 3095 65th STREET EAST**

WHEREAS, the property located at 3095 65th Street East, Inver Grove Heights, Minnesota, 55076 (the "Subject Property") is owned by R & R, LLC (the "Owner") and contains a large building which was formerly operated as a car wash (the "Car Wash Building"); and

WHEREAS, the car wash has not been operational for a number of years; and

WHEREAS, over the past several years, the City and its police department have received calls and complaints regarding unlawful activity on the Subject Property, including, but not necessarily limited to, individuals trespassing onto the Subject Property, unlawfully entering the Car Wash Building at various hours of the day, and other concerns; and

WHEREAS, it is apparent that the Subject Property and the Car Wash Building have become an attractive nuisance; and

WHEREAS, Inver Grove Heights police officers have visited the Subject Property a number of times, and it is obvious by observing the Car Wash Building that it is not adequately locked or otherwise secured; and

WHEREAS, the Owner has been asked to properly secure the Subject Property and the Car Wash Building due to the City's longstanding concerns regarding its condition and the apparent desire and ability for trespassers to gain access; and

WHEREAS, the City gave the Owner a deadline of Friday, May 9, 2025, to adequately secure the Car Wash Building; and

WHEREAS, as of the date of this resolution, it is apparent that the Car Wash Building is still not adequately secured; and

WHEREAS, the City's police department and staff have concluded that based on the above-described conditions and incident history, the Car Wash Building poses a threat to public health and safety because it is vulnerable to intruders and it is not safe for anyone to be inside of the Car Wash Building due to its current state; and

WHEREAS, the City's police department and staff have also concluded that the Car Wash building could be made safer by: (i) placing plywood covering over the entrances and framing plywood covering into each garage and window opening and entrances with the framing/plywood covering directly anchored into the block/brick; (ii) placing metal bars over smaller door openings with the metal bars anchored into the block or door frames; and (iii) adding additional no trespassing signage throughout the Subject Property; and

WHEREAS, Minnesota Statutes, section 463.251 authorizes the governing body of any city to order the securing of any vacant building to correct or remove a hazardous condition, and if such order is not adhered to, to affirmatively secure said building; and

WHEREAS, Minnesota Statutes, section 463.251 further authorizes the governing body of any city that uses city funds to secure a vacant building to charge said costs as a special assessment against the property.

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

1. The above recitals are incorporated into this resolution as express findings of the City Council. The Subject Property, including the Car Wash Building, is hazardous because it is open to trespass and it can be made safe by securing it, as authorized under Minnesota Statutes, section 463.251.
2. The Owner of the Subject Property and any other interested party is hereby ordered to secure the Car Wash Building by: (i) placing plywood covering over the entrances and framing plywood covering into each garage and window opening and entrances with the framing/plywood covering directly anchored into the block/brick; (ii) placing metal bars over smaller door openings with the metal bars anchored into the block or door frames; and (iii) adding additional no trespassing signage throughout the Subject Property to deter trespassers.
3. Should the Owner or any other interested party referenced in Minnesota Statutes, section 463.251 fail to either (i) secure the Car Wash Building as required in paragraph 2 above; (ii) provide a reasonable plan and schedule to secure the Car Wash Building as required in paragraph 2 above; or (iii) request a hearing as further described in paragraph 5 below within six days of service of this resolution and order, City staff are authorized to take all necessary legal steps to secure the Car Wash Building and assess the costs against the Subject Property.

4. Notice is hereby given to all holders of any sheriff's certificate for the Subject Property, if any, that it is the holder's duty under Minnesota Statutes, section 582.031, subdivision 1(b) to enter the Subject Property to protect the premises from waste and trespass if this resolution and order is not challenged or set aside and there is prima facie evidence of abandonment of the property as described in Minnesota Statutes, section 582.032, subdivision 7. Costs may be assessed against the holder of a sheriff's certificate if the holder does not secure the building, as required above.
5. Notice is hereby given to all owners of the Subject Property, holders of any mortgages for the Subject Property, and holders of any sheriff's certificate for the Subject Property that any said owner or holder may request a hearing before the City Council of the City of Inver Grove Heights challenging the City's determination that the Car Wash Building is vacant or unoccupied and hazardous within six days of service of this Resolution. Pursuant to state law, service of this resolution and order is deemed complete upon mailing.
6. City officials, staff, and consultants are hereby authorized and directed to take any and all additional steps and actions necessary or convenient in order to accomplish the intent of this resolution and order, including, but certainly not limited to, duly effectuating service of this resolution and order upon all interested parties and entering into a contract for services related to securing the Car Wash Building, as authorized under Minnesota Statutes, section 463.251 and contemplated herein.

Dated: _____

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



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May 5, 2025

VIA US MAIL AND EMAIL

R & R, LLC
Mr. Nevin Raghuveer, Manager
6251 Queensland Lane N.
Maple Grove, MN 55311

**RE: *Notice of Unsecured Building and Hazardous/Nuisance Condition-3095 65th St. E.,
Inver Grove Heights, MN 55076 – Buggy Car Wash***

Dear Mr. Raghuveer:

My law firm represents the City of Inver Grove Heights (“City”). I am writing regarding the property owned by R & R, LLC, located at 3095 65th Street East, Inver Grove Heights, Minnesota 55076, formerly known as Buggy Car Wash (“Subject Property”). The Subject Property and the building on the Subject property are not in compliance with city code and state statutory provisions governing nuisance and hazardous buildings and properties. Of particular concern, the former car wash building is not currently secure and it appears the building has been accessed recently by one or more persons. **The City requires your attention and response to this letter as described below.**

Issues with the building and related unsafe conditions on the Subject Property were first brought to the City’s attention in September, 2022. As of April 6, 2023, the Subject Property was deemed by the City Building Official to be unfit for occupancy. There is extensive history of communication from the City to you regarding the status of the building and property, and repeated requests for your attention to address the condition of the same, an overview of which is attached to this letter.

Currently, two issues exist with respect to the Subject Property that must be immediately addressed:

1. The Vacant Building Must Be Secured By May 9.

As you can see from the attached photos which were taken on April 16 and 29, 2025, the building is not currently secure. The building must be made secure. The City’s Chief Building Official has determined that the building can be made secure by taking the following actions:

1. Plywood covering must be placed over the entrances and framed into each garage and window openings and entrances with the framing/plywood covering directly anchored into the block/brick.
2. Metal bars must be placed over smaller door openings with metal bars anchored into the block or door frames.

These actions to secure the building must be completed as soon as possible. Failure to take the necessary actions to secure the building by this Friday, May 9, will result in the City Council considering a resolution at its meeting on Monday, May 12, ordering you to adequately secure the building. Further failure by you to secure the building at that point would result in the City securing the building and charging all costs associated with such work against the Property via assessment, pursuant to Minnesota Statutes, Sections 463.21 and 463.251.

3. The Nuisance And Hazardous Conditions Of The Building And Property Must Be Addressed By May 20.

The condition of the Subject Property is a public health and safety hazard, and, as such, is a public nuisance. Additionally, the building appears to constitute a hazardous building, and the Subject Property remains in a hazardous condition. If you do not respond to the City to develop a plan to address these hazardous property conditions by **May 20**, the City intends to take all necessary legal action to abate the nuisance and hazardous conditions on the Subject Property. Legal action may include an action in Dakota County District Court to abate the hazardous building. The City would also pursue its right to collect any interest, fees, or penalties it may be entitled to collect under Minnesota Statutes, Chapter 463 and/or the applicable city code sections.

Please reach out to Steve Johnson, Chief Building Official, directly at (651) 450-2577 or sjohnson@ighmn.gov to discuss your plans for securing the building and addressing the nuisance and hazardous building and property conditions.

Regards,

/s/ Bridget Nason

Bridget Nason, Inver Grove Heights City Attorney
Enclosures

cc: Kris Wilson, City Administrator
Melissa Chiodo, Chief of Police
Jason Ziemer, Community Development Director
Steve Johnson, Chief Building Official
Tyson Rainey, Code Compliance Coordinator

Apr 16, 2025 at 1:56:30 PM
3095 65th St E
Inver Grove Heights MN 55076
United States



Apr 16, 2025 at 2:01:05 PM
3095 65th St E
Inver Grove Heights MN 55076
United States



Apr 16, 2025 at 2:01:48 PM
3095 65th St E
Inver Grove Heights MN 55076
United States



Apr 16, 2025 at 2:00:56 PM
3095 65th St E
Inver Grove Heights MN 55076
United States



Apr 16, 2025 at 2:01:34 PM
3095 65th St E
Inver Grove Heights MN 55076
United States













EXPRESS WASH

BUGGY BATH AUTOMATIC CAR WASH



CLEARANCE 6' 9"







**Additional Information Regarding History of City Communications Regarding the
Subject Property**

- Prior to the building declared unfit for occupancy, the City police department had extensive contacts with homeless persons camping or squatting inside of the building and potentially living inside the car wash bays. The police department is aware that homeless persons have used the unsecured building as a location for drug use. In June, 2023, the police department cleared juveniles from the same unsecured location. These complaints have been received by the police department beginning in January, 2023 and have continued through August 2023.
- The building has structural damage which must be remedied, and the building remains in violation of the Minnesota State Building Code Chapter 1300. A letter and email was sent to you regarding these violations.
- The unsecured building has become a dumping ground for garbage and junk, the accumulation of which is in violation of City Code. To that effect, you have received several Notice of Violations for junk on the Subject Property, the first issued on April 7, 2023, and the second issued on April 11, 2024. Each notice declares the junk to be a public nuisance.
- The City has asked as early as April 10, 2023 for a reasonable action to be put in place to address continued dumping of garbage at the unsecured building, and issued a letter to that effect the following day, on April 11, 2023. The City has not received a response regarding a reasonable action plan to address the dumping of garbage on the property or the securing of the building.



Request for Council Action

SUBJECT: **Approval of Additional Rubbish Hauler Licenses**

MEETING DATE: May 12, 2025

ITEM TYPE: Consent Agenda

CONTACT: Katie Malott, Deputy City Clerk, 651.450.2470

ACTION REQUESTED

The Council is asked to approve the renewal of three Rubbish Hauler Licenses for the period of May 1, 2025 through April 30, 2026.

BACKGROUND

There are currently 11 rubbish haulers licensed to do business in the city of Inver Grove Heights. Advanced Disposal is owned by Waste Management and thereby approved under Waste Management's approved license, causing a reduction to ten licensed rubbish haulers. Seven rubbish hauler licenses were approved for renewal at the April 28, 2025, City Council Regular meeting.

The following three remaining businesses have submitted renewal applications, accompanied by the necessary fees and insurance certificates:

Doing Business As:	Business Address:
Allied Waste Services	11380 Courthouse Blvd, Inver Grove Heights
Highland Sanitation & Recycling	10730 Briggs Dr., Suite A, Inver Grove Heights
Triangle Rubbish Services	14642 Danville Ave W, Rosemount

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommends approval of the three Rubbish Hauler license renewals listed above.

ATTACHMENTS

None



Request for Council Action

SUBJECT: Additional License Renewals for Massage Therapy Businesses and Individual Massage Therapists

MEETING DATE: May 12, 2025
ITEM TYPE: Public Hearing
CONTACT: Katie Malott, Deputy City Clerk, 651.450.2470

ACTION REQUESTED

The Council is asked to hold a public hearing and then consider license renewals for the massage therapy businesses and individual massage therapists listed below.

BACKGROUND

The City currently has ten (10) licensed massage therapy businesses and sixteen (16) licensed individual massage therapists. Eight (8) massage businesses and fourteen (14) individual massage therapist licenses were approved by the Council at its April 28, 2025 meeting. Two additional massage businesses and two individual massage therapist license renewal applications are now being brought forward for consideration.

Applications from the businesses and therapists listed below were received and accompanied by the necessary license fees and liability insurance certificates. The Police Department has completed background investigations and found no basis for denial of the renewals.

The licenses are as follows:

Massage Businesses	Massage Therapists	Business Address
Back to Center Massage	Julie Olson	1870 50th St E
Universal Massage and Bodywork	Jody Jackson	5972 Cahill Ave #101

FISCAL IMPACT

N/A

RECOMMENDATION

Following the public hearing, staff recommends approval of the two massage therapy businesses and two individual massage therapist licenses listed above for the period of May 13, 2025 through April 30, 2026.

ATTACHMENTS

None



Request for Council Action

SUBJECT: **New Massage Therapy Business License - OyeSpa**

MEETING DATE: May 12, 2025

ITEM TYPE: Public Hearing

CONTACT: Rebecca Kiernan, City Clerk, 651.450.2513

ACTION REQUESTED

The Council is asked to consider a new Massage Therapy Business License for OyeSpa, LLC.

BACKGROUND

Hitesh Soneji has applied for a new Massage Therapy Business license for OyeSpa LLC, located at 7741 Amana Trail in Inver Grove Heights. OyeSpa has previously held a Massage Therapy Business license from the City, but their license was not renewed upon its last expiration. This was based on the recommendation of the Police Chief, after a compliance visit to the business found them offering massage therapy to the public using an unlicensed massage therapist.

There is, however, no specified timeline in City Code for an applicant to reapply for a massage therapy license after a denial. Therefore, a new application was received from OyeSpa on April 29, 2025. It was accompanied by the necessary license fee and liability insurance certificate. The background investigation was completed by the Police Department with no new findings beyond what had informed the previous recommendation.

FISCAL IMPACT

N/A

RECOMMENDATION

If Council finds that sufficient time has passed to consider a new license for OyeSpa, then following the public hearing a motion and a second to approve a Massage Therapy Business License for OyeSpa would be in order.

ATTACHMENTS

None



Request for Council Action

SUBJECT: **New Body Art License - Hilda's Artistry LLC**

MEETING DATE: May 12, 2025

ITEM TYPE: Public Hearing

CONTACT: Katie Malott, Deputy City Clerk, 651.450.2470

ACTION REQUESTED

The Council is asked to conduct a public hearing and consider a new Body Art License for Hilda's Artistry LLC .

BACKGROUND

The City has received an application from the following Body Art business seeking a new license due to a change of business name and location:

Doing Business As	Location
Hilda's Artistry, LLC	5786 Blackshire Path

The license application submitted by the above-listed business has been reviewed by staff and found to be complete and qualified.

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommends holding a public hearing and then approving the new body art license listed above.

ATTACHMENTS

None

Request for Council Action

SUBJECT: **Public Hearings and Resolutions Ordering Projects for 2026 Pavement Management Initiative, City Project Nos. 2026-09D through 2026-09L**

MEETING DATE: May 12, 2025

ITEM TYPE: Public Hearing

CONTACT: Paul Merchlewicz, City Engineer, 651.450.2572

ACTION REQUESTED

The Council is asked to:

1. Adopt the attached Resolution, accepting the feasibility report for the 2026 Pavement Management Initiative, 2026 PMI North.
2. Adopt the attached Resolution, accepting the feasibility report for the 2026 Pavement Management Initiative, 2026 PMI South.
3. Hold public hearings for the 2026 Pavement Management Initiative projects (City Projects 2026-09D through 2026-09L).
4. Adopt the attached Resolutions to order City Projects 2026-09D through 2026-09L as part of the 2026 Pavement Management Initiative.

BACKGROUND

On August 12, 2024, the City Council authorized preparation of a feasibility report (2026 PMI North) for City Project Nos. 2026-09D, E, F, G, H, I, and J, and awarded a contract to SEH to complete the feasibility report (Resolution 2024-161). On the same date, City Council authorized preparation of a feasibility report (2026 PMI South) for City Project Nos. 2026-09K and 2026-09L, and awarded a contract to SEH to complete the feasibility report (Resolution 2024-161).

On April 14, 2025, the City Council scheduled the improvement hearings for these nine 2026 Pavement Management Initiative projects (Resolution 2025-086):

- 2026-09D - 52nd St E
- 2026-09E - Angus Ave Area
- 2026-09F - Alta Ave Area
- 2026-09G - Audrey Ave Area
- 2026-09H - Upper 55th St (from Blaine to Cahill Ave) and 57th St
- 2026-09I - South Blackberry Trail Area
- 2026-09J - North Blackberry Trail Area
- 2026-09K - 85th St Area, College Trail Area and Birch Blvd Area
- 2026-09L - Alameda Area

If the projects are ordered, the combining of these projects into final bid package(s) and schedule of bidding will be determined through the final design process and brought before the Council during the winter of 2025/2026 for authorization to advertise for bids in the late winter or early spring of 2026.

The 2026 Pavement Management Initiative Feasibility Reports covering all nine projects are attached. The following is a summary of the proposed work and recommendations:

52nd Street E (2026-09D)

The Feasibility Report recommends a project scope that includes the following primary improvements:

1. Full-depth reclamation (FDR) of the asphalt pavement and underlying base material with spot curb and gutter replacements, and storm, sanitary, and watermain improvements.
2. Coordination with MnDOT for ROW configuration.

The proposed project area consists of single-family residential homes, multi-family residential condos, and multi-family residential apartments, as well as State and City-owned parcels bordering the FDR area. Per the City's Special Assessment Policy, an assessment rate of 55 percent (55%) will be used for the full-depth reclamation area for street and storm improvements. The proposed preliminary assessments are noted in the following table:

Property Type	Proposed Assessment	Assessment Basis
Single Family Residential	\$9,027	Per Unit
Multi-Family Residential (Condo)	\$1,282	Per Unit
Multi-Family Residential (Apartment)	\$129.23	Per Front Foot

Angus Ave Area (2026-09E)

The Feasibility Report recommends a project scope that includes the following primary improvements:

1. Full-depth reclamation of the asphalt pavement and underlying base material with spot curb and gutter replacements, storm sewer replacements, sanitary sewer and watermain casting adjustments on Angus Ave, 56th St, and Annette Ave.
2. The addition of an "L" turnaround on the west end of 56th St.

The proposed project area consists of single-family residential homes bordering the FDR area. Per the City's Special Assessment Policy, an assessment rate of 55 percent (55%) will be used for the full-depth reclamation area for street and storm improvements. The proposed preliminary assessment is noted in the following table:

Property Type	Proposed Assessment	Assessment Basis
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Single Family Residential	\$8,951	per unit
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Alta Ave Area (2026-09F)

The Feasibility Report recommends a project scope that includes the following primary improvements:

1. Full-depth reclamation of the asphalt pavement and underlying base material with spot curb and gutter replacements, storm sewer replacements, and watermain casting adjustments on Alta Ave and 54th St E.
2. Improvements to MnDOT Loop Detectors at the intersection of 54th St E and S Robert Trail (MnDOT Hwy 3).

The proposed project area consists of multi-family residential apartments and commercial parcels bordering the FDR area. Per the City's Special Assessment Policy, an assessment rate of 55 percent (55%) will be used for the full-depth reclamation area for street and storm improvements. The proposed preliminary assessment is noted in the following table:

Property Type	Proposed Assessment	Assessment Basis
Multi-Family Residential (Apartment)	\$0.25	Per Square Foot
Commercial	\$0.25	Per Square Foot

Audrey Ave Area (2026-09G)

The Feasibility Report recommends a project scope that includes the following primary improvements:

1. Full reconstruction of the asphalt pavement and curb and gutter on Audrey Ave and 58th Ct.
2. The addition of storm sewer on the south side of 58th Ct and west side of Audrey Ave to outlet into a new water quality BMP on the southwest corner of Audrey Ave and Upper 55th St.
3. Full replacement of sanitary sewer and watermain.

The proposed project area consists of single-family residential as well as State and City-owned parcels bordering the reconstruction area. Per the City's Special Assessment Policy, an assessment rate of 35 percent (35%) will be used for the reconstruction area for street and storm improvements. The proposed preliminary assessment is noted in the following table:

Property Type	Proposed Assessment	Assessment Basis
Single Family Residential	\$16,062*	per unit

*Capped assessment value

The above Proposed Assessment is a capped amount and was determined based on past assessment benefit appraisal practices of using four percent (4%) of average neighborhood property

value (based on Dakota County tax information). Since this value represents a capped amount, City staff recommend performing a Special Benefit Analysis during final design to determine the actual amount assessed.

Upper 55th (from Blaine Ave to Cahill Ave) & 57th Street (2026-09H)

The Feasibility Report recommends a project scope that includes the following primary improvements:

1. Full-depth reclamation of the asphalt pavement and underlying base material with spot curb and gutter replacements, storm sewer replacements, and spot sanitary sewer and watermain casting adjustments from Blaine Ave to Cahill Ave.
2. Full reconstruction of the 8' asphalt trail on the north side of Upper 55th St from Blaine Ave to Cahill Ave, including ADA improvements and pedestrian ramps.
3. Full reconstruction of the asphalt pavement and curb and gutter on 57th St from Cahill Ave to Carmen Ave.
4. Spot replacement of storm sewer and storm sewer structures.
5. Spot replacement of concrete sidewalk and pedestrian ramps on the north and south sides of Upper 55th St.

The proposed project area consists of single-family residential, multi-family apartment, multi-family townhomes, office, office condo, as well as property owned by Inver Grove Heights bordering the FDR area. Several commercial properties and residential properties within South St. Paul border the reconstruction area. Per the City's Special Assessment Policy, an assessment rate of 55 percent (55%) will be used for the FDR area and 35 percent (35%) will be used for the reconstruction area, for street and storm improvements. South St. Paul will participate in funding for project work that benefits those parcels in South St. Paul. The proposed preliminary assessment is noted in the following table:

Property Type	Proposed Assessment	Assessment Basis
Full Depth Reclamation		
All Assessable Parcels	\$169.13	Per Front Foot
Reconstruction		
All Assessable Parcels	\$145.29	Per Front Foot
Commercial Properties	\$1.00*	Per Square Foot

*Capped assessment value

The above Proposed Assessment for commercial properties is a capped amount, and was determined based on past assessment benefit appraisal practices of using \$1 per square foot of area for commercial properties. Since this value represents a capped amount, City staff recommend performing a Special Benefit Analysis during final design to determine the actual amount assessed.

South Blackberry Trail Area (2026-09I)

The Feasibility Report recommends a project scope that includes the following primary improvements:

1. Full reconstruction of the asphalt pavement with the addition of curb and gutter on Blackberry Trail (from Upper 55th St south to dead end) and Blackberry Bridge Path.
2. The addition of storm sewer on Blackberry Trail near the cul-de-sac which will connect to the existing system.
3. The addition of storm sewer on Blackberry Bridge Path which will connect to the existing system.
4. Improvements to the existing sanitary lift station located near 5906 Blackberry Bridge Path.
5. Removal and/or abandonment of storm sewer structures and pipes outside the right-of-way.

The proposed project area consists of single-family residential, business (office condominium), as well as City-owned parcels bordering the reconstruction area. Per the City's Special Assessment Policy, an assessment rate of 35 percent (35%) will be used for the reconstruction area for street and storm improvements. The proposed preliminary assessment is noted in the following table:

Property Type	Proposed Assessment	Assessment Basis
Single Family Residential	\$24,580*	Per Unit
Office Condominium	\$1,694	Per Unit

*Capped assessment value

The above Proposed Assessment for single-family residential parcels is a capped amount and was determined based on past assessment benefit appraisal practices of using four percent (4%) of average neighborhood property value (based on Dakota County tax information). Since this value represents a capped amount, City staff recommend performing a Special Benefit Analysis during final design to determine the actual amount assessed.

North Blackberry Trail Area (2026-09J)

The Feasibility Report recommends a project scope that includes the following primary improvements:

1. Full-depth reclamation of the asphalt pavement and underlying base material with spot curb and gutter replacements on Blackberry Trail from Upper 55th St north to dead end.
2. Mill & overlay of the asphalt pavement on Brent Ave and Bristol Path.
3. Storm, sanitary, and watermain casting adjustments on Blackberry Trail, Brent Ave, and Bristol Path.

The proposed project area consists of multi-family residential and commercial properties bordering the FDR area. Multi-family residential properties border the mill and overlay project area. Per the City's Special Assessment Policy, an assessment rate of 55 percent (55%) will be used for the full-depth reclamation area and an assessment rate of 80 percent (80%) will be used for the mill and overlay area for street and storm improvements. The proposed preliminary assessment is noted in the following table:

Property Type	Proposed Assessment	Assessment Basis
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Full Depth Reclamation		
All Assessable Parcels	\$37.09	Per Front Foot
Mill and Overlay		
All Assessable Parcels	\$59.57	Per Front Foot

85th Street Area, College Trail Area, Birch Blvd Area (2026-09K)

The Feasibility Report recommends a project scope that includes the following primary improvements:

1. Partial reconstruction of the asphalt pavement and underlying base material with partial curb and gutter replacements, storm, sanitary, and water main adjustments on 87th St (from Brooks Blvd to 130' west of Baxter Way), Brewster Ave, 85th St, Bryce Ct, Bradford Ct, Bechtel Ave, Bechtel Ct, College Trail (from Cahill Ave to Cooper Way E), Calvin Ct, Carew Ct, Casey Ct, and Carson Ct.
2. Full-depth reclamation of the existing asphalt pavement and underlying base material with spot curb and gutter replacements, storm, sanitary, and water main casting adjustments on Birch Blvd, Birch Ct, and Campbell Ave.
3. Spot sidewalk replacements and ADA improvements to the concrete sidewalk on Brewster Ave, 85th St, Bechtel Ave, and College Trail.
4. Retrofit a water quality filtration component of the existing ponds south of 85th St between Brewster Ave and Bechtel Ct, and south of Brooks Blvd between Bechtel Ave and Cahill Ave.

The proposed project area consists of single-family residential and multi-family residential townhomes as well as City owned property bordering the FDR area. Per the City's Special Assessment Policy, an assessment rate of 55 percent (55%) will be used for the full-depth reclamation and partial reconstruction areas for street and storm improvements. The proposed preliminary assessment is noted in the following table:

Property Type	Proposed Assessment	Assessment Basis
Multi-Family Townhomes	\$4,132	Per Unit
Single-Family Residential	\$10,838	Per Unit

Alameda Trail Area (2026-09L)

The Feasibility Report recommends a project scope that includes the following primary improvements:

1. Full-depth reclamation of the asphalt pavement and underlying base material with spot curb and gutter replacements, and storm casting adjustments on Alameda Ave (north and south of Cliff Road (CSAH 32)), Alameda Path, Alameda Ct, 114th St W, and Alexandria Ct.

The proposed project area consists of single-family residential as well as City-owned property bordering the FDR area. Per the City's Special Assessment Policy, an assessment rate of 55 percent (55%) will be used for the full-depth reclamation area for street and storm improvements. The proposed preliminary assessment is noted in the following table:

Property Type	Proposed Assessment	Assessment Basis
Single-Family Residential	\$21,622	Per Unit

Public Outreach & Involvement

A neighborhood open house was held for the South Blackberry Trail Area on Thursday, September 12, 2024, from 5-7pm. The purpose of this meeting was to inform residents of the upcoming feasibility report, and solicit comments, concerns or improvements they would like to see happen with the project.

A second neighborhood open house was held for the South Blackberry Trail and Audrey Ave Areas on February 13, 2025, from 5-7pm. The purpose of this meeting was to inform residents of the proposed improvements within the respective areas and solicit further feedback and comments to be taken into account during final design.

A third and final neighborhood meeting for all project areas (both north and south areas) was held on April 24, 2025, from 5-8pm. The proposed improvements, preliminary assessments, funding, and proposed final design schedule were presented at this meeting. City staff also provided information regarding this Public Hearing, noting that any residents who wish to make comments directly to the City Council will have the opportunity during the Public Hearing portion of the Council meeting.

FISCAL IMPACT

The total estimated project cost and funding are detailed in the following tables:

Estimated Project Costs							
Project 2026-09 *	Pavement Management Method	Street Imp. ¹	Storm Sewer Imp. ¹	Sanitary Sewer Imp. ²	Watermain Imp. ²	Sidewalk & Trail Imp. ¹	Total
D	FDR	\$707,126	\$177,978	\$0	\$0	\$37,384	\$922,488
E	FDR	\$693,506	\$57,648	\$0	\$0	\$0	\$751,154
F	FDR	\$468,721	\$86,476	\$0	\$2,978	\$0	\$558,175
G	Recon	\$797,404	\$386,716	\$235,483	\$366,330	\$0	\$1,785,933
H	FDR	\$2,184,559	\$286,448	\$28,204	\$34,471	\$218,753	\$2,752,435
	Recon	\$833,434	\$319,965	\$0	\$190,986	\$0	\$1,344,385
I	Recon	\$2,472,576	\$944,329	\$456,530	\$25,306	\$0	\$3,898,741
J	FDR	\$216,053	\$0	\$0	\$0	\$14,289	\$230,342
	M&O	\$322,051	\$20,746	\$0	\$11,751	\$74,240	\$428,788
K	FDR/Partial Recon	\$4,465,322	\$173,698	\$34,192	\$15,043	\$159,307	\$4,847,562
L	FDR	\$2,565,134	\$14,885	\$0	\$0	\$0	\$2,580,019
Total		\$15,725,886	\$2,468,889	\$754,409	\$646,865	\$503,973	\$20,100,022

¹ Assessable improvements are street and storm sewer improvements paid in part by benefitting property owners

² Non-assessable improvements are sanitary sewer, water main, and paid in full through the respective City utility funds

Funding Source									
Project 2026-09 *	Pavement Management Method	Pavement Management - Local Streets (Fund 440)	Storm Water Capital (Fund 531)	Sewer Capital (Fund 521)	Water Capital (Fund 511)	MSAS Eligible	South St. Paul	Special Assmts.	Total
D	FDR	\$436,734	\$98,241	\$0	\$0			\$387,513	\$922,488
E	FDR	\$495,668	\$27,231	\$0	\$0			\$228,255	\$751,154
F	FDR	\$210,925	\$38,914	\$0	\$2,978			\$305,358	\$558,175
G	Recon	\$613,524	\$297,540	\$235,483	\$366,330			\$273,056	\$1,785,933
H	FDR		\$145,743	\$28,204	\$34,471	\$1,359,279		\$1,184,738	\$2,752,435
	Recon		\$282,300	\$0	\$0	\$407,180	\$519,132	\$135,773	\$1,344,385
I	Recon	\$1,832,144	\$678,730	\$456,530	\$25,306			\$906,031	\$3,898,741
J	FDR	\$103,654	\$0	\$0	\$0			\$126,688	\$230,342
	M&O	\$79,258	\$4,149	\$0	\$11,751			\$333,630	\$428,788
K	FDR/Partial Recon	\$2,254,520	\$78,162	\$34,192	\$15,043			\$2,465,645	\$4,847,562
L	FDR	\$1,265,160	\$6,698	\$0	\$0			\$1,308,161	\$2,580,019
Total		\$7,291,587	\$1,657,708	\$754,409	\$455,879	\$1,766,459	\$519,132	\$7,654,848	\$20,100,022

- Special Assessments paid by benefitting property owners per MN State Statute 429
- Remainder of assessable project costs after special assessments are paid through Pavement Management, Storm Water Capital, Sewer Capital, Water Capital, State Aid, and City of South St. Paul as applicable

The Council is not being asked to vote on final project funding at this time. This estimate, derived from the feasibility report, is shared to provide a summary of estimated project costs. Final project costs will be determined through the final design process, and a final budget will be presented to the Council for action prior to awarding a construction contract for the work.

RECOMMENDATION

Following the public hearing, staff recommend adoption of the attached Resolutions, accepting the feasibility reports, ordering the projects, and authorizing preparation of plans and specifications for City Project Nos. 2026-09D through 2026-09L. Approval of the Resolutions accepting the feasibility reports requires a 3/5ths majority vote of the Council, while approval of the Resolutions related to ordering each individual project requires a 4/5ths majority vote of the Council.

ATTACHMENTS

1. Resolution - Accept Feasibility and Order Improvement - 2026 PMI North
2. Resolution - Accept Feasibility and Order Improvement - 2026 PMI South
3. Resolution - Order Project 2026-09D
4. Resolution - Order Project 2026-09E

5. Resolution - Order Project 2026-09F
6. Resolution - Order Project 2026-09G
7. Resolution - Order Project 2026-09H
8. Resolution - Order Project 2026-09I
9. Resolution - Order Project 2026-09J
10. Resolution - Order Project 2026-09K
11. Resolution - Order Project 2026-09L
12. 2026 PMI North Feasibility Report
13. 2026 PMI South Feasibility Report

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

RESOLUTION NO. _____

**RESOLUTION ACCEPTING FEASIBILITY REPORT FOR 2026 PMI NORTH
(CITY PROJECT NOS. 2026-09D, E, F, G, H, I, AND J)**

WHEREAS, on August 12, 2024, the City Council adopted Resolution 2024-161, authorizing the preparation of a feasibility report by Short Elliot Henderickson (SEH) for 2026 Pavement Management Initiative projects (Feasibility Report) which includes the following projects:

Project No.	Location	Improvements
2026-09D	52nd St E	Full Depth Reclamation
2026-09E	Angus Ave Area	Full Depth Reclamation
2026-09F	Alta Ave Area	Full Depth Reclamation
2026-09G	Audrey Ave Area	Full Reconstruction
2026-09H	Upper 55th St (from Blaine to Cahill Ave) and 57th St	Full Depth Reclamation/ Reconstruction
2026-09I	South Blackberry Trail Area	Full Reconstruction
2026-09J	North Blackberry Trail Area	Mill and Overlay/Full Reconstruction

WHEREAS, the Feasibility Report has been completed by SEH; and

WHEREAS, the Feasibility Report provides information regarding whether the proposed improvements are necessary, cost-effective, and feasible; whether they should best be made as proposed or in connection with other improvements; the estimated cost of the improvements as recommended; and a description of the methodology used to calculate individual special assessments for affected parcels.

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

1. The Feasibility Report for the 2026 Pavement Management Initiative Projects (2026 PMI North) and the improvements identified above is hereby accepted.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 12th day of May 2025.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION ACCEPTING FEASIBILITY REPORT FOR 2026 PMI SOUTH
(CITY PROJECT NOS. 2026-09K AND L)**

WHEREAS, on August 12, 2024, the City Council adopted Resolution 2024-161, authorizing the preparation of a feasibility report by Short Elliot Henderickson (SEH) for 2026 Pavement Management Initiative projects (Feasibility Report) which includes the following projects:

Project No.	Location	Improvements
2026-09K	85th St Area, College Trail Area, and Birch Blvd Area	Partial Reconstruction/Full Depth Reclamation
2026-09L	Alameda Area	Full Depth Reclamation

WHEREAS, the Feasibility Report has been completed by SEH; and

WHEREAS, the Feasibility Report provides information regarding whether the proposed improvements are necessary, cost-effective, and feasible; whether they should best be made as proposed or in connection with other improvements; the estimated cost of the improvements as recommended; and a description of the methodology used to calculate individual special assessments for affected parcels.

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

1. The Feasibility Report for the 2026 Pavement Management Initiative Projects (2026 PMI South) and the improvements identified above is hereby accepted.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 12th day of May 2025.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION ORDERING IMPROVEMENT AND AUTHORIZING PREPARATION OF PLANS AND
SPECIFICATIONS FOR CITY PROJECT NO. 2026-09D**

WHEREAS, on May 12, 2025, the City Council received the feasibility report for the 2026 North Pavement Management Initiative projects (Feasibility Report), which included City Project No. 2025-09D – 52nd Street E (the “Improvements”); and

WHEREAS, on April 14, 2025, the City Council, via Resolution 2025-086, called for a public hearing on City Project No. 2026-09D – 52nd Street E, to be held at 6:00 PM on May 12, 2025, in the City Council Chambers, 8150 Barbara Avenue, Inver Grove Heights, MN 55077; and

WHEREAS, published and mailed notice was given pursuant to Minnesota Statutes, Section 429.031, and the public hearing was held thereon on May 12, 2025, at which time all persons desiring to be heard were given an opportunity to be heard thereon.

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

1. The City Council has considered the Improvements in accordance with the Feasibility Report which was received by the Council on May 12, 2025, and will assess, or tax, the abutting benefitting properties for all or a portion of the cost of the improvements, pursuant to Chapter 429 of the Minnesota Statutes at an estimated cost of \$922,488.
2. The Improvements are necessary, cost-effective, and feasible as detailed in the Feasibility Report.
3. The Improvements are hereby ordered as proposed in this Council resolution.
4. The City Engineer shall be responsible for the preparation of plans and specifications for making the Improvements.
5. The preliminary estimated assessments as shown on the preliminary assessment roll are hereby considered “pending”.
6. The Improvements are being funded by the Pavement Management - Local Streets Fund (Fund 440), Storm Water Capital Fund (Fund 531), and Special Assessments.
7. The contract for these Improvements shall be let no later than three years after the adoption of this Resolution.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 12th day of May 2025.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION ORDERING IMPROVEMENT AND AUTHORIZING PREPARATION OF PLANS AND
SPECIFICATIONS FOR CITY PROJECT NO. 2026-09E**

WHEREAS, on May 12, 2025, the City Council received the feasibility report for the 2026 North Pavement Management Initiative projects (Feasibility Report), which included City Project No. 2025-09E – Angus Ave Area (the “Improvements”); and

WHEREAS, on April 14, 2025, the City Council, via Resolution 2025-086, called for a public hearing on City Project No. 2026-09E – Angus Ave Area, to be held at 6:00 PM on May 12, 2025, in the City Council Chambers, 8150 Barbara Avenue, Inver Grove Heights, MN 55077; and

WHEREAS, published and mailed notice was given pursuant to Minnesota Statutes, Section 429.031, and the public hearing was held thereon on May 12, 2025, at which time all persons desiring to be heard were given an opportunity to be heard thereon.

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

1. The City Council has considered the Improvements in accordance with the Feasibility Report which was received by the Council on May 12, 2025, and will assess, or tax, the abutting benefitting properties for all or a portion of the cost of the improvements, pursuant to Chapter 429 of the Minnesota Statutes at an estimated cost of \$751,154.
2. The Improvements are necessary, cost-effective, and feasible as detailed in the Feasibility Report.
3. The Improvements are hereby ordered as proposed in this Council resolution.
4. The City Engineer shall be responsible for the preparation of plans and specifications for making the Improvements.
5. The preliminary estimated assessments as shown on the preliminary assessment roll are hereby considered “pending”.
6. The Improvements are being funded by the Pavement Management - Local Streets Fund (Fund 440), Storm Water Capital Fund (Fund 531), and Special Assessments.
7. The contract for these Improvements shall be let no later than three years after the adoption of this resolution.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 12th day of May 2025.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION ORDERING IMPROVEMENT AND AUTHORIZING PREPARATION OF PLANS AND
SPECIFICATIONS FOR CITY PROJECT NO. 2026-09F**

WHEREAS, on May 12, 2025, the City Council received the feasibility report for the 2026 North Pavement Management Initiative projects (Feasibility Report), which included City Project No. 2025-09F – Alta Ave Area (the “Improvements”); and

WHEREAS, on April 14, 2025, the City Council, via Resolution 2025-086, called for a public hearing on City Project No. 2026-09F – Alta Ave Area, to be held at 6:00 PM on May 12, 2025, in the City Council Chambers, 8150 Barbara Avenue, Inver Grove Heights, MN 55077; and

WHEREAS, published and mailed notice was given pursuant to Minnesota Statutes, Section 429.031, and the public hearing was held thereon on May 12, 2025, at which time all persons desiring to be heard were given an opportunity to be heard thereon.

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

1. The City Council has considered the Improvements in accordance with the Feasibility Report which was received by the Council on May 12, 2025, and will assess, or tax, the abutting benefitting properties for all or a portion of the cost of the improvements, pursuant to Chapter 429 of the Minnesota Statutes at an estimated cost of \$558,175.
2. The Improvements are necessary, cost-effective, and feasible as detailed in the Feasibility Report.
3. The Improvements are hereby ordered as proposed in this Council resolution.
4. The City Engineer shall be responsible for the preparation of plans and specifications for making the Improvements.
5. The preliminary estimated assessments as shown on the preliminary assessment roll are hereby considered “pending”.
6. The Improvements are being funded by the Pavement Management - Local Streets Fund (Fund 440), Water Capital Fund (Fund 511), Storm Water Capital Fund (Fund 531), and Special Assessments.
7. The contract for these Improvements shall be let no later than three years after the adoption of this resolution.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 12th day of May 2025.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION ORDERING IMPROVEMENT AND AUTHORIZING PREPARATION OF PLANS AND
SPECIFICATIONS FOR CITY PROJECT NO. 2026-09G**

WHEREAS, on May 12, 2025, the City Council received the feasibility report for the 2026 North Pavement Management Initiative projects (Feasibility Report), which included City Project No. 2025-09G – Audrey Ave Area (the “Improvements”); and

WHEREAS, on April 14, 2025, the City Council, via Resolution 2025-086, called for a public hearing on City Project No. 2026-09G – Audrey Ave Area, to be held at 6:00 PM on May 12, 2025, in the City Council Chambers, 8150 Barbara Avenue, Inver Grove Heights, MN 55077; and

WHEREAS, published and mailed notice was given pursuant to Minnesota Statutes, Section 429.031, and the public hearing was held thereon on May 12, 2025, at which time all persons desiring to be heard were given an opportunity to be heard thereon.

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

1. The City Council has considered the Improvements in accordance with the Feasibility Report which was received by the Council on May 12, 2025, and will assess, or tax, the abutting benefitting properties for all or a portion of the cost of the improvements, pursuant to Chapter 429 of the Minnesota Statutes at an estimated cost of \$1,785,933.
2. The Improvements are necessary, cost-effective, and feasible as detailed in the Feasibility Report.
3. The Improvements are hereby ordered as proposed in this Council resolution.
4. The City Engineer shall be responsible for the preparation of plans and specifications for making the Improvements.
5. City staff are directed to prepare a Benefit Appraisal for City Project No. 2026-09G to verify and, if applicable, set an assessment cap for affected parcels.
6. The preliminary estimated assessments as shown on the preliminary assessment roll are hereby considered “pending”.
7. The Improvements are being funded by the Pavement Management - Local Streets Fund (Fund 440), Water Capital Fund (Fund 511), Sewer Capital Fund (Fund 521), Storm Water Capital Fund (Fund 531), and Special Assessments.
8. The contract for these Improvements shall be let no later than three years after the adoption of this resolution.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 12th day of May 2025.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION ORDERING IMPROVEMENT AND AUTHORIZING PREPARATION OF PLANS AND
SPECIFICATIONS FOR CITY PROJECT NO. 2026-09H**

WHEREAS, on May 12, 2025, the City Council received the feasibility report for the 2026 North Pavement Management Initiative projects (Feasibility Report), which included City Project No. 2025-09H – Upper 55th (from Blaine Ave to Cahill Ave) & 57th Street (the “Improvements”); and

WHEREAS, on April 14, 2025, the City Council, via Resolution 2025-086, called for a public hearing on City Project No. 2026-09H – Upper 55th (from Blaine Ave to Cahill Ave) & 57th Street, to be held at 6:00 PM on May 12, 2025, in the City Council Chambers, 8150 Barbara Avenue, Inver Grove Heights, MN 55077; and

WHEREAS, published and mailed notice was given pursuant to Minnesota Statutes, Section 429.031, and the public hearing was held thereon on May 12, 2025, at which time all persons desiring to be heard were given an opportunity to be heard thereon.

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

1. The City Council has considered the Improvements in accordance with the Feasibility Report which was received by the Council on May 12, 2025, and will assess, or tax, the abutting benefitting properties for all or a portion of the cost of the improvements, pursuant to Chapter 429 of the Minnesota Statutes at an estimated cost of \$4,096,820.
2. The Improvements are necessary, cost-effective, and feasible as detailed in the Feasibility Report.
3. The Improvements are hereby ordered as proposed in this Council resolution.
4. The City Engineer shall be responsible for the preparation of plans and specifications for making the Improvements.
5. City staff are directed to prepare a Benefit Appraisal for City Project No. 2026-09H to verify and, if applicable, set an assessment cap for affected parcels.
6. The preliminary estimated assessments as shown on the preliminary assessment roll are hereby considered “pending”.
7. The Improvements are being funded by the Pavement Management - Local Streets Fund (Fund 440), Water Capital Fund (Fund 511), Sewer Capital Fund (Fund 521), Storm Water Capital Fund (Fund 531), State Aid Funds, South St. Paul funding participation, and Special Assessments.
8. The contract for these Improvements shall be let no later than three years after the adoption of this resolution.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 12th day of May 2025.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION ORDERING IMPROVEMENT AND AUTHORIZING PREPARATION OF PLANS AND
SPECIFICATIONS FOR CITY PROJECT NO. 2026-09I**

WHEREAS, on May 12, 2025, the City Council received the feasibility report for the 2026 North Pavement Management Initiative projects (Feasibility Report), which included City Project No. 2025-09I – South Blackberry Trail Area (the “Improvements”); and

WHEREAS, on April 14, 2025, the City Council, via Resolution 2025-086, called for a public hearing on City Project No. 2026-09I – South Blackberry Trail Area, to be held at 6:00 PM on May 12, 2025, in the City Council Chambers, 8150 Barbara Avenue, Inver Grove Heights, MN 55077; and

WHEREAS, published and mailed notice was given pursuant to Minnesota Statutes, Section 429.031, and the public hearing was held thereon on May 12, 2025, at which time all persons desiring to be heard were given an opportunity to be heard thereon.

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

1. The City Council has considered the Improvements in accordance with the Feasibility Report which was received by the Council on May 12, 2025, and will assess, or tax, the abutting benefitting properties for all or a portion of the cost of the improvements, pursuant to Chapter 429 of the Minnesota Statutes at an estimated cost of \$3,898,741.
2. The Improvements are necessary, cost-effective, and feasible as detailed in the Feasibility Report.
3. The Improvements are hereby ordered as proposed in this Council resolution.
4. The City Engineer shall be responsible for the preparation of plans and specifications for making the Improvements.
5. City staff are directed to prepare a Benefit Appraisal for City Project No. 2026-09I to verify and, if applicable, set an assessment cap for affected parcels.
6. The preliminary estimated assessments as shown on the preliminary assessment roll are hereby considered “pending”.
7. The Improvements are being funded by the Pavement Management - Local Streets Fund (Fund 440), Water Capital Fund (Fund 511), Sewer Capital Fund (Fund 521), Storm Water Capital Fund (Fund 531), and Special Assessments.
8. The contract for these Improvements shall be let no later than three years after the adoption of this resolution.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 12th day of May 2025.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION ORDERING IMPROVEMENT AND AUTHORIZING PREPARATION OF PLANS AND
SPECIFICATIONS FOR CITY PROJECT NO. 2026-09J**

WHEREAS, on May 12, 2025, the City Council received the feasibility report for the 2026 North Pavement Management Initiative projects (Feasibility Report), which included City Project No. 2025-09J – North Blackberry Trail Area (the “Improvements”); and

WHEREAS, on April 14, 2025, the City Council, via Resolution 2025-086, called for a public hearing on City Project No. 2026-09J – North Blackberry Trail Area, to be held at 6:00 PM on May 12, 2025, in the City Council Chambers, 8150 Barbara Avenue, Inver Grove Heights, MN 55077; and

WHEREAS, published and mailed notice was given pursuant to Minnesota Statutes, Section 429.031, and the public hearing was held thereon on May 12, 2025, at which time all persons desiring to be heard were given an opportunity to be heard thereon.

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

1. The City Council has considered the Improvements in accordance with the Feasibility Report which was received by the Council on May 12, 2025, and will assess, or tax, the abutting benefitting properties for all or a portion of the cost of the improvements, pursuant to Chapter 429 of the Minnesota Statutes at an estimated cost of \$659,130.
2. The Improvements are necessary, cost-effective, and feasible as detailed in the Feasibility Report.
3. The Improvements are hereby ordered as proposed in this Council resolution.
4. The City Engineer shall be responsible for the preparation of plans and specifications for making the Improvements.
5. The preliminary estimated assessments as shown on the preliminary assessment roll are hereby considered “pending”.
6. The Improvements are being funded by the Pavement Management - Local Streets Fund (Fund 440), Water Capital Fund (Fund 511), Storm Water Capital Fund (Fund 531), and Special Assessments.
7. The contract for these Improvements shall be let no later than three years after the adoption of this resolution.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 12th day of May 2025.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION ORDERING IMPROVEMENT AND AUTHORIZING PREPARATION OF PLANS AND
SPECIFICATIONS FOR CITY PROJECT NO. 2026-09K**

WHEREAS, on May 12, 2025, the City Council received the feasibility report for the 2026 South Pavement Management Initiative projects (Feasibility Report), which included City Project No. 2025-09K – 85th Street Area, College Trail Area, Birch Blvd Area (the “Improvements”); and

WHEREAS, on April 14, 2025, the City Council, via Resolution 2025-086, called for a public hearing on City Project No. 2026-09K – 85th Street Area, College Trail Area, Birch Blvd Area, to be held at 6:00 PM on May 12, 2025, in the City Council Chambers, 8150 Barbara Avenue, Inver Grove Heights, MN 55077; and

WHEREAS, published and mailed notice was given pursuant to Minnesota Statutes, Section 429.031, and the public hearing was held thereon on May 12, 2025, at which time all persons desiring to be heard were given an opportunity to be heard thereon.

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

1. The City Council has considered the Improvements in accordance with the Feasibility Report which was received by the Council on May 12, 2025, and will assess, or tax, the abutting benefitting properties for all or a portion of the cost of the improvements, pursuant to Chapter 429 of the Minnesota Statutes at an estimated cost of \$4,847,562.
2. The Improvements are necessary, cost-effective, and feasible as detailed in the Feasibility Report.
3. The Improvements are hereby ordered as proposed in this Council resolution.
4. The City Engineer shall be responsible for the preparation of plans and specifications for making the Improvements.
5. The preliminary estimated assessments as shown on the preliminary assessment roll are hereby considered “pending”.
6. The Improvements are being funded by the Pavement Management - Local Streets Fund (Fund 440), Water Capital Fund (Fund 511), Sewer Capital Fund (Fund 521), Storm Water Capital Fund (Fund 531), and Special Assessments.
7. The contract for these Improvements shall be let no later than three years after the adoption of this resolution.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 12th day of May 2025.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION ORDERING IMPROVEMENT AND AUTHORIZING PREPARATION OF PLANS AND
SPECIFICATIONS FOR CITY PROJECT NO. 2026-09L**

WHEREAS, on May 12, 2025, the City Council received the feasibility report for the 2026 South Pavement Management Initiative projects (Feasibility Report), which included City Project No. 2025-09L – Alameda Trail Area (the “Improvements”); and

WHEREAS, on April 14, 2025, the City Council, via Resolution 2025-086, called for a public hearing on City Project No. 2026-09L – Alameda Trail Area, to be held at 6:00 PM on May 12, 2025, in the City Council Chambers, 8150 Barbara Avenue, Inver Grove Heights, MN 55077; and

WHEREAS, published and mailed notice was given pursuant to Minnesota Statutes, Section 429.031, and the public hearing was held thereon on May 12, 2025, at which time all persons desiring to be heard were given an opportunity to be heard thereon.

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

1. The City Council has considered the Improvements in accordance with the Feasibility Report which was received by the Council on May 12, 2025, and will assess, or tax, the abutting benefitting properties for all or a portion of the cost of the improvements, pursuant to Chapter 429 of the Minnesota Statutes at an estimated cost of \$2,580,019.
2. The Improvements are necessary, cost-effective, and feasible as detailed in the Feasibility Report.
3. The Improvements are hereby ordered as proposed in this Council resolution.
4. The City Engineer shall be responsible for the preparation of plans and specifications for making the Improvements.
5. The preliminary estimated assessments as shown on the preliminary assessment roll are hereby considered “pending”.
6. The Improvements are being funded by the Pavement Management - Local Streets Fund (Fund 440), Storm Water Capital Fund (Fund 531), and Special Assessments.
7. The contract for these Improvements shall be let no later than three years after the adoption of this resolution.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 12th day of May 2025.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

Feasibility Report

2026 PMI North

City of Inver Grove Heights, Minnesota

City Project Nos. CP 2026-09D, CP 2026-09E, CP 2026-09F,
CP 2026-09G, CP 2026-09H, CP 2026-09I, CP 2026-09J

INVER 180704 | April 23, 2025



Building a Better World
for All of Us®

Engineers | Architects | Planners | Scientists



Building a Better World
for All of Us®

April 23, 2025

RE: 2026 PMI North
Feasibility Report
City of Inver Grove Heights, Minnesota
CP 2026-09D, CP 2026-09E, CP 2026-
09F, CP 2026-09G, CP 2026-09H, CP
2026-09I, CP 2026-09J
SEH No. INVER 180704 4.00

Honorable Mayor and City Council
City of Inver Grove Heights
8150 Barbara Ave
Inver Grove Heights, MN 55077

Dear Honorable Mayor and City Council:

The following is a feasibility report addressing infrastructure improvements for seven neighborhoods within the City of Inver Grove Heights as follows:

- CP 2026-09D: 52nd St E
- CP 2026-09E: Angus Ave Area
- CP 2026-09F: Alta Ave Area
- CP 2026-09G: Audrey Ave Area
- CP 2026-09H: Upper 55th St (from Blaine Ave to Cahill Ave) and 57th St
- CP 2026-09I: South Blackberry Trail Area
- CP 2026-09J: North Blackberry Trail Area

The proposed improvements for CP 2026-09D, CP 2026-09E, CP 2026-09F, and a portion of CP 2026-09H include full depth reclamation of the street, partial curb and gutter replacement, stormwater upgrades, and utility adjustments. The remaining portion of CP 2026-09H and all of CP 2026-09G and CP 2026-09I include full reconstruction of the street, with storm sewer, and sanitary and watermain improvements and adjustments. A portion of CP 2026-09J consists of milling and overlaying the street with some full reconstruction of the street and adjustments to utilities. The remaining portion of CP 2026-09J includes full depth reclamation of the street, partial curb and gutter replacement, stormwater upgrades, and utility adjustments.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 10650 Red Circle Drive, Suite 500, Minnetonka, MINNESOTA 55343-9229

952.912.2600 | 800.734.6757 | 888.908.8166 fax | sehinc.com

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We would be happy to discuss this report with you at your convenience. Please contact me directly at 701.354.5621 if you have any questions.

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.

A handwritten signature in black ink, appearing to read "Nina Bonanno". The signature is fluid and cursive, with the first name "Nina" and last name "Bonanno" clearly distinguishable.

Nina Bonanno, PE
Project Manager
(Lic. MN, ND)

c: Jen Desrude, SEH

x:\fj\inver\180704\4-prelim-dsgn-rpts\40-report\2026 pmi north feasibility report_final.docx

Feasibility Report

2026 PMI North
City of Inver Grove Heights, Minnesota

City Project Nos. CP 2026-09D, CP 2026-09E, CP 2026-09F,
CP 2026-09G, CP 2026-09H, CP 2026-09I, CP 2026-09J
SEH No. INVER 180704

April 23, 2025

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



Nina Bonanno, PE

Date: 4/23/2025

License No.: 61017

Reviewed By: Jen Desrude, PE

Date: 4/23/2025

Short Elliott Hendrickson Inc.
10650 Red Circle Drive, Suite 500
Minnetonka, MN 55343-9229
952.912.2600



Executive Summary

The feasibility study and report has been prepared for the City of Inver Grove Heights' 2026 Pavement Management Initiative (PMI) Improvements, and includes the City Projects listed below.

- CP 2026-09D: 52nd St E
- CP 2026-09E: Angus Ave Area
- CP 2026-09F: Alta Ave Area
- CP 2026-09G: Audrey Ave Area
- CP 2026-09H: Upper 55th St (from Blaine Ave to Cahill Ave) and 57th St
- CP 2026-09I: South Blackberry Trail Area
- CP 2026-09J: North Blackberry Trail Area

A map illustrating the project locations can be found in **Appendix A**.

The proposed improvements for CP 2026-09D, CP 2026-09E, CP 2026-09G, and a portion of CP 2026-09I include full depth reclamation of the street, partial curb and gutter replacement, stormwater upgrades, and utility adjustments. The remaining portion of CP 2026-09I consists of milling and overlaying the street with some full reconstruction of the street and adjustments to utilities. CP 2026-09F and CP 2026-09H include full reconstruction of the street, with storm sewer, and sanitary and watermain improvements and adjustments.

The total length of roadways included in the 2026 PMI North projects is 3.2 miles. Detailed information for each of the seven project areas is provided in the full report.

The total project cost is estimated to be \$12,672,441. The project is proposed to be funded through a combination of Pavement Management – Local Streets Fund (Fund 440), Water Capital Fund (Fund 511), Sewer Capital Fund (Fund 521), Storm Water Capital Fund (Fund 531), and Special Assessments to the benefiting property owners. CP 2026-09H includes a state aid route on Upper 55th so Municipal State Aid (MSA) funds will be utilized. A small portion of CP 2026-09H will be funded through a Joint Powers Agreement with the City of South St. Paul, since a portion of 57th Street is within their city boundary. The estimated costs for the proposed improvements are detailed in the table below. Those costs include a 15% construction contingency and 25% allowance for indirect costs.

The 2026 PMI improvements are scheduled to begin construction during the spring of 2026, with utility and street surface improvements to be substantially complete by October of 2026. Due to the size and scope of the overall project, we recommend the City consider bidding the project as four separate projects, organized based on geographic location and proposed rehabilitation method. Bidding groupings are as follows:

- CP 2026-09D, CP 2026-09E, CP 2026-09F, CP 2026-09G
- CP 2026-09H
- CP 2026-09I
- CP 2026-09J

Executive Summary (continued)

The 2026 PMI North proposed project areas includes 91 single family residential properties, 7 multi-family apartment properties, 211 multi-family condo/co-op units, 104 townhome units, 14 commercial properties, 35 office condo units, and 4 city-owned properties.

Executive Summary (continued)

Table 1 – Estimated Project Cost

Project	Pavement Management Method	Street Improvements	Storm Sewer Imp.	Sanitary Sewer Imp.	Watermain Imp.	Sidewalk and Trail Imp.	Total
CP 2026-09D	FDR	\$707,126	\$177,978	\$0	\$0	\$37,384	\$922,488
CP 2026-09E	FDR	\$693,506	\$57,648	\$0	\$0	\$0	\$751,154
CP 2026-09F	FDR	\$468,721	\$86,476	\$0	\$2,978	\$0	\$558,175
CP 2026-09G	Recon	\$797,404	\$386,716	\$235,483	\$366,330	\$0	\$1,785,933
CP 2026-09H	FDR	\$2,184,559 ⁽¹⁾	\$286,448 ⁽¹⁾	\$28,204	\$34,471	\$218,753	\$2,752,435
	Recon	\$833,434 ⁽¹⁾⁽²⁾	\$319,965 ⁽¹⁾	\$0	\$190,986 ⁽³⁾	\$0	\$1,344,385
CP 2026-09I	Recon	\$2,472,576	\$944,329	\$456,530	\$25,306	\$0	\$3,898,741
CP 2026-09J	FDR	\$216,053	\$0	\$0	\$0	\$14,289	\$230,342
	M&O	\$322,051	\$20,746	\$0	\$11,751	\$74,240	\$428,788
Total		\$8,695,430	\$2,280,306	\$720,217	\$631,822	\$344,666	\$12,672,441

Notes: (1) Eligible for Municipal State Aid Funding.

(2) Cost includes \$328,146 worth of street improvements within South St. Paul.

(3) All proposed costs for watermain improvements are within South St. Paul.

Table 2 – Funding Source

Project	Pavement Management Method	Pavement Management - Local Streets (Fund 440)	Storm Water Capital (Fund 531)	Sewer Capital (Fund 521)	Water Capital (Fund 511)	Special Assessments	Total
CP 2026-09D	FDR	\$436,734	\$98,241	\$0	\$0	\$387,513	\$922,488
CP 2026-09E	FDR	\$495,668	\$27,231	\$0	\$0	\$228,255	\$751,154
CP 2026-09F	FDR	\$210,925	\$38,914	\$0	\$2,978	\$305,358	\$558,175
CP 2026-09G	Recon	\$613,524	\$297,540	\$235,483	\$366,330	\$273,056	\$1,785,933
CP 2026-09H	FDR	\$1,359,279 ⁽¹⁾	\$145,743 ⁽¹⁾	\$28,204	\$34,471	\$1,184,738	\$2,752,435
	Recon	\$735,326 ⁽¹⁾⁽²⁾	\$282,300 ⁽¹⁾	\$0	\$190,986 ⁽³⁾	\$135,773	\$1,344,385
CP 2026-09I	Recon	\$1,832,144	\$678,730	\$456,530	\$25,306	\$906,031	\$3,898,741
CP 2026-09J	FDR	\$103,654	\$0	\$0	\$0	\$126,688	\$230,342
	M&O	\$79,258	\$4,149	\$0	\$11,751	\$333,630	\$428,788
Total		\$5,866,512	\$1,572,848	\$720,217	\$631,822	\$3,881,042	\$12,672,441

Notes: (1) Eligible for Municipal State Aid Funding.

(2) Includes \$328,146 worth of street improvements within South St. Paul.

(3) Full amount is within South Saint Paul.

The City's assessment policy states that reconstruction projects shall be assessed at 35%, full-depth reclamation projects shall be assessed at 55%, and mill & overlay projects shall be assessed at 80% of the assessable street and storm improvement costs. Assessment amounts are calculated using the adjusted front foot, per lot and per area methods, depending on the project area location. The

Executive Summary (continued)

recommended assessment for each project area is shown in the table below. Assessment term and interest will be decided per policy at the time of assessment hearing and levy by City Council, if not paid up front. City policy states that assessments not paid to the City within 30-days of being levied by Council will be certified with the County for a 5-year (under \$5,000), 10-year (under \$10,000), or 15-year (\$10,000 and over) terms with interest.

Table 3 – Preliminary Assessment Rates

Project	Pavement Management Method	Assessment Method	Single Family Per Lot Rate	Adjusted Front Foot Rate	Area Rate (Per SF)
CP 2026-09D	FDR (55%)	Adjusted Front Footage and Per Lot	\$9,027 ¹	\$129.23	NA
CP 2026-09E	FDR (55%)	Adjusted Front Footage and Per Lot	\$8,951 ²	\$79.36	NA
CP 2026-09F	FDR (55%)	Lot Area	NA	NA	\$0.25
CP 2026-09G	Recon (35%)	Per Lot	\$16,062 ³	NA	NA
CP 2026-09H	FDR (55%)	Adjusted Front Footage and Per Unit	NA	\$169.13	NA
	Recon (35%)		NA	\$145.29	NA
CP 2026-09I	Recon (35%)	Adjusted Front Footage, Per Lot, Per Unit	\$24,580 ³	\$185.18	NA
CP 2026-09J	FDR (55%)	Adjusted Front Footage	NA	\$37.09	NA
	M&O (80%)		NA	\$59.57	NA

1. IGH Special Assessment Policy 5.5: Frontage Roads, Single family lots are assessed half of the roadway width.
2. IGH Special Assessment Policy 6.1: Assessment Reduction for Wide Roadways. Single family lots are assessed actual width of roadway, up to 32'. The cost of additional pavement over 32' will not be assessed.
3. Maximum assessment was used for this since 4% of property value was less than the assessment calculated by the IGH Special Assessment Policy

This project is feasible, necessary, and cost-effective from an engineering standpoint and should be constructed as proposed herein.

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Feasibility Report

2026 PMI North

Prepared for City of Inver Grove Heights, MN

1 Introduction

1.1 Authorization

The City Council authorized the preparation of a feasibility study on August 12, 2024, as part of the City's 2026 Pavement Management Initiative. The project includes nine (9) specific project areas, split by geographic proximity and rehabilitation type. This report consists of the seven (7) northern project areas, generally located along and adjacent to Upper 55th Street and areas north of Upper 55th Street.

1.2 Scope

The proposed improvements are summarized in the descriptions below.

1.2.1 CP 2026-09D 52nd St E

- Full-depth reclamation of the asphalt pavement and underlying base material with spot curb and gutter replacements, and storm, sanitary, and watermain improvements.
- Coordination with MnDOT for ROW configuration.

1.2.2 CP 2026-09E Angus Area

- Full-depth reclamation of the asphalt pavement and underlying base material with spot curb and gutter replacements, storm sewer replacements, sanitary sewer and watermain adjustments on Angus Ave, 56th St, and Annette Ave.
- The addition of an "L" turnaround on the west end of 56th St.

1.2.3 CP 2026-09F Alta Area

- Full-depth reclamation of the asphalt pavement and underlying base material with spot curb and gutter replacements, storm sewer replacements, and watermain adjustments on Alta Ave and 54th St E.
- Improvements to MnDOT Loop Detectors at the intersection of 54th St E and S Robert Trail (MnDOT Hwy 3).

1.2.4 CP 2026-09G Audrey Ave Area

- Full reconstruction of the asphalt pavement and curb and gutter on Audrey Ave and 58th Ct.

- The addition of storm sewer on the south side of 58th Ct and west side of Audrey Ave to outlet into a new water quality BMP on the southwest corner of Audrey Ave and Upper 55th St.
- Full replacement of sanitary sewer and watermain.

1.2.5 CP 2026-09H Upper 55th St (from Blaine Ave to Cahill Ave) & 57th St

- Full-depth reclamation of the asphalt pavement and underlying base material with spot curb and gutter replacements, storm sewer replacements, and spot sanitary sewer and watermain adjustments from Blaine Ave to Cahill Ave.
- Full reconstruction of the 8' asphalt trail on the north side of Upper 55th St from Blaine Ave to Cahill Ave, including ADA improvements and pedestrian ramps.
- Full reconstruction of the asphalt pavement and curb and gutter on 57th St from Cahill Ave to Carmen Ave.
- Spot replacement of storm sewer and storm sewer structures, and sanitary sewer castings.
- Spot replacement of concrete sidewalk and pedestrian ramps on the north and south sides of Upper 55th St.

1.2.6 CP 2026-09I South Blackberry Trail Area

- Full reconstruction of the asphalt pavement with the addition of curb and gutter on Blackberry Trail (from Upper 55th St south to dead end) and Blackberry Bridge Path.
- The addition of storm sewer on Blackberry Trail near the cul-de-sac which will connect to the existing system.
- The addition of storm sewer on Blackberry Bridge Path which will connect to existing system.
- Improvements to the existing sanitary lift station located near 5906 Blackberry Bridge Path, including extension of conduit for future fiber connection.
- Removal or abandonment of storm sewer structures and pipes outside of right-of-way.

1.2.7 CP 2026-09J North Blackberry Trail Area

- Full-depth reclamation of the asphalt pavement and underlying base material with spot curb and gutter replacements on Blackberry Trail from Upper 55th St north to dead end.
- Mill & overlay of the asphalt pavement on Brent Ave and Bristol Path.
- Storm, sanitary, and watermain adjustments on Blackberry Trail, Brent Ave, and Bristol Path.

1.3 Data Available

SEH worked with City Staff to obtain multiple forms of data to use in determining the maintenance and improvements needed for this project. The data acquired was as follows:

- Geotechnical borings and pavement cores from 2019 to determine the existing pavement condition and recommend pavement management method.
 - SEH obtained additional geotechnical borings and pavement cores in 2024 to compare to the findings in 2019, and establish the best recommendations.
- Inver Grove Heights GIS data inventory of all storm, sanitary, and water utilities within the project area.
- Structure inspections and measure downs of all storm, sanitary, and watermain structures within the project area.
- Topographic survey of all seven project areas.
- Televising of all sanitary pipes throughout the project areas provided by IGH.

1.4 Project Location

The Project Location Map highlighting the project areas are included in **Appendix A**.

2 Existing Conditions

2.1 Surface and Street

CP 2026-09D 52nd St E

This is a residential neighborhood primarily composed of single-family homes and serves as the access to two high-density residential complexes. It is currently paved with bituminous and has surmountable curb and gutter on both sides of the street. There are no existing sidewalks or bituminous trails on either side of the street. The street is 28 feet wide with a 100-foot diameter cul-de-sac on the west end. The right of way width varies throughout, as the MnDOT right of way on the north side of the street is inconsistent.

The existing pavement and aggregate depths vary from 6-8 inches of bituminous over 6 inches of aggregate base. This data was obtained using boring logs provided by the City from 2018, as well as performing new bore and core investigations in the fall of 2024. Pavement condition was found to be poor.

CP 2026-09E Angus Ave Area

This is a residential area composed of single-family homes. Angus Ave, 56th St, and Annette Ave are currently paved with bituminous and have surmountable curb and gutter on both sides of the street. The recorded plat south of 56th St includes access to thirteen parcels south of 56th St, but the area is currently undeveloped. Angus Ave and Annette Ave are 36 feet wide streets with 60 foot right of way, and 56th St is 36 feet wide with a 60 foot right of way.

The east end of 56th St has a paved cul-de-sac, but the west end connects into private driveways with no formal turnaround.

There are no existing sidewalks or trails on either side of any of the streets. The entrance of each street off Upper 55th St is controlled by a stop sign for northbound traffic on Angus Ave and Annette Ave.

The existing pavement and aggregate depth on Angus Ave is approximately 7 inches of bituminous over 4 inches of aggregate base. On 56th St existing bituminous is 5.75 inches over 2.5 inches of aggregate base, and on Annette Ave the existing bituminous is 4 inches over 18 inches of aggregate base. Pavement condition on each street was found to be poor due to existing cracking and rutting.

CP 2026-09F Alta Area

This area is mostly a commercial neighborhood with multi-family housing. It is currently paved with bituminous with concrete curb and gutter on both sides of the street. There are no existing sidewalks or trails on either side of Alta Ave or 54th St. Alta Ave and 54th St are 44 feet wide with a 66-foot ROW.

There is one Metro Transit Bus stop on the south side of 54th St with a bench, but no sidewalk. There are two Metro Transit Bus stops on the west side of Alta Ave, neither have benches or sidewalks.

The existing pavement and aggregate depth on 54th St is 8 inches of bituminous over 7 inches of aggregate base, with Alta Ave having 7.25 inches of bituminous over 6 inches of aggregate base. The pavement condition was rated poor due to high presence of cracking on both streets.

CP 2026-09G Audrey Ave Area

This is a residential neighborhood composed of single-family homes. Both Audrey Ave and 58th Ct are currently paved with bituminous and have surmountable curb on both sides of the streets. Both streets are 28 feet wide with 60-foot right of way. There are no existing sidewalks on either side of Audrey Ave or 58th Ct.

The existing pavement and aggregate depth on Audrey Ave is 4.75 inches of bituminous over 6 inches of aggregate base. The existing pavement on 58th Ct is 5 inches of bituminous over an unknown depth of aggregate base. The pavement condition for both streets was determined to be poor based on the presence of cracking throughout the pavement sections.

CP 2026-09H Upper 55th St (from Blaine Ave to Cahill Ave) and 57th St

Upper 55th St is a State Aid collector street fed by local residential and commercial streets. The section of 57th St from Cahill Ave to Carmen Ave is also a collector street fed by local residential streets and commercial properties. Upper 55th St varies in width from 52 feet to 100 feet at the intersection with Blaine Ave with a varying right of way between 88' and 120'. 57th St also varies in width from 58 feet to 64 feet with a varying right of way between 70 feet and 80 feet.

There is an existing concrete sidewalk on the south side of Upper 55th St, and a bituminous trail on the north side between Blaine Ave and Cahill Ave. There are no existing sidewalks or trails on 57th St between Cahill Ave and Carmen Ave.

The existing pavement and aggregate depth on Upper 55th St is 7 inches of bituminous over 9 inches of aggregate base. The existing pavement and aggregate depth on 57th St is 9.5 inches of bituminous over 4 inches of aggregate base. Both street's pavement condition was rated as poor due to the presence of cracking and rutting.

CP 2026-09I South Blackberry Trail Area

This is a residential neighborhood composed of single-family homes. Both Blackberry Trail (from Upper 55th south to end) and Blackberry Bridge Path are currently paved with bituminous and no curb and gutter on Blackberry Bridge Path. There is existing curb and gutter on both sides of Blackberry Trail from Upper 55th St to approximately 90' south of Bryant Ln, but no other curb and gutter on the remaining portion of the street corridor to the south. Blackberry Trail varies in width from 22 feet to 46 feet with a 60-foot right of way. Blackberry Bridge Path varies from 22 feet to 26 feet with a 60-foot right of way.

There are no existing sidewalks or trails on either side of Blackberry Trail or Blackberry Bridge Path.

The existing pavement and aggregate depth on Blackberry Trail is 3.25 inches of bituminous over an unknown depth of aggregate base. The existing pavement and aggregate depth on Blackberry Bridge Path is 4 inches of bituminous over an unknown depth of aggregate base. Both streets were determined to have a poor pavement condition.

CP 2026-09J North Blackberry Trail Area

Blackberry Trail (from Upper 55th St north to end), Brent Ave, and Bristol Path are all local residential streets, mostly consisting of multi-family housing. All three streets are currently paved with bituminous and have curb and gutter on both sides of the street. Blackberry Trail is 36 feet wide with a 98-foot diameter cul-de-sac. Brent Ave is 41 feet wide with a 66-foot right of way. Bristol Path is 32 feet wide with a 50-foot right of way.

There is an existing concrete sidewalk on the east side of Blackberry Trail from Upper 55th St north to the cul-de-sac. There is an existing concrete sidewalk on the east side of Brent Ave from Upper 55th St north to the end of the street. There are no existing sidewalks on Bristol Path.

The existing pavement and aggregate depth on Blackberry Trail (from Upper 55th north to cul-de-sac) is 5 inches of bituminous over 5 inches of aggregate base. The existing pavement and aggregate depth on Brent Ave is 4 inches of bituminous over 6 inches of aggregate base. The existing pavement and aggregate depth on Bristol Path is 4.25 inches of bituminous over an unknown depth of aggregate base. Pavement condition on each street was rated as poor.

Table 4 – Summary of Existing Conditions

Street Name	Aggregate Depth (inches)	Pavement Depth (inches)
52nd St E	6	6-8
Alta Ave	7	7.25
54th St	7	8
Angus Ave	4	7
56th St	2.5	5.75
Annette Ave	18	4
Audrey Ave	6	4.75
58th St	-	5
Upper 55th St	9	7

57th St	4	9.5
South Blackberry Trail	-	3.25
Blackberry Bridge Path	-	4
North Blackberry Trail	5	5
Brent Ave	6	4
Bristol Path	-	4.25

2.2 Parking Restrictions

The north and south sides of 52nd St E have signage restricting on-street parking. The west side of North Blackberry Trail has signage near Upper 55th St restricting on-street parking. The south side of Bristol Path has signage restricting on-street parking. The south side of 57th St has signage restricting on-street parking.

2.3 Signage

Initial evaluation of the condition of existing signs throughout the project area resulted in a majority of the signs being in fair condition. Signage on 52nd St E, 54th St, and North Blackberry Trail is faded and has low reflectivity.

2.4 Utility

The City of Inver Grove Heights owns, operates, and maintains storm sewer, sanitary sewer, and watermain within the project area. 52nd St E is the only street within the project area not serviced by the City's watermain and sanitary systems. This area is serviced by private wells and septic systems.

2.4.1 Sanitary Sewer

There are no City-owned sanitary sewer mains or services located within the street on 54th St or Alta Ave. The areas are serviced by 6-inch PVC or 10-inch VCP sewer mains within the parcels, with a privately owned 6-inch PVC crossing 54th St.

The Angus Ave Area is serviced by 8-inch VCP sanitary sewer located within the streets. The system was installed in the early to mid-1970s and is in good condition. During routine maintenance inspections, City staff noted that all the castings will need to be replaced due to age or difficulty to open. The Audrey Ave Area is also serviced by 8-inch VCP sewer which was installed in the early 1970s, and is in poor condition and recommended for replacement.

The North Blackberry Trail Area is serviced by 8-inch PVC sewers. The main is within the street on North Blackberry Trail, was installed in the late 1970s, and is in good condition. There is only a main on Bristol Path which is located within the street, installed in the late 2000s, and is in good condition.

Upper 55th St has an 8-inch PVC trunk line which was installed in the early 1970s. The main is located within the street for a majority of the project area before connecting into the 30-inch RCP system at 9th Ave S, which crosses Upper 55th St and runs on the south side of 57th St. The 30-inch system was installed in 1970 and is in good working condition. During routine maintenance inspections, City staff noted that all the castings will need to be replaced due to age or difficulty to open.

The South Blackberry Trail Area has a combination of 8-inch PVC and 8-inch VCP sanitary sewers located within the streets. The system was installed in phases, ranging from the late 1980s to the early 2000s. A majority of the VCP is in good condition, apart from one pipe near the lift station. Forest Haven Lift Station is located in the southeast corner of Blackberry Bridge Path and was installed in 1990. The lift station is serviced regularly but is in need of replacement due to several failing and/or sub-standard structural components. Connection of the lift station to the City's fiber optic SCADA system is also desired for remote monitoring and redundancy purposes.

2.4.2 Water Main

The Alta Ave Area is serviced by 8-inch CIP watermain located in the street. The mains were installed in the early 1970s, and there have been no issues with valve leaks or main breaks.

The Angus Ave Area is serviced by 6-inch CIP and 6-inch DIP watermain installed in phases from the early to mid-1970s. The mains are located within the streets, and there is no record of watermain breaks or issues. The Audrey Ave Area is serviced by 6-inch CIP located in the streets and were installed in the early 1970s with no record of breaks. Due to the recommendation to replace the sanitary sewer within this area, it is also recommended to replace the water main.

The North Blackberry Trail Area is serviced by 12-inch DIP and 8-inch DIP located within the streets. The systems were installed in phases from the early 1970s to the early 2000s. There is no record of watermain breaks.

Upper 55th St and 57th St are served by 12-inch CIP and 12-inch DIP watermain, located within the street through a majority of the corridor. The watermain is located behind the south curb approximately 470 feet west of Cahill Ave, and continues behind the south curb throughout 57th St. The main was installed in phases in the early 1970s, and has not had any issues with leaks or breaks.

2.4.3 Storm Sewer and Drainage

The project will impact multiple areas within the city boundary including eight (8) roadways resulting in a full depth reclamation, two (2) roadways resulting in a mill and overlay, and five (5) roadways resulting in full reconstruction. Only the full reconstruction roadways will result in the disturbance of the underlying soils, which will impact any existing storm sewer. All other areas will not result in altered drainage paths as the roads will be reconstructed to match the existing conditions. A map identifying these proposed areas to be altered can be seen in **Appendix G**.

The drainage characteristics for four fully reconstructed roadways are discussed below. Although 57th St will be a full reconstruct, the drainage patterns will not be altered due to the constraints of residential and commercial property limiting the potential for major alterations to the roadway. All identification names utilized within this report are according to the Inver Grove Heights Surface Water Resources Management Plan (WRMP). Existing drainage maps are included within **Appendix G**.

The sections below provide a summary of the existing storm sewer and drainage conditions for each project area.

CP 2026-09D 52nd St E

There is existing RCP storm sewer throughout the project area installed in 1994. The street is graded to allow runoff to travel to catch basins which outlet to existing ponds or connect to other

storm sewer systems. While the system functions with minimal backup, recent utility structure inspections have yielded the structures and several stretches of pipe are degraded and in need of replacement.

The stormwater analysis shows adequate drainage for this portion of the project and at this time, the system is recommended to be replaced with similar size and capacity as the existing conditions.

CP 2026-09E Angus Ave Area

There is existing RCP storm sewer on Angus Ave and 56th St which was installed in 1976. The structures show signs of aging and wear, and are in need of replacement. Annette Ave has a 24-inch HDPE culvert at the Upper 55th St intersection which had improvements completed by City staff in 2024.

The stormwater analysis shows adequate drainage for this portion of the project and no alterations to this portion of the system are recommended at this time.

CP 2026-09F Alta Ave Area

There is existing RCP storm sewer on 54th St and Alta Ave which was installed in phases in the 1990s. The streets are graded to allow runoff to travel to catch basins. There is an existing infiltration basin located west of Alta Ave which connects to structures located on Alta Ave. Utility inspections performed by City staff resulted in the need for structure and pipe replacements.

The stormwater analysis shows adequate drainage for this portion of the project and at this time, the system is recommended to be replaced with similar size and capacity as the existing conditions.

CP 2026-09G Audrey Ave Area

The total drainage area of the Audrey Ave area is approximately 11 acres, which includes the drainage area from Salem Hills Elementary School. The school has an underground detention facility, which discharges to an 18-inch pipe along the southeast side of the 58th Ct, then overland through 58th Ct, north into the residential areas on the east side of Audrey Ave. Ultimately, the entire drainage area flows through a 24-inch culvert under Upper 55th St E and outlets into Schmitt Lake within the S-11 sub watershed of the Highway 110-494 drainage basin. Schmitt Lake is identified as an unclassified wetland which is not landlocked.

There is a 15-inch CMP culvert on Audrey Ave at the Upper 55th St intersection which is the only existing storm utility within this project area. Drainage issues have been identified in rear and side yards of 58th Ct. Runoff from Salem Hills Elementary School is outlet near the southeast corner of 1830 58th Ct which floods the rear yards of 1840 and 1850 58th Ct. Salem Hills Elementary recently completed additional drainage improvements in this area, which have alleviated some of the flooding issues.

The current roadway geometry does not include storm sewer which has led to a significant amount of flooding within the street as well as overland flow both through the road and backyards leading to potential erosion issues. It is also important to note that this concern has been brought forth to the city by residents.

CP 2026-09H Upper 55th St and 57th St

The drainage along Upper 55th St is separated into multiple drainage basins, with the drainage along Brent Ave through 5th Street (extents of the project) within the H-11 sub watershed of the 110-494 Drainage Basin. Overall, this area drains through existing storm sewer which flows west into an existing infiltration basin which is not landlocked.

There is existing RCP storm sewer on Upper 55th St and 57th St. These sections of the system were installed in multiple phases spanning from the early 1970s to the early 1990s. The existing system functions properly, however inspections resulted in several structures needing repair or replacement.

The storm sewer analysis along this stretch of the project showed that additional catch basins are required along the north side of the road, specifically at the alley entrances which produce a fairly significant amount of runoff and exceeds the allowable gutter spread within Upper 55th St.

CP 2026-09I South Blackberry Trail Area

The entire drainage area of the South Blackberry Trail is approximately 15 acres with an ultimate discharge point of a landlocked DNR identified wetland (ID: 19-243 W). This area lies within the Babcock Sub watershed within the Babcock Trail Drainage Basin. Approximately 8 acres of the area discharges into an unidentified conveyance channel within the Blackberry Bridge Path loop which discharges through a 72-inch culvert into the wetland. The remaining 6.6 acres discharges through multiple outlets directly into the wetland.

There is existing RCP, CMP, and HDPE storm sewer located on Blackberry Trail and Blackberry Bridge Path. There is a crown in the road which directs runoff to the edge of pavement, but there is no existing curb and gutter to direct stormwater to the existing system. This has led to several drainage issues throughout the neighborhood, especially during larger storm events. The 18-inch HDPE pipe that starts at CB 1105 and outlets in the rear yard of 5904 Blackberry Trail is located on private property. It is recommended for this pipe to be removed or abandoned. There are existing storm sewer pipe and structures owned by the City within the property at 5950 Blackberry Trail.

This area has experienced major erosion issues in the past due to the large amount of overland flow that comes from the bluffs from the north. In addition to the large amount of flow, there is currently no curb and gutter and limited storm sewer infrastructure to transport the flow in an adequate manner, allowing large amount of flow to channelize and erode the backyards of the Blackberry Bridge Path. There are four (4) known areas suffering erosion issues within the Blackberry Trail Area identified within **Appendix G**.

Reconstructing Blackberry Trail and Blackberry Bridge Path without the addition of curb and gutter was also considered. After further storm sewer analysis, it was determined the impacts to adjacent properties to accommodate drainage was too significant to consider it a feasible option.

CP 2026-09J North Blackberry Trail Area

There is existing RCP storm sewer located on North Blackberry Trail, Brent Ave, and Bristol Path. These sections of the system were installed in phases ranging from the early 1970s to the early 2000s. The streets are graded to allow runoff to travel through the curb and gutter to catch

basins, Utility inspections were performed by City staff and yielded some structures and pipes needing repair or replacement.

2.5 Sidewalks

Most of the local streets do not include existing concrete sidewalks. A 6-foot sidewalk exists on the south side of Upper 55th St from Blaine Ave to Cahill Ave, on the east side of Blackberry Trail from Upper 55th St north to the cul-de-sac, and on the east side of Brent Ave from Upper 55th St north to the end of the street. There is also an existing 8-foot bituminous trail on the north side of Upper 55th St from Blaine Ave to Cahill Ave.

2.6 Street Lighting

52nd St E has existing street lighting at the intersection of Babcock Trail operated by Xcel and MnDOT. At the intersection of 54th St and S Robert Trail (MnDOT Hwy 3) there is existing street lighting attached to the traffic signal poles. There is private street lighting at the entrances to the apartment complexes on Alta Ave.

Annette Ave and Audrey Ave have existing street lighting at the intersection with Upper 55th St operated by Xcel. In addition, Upper 55th St has existing street lighting at the Blaine Ave intersection.

2.7 Subsurface Contamination

SEH obtained a map of Hazardous Waste Sites within City limits from City staff dated November 15, 2008. The map highlights that there may have been MPCA Identified Dump Sites and M.E.S. Sites on 52nd St E, 54th St, and Brent Ave. Contaminated soils could be revealed during excavation for utility work which would require proper handling, removal, and disposal by the City's contractor which could impact costs.

2.8 Agencies

54th St E and Alta Ave has three Metro Transit bus stops that are signed in the boulevard areas behind the curb. There is one Metro Transit bus stop on Carmen Ave just south of Upper 55th St with a bench and shelter area. There is one Metro Transit bus stop on the east side of Babcock Trail just south of 52nd St E with a paved standing area.

52nd St E is directly south of I-494 and has MnDOT right of way on the north side. 54th St E and S Robert Trail (MnDOT Hwy 3) intersection is a MnDOT state road with a traffic signal. Coordination with MnDOT during final design will be required to determine the level of improvements preferred for the loop detectors.

Upper 55th St is a State Aid street regulated by MnDOT. Final design and construction will be required to follow State Aid standards and processes.

3 Proposed Improvements

3.1 Surface and Street

Recommended surface improvements with the 2026 PMI North project are intended to extend the life of the existing roadway facilities, improve drainage issues, and improve the overall ride quality of the roadways. All surface improvements can be seen in the opinion of probable costs in

Appendix E. Additional detail relating to the proposed typical sections can be seen in **Appendix C.**

CP 2026-09D 52nd St E

All bituminous pavement is proposed to receive full-depth reclamation (FDR) of the existing bituminous pavement and underlying aggregate base material. FDR is the process of by which the existing roadway surface is pulverized with the existing aggregate base below and reused as aggregate base for the new roadway section. Street grades will closely match existing in order to minimize construction impacts to adjacent properties, and to allow smooth tie-in to existing curb and gutter. The new roadway is proposed to consist of the following section: 4 inches of bituminous over 8 inches of reclaimed material over the existing approved subbase. Spot curb replacements were reviewed and determined by City staff.

CP 2026-09E Angus Ave Area

The streets within the Angus Ave Area are recommended to receive FDR of the existing bituminous pavement and underlying aggregate base material. Street grades will closely match existing in order to minimize construction impacts to adjacent properties, and to allow smooth tie-in to existing curb and gutter. The new roadway is proposed to consist of the following section: 4 inches of bituminous over 8 inches of reclaimed material over the existing approved subbase. Spot curb replacements were reviewed and determined by City staff.

Several options for a turnaround on the west end of 56th St were considered. Modified cul-de-sacs and hammerhead turnarounds resulted in the need to acquire right-of-way or permanent easements. Ultimately, an L-style turnaround was determined to be the best fit for the location. An exhibit with preliminary dimensions of the turnaround can be seen in **Appendix H.**

CP 2026-09F Alta Ave Area

The streets within the Alta Ave Area are recommended to receive FDR of the existing bituminous pavement and underlying aggregate base material. Street grades will closely match existing in order to minimize construction impacts to adjacent properties, and to allow smooth tie-in to existing curb and gutter. The new roadway is proposed to consist of the following section: 4 inches of bituminous over 8 inches of reclaimed material over the existing approved subbase. Spot curb replacements were reviewed and determined by City staff.

CP 2026-09G Audrey Ave Area

The streets within the Audrey Ave area are recommended to be fully reconstructed which includes full-depth pavement removal, removal of the underlying base material, removal of 2 feet of the subbase material, and removal of all curb and gutter. Street grades will closely match existing in order to minimize impacts to adjacent properties, and to allow smooth tie-in at Upper 55th St. The new roadway is proposed to consist of the following section: 4 inches of bituminous over 6" of aggregate base, over 24 inches of select granular material with geotextile fabric installed between the subgrade and subbase. Surmountable curb will be installed the full length of the streets on both sides.

CP 2026-09H Upper 55th St and 57th St

Upper 55th St is recommended to receive FDR of the existing bituminous pavement and underlying aggregate base material. Street grades will closely match existing in order to minimize

construction impacts to adjacent properties, meet State Aid stormwater spread requirements, and to allow smooth tie-in to existing curb and gutter. The new roadway is proposed to consist of the following section: 5 inches of bituminous over 12 inches of reclaimed material over the existing approved subbase. Spot curb replacements were reviewed and determined by City staff.

The 8-foot bituminous trail on the north side of Upper 55th St is proposed to be fully reconstructed. Trail grades will match that of existing to limit grading impacts to adjacent properties. The new trail is proposed to have a section as follows: 3 inches of bituminous over 6 inches of aggregate base over existing approved subbase.

57th St is recommended to be fully reconstructed which includes full-depth pavement removal, removal of the underlying base material, removal of 2 feet of the subbase material, and removal of all curb and gutter. Street grades will closely match existing in order to minimize impacts to adjacent properties, and to allow smooth tie-in at Upper 55th St. The new roadway is proposed to consist of the following section: 4 inches of bituminous over 6 inches of aggregate base, over 24 inches of select granular material with geotextile fabric installed between the subgrade and subbase. Curb and gutter will be replaced on both sides of the roadway. 57th St is located within the City of South St. Paul and additional coordination will be required.

CP 2026-09I South Blackberry Trail Area

South Blackberry Trail is recommended to be fully reconstructed which includes full-depth pavement removal, removal of the underlying base material, and removal of 2 feet of the subbase material. Street grades will closely match existing in order to minimize impacts to adjacent properties, and to allow smooth tie-in at Bryant Ln and Upper 55th St. The new roadway is proposed to consist of the following section: 4 inches of bituminous over 6 inches of aggregate base, over 24 inches of select granular material with geotextile fabric installed between the subgrade and subbase. Surmountable curb and gutter will be installed on both sides of the roadway in order to adequately control stormwater runoff. The driving lanes are proposed to be 12.5 feet wide, including the gutter pan, creating a 25-foot-wide street section from face of curb to face of curb.

Blackberry Bridge Path is recommended to be fully reconstructed which includes full-depth pavement removal, removal of the underlying base material, and removal of 2 feet of the subbase material. Street grades will closely match existing in order to minimize impacts to adjacent properties, and to allow smooth tie-in at Bryant Ln and Upper 55th St. The new roadway is proposed to consist of the following section: 4 inches of bituminous over 6" of aggregate base, over 24 inches of select granular material with geotextile fabric installed between the subgrade and subbase. Surmountable curb and gutter will be installed on both sides of the roadway in order to adequately control stormwater runoff. The driving lanes are proposed to be 12.5 feet wide, including the gutter pan, creating a 25-foot-wide street section from face of curb to face of curb.

CP 2026-09J North Blackberry Trail Area

North Blackberry Trail is recommended to receive FDR of the existing bituminous pavement and underlying aggregate base material. Street grades will closely match existing in order to minimize construction impacts to adjacent properties, and to allow smooth tie-in to existing curb and gutter. The new roadway is proposed to consist of the following section: 4 inches of bituminous over 8 inches of reclaimed material over the existing approved subbase. Spot curb replacements were reviewed and determined by City staff.

Brent Ave and Bristol Path are recommended to receive a 2-inch mill and overlay. Milling consists of pulverizing the existing roadway surface to a specified depth, removing the pulverized pavement, while leaving the remaining pavement section intact. This project will consist of milling the existing pavement at a depth of 2 inches and overlaying the remaining existing pavement with a new 2-inch bituminous lift. Spot curb and gutter replacements were reviewed and determined by City Staff.

3.2 Parking Restrictions

No additional signage to restrict on-street parking is recommended with this project.

Streets with existing signs for “No Parking” will remain signed for “No Parking”, and include 52nd St E, North Blackberry Trail, Bristol Path, and 57th St.

3.3 Street Width Analysis

The scope of the feasibility study included analysis of the existing street widths within the reconstruction areas, including Audrey Ave, 58th Ct, South Blackberry Trail, Blackberry Bridge Path, and 57th St.

After review, it was determined there is no need to change the existing widths of Audrey Ave and 58th Ct as they are currently within the City standard width for local street reconstruction. 57th St operates as a local collector street, and there is no evidence to support the need to reduce the current width.

Further analysis was needed for South Blackberry Trail and Blackberry Bridge Path due to the existing drainage concerns, sharp grade changes, and proximity of private facilities to the existing roadway. The intent was to keep the street footprint as close to existing as possible to minimize grading impacts, while including the addition of curb and gutter. It was determined the new street section on both South Blackberry Trail and Blackberry Bridge Path should be 25 feet wide, back of curb to back of curb. This provides a driving surface of 23 feet, with surmountable curb and gutter on both sides. Although the City standard for full reconstructs is to install B618 curb, during the initial design of the corridor it was determined that surmountable curb allowed for easier grading transitions.

3.4 Signage

It is recommended that the signage on 52nd St E, 54th St, and North Blackberry Trail be replaced with this project. Costs to remove the old signage and install new signs and posts is included in the opinion of probable costs for each area.

The opinion of probable costs can be found in **Appendix E**.

3.5 Utility

The City of Inver Grove Heights owns, operates, and maintains storm sewer, sanitary sewer, and watermain within the project area. The proposed improvements to these utilities are summarized below. The proposed improvements to these utilities are summarized below and shown in **Appendix F**.

3.5.1 Sanitary Sewer

Utility structure inspections were performed by City staff, and resulted in the need to adjust, repair, or replace structures or castings on the following streets: 56th St, Audrey Ave, 58th Ct, Annette Ave, South Blackberry Trail, Blackberry Bridge Path, Brent Ave, and Bristol Path.

Due to the poor condition of the existing VCP pipe on Audrey Ave and 58th Ct, we propose full replacement of the sanitary system to align with the City's standard of PVC sewer pipe.

As a result of the televising of the sanitary system, it is recommended that the existing VCP pipe from sanitary manhole 106 to sanitary manhole 109 be replaced due to large separations at joints which are causing large build-ups.

In addition, the City would like to upgrade the Forest Haven Lift Station located on Blackberry Bridge Path. These improvements include the installation of fiber optic communications and reconstruction of the lift station and well.

All of these items are accounted for in the opinion of probable costs found in **Appendix E**.

3.5.2 Water Main

Due to the full sanitary sewer replacement within the Audrey Ave area, it is recommended to replace the water main as well. This will provide ease of construction, so the contractor does not have to work around and potentially damage the water main while performing the work for the sanitary sewer.

Coordination with South Saint Paul (SSP) will be required to determine the level of desired improvements to the water main on 57th St. The water main is located on the north side of the street, which is within SSP City limits.

Adjustments to gate valve boxes will be required on all streets, in addition to the installation of new top sections for valve boxes as determined by the utility inspections performed by City staff. Costs for these items are included in the opinion of probable costs for each project area, found in **Appendix E**.

3.5.3 Storm Sewer

There are four main objectives for the proposed stormwater design, including:

1. Eliminate or minimize existing drainage issues within project limits.
2. Analyze existing storm sewer capacity to determine if system is adequate.
3. Identify preliminary storm sewer layout and sizing to handle current/potential altered hydrology.
4. Identify conceptual BMP locations to provide required volume retainment required.

3.5.3.1 Proposed Storm Sewer Design

The proposed design includes the addition of storm sewer to the Audrey Ave/58th Court and Blackberry Trail/Path roadways. Both of these alterations will reduce the amount of overland flow traveling through backyards and streets. Ultimate discharge locations will remain the same as the existing conditions. The proposed maps shown within **Appendix G** illustrate the preliminary storm sewer infrastructure.

The hydraulics for the project areas were evaluated for a 10-year design frequency for pipe sizing using NOAA Atlas 14 rainfall intensity-duration-frequency region for Dakota County, created by the

Minnesota Department of Transportation (MnDOT) for use with the rational method. This design frequency was chosen based on local City requirements. The hydraulics of the storm sewer system was evaluated based on flow calculated with the rational method from contributing areas compared to manning's gravity full flow pipe capacity of the existing pipe. Proposed pipes in the project area range from 12-inch to 30-inch in diameter. There are a few locations where the proposed sewer ties into existing storm sewer throughout the project corridor. Tie in locations should be further evaluated for downstream capacity and constructability with final design and other future projects, as applicable.

3.5.3.2 Inlet Placement

The inlet placement along the proposed roadways has been designed to meet the requirements dependent upon the designation of the roadway, which for this project has been separated into two (2) categories; (1) State Aid and (2) local requirements. The upper 55th St is the only State Aid area, and all other areas are under local authority.

The State Aid portion is required to meet MnDOT State Aid Criteria. Additional catch basin locations are shown in accordance with MnDOT State Aid Spread Maximum Allowable Spread Table for a 10-year design frequency and it was determined that this maximum allowable spread is 9', which is half of the width of the driving lane plus the curb. Spread was calculated using the Federal Highway Administration's (FHWA) Hydraulic Toolbox. While local codes do not specify a design event / maximum allowable spread for inlet capacity, similar criteria for the local areas were utilized compared to the state aid portion in a conservative event to limit the amount of flooding, especially with one of the goals of this project is to eliminate erosion / inundation issues within these areas. Further input in the final design will be necessary to configure the final placement for these catch basins along the local streets.

3.5.3.3 Best Management Practices (BMP)

The project will need to require the installation of BMPs to provide the necessary volume retainment required by City and Watershed. The site has major restrictions including lack of available land, potential infiltration restrictions, and existing infrastructure, all of which reduce either the functionality or cost effectiveness of infiltration/filtration basins, sedimentation basins, and/or underground treatment chambers. As a result of these limitations, the preliminary plan includes retrofitting filtration benches to existing wet ponds which are publicly owned.

It is important to note that additional information regarding the existing conditions of the stormwater ponding areas will be necessary to complete final design including normal water levels, 2-, 10-, 100-year water levels and discharge rates, outlet configurations and downstream storm sewer system information. Additional topography near the potential ponding retrofit areas will also be required to ensure adequate side slopes and other configurations are achievable. If the retrofitted benches are not feasible then other BMPs, such as infiltration/filtration basins, sedimentation basins, and/or underground treatment chambers will need to be considered. The proposed maps shown within **Appendix G** illustrates the potential BMPS locations.

3.5.3.4 Volume Control

As previously noted, the proposed project will disturb the existing soil to three different extents; full depth reclamation, mill and overlay, and full reconstruction. Only the fully reconstructed areas will require volume control per the City of Inver Grove Heights stormwater management requirements. Shown below in Table 1 is a breakdown of the fully reconstructed impervious surfaces by project area and the corresponding required and potential treatment volumes.

Table 5 – Volume Calculations

Area	Fully Reconstructed Impervious Area (acre)	Volume Required [0.5-inch * imp.] (cf)
Upper 55 th St	0.83	1,507
South Blackberry Trail	2.23	4,046
Audrey Ave	0.94	1,711
Total	4.00	7,266

Note that the preliminary plan is to provide regional treatment within the South Blackberry Trail area for all North PMI projects, due to two main reasons; efficiency as the majority of reconstructed surfaces are planned in this area and cost effectiveness as there is a lack available space to provide or acquire treatment within the other project areas.

3.5.3.5 Rate Control

The changes in peak flowrates from the proposed projects are expected to be negligible as the amount of impervious area will not increase and the drainage patterns will largely remain the same. While two locations (South Blackberry Trail and Audrey Ave) will include proposed storm sewer, the changes in conveyance is expected to have negligible impact on peak flow rates. Lastly, drainage discharge is limited by downstream conditions, such as existing culverts at discharge locations and existing stormwater ponding areas with outlet control structures.

3.5.3.6 Water Quality

The proposed filtration bench will require a liner and underdrain system, therefore is not considered a volume reducing BMP. Filtration systems are effective practices to remove Total Suspended Solids (TSS) and Total Phosphorus (TP). In the final design phase, additional calculations will need to be provided in the form of Minimal Impacts Design Standards (MIDS) (or equal) to show adequate TSS and TP reductions consistent with the City's standards.

3.6 Sidewalks

No new sidewalks are proposed in any of the project areas, with the exception of a 375-foot-long segment of 6-foot wide sidewalk proposed on the south side of 52nd St from Greystone Dr to Babcock Trail. This new sidewalk will be placed directly behind the existing curb and gutter and align with the existing pedestrian ramp on the east side of Babcock Trail. For the streets with existing sidewalks, spot repairs and replacement of pedestrian ramps, as determined by City staff, is included in the opinion of probable cost.

There is an existing shared use trail on the north side of Upper 55th St from Blaine Ave to Cahill Ave. The cost to reconstruct this trail and associated pedestrian ramps is included in the opinion of probable cost.

The costs for the proposed sidewalk improvements are included in **Appendix E**.

3.7 Street Lighting

No new street lighting is proposed with this project.

3.8 Agencies

Metro Transit has several bus stops within and adjacent to the project area. Coordination between them and the contractor will be required to determine any route detours or if temporary stop locations are needed. Coordination during final design will also be needed to determine if they want a bus landing and bench pad installed at stops 395 and 397 on Alta Ave with this project.

Coordination with the local street division of MnDOT, the City and its consultant will be required throughout the final design, bidding, and construction phases of CP 2026-09H due to Upper 55th St being a State Aid street.

Additional coordination with MnDOT during final design will be required to determine the level of preferred improvements for the loop detectors at the 54th St and S Robert Trail (MnDOT Hwy 3).

Coordination with SSP will be required during the final design phase of 57th St to keep all parties informed of the proposed work.

3.9 Right-of-Way and Easements

A majority of the work for this project is expected to take place within the City's right of way, within existing drainage and utility easement, or within areas where the City maintains prescriptive rights in its operation and management of public utility services.

Areas that may require temporary construction easements include 56th St, South Blackberry Trail, and Blackberry Bridge Path due to the proposed improvements. Costs for temporary construction easements within two parcels in CP 2026-09E and three parcels in CP 2026-09I are estimated to be between \$4,200-\$6,000, not including damages to landscaping, trees, fences, or other property elements that may be affected by the project. These costs are currently reflected in the contingencies in the opinion of probable costs for the respective project area, and can be found in **Appendix E**.

3.10 Permits/Approvals

An NPDES permit for construction activity will be required for all projects disturbing more than one (1) acre. MnDOT permits will be required for work along Upper 55th St, and the intersection of 54th St and S Robert Trail (MnDOT Hwy 3).

3.11 Construction Access/Staging

The contractor will be responsible for providing access to all properties throughout the project. Signed detours that are adequate for the project area will be identified to direct traffic around the construction areas and notify users of the increased truck and construction traffic.

3.12 Public Involvement

A neighborhood open house was held for the South Blackberry Trail Area on Thursday, September 12, 2024, from 5-7pm. The purpose of this meeting was to inform residents of the

upcoming feasibility report, and solicit comments, concerns or improvements they would like to see happen with the project.

A second neighborhood open house was held for the South Blackberry Trail and Audrey Ave Areas on February 13, 2025, from 5-7pm. The purpose of this meeting was to inform residents of the proposed improvements within the respective areas, and solicit feedback to be taken into account during final design.

A third and final neighborhood meeting for all north project areas was held on April 24, 2025, from 5-8pm. The proposed improvements, preliminary assessments, funding, and proposed final design schedule were presented at this meeting. Residents will have the opportunity to provide comments and concerns when the City presents this report to City Council on May 12, 2025.

4 Financing

4.1 Opinion of Probable Cost

The total project cost is estimated to be \$12,672,441. A detailed breakdown of the cost opinion for the proposed project can be found in **Appendix E**. The opinion of cost accounts for estimated 2026 construction costs and includes a 15% contingency factor. Indirect costs are also incorporated and include legal, engineering, administrative, and financing costs which are projected at 25% of the estimated construction cost.

Table 6 – Opinion of Probable Costs – 2026 PMI North

Improvements	Estimated Cost
Street Improvements	\$8,695,430
Drainage Improvements	\$2,280,306
Sanitary Sewer Improvements	\$720,217
Watermain Improvements	\$631,822
Sidewalk and Trail Improvements	\$344,666
Total	\$12,640,066

4.2 Funding

The proposed funding for the improvements is a combination of funding from City of Inver Grove Heights funds, Municipal State Aid funds, City of South St. Paul funds, and special assessments to benefiting properties. A special benefit analysis for CP 2026-09G, CP 2026-09H, and CP 2026-09I is recommended to be completed prior to the final assessment hearing due to the properties within the project areas reaching the assessment cap. The City's funding is from general tax levy and utility funds. The proposed amount for each source is shown below.

Table 7 – Funding Summary Table

Funding Source	Amount
Pavement Management Funds – Local Streets	\$3,771,907
Municipal State Aid (MSA) Funds	\$1,766,459

South Saint Paul Funds	\$519,132
Stormwater Utility Funds	\$1,572,848
Sewer Utility Funds	\$720,217
Water Utility Funds	\$440,836
Special Assessments	\$3,881,042
Total	\$12,672,441

4.3 Preliminary Assessment Roll

Assessments will be levied to the benefitting properties as outlined in Minnesota Statute 429 and the City of Inver Grove Heights' Special Assessment Policy. The proposed assessment rolls for the 2026 PMI North Project are included in **Appendix D** of this report. Assessment maps acknowledging the benefitting properties can also be found in **Appendix D**.

Special assessment rates were calculated using the estimated street, storm sewer, and sidewalk costs in each project area. The amount to be assessed was based on the construction method, with full reconstruction assessed at 35% of the total cost, full depth reclamation and partial reconstruction assessed at 55% of the total cost and mill and overlays assessed at 80% of the total cost. Those assessments were divided between benefitting properties using the per lot, adjusted front footage, and area methods as defined in the City's Special Assessment Policy adopted November 27, 2023 and amended January 6, 2025.

5 Project Schedule

If the City Council chooses to accept this report and schedule a public hearing, we recommend the proposed schedule for this improvement be as follows:

Table 8 – Project Schedule Table

Task Number	Task Description	Completion Date
1	Public Improvement Hearing Council Receives Report, Orders Project and Authorizes Preparation of Final Plans and Specs	May 12, 2025
2	Final Plans and Specifications Development	May - December 2025
3	Council Approves Plans and Specs, Authorizes Ad for Bid	January 2026
4	Bid Opening	February 2026
5	City Council Accepts Bids	March 2026
6	Neighborhood Construction Open House(s)	April 2026
7	Begin Construction	Spring 2026
8	City Council Schedules Assessment Hearing	September 2026
9	Assessment Hearing Informational Meeting	September 2026
10	Assessment Hearing	October 2026

6 Feasibility and Recommendation

The 2026 PMI North Project includes roadway reconstruction, reclamation and paving, milling and overlaying, installation of concrete curb and gutter, watermain, storm sewer, and sanitary sewer improvements, drainage improvements, new sidewalk, spot sidewalk repairs, and trail replacement.

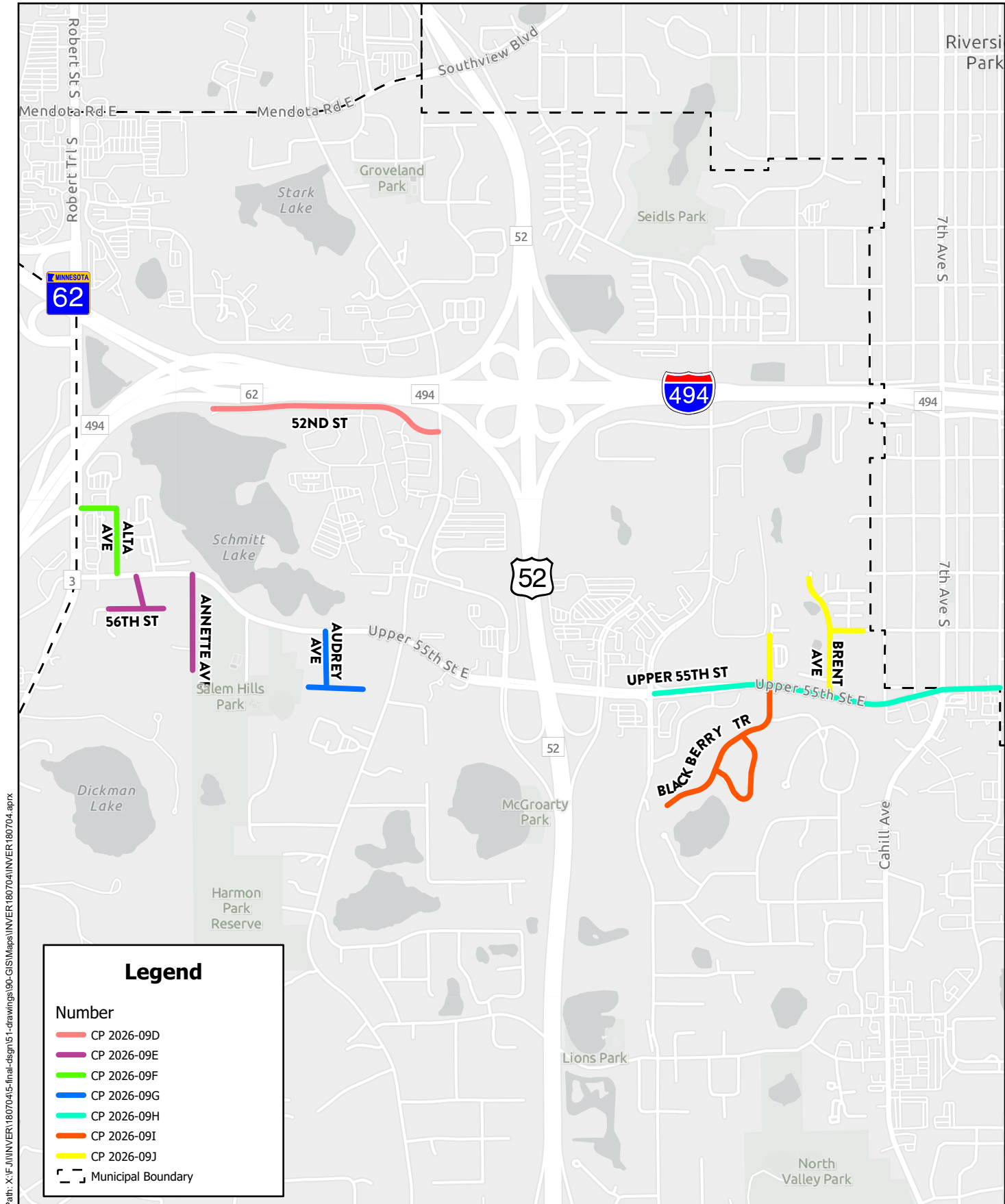
The total estimated cost for the 2026 PMI North Project includes roadway, watermain, storm sewer, sanitary sewer, sidewalk, and trail improvements and is \$12,672,441. The project is proposed to be funded through a combination of Special Assessments to benefitting property owners, local funds, Municipal State Aid funds, and City of South St. Paul funds. Construction costs are based on anticipated construction in 2026.

Due to the size and scope of the overall project, we recommend the City consider bidding the project as four separate construction projects: CP 2026-09D, CP 2026-09E, CP 2026-09F, and CP 2026-09G as one; CP 2026-09H as one; CP 2026-09I as one; and CP 2026-09J as one.

This project is feasible, necessary, and cost-effective from an engineering standpoint. The project feasibility is subject to financial review by the City. Based on the information contained in this report, it is recommended to proceed with the improvements as summarized.

Appendix A

Project Location Map



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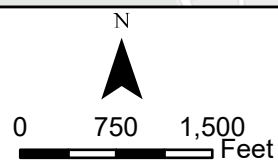


PROJECT NO.
180704

DATE:
4/7/2025

PROJECT LOCATION MAP

2026 Feasibility Study
North Area Locations
Inver Grove Heights, MN



Appendix B

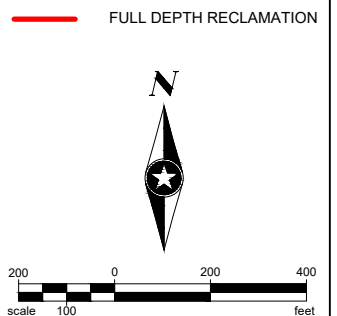
Proposed Street Rehabilitation Methods

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PROJECT NO.
180704
DATE:
12/23/2024

PROPOSED STREET REHABILITATION METHOD
2026 Feasibility Study
52nd St E - CP 2026-09D - Figure 8
Full Depth Reclamation
Inver Grove Heights, MN



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PROJECT NO.
180704
DATE:
12/23/2024

PROPOSED STREET REHABILITATION METHOD
2026 Feasibility Study
Angus Ave, 56th St, and Annette Ave - CP 2026-09E - Figure 9
Full Depth Reclamation
Inver Grove Heights, MN



— FULL DEPTH RECLAMATION



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PROJECT NO.
180704
DATE:
12/23/2024

PROPOSED STREET REHABILITATION METHOD
2026 Feasibility Study
54th St, and Alta Ave - CP 2026-09F - Figure 10
Full Depth Reclamation
Inver Grove Heights, MN

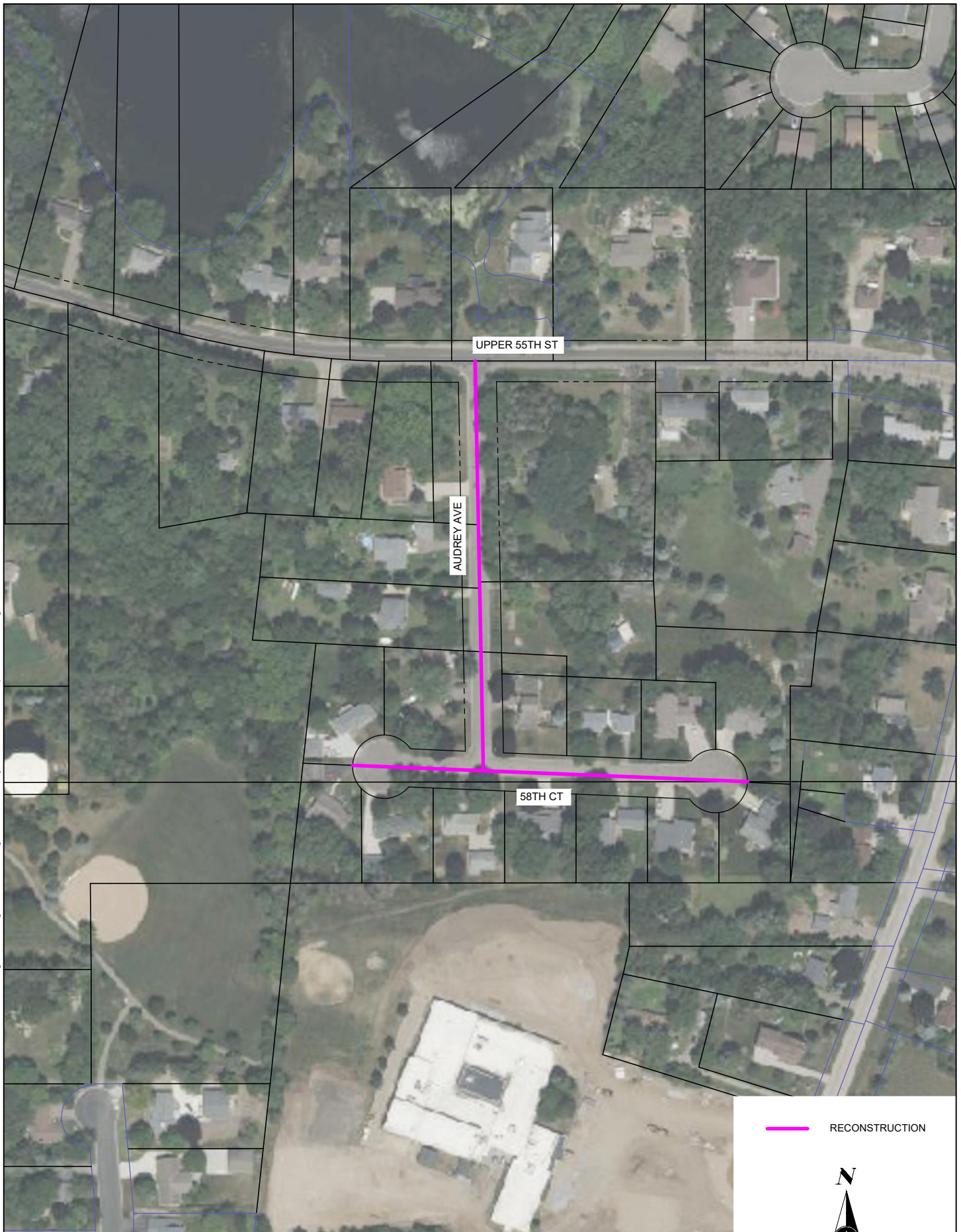


FULL DEPTH RECLAMATION



100 0 100 200
scale 50 feet

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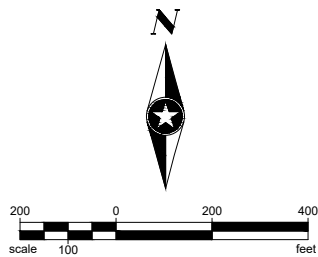
RECONSTRUCTION



PROJECT NO.
180704
DATE:
12/23/2024

PROPOSED STREET REHABILITATION METHOD
2026 Feasibility Study
Audrey Ave and 58th Ct - CP 2026-09G - Figure 11
Reconstruction
Inver Grove Heights, MN





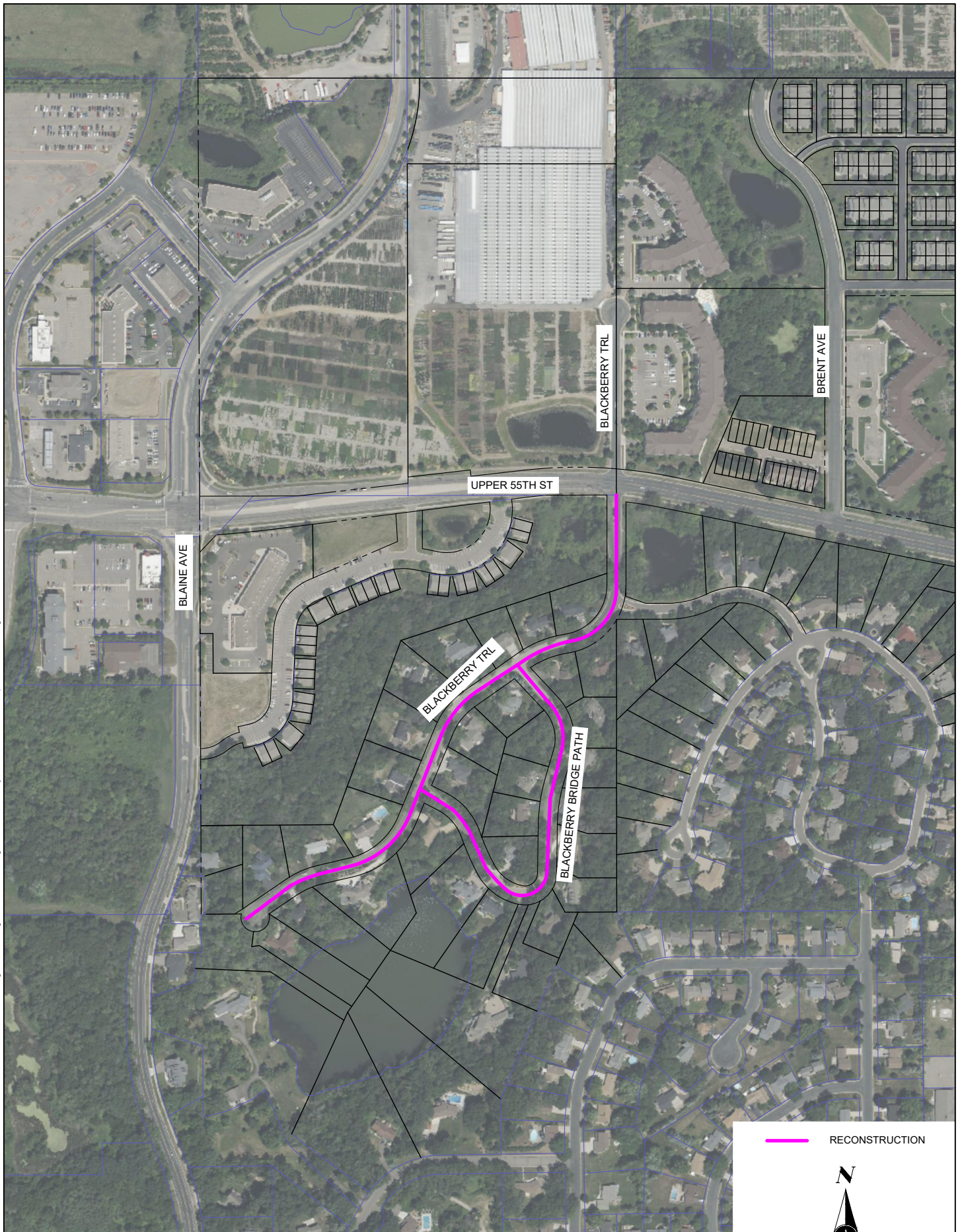
PROJECT NO.
180704
DATE:
12/22/2024

PROPOSED STREET REHABILITATION METHOD

2026 Feasibility Study
Upper 55th St and 57th St - CP 2026-09H - Figure 12
Full Depth Reclamation and Reconstruction
Inver Grove Heights, MN



Save: 1/5/2025 8:01 PM rboranno Plot: 1/5/2025 8:04 PM X:\F:\JULINVER\180704\5-final-dsgn\51-drawings\10-Civil\cad\dwg\exhibit\North Project Area Exhibits - Proposed Rehab.dwg



PROJECT NO.
180704
DATE:
12/23/2024

PROPOSED STREET REHABILITATION METHOD
2026 Feasibility Study
Blackberry Trl and Blackberry Bridge Path - CP 2026-091 - Figure 13
Reconstruction
Inver Grove Heights, MN

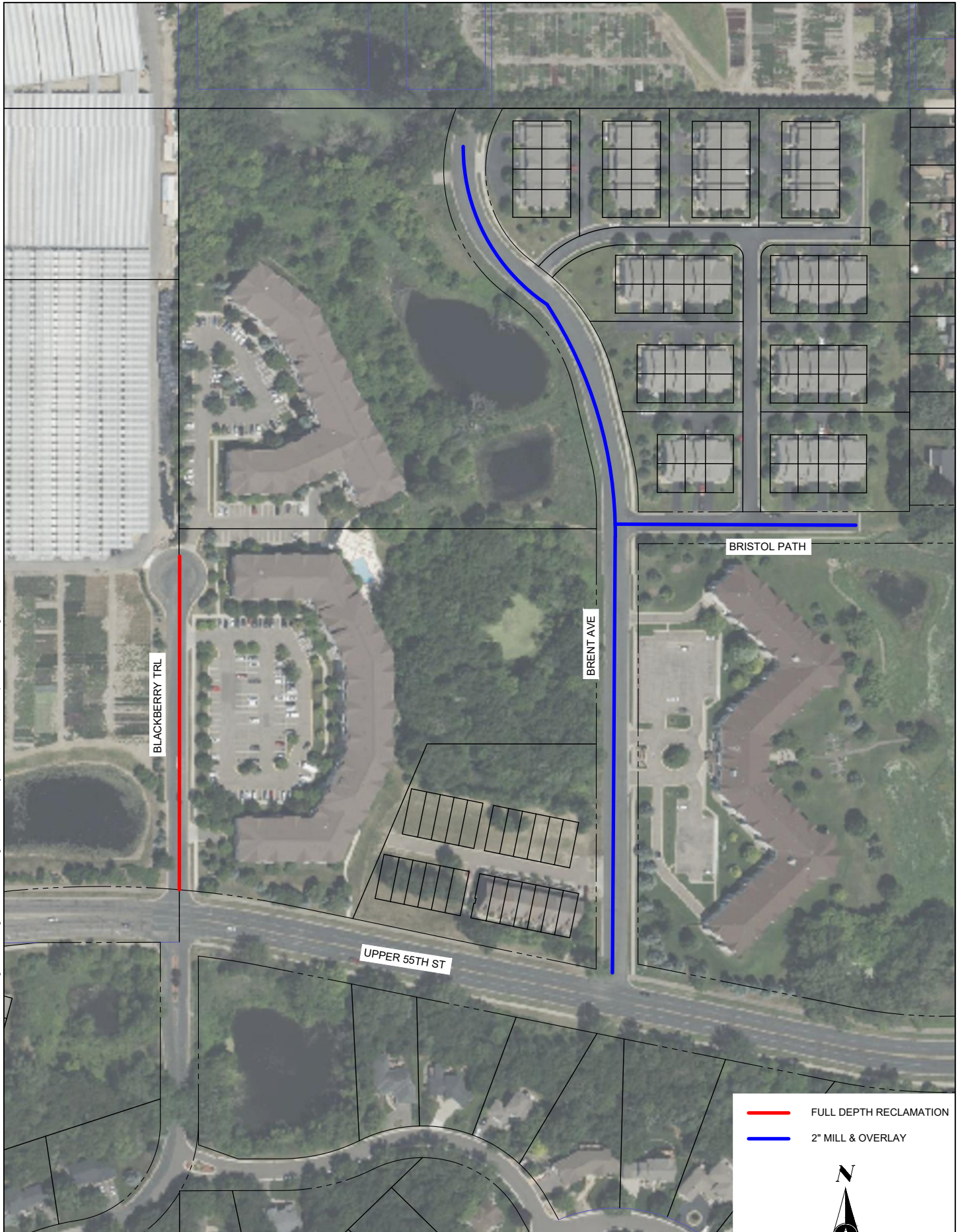


RECONSTRUCTION



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scale 100 feet

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PROJECT NO.
180704
DATE:
12/23/2024

PROPOSED STREET REHABILITATION METHOD
2026 Feasibility Study
Blackberry Trl, Brent Ave, and Bristol Path - CP 2026-09J - Figure 14
Full Depth Reclamation and Mill & Overlay
Inver Grove Heights, MN



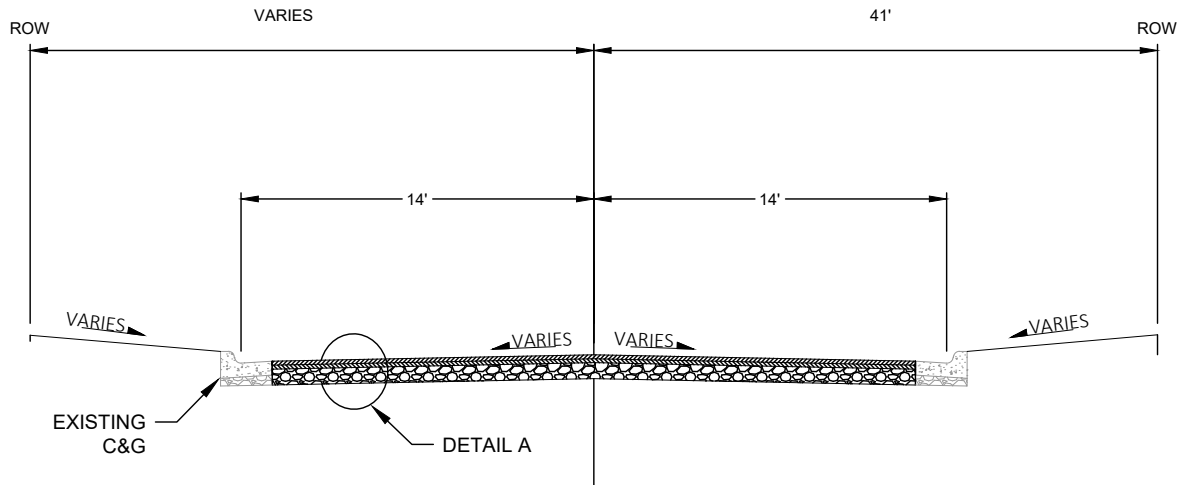
— FULL DEPTH RECLAMATION
— 2" MILL & OVERLAY



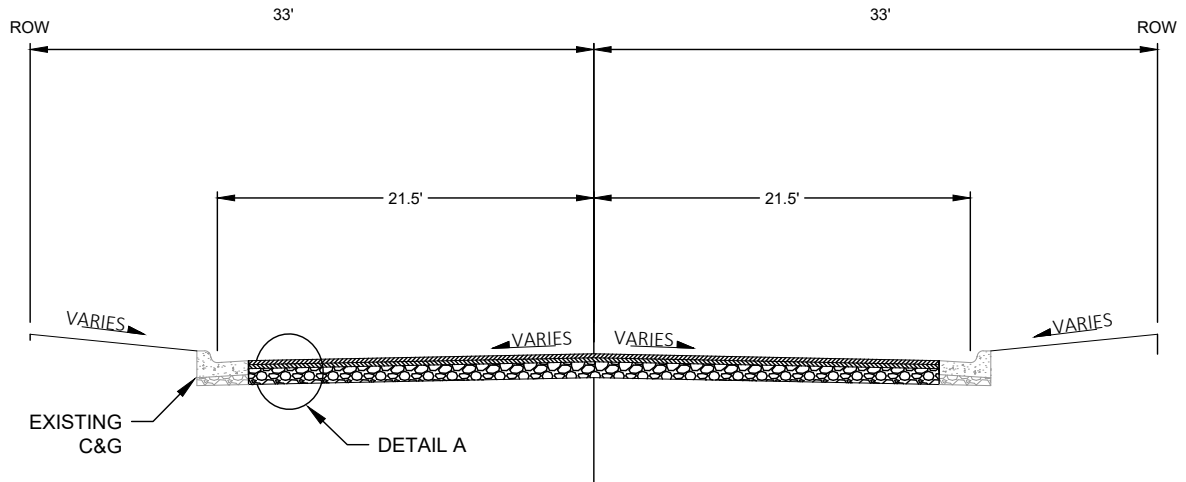
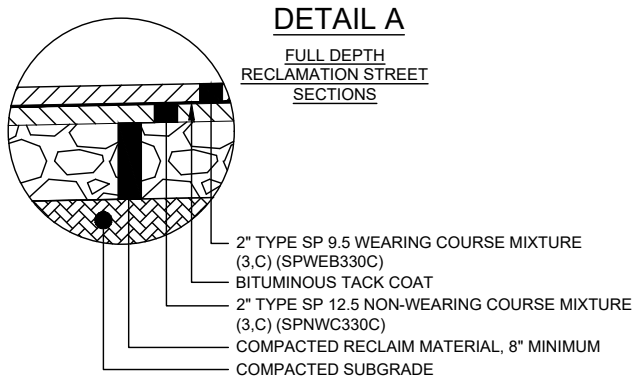
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Appendix C

Proposed Typical Sections



52ND STREET EAST TYPICAL SECTION - FULL DEPTH RECLAMATION



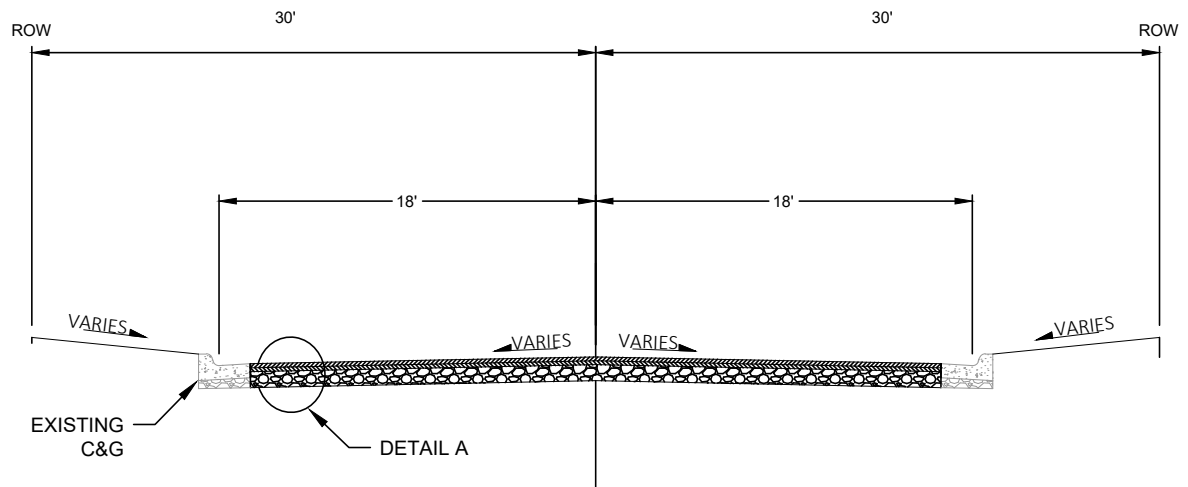
54TH STREET EAST & ALTA AVENUE TYPICAL SECTION - FULL DEPTH RECLAMATION



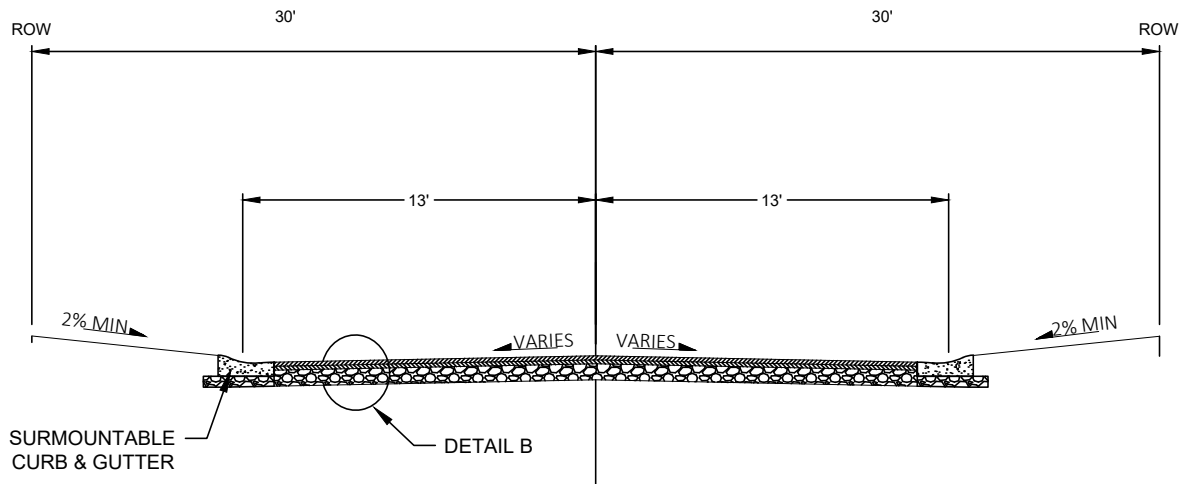
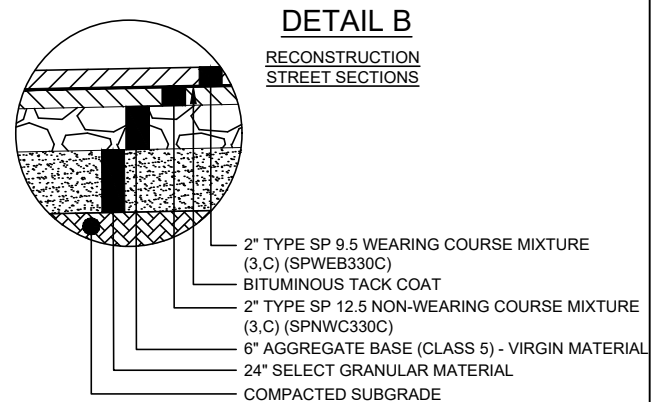
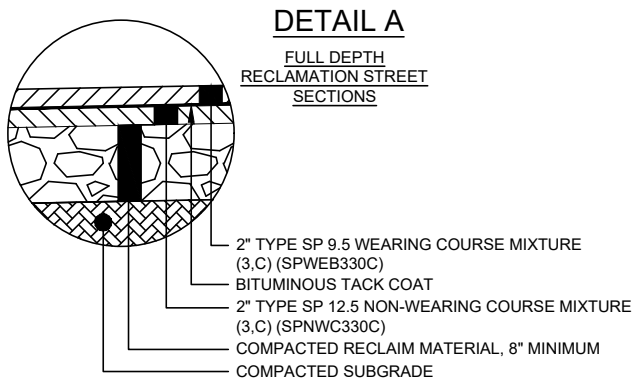
PROJECT NO.
INVER 180704
DATE:
4/3/2025

**TYPICAL SECTIONS EXHIBIT
CP 2026-09D & F
INVER GROVE HEIGHTS, MN**

FIGURE
NO. 1



ANGUS AVE, 56TH ST E & ANNETTE AVE TYPICAL SECTION - FULL DEPTH RECLAMATION



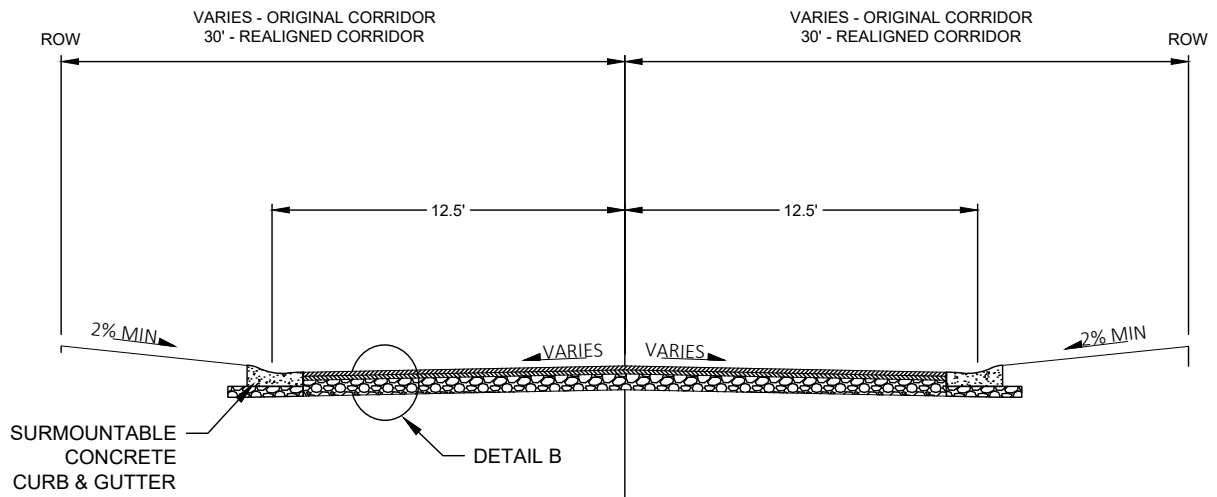
AUDREY AVE & 58TH CT TYPICAL SECTION - RECONSTRUCTION



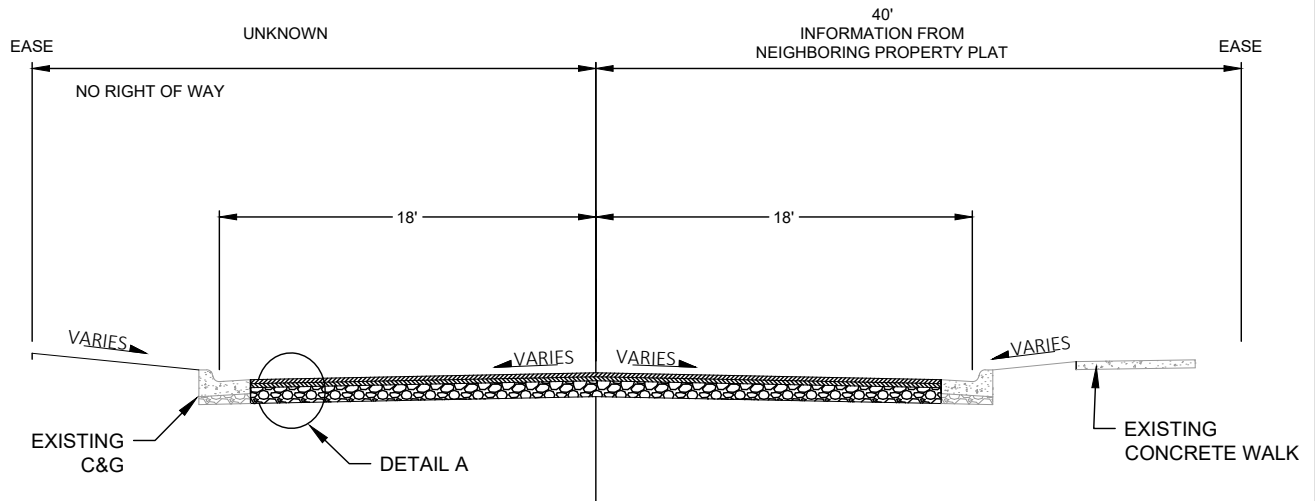
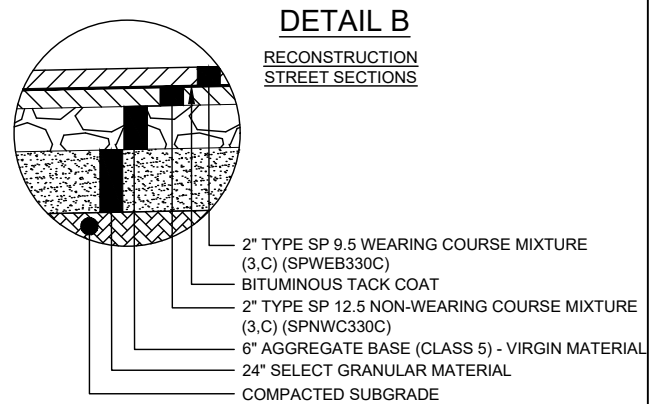
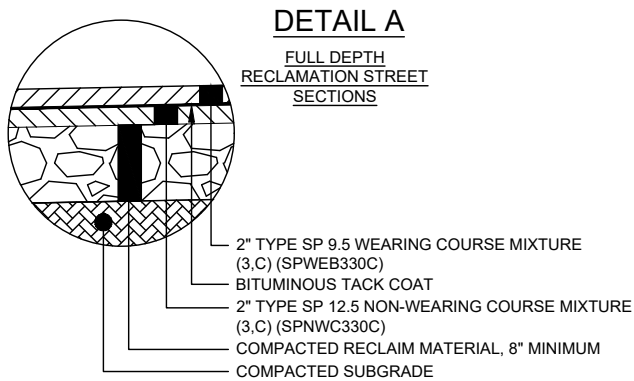
PROJECT NO.
INVER 180704
DATE:
5/2/2025

TYPICAL SECTIONS EXHIBIT
CP 2026-09E & G
INVER GROVE HEIGHTS, MN

FIGURE
NO. 2



BLACKBERRY TRAIL (SOUTH OF UPPER 55TH) & BLACKBERRY BRIDGE TRAIL TYPICAL SECTION - RECONSTRUCTION



BLACKBERRY TRAIL (NORTH OF UPPER 55TH) TYPICAL SECTION - FULL DEPTH RECLAMATION

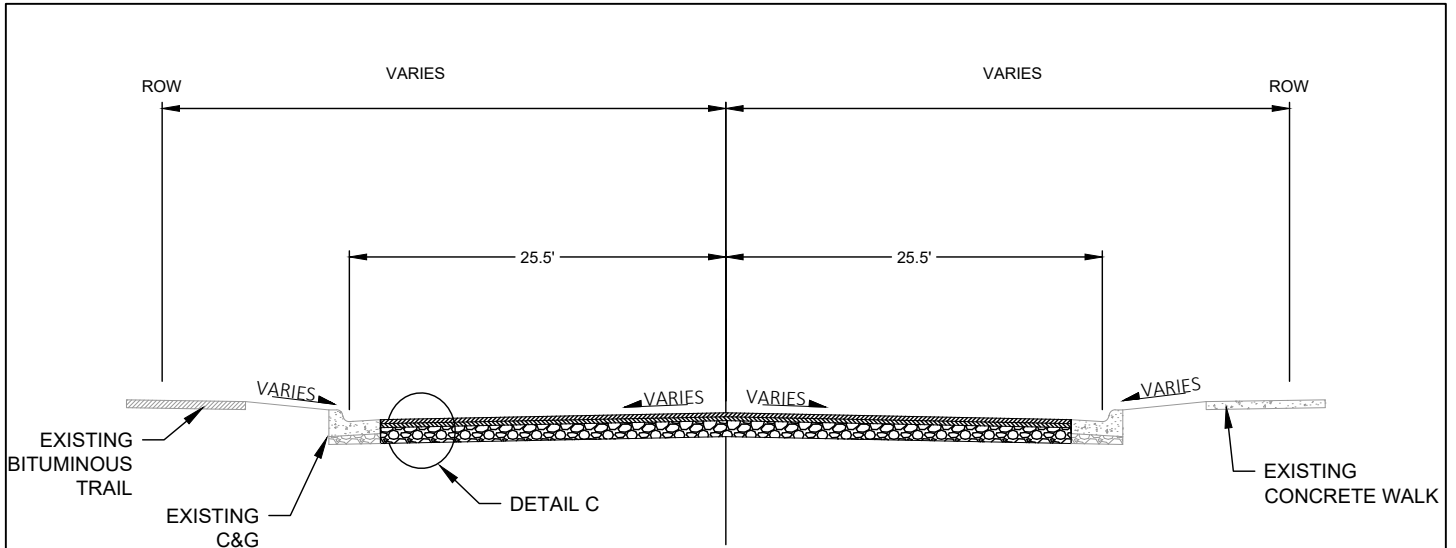


PROJECT NO.
INVER 180704
DATE:
4/3/2025

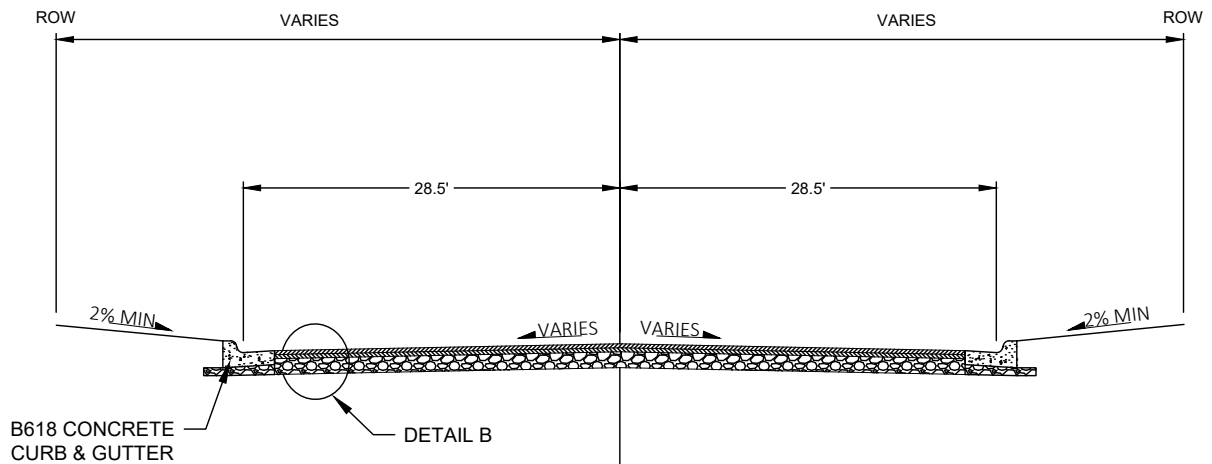
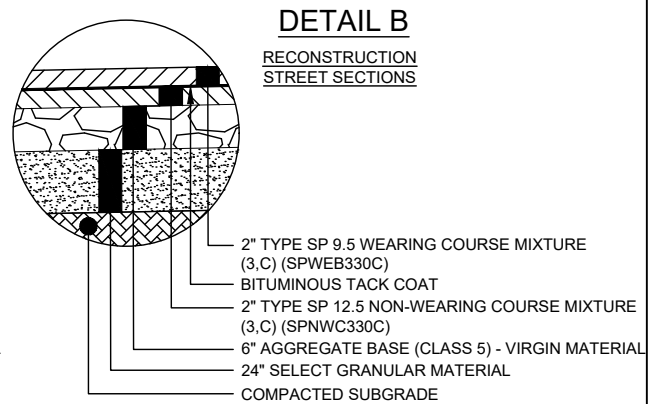
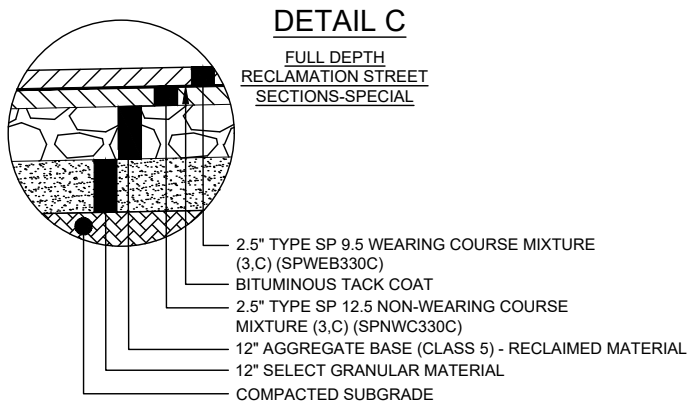
TYPICAL SECTIONS EXHIBIT
CP 2026-09I & J
INVER GROVE HEIGHTS, MN

FIGURE
NO. 3

Save: 4/3/2025 4:05 PM msteely Plot: 4/3/2025 4:08 PM X:\F\I\INVER\180704\5-final-dsgn\51-drawings\10-Civil\cadd\dwg\exhibit\INVER180704TY-EXHIBIT.dwg



UPPER 55TH ST (BLAINE AVE TO CAHILL AVE) TYPICAL SECTION - FULL DEPTH RECLAMATION



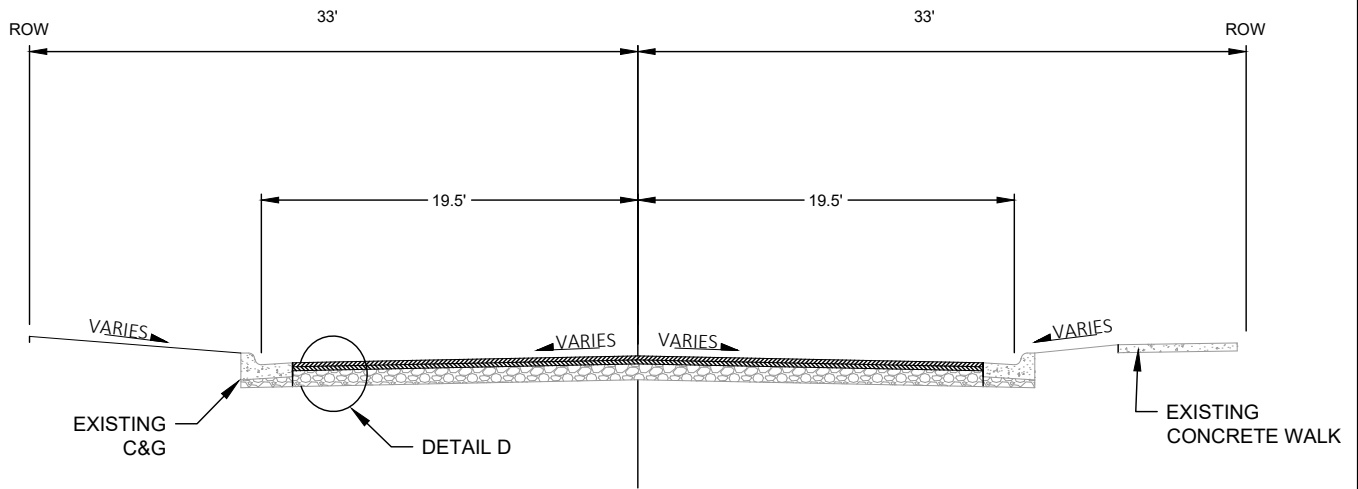
57TH ST (CAHILL AVE TO CARMEN AVE) TYPICAL SECTION - RECONSTRUCTION



PROJECT NO.
INVER 180704
DATE:
4/3/2025

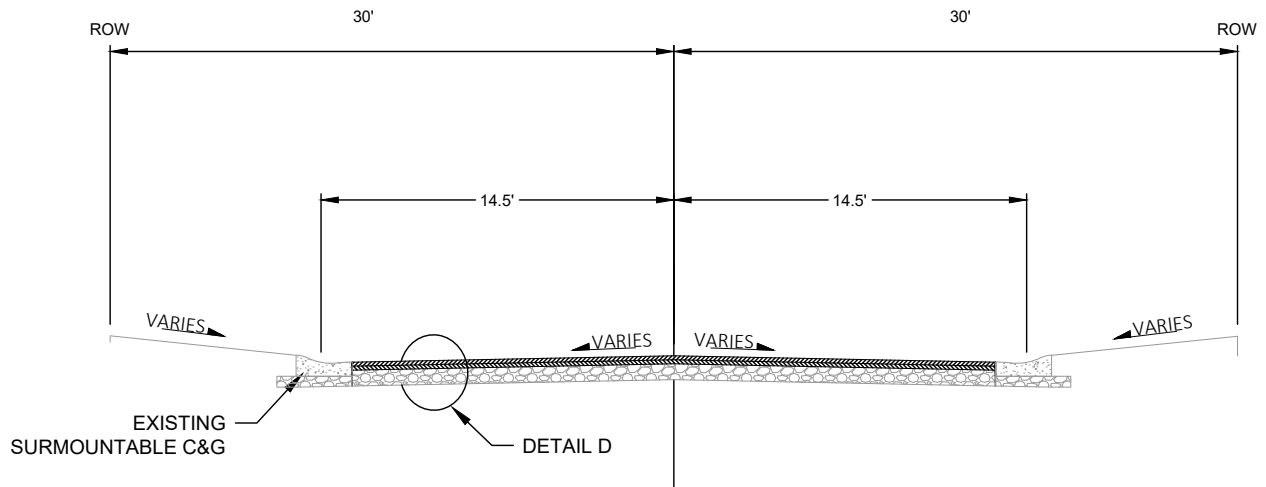
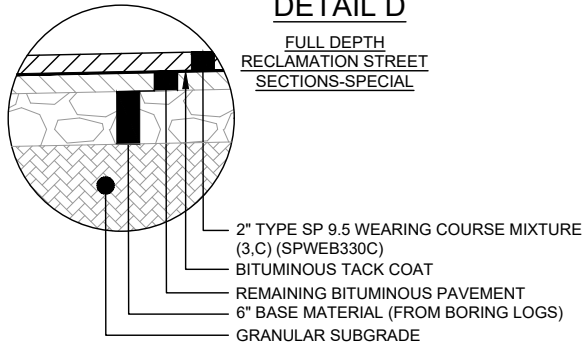
TYPICAL SECTIONS EXHIBIT
CP 2026-09H
INVER GROVE HEIGHTS, MN

FIGURE
NO. 4



BRENT AVE TYPICAL SECTION - MILL & OVERLAY

DETAIL D



BRISTOL PATH TYPICAL SECTION - MILL & OVERLAY



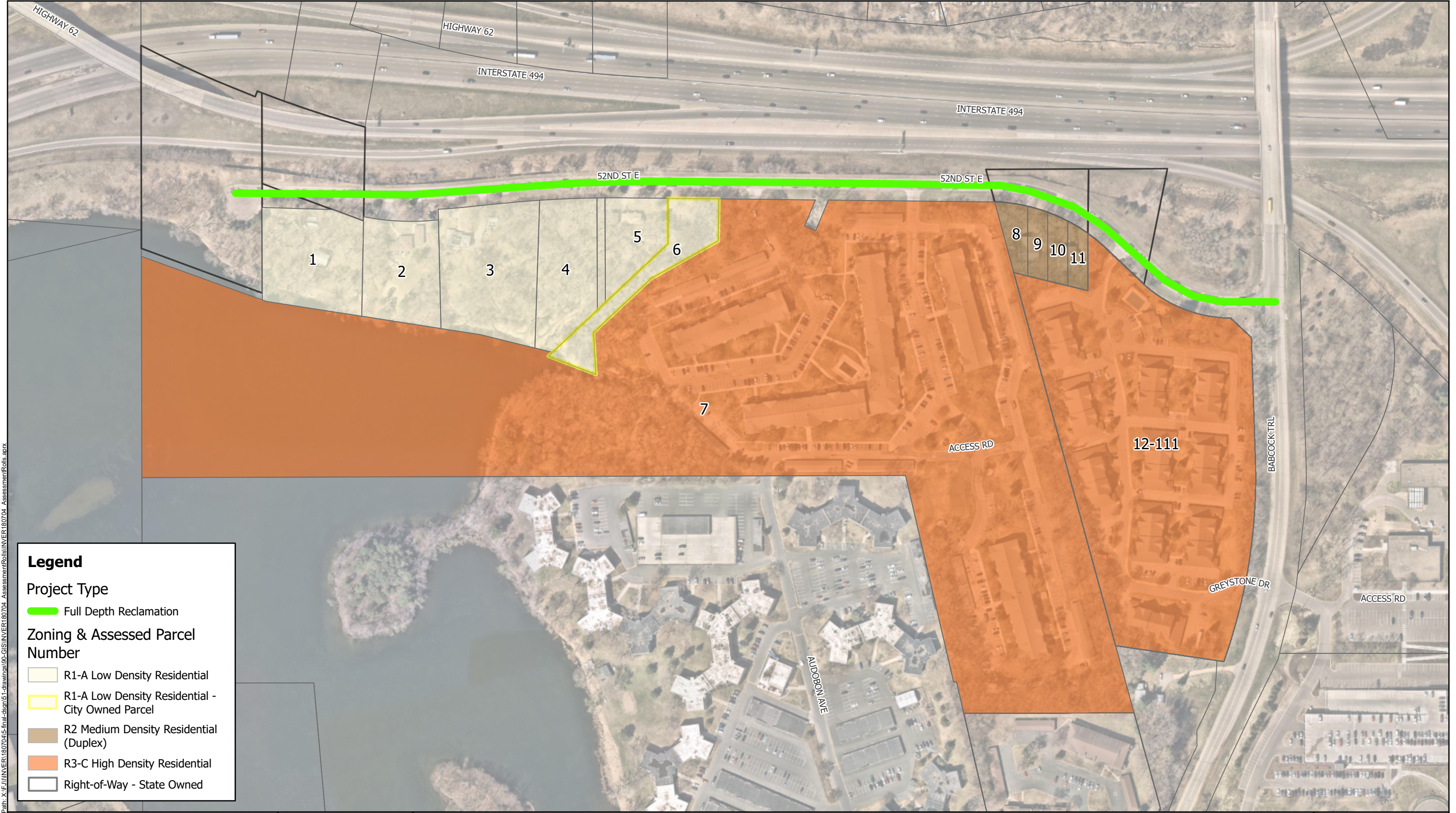
PROJECT NO.
INVER 180704
DATE:
4/3/2025

TYPICAL SECTIONS EXHIBIT
CP 2026-09J
INVER GROVE HEIGHTS, MN

FIGURE
NO. 5

Appendix D

Preliminary Assessment Rolls and Assessment Maps



Path: X:\F\J\INVER180704\5-final-dsgn\51-drawings\90-GIS\INVER180704_AssessmentRoll.aprx

Legend

Project Type

Full Depth Reclamation

Zoning & Assessed Parcel Number

R1-A Low Density Residential

R1-A Low Density Residential - City Owned Parcel

R2 Medium Density Residential (Duplex)

R3-C High Density Residential

Right-of-Way - State Owned

N

0300

Feet

Project: INVER 180704

Print Date: 12/30/2024

User Name: tschwarz

Projection: NAD 1983 HARN Adj MIN Dakota Ft

Source: Dakota County, City of Inver Grove Heights, & SEH Inc

Assessment Map - 2026 PMI North Feasibility Study

52nd St E Area (CP 2026-09D)

Full Depth Reclamation

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

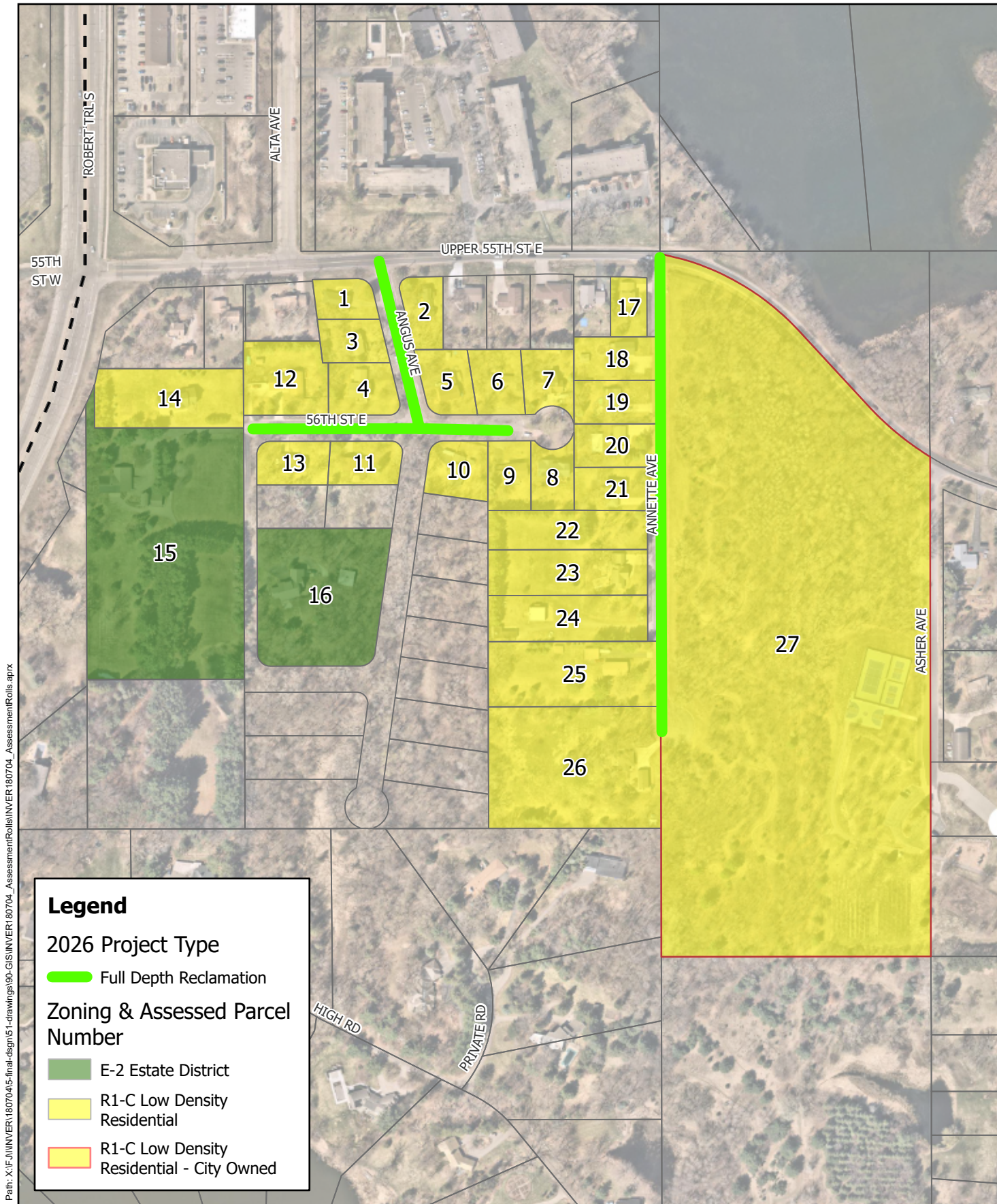
CP 2026-09D: 52nd St. E Area													
#	PID	Property Classification	Owner	Site Address	Driveway Access	SF Front Footage	Non-SF Front Footage	Adj. Front Footage	Equiv. SF Units	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Notes
FULL DEPTH RECLAMATION													
1	'202390000092	Single Family	STEPHEN P DICK	1630 52ND ST E	1	259		259	1	\$ 9,027		\$ 13,028	
2	'202390000100	Single Family	STEPHEN P DICK	1658 52ND ST E	1	188		188	1	\$ 9,027		\$ 13,028	
3	'202390000120	Single Family	DAVID J & THERESA L GRANNIS	1680 52ND ST E	1	254		254	1	\$ 9,027		\$ 13,028	
4	'202390000130	Single Family	GERONE A HAMILTON		0	143		143	1	\$ 9,027		\$ 13,028	Undeveloped; Combined with adjacent property
	'202390000140	Single Family	GERONE A HAMILTON		0	20		20					
5	'202390000141	Single Family	MICHAEL ANTHONY MANLEY	1718 52ND ST E	1	158		158	1	\$ 9,027		\$ 13,028	
6	'206660001012	Single Family	CITY OF INVER GROVE HTS		1	127		127	1		\$ 9,027	\$ 13,028	City parcel zoned residential
7	'206660001011	Apartment	PEARLWOOD ESTATES LIMITED PARTNERSHIP		2		689	1378		\$ 178,078		\$ 1,392,660	
8	'204769501010	Duplex	MARCUS A BROWN	1918 52ND ST E	1	83		83	1	\$ 9,027		\$ 13,028	
9	'204769501020	Duplex	NIKKI D MCRAE	1926 52ND ST E	1	52		52	1	\$ 9,027		\$ 13,028	
10	'204769501030	Duplex	JACOB BECKER	1934 52ND ST E	1	55		55	1	\$ 9,027		\$ 13,028	
11	'204769501040	Duplex	MARCUS BROWN	1942 52ND ST E	1	58		58	1	\$ 9,027		\$ 13,028	
12-111	Multiple	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTON DR	1		496	992		\$ 128,196		\$ 722,724	100 condo units; one owner
12	'203150002701	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #101						\$ 1,282		\$ 7,227	
13	'203150002702	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #102						\$ 1,282		\$ 7,227	
14	'203150002703	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #103						\$ 1,282		\$ 7,227	
15	'203150002704	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #104						\$ 1,282		\$ 7,227	
16	'203150002705	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #105						\$ 1,282		\$ 7,227	
17	'203150002706	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #106						\$ 1,282		\$ 7,227	
18	'203150002707	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #107						\$ 1,282		\$ 7,227	
19	'203150002708	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #108						\$ 1,282		\$ 7,227	
20	'203150002709	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #109						\$ 1,282		\$ 7,227	
21	'203150002710	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5205 GREYSTONE DR #110						\$ 1,282		\$ 7,227	
22	'203150002601	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5250 GREYSTONE DR #101						\$ 1,282		\$ 7,227	
23	'203150002602	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5250 GREYSTONE DR #102						\$ 1,282		\$ 7,227	
24	'203150002603	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5250 GREYSTONE DR #103						\$ 1,282		\$ 7,227	
25	'203150002604	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5250 GREYSTONE DR #104						\$ 1,282		\$ 7,227	
26	'203150002605	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5250 GREYSTONE DR #105						\$ 1,282		\$ 7,227	
27	'203150002606	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5250 GREYSTONE DR #106						\$ 1,282		\$ 7,227	
28	'203150002607	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5250 GREYSTONE DR #107						\$ 1,282		\$ 7,227	
29	'203150002608	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5250 GREYSTONE DR #108						\$ 1,282		\$ 7,227	
30	'203150002609	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5250 GREYSTONE DR #109						\$ 1,282		\$ 7,227	
31	'203150002610	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5250 GREYSTONE DR #110						\$ 1,282		\$ 7,227	
32	'203150002501	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5270 GREYSTONE DR #101						\$ 1,282		\$ 7,227	
33	'203150002502	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5270 GREYSTONE DR #102						\$ 1,282		\$ 7,227	
34	'203150002503	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5270 GREYSTONE DR #103						\$ 1,282		\$ 7,227	
35	'203150002504	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5270 GREYSTONE DR #104						\$ 1,282		\$ 7,227	
36	'203150002505	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5270 GREYSTONE DR #105						\$ 1,282		\$ 7,227	
37	'203150002506	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5270 GREYSTONE DR #106						\$ 1,282		\$ 7,227	
38	'203150002507	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5270 GREYSTONE DR #107						\$ 1,282		\$ 7,227	
39	'203150002508	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5270 GREYSTONE DR #108						\$ 1,282		\$ 7,227	
40	'203150002509	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5270 GREYSTONE DR #109						\$ 1,282		\$ 7,227	
41	'203150002510	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5270 GREYSTONE DR #110						\$ 1,282		\$ 7,227	
42	'203150002801	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #101						\$ 1,282		\$ 7,227	
43	'203150002802	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #102						\$ 1,282		\$ 7,227	
44	'203150002803	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #103						\$ 1,282		\$ 7,227	
45	'203150002804	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #104						\$ 1,282		\$ 7,227	
46	'203150002805	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #105						\$ 1,282		\$ 7,227	
47	'203150002806	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #106						\$ 1,282		\$ 7,227	
48	'203150002807	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #107						\$ 1,282		\$ 7,227	
49	'203150002808	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #108						\$ 1,282		\$ 7,227	
50	'203150002809	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #109						\$ 1,282		\$ 7,227	
51	'203150002810	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5285 GREYSTONE DR #110						\$ 1,282		\$ 7,227	
52	'203150002301	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5300 GREYSTONE DR #101						\$ 1,282		\$ 7,227	
53	'203150002302	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5300 GREYSTONE DR #102						\$ 1,282		\$ 7,227	
54	'203150002303	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5300 GREYSTONE DR #103						\$ 1,282		\$ 7,227	
55	'203150002304	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5300 GREYSTONE DR #104						\$ 1,282		\$ 7,227	
56	'203150002305	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5300 GREYSTONE DR #105						\$ 1,282		\$ 7,227	

CP 2026-09D: 52nd St. E Area													
#	PID	Property Classification	Owner	Site Address	Driveway Access	SF Front Footage	Non-SF Front Footage	Adj. Front Footage	Equiv. SF Units	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Notes
FULL DEPTH RECLAMATION													
57	'203150002306	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5300 GREYSTONE DR #106						\$ 1,282		\$ 7,227	
58	'203150002307	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5300 GREYSTONE DR #107						\$ 1,282		\$ 7,227	
59	'203150002308	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5300 GREYSTONE DR #108						\$ 1,282		\$ 7,227	
60	'203150002309	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5300 GREYSTONE DR #109						\$ 1,282		\$ 7,227	
61	'203150002310	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5300 GREYSTONE DR #110						\$ 1,282		\$ 7,227	
62	'203150002901	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5315 GREYSTONE DR #101						\$ 1,282		\$ 7,227	
63	'203150002902	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5315 GREYSTONE DR #102						\$ 1,282		\$ 7,227	
64	'203150002903	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5315 GREYSTONE DR #103						\$ 1,282		\$ 7,227	
65	'203150002904	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5315 GREYSTONE DR #104						\$ 1,282		\$ 7,227	
66	'203150002905	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5315 GREYSTONE DR #105						\$ 1,282		\$ 7,227	
67	'203150002906	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5315 GREYSTONE DR #106						\$ 1,282		\$ 7,227	
68	'203150002907	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5315 GREYSTONE DR #107						\$ 1,282		\$ 7,227	
69	'203150002908	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5315 GREYSTONE DR #108						\$ 1,282		\$ 7,227	
70	'203150002909	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5315 GREYSTONE DR #109						\$ 1,282		\$ 7,227	
71	'203150002910	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5315 GREYSTONE DR #110						\$ 1,282		\$ 7,227	
72	'203150002401	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5320 GREYSTONE DR #101						\$ 1,282		\$ 7,227	
73	'203150002402	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5320 GREYSTONE DR #102						\$ 1,282		\$ 7,227	
74	'203150002403	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5320 GREYSTONE DR #103						\$ 1,282		\$ 7,227	
75	'203150002404	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5320 GREYSTONE DR #104						\$ 1,282		\$ 7,227	
76	'203150002405	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5320 GREYSTONE DR #105						\$ 1,282		\$ 7,227	
77	'203150002406	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5320 GREYSTONE DR #106						\$ 1,282		\$ 7,227	
78	'203150002407	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5320 GREYSTONE DR #107						\$ 1,282		\$ 7,227	
79	'203150002408	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5320 GREYSTONE DR #108						\$ 1,282		\$ 7,227	
80	'203150002409	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5320 GREYSTONE DR #109						\$ 1,282		\$ 7,227	
81	'203150002410	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5320 GREYSTONE DR #110						\$ 1,282		\$ 7,227	
82	'203150002201	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5350 GREYSTONE DR #101						\$ 1,282		\$ 7,227	
83	'203150002202	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5350 GREYSTONE DR #102						\$ 1,282		\$ 7,227	
84	'203150002203	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5350 GREYSTONE DR #103						\$ 1,282		\$ 7,227	
85	'203150002204	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5350 GREYSTONE DR #104						\$ 1,282		\$ 7,227	
86	'203150002205	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5350 GREYSTONE DR #105						\$ 1,282		\$ 7,227	
87	'203150002206	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5350 GREYSTONE DR #106						\$ 1,282		\$ 7,227	
88	'203150002207	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5350 GREYSTONE DR #107						\$ 1,282		\$ 7,227	
89	'203150002208	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5350 GREYSTONE DR #108						\$ 1,282		\$ 7,227	
90	'203150002209	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5350 GREYSTONE DR #109						\$ 1,282		\$ 7,227	
91	'203150002210	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5350 GREYSTONE DR #110						\$ 1,282		\$ 7,227	
92	'203150003001	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5365 GREYSTONE DR #101						\$ 1,282		\$ 7,227	
93	'203150003002	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5365 GREYSTONE DR #102						\$ 1,282		\$ 7,227	
94	'203150003003	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5365 GREYSTONE DR #103						\$ 1,282		\$ 7,227	
95	'203150003004	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5365 GREYSTONE DR #104						\$ 1,282		\$ 7,227	
96	'203150003005	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5365 GREYSTONE DR #105						\$ 1,282		\$ 7,227	
97	'203150003006	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5365 GREYSTONE DR #106						\$ 1,282		\$ 7,227	
98	'203150003007	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5365 GREYSTONE DR #107						\$ 1,282		\$ 7,227	
99	'203150003008	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5365 GREYSTONE DR #108						\$ 1,282		\$ 7,227	
100	'203150003009	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5365 GREYSTONE DR #109						\$ 1,282		\$ 7,227	
101	'203150003010	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5365 GREYSTONE DR #110						\$ 1,282		\$ 7,227	
102	'203150002101	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5370 GREYSTONE DR #101						\$ 1,282		\$ 7,227	
103	'203150002102	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5370 GREYSTONE DR #102						\$ 1,282		\$ 7,227	
104	'203150002103	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5370 GREYSTONE DR #103						\$ 1,282		\$ 7,227	
105	'203150002104	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5370 GREYSTONE DR #104						\$ 1,282		\$ 7,227	
106	'203150002105	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5370 GREYSTONE DR #105						\$ 1,282		\$ 7,227	
107	'203150002106	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5370 GREYSTONE DR #106						\$ 1,282		\$ 7,227	
108	'203150002107	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5370 GREYSTONE DR #107						\$ 1,282		\$ 7,227	
109	'203150002108	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5370 GREYSTONE DR #108						\$ 1,282		\$ 7,227	
110	'203150002109	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5370 GREYSTONE DR #109						\$ 1,282		\$ 7,227	
111	'203150002110	Condo	GREYSTONE HEIGHTS TOWNHOMES LTD PTNSHP	5370 GREYSTONE DR #110						\$ 1,282		\$ 7,227	
A	'202390000090	Exempt - ROW	STATE OF MN - DOT										
B	'202390000091	Exempt - ROW	STATE OF MN - DOT										
C	'201480001028	Exempt - ROW	STATE OF MN - DOT										

CP 2026-09D: 52nd St. E Area													
#	PID	Property Classification	Owner	Site Address	Driveway Access	SF Front Footage	Non-SF Front Footage	Adj. Front Footage	Equiv. SF Units	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Notes
FULL DEPTH RECLAMATION													
D	'201480001032	Exempt - ROW	STATE OF MN - DOT										
FULL DEPTH RECLAMATION: PRELIMINARY ASSESSMENT SUBTOTALS						1397	1185	3767	10	\$ 387,514	\$ 9,027		

IGH STREET & STORM ASSESSMENT (FDR)		
TOTAL STREET & STORM COST	\$	885,104
ASSESSABLE STREET & STORM COST (55%)	\$	486,807
TOTAL PROJECT ADJUSTED FRONT FOOTAGE		3767
ASSESSABLE RATE (\$/FT)	\$	129.23
SINGLE FAMILY FRONT FOOTAGE		1397
SINGLE FAMILY ASSESSMENT	\$	180,533
# OF SINGLE FAMILY UNITS		10
ASSESSMENT RATE PER SF UNIT ¹	\$	9,027

1: IGH Special Assessment Policy 5.5: Frontage Roads, single family is assessed half of the roadway width



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Legend

2026 Project Type

Full Depth Reclamation

Zoning & Assessed Parcel Number

E-2 Estate District

R1-C Low Density Residential

R1-C Low Density Residential - City Owned

0 300 Feet

Project: INVER 180704
Print Date: 12/30/2024

User Name: Ischwarz
Projection: NAD 1983 HARN Adj MN
Dakota Ft
Source: Dakota County, City of Inver
Grove Heights, & SEH Inc

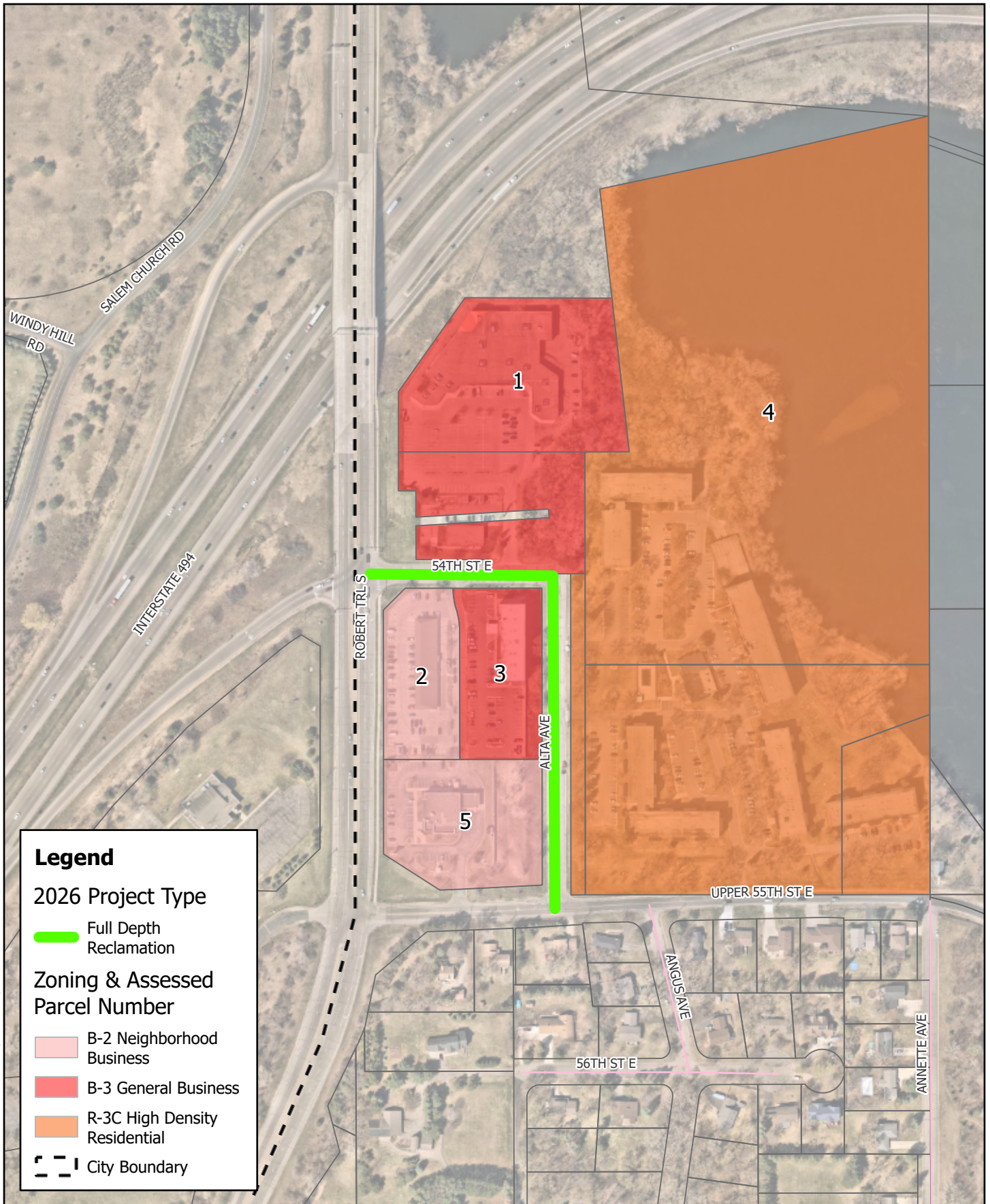
Assessment Map
2026 PMI North Feasibility Study
Angus and Annette Area (CP 2026-09E)
Full Depth Reclamation

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CP 2026-09E: Angus, 56th, Annette Area													
#	PID	Property Classification	Owner	Site Address	Driveway Access	SF Front Footage	Non-SF Front Footage	Adj. Front Footage	Equiv. SF Units	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	
													Notes
FULL DEPTH RECLAMATION													
1	'206445002010	Single Family	BARBARA D MILLER, JEFFERY A MILLER	1372 UPPER 55TH ST E	2	92		92	1	\$ 8,951		\$ 16,613	
2	'206445001040	Single Family	LESLIE ERICKSON	5526 ANGUS AVE	1	162		162	1	\$ 8,951		\$ 16,613	
3	'206445002070	Single Family	JASON L & ANDREA L SCHAEFER	5539 ANGUS AVE	1	103		103	1	\$ 8,951		\$ 16,613	
4	'206445002061	Single Family	AARON M & BROOKE J MCDONOUGH	5555 ANGUS AVE	1	276		276	1	\$ 8,951		\$ 16,613	
5	'206445001050	Single Family	JAMES & KINDRA KOSTKA	5580 ANGUS AVE	1	255		255	1	\$ 8,951		\$ 16,613	
6	'206445001060	Single Family	DONNA M J HAUER	1425 56TH ST E	1	110		110	1	\$ 8,951		\$ 16,613	
7	'206445001070	Single Family	KIM R & LAURIE HJELMGREN	1445 56TH ST E	1	0		0	1	\$ 8,951		\$ 16,613	
8	'206445005010	Single Family	DAVID R & REBEKAH R GEFFRE	1455 56TH ST E	1	0		0	1	\$ 8,951		\$ 16,613	
9	'206445005020	Single Family	SFR ACQUISITIONS 3 LLC	1435 56TH ST E	1	99		99	1	\$ 8,951		\$ 16,613	
10	'206445005030	Single Family	MATHEW MARCELLUS, BRITTNIE MARCELLUS	5592 ANGUS AVE	1	126		126	1	\$ 8,951		\$ 16,613	
11	'206445003010	Single Family	HOWARD B & KATHLEEN WALDRON	1366 56TH ST E	1	162		162	1	\$ 8,951		\$ 16,613	
12	'206445002053	Single Family	PAUL J III TRIVISKI, AMY L STANTON	1335 56TH ST E	2	195		195	1	\$ 8,951		\$ 16,613	
13	'206445003100	Single Family	MIKAL E & CAROL STEINMETZ	1338 56TH ST E	1	162		162	1	\$ 8,951		\$ 16,613	
14	'200321052014	Single Family	STEVEN L & CAROL O DOWNHOUR	5555 ALTA AVE	1	29		29	1	\$ 8,951		\$ 16,613	
15	'200321052013	Single Family	LORRAYNE M WIDSTROM	5580 ROBERT TRL S	1	29		29	1	\$ 8,951		\$ 16,613	
16	'206445003081	Single Family	THOMAS WILLIAM & KATHLEEN MARIE WALDRON	5660 ALTA AVE	0	0		0	0.5	\$ 4,475		\$ 16,613	Indirect Access, half rate
17	'201152001020	Single Family	KEILA CORTES MERA	5525 ANNETTE AVE	1	136		136	1	\$ 8,951		\$ 16,613	
18	'200321052010	Single Family	ANDREW CERO	5575 ANNETTE AVE	1	100		100	1	\$ 8,951		\$ 16,613	
19	'200321052020	Single Family	AFTON L DAHN, LUCAS J DAHN	5595 ANNETTE AVE	1	100		100	1	\$ 8,951		\$ 16,613	
20	'200321052031	Single Family	NICHOLAS & COLLEEN HANSEN	5615 ANNETTE AVE	1	100		100	1	\$ 8,951		\$ 16,613	
21	'200321052032	Single Family	KENNETH R TSTE CHERMAK, DIANE L TSTE CHERMAK	5625 ANNETTE AVE	1	100		100	1	\$ 8,951		\$ 16,613	
22	'201937501010	Single Family	JEFFREY TSTE DAHN, PATRICIA TSTE DAHN	5633 ANNETTE AVE	0	89		89	1	\$ 8,951		\$ 16,613	Undeveloped
23	'201937501020	Single Family	LUKE DAHN	5645 ANNETTE AVE	1	105		105	1	\$ 8,951		\$ 16,613	
24	'201937501030	Single Family	JEFFREY TSTE DAHN, PATRICIA TSTE DAHN	5657 ANNETTE AVE	1	106		106	1	\$ 8,951		\$ 16,613	
25	'200321052060	Single Family	RICHARD C & MARGARET JORGENSEN	5685 ANNETTE AVE	1	150		150	1	\$ 8,951		\$ 16,613	
26	'200321052080	Single Family	WAYNE S & JONI L TURBES	5735 ANNETTE AVE	1	90		90	1	\$ 8,951		\$ 16,613	
27	'200321083013	City Park	CITY OF INVER GROVE HTS	1642 UPPER 55TH ST E	0		1059	2118			\$ 168,084		
FULL DEPTH RECLAMATION: PRELIMINARY ASSESSMENT SUBTOTALS						2876	1059	4994	25.5	\$ 228,239	\$ 168,084		

IGH STREET & STORM ASSESSMENT (FDR)		
TOTAL STREET & STORM COST	\$	720,617
ASSESSABLE STREET & STORM COST (55%)	\$	396,339
TOTAL PROJECT ADJUSTED FRONT FOOTAGE		4994
ASSESSABLE RATE (\$/FT)	\$	79.36
SINGLE FAMILY FRONT FOOTAGE		2876
SINGLE FAMILY ASSESSMENT	\$	228,239
# OF SINGLE FAMILY UNITS		25.5
ASSESSMENT RATE PER SF UNIT	\$	8,951

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2026 Project Type

- Full Depth Reclamation

Zoning & Assessed Parcel Number

- B-2 Neighborhood Business
- B-3 General Business
- R-3C High Density Residential
- City Boundary



Project: INVER 180704
Print Date: 12/30/2024

User Name: Ischwarz
Projection: NAD 1983 HARN Adj MN
Dakota Ft
Source: Dakota County, City of Inver
Grove Heights, & SEH Inc

Assessment Map

2026 PMI North Feasibility Study

Alta Area (CP 2026-09F)
Full Depth Reclamation

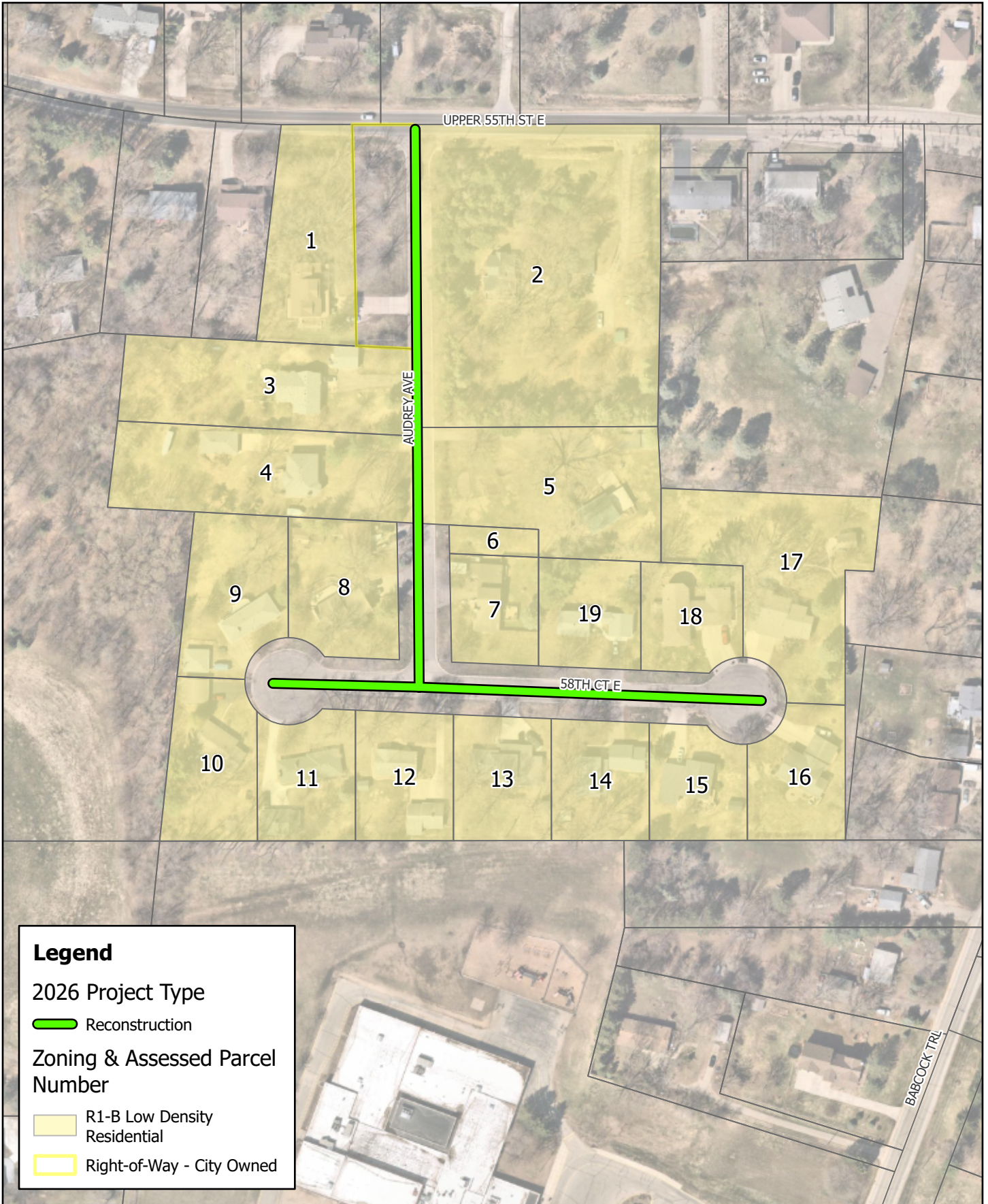


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CP 2026-09F: Alta & 54th Area									
#	PID	Property Classification	Owner	Site Address	Driveway Access	Lot Area (SF)	Proposed Feasibility Assessment (per policy)	Capped Assessment	Notes
FULL DEPTH RECLAMATION									
1	'200321032010	Commercial	D & T PROPERTY INC	5280 ROBERT TRL S	0	163,781	\$ 64,269	\$ 257,076	
	'200321033020	Commercial	D & T PROPERTY INC	5350 ROBERT TRL S	1	93,295			
2	'206590001060	Commercial	AURORA INVESTORS LLC	5440 ROBERT TRL S	1	66,790	\$ 16,698	\$ 66,790	
3	'203235001020	Commercial	SARJU IGH LLC	5492 ROBERT TRL S	1	75,016	\$ 18,754	\$ 75,016	
4	'200321027010	Apartments	SALEM GREEN LTD PTNSHP	1405 UPPER 55TH ST E	0	317,117	\$ 179,758	\$ 1,867,360	
	'200321026010	Apartments	SALEM GREEN LTD PTNSHP	1445 UPPER 55TH ST E	0	312,676			
	'200321028010	Apartments	SALEM GREEN LTD PTNSHP	1475 UPPER 55TH ST E #107	0	66,022			
	'200321034011	Apartments	SALEM GREEN LTD PTNSHP		2	23,216			
5	'203235001010	Commercial	HEARTLAND CREDIT UNION	5500 ROBERT TRL S	0	102,535	\$ 25,634	\$ 102,535	
FULL DEPTH RECLAMATION: PRELIMINARY ASSESSMENT SUBTOTALS						1220448	\$ 305,112		

IGH STREET & STORM ASSESSMENT (FDR)	
TOTAL STREET & STORM COST	\$ 555,197
ASSESSABLE STREET & STORM COST (55%)	\$ 305,358
TOTAL PROJECT AREA (SF)	1220448
ASSESSMENT RATE (\$/SF)	\$ 0.25

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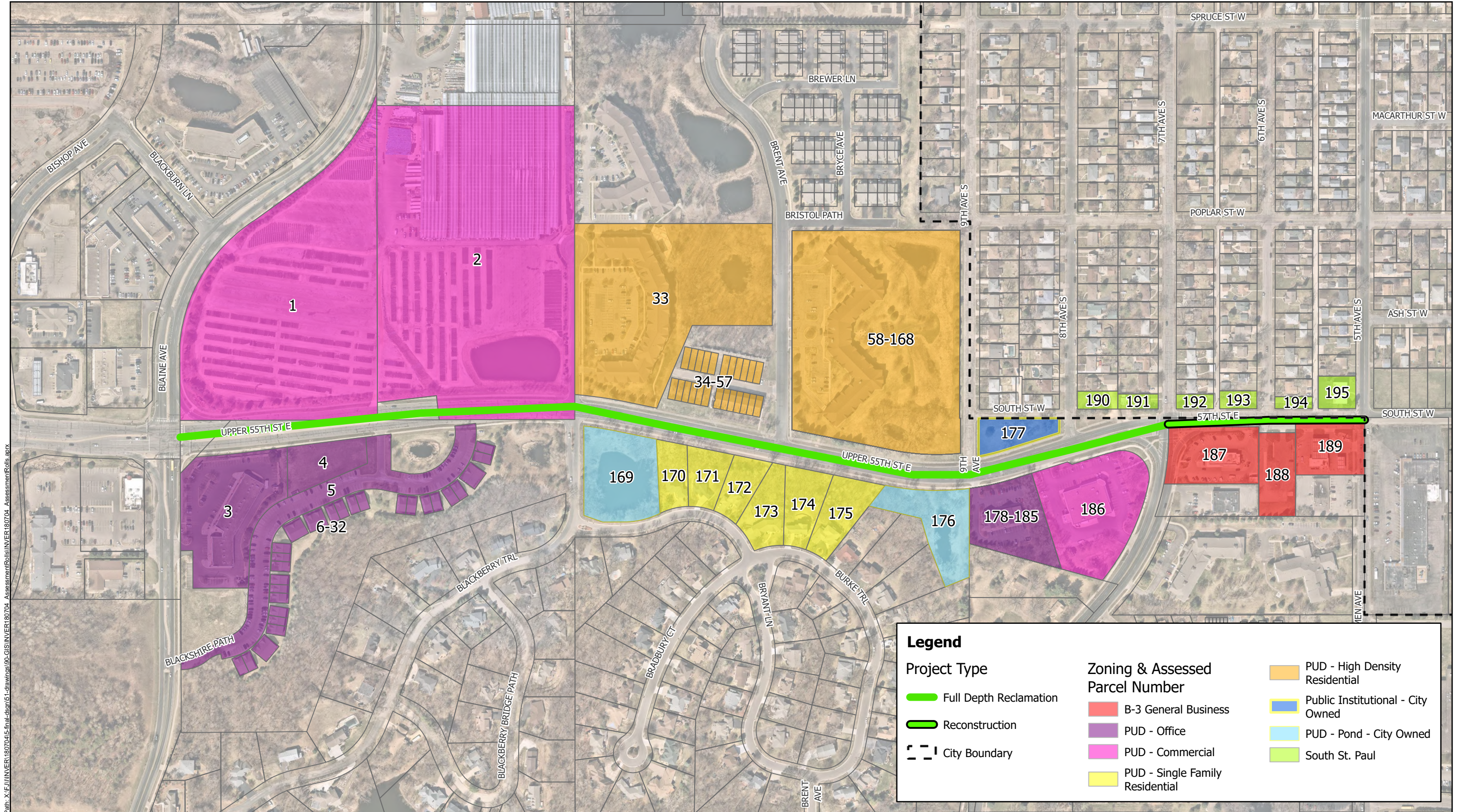


		Project: INVER 180704 Print Date: 12/30/2024	Assessment Map 2026 PMI North Feasibility Study Audrey Area (CP 2026-09G) Reconstruction	
		User Name: tschwarz Projection: NAD 1983 HARN Adj MN Dakota Ft Source: Dakota County, City of Inver Grove Heights, & SEH Inc		

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CP02026-09G: Audrey & 58th Area									
#	PID	Property Classification	Owner	Site Address	Driveway Access	Equiv. SF Units	Proposed Feasibility Assessment (per policy)	Capped Assessment	
									Notes
FULL RECONSTRUCTION									
1	'200321080040	Single Family	CLARENCE A JR ANDERSON	5655 AUDREY AVE E	1	1	\$ 24,379	\$ 16,062	
2	'200321078010	Single Family	ARAVIND BANTU, MADELINE MAE BANTU	1820 UPPER 55TH ST E	0	0	\$ -		No access to project site
3	'200321080060	Single Family	MICHAEL & RACHEL KANGAS	5641 AUDREY AVE E	1	1	\$ 24,379	\$ 16,062	
4	'200321080070	Single Family	JERON P STIFFLER, ELIZABETH A STIFFLER	5715 AUDREY AVE E	1	1	\$ 24,379	\$ 16,062	
5	'200321078130	Single Family	HEIDI A HAGMAN	5700 AUDREY AVE	1	1	\$ 24,379	\$ 16,062	Combined for assessment purposes
6	'207250000131	Single Family	HEIDI A HAGMAN		0	0	\$ -		
7	'207250000130	Single Family	CAROLINE L GANZ, DAVID B GANZ	5790 AUDREY AVE E	1	1	\$ 24,379	\$ 16,062	
8	'207250000010	Single Family	STEPHEN L & CAROL J KOLBINGER	1775 58TH CT E	1	1	\$ 24,379	\$ 16,062	
9	'207250000020	Single Family	JANET ANN TSTE CRITTENDEN	1755 58TH CT E	1	1	\$ 24,379	\$ 16,062	
10	'207250000030	Single Family	SCOTT L ADAMS, TAMRA L ADAMS	1746 58TH CT E	1	1	\$ 24,379	\$ 16,062	
11	'207250000040	Single Family	GREGORY R & VICTORIA BAKER	1770 58TH CT E	1	1	\$ 24,379	\$ 16,062	
12	'207250000050	Single Family	DANIEL& SANDRA LOTZER	1792 58TH CT E	1	1	\$ 24,379	\$ 16,062	
13	'207250000060	Single Family	TRACY IRENE MULCAHY	1810 58TH CT E	1	1	\$ 24,379	\$ 16,062	
14	'207250000070	Single Family	RANDALL J & PATRICIA BOURGOIN	1830 58TH CT E	1	1	\$ 24,379	\$ 16,062	
15	'207250000080	Single Family	JOHN P REYNOLDS, CHRISTINA N CLEVENGER	1840 58TH CT E	1	1	\$ 24,379	\$ 16,062	
16	'207250000090	Single Family	PHILLIP & CATHERINE PROKOPOWICZ	1850 58TH CT E	1	1	\$ 24,379	\$ 16,062	
17	'207250000101	Single Family	ELIZABETH I BECKMANN TRUST	1855 58TH CT E	1	1	\$ 24,379	\$ 16,062	
18	'207250000110	Single Family	STEVEN J & PATRICIA LASHOMB	1829 58TH CT E	1	1	\$ 24,379	\$ 16,062	
19	'207250000120	Single Family	TIMOTHY C DALZELL	1823 58TH CT E	1	1	\$ 24,379	\$ 16,062	
	'200321080050	Exempt - ROW	CITY OF INVER GROVE HTS						
FULL RECONSTRUCTION: PRELIMINARY ASSESSMENT SUBTOTALS						17	\$ 414,442	\$ 273,056	

IGH STREET & STORM ASSESSMENT (RECON)		Capped Assessment
TOTAL STREET & STORM COST	\$ 1,184,120	
ASSESSABLE STREET & STORM COST (35%)	\$ 414,442	\$ 273,056
# OF SINGLE FAMILY UNITS	17	
ASSESSMENT RATE PER SF UNIT	\$ 24,379	\$ 16,062



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0 200 400 Feet

Project: INVER 180704
Print Date: 4/8/2025

User Name: tschwarz
Projection: NAD 1983 HARN Adj MN Dakota Ft
Source: Dakota County, City of Inver Grove Heights, & SEH Inc

Assessment Map - 2026 PMI North Feasibility Study

Upper 55th & 57th St Area (CP 2026-09H)
Upper 55th Full Depth Reclamation
57th Street Reconstruction



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CP 2026-09H: Upper 55th, 57th													
#	PID	Property Classification	Owner	Site Address	Driveway Access	Frontage with Access	Frontage w/o Access	Adj. Front Footage	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Proposed Feasibility Assessment (per policy & cap)	Notes
FULL DEPTH RECLAMATION													
1	'200331080020	Commercial	GLG PROPERTIES		1	657		1314	\$ 222,237		\$ 471,629	\$ 222,237	
2	'200331079023	Commercial	GLG PROPERTIES		1	750		1500	\$ 253,695		\$ 673,901	\$ 253,695	CP2026-09J assessment = \$48,361
3	'203653001010	Office	INVER GROVE BACELINE LLC	5828 BLAINE AVE	0		344	344	\$ 58,181		\$ 121,765	\$ 58,181	
4	'201416101010	Office	DEEPIKA GAVVAGI		0		264	264	\$ 44,650		\$ 34,139	\$ 34,139	
5	'201416000010	Office	BLACKBERRY TOWN OFFICE PARK ASSOC INC		1			0	\$ -			\$ -	Added this frontage to the office condos
6-32	Multiple	Office Condos	BLACKBERRY TOWN OFFICE PARK		1	670		1340	\$ 226,634		\$ 396,596	\$ 226,634	
6	'201416001310	Office Condo	BLACKBERRY INVESTMENTS LLC	5754 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
7	'201416001300	Office Condo	BLACKBERRY INVESTMENTS LLC	5758 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
8	'201416001291	Office Condo	TROWBRIDGE AND VAN GUILDER LLC	5766 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
9	'201416001270	Office Condo	JAMISON PROPERTIES LLC	5770 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
10	'201416001260	Office Condo	WESTGATE 15750 VENTURE LLC	5774 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
11	'201416001250	Office Condo	TJ THOMPSON PROPERTIES LLC	5778 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
12	'201416001240	Office Condo	RIVER HEIGHTS CHAMBER OF COMMERCE	5782 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
13	'201416001230	Office Condo	MN REAL ESTATE LLC	5786 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
14	'201416001220	Office Condo	MARK A SMITH	5790 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
15	'201416001210	Office Condo	REDSUN PROPERTIES LLC	5798 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
16	'201416001200	Office Condo	MICHELLE KOKER, MICHAEL R KOKER	5802 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
17	'201416001190	Office Condo	BLACKBERRY LLC	5806 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
18	'201416001180	Office Condo	D&Y INVESTMENT LLC	5810 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
19	'201416001171	Office Condo	ZLOH ENTERPRISES LLC	5814 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
20	'201416001151	Office Condo	RCNB LLC	5826 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
21	'201416001130	Office Condo	CAMRAY PROPERTIES LLC	5838 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
22	'201416001120	Office Condo	HPR PROPERTIES LLC	5842 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
23	'201416001110	Office Condo	G3 LLC	5846 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
24	'201416001100	Office Condo	BLACKSHIRE PATH LLC	5850 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
25	'201416001090	Office Condo	BLACKSHIRE PATH LLC	5854 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
26	'201416001080	Office Condo	URBANARCHITECTS LLC	5858 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
27	'201416001070	Office Condo	EMPOWER COMMERCIAL REAL ESTATE LLC	5862 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
28	'201416001060	Office Condo	EMPOWER COMMERCIAL REAL ESTATE LLC	5866 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
29	'201416001050	Office Condo	TWINS MANAGEMENT LLC	5870 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
30	'201416001041	Office Condo	MINNESOTA GOVERNMENT ENGINEERS COUNCIL	5874 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
31	'201416001022	Office Condo	BLACKBERRY HOLDINGS LLC	5882 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
32	'201416001011	Office Condo	FIRST CAPITAL PROPERTY MANAGEMENT LLC	5886 BLACKSHIRE PATH					\$ 8,394		\$ 14,689	\$ 8,394	CP2026-09I assessment = \$1,694
33	'201507501020	Apartment	BRENTWOOD HILLS LIMITED PARTNERSHIP	5480 BLACKBERRY TRL	0		246	246	\$ 41,606		\$ 993,040	\$ 41,606	CP2026-09J assessment = \$68,733
34-57	Multiple	Townhomes			0		391	391	\$ 66,130		\$ 147,292	\$ 66,130	CP2026-09J assessment = \$42,667
34	'201507101010	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5707 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
35	'201507101020	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5705 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
36	'201507101030	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5703 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
37	'201507101040	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5701 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
38	'201507101050	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5699 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
39	'201507101060	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5697 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
40	'201507101070	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5695 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
41	'201507101080	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5693 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
42	'201507101090	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5691 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
43	'201507101100	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5689 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
44	'201507101110	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5687 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
45	'201507101120	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5709 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778

CP 2026-09H: Upper 55th, 57th													
#	PID	Property Classification	Owner	Site Address	Driveway Access	Frontage with Access	Frontage w/o Access	Adj. Front Footage	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Proposed Feasibility Assessment (per policy & cap)	Notes
FULL DEPTH RECLAMATION													
46	'201507101130	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5711 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
47	'201507101140	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5713 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
48	'201507101150	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5715 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
49	'201507101160	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5717 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
50	'201507101170	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5719 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
51	'201507101180	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5721 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
52	'201507101190	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5723 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
53	'201507101200	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5725 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
54	'201507101210	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5727 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
55	'201507101220	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5729 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
56	'201507101230	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5731 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
57	'201507101240	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5733 BRENT AVE					\$ 2,755		\$ 6,137	\$ 2,755	CP2026-09J assessment = \$1,778
58-168	Multiple	Residential Co-ops	GRAMERCY PARK COOPERATIVE OF ST PAUL		0		569	569	\$ 96,235		\$ 688,060	\$ 96,235	CP2026-09J assessment = \$101,018
58	'203080002101	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL	5688 BRENT AVE					\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
59	'203080002102	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
60	'203080002103	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
61	'203080002104	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
62	'203080002105	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
63	'203080002106	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
64	'203080002107	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
65	'203080002108	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
66	'203080002109	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
67	'203080002110	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
68	'203080002111	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
69	'203080002112	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
70	'203080002114	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
71	'203080002115	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
72	'203080002116	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
73	'203080002117	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
74	'203080002118	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
75	'203080002121	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
76	'203080002122	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
77	'203080002123	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
78	'203080002124	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
79	'203080002125	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
80	'203080002126	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
81	'203080002127	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
82	'203080002128	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
83	'203080002129	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
84	'203080002130	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL	5688 BRENT AVE					\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
85	'203080002131	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
86	'203080002132	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
87	'203080002133	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
88	'203080002134	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
89	'203080002135	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
90	'203080002136	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
91	'203080002137	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910

CP 2026-09H: Upper 55th, 57th													
#	PID	Property Classification	Owner	Site Address	Driveway Access	Frontage with Access	Frontage w/o Access	Adj. Front Footage	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Proposed Feasibility Assessment (per policy & cap)	
													Notes
FULL DEPTH RECLAMATION													
92	'203080002200	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL	5688 BRENT AVE					\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
93	'203080002201	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
94	'203080002202	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
95	'203080002203	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
96	'203080002204	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
97	'203080002205	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
98	'203080002206	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
99	'203080002207	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
100	'203080002208	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
101	'203080002209	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
102	'203080002210	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
103	'203080002211	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
104	'203080002212	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
105	'203080002214	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
106	'203080002215	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
107	'203080002216	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
108	'203080002217	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
109	'203080002218	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
110	'203080002219	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
111	'203080002220	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
112	'203080002221	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
113	'203080002222	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
114	'203080002223	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
115	'203080002224	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
116	'203080002225	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
117	'203080002226	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
118	'203080002227	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
119	'203080002228	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
120	'203080002229	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
121	'203080002230	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
122	'203080002231	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
123	'203080002232	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
124	'203080002233	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
125	'203080002234	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
126	'203080002235	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
127	'203080002236	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
128	'203080002237	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
129	'203080002238	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
130	'203080002300	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
131	'203080002301	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
132	'203080002302	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
133	'203080002303	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
134	'203080002304	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
135	'203080002305	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
136	'203080002306	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
137	'203080002307	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
138	'203080002308	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910

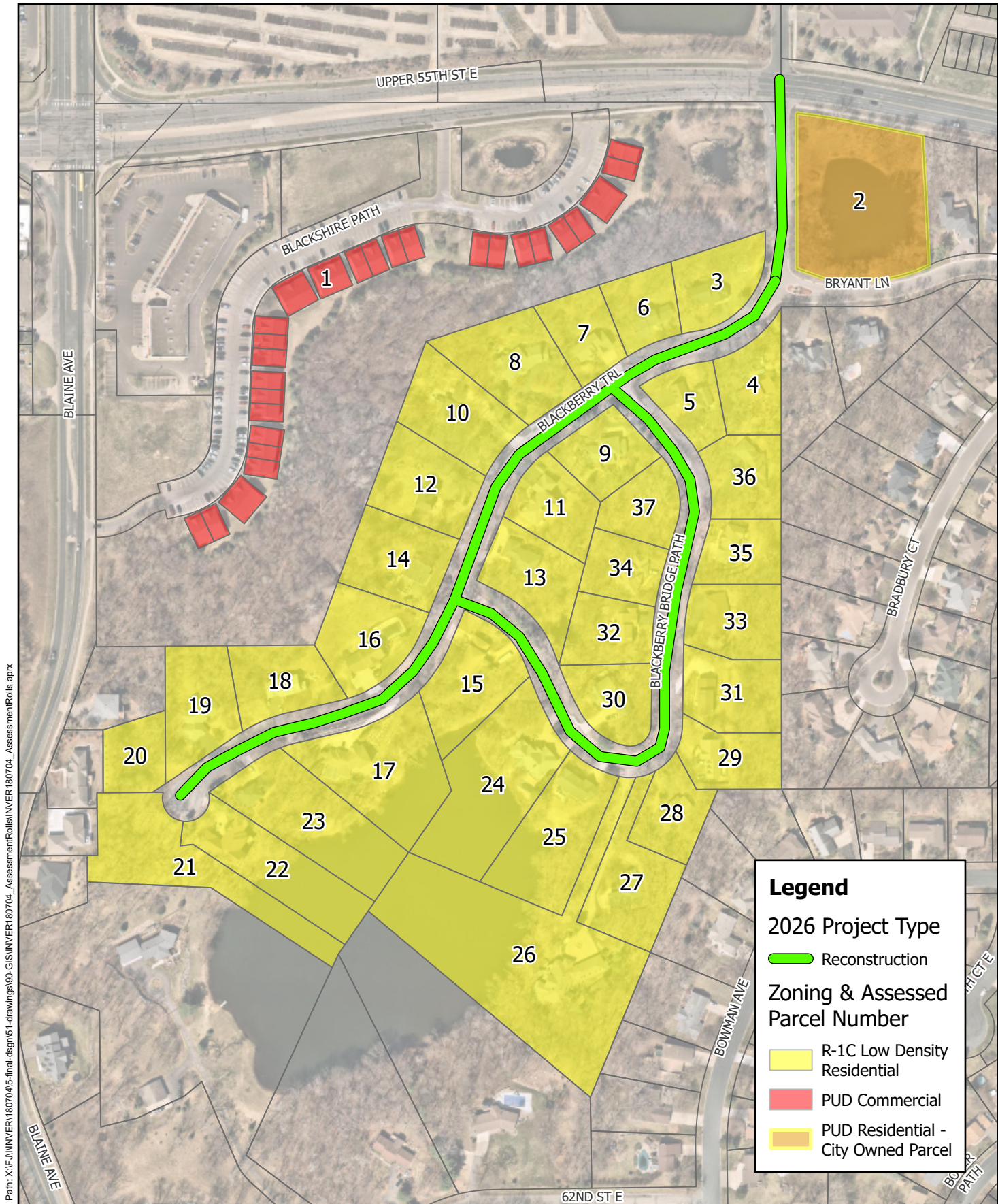
CP 2026-09H: Upper 55th, 57th													
#	PID	Property Classification	Owner	Site Address	Driveway Access	Frontage with Access	Frontage w/o Access	Adj. Front Footage	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Proposed Feasibility Assessment (per policy & cap)	Notes
FULL DEPTH RECLAMATION													
139	'203080002309	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
140	'203080002310	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
141	'203080002311	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
142	'203080002312	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
143	'203080002314	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
144	'203080002315	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
145	'203080002316	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
146	'203080002317	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
147	'203080002318	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
148	'203080002319	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
149	'203080002320	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
150	'203080002321	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
151	'203080002322	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
152	'203080002323	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
153	'203080002324	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
154	'203080002325	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
155	'203080002326	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
156	'203080002327	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
157	'203080002328	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
158	'203080002329	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
159	'203080002330	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
160	'203080002331	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
161	'203080002332	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
162	'203080002333	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
163	'203080002334	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
164	'203080002335	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
165	'203080002336	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
166	'203080002337	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
167	'203080002338	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
168	'203080002339	Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL						\$ 867		\$ 6,199	\$ 867	CP2026-09J assessment = \$910
169	'204737500010	City Pond	CITY OF INVER GROVE HEIGHTS		0		245	245		\$ 41,437			CP2026-09I assessment = \$55,000
170	'204737501010	Single Family	STEVEN L & KELLEY M SCHLUNDT	5804 BRYANT LN	0		105	105	\$ -			\$ -	
171	'204737501020	Single Family	DAVID R & MELISSA L KISHISH	5812 BRYANT LN	0		160	160	\$ -			\$ -	
172	'204737501030	Single Family	BRADFORD J MORSE, KRISTINE M MORSE	5820 BRYANT LN	0		130	130	\$ -			\$ -	
173	'204737501040	Single Family	JOSEPH F & SUSAN WILLETTE	5844 BURKE TRL	0		44	44	\$ -			\$ -	
174	'204737501050	Single Family	MATTHEW THOMAS GARRETT, CARA SHEAFFER GARRETT	5854 BURKE TRL	0		163	163	\$ -			\$ -	
175	'204737501060	Single Family	JOSHUA HAREIN	5862 BURKE TRL	0		176	176	\$ -			\$ -	
176	'204737500020	City Pond	CITY OF INVER GROVE HEIGHTS		0		282	282		\$ 47,695			
177	'200341051012	Public Institutional	CITY OF INVER GROVE HEIGHTS		1		280	280		\$ 47,356			
178-185	Multiple	Office Condos	SCENIC HEIGHTS		1	213		426	\$ 72,049			\$ 72,049	
178	'206647505001	Office Condo	AIMEE E ALDRICH LLC	2898 UPPER 55TH ST E					\$ 9,006		\$ 9,335	\$ 9,006	
179	'206647505002	Office Condo	PAUL & JODI L HASSING	2902 UPPER 55TH ST E					\$ 9,006		\$ 9,335	\$ 9,006	
180	'206647505003	Office Condo	TK HOLDINGS LLC	2906 UPPER 55TH ST E					\$ 9,006		\$ 9,335	\$ 9,006	
181	'206647505004	Office Condo	POINT NORTH PROPERTIES LLC	2910 UPPER 55TH ST E					\$ 9,006		\$ 9,335	\$ 9,006	
182	'206647505005	Office Condo	POINT NORTH PROPERTIES LLC	2926 UPPER 55TH ST E					\$ 9,006		\$ 9,335	\$ 9,006	
183	'206647505006	Office Condo	ERC HOLDINGS LLC	2922 UPPER 55TH ST E					\$ 9,006		\$ 9,335	\$ 9,006	
184	'206647505007	Office Condo	RTA HOLDINGS LLC	2918 UPPER 55TH ST E					\$ 9,006		\$ 9,335	\$ 9,006	

CP 2026-09H: Upper 55th, 57th													
#	PID	Property Classification	Owner	Site Address	Driveway Access	Frontage with Access	Frontage w/o Access	Adj. Front Footage	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Proposed Feasibilty Assessment (per policy & cap)	
													Notes
FULL DEPTH RECLAMATION													
185	'206647505008	Office Condo	RTA HOLDINGS LLC	2914 UPPER 55TH ST E					\$ 9,006		\$ 9,335	\$ 9,006	
186	'206647501020	Commercial	SIMPLY HOLDINGS LLC	5825 CAHILL AVE	1	384		768	\$ 129,892		\$ 113,832	\$ 113,832	
FULL DEPTH RECLAMATION: PRELIMINARY ASSESSMENT SUBTOTALS						2674	3399	8747		\$ 136,488		\$ 1,184,738	

IGH STREET, STORM, SIDEWALK/TRAIL ASSESSMENT (FDR)			Capped Assessment
TOTAL STREET, STORM, SIDEWALK/TRAIL COST	\$	2,689,760	
ASSESSABLE STREET, STORM, SIDEWALK/TRAIL COST (55%)	\$	1,479,368	\$ 1,184,738
TOTAL PROJECT ADJUSTED FRONT FOOTAGE	\$	8,747	Varies
ASSESSABLE RATE (\$/FT)	\$	169.13	

CP 2026-09H: Upper 55th, 57th											
#	PID	Property Classification	Owner	Site Address	Driveway Access	Commercial Frontage	Residential Frontage	Adj. Front Footage	Proposed Feasibility Assessment (per policy)	Capped Assessment	
											Notes
FULL RECONSTRUCTION											
187	'200341050050	Commercial	FRANCHISE REALTY INT CORP	5760 CAHILL AVE	1	300		600	\$ 87,174	\$ 57,882	
188	'200341050040	Commercial	RIVER COUNTRY COOPERATIVE	3220 57TH ST E	2	122		244	\$ 35,451	\$ 34,041	
189	'200341050020	Commercial	RIVER COUNTRY COOPERATIVE	3240 57TH ST E	2	190		380	\$ 55,210	\$ 43,850	
190	'363210014171	South St. Paul	FRAZIER RECOVERY HOME LLC	1457 8TH AVE S	1		134	134	\$ -		South St. Paul Assessment Method unknown.
191	'363210014150	South St. Paul	NORMA PATRICIA CORRAL-JIMENEZ	1454 7TH AVE S	1		134	134	\$ -		South St. Paul Assessment Method unknown.
192	'363210015170	South St. Paul	FRAZIER RECOVERY HOME LLC	1457 7TH AVE S	1		124	124	\$ -		South St. Paul Assessment Method unknown.
193	'363210015150	South St. Paul	RENEE L BREDY	1456 6TH AVE S	1		124	124	\$ -		South St. Paul Assessment Method unknown.
194	'363210016160	South St. Paul	JOSEFINA CASTRO RANGEL	1459 6TH AVE S	1		124	124	\$ -		South St. Paul Assessment Method unknown.
195	'363210016150	South St. Paul	BAJA REALTY LLC	1450 5TH AVE S	1		124	124	\$ -		South St. Paul Assessment Method unknown.
FULL RECONSTRUCTION: PRELIMINARY ASSESSMENT SUBTOTALS						612	764	1988	\$ 177,835	\$ 135,773	

IGH STREET & STORM ASSESSMENT (FULL RECONSTRUCTION)		Capped Assessment
TOTAL STREET & STORM COST	\$ 825,253	
ASSESSABLE STREET & STORM COST (35%)	\$ 288,839	\$ 135,773
TOTAL PROJECT ADJUSTED FRONT FOOTAGE	\$ 1,988	
ASSESSABLE RATE (\$/FT)	\$ 145.29	varies



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Legend

2026 Project Type
 Reconstruction

Zoning & Assessed Parcel Number
 R-1C Low Density Residential
 PUD Commercial
 PUD Residential - City Owned Parcel

0 250 Feet

Project: INVER 180704
Print Date: 12/30/2024

User Name: Ischwarz
Projection: NAD 1983 HARN Adj MN
Dakota Ft
Source: Dakota County, City of Inver Grove Heights, & SEH Inc

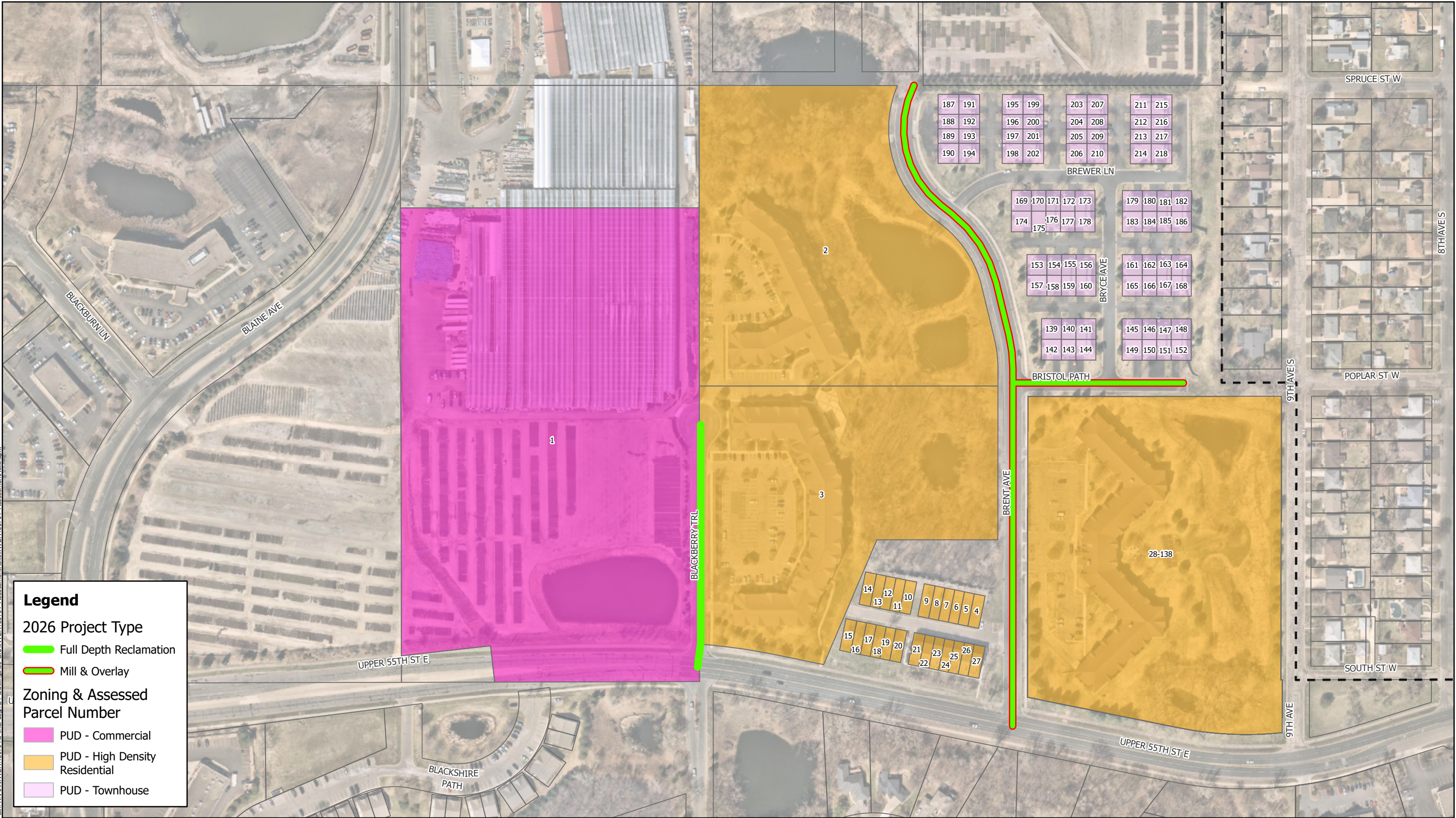
Assessment Map
2026 PMI North Feasibility Study
South Blackberry Trail Area (CP 2026-09I)
Reconstruction

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

CP 2026-09I: Blackberry Trail South Area														
#	PID	Property Classification	Owner	Site Address	Driveway Access	SF Front Footage	Non-SF Front Footage	Adj. Front Footage	Equiv. SF Unit	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Proposed Feasibility Assessment (per policy & cap)	Notes
FULL RECONSTRUCTION														
1A	'201416001310	Office Condo	BLACKBERRY INVESTMENTS LLC	5754 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1AA	'201416001011	Office Condo	FIRST CAPITAL PROPERTY MANAGEMENT LLC	5886 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1B	'201416001300	Office Condo	BLACKBERRY INVESTMENTS LLC	5758 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1C	'201416001291	Office Condo	TROWBRIDGE AND VAN GUILDER LLC	5766 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1D	'201416001270	Office Condo	JAMISON PROPERTIES LLC	5770 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1E	'201416001260	Office Condo	WESTGATE 15750 VENTURE LLC	5774 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1F	'201416001250	Office Condo	TJ THOMPSON PROPERTIES LLC	5778 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1G	'201416001240	Office Condo	RIVER HEIGHTS CHAMBER OF COMMERCE	5782 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1H	'201416001230	Office Condo	MN REAL ESTATE LLC	5786 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1I	'201416001220	Office Condo	MARK A SMITH	5790 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1J	'201416001210	Office Condo	REDSUN PROPERTIES LLC	5798 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1K	'201416001200	Office Condo	MICHELLE KOKER, MICHAEL R KOKER	5802 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1L	'201416001190	Office Condo	BLACKBERRY LLC	5806 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1M	'201416001180	Office Condo	D&Y INVESTMENT LLC	5810 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1N	'201416001171	Office Condo	ZLOH ENTERPRISES LLC	5814 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1O	'201416001151	Office Condo	RCNB LLC	5826 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1P	'201416001130	Office Condo	CAMRAY PROPERTIES LLC	5838 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1Q	'201416001120	Office Condo	HPR PROPERTIES LLC	5842 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1R	'201416001110	Office Condo	G3 LLC	5846 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1S	'201416001100	Office Condo	BLACKSHIRE PATH LLC	5850 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1T	'201416001090	Office Condo	BLACKSHIRE PATH LLC	5854 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1U	'201416001080	Office Condo	URBANARCHITECTS LLC	5858 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1V	'201416001070	Office Condo	EMPOWER COMMERCIAL REAL ESTATE LLC	5862 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1W	'201416001060	Office Condo	EMPOWER COMMERCIAL REAL ESTATE LLC	5866 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1X	'201416001050	Office Condo	TWINS MANAGEMENT LLC	5870 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1Y	'201416001041	Office Condo	MINNESOTA GOVERNMENT ENGINEERS COUNCIL	5874 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
1Z	'201416001022	Office Condo	BLACKBERRY HOLDINGS LLC	5882 BLACKSHIRE PATH						\$ 1,694		\$ 14,689	\$ 1,694	
2	'204737500010	City Pond	CITY OF INVER GROVE HEIGHTS		0		297	297			\$ 54,998			No access
3	'202740001010	Single Family	ANTHONY GABRIEL MONSOUR, ANNA MONSOUR	5825 BLACKBERRY TRL	1	287		287	1	\$ 31,290		\$ 24,580	\$ 24,580	
4	'202740003010	Single Family	KENTON R & ROSALYN A MILLER	5824 BLACKBERRY TRL	1	307		307	1	\$ 31,290		\$ 24,580	\$ 24,580	
5	'202740003020	Single Family	MICHAEL O & CATHY C WISE	5834 BLACKBERRY TRL	1	321		321	1	\$ 31,290		\$ 24,580	\$ 24,580	
6	'202740001020	Single Family	BRAD & CHANNORAK KER CUMMINGS	5835 BLACKBERRY TRL	1	113		113	1	\$ 31,290		\$ 24,580	\$ 24,580	
7	'202740001030	Single Family	CHARLES W & AMANDA R HACKERSON	5845 BLACKBERRY TRL	1	105		105	1	\$ 31,290		\$ 24,580	\$ 24,580	
8	'202740001040	Single Family	GREG K & CHRISTINE M TSTES KOCH	5865 BLACKBERRY TRL	1	125		125	1	\$ 31,290		\$ 24,580	\$ 24,580	
9	'202740002010	Single Family	GARY M & CHERYL E KEINDL	5880 BLACKBERRY TRL	2	291		291	1	\$ 31,290		\$ 24,580	\$ 24,580	
10	'202740001050	Single Family	ERIC C & SARAH R SCOVIL	5885 BLACKBERRY TRL	1	128		128	1	\$ 31,290		\$ 24,580	\$ 24,580	
11	'202740002070	Single Family	JOHN JR & KAREN L TSTES LABRIOLA	5890 BLACKBERRY TRL	2	153		153	1	\$ 31,290		\$ 24,580	\$ 24,580	
12	'202740001060	Single Family	JACOB S COTNER, LAUREN L COTNER	5895 BLACKBERRY TRL	1	131		131	1	\$ 31,290		\$ 24,580	\$ 24,580	
13	'202740002060	Single Family	CHRISTINA K MALEY, ERIN STREAM	5904 BLACKBERRY TRL	2	368		368	1	\$ 31,290		\$ 24,580	\$ 24,580	
14	'202740001070	Single Family	DESMOND E & SOUAD N BROBBY	5915 BLACKBERRY TRL	1	152		152	1	\$ 31,290		\$ 24,580	\$ 24,580	
15	'202740003130	Single Family	DAVE B & DEIDRE S D JACOBSEN	5950 BLACKBERRY TRL	2	366		366	1	\$ 31,290		\$ 24,580	\$ 24,580	
16	'202740001080	Single Family	JAMIE & JESSICA ROBERTS	5955 BLACKBERRY TRL	1	236		236	1	\$ 31,290		\$ 24,580	\$ 24,580	
17	'202740003140	Single Family	MICHAEL ROSS	5966 BLACKBERRY TRL	1	292		292	1	\$ 31,290		\$ 24,580	\$ 24,580	
18	'202740001090	Single Family	CLAUDIN G & SUZETTE ALLAIRE	5975 BLACKBERRY TRL	1	213		213	1	\$ 31,290		\$ 24,580	\$ 24,580	
19	'202740001100	Single Family	ALBERT J TSTE AMBROSE	5995 BLACKBERRY TRL	1	178		178	1	\$ 31,290		\$ 24,580	\$ 24,580	
20	'205357601030	Single Family	JOSEPH SCOTT & CYNTHIA SMITH	6095 BLACKBERRY TRL	0	30		30	1	\$ 31,290		\$ 24,580	\$ 24,580	undeveloped
21	'205357901010	Single Family	WILLIAM P DUFFEY	6128 BLACKBERRY TRL	0	76		76	1	\$ 31,290		\$ 24,580	\$ 24,580	undeveloped
22	'205357601050	Single Family	J DAVID TSTE VOGEL, KATHLEEN S TSTE VOGEL	6124 BLACKBERRY TRL	1	88		88	1	\$ 31,290		\$ 24,580	\$ 24,580	
23	'202740003150	Single Family	CHARLES W WALKER	6120 BLACKBERRY TRL	1	161		161	1	\$ 31,290		\$ 24,580	\$ 24,580	
24	'202740003120	Single Family	JOHN EARL TSTE GUNDERMAN, JUDY ANN TSTE GUNDERMAN	5934 BLACKBERRY BRIDGE PATH	2	164		164	1	\$ 31,290		\$ 24,580	\$ 24,580	
25	'202740003110	Single Family	MATTHEW J & DONNA M ISAAC	5926 BLACKBERRY BRIDGE PATH	1	107		107	1	\$ 31,290		\$ 24,580	\$ 24,580	
26	'202740003100	Single Family	JOHN J ACKELSON	5920 BLACKBERRY BRIDGE PATH	1	32		32	1	\$ 31,290		\$ 24,580	\$ 24,580	
27	'202740003090	Single Family	TINA K ISAAC	5912 BLACKBERRY BRIDGE PATH	1	39		39	1	\$ 31,290		\$ 24,580	\$ 24,580	
28	'202740003080	Single Family	GLEN D TSTE GRIMES, SUSAN R TSTE GRIMES	5906 BLACKBERRY BRIDGE PATH	1	55		55	1	\$ 31,290		\$ 24,580	\$ 24,580	
29	'202740003070	Single Family	BETTY-ROSE MARIE SANTRACH	5898 BLACKBERRY BRIDGE PATH	1	75		75	1	\$ 31,290		\$ 24,580	\$ 24,580	
30	'202740002050	Single Family	MELVYN N REVOCABLE TRUST LEACH, FLURYANNE REVOCABLE LEACH	5905 BLACKBERRY BRIDGE PATH	1	400		400	1	\$ 31,290		\$ 24,580	\$ 24,580	
31	'202740003060	Single Family	ALEXANDER & ANNELISE COLETTA, MARIO COLETTA	5892 BLACKBERRY BRIDGE PATH	1	132		132	1	\$ 31,290		\$ 24,580	\$ 24,580	
32	'202740002040	Single Family	HILAIRE MOUSSOUGAN, QUEEN MOUSSOUGAN	5887 BLACKBERRY BRIDGE PATH	1	108		108	1	\$ 31,290		\$ 24,580	\$ 24,580	
33	'202740003050	Single Family	DARREN D DEARAUJO, RANIERY C DEARAUJO	5884 BLACKBERRY BRIDGE PATH	1	115		115	1	\$ 31,290		\$ 24,580	\$ 24,580	

CP 2026-09I: Blackberry Trail South Area														
#	PID	Property Classification	Owner	Site Address	Driveway Access	SF Front Footage	Non-SF Front Footage	Adj. Front Footage	Equiv. SF Unit	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Proposed Feasibility Assessment (per policy & cap)	Notes
FULL RECONSTRUCTION														
34	'202740002030	Single Family	DAVID C SWEET, MEEGAN C JOHNSON	5881 BLACKBERRY BRIDGE PATH	1	113		113	1	\$ 31,290		\$ 24,580	\$ 24,580	
35	'202740003040	Single Family	BRADLEY E HEPPEP, JANNA T HEPPEP	5878 BLACKBERRY BRIDGE PATH	1	130		130	1	\$ 31,290		\$ 24,580	\$ 24,580	
36	'202740003030	Single Family	REYNOLD O & SHARON A BUCKMAN	5870 BLACKBERRY BRIDGE PATH	1	133		133	1	\$ 31,290		\$ 24,580	\$ 24,580	
37	202740002020	Single Family	GARY M & CHERYL E KEINDL		0	190		190	1	\$ 31,290		\$ 24,580	\$ 24,580	
FULL RECONSTRUCTION: PRELIMINARY ASSESSMENT SUBTOTALS						5914	544	6458	35	\$ 1,140,894			\$ 906,031	

IGH STREET & STORM ASSESSMENT (RECON)			Capped Assessment
TOTAL STREET & STORM COST	\$	3,416,905	
ASSESSABLE STREET & STORM COST (35%)	\$	1,195,917	\$ 906,031
TOTAL PROJECT ADJUSTED FRONT FOOTAGE		6458	
ASSESSABLE RATE (\$/FT)	\$	185.18	
SINGLE FAMILY FRONT FOOTAGE		5914	
SINGLE FAMILY ASSESSMENT	\$	1,095,155	
# OF SINGLE FAMILY UNITS		35	
ASSESSMENT RATE PER SF UNIT	\$	31,290	\$ 24,580



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Legend

- 2026 Project Type**
- Full Depth Reclamation
 - Mill & Overlay
- Zoning & Assessed Parcel Number**
- PUD - Commercial
 - PUD - High Density Residential
 - PUD - Townhouse



0 300 Feet

Project: INVER 180704
Print Date: 1/2/2025
User Name: tschwarz
Projection: NAD 1983 HARN Adj MN Dakota Ft
Source: Dakota County, City of Inver Grove Heights, & SEH Inc

Assessment Map - 2026 PMI North Feasibility Study
North Blackberry Trl Area (CP 2026-09J)
Pavement Rehabilitation



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CP 2026-09J: Brent, Bristol, Blackberry North												
#	PID	Property Classification	Owner	Site Address	Driveway Access	Frontage with Access	Frontage w/o Access	FDR Adj. Front Footage	M&O Adj. Front Footage	Proposed Feasibility Assessment (per policy)	Capped Assessment	Notes
FULL DEPTH RECLAMATION & MILL & OVERLAY												
1	'200331079023	Commercial	GLG PROPERTIES		Blackberry	652		1304		\$ 48,365	\$ 637,477	
2	'201507501010	Apartment	BRENTWOOD HILLS LIMITED PARTNERSHIP	5470 BLACKBERRY	Blackberry	404	739	808	739	\$ 73,991	\$ 689,656	
3	'201507501020	Apartment	BRENTWOOD HILLS LIMITED PARTNERSHIP	5480 BLACKBERRY	Blackberry	652	339	1304	339	\$ 68,560	\$ 993,040	
4-27	Multiple	Townhomes	BRENTWOOD HILLS TOWNHOME ASSOCIATION		Brent	355			710	\$ 42,295	\$ 147,292	
4	'201507101010	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5707 BRENT AVE						\$ 1,762	\$ 6,137	
5	'201507101020	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5705 BRENT AVE						\$ 1,762	\$ 6,137	
6	'201507101030	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5703 BRENT AVE						\$ 1,762	\$ 6,137	
7	'201507101040	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5701 BRENT AVE						\$ 1,762	\$ 6,137	
8	'201507101050	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5699 BRENT AVE						\$ 1,762	\$ 6,137	
9	'201507101060	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5697 BRENT AVE						\$ 1,762	\$ 6,137	
10	'201507101070	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5695 BRENT AVE						\$ 1,762	\$ 6,137	
11	'201507101080	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5693 BRENT AVE						\$ 1,762	\$ 6,137	
12	'201507101090	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5691 BRENT AVE						\$ 1,762	\$ 6,137	
13	'201507101100	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5689 BRENT AVE						\$ 1,762	\$ 6,137	
14	'201507101110	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5687 BRENT AVE						\$ 1,762	\$ 6,137	
15	'201507101120	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5709 BRENT AVE						\$ 1,762	\$ 6,137	
16	'201507101130	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5711 BRENT AVE						\$ 1,762	\$ 6,137	
17	'201507101140	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5713 BRENT AVE						\$ 1,762	\$ 6,137	
18	'201507101150	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5715 BRENT AVE						\$ 1,762	\$ 6,137	
19	'201507101160	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5717 BRENT AVE						\$ 1,762	\$ 6,137	
20	'201507101170	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5719 BRENT AVE						\$ 1,762	\$ 6,137	
21	'201507101180	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5721 BRENT AVE						\$ 1,762	\$ 6,137	
22	'201507101190	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5723 BRENT AVE						\$ 1,762	\$ 6,137	
23	'201507101200	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5725 BRENT AVE						\$ 1,762	\$ 6,137	
24	'201507101210	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5727 BRENT AVE						\$ 1,762	\$ 6,137	
25	'201507101220	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5729 BRENT AVE						\$ 1,762	\$ 6,137	
26	'201507101230	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5731 BRENT AVE						\$ 1,762	\$ 6,137	
27	'201507101240	Townhome	37TH AVENUE LLC, BRENTWOOD HILLS TOWNHOME ASSOCIATION	5733 BRENT AVE						\$ 1,762	\$ 6,137	
28-138	Multiple	Residential Co-ops	GRAMERCY PARK COOPERATIVE OF ST PAUL		Brent	663	355		1681	\$ 100,137	\$ 688,060	
28	'203080002102	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
29	'203080002103	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
30	'203080002104	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
31	'203080002105	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
32	'203080002106	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
33	'203080002107	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
34	'203080002108	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
35	'203080002109	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
36	'203080002110	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
37	'203080002111	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
38	'203080002112	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	

CP 2026-09J: Brent, Bristol, Blackberry North												
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FULL DEPTH RECLAMATION & MILL & OVERLAY												
39	'203080002114	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
40	'203080002115	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
41	'203080002116	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
42	'203080002117	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
43	'203080002118	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
44	'203080002121	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
45	'203080002122	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
46	'203080002123	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
47	'203080002124	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
48	'203080002125	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
49	'203080002126	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
50	'203080002127	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
51	'203080002128	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
52	'203080002129	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
53	'203080002131	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
54	'203080002132	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
55	'203080002133	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
56	'203080002134	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
57	'203080002135	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
58	'203080002136	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
59	'203080002137	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
60	'203080002201	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
61	'203080002202	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
62	'203080002203	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
63	'203080002204	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
64	'203080002205	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
65	'203080002206	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
66	'203080002207	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
67	'203080002208	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
68	'203080002209	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
69	'203080002210	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
70	'203080002211	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
71	'203080002212	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
72	'203080002214	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
73	'203080002215	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
74	'203080002216	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
75	'203080002217	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
76	'203080002218	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
77	'203080002219	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
78	'203080002220	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	

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FULL DEPTH RECLAMATION & MILL & OVERLAY												
79	'203080002221	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
80	'203080002222	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
81	'203080002223	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
82	'203080002224	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
83	'203080002225	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
84	'203080002226	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
85	'203080002227	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
86	'203080002228	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
87	'203080002229	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
88	'203080002230	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
89	'203080002231	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
90	'203080002232	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
91	'203080002233	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
92	'203080002234	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
93	'203080002235	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
94	'203080002236	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
95	'203080002237	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
96	'203080002238	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
97	'203080002300	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
98	'203080002301	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
99	'203080002302	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
100	'203080002303	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
101	'203080002304	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
102	'203080002305	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
103	'203080002306	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
104	'203080002307	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
105	'203080002308	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
106	'203080002309	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
107	'203080002310	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
108	'203080002311	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
109	'203080002312	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
110	'203080002314	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
111	'203080002315	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
112	'203080002316	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
113	'203080002317	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
114	'203080002318	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
115	'203080002319	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
116	'203080002320	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
117	'203080002321	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
118	'203080002322	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	

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FULL DEPTH RECLAMATION & MILL & OVERLAY												
119	'203080002323	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
120	'203080002324	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
121	'203080002325	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
122	'203080002326	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
123	'203080002327	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
124	'203080002328	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
125	'203080002329	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
126	'203080002330	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
127	'203080002331	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
128	'203080002332	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
129	'203080002333	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
130	'203080002334	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
131	'203080002335	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
132	'203080002336	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
133	'203080002337	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
134	'203080002338	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
135	'203080002339	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL							\$ 902	\$ 6,199	
136	'203080002101	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL	5688 BRENT AVE						\$ 902	\$ 6,199	
137	'203080002130	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL	5688 BRENT AVE						\$ 902	\$ 6,199	
138	'203080002200	Residential Co-op	GRAMERCY PARK COOPERATIVE OF ST PAUL	5688 BRENT AVE						\$ 902	\$ 6,199	
139-218	Multiple	Townhomes	BRENTWOOD VILLAGE		Brent, Bristol	1066			2132	\$ 127,003		
139	'201509501670	Townhome	MARK L & MICHELLE A WEIS	5483 BRYCE AVE						\$ 1,588	\$ 10,060	
140	'201509501680	Townhome	JEFFREY J & KATHLEEN M MILES	5481 BRYCE AVE						\$ 1,588	\$ 10,060	
141	'201509501690	Townhome	TONI A GOLDEN	5479 BRYCE AVE						\$ 1,588	\$ 10,060	
142	'201509501720	Townhome	LHU MO TSO	5497 BRISTOL PATH						\$ 1,588	\$ 10,060	
143	'201509501710	Townhome	MARIA ELENA HOLGUIN ROMERO, CHRISTIAN DAVID SIMMONS	5495 BRISTOL PATH						\$ 1,588	\$ 10,060	
144	'201509501700	Townhome	CAROLYN ANN OLSON	5493 BRISTOL PATH						\$ 1,588	\$ 10,060	
145	'201509501730	Townhome	JENNIFER GUTHERY	5478 BRYCE AVE						\$ 1,588	\$ 10,060	
146	'201509501740	Townhome	TERRY L CURRAN, TROYSEN O CURRAN	5480 BRYCE AVE						\$ 1,588	\$ 10,060	
147	'201509501750	Townhome	CHRISTOPHER C JACKSON	5482 BRYCE AVE						\$ 1,588	\$ 10,060	
148	'201509501760	Townhome	TIMOTHY P GIBBONS	5484 BRYCE AVE						\$ 1,588	\$ 10,060	
149	'201509501800	Townhome	BRANDON SMITH	5491 BRISTOL PATH						\$ 1,588	\$ 10,060	
150	'201509501790	Townhome	DEBRA J THORSON	5489 BRISTOL PATH						\$ 1,588	\$ 10,060	
151	'201509501780	Townhome	SUZANNE SERNETT	5487 BRISTOL PATH						\$ 1,588	\$ 10,060	
152	'201509501770	Townhome	BRIAN & BARBARA L DAVIS	5485 BRISTOL PATH						\$ 1,588	\$ 10,060	
153	'201509501510	Townhome	JONATHAN CASURELLA, CHRISTINA NGUYEN	5469 BRYCE AVE						\$ 1,588	\$ 10,060	
154	'201509501520	Townhome	ZACHARY LEE CONDON, ALLISON J OKONEK	5467 BRYCE AVE						\$ 1,588	\$ 10,060	
155	'201509501530	Townhome	CHUNG CHENG MANAGEMENT GROUP LLC	5465 BRYCE AVE						\$ 1,588	\$ 10,060	
156	'201509501540	Townhome	BUENAFE IGNACIO	5463 BRYCE AVE						\$ 1,588	\$ 10,060	
157	'201509501580	Townhome	KATHLEEN M OCONNELL	5477 BRYCE AVE						\$ 1,588	\$ 10,060	

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FULL DEPTH RECLAMATION & MILL & OVERLAY												
158	'201509501570	Townhome	JESSICA ASHA HINCK	5475 BRYCE AVE						\$ 1,588	\$ 10,060	
159	'201509501560	Townhome	CATHRYN R HEIMERDINGER	5473 BRYCE AVE						\$ 1,588	\$ 10,060	
160	'201509501550	Townhome	MARY E LARSON	5471 BRYCE AVE						\$ 1,588	\$ 10,060	
161	'201509501590	Townhome	CATHERINE J HOULIHAN	5460 BRYCE AVE						\$ 1,588	\$ 10,060	
162	'201509501600	Townhome	PEGGY A SCHOMMER	5462 BRYCE AVE						\$ 1,588	\$ 10,060	
163	'201509501610	Townhome	MALAVANH SOUNDARA, BENJAMIN JOHN SHANLEY	5464 BRYCE AVE						\$ 1,588	\$ 10,060	
164	'201509501620	Townhome	FREDERICK WILLIAM & LEAH FREEMAN	5466 BRYCE AVE						\$ 1,588	\$ 10,060	
165	'201509501660	Townhome	LISA L DETERS	5468 BRYCE AVE						\$ 1,588	\$ 10,060	
166	'201509501650	Townhome	DONANITA MARIE JACKSON	5470 BRYCE AVE						\$ 1,588	\$ 10,060	
167	'201509501640	Townhome	JAMES PHILLIP BIENIEK	5472 BRYCE AVE						\$ 1,588	\$ 10,060	
168	'201509501630	Townhome	FIDEL & ROLINE BRAVO	5474 BRYCE AVE						\$ 1,588	\$ 10,060	
169	'201509501330	Townhome	MARY L KAMPA	5450 BREWER LN						\$ 1,588	\$ 10,060	
170	'201509501340	Townhome	SAMANTHA STADICK	5448 BREWER LN						\$ 1,588	\$ 10,060	
171	'201509501350	Townhome	NICHOLAS P KUKLOK	5446 BREWER LN						\$ 1,588	\$ 10,060	
172	'201509501360	Townhome	STEVEN J & SARAH E DIAZ	5444 BREWER LN						\$ 1,588	\$ 10,060	
173	'201509501370	Townhome	DAVID C TSTE MURPHY	5442 BREWER LN						\$ 1,588	\$ 10,060	
174	'201509501420	Townhome	RICHARD & KATHRYN SCHEURER	5461 BRYCE AVE						\$ 1,588	\$ 10,060	
175	'201509501410	Townhome	MATTHEW MARTIN BENSON	5459 BRYCE AVE						\$ 1,588	\$ 10,060	
176	'201509501400	Townhome	ZAKK SCHWANDT, LIZA CUCHNA	5457 BRYCE AVE						\$ 1,588	\$ 10,060	
177	'201509501390	Townhome	DEBRA M JOHNSON	5455 BRYCE AVE						\$ 1,588	\$ 10,060	
178	'201509501380	Townhome	JACK K PENCE	5453 BRYCE AVE						\$ 1,588	\$ 10,060	
179	'201509501430	Townhome	JOHN E LECLAIR	5428 BREWER LN						\$ 1,588	\$ 10,060	
180	'201509501440	Townhome	TIMOTHY P & RENEE E BURT	5426 BREWER LN						\$ 1,588	\$ 10,060	
181	'201509501450	Townhome	PAULA E TSTE RINKEY, BENJAMIN S RINKEY	5424 BREWER LN						\$ 1,588	\$ 10,060	
182	'201509501460	Townhome	HARI SUKUMARAN NAIR, SHANTI KAIMAL	5422 BREWER LN						\$ 1,588	\$ 10,060	
183	'201509501500	Townhome	CLYDE WILLE, SANDRA WILLE	5452 BRYCE AVE						\$ 1,588	\$ 10,060	
184	'201509501490	Townhome	KATHRYN N DECKER	5454 BRYCE AVE						\$ 1,588	\$ 10,060	
185	'201509501480	Townhome	ANAND & DAVI PRASHAD	5456 BRYCE AVE						\$ 1,588	\$ 10,060	
186	'201509501470	Townhome	STEVE KOPISCHKE, KELLY CUSTARD	5458 BRYCE AVE						\$ 1,588	\$ 10,060	
187	'201509501040	Townhome	SARAH LANGER	5466 BRENT AVE						\$ 1,588	\$ 10,060	
188	'201509501030	Townhome	MATTHEW W & CASSANDRA A DAULTON	5468 BRENT AVE						\$ 1,588	\$ 10,060	
189	'201509501020	Townhome	KELLIE JOKI	5470 BRENT AVE						\$ 1,588	\$ 10,060	
190	'201509501010	Townhome	SUSAN M ADAMS	5472 BRENT AVE						\$ 1,588	\$ 10,060	
191	'201509501050	Townhome	BONNIE ANNE HILL	5465 BREWER LN						\$ 1,588	\$ 10,060	
192	'201509501060	Townhome	REBECCA EVE SIEGEL	5467 BREWER LN						\$ 1,588	\$ 10,060	
193	'201509501070	Townhome	PATRICK ANDREW ELSTER	5469 BREWER LN						\$ 1,588	\$ 10,060	
194	'201509501080	Townhome	MARY JO ELIZABETH THOMPSON	5471 BREWER LN						\$ 1,588	\$ 10,060	
195	'201509501120	Townhome	ALISHA A DUCKETT, STEVEN N DUCKETT	5457 BREWER LN						\$ 1,588	\$ 10,060	
196	'201509501110	Townhome	TRACY A ANDERSON	5459 BREWER LN						\$ 1,588	\$ 10,060	
197	'201509501100	Townhome	JANET R RICHTER	5461 BREWER LN						\$ 1,588	\$ 10,060	

CP 2026-09J: Brent, Bristol, Blackberry North												
#	PID	Property Classification	Owner	Site Address	Driveway Access	Frontage with Access	Frontage w/o Access	FDR Adj. Front Footage	M&O Adj. Front Footage	Proposed Feasibility Assessment (per policy)	Capped Assessment	Notes
FULL DEPTH RECLAMATION & MILL & OVERLAY												
198	'201509501090	Townhome	TOMMY JAMES HEHN	5463 BREWER LN						\$ 1,588	\$ 10,060	
199	'201509501130	Townhome	JAMES J YANKOVEC	5449 BREWER LN						\$ 1,588	\$ 10,060	
200	'201509501140	Townhome	MELISSA A TIGHE	5451 BREWER LN						\$ 1,588	\$ 10,060	
201	'201509501150	Townhome	ANDREW D STRICK	5453 BREWER LN						\$ 1,588	\$ 10,060	
202	'201509501160	Townhome	RACHEL A FARRIS	5455 BREWER LN						\$ 1,588	\$ 10,060	
203	'201509501200	Townhome	MAYSON LEHMAN	5441 BREWER LN						\$ 1,588	\$ 10,060	
204	'201509501190	Townhome	CHARBEL P ESTEPHAN	5443 BREWER LN						\$ 1,588	\$ 10,060	
205	'201509501180	Townhome	DAVID ROSS-JOSEPH SAJEVIC	5445 BREWER LN						\$ 1,588	\$ 10,060	
206	'201509501170	Townhome	CHRISTINE HUGHES	5447 BREWER LN						\$ 1,588	\$ 10,060	
207	'201509501210	Townhome	DENNIS M & JOAN E GAUSTER	5433 BREWER LN						\$ 1,588	\$ 10,060	
208	'201509501220	Townhome	MEGAN WOBSCHALL	5435 BREWER LN						\$ 1,588	\$ 10,060	
209	'201509501230	Townhome	ANDREW & SUSAN HEFFRON	5437 BREWER LN						\$ 1,588	\$ 10,060	
210	'201509501240	Townhome	VERNER NILS HULTMAN	5439 BREWER LN						\$ 1,588	\$ 10,060	
211	'201509501280	Townhome	EMMA NYGREN	5425 BREWER LN						\$ 1,588	\$ 10,060	
212	'201509501270	Townhome	MICHAEL J CRACE	5427 BREWER LN						\$ 1,588	\$ 10,060	
213	'201509501260	Townhome	JOEL S MOORE, MEGHAN M COSGROVE	5429 BREWER LN						\$ 1,588	\$ 10,060	
214	'201509501250	Townhome	BRENT J & LORI J RYAN	5431 BREWER LN						\$ 1,588	\$ 10,060	
215	'201509501290	Townhome	WILLIAM R JR HAWORTH, CATHY G HAWORTH	5417 BREWER LN						\$ 1,588	\$ 10,060	
216	'201509501300	Townhome	BRADLEY D WILKENS, JEAN M WILKENS	5419 BREWER LN						\$ 1,588	\$ 10,060	
217	'201509501310	Townhome	COLLEEN TERESE WOJNAR	5421 BREWER LN						\$ 1,588	\$ 10,060	
218	'201509501320	Townhome	JULIE WALTER	5423 BREWER LN						\$ 1,588	\$ 10,060	
FULL DEPTH RECLAMATION AND MILL & OVERLAY: PRELIMINARY ASSESSMENT SUBTOTALS						3792	1433	3416	5601	\$ 460,351		

CP 2026-09J: Brent, Bristol, Blackberry North												
#	PID	Property Classification	Owner	Site Address	Driveway Access	Frontage with Access	Frontage w/o Access	FDR Adj. Front Footage	M&O Adj. Front Footage	Proposed Feasibility Assessment (per policy)	Capped Assessment	Notes
FULL DEPTH RECLAMATION & MILL & OVERLAY												

IGH STREET & SIDEWALK/TRAIL ASSESSMENT (FDR)		
TOTAL STREET & SIDEWALK/TRAIL COST	\$	230,342
ASSESSABLE STREET & SIDEWALK/TRAIL COST (55%)	\$	126,688
TOTAL PROJECT ADJUSTED FRONT FOOTAGE		3416
ASSESSABLE RATE (\$/FT)	\$	37.09

IGH STREET, STORM, SIDEWALK/TRAIL ASSESSMENT (M&O)		
TOTAL STREET, STORM, SIDEWALK/TRAIL COST	\$	417,037
ASSESSABLE STREET, STORM, SIDEWALK/TRAIL COST (80%)	\$	333,630
TOTAL PROJECT ADJUSTED FRONT FOOTAGE		5601
ASSESSABLE RATE (\$/FT)	\$	59.57

Appendix E

Opinions of Probable Cost

FEASIBILITY ESTIMATE - CP 2026-09D**52ND STREET****FDR**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$30,380.00	1.00	\$30,380.00
TRAFFIC CONTROL	LUMP SUM	\$8,680.00	1.00	\$8,680.00
REMOVE AND REPLACE SIGNS AND POSTS	LUMP SUM	\$2,500.00	1	\$2,500.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	1910	\$19,100.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	96	\$288.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	120	\$840.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$14.00	140	\$1,960.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$7.00	100	\$700.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	7962	\$39,810.00
BITUMINOUS BASE COURSE	TON	\$80.00	1431	\$114,480.00
BITUMINOUS WEAR COURSE	TON	\$90.00	1431	\$128,790.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	622	\$1,866.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	455	\$12,740.00
STABILIZING AGGREGATE	CU YD	\$20.00	116	\$2,320.00
COMMON EXCAVATION	CU YD	\$30.00	885	\$26,550.00
SUBGRADE EXCAVATION	CU YD	\$30.00	116	\$3,480.00
6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00	60	\$5,400.00
8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$100.00	80	\$8,000.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	SQ YD	\$15.00	100	\$1,500.00
CONCRETE CURB & GUTTER DESIGN B624 (HAND POUR)	LIN FT	\$35.00	850	\$29,750.00
CONCRETE CURB & GUTTER DESIGN B624 (MACHINE)	LIN FT	\$32.00	1060	\$33,920.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	2	\$1,500.00
EROSION CONTROL	LUMP SUM	\$4,340.00	1.00	\$4,340.00
TURF RESTORATION	LUMP SUM	\$13,020.00	1.00	\$13,020.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$491,914.00
+15% CONTINGENCY				\$73,787.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$565,701.00
+25% INDIRECT				\$141,425.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$707,126.00
PART 2: STORM SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$7,951.00	1.00	\$7,951.00
TRAFFIC CONTROL	LUMP SUM	\$2,272.00	1.00	\$2,272.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	217	\$3,472.00
REMOVE CASTING	EACH	\$250.00	11	\$2,750.00
REMOVE DRAINAGE STRUCTURE	EACH	\$1,000.00	11	\$11,000.00
12" PVC STORM PIPE	LIN FT	\$75.00	16	\$1,200.00
12" RCP STORM PIPE	LIN FT	\$85.00	255	\$21,675.00
15" RCP STORM PIPE	LIN FT	\$95.00	8	\$760.00
18" CMP	LIN FT	\$60.00	8	\$480.00
CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$3,000.00	5	\$15,000.00
CONST DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,500.00	5	\$17,500.00
CONST DRAINAGE STRUCTURE DES 60-4020	EACH	\$5,000.00	1	\$5,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	11	\$13,750.00
CONNECT INTO EXISTING STORM SEWER	EACH	\$1,500.00	14	\$21,000.00

FEASIBILITY ESTIMATE - CP 2026-09D
52ND STREET
FDR

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$123,810.00
+15% CONTINGENCY				\$18,572.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$142,382.00
+25% INDIRECT				\$35,596.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$177,978.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$1,716.00	1.00	\$1,716.00
TRAFFIC CONTROL	LUMP SUM	\$490.00	1.00	\$490.00
REMOVE CONCRETE SIDEWALK PAVEMENT	SQ FT	\$2.00	10	\$20.00
COMMON EXCAVATION	CU YD	\$30.00	50	\$1,500.00
AGGREGATE BASE CLASS 5	TON	\$28.00	95	\$2,660.00
4" CONCRETE WALK	SQ FT	\$8.00	2250	\$18,000.00
6" CONCRETE WALK	SQ FT	\$18.00	90	\$1,620.00
TRUNCATED DOMES	SQ FT	\$60.00	12	\$720.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$26,006.00
+15% CONTINGENCY				\$3,901.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION TOTAL				\$29,907.00
+25% INDIRECT				\$7,477.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - PROJECT TOTAL				\$37,384.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$707,126.00
PART 2: STORM SEWER IMPROVEMENTS				\$177,978.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				\$37,384.00
PROJECT TOTAL				\$922,488.00

FEASIBILITY ESTIMATE - CP 2026-09E**ANGUS AVE, 56TH ST, & ANNETTE AVE****FDR**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	32' WIDE STREET	OVER 32' WIDE	TOTAL AMOUNT
PART 1: STREET IMPROVEMENTS						
MOBILIZATION	LUMP SUM	\$29,886.00	1.00	\$28,570.00	\$1,316.00	\$29,886.00
TRAFFIC CONTROL	LUMP SUM	\$8,539.00	1.00	\$8,163.00	\$376.00	\$8,539.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	1530	\$15,300.00		\$15,300.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	180	\$1,260.00		\$1,260.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	180	\$540.00		\$540.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$14.00	180	\$2,520.00		\$2,520.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	90	\$450.00		\$450.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	8622	\$43,110.00	\$2,295.00	\$45,405.00
BITUMINOUS BASE COURSE	TON	\$80.00	1240	\$99,200.00	\$6,640.00	\$105,840.00
BITUMINOUS WEAR COURSE	TON	\$90.00	1240	\$111,600.00	\$7,470.00	\$119,070.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	674	\$2,022.00	\$108.00	\$2,130.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	507	\$14,196.00	\$756.00	\$14,952.00
STABILIZING AGGREGATE	CU YD	\$20.00	186	\$3,720.00		\$3,720.00
COMMON EXCAVATION	CU YD	\$30.00	958	\$28,740.00	\$1,530.00	\$30,270.00
SUBGRADE EXCAVATION	CU YD	\$30.00	186	\$5,580.00		\$5,580.00
CONCRETE CURB & GUTTER DESIGN B618 (MACHINE)	LIN FT	\$25.00	500	\$12,500.00		\$12,500.00
CONCRETE CURB & GUTTER DESIGN B618 (HAND POUR)	LIN FT	\$32.00	300	\$9,600.00		\$9,600.00
CONCRETE CURB & GUTTER DESIGN D412 (MACHINE)	LIN FT	\$21.00	510	\$10,710.00		\$10,710.00
CONCRETE CURB & GUTTER DESIGN D412 (HAND POUR)	LIN FT	\$32.00	220	\$7,040.00		\$7,040.00
6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00	180	\$16,200.00		\$16,200.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	SQ YD	\$100.00	90	\$9,000.00		\$9,000.00
REMOVE CASTING	EACH	\$250.00	3	\$750.00		\$750.00
CASTING ASSEMBLY	EACH	\$1,250.00	3	\$3,750.00		\$3,750.00
ADJUST FRAME & RING CASTING	EACH	\$1,250.00	3	\$3,750.00		\$3,750.00
ADJUST VALVE BOX	EACH	\$600.00	11	\$6,600.00		\$6,600.00
EROSION CONTROL	LUMP SUM	\$4,269.00	1.00	\$4,081.00	\$188.00	\$4,269.00
TURF RESTORATION	LUMP SUM	\$12,808.00	1.00	\$12,244.00	\$564.00	\$12,808.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$461,196.00	\$21,243.00	\$482,439.00
+15% CONTINGENCY				\$69,179.00	\$3,186.00	\$72,366.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$530,375.00	\$24,429.00	\$554,805.00
+25% INDIRECT				\$132,594.00	\$6,107.00	\$138,701.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$662,969.00	\$30,536.00	\$693,506.00
PART 2: STORM SEWER IMPROVEMENTS						
MOBILIZATION	LUMP SUM	\$2,575.00	1.00			\$2,575.00
TRAFFIC CONTROL	LUMP SUM	\$736.00	1.00			\$736.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	52			\$832.00
REMOVE CASTING	EACH	\$250.00	7			\$1,750.00
REMOVE DRAINAGE STRUCTURE	EACH	\$700.00	5			\$3,500.00
12" STORM SEWER PIPE	LIN FT	\$85.00	48			\$4,080.00
18" STORM SEWER PIPE	LIN FT	\$95.00	4			\$380.00
DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,500.00	5			\$17,500.00
CASTING ASSEMBLY	EACH	\$1,250.00	7			\$8,750.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL						\$40,103.00
+15% CONTINGENCY						\$6,015.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL						\$46,118.00
+25% INDIRECT						\$11,530.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL						\$57,648.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT						
PART 1: STREET IMPROVEMENTS						\$693,506.00
PART 2: STORM SEWER IMPROVEMENTS						\$57,648.00
PROJECT TOTAL						\$751,154.00

FEASIBILITY ESTIMATE - CP 2026-09F**ALTA AVE & 54TH ST****FDR**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$20,210.00	1.00	\$20,210.00
TRAFFIC CONTROL	LUMP SUM	\$5,774.00	1.00	\$5,774.00
REMOVE AND REPLACE SIGNS AND POSTS	LUMP SUM	\$5,000.00	1	\$5,000.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	1440	\$14,400.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$14.00	80	\$1,120.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	50	\$250.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	290	\$870.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	32	\$224.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	5090	\$25,450.00
BITUMINOUS BASE COURSE	TON	\$80.00	914	\$73,120.00
BITUMINOUS WEAR COURSE	TON	\$90.00	914	\$82,260.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	399	\$1,197.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	308	\$8,624.00
STABILIZING AGGREGATE	CU YD	\$20.00	52	\$1,040.00
COMMON EXCAVATION	CU YD	\$30.00	565	\$16,950.00
SUBGRADE EXCAVATION	CU YD	\$30.00	52	\$1,560.00
CONCRETE CURB & GUTTER DESIGN B618 (MACHINE)	LIN FT	\$25.00	990	\$24,750.00
CONCRETE CURB & GUTTER DESIGN B618 (HAND POUR)	LIN FT	\$32.00	450	\$14,400.00
8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$100.00	80	\$8,000.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	TON	\$100.00	50	\$5,000.00
ADJUST VALVE BOX	EACH	\$750.00	6	\$4,500.00
EROSION CONTROL	LUMP SUM	\$2,842.00	1.00	\$2,842.00
TURF RESTORATION	LUMP SUM	\$8,526.00	1.00	\$8,526.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$326,067.00
+15% CONTINGENCY				\$48,910.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$374,977.00
+25% INDIRECT				\$93,744.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$468,721.00
PART 2: STORM SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$3,863.00	1.00	\$3,863.00
TRAFFIC CONTROL	LUMP SUM	\$1,104.00	1.00	\$1,104.00
REMOVE STORM SEWER PIPE	LIN FT	\$20.00	26	\$520.00
REMOVE DRAINAGE STRUCTURE	EACH	\$600.00	7	\$4,200.00
15" STORM SEWER PIPE	LIN FT	\$95.00	26	\$2,470.00
DRAINAGE STRUCTURE DESIGN H	EACH	\$3,000.00	3	\$9,000.00
DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,500.00	4	\$14,000.00
CONNECT INTO EXISTING STORM SEWER	EACH	\$1,500.00	10	\$15,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	8	\$10,000.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$60,157.00
+15% CONTINGENCY				\$9,024.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$69,181.00
+25% INDIRECT				\$17,295.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$86,476.00
PART 4: WATER MAIN IMPROVEMENTS				

FEASIBILITY ESTIMATE - CP 2026-09F
ALTA AVE & 54TH ST
FDR

MOBILIZATION	LUMP SUM	\$133.00	1.00	\$133.00
TRAFFIC CONTROL	LUMP SUM	\$38.00	1.00	\$38.00
REMOVE & REPLACE VALVE BOX	EACH	\$1,900.00	1	\$1,900.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$2,071.00
+15% CONTINGENCY				\$311.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$2,382.00
+25% INDIRECT				\$596.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$2,978.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$468,721.00
PART 2: STORM SEWER IMPROVEMENTS				\$86,476.00
PART 4: WATER MAIN IMPROVEMENTS				\$2,978.00
PROJECT TOTAL				\$558,175.00

FEASIBILITY ESTIMATE - CP 2026-09G**AUDREY AVE & 58TH CT****Full Reconstruction**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$33,569.00	1.00	\$33,569.00
TRAFFIC CONTROL	LUMP SUM	\$9,591.00	1.00	\$9,591.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	2536	\$25,360.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	150	\$450.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	170	\$1,190.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$14.00	80	\$1,120.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	90	\$450.00
REMOVE BITUMINOUS PAVEMENT	SQ YD	\$7.00	4327	\$30,289.00
REMOVE MAILBOX SUPPORT	EACH	\$85.00	17	\$1,445.00
BITUMINOUS BASE COURSE	TON	\$80.00	778	\$62,240.00
BITUMINOUS WEAR COURSE	TON	\$90.00	778	\$70,020.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	339	\$1,017.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	1782	\$49,896.00
GEOTEXTILE FABRIC, TYPE 5	SQ YD	\$3.50	4858	\$17,003.00
SELECT GRANULAR BORROW	CU YD	\$28.00	54	\$1,512.00
COMMON EXCAVATION	CU YD	\$30.00	4048	\$121,440.00
SUBGRADE EXCAVATION	CU YD	\$30.00	54	\$1,620.00
4" PERFORATED UNDERDRAIN	LIN FT	\$10.00	1490	\$14,900.00
CONCRETE CURB & GUTTER DESIGN S254 (MACHINE)	LIN FT	\$25.00	2536	\$63,400.00
6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00	80	\$7,200.00
3" BITUMINOUS MATERIAL FOR DRIVEWAYS	SQ YD	\$100.00	90	\$9,000.00
INSTALL MAILBOX SUPPORT	EACH	\$190.00	17	\$3,230.00
EROSION CONTROL	LUMP SUM	\$4,796.00	1.00	\$4,796.00
TURF RESTORATION	LUMP SUM	\$23,978.00	1.00	\$23,978.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$554,716.00
+15% CONTINGENCY				\$83,207.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$637,923.00
+25% INDIRECT				\$159,481.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$797,404.00
PART 2: STORM SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$15,318.00	1.00	\$15,318.00
TRAFFIC CONTROL	LUMP SUM	\$4,376.50	1.00	\$4,376.50
12" HDPE STORM SEWER PIPE (DIRECTIONAL DRILLED)	LIN FT	\$90.00	210	\$18,900.00
12" STORM SEWER PIPE	LIN FT	\$85.00	205	\$17,425.00
18" STORM SEWER PIPE	LIN FT	\$105.00	300	\$31,500.00
27" STORM SEWER PIPE	LINE	\$125.00	600	\$75,000.00
30" STORM SEWER PIPE	LIN FT	\$140.00	150	\$21,000.00
DRAINAGE STRUCTURE DESIGN H	EACH	\$3,000.00	10	\$30,000.00
DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,500.00	2	\$7,000.00
CONNECT INTO EXISTING STORM SEWER	EACH	\$1,500.00	2	\$3,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	12	\$15,000.00
WATER QUALITY BMP	LUMP SUM	\$30,500.00	1	\$30,500.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$269,020.00
+15% CONTINGENCY				\$40,353.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$309,373.00
+25% INDIRECT				\$77,343.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$386,716.00
PART 3: SANITARY SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$10,520.00	1.00	\$10,520.00
TRAFFIC CONTROL	LUMP SUM	\$3,006.00	1.00	\$3,006.00
REMOVE SEWER PIPE	LIN FT	\$18.00	1136	\$20,448.00

FEASIBILITY ESTIMATE - CP 2026-09G**AUDREY AVE & 58TH CT****Full Reconstruction**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
REMOVE CASTING	EACH	\$250.00	4	\$1,000.00
REMOVE SANITARY MANHOLE	EACH	\$1,000.00	4	\$4,000.00
SANITARY SEWER PIPE	LIN FT	\$65.00	1136	\$73,840.00
SANITARY MANHOLE	EACH	\$5,000.00	4	\$20,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	4	\$5,000.00
PVC SERVICE PIPE	LIN FT	\$30.00	600	\$18,000.00
PVC WYE	EACH	\$300.00	20	\$6,000.00
CONNECT INTO EXISTING SANITARY STRUCTURE	EACH	\$2,000.00	1	\$2,000.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$163,814.00
+15% CONTINGENCY				\$24,572.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$188,386.00
+25% INDIRECT				\$47,097.00
PART 3: SANITARY SEWER IMPROVEMENTS - PROJECT TOTAL				\$235,483.00
PART 4: WATER MAIN IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$16,366.00	1.00	\$16,366.00
TRAFFIC CONTROL	LUMP SUM	\$4,676.00	1.00	\$4,676.00
REMOVE WATERMAIN	LIN FT	\$6.00	1236	\$7,416.00
REMOVE HYDRANT	EACH	\$500.00	3	\$1,500.00
REMOVE GATE VALVE & BOX	EACH	\$1,000.00	6	\$6,000.00
6" DIP WATER MAIN	LIN FT	\$80.00	1236	\$98,880.00
6" GATE VALVE & BOX	EACH	\$6,500.00	6	\$39,000.00
HYDRANT	EACH	\$8,000.00	3	\$24,000.00
WATER SERVICE	EACH	\$2,750.00	20	\$55,000.00
CONNECT TO EXISTING WATERMAIN	EACH	\$2,000.00	1	\$2,000.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$254,838.00
+15% CONTINGENCY				\$38,226.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$293,064.00
+25% INDIRECT				\$73,266.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$366,330.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$797,404.00
PART 2: STORM SEWER IMPROVEMENTS				\$386,716.00
PART 3: SANITARY SEWER IMPROVEMENTS				\$235,483.00
PART 4: WATER MAIN IMPROVEMENTS				\$366,330.00
PROJECT TOTAL				\$1,785,933.00

FEASIBILITY ESTIMATE - CP 2026-09H**UPPER 55TH STREET (Blaine to Cahill) and 57th St
(Cahill to Carmen)****FDR and Full Reconstruction**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS⁽¹⁾⁽²⁾				
MOBILIZATION	LUMP SUM	\$130,056.00	1.00	\$130,056.00
TRAFFIC CONTROL	LUMP SUM	\$37,159.00	1.00	\$37,159.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	3540	\$35,400.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	840	\$2,520.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	165	\$1,155.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$14.00	250	\$3,500.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	40	\$200.00
REMOVE BITUMINOUS PAVEMENT	SQ YD	\$7.00	3920	\$27,440.00
REMOVE CONCRETE MEDIAN	SQ FT	\$3.00	4800	\$14,400.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	20945	\$104,725.00
BITUMINOUS BASE COURSE	TON	\$80.00	8925	\$714,000.00
BITUMINOUS WEAR COURSE	TON	\$90.00	4465	\$401,850.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	3880	\$11,640.00
AGGREGATE BASE CLASS 5	TON	\$28.00	2852	\$79,856.00
GEOTEXTILE FABRIC, TYPE 5	SQ YD	\$3.50	4370	\$15,295.00
SELECT GRANULAR BORROW	CU YD	\$28.00	1460	\$40,880.00
STABILIZING AGGREGATE	CU YD	\$20.00	150	\$3,000.00
COMMON EXCAVATION	CU YD	\$30.00	7130	\$213,900.00
SUBGRADE EXCAVATION	CU YD	\$30.00	1606	\$48,180.00
CONCRETE CURB & GUTTER DESIGN B618 (MACHINE)	LIN FT	\$25.00	3540	\$88,500.00
CONCRETE MEDIAN	SQ FT	\$15.00	535	\$8,025.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	SQ YD	\$15.00	65	\$975.00
6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00	50	\$4,500.00
8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$100.00	200	\$20,000.00
REMOVE CASTING	EACH	\$250.00	1	\$250.00
CASTING ASSEMBLY	EACH	\$1,250.00	1	\$1,250.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	6	\$4,500.00
ADJUST GATE VALVE	EACH	\$750.00	16	\$12,000.00
EROSION CONTROL	LUMP SUM	\$18,579.00	1.00	\$18,579.00
TURF RESTORATION	LUMP SUM	\$55,738.00	1.00	\$55,738.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$2,099,473.00
+15% CONTINGENCY				\$314,921.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$2,414,394.00
+25% INDIRECT				\$603,599.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$3,017,993.00
PART 2: STORM SEWER IMPROVEMENTS⁽¹⁾⁽²⁾				
MOBILIZATION	LUMP SUM	\$27,091.00	1.00	\$27,091.00
TRAFFIC CONTROL	LUMP SUM	\$7,740.00	1.00	\$7,740.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	1136	\$18,176.00
REMOVE CASTING	EACH	\$250.00	31	\$7,750.00
REMOVE DRAINAGE STRUCTURE	EACH	\$700.00	31	\$21,700.00
12" STORM SEWER PIPE	LIN FT	\$85.00	400	\$34,000.00
15" STORM SEWER PIPE	LIN FT	\$95.00	175	\$16,625.00
18" STORM SEWER PIPE	LIN FT	\$105.00	16	\$1,680.00
21" STORM SEWER PIPE	LIN FT	\$105.00	32	\$3,360.00
24" STORM SEWER PIPE	LIN FT	\$120.00	24	\$2,880.00
27" STORM SEWER PIPE	LIN FT	\$125.00	48	\$6,000.00
30" STORM SEWER PIPE	LIN FT	\$140.00	260	\$36,400.00
36" STORM SEWER PIPE	LIN FT	\$215.00	280	\$60,200.00

FEASIBILITY ESTIMATE - CP 2026-09H**UPPER 55TH STREET (Blaine to Cahill) and 57th St
(Cahill to Carmen)****FDR and Full Reconstruction**

4" PERFORATED UNDERDRAIN	LIN FT	\$10.00	600	\$6,000.00
DRAINAGE STRUCTURE DESIGN H	EACH	\$3,000.00	7	\$21,000.00
DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,500.00	20	\$70,000.00
DRAINAGE STRUCTURE DES 60-4020	EACH	\$5,000.00	1	\$5,000.00
DRAINAGE STRUCTURE DES 72-4020	EACH	\$7,250.00	2	\$14,500.00
DRAINAGE STRUCTURE DES 96-4020	EACH	\$8,000.00	1	\$8,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	31	\$38,750.00
WATER QUALITY BMP	LUMP SUM	\$15,000.00	1	\$15,000.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$421,852.00
+15% CONTINGENCY				\$63,278.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$485,130.00
+25% INDIRECT				\$121,283.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$606,413.00
PART 3: SANITARY SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$1,260.00	1.00	\$1,260.00
TRAFFIC CONTROL	LUMP SUM	\$360.00	1.00	\$360.00
REMOVE CASTING	EACH	\$250.00	12	\$3,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	12	\$15,000.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$19,620.00
+15% CONTINGENCY				\$2,943.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$22,563.00
+25% INDIRECT				\$5,641.00
PART 3: SANITARY SEWER IMPROVEMENTS - PROJECT TOTAL				\$28,204.00
PART 4: WATER MAIN IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$10,072.00	1.00	\$10,072.00
TRAFFIC CONTROL	LUMP SUM	\$2,878.00	1.00	\$2,878.00
REMOVE WATERMAIN	LIN FT	\$6.00	740	\$4,440.00
REMOVE HYDRANT	EACH	\$500.00	2	\$1,000.00
REMOVE & REPLACE VALVE TOP SECTION	EACH	\$1,000.00	22	\$22,000.00
REMOVE GATE VALVE & BOX	EACH	\$1,000.00	5	\$5,000.00
6" DIP WATER MAIN	LIN FT	\$80.00	640	\$51,200.00
8" DIP WATER MAIN	LIN FT	\$95.00	100	\$9,500.00
6" GATE VALVE & BOX	EACH	\$6,500.00	2	\$13,000.00
8" GATE VALVE & BOX	EACH	\$7,250.00	3	\$21,750.00
HYDRANT	EACH	\$8,000.00	2	\$16,000.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$156,840.00
+15% CONTINGENCY				\$23,526.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$180,366.00
+25% INDIRECT				\$45,091.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$225,457.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$9,773.00	1.00	\$9,773.00
TRAFFIC CONTROL	LUMP SUM	\$2,792.00	1.00	\$2,792.00
REMOVE CONCRETE SIDEWALK PAVEMENT	SQ FT	\$2.00	3910	\$7,820.00
REMOVE BITUMINOUS PAVEMENT	SQ YD	\$7.00	2793	\$19,551.00
COMMON EXCAVATION	CU YD	\$30.00	535	\$16,050.00
AGGREGATE BASE CLASS 5	TON	\$28.00	725	\$20,300.00
4" CONCRETE WALK	SQ FT	\$8.00	2770	\$22,160.00
6" CONCRETE WALK	SQ FT	\$18.00	1140	\$20,520.00
BITUMINOUS TRAIL (3")	TON	\$45.00	738	\$33,210.00
TRUNCATED DOMES	SQ FT	\$60.00	228	\$13,680.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$152,176.00

FEASIBILITY ESTIMATE - CP 2026-09H**UPPER 55TH STREET (Blaine to Cahill) and 57th St
(Cahill to Carmen)****FDR and Full Reconstruction**

+15% CONTINGENCY	\$22,826.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION TOTAL	\$175,002.00
+25% INDIRECT	\$43,751.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - PROJECT TOTAL	\$218,753.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT	
PART 1: STREET IMPROVEMENTS ⁽¹⁾	\$3,017,993.00
PART 2: STORM SEWER IMPROVEMENTS ⁽¹⁾	\$606,413.00
PART 3: SANITARY SEWER IMPROVEMENTS	\$28,204.00
PART 4: WATER MAIN IMPROVEMENTS	\$225,457.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS	\$218,753.00
PROJECT TOTAL	\$4,096,820.00

Notes: (1) Eligible for Municipal State Aid Funding.

(2) Includes portions within City of South Saint Paul.

FEASIBILITY ESTIMATE - CP 2026-09H**UPPER 55TH STREET (Blaine to Cahill)****FDR**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS⁽¹⁾				
MOBILIZATION	LUMP SUM	\$94,140.00	1.00	\$94,140.00
TRAFFIC CONTROL	LUMP SUM	\$26,897.00	1.00	\$26,897.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	2420	\$24,200.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	630	\$1,890.00
REMOVE CONCRETE MEDIAN	SQ FT	\$3.00	4800	\$14,400.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$14.00	150	\$2,100.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	25	\$125.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	20945	\$104,725.00
BITUMINOUS BASE COURSE	TON	\$80.00	7530	\$602,400.00
BITUMINOUS WEAR COURSE	TON	\$90.00	3765	\$338,850.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	3270	\$9,810.00
AGGREGATE BASE CLASS 5	TON	\$28.00	1267	\$35,476.00
STABILIZING AGGREGATE	CU YD	\$20.00	150	\$3,000.00
COMMON EXCAVATION	CU YD	\$30.00	3491	\$104,730.00
SUBGRADE EXCAVATION	CU YD	\$30.00	146	\$4,380.00
CONCRETE CURB & GUTTER DESIGN B618 (MACHINE)	LIN FT	\$25.00	2420	\$60,500.00
CONCRETE MEDIAN	SQ FT	\$15.00	535	\$8,025.00
6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00	50	\$4,500.00
8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$100.00	100	\$10,000.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	SQ YD	\$15.00	50	\$750.00
ADJUST GATE VALVE	EACH	\$750.00	16	\$12,000.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	4	\$3,000.00
EROSION CONTROL	LUMP SUM	\$13,449.00	1.00	\$13,449.00
TURF RESTORATION	LUMP SUM	\$40,346.00	1.00	\$40,346.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$1,519,693.00
+15% CONTINGENCY				\$227,954.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$1,747,647.00
+25% INDIRECT				\$436,912.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$2,184,559.00
PART 2: STORM SEWER IMPROVEMENTS⁽¹⁾				
MOBILIZATION	LUMP SUM	\$12,797.00	1.00	\$12,797.00
TRAFFIC CONTROL	LUMP SUM	\$3,656.00	1.00	\$3,656.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	360	\$5,760.00
REMOVE CASTING	EACH	\$250.00	24	\$6,000.00
REMOVE DRAINAGE STRUCTURE	EACH	\$700.00	24	\$16,800.00
12" STORM SEWER PIPE	LIN FT	\$85.00	200	\$17,000.00
15" STORM SEWER PIPE	LIN FT	\$95.00	75	\$7,125.00
18" STORM SEWER PIPE	LIN FT	\$105.00	8	\$840.00
21" STORM SEWER PIPE	LIN FT	\$105.00	32	\$3,360.00
24" STORM SEWER PIPE	LIN FT	\$120.00	24	\$2,880.00
27" STORM SEWER PIPE	LIN FT	\$125.00	16	\$2,000.00
4" PERFORATED UNDERDRAIN	LIN FT	\$10.00	480	\$4,800.00
DRAINAGE STRUCTURE DESIGN H	EACH	\$3,000.00	6	\$18,000.00
DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,500.00	16	\$56,000.00
DRAINAGE STRUCTURE DES 60-4020	EACH	\$5,000.00	1	\$5,000.00
DRAINAGE STRUCTURE DES 72-4020	EACH	\$7,250.00	1	\$7,250.00
CASTING ASSEMBLY	EACH	\$1,250.00	24	\$30,000.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$199,268.00
+15% CONTINGENCY				\$29,890.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$229,158.00

FEASIBILITY ESTIMATE - CP 2026-09H**UPPER 55TH STREET (Blaine to Cahill)****FDR**

+25% INDIRECT				\$57,290.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$286,448.00
PART 3: SANITARY SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$1,260.00	1.00	\$1,260.00
TRAFFIC CONTROL	LUMP SUM	\$360.00	1.00	\$360.00
REMOVE CASTING	EACH	\$250.00	12	\$3,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	12	\$15,000.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$19,620.00
+15% CONTINGENCY				\$2,943.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$22,563.00
+25% INDIRECT				\$5,641.00
PART 3: SANITARY SEWER IMPROVEMENTS - PROJECT TOTAL				\$28,204.00
PART 4: WATER MAIN IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$1,540.00	1.00	\$1,540.00
TRAFFIC CONTROL	LUMP SUM	\$440.00	1.00	\$440.00
REMOVE & REPLACE VALVE TOP SECTION	EACH	\$1,000.00	22	\$22,000.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$23,980.00
+15% CONTINGENCY				\$3,597.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$27,577.00
+25% INDIRECT				\$6,894.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$34,471.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$9,773.00	1.00	\$9,773.00
TRAFFIC CONTROL	LUMP SUM	\$2,792.00	1.00	\$2,792.00
REMOVE CONCRETE PAVEMENT	SQ FT	\$2.00	3910	\$7,820.00
REMOVE BITUMINOUS PAVEMENT	SQ YD	\$7.00	2793	\$19,551.00
COMMON EXCAVATION	CU YD	\$30.00	535	\$16,050.00
AGGREGATE BASE CLASS 5	TON	\$28.00	725	\$20,300.00
4" CONCRETE WALK	SQ FT	\$8.00	2770	\$22,160.00
6" CONCRETE WALK	SQ FT	\$18.00	1140	\$20,520.00
BITUMINOUS TRAIL (3")	TON	\$45.00	738	\$33,210.00
TRUNCATED DOMES	SQ FT	\$60.00	228	\$13,680.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$152,176.00
+15% CONTINGENCY				\$22,826.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION TOTAL				\$175,002.00
+25% INDIRECT				\$43,751.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - PROJECT TOTAL				\$218,753.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS ⁽¹⁾				\$2,184,559.00
PART 2: STORM SEWER IMPROVEMENTS ⁽¹⁾				\$286,448.00
PART 3: SANITARY SEWER IMPROVEMENTS				\$28,204.00
PART 4: WATER MAIN IMPROVEMENTS				\$34,471.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				\$218,753.00
PROJECT TOTAL				\$2,752,435.00

Notes: (1) Eligible for Municipal State Aid Funding

FEASIBILITY ESTIMATE - CP 2026-09H**57th St (Cahill to Carmen)****Full Reconstruction**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	Eligible for MSA Funding	SSP	TOTAL AMOUNT
PART 1: STREET IMPROVEMENTS⁽¹⁾						
MOBILIZATION	LUMP SUM	\$35,916.00	1.00	\$21,775.00	\$14,141.00	\$35,916.00
TRAFFIC CONTROL	LUMP SUM	\$10,261.00	1.00	\$6,221.00	\$4,040.00	\$10,261.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	1120	\$4,600.00	\$6,600.00	\$11,200.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	210	\$180.00	\$450.00	\$630.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	165	\$700.00	\$455.00	\$1,155.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$14.00	100	\$700.00	\$700.00	\$1,400.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	15		\$75.00	\$75.00
REMOVE BITUMINOUS PAVEMENT	SQ YD	\$7.00	3920	\$16,590.00	\$10,850.00	\$27,440.00
BITUMINOUS BASE COURSE	TON	\$80.00	1395	\$66,800.00	\$44,800.00	\$111,600.00
BITUMINOUS WEAR COURSE	TON	\$90.00	700	\$37,800.00	\$25,200.00	\$63,000.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	610	\$1,095.00	\$735.00	\$1,830.00
AGGREGATE BASE CLASS 5	TON	\$28.00	1585	\$28,700.00	\$15,680.00	\$44,380.00
GEOTEXTILE FABRIC, TYPE 5	SQ YD	\$3.50	4370	\$9,870.00	\$5,425.00	\$15,295.00
SELECT GRANULAR BORROW	CU YD	\$28.00	1460	\$26,460.00	\$14,420.00	\$40,880.00
COMMON EXCAVATION	CU YD	\$30.00	3639	\$70,470.00	\$38,700.00	\$109,170.00
SUBGRADE EXCAVATION	CU YD	\$30.00	1460	\$28,350.00	\$15,450.00	\$43,800.00
CONCRETE CURB & GUTTER DESIGN B618 (MACHINE)	LIN FT	\$25.00	1120	\$11,500.00	\$16,500.00	\$28,000.00
8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$100.00	100	\$5,000.00	\$5,000.00	\$10,000.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	SQ YD	\$15.00	15		\$225.00	\$225.00
REMOVE CASTING	EACH	\$250.00	1	\$250.00		\$250.00
CASTING ASSEMBLY	EACH	\$1,250.00	1	\$1,250.00		\$1,250.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	2	\$750.00	\$750.00	\$1,500.00
EROSION CONTROL	LUMP SUM	\$5,131.00	1.00	\$3,111.00	\$2,020.00	\$5,131.00
TURF RESTORATION	LUMP SUM	\$15,392.00	1.00	\$9,332.00	\$6,060.00	\$15,392.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$351,504.00	\$228,276.00	\$579,780.00
+15% CONTINGENCY				\$52,726.00	\$34,241.00	\$86,967.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$404,230.00	\$262,517.00	\$666,747.00
+25% INDIRECT				\$101,058.00	\$65,629.00	\$166,687.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$505,288.00	\$328,146.00	\$833,434.00
PART 2: STORM SEWER IMPROVEMENTS⁽¹⁾						
MOBILIZATION	LUMP SUM	\$14,294.00	1.00	\$14,294.00		\$14,294.00
TRAFFIC CONTROL	LUMP SUM	\$4,084.00	1.00	\$4,084.00		\$4,084.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	776	\$12,416.00		\$12,416.00
REMOVE CASTING	EACH	\$250.00	7	\$1,750.00		\$1,750.00
REMOVE DRAINAGE STRUCTURE	EACH	\$700.00	7	\$4,900.00		\$4,900.00
12" STORM SEWER PIPE	LIN FT	\$85.00	200	\$17,000.00		\$17,000.00
15" STORM SEWER PIPE	LIN FT	\$95.00	100	\$9,500.00		\$9,500.00
18" STORM SEWER PIPE	LIN FT	\$105.00	8	\$840.00		\$840.00
27" STORM SEWER PIPE	LIN FT	\$125.00	32	\$4,000.00		\$4,000.00
30" STORM SEWER PIPE	LIN FT	\$140.00	260	\$36,400.00		\$36,400.00
36" STORM SEWER PIPE	LIN FT	\$215.00	280	\$60,200.00		\$60,200.00
4" PERFORATED UNDERDRAIN	LIN FT	\$10.00	120	\$1,200.00		\$1,200.00
DRAINAGE STRUCTURE DESIGN H	EACH	\$3,000.00	1	\$3,000.00		\$3,000.00
DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$3,500.00	4	\$14,000.00		\$14,000.00
DRAINAGE STRUCTURE DES 72-4020	LIN FT	\$7,250.00	1	\$7,250.00		\$7,250.00
DRAINAGE STRUCTURE DES 96-4020	LIN FT	\$8,000.00	1	\$8,000.00		\$8,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	7	\$8,750.00		\$8,750.00
WATER QUALITY BMP	LUMP SUM	\$15,000.00	1	\$15,000.00		\$15,000.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$222,584.00		\$222,584.00
+15% CONTINGENCY				\$33,388.00		\$33,388.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$255,972.00		\$255,972.00
+25% INDIRECT				\$63,993.00		\$63,993.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$319,965.00		\$319,965.00
PART 4: WATER MAIN IMPROVEMENTS						
MOBILIZATION	LUMP SUM	\$8,532.00	1.00		\$8,532.00	\$8,532.00
TRAFFIC CONTROL	LUMP SUM	\$2,438.00	1.00		\$2,438.00	\$2,438.00
REMOVE WATERMAIN	LIN FT	\$6.00	740		\$4,440.00	\$4,440.00
REMOVE HYDRANT	EACH	\$500.00	2		\$1,000.00	\$1,000.00
REMOVE GATE VALVE & BOX	EACH	\$1,000.00	5		\$5,000.00	\$5,000.00
6" DIP WATER MAIN	LIN FT	\$80.00	640		\$51,200.00	\$51,200.00
8" DIP WATER MAIN	LIN FT	\$95.00	100		\$9,500.00	\$9,500.00
6" GATE VALVE & BOX	EACH	\$6,500.00	2		\$13,000.00	\$13,000.00
8" GATE VALVE & BOX	EACH	\$7,250.00	3		\$21,750.00	\$21,750.00
HYDRANT	EACH	\$8,000.00	2		\$16,000.00	\$16,000.00

FEASIBILITY ESTIMATE - CP 2026-09H
57th St (Cahill to Carmen)
Full Reconstruction

PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL		\$132,860.00	\$132,860.00
+15% CONTINGENCY		\$19,929.00	\$19,929.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL		\$152,789.00	\$152,789.00
+25% INDIRECT		\$38,197.00	\$38,197.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL		\$190,986.00	\$190,986.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT			
PART 1: STREET IMPROVEMENTS(1)			\$833,434.00
PART 2: STORM SEWER IMPROVEMENTS(1)			\$319,965.00
PART 4: WATER MAIN IMPROVEMENTS			\$190,986.00
PROJECT TOTAL			\$1,344,385.00

Notes: (1) Eligible for Municipal State Aid Funding

FEASIBILITY ESTIMATE - CP 2026-09I**BLACKBERRY TRAIL & BLACKBERRY BRIDGE PATH****FULL RECONSTRUCTION**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$104,699.00	1.00	\$104,699.00
TRAFFIC CONTROL	LUMP SUM	\$29,914.00	1.00	\$29,914.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	975	\$9,750.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	220	\$1,540.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	751	\$2,253.00
REMOVE CONCRETE PAVEMENT	SQ YD	\$16.00	280	\$4,480.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	988	\$4,940.00
REMOVE BITUMINOUS PAVEMENT	SQ YD	\$7.00	10935	\$76,545.00
REMOVE MAILBOX SUPPORT	EACH	\$85.00	24	\$2,040.00
BITUMINOUS BASE COURSE	TON	\$80.00	1683	\$134,640.00
BITUMINOUS WEAR COURSE	TON	\$90.00	1683	\$151,470.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	732	\$2,196.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	4508	\$126,224.00
GEOTEXTILE FABRIC, TYPE 5	SQ YD	\$3.50	12420	\$43,470.00
SELECT GRANULAR BORROW	CU YD	\$28.00	4140	\$115,920.00
COMMON EXCAVATION	CU YD	\$30.00	10349	\$310,470.00
SUBGRADE EXCAVATION	CU YD	\$30.00	4140	\$124,200.00
4" PERFORATED UNDERDRAIN	LIN FT	\$10.00	3920	\$39,200.00
CONCRETE CURB & GUTTER DESIGN S254 (MACHINE)	LIN FT	\$22.00	7150	\$157,300.00
6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00	280	\$25,200.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	SQ YD	\$100.00	988	\$98,800.00
INSTALL MAILBOX SUPPORT	EACH	\$190.00	24	\$4,560.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	14	\$10,500.00
LANDSCAPING ALLOWANCE	LUMP SUM	\$50,000.00	1.00	\$50,000.00
EROSION CONTROL	LUMP SUM	\$14,957.00	1.00	\$14,957.00
TURF RESTORATION	LUMP SUM	\$74,785.00	1.00	\$74,785.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$1,720,053.00
+15% CONTINGENCY				\$258,008.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$1,978,061.00
+25% INDIRECT				\$494,515.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$2,472,576.00
PART 2: STORM SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$42,188.00	1.00	\$42,188.00
TRAFFIC CONTROL	LUMP SUM	\$12,054.00	1.00	\$12,054.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	963	\$15,408.00
REMOVE CASTING	EACH	\$250.00	17	\$4,250.00
REMOVE DRAINAGE STRUCTURE	EACH	\$700.00	17	\$11,900.00
ABANDON STORM SEWER	LIN FT	\$18.00	368	\$6,624.00
RIP RAP CL 3	CU YD	\$125.00	250	\$31,250.00
12" STORM SEWER PIPE	LIN FT	\$85.00	550	\$46,750.00
15" STORM SEWER PIPE	LIN FT	\$95.00	600	\$57,000.00
18" STORM SEWER PIPE	LIN FT	\$105.00	500	\$52,500.00
24" STORM SEWER PIPE	LIN FT	\$120.00	925	\$111,000.00
30" STORM SEWER PIPE	LIN FT	\$140.00	150	\$21,000.00
DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,500.00	37	\$129,500.00

FEASIBILITY ESTIMATE - CP 2026-09I**BLACKBERRY TRAIL & BLACKBERRY BRIDGE PATH****FULL RECONSTRUCTION**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
DRAINAGE STRUCTURE DES 60-4020	EACH	\$5,000.00	5	\$25,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	42	\$52,500.00
CONNECT INTO EXISTING STORM SEWER	EACH	\$1,500.00	5	\$7,500.00
WATER QUALITY BMP	LUMP SUM	\$30,500.00	1	\$30,500.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$656,924.00
+15% CONTINGENCY				\$98,539.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$755,463.00
+25% INDIRECT				\$188,866.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$944,329.00
PART 3: SANITARY SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$20,395.00	1.00	\$20,395.00
TRAFFIC CONTROL	LUMP SUM	\$5,827.00	1.00	\$5,827.00
REMOVE SEWER PIPE	LIN FT	\$18.00	147	\$2,646.00
REMOVE CASTING	EACH	\$250.00	1	\$250.00
REMOVE SANITARY MANHOLE	EACH	\$1,000.00	1	\$1,000.00
SANITARY SEWER PIPE	LIN FT	\$65.00	147	\$9,555.00
CONSTRUCT SANITARY MANHOLE	EACH	\$4,000.00	1	\$4,000.00
CONNECT TO EXISTING SANITARY STRUCTURE	EACH	\$2,000.00	1	\$2,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	1	\$1,250.00
2" NON-METALLIC CONDUIT	LIN FT	\$6.75	1550	\$10,462.50
HANDHOLE	EACH	\$1,700.00	6	\$10,200.00
LIFT STATION IMPROVEMENTS	LUMP SUM	\$250,000.00	1	\$250,000.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$317,586.00
+15% CONTINGENCY				\$47,638.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$365,224.00
+25% INDIRECT				\$91,306.00
PART 3: SANITARY SEWER IMPROVEMENTS - PROJECT TOTAL				\$456,530.00
PART 4: WATER MAIN IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$1,131.00	1.00	\$1,131.00
TRAFFIC CONTROL	LUMP SUM	\$323.00	1.00	\$323.00
REMOVE GATE VALVE & BOX	EACH	\$1,000.00	1	\$1,000.00
REMOVE & REPLACE GATE VALVE BOX	EACH	\$1,900.00	1	\$1,900.00
6" GATE VALVE & BOX	EACH	\$6,500.00	1	\$6,500.00
ADJUST VALVE BOX	EACH	\$750.00	9	\$6,750.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$17,604.00
+15% CONTINGENCY				\$2,641.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$20,245.00
+25% INDIRECT				\$5,061.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$25,306.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$2,472,576.00
PART 2: STORM SEWER IMPROVEMENTS				\$944,329.00
PART 3: SANITARY SEWER IMPROVEMENTS				\$456,530.00
PART 4: WATER MAIN IMPROVEMENTS				\$25,306.00
PROJECT TOTAL				\$3,898,741.00

FEASIBILITY ESTIMATE - CP 2026-09J**NORTH BLACKBERRY TRL, BRENT AVE, & BRISTOL PATH****FDR and MILL & OVERLAY**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$23,189.00	1.00	\$23,189.00
TRAFFIC CONTROL	LUMP SUM	\$6,625.00	1.00	\$6,625.00
SALVAGE SIGNS AND POSTS	EACH	\$45.00	7	\$315.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	1080	\$10,800.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	242	\$726.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	2501	\$12,505.00
MILL BITUMINOUS PAVEMENT (2")	SQ YD	\$3.00	6975	\$20,925.00
BITUMINOUS BASE COURSE	TON	\$80.00	450	\$36,000.00
BITUMINOUS WEAR COURSE	TON	\$90.00	1705	\$153,450.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	740	\$2,220.00
BITUMINOUS PATCHING	SQ YD	\$15.00	450	\$6,750.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	151	\$4,228.00
STABILIZING AGGREGATE	CU YD	\$20.00	25	\$500.00
COMMON EXCAVATION	CU YD	\$30.00	278	\$8,340.00
SUBGRADE EXCAVATION	CU YD	\$30.00	25	\$750.00
CONCRETE CURB & GUTTER DESIGN S524 (HAND POUR)	LIN FT	\$32.00	400	\$12,800.00
CONCRETE CURB & GUTTER DESIGN B618 (HAND POUR)	LIN FT	\$32.00	680	\$21,760.00
8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$100.00	100	\$10,000.00
INSTALL SALVAGED SIGNS AND POSTS	EACH	\$275.00	7	\$1,925.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	18	\$13,500.00
ADJUST VALVE BOX	EACH	\$725.00	19	\$13,775.00
EROSION CONTROL	LUMP SUM	\$3,313.00	1.00	\$3,313.00
TURF RESTORATION	LUMP SUM	\$9,938.00	1.00	\$9,938.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$374,334.00
+15% CONTINGENCY				\$56,150.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$430,484.00
+25% INDIRECT				\$107,621.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$538,105.00
PART 2: STORM SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$927.00	1.00	\$927.00
TRAFFIC CONTROL	LUMP SUM	\$265.00	1.00	\$265.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	40	\$640.00
REMOVE CASTING	EACH	\$250.00	4	\$1,000.00
30" STORM SEWER PIPE	LIN FT	\$165.00	40	\$6,600.00
CASTING ASSEMBLY	EACH	\$1,250.00	4	\$5,000.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$14,432.00
+15% CONTINGENCY				\$2,165.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$16,597.00
+25% INDIRECT				\$4,149.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$20,746.00
PART 4: WATER MAIN IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$525.00	1.00	\$525.00
TRAFFIC CONTROL	LUMP SUM	\$150.00	1.00	\$150.00
REMOVE VALVE BOX	EACH	\$1,000.00	1	\$1,000.00
6" GATE VALVE & BOX	EACH	\$6,500.00	1	\$6,500.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$8,175.00
+15% CONTINGENCY				\$1,226.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$9,401.00
+25% INDIRECT				\$2,350.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$11,751.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$3,955.00	1.00	\$3,955.00
TRAFFIC CONTROL	LUMP SUM	\$1,130.00	1.00	\$1,130.00
REMOVE CONCRETE SIDEWALK PAVEMENT	SQ FT	\$2.00	3810	\$7,620.00
COMMON EXCAVATION	CU YD	\$30.00	80	\$2,400.00
AGGREGATE BASE CLASS 5	TON	\$28.00	100	\$2,800.00
4" CONCRETE WALK	SQ FT	\$8.00	3210	\$25,680.00
6" CONCRETE WALK	SQ FT	\$18.00	600	\$10,800.00
TRUNCATED DOMES	SQ FT	\$60.00	120	\$7,200.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$61,585.00
+15% CONTINGENCY				\$9,238.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION TOTAL				\$70,823.00
+25% INDIRECT				\$17,706.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - PROJECT TOTAL				\$88,529.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$538,105.00
PART 2: STORM SEWER IMPROVEMENTS				\$20,746.00
PART 4: WATER MAIN IMPROVEMENTS				\$11,751.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				\$88,529.00
PROJECT TOTAL				\$659,131.00

FEASIBILITY ESTIMATE - CP 2026-09J**NORTH BLACKBERRY TRL****FDR**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$9,310.00	1.00	\$9,310.00
TRAFFIC CONTROL	LUMP SUM	\$2,660.00	1.00	\$2,660.00
REMOVE AND REPLACE SIGNS AND POSTS	EACH	\$45.00	7	\$315.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	180	\$1,800.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	83	\$249.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	2501	\$12,505.00
BITUMINOUS BASE COURSE	TON	\$80.00	450	\$36,000.00
BITUMINOUS WEAR COURSE	TON	\$90.00	450	\$40,500.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	195	\$585.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	151	\$4,228.00
STABILIZING AGGREGATE	CU YD	\$20.00	25	\$500.00
COMMON EXCAVATION	CU YD	\$30.00	278	\$8,340.00
SUBGRADE EXCAVATION	CU YD	\$30.00	25	\$750.00
CONCRETE CURB & GUTTER DESIGN B618 (HAND POUR)	LIN FT	\$32.00	180	\$5,760.00
8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$100.00	100	\$10,000.00
INSTALL SALVAGED SIGNS AND POSTS	EACH	\$275.00	7	\$1,925.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	5	\$3,750.00
ADJUST VALVE BOX	EACH	\$725.00	8	\$5,800.00
EROSION CONTROL	LUMP SUM	\$1,330.00	1.00	\$1,330.00
TURF RESTORATION	LUMP SUM	\$3,990.00	1.00	\$3,990.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$150,297.00
+15% CONTINGENCY				\$22,545.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$172,842.00
+25% INDIRECT				\$43,211.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$216,053.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$638.00	1.00	\$638.00
TRAFFIC CONTROL	LUMP SUM	\$182.00	1.00	\$182.00
REMOVE CONCRETE SIDEWALK PAVEMENT	SQ FT	\$2.00	810	\$1,620.00
COMMON EXCAVATION	CU YD	\$30.00	20	\$600.00
AGGREGATE BASE CLASS 5	TON	\$28.00	15	\$420.00
4" CONCRETE WALK	SQ FT	\$8.00	810	\$6,480.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$9,940.00
+15% CONTINGENCY				\$1,491.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION TOTAL				\$11,431.00
+25% INDIRECT				\$2,858.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - PROJECT TOTAL				\$14,289.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$216,053.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				\$14,289.00
PROJECT TOTAL				\$230,342.00

FEASIBILITY ESTIMATE - CP 2026-09J**BRENT AVE & BRISTOL PATH****MILL & OVERLAY**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$13,878.00	1.00	\$13,878.00
TRAFFIC CONTROL	LUMP SUM	\$3,965.00	1.00	\$3,965.00
REMOVE AND CONCRETE CURB & GUTTER	LIN FT	\$10.00	900	\$9,000.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	159	\$477.00
MILL BITUMINOUS PAVEMENT	SQ YD	\$3.00	6975	\$20,925.00
BITUMINOUS WEAR COURSE	TON	\$90.00	1255	\$112,950.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	545	\$1,635.00
BITUMINOUS PATCHING	SQ YD	\$15.00	450	\$6,750.00
CONCRETE CURB & GUTTER DESIGN S524 (HAND POUR)	LIN FT	\$32.00	400	\$12,800.00
CONCRETE CURB & GUTTER DESIGN B618 (HAND POUR)	LIN FT	\$32.00	500	\$16,000.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	13	\$9,750.00
ADJUST VALVE BOX	EACH	\$725.00	11	\$7,975.00
EROSION CONTROL	LUMP SUM	\$1,983.00	1.00	\$1,983.00
TURF RESTORATION	LUMP SUM	\$5,948.00	1.00	\$5,948.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$224,036.00
+15% CONTINGENCY				\$33,605.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$257,641.00
+25% INDIRECT				\$64,410.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$322,051.00
PART 2: STORM SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$927.00	1.00	\$927.00
TRAFFIC CONTROL	LUMP SUM	\$265.00	1.00	\$265.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	40	\$640.00
REMOVE CASTING	EACH	\$250.00	4	\$1,000.00
STORM SEWER PIPE	LIN FT	\$165.00	40	\$6,600.00
CASTING ASSEMBLY	EACH	\$1,250.00	4	\$5,000.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$14,432.00
+15% CONTINGENCY				\$2,165.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$16,597.00
+25% INDIRECT				\$4,149.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$20,746.00
PART 4: WATER MAIN IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$525.00	1.00	\$525.00
TRAFFIC CONTROL	LUMP SUM	\$150.00	1.00	\$150.00
REMOVE VALVE BOX	EACH	\$1,000.00	1	\$1,000.00
6" GATE VALVE & BOX	EACH	\$6,500.00	1	\$6,500.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$8,175.00
+15% CONTINGENCY				\$1,226.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$9,401.00
+25% INDIRECT				\$2,350.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$11,751.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$3,317.00	1.00	\$3,317.00
TRAFFIC CONTROL	LUMP SUM	\$948.00	1.00	\$948.00
REMOVE CONCRETE SIDEWALK PAVEMENT	SQ FT	\$2.00	3000	\$6,000.00
COMMON EXCAVATION	CU YD	\$30.00	60	\$1,800.00
AGGREGATE BASE CLASS 5	TON	\$28.00	85	\$2,380.00
4" CONCRETE WALK	SQ FT	\$8.00	2400	\$19,200.00
6" CONCRETE WALK	SQ FT	\$18.00	600	\$10,800.00
TRUNCATED DOMES	SQ FT	\$60.00	120	\$7,200.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$51,645.00
+15% CONTINGENCY				\$7,747.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION TOTAL				\$59,392.00
+25% INDIRECT				\$14,848.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - PROJECT TOTAL				\$74,240.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$322,051.00
PART 2: STORM SEWER IMPROVEMENTS				\$20,746.00
PART 4: WATER MAIN IMPROVEMENTS				\$11,751.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				\$74,240.00
PROJECT TOTAL				\$428,788.00

Appendix F

Existing and Proposed Utility Improvements

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Legend

- Existing Water Valve
- Existing Hydrant
- Proposed Hydrant
- Adjust Water Valve
- Proposed Water Valve
- Existing Water Service Pipe
- Existing Water Pipe
- Proposed Water Service Pipe
- Proposed Water Pipe
- Existing Sanitary Lift Station
- Proposed Sanitary Lift Station
- Existing Sanitary Manhole
- Adjust Sanitary Manhole
- Proposed Sanitary Manhole
- New Sanitary Manhole Casting
- Existing Sanitary Pipe
- Existing Sanitary Service Pipe
- Proposed Sanitary Pipe
- Proposed Sanitary Service Pipe

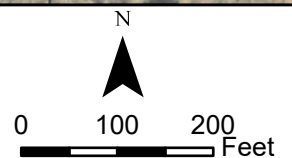


PROJECT NO.
180704

DATE:
4/4/2025

PROPOSED SANITARY SEWER AND WATER MAIN

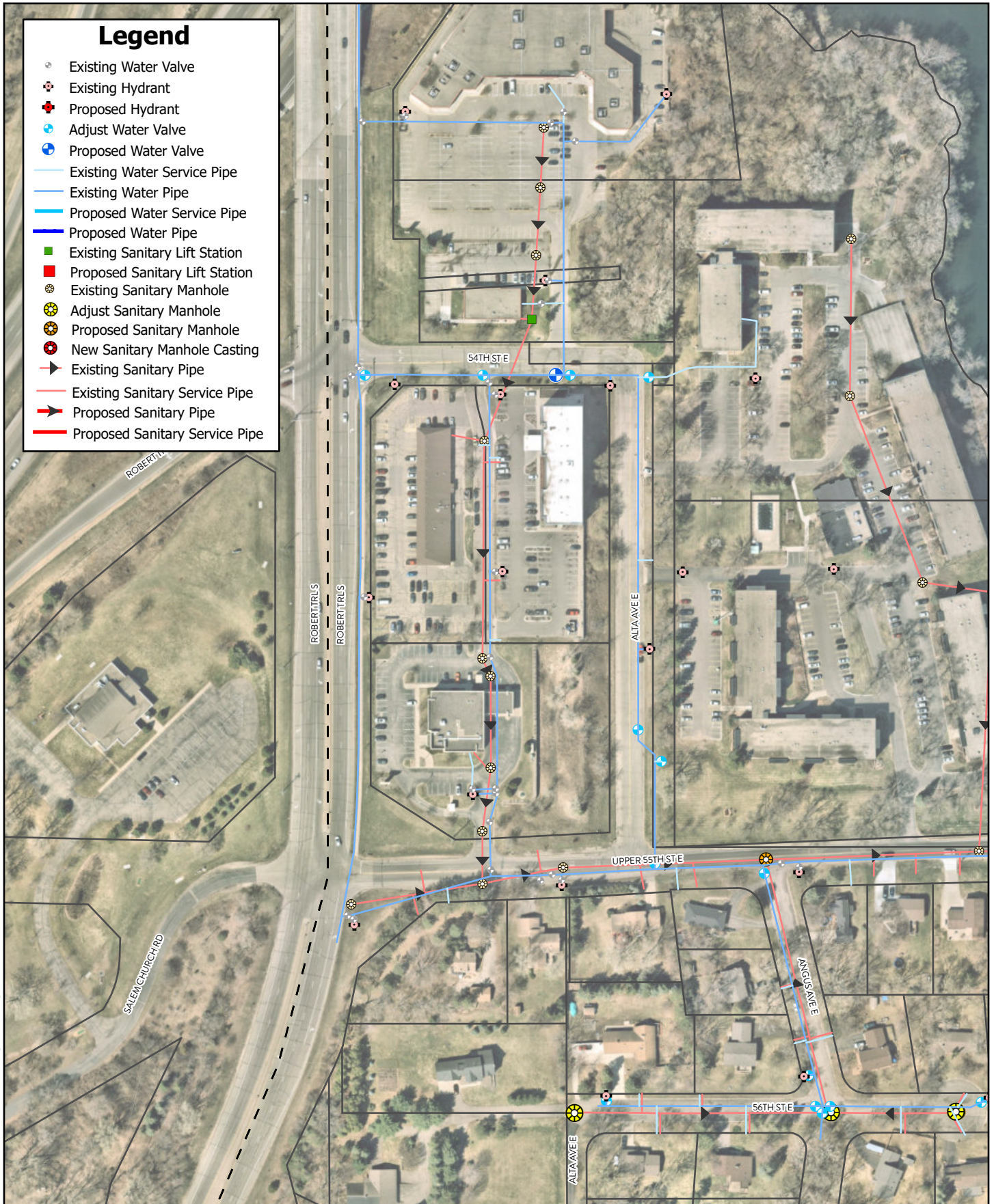
2026 Feasibility Study
North Area Location - CP 2026-09E
Inver Grove Heights, MN



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- ⊙ Existing Water Valve
- ⊕ Existing Hydrant
- ⊕ Proposed Hydrant
- ⊕ Adjust Water Valve
- ⊕ Proposed Water Valve
- Existing Water Service Pipe
- Existing Water Pipe
- Proposed Water Service Pipe
- Proposed Water Pipe
- Existing Sanitary Lift Station
- Proposed Sanitary Lift Station
- ⊙ Existing Sanitary Manhole
- ⊙ Adjust Sanitary Manhole
- ⊙ Proposed Sanitary Manhole
- ⊙ New Sanitary Manhole Casting
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- Existing Sanitary Service Pipe
- Proposed Sanitary Pipe
- Proposed Sanitary Service Pipe



PROJECT NO.
180704

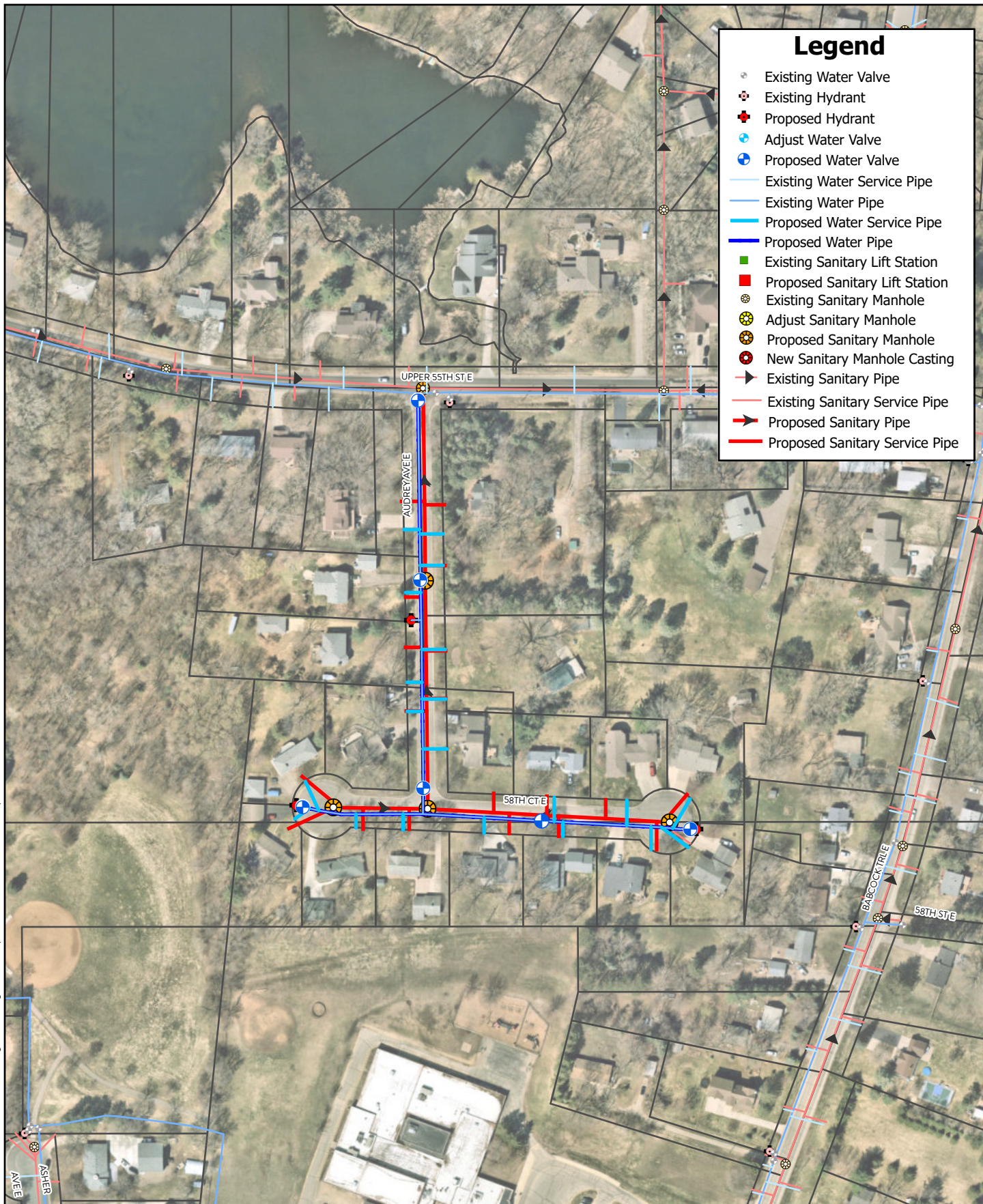
DATE:
4/4/2025

PROPOSED SANITARY SEWER AND WATER MAIN

2026 Feasibility Study
North Area Location - CP 2026-09F
Inver Grove Heights, MN



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Legend

- Existing Water Valve
- Existing Hydrant
- Proposed Hydrant
- Adjust Water Valve
- Proposed Water Valve
- Existing Water Service Pipe
- Existing Water Pipe
- Proposed Water Service Pipe
- Proposed Water Pipe
- Existing Sanitary Lift Station
- Proposed Sanitary Lift Station
- Existing Sanitary Manhole
- Adjust Sanitary Manhole
- Proposed Sanitary Manhole
- New Sanitary Manhole Casting
- Existing Sanitary Pipe
- Existing Sanitary Service Pipe
- Proposed Sanitary Pipe
- Proposed Sanitary Service Pipe

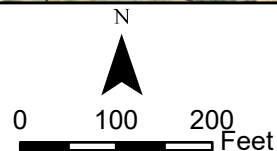


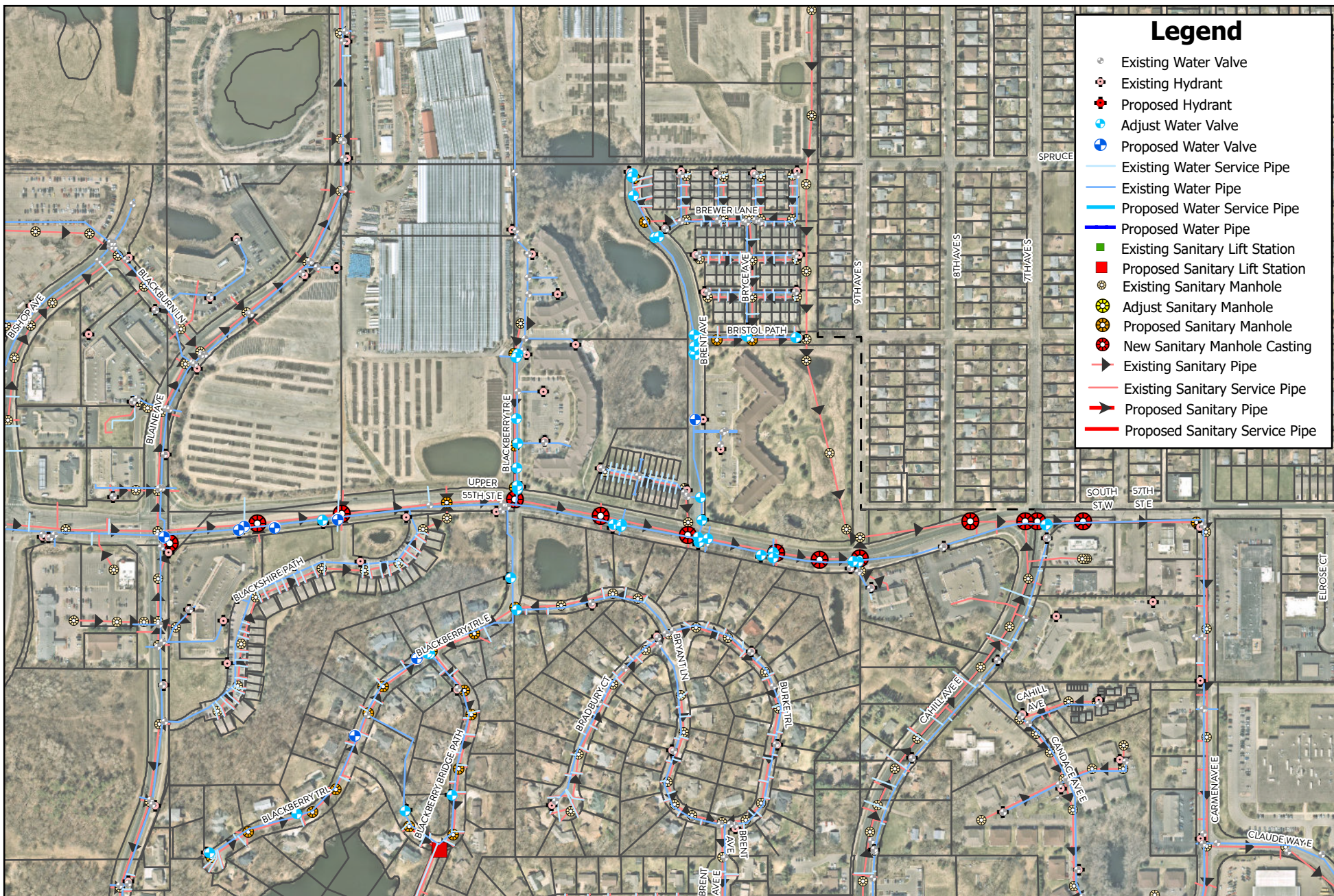
PROJECT NO.
180704

DATE:
4/4/2025

PROPOSED SANITARY SEWER AND WATER MAIN

2026 Feasibility Study
North Area Location - CP 2026-09G
Inver Grove Heights, MN



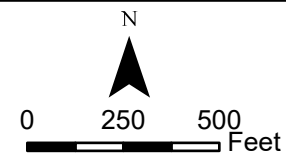


PROJECT NO.
180704

DATE:
4/4/2025

PROPOSED SANITARY SEWER AND WATER MAIN

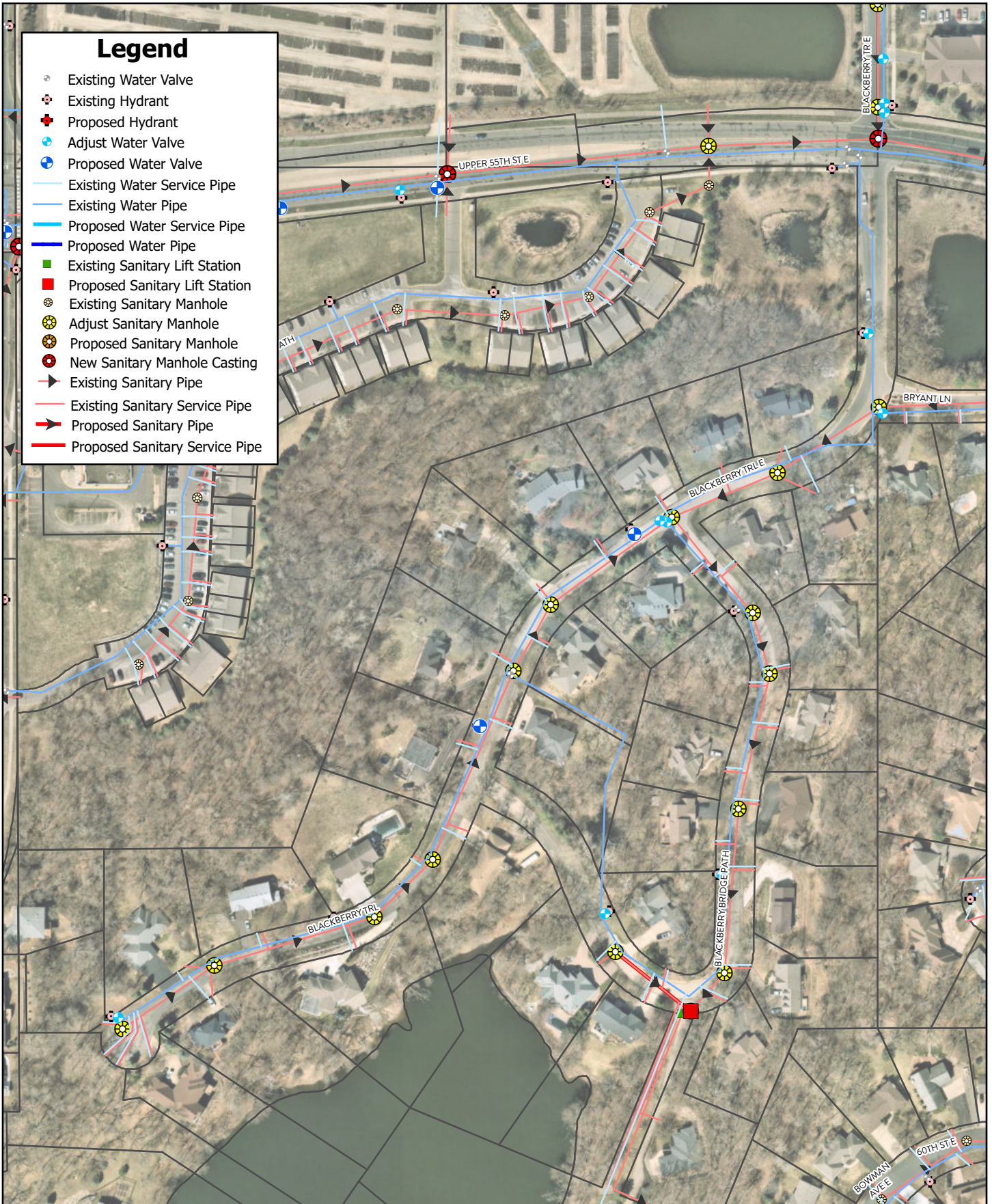
2026 Feasibility Study
North Area Location - CP 2026-09H
Inver Grove Heights, MN



Legend

- ◉ Existing Water Valve
- ⊕ Existing Hydrant
- ⊕ Proposed Hydrant
- ◉ Adjust Water Valve
- ◉ Proposed Water Valve
- Existing Water Service Pipe
- Existing Water Pipe
- Proposed Water Service Pipe
- Proposed Water Pipe
- Existing Sanitary Lift Station
- Proposed Sanitary Lift Station
- ⊙ Existing Sanitary Manhole
- ⊙ Adjust Sanitary Manhole
- ⊙ Proposed Sanitary Manhole
- ⊙ New Sanitary Manhole Casting
- Existing Sanitary Pipe
- Existing Sanitary Service Pipe
- Proposed Sanitary Pipe
- Proposed Sanitary Service Pipe

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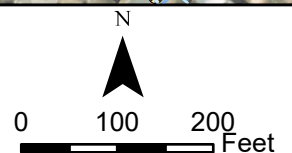


PROJECT NO.
180704

DATE:
4/4/2025

PROPOSED SANITARY SEWER AND WATER MAIN

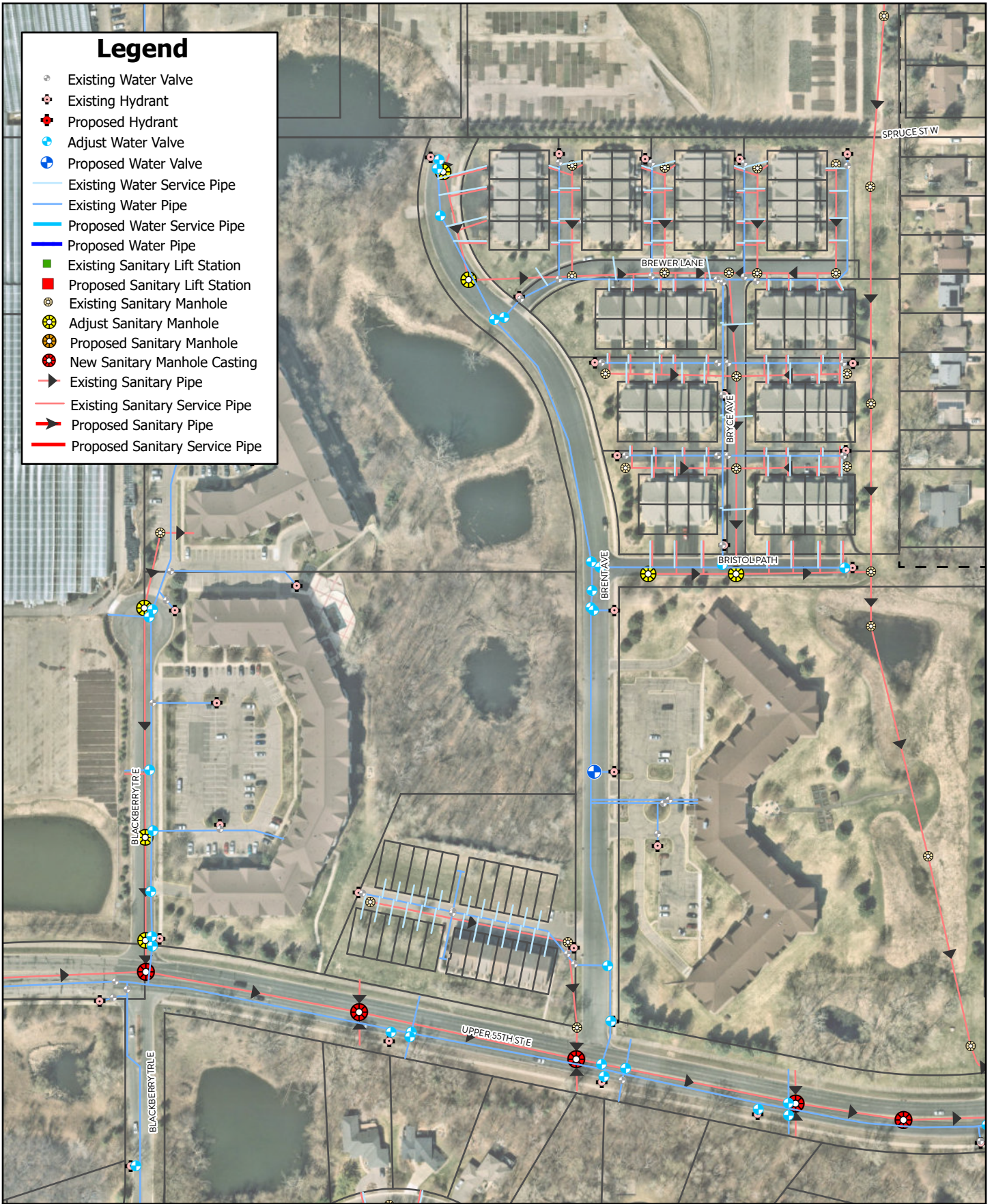
2026 Feasibility Study
North Area Location - CP 2026-091
Inver Grove Heights, MN



Legend

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- ⊕ Proposed Hydrant
- ⊙ Adjust Water Valve
- ⊕ Proposed Water Valve
- Existing Water Service Pipe
- Existing Water Pipe
- Proposed Water Service Pipe
- Proposed Water Pipe
- Existing Sanitary Lift Station
- Proposed Sanitary Lift Station
- ⊙ Existing Sanitary Manhole
- ⊙ Adjust Sanitary Manhole
- ⊕ Proposed Sanitary Manhole
- ⊕ New Sanitary Manhole Casting
- Existing Sanitary Pipe
- Existing Sanitary Service Pipe
- Proposed Sanitary Pipe
- Proposed Sanitary Service Pipe

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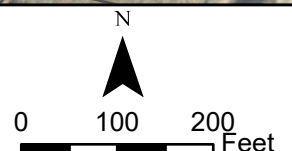


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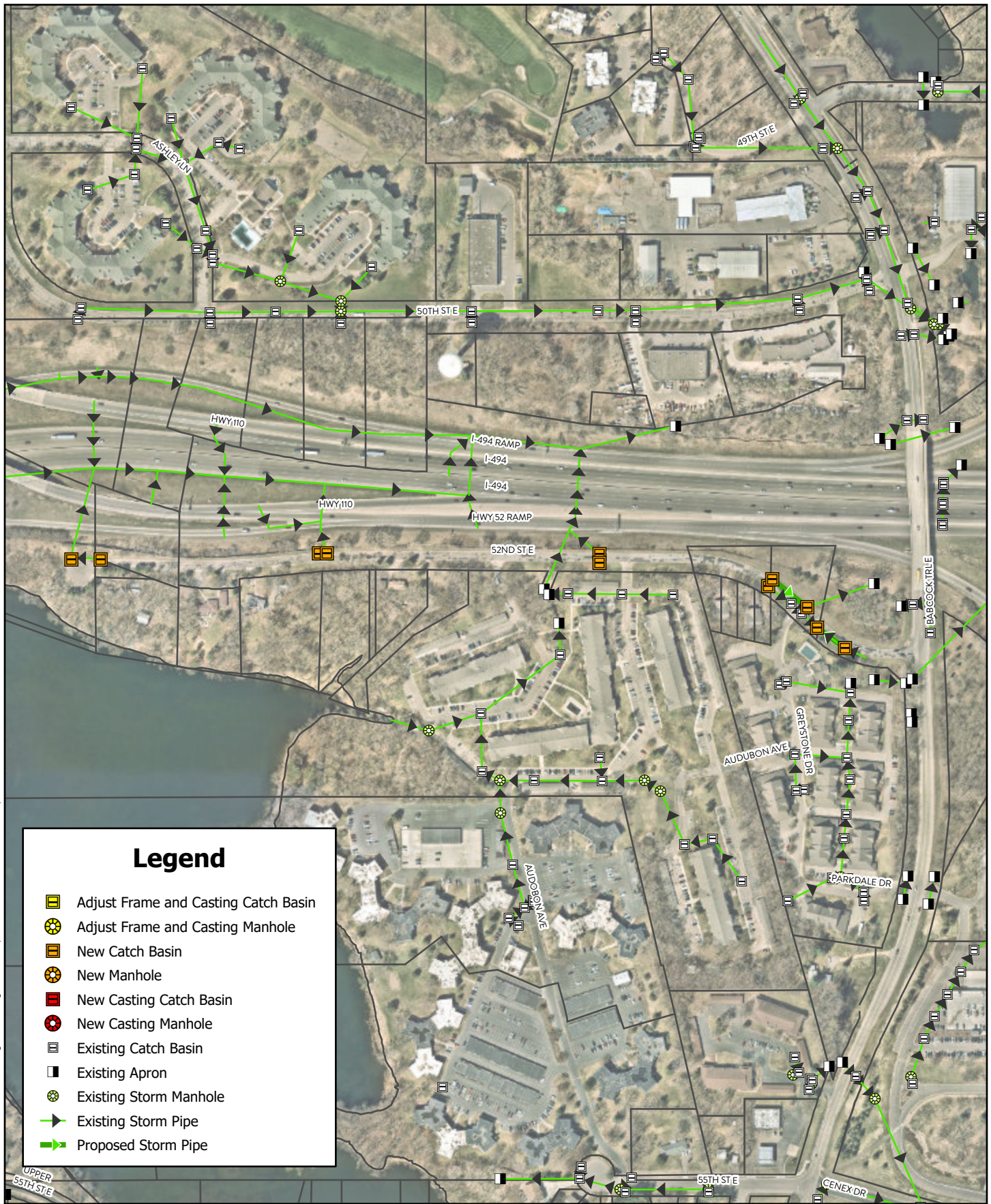
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PROPOSED SANITARY SEWER AND WATER MAIN

2026 Feasibility Study
North Area Location - CP 2026-09J
Inver Grove Heights, MN



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Legend

-  Adjust Frame and Casting Catch Basin
-  Adjust Frame and Casting Manhole
-  New Catch Basin
-  New Manhole
-  New Casting Catch Basin
-  New Casting Manhole
-  Existing Catch Basin
-  Existing Apron
-  Existing Storm Manhole
-  Existing Storm Pipe
-  Proposed Storm Pipe

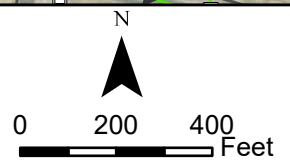


PROJECT NO.
180704

DATE:
4/3/2025

PROPOSED STORM SEWER

2026 Feasibility Study
North Area Location - CP 2026-09D
Inver Grove Heights, MN



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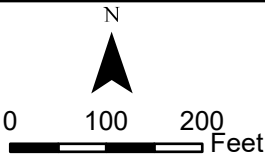
- Adjust Frame and Casting Catch Basin
- Adjust Frame and Casting Manhole
- New Catch Basin
- New Manhole
- New Casting Catch Basin
- New Casting Manhole
- Existing Catch Basin
- Existing Apron
- Existing Storm Manhole
- Existing Storm Pipe
- Proposed Storm Pipe



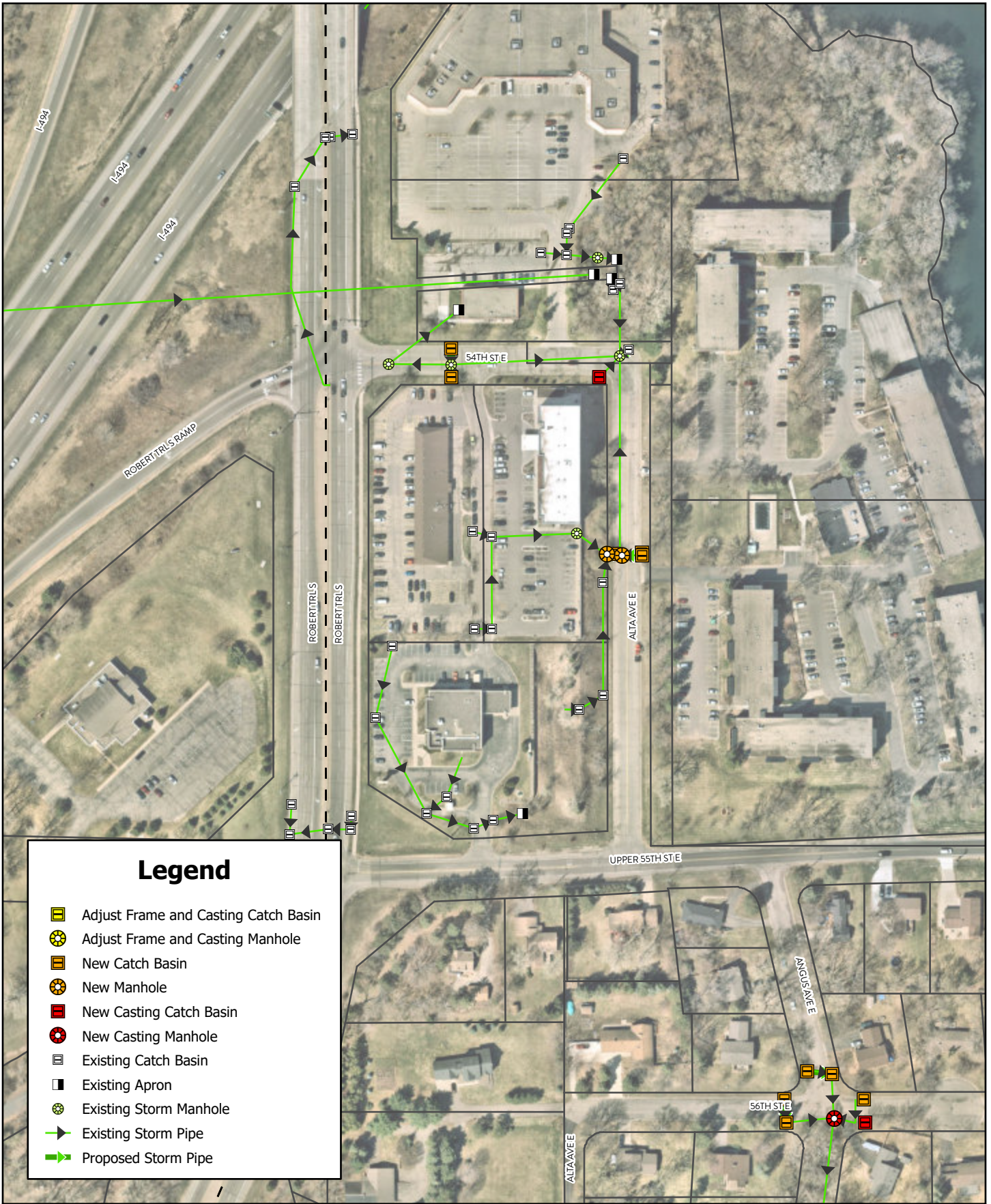
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DATE:
4/3/2025

PROPOSED STORM SEWER
2026 Feasibility Study
North Area Location - CP 2026-09E
Inver Grove Heights, MN



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Legend

-  Adjust Frame and Casting Catch Basin
-  Adjust Frame and Casting Manhole
-  New Catch Basin
-  New Manhole
-  New Casting Catch Basin
-  New Casting Manhole
-  Existing Catch Basin
-  Existing Apron
-  Existing Storm Manhole
-  Existing Storm Pipe
-  Proposed Storm Pipe

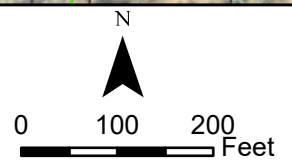


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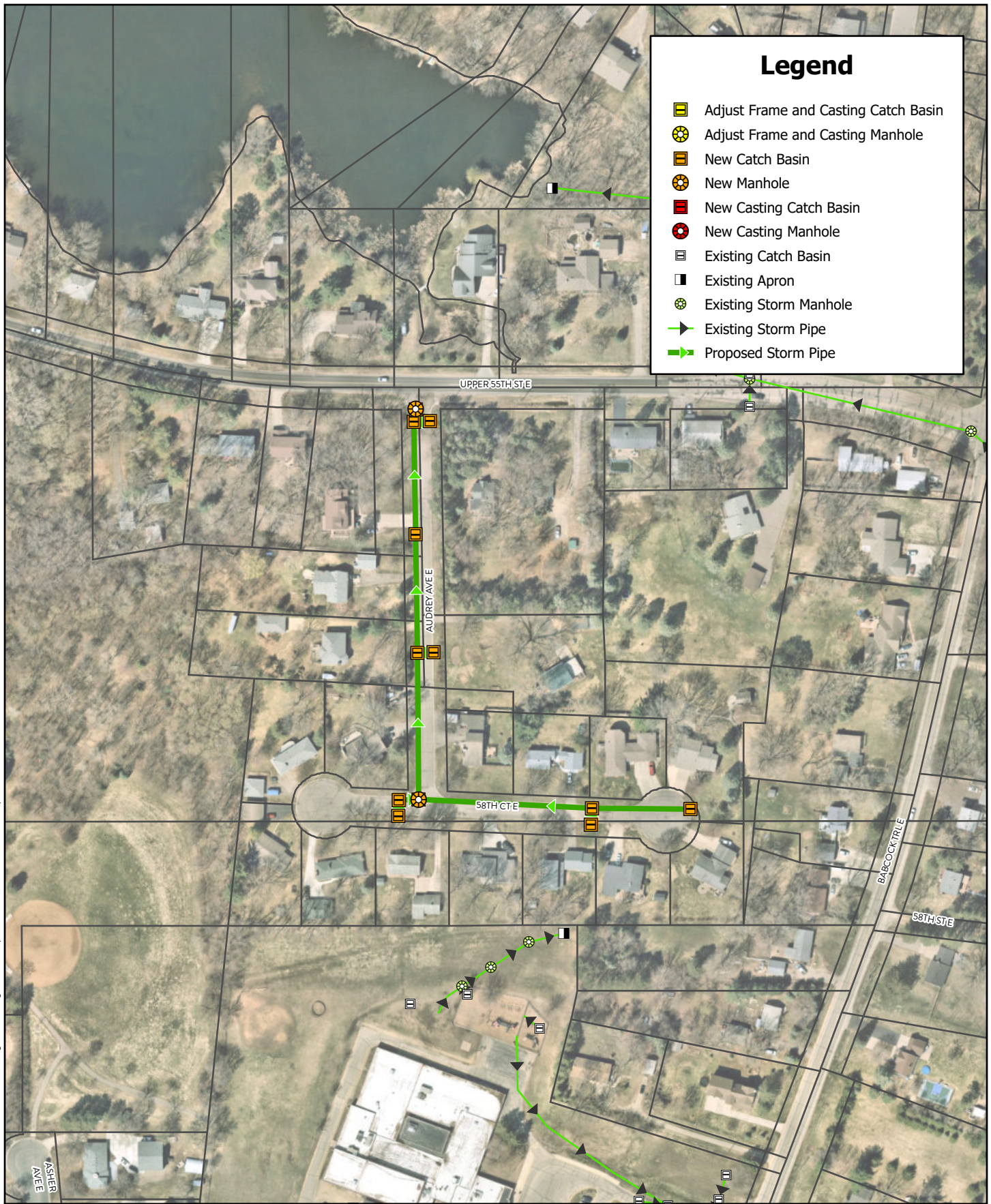
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PROPOSED STORM SEWER

2026 Feasibility Study
North Area Location - CP 2026-09F
Inver Grove Heights, MN



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Legend

Adjust Frame and Casting Catch Basin

Adjust Frame and Casting Manhole

New Catch Basin

New Manhole

New Casting Catch Basin

New Casting Manhole

Existing Catch Basin

Existing Apron

Existing Storm Manhole

Existing Storm Pipe

Proposed Storm Pipe



PROJECT NO.
180704

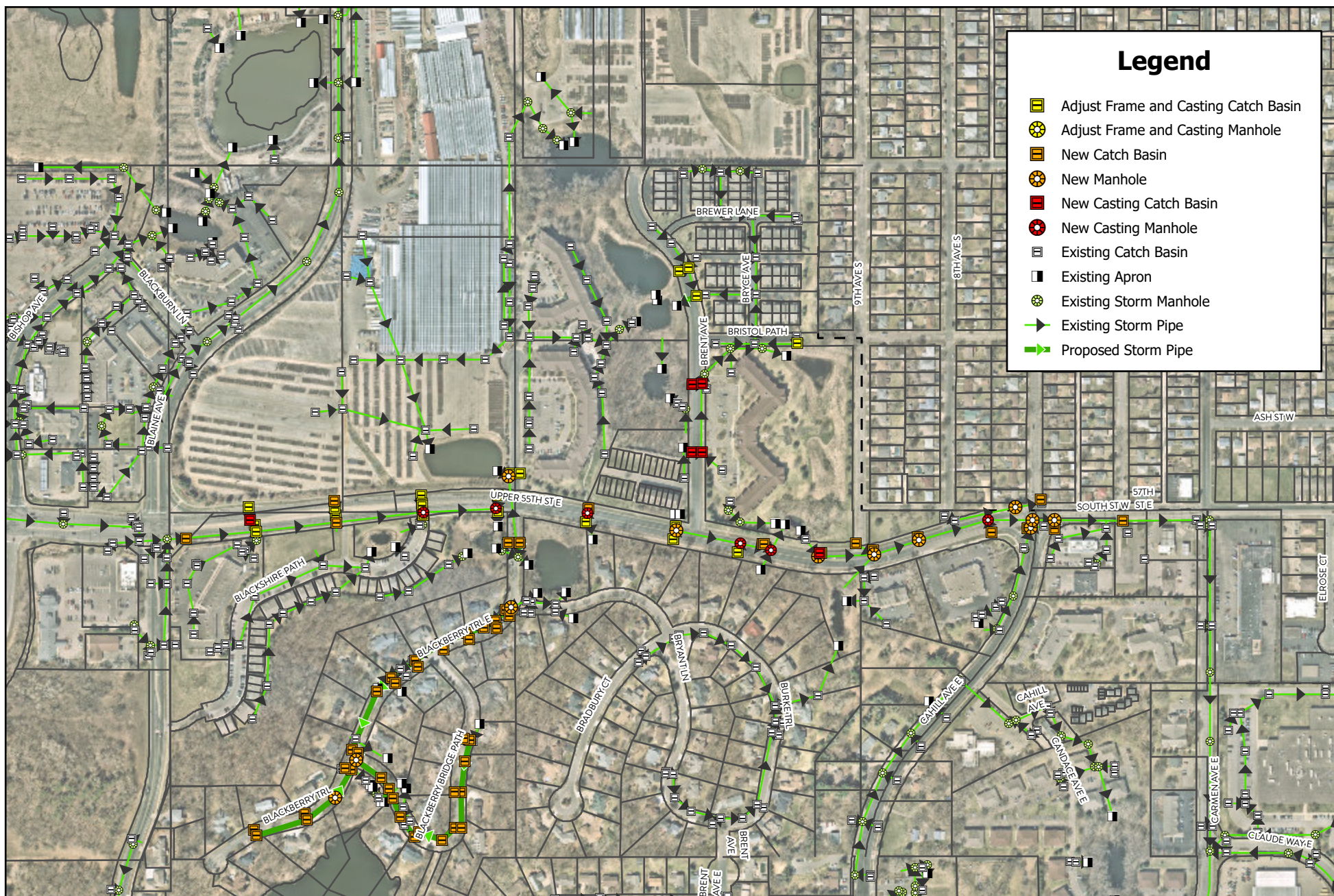
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PROPOSED STORM SEWER
2026 Feasibility Study
North Area Location - CP 2026-09G
Inver Grove Heights, MN



N

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Feet

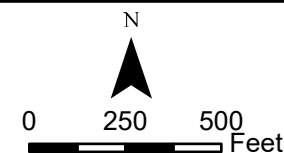


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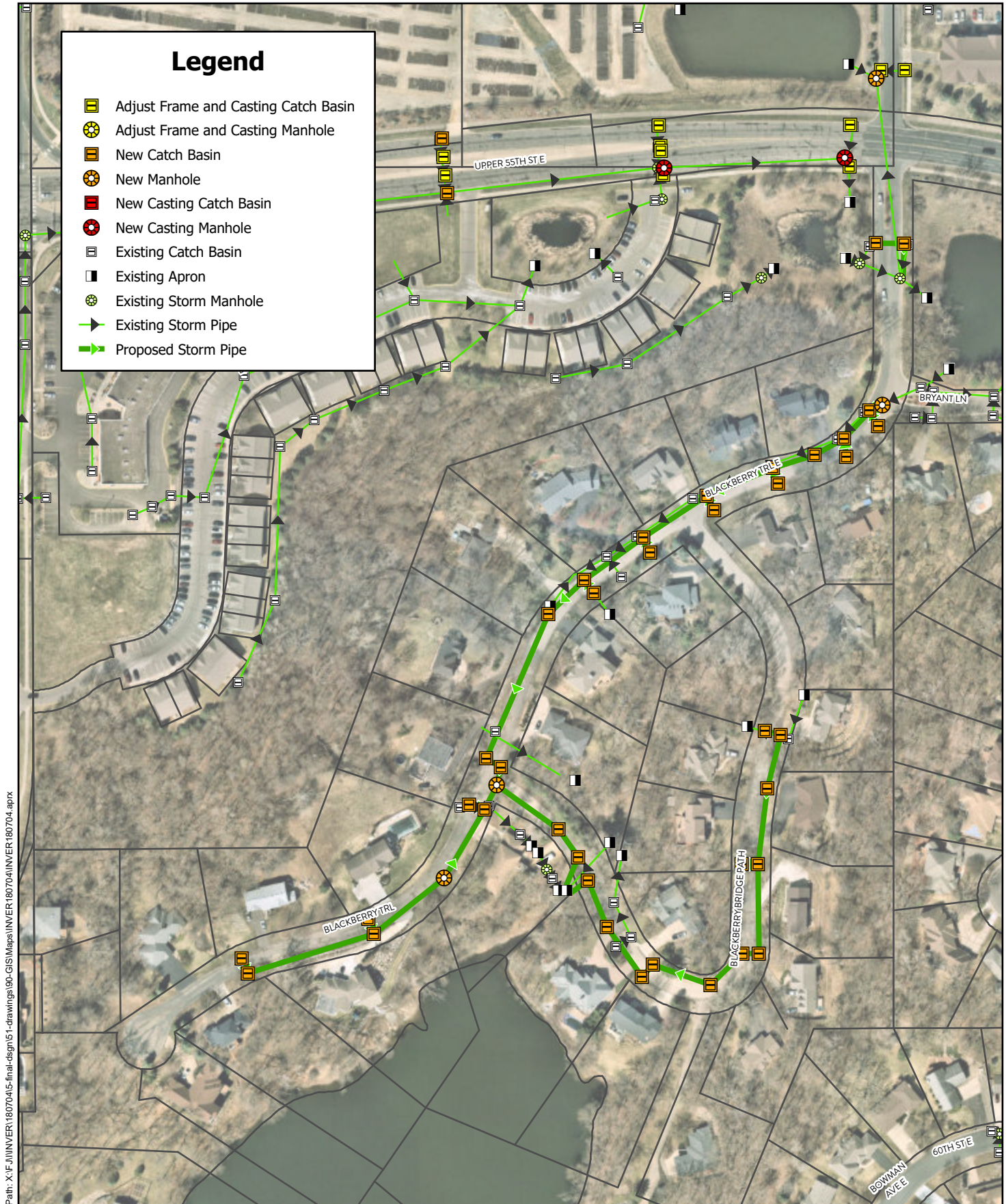
PROPOSED STORM SEWER

2026 Feasibility Study
North Area Location - CP 2026-09H
Inver Grove Heights, MN



Legend

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-  Adjust Frame and Casting Manhole
-  New Catch Basin
-  New Manhole
-  New Casting Catch Basin
-  New Casting Manhole
-  Existing Catch Basin
-  Existing Apron
-  Existing Storm Manhole
-  Existing Storm Pipe
-  Proposed Storm Pipe



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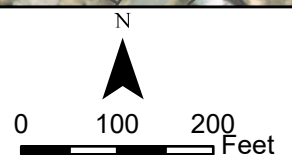


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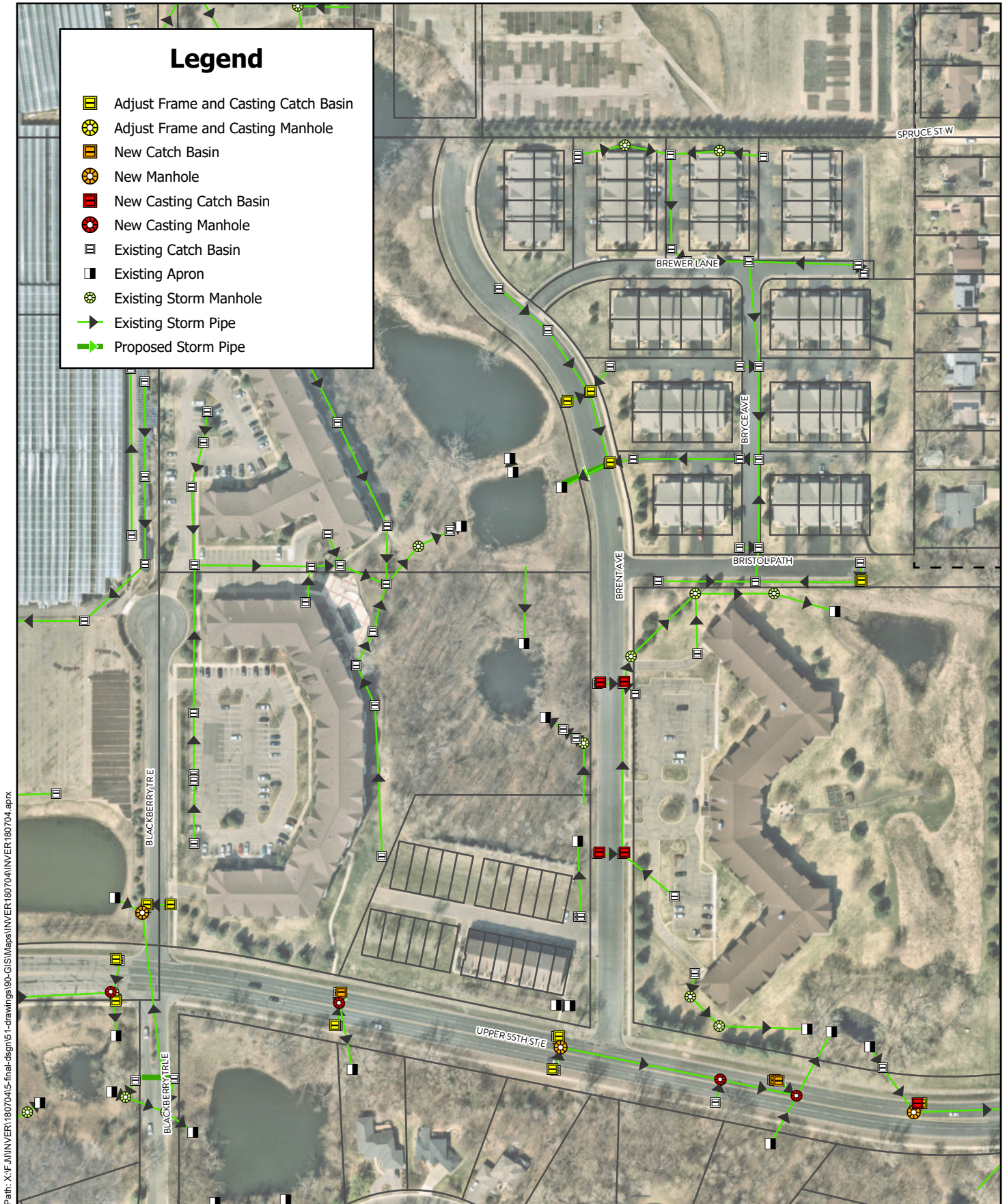
PROPOSED STORM SEWER

2026 Feasibility Study
North Area Location - CP 2026-09I
Inver Grove Heights, MN



Legend

-  Adjust Frame and Casting Catch Basin
-  Adjust Frame and Casting Manhole
-  New Catch Basin
-  New Manhole
-  New Casting Catch Basin
-  New Casting Manhole
-  Existing Catch Basin
-  Existing Apron
-  Existing Storm Manhole
-  Existing Storm Pipe
-  Proposed Storm Pipe



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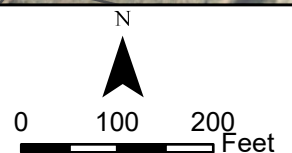


PROJECT NO.
180704

DATE:
4/3/2025

PROPOSED STORM SEWER

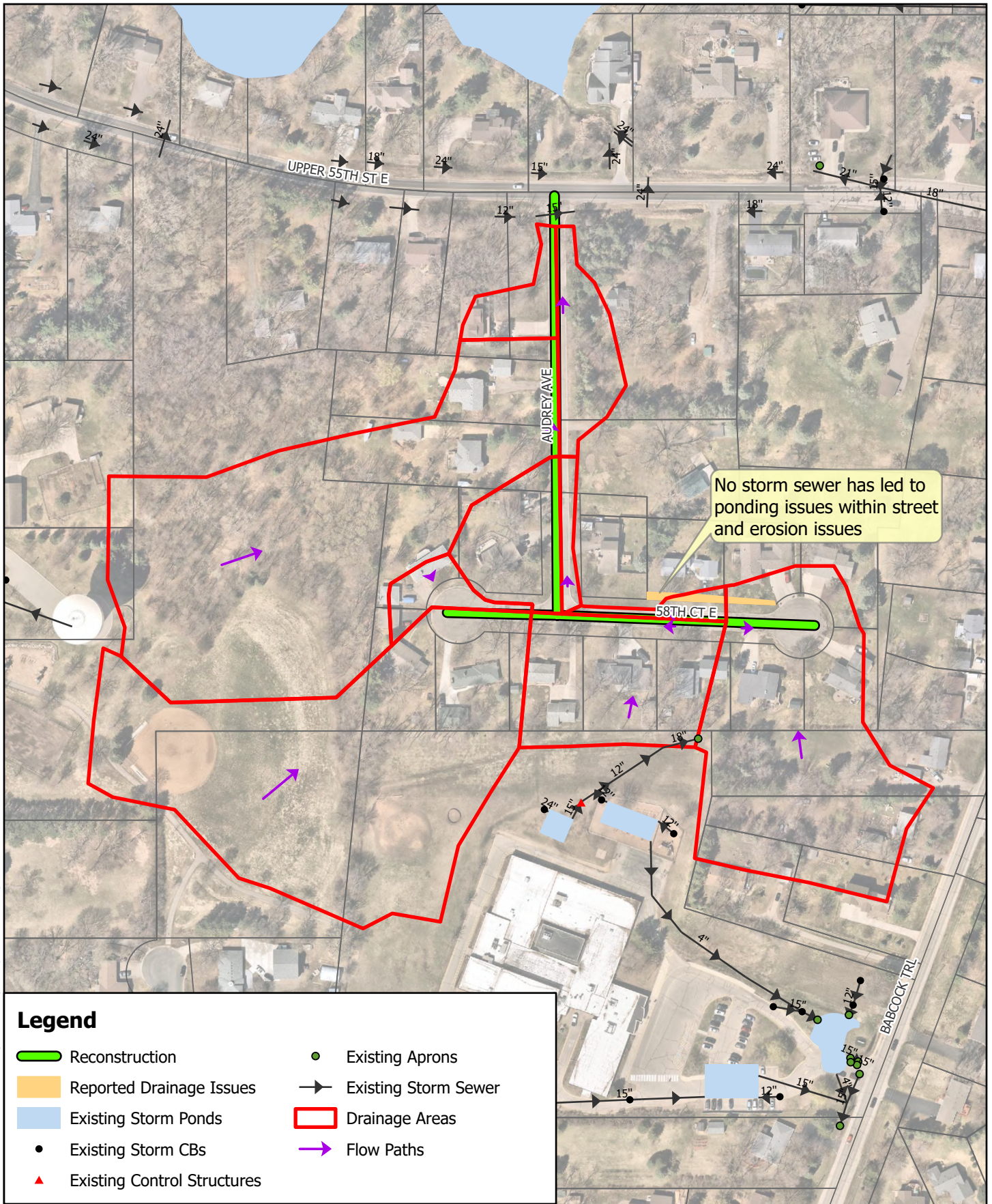
2026 Feasibility Study
North Area Location - CP 2026-09J
Inver Grove Heights, MN



Appendix G

Existing and Proposed Drainage Conditions

Path: X:\F\IN\INVER\180704\15-final-dsgn\150-Hydro\7-GIS\Existing.aprx



Legend

- Reconstruction
- Reported Drainage Issues
- Existing Storm Ponds
- Existing Storm CBs
- Existing Control Structures
- Existing Aprons
- Existing Storm Sewer
- Drainage Areas
- Flow Paths



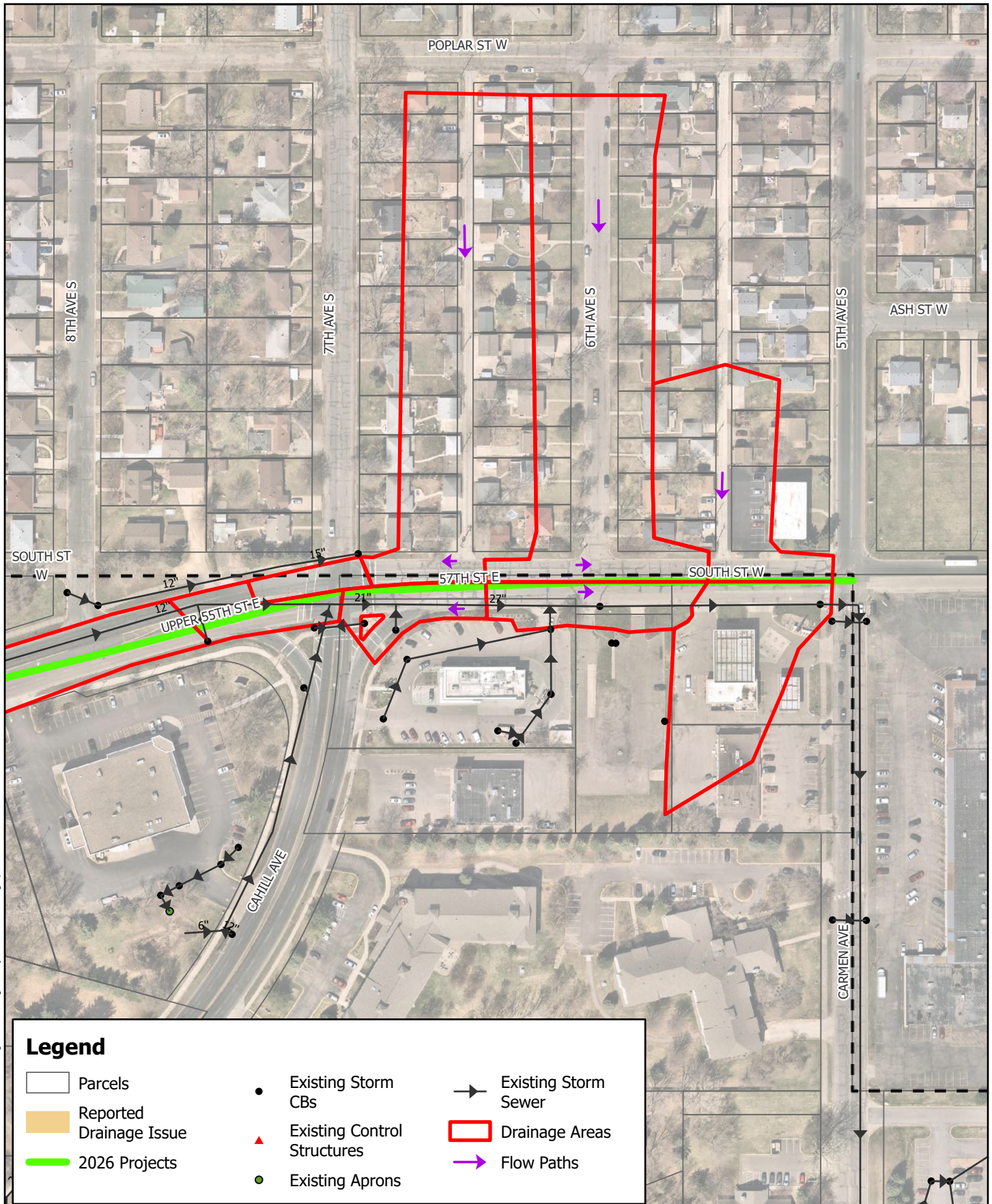
Project: INVER 180704
Print Date: 4/1/2025
User Name: jdonkers
Projection: NAD 1983 HARN Adj MN
Dakota Ft
Source: Dakota County, City of Inver
Grove Heights, & SEH Inc

Existing Conditions Map 2026 PMI North Feasibility Study Audrey Area (CP 2026-09G) Reconstruction



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

Path: X:\F\IN\INVER\180704\15-final-dsgn\150-Hydro\7-GIS\Existing.aprx



Legend

- | | | |
|-------------------------|-----------------------------|----------------------|
| Parcels | Existing Storm CBs | Existing Storm Sewer |
| Reported Drainage Issue | Existing Control Structures | Drainage Areas |
| 2026 Projects | Existing Aprons | Flow Paths |

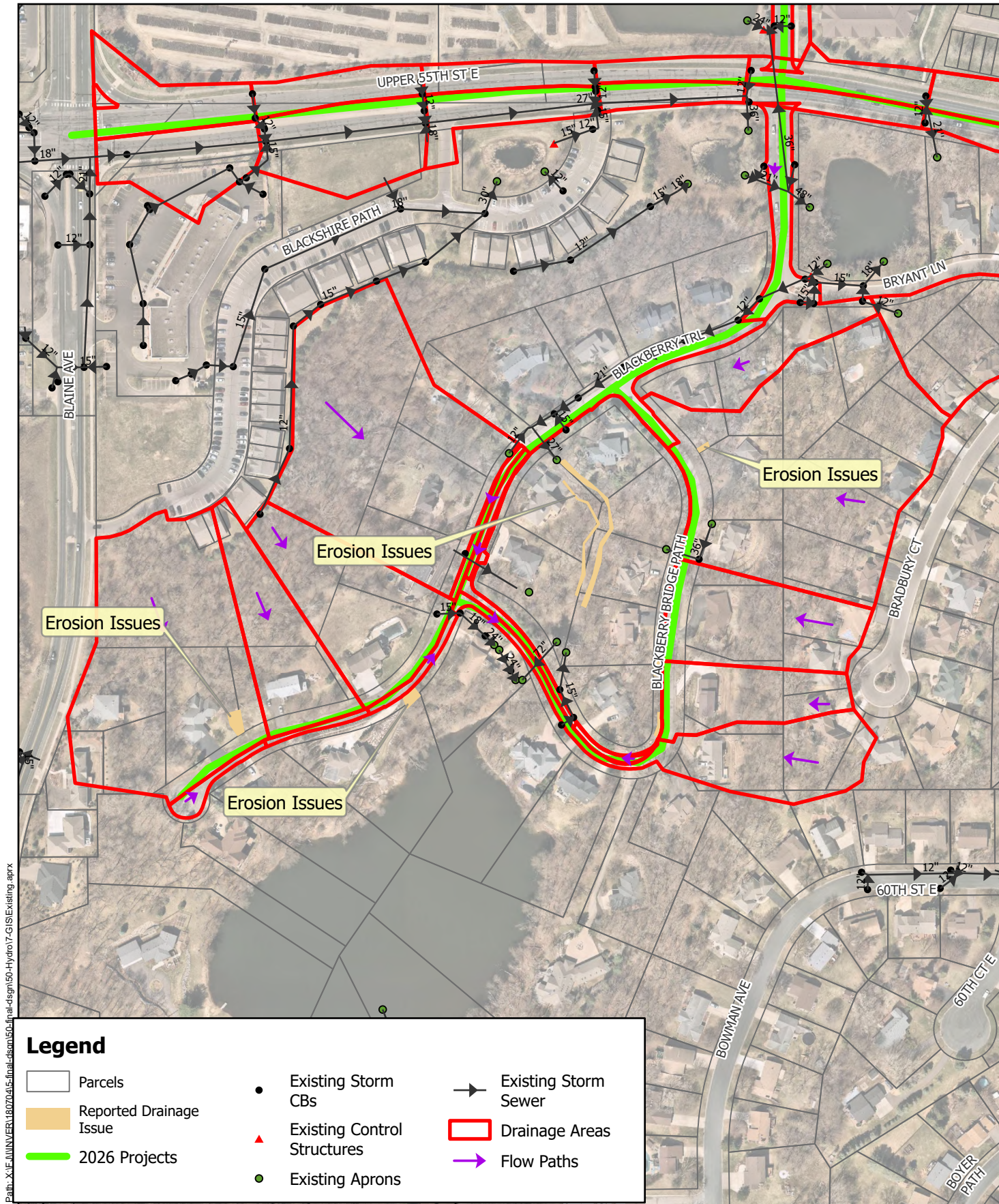


Project: INVER 180704
Print Date: 3/31/2025
User Name: jdonkers
Projection: NAD 1983 HARN Adj MN
Dakota Ft
Source: Dakota County, City of Inver
Grove Heights, & SEH Inc

Existing Conditions Map 2026 PMI North Feasibility Study 57th Ave (CP 2026-09H) Reconstruction



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Legend

- | | | |
|---|---|--|
|  Parcels |  Existing Storm CBs |  Existing Storm Sewer |
|  Reported Drainage Issue |  Existing Control Structures |  Drainage Areas |
|  2026 Projects |  Existing Aprons |  Flow Paths |



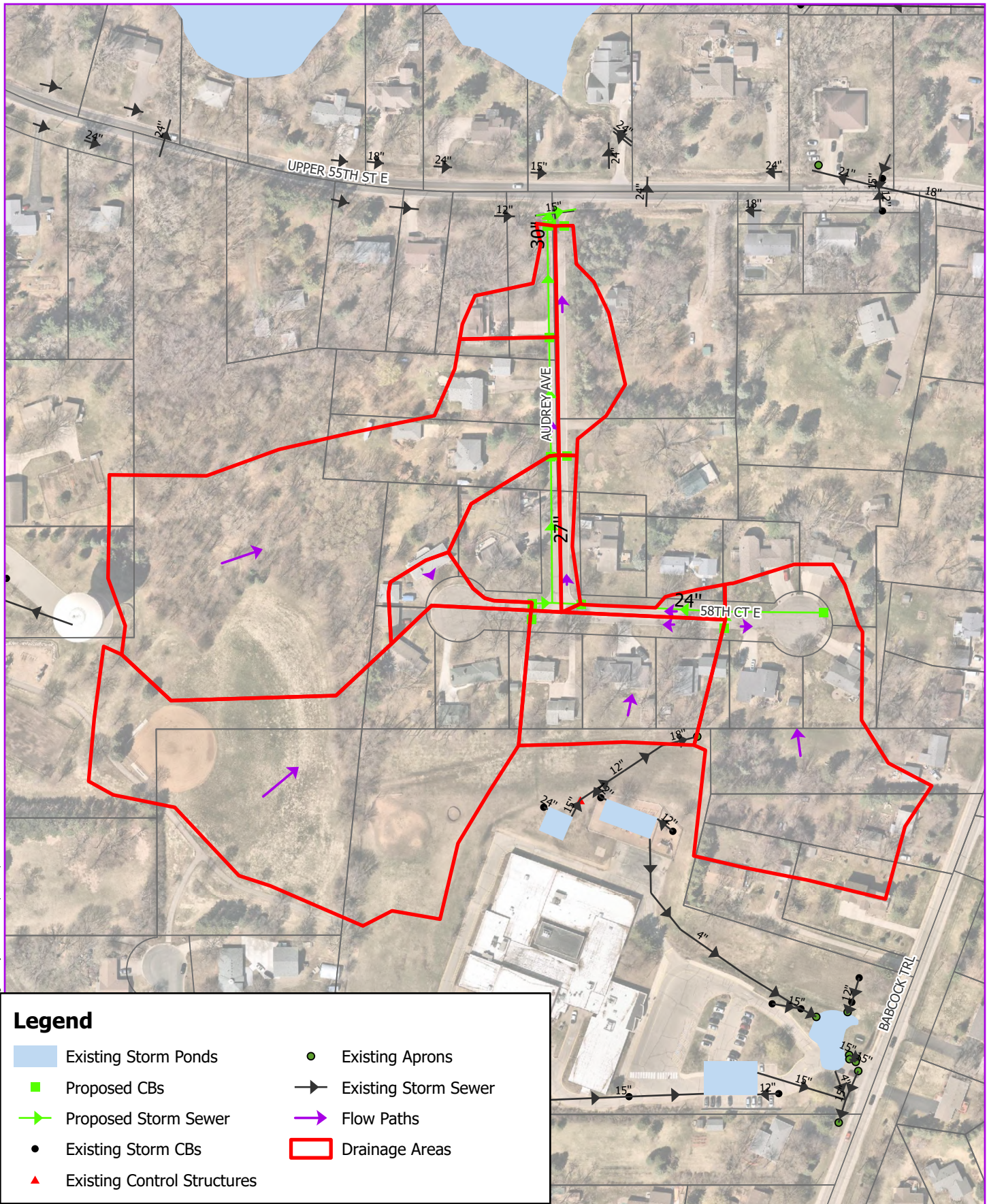
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Print Date: 3/31/2025
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Projection: NAD 1983 HARN Adj MN
Dakota Ft
Source: Dakota County, City of Inver
Grove Heights, & SEH Inc

Existing Conditions Map 2026 PMI North Feasibility Study South Blackberry Trail Area (CP 2026-09I) Reconstruction



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

Path: X:\F\MINIVER\180704\IS-final-dsrm\50-Hydro\7 GIS\Proposed.aprx



Legend

- | | |
|---|--|
|  Existing Storm Ponds |  Existing Aprons |
|  Proposed CBs |  Existing Storm Sewer |
|  Proposed Storm Sewer |  Flow Paths |
|  Existing Storm CBs |  Drainage Areas |
|  Existing Control Structures | |



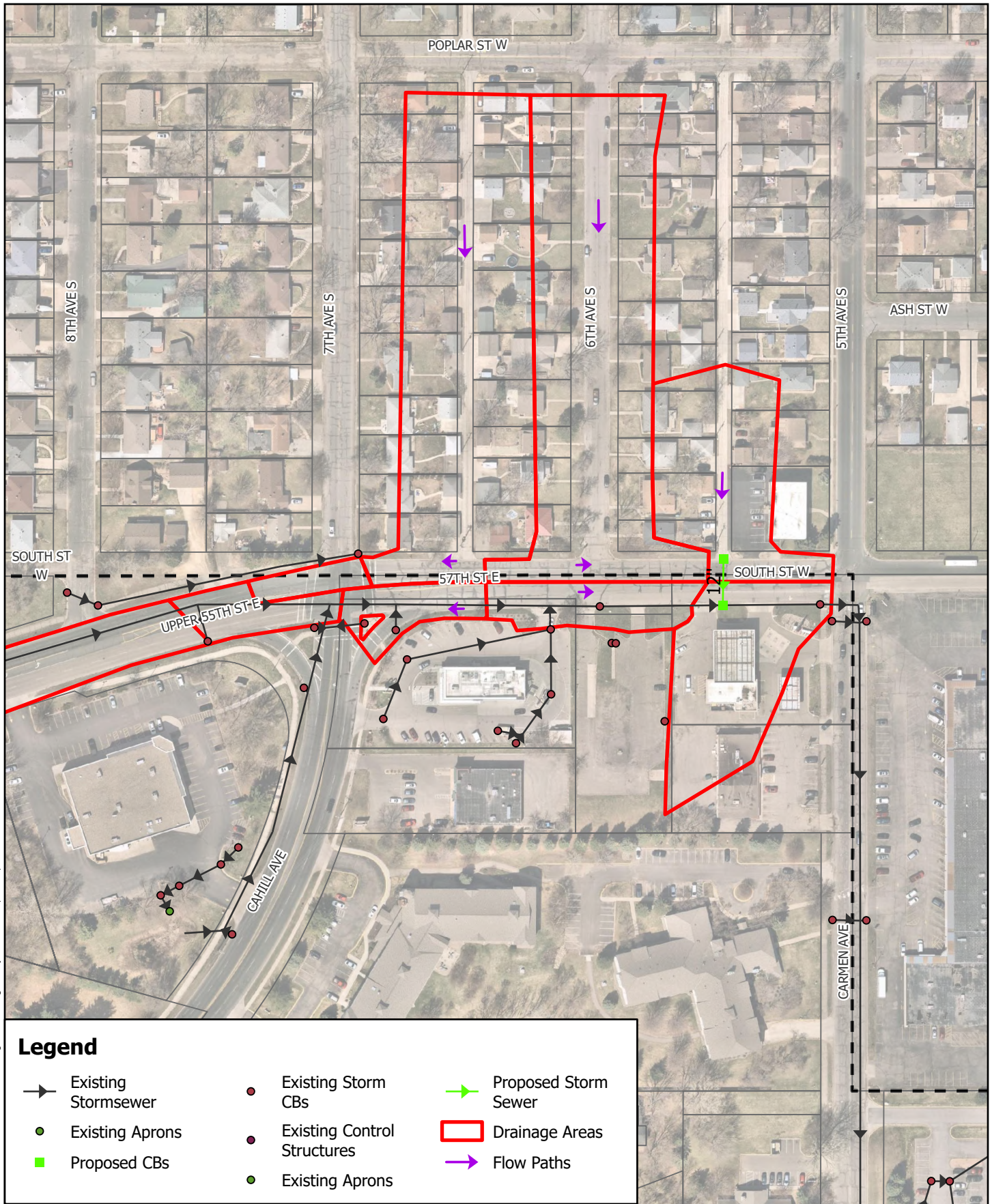
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Projection: NAD 1983 HARN Adj MN
Dakota Ft
Source: Dakota County, City of Inver
Grove Heights, & SEH Inc

Proposed Conditions Map 2026 PMI North Feasibility Study Audrey Area (CP 2026-09G) Reconstruction



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Legend

- | | | |
|---|---|--|
|  Existing Stormsewer |  Existing Storm CBs |  Proposed Storm Sewer |
|  Existing Aprons |  Existing Control Structures |  Drainage Areas |
|  Proposed CBs |  Existing Aprons |  Flow Paths |



Project: INVER 180704
Print Date: 4/1/2025
User Name: jdonkers
Projection: NAD 1983 HARN Adj MN
Dakota Ft
Source: Dakota County, City of Inver
Grove Heights, & SEH Inc

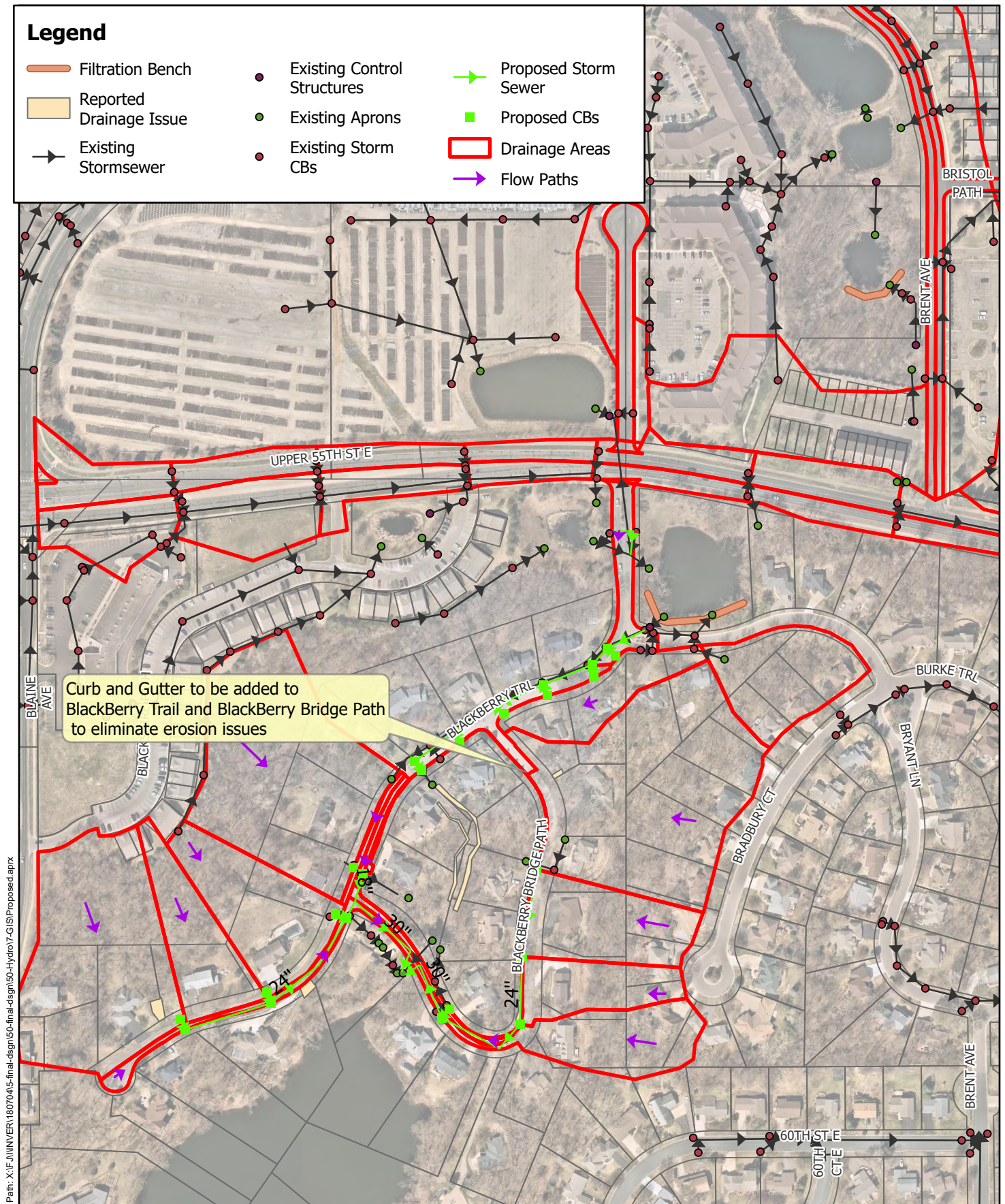
Proposed Conditions Map 2026 PMI North Feasibility Study 57th Ave (CP 2026-09H) Reconstruction



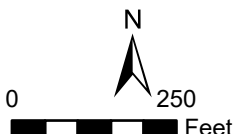
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Legend

- | | | |
|---|---|--|
|  Filtration Bench |  Existing Control Structures |  Proposed Storm Sewer |
|  Reported Drainage Issue |  Existing Aprons |  Proposed CBs |
|  Existing Stormsewer |  Existing Storm CBs |  Drainage Areas |
| | |  Flow Paths |



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Project: INVER 180704
Print Date: 4/1/2025

User Name: jdonkers
Projection: NAD 1983 HARN Adj MN
Dakota Ft
Source: Dakota County, City of Inver
Grove Heights, & SEH Inc

Proposed Conditions Map 2026 PMI North Feasibility Study South BlackBerry Trail Area (CP 2026-09I) Reconstruction

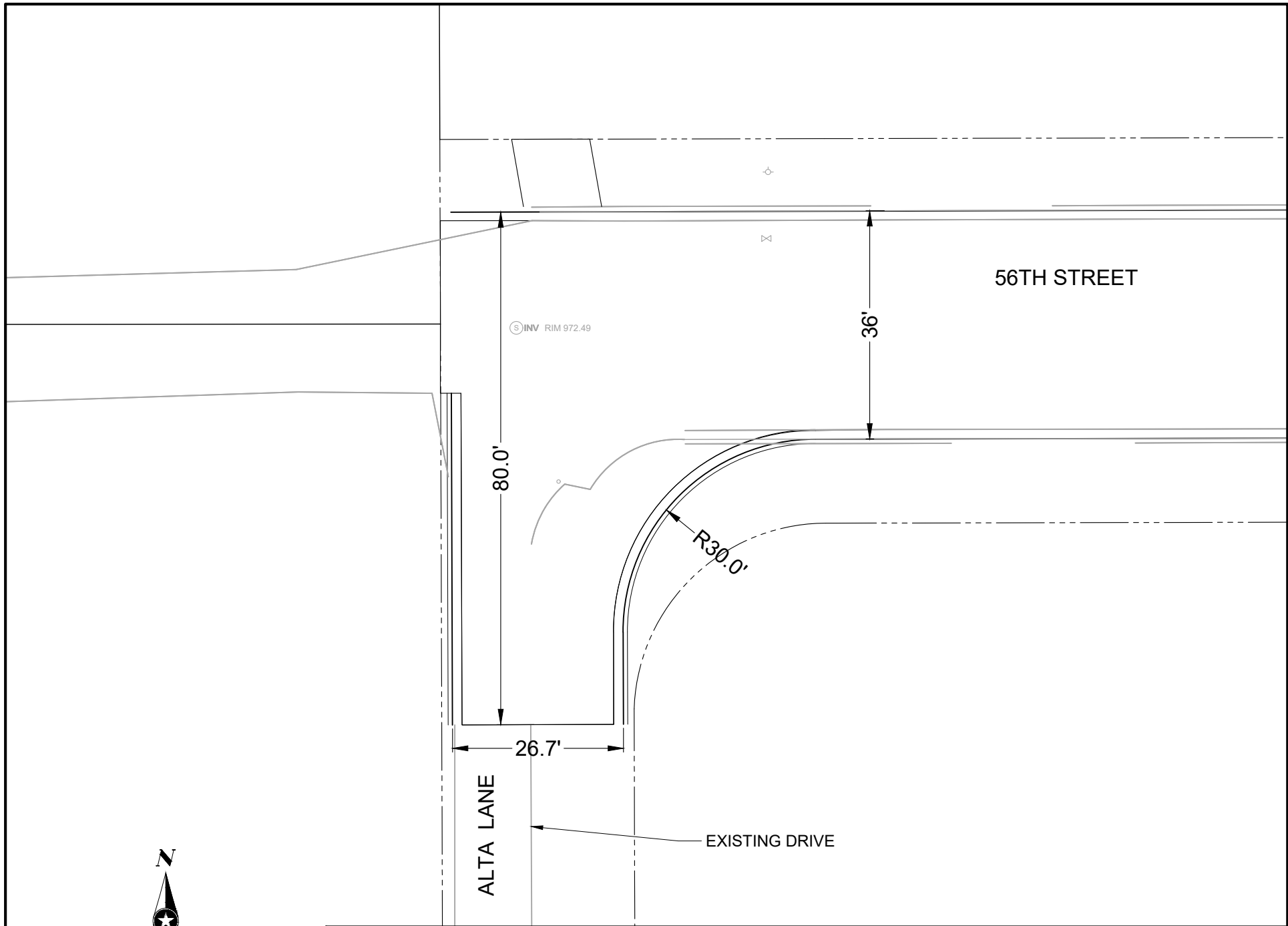


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Appendix H

56th St Turnaround Exhibit

Save: 3/26/2025 12:36 PM mstealy Plot: 3/26/2025 12:37 PM X:\F\I\INVER\180704\5-final-dsgn\51-drawings\10-Civil\cad\dwg\exhibit\INVER 180704 - 56TH ST TURNING - HALF HAMMERHEAD.dwg



PROJECT NO.
INVER180704
DATE:
3/26/25

**56TH ST TURN AROUND EXHIBIT
INVER GROVE HEIGHTS, MN**

**FIGURE
NO. 1**

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Feasibility Report

2026 PMI South

City of Inver Grove Heights, Minnesota

City Project Nos. CP 2026-09K, CP 2026-09L

SEH No. INVER 180701 | April 23, 2025



Building a Better World
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Engineers | Architects | Planners | Scientists



April 23, 2025

RE: 2026 PMI South
Feasibility Report
City of Inver Grove Heights, Minnesota
City Project Nos. CP 2026-09K, CP 2026-09L
SEH No. INVER 180701 4.00

Honorable Mayor and City Council
City of Inver Grove Heights
8150 Barbara Ave
Inver Grove Heights, MN 55077

Dear Honorable Mayor and City Council:

The following is a feasibility report addressing infrastructure improvements for four neighborhoods within the City of Inver Grove Heights combined into two project areas as follows:

- CP 2026-09K: 85th St Area, College Trail Area, and Birch Blvd Area
- CP 2026-09L: Alameda Area

The proposed improvements for a majority of CP 2026-09K includes partial reconstruction of the street, partial curb and gutter replacement, partial sidewalk replacement with ADA improvements, and utility adjustments. The remaining portion of CP 2026-09K and all of CP 2026-09L include full-depth reclamation of the street, with storm sewer, sanitary and water main improvements and adjustments.

We would be happy to discuss this report with you at your convenience. Please contact me directly at 701.354.5621 if you have any questions.

Sincerely,

Nina Bonanno, PE
Project Manager
(Lic. MN, ND)

c: Jen Desrude, SEH

ka/mh/mb

x:\fj\inver\180701\4-prelim-dsgn-rpts\40-report\2026 pmi south feasibility report_final-qaqc-jcd-040525.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 10650 Red Circle Drive, Suite 500, Minnetonka, MN 55343-9229

952.912.2600 | 800.734.6757 | 888.908.8166 fax | sehinc.com

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Feasibility Report

2026 PMI South
City of Inver Grove Heights, Minnesota

City Project Nos. CP 2026-09K, CP 2026-09L
SEH No. INVER 180701

April 23, 2025

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



Nina Bonanno, PE

Date: 4/23/2025

License No.: 61017

Reviewed By: Jen Desrude, PE

Date: 4/23/2025

Short Elliott Hendrickson Inc.
10650 Red Circle Drive, Suite 500
Minnetonka, MN 55343-9229
952.912.2600



Executive Summary

The feasibility study and report has been prepared for the City of Inver Grove Heights' 2026 Pavement Management Initiative (PMI) South Improvements and includes the City Projects listed below.

- CP 2026-09K: 85th St Area, College Trail Area, and Birch Blvd Area
- CP 2026-09L: Alameda Area

Maps illustrating the project locations can be found in **Appendix A**.

The proposed improvements for a majority of CP 2026-09K includes partial reconstruction of the street, partial curb and gutter replacement, partial sidewalk replacement with ADA improvements, and utility adjustments. The remaining portion of CP 2026-09K and all of CP 2026-09L include full-depth reclamation of the street, with storm sewer, sanitary and water main improvements and adjustments.

The total length of roadways included in the 2026 PMI South projects is 4.3 miles. Detailed information for each of the two project areas is provided in the full report.

The total project cost is estimated to be \$7,427,581. The project is proposed to be funded through a combination of Pavement Management – Local Streets Fund (Fund 440), Water Capital Fund (Fund 511), Sewer Capital Fund (Fund 521), Storm Water Capital Fund (Fund 531), and Special Assessments to the benefiting property owners. The estimated costs for the proposed improvements are detailed in the table below. Those costs include a 15% construction contingency and 25% allowance for indirect costs.

The 2026 PMI improvements are scheduled to begin construction during the spring of 2026, with utility and street surface improvements to be substantially complete by October of 2026. Due to the size and scope of the overall project, we recommend the City consider bidding the project as two separate projects.

The 2026 PMI South proposed project areas includes 269 single family residential properties, 56 townhome units, 6 city-owned properties.

Executive Summary (continued)

Table 1 – Estimated Project Cost

Project	Pavement Management Method	Street Improvements	Storm Sewer Imp.	Sanitary Sewer Imp.	Water Main Imp.	Sidewalk and Trail Imp.	Total
CP 2026-09K	FDR & Partial Recon	\$4,465,322	\$173,698	\$34,192	\$15,043	\$159,307	\$4,847,562
CP 2026-09L	FDR	\$2,565,134	\$14,885	\$0	\$0	\$0	\$2,580,019
Total		\$7,030,456	\$188,583	\$34,192	\$15,043	\$159,307	\$7,427,581

Table 2 – Funding Source

Project	Pavement Management Method	Pavement Management - Local Streets (Fund 440)	Storm Water Capital (Fund 531)	Sewer Capital (Fund 521)	Water Capital (Fund 511)	Special Assessments	Total
CP 2026-09K	FDR & Partial Recon	\$2,254,520	\$78,162	\$34,192	\$15,043	\$2,465,645	\$4,847,562
CP 2026-09L	FDR	\$1,265,160	\$6,698	\$0	\$0	\$1,308,161	\$2,580,019
Total		\$3,519,680	\$84,860	\$34,192	\$15,043	\$3,773,806	\$7,427,581

The City's assessment policy states that reconstruction projects shall be assessed at 35%, full-depth reclamation and partial reconstruction projects shall be assessed at 55%, and mill & overlay projects shall be assessed at 80% of the assessable street, storm, and sidewalk/trail improvement costs. Assessment amounts are calculated using the adjusted front foot, per lot and per area methods, depending on the project area location. The recommended assessment for each project area is shown in the table below. Assessment term and interest will be decided per policy at the time of assessment hearing and levy by City Council, if not paid up front. City policy states that assessments not paid to the City within 30-days of being levied by Council will be certified with the County for a 5-year (under \$5,000), 10-year (under \$10,000), or 15-year (\$10,000 and over) terms with interest.

Table 3 – Preliminary Assessment Rates

Project	Pavement Management Method	Assessment Method	Single Family Per Lot Rate	Adjusted Front Foot Rate
CP 2026-09K	Partial Recon & FDR (55%)	Adjusted Front Foot and Per Lot	\$10,838	\$112.87
CP 2026-09L	FDR (55%)	Adjusted Front Foot and Per Lot	\$21,622	\$64.34

This project is feasible, necessary, and cost-effective from an engineering standpoint and should be constructed as proposed herein.

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Feasibility Report

2026 PMI South

Prepared for City of Inver Grove Heights, MN

1 Introduction

1.1 Authorization

The City Council authorized the preparation of a feasibility study on August 12, 2024, as part of the City's 2026 Pavement Management Initiative. The project includes nine (9) specific project areas, split by geographic proximity and rehabilitation type. This report consists of the two (2) southern project areas, located in urban residential neighborhoods adjacent to Cahill Ave and College Trail, and rural residential neighborhoods located north and south of Cliff Road (CSAH 32).

1.2 Scope

The proposed improvements are summarized in the descriptions below.

1.2.1 CP 2026-09K 85th Ave Area, College Trail Area, and Birch Blvd Area

- Partial reconstruction of the asphalt pavement and underlying base material with partial curb and gutter replacements, storm, sanitary, and water main adjustments on 87th St (from Brooks Blvd to 130' west of Baxter Way), Brewster Ave, 85th St, Bryce Ct, Bradford Ct, Bechtel Ave, Bechtel Ct, College Trail (from Cahill Ave to Cooper Way E), Calvin Ct, Carew Ct, Casey Ct, and Carson Ct.
- Full-depth reclamation of the existing asphalt pavement and underlying base material with spot curb and gutter replacements, storm, sanitary, and water main adjustments on Birch Blvd, Birch Ct, and Campbell Ave.
- Spot sidewalk replacements and ADA improvements to the concrete sidewalk on Brewster Ave, 85th St, Bechtel Ave, and College Trail.
- Retrofit a filtration bench of the existing ponds south of 85th St between Brewster Ave and Bechtel Ct, and south of Brooks Blvd between Bechtel Ave and Cahill Ave.

1.2.2 CP 2026-09L Alameda Area

- Full-depth reclamation of the asphalt pavement and underlying base material with spot curb and gutter replacements, storm, sanitary, and water main adjustments on Alameda Ave (north and south of Cliff Road (CSAH 32)), Alameda Path, Alameda Ct, 114th St W, and Alexandria Ct.

1.3 Data Available

SEH worked with City Staff to obtain multiple forms of data to use in determining the maintenance and improvements needed for this project. The data acquired was as follows:

- Geotechnical borings and pavement cores from 2019 to determine the existing pavement condition and recommend pavement management method.
 - SEH obtained additional geotechnical borings and pavement cores in 2024 to compare to the findings in 2019 and establish the best recommendations.
- Inver Grove Heights GIS data inventory of all storm, sanitary, and water utilities within the project area.
- Structure inspections and measure downs of all storm, sanitary, and water main structures within the project area.
- Topographic survey of both project areas.
- Televising of all sanitary pipes throughout the project areas provided by IGH.

1.4 Project Location

The Project Location Map highlighting the project areas are included in **Appendix A**.

2 Existing Conditions

2.1 Surface and Street

CP 2026-09K 85th St Area, College Trail Area, and Birch Blvd Area

These are residential neighborhoods mostly consisting of single-family homes with some multi-family/townhomes. All streets are currently paved with bituminous and have D412 surmountable curb and gutter on both sides of the street. The street is 28 feet wide with a 50-foot right-of-way on the following streets:

- 87th St, 85th St, Bryce Ct, Bradford Ct, Calvin Ct, Carew Ct, Casey Ct, Carson Ct, and Birch Ct

The street width varies from 28'-67' with a varying right-of-way between 50'-90' on Brewster Ave. The street is 28' wide with a varying right-of-way between 50' and 59' on Bechtel Ave. College Trail ranges from 28'-60' wide with a 50'-80' right-of-way. Birch Blvd varies from 24'-58' wide with a varying right-of-way between 50' and 86'. Campbell Ave varies from 28'-33' wide with a 50' right-of-way.

There is an existing concrete sidewalk on the east side of Brewster Ave, south side of 85th St, the west side of Bechtel Ave between Brooks Ave and 85th St, and on the north side of College Trail from Cahill Ave to 180' west of Cooper Way E. There is an existing concrete sidewalk on the north side of Birch Blvd from Cahill Ave to Callahan Trail which becomes a bituminous trail on the east side of Birch Blvd continuing east. All sidewalks within the area are in mostly good condition.

The table below displays the existing pavement and aggregate base depths throughout the project area. Pavement condition was observed to be in poor condition throughout the project area. Although aggregate base thicknesses were observed to be at or above the City's standard, the quality of the aggregate material was found to be poor which has led to potholes and rutting throughout the neighborhood.

Table 4 – Existing Conditions

Street	Bituminous Depth (in)	Aggregate Base Depth (in)
87th St	4	5
Brewster Ave	4.75	12 ⁽¹⁾
85th St	4 ⁽¹⁾	12 ⁽¹⁾
Bryce Ct	6 ⁽¹⁾	8 ⁽¹⁾
Bradford Ct	5 ⁽¹⁾	6 ⁽¹⁾
Bechtel Ave	5	6
Bechtel Ct	5 ⁽¹⁾	6 ⁽¹⁾
College Trail	4.5	6
Calvin Ct	4 ⁽¹⁾	8 ⁽¹⁾
Carew Ct	4 ⁽¹⁾	8 ⁽¹⁾
Casey Ct	4 ⁽¹⁾	8 ⁽¹⁾
Carson Ct	5 ⁽¹⁾	7 ⁽¹⁾
Birch Blvd	4.5	7
Birch Ct	5 ⁽¹⁾	12 ⁽¹⁾
Campbell Ave	5 ⁽¹⁾	12 ⁽¹⁾
Notes: ⁽¹⁾ Depth measurements taken from 2019 Boring Logs (Element Materials Technology)		

CP 2026-09L Alameda Area

This is a residential neighborhood composed of single-family homes. It is currently paved with bituminous and has S524 surmountable curb and gutter on both sides of all streets. All streets within the project area are 30' wide with a 60' right-of-way. Alameda Ave (north of Cliff Road, CSAH 32) varies in some sections to 32' wide.

There are no existing sidewalks on any of the streets within this area. There is a new segment of the Veteran's Memorial Greenway constructed on the north side of Cliff Road (CSAH 32) that has east/west concrete crosswalks at Alameda Path and Alameda Ave.

The table below displays the existing pavement and aggregate base depths throughout the project area. Pavement condition was observed to be in fair condition throughout the project area with the presence of pavement cracking and rutting.

Table 5 – Existing Conditions

Street	Bituminous Depth (in)	Aggregate Base Depth (in)
Alameda Ave (north of Cliff Rd)	4	8
Alameda Ave (south of Cliff Rd)	4	7
Alameda Path	3.5	6.5 ⁽¹⁾
Alameda Ct	3.25 ⁽¹⁾	7 ⁽¹⁾
114th St W	3.25 ⁽¹⁾	8 ⁽¹⁾
Alexandria Ct	4.5	10
Notes: ⁽¹⁾ Depth measurements taken from 2019 Boring Logs (Element Materials Technology)		

2.2 Parking Restrictions

Within the 85th St Area, the south side of 87th St from Brooks Blvd to Baxter Way has signage restricting on-street parking. The west side of Brewster Ave from Brooks Blvd to College Trail has signage restricting on-street parking. The south side of 85th St from Brewster Ave to Bechtel Ave has signage restricting on-street parking. The east sides of Bryce Ct and Bradford Ct and around the outside of the loop have signage restricting on-street parking. The east side of Bechtel Ave has signage restricting on-street parking.

Within the Birch Blvd Area, the west and south side of Birch Blvd has signage restricting on-street parking. The south side of Campbell Ave has signage restricting on-street parking.

Within the College Trail Area, the east side and outside of the loop on Carew Ct has signage restricting on-street parking. The east side and outside of the loop on Calvin Ct has signage restricting on-street parking. The south side of College Trail from Cahill Ave to Cooper Way E has signage restricting on-street parking. The west side of Casey Ct has signage restricting on-street parking.

2.3 Signage

Initial evaluation of the condition of existing signs throughout the project area resulted in a majority of the signs being in fair condition.

2.4 Utility

The City of Inver Grove Heights owns, operates, and maintains storm sewer, sanitary sewer, and water main within the project area. The Alameda Area is not serviced by the City's water main and sanitary systems. This area is serviced by private wells and septic systems.

2.4.1 Storm Sewer and Drainage

The project will impact multiple areas within the City boundary including eight (8) roadways resulting in a full depth reclamation and twelve (12) roadways resulting in partial reconstruction.

Only the partial reconstruction roadways will result in the disturbance of the underlying soils, which will impact any existing storm sewer. Streets that are proposed to be reclaimed will require adjustments to castings as noted in the utility inspection reports performed by City staff. The layout of the existing storm sewer system will not be changed due to the street rehabilitation. A map identifying these proposed areas to be altered can be seen in **Appendix G**. The drainage characteristics for the three partially reconstructed roadways are discussed below. All identification names utilized within this report are according to the Inver Grove Heights Surface Water Resources Management Plan (WRMP). Existing drainage maps are included within **Appendix G**. The sections below provide a summary of the existing storm sewer and drainage conditions for each project area.

CP 2026-09K 85th St Area, College Trail Area, and Birch Blvd Area

There is existing RCP storm sewer throughout the project area which was installed in several phases in the early to mid-1990s. The streets are graded to allow runoff to drain to catch basins which have capacity to handle the 10-year storm events. While most of the system functions properly with regular maintenance, there are several maintenance deficiencies within the project area, specifically on Birch Blvd and Campbell Ave. These areas will require further cleaning via sewer jetting during construction. In addition, a portion of the storm sewer on the west end of 85th St was flagged and recommended for replacement by City maintenance staff.

The total drainage area of the 85th Street East areas (DP-58 sub watershed) is approximately 14 acres and is made up entirely of residential lots. This area is captured by existing storm sewer which outlets into a series of retention ponds (SE_STM_POND_190 and SE_STM_POND_149) within the Arbor Pointe Drainage Basin.

The total drainage area of the 87th Street East Area is approximately 2.5 acres and is made up entirely of residential lots. This area is captured by existing storm sewer which outlets into a retention pond (SE_STM_POND_180) within the Arbor Pointe Golf Club. Ultimately, this area is not landlocked and discharges within the Arbor Pointe Drainage Basin.

The total drainage area for the College Trail area (DP-36 sub watershed) is approximately 11 acres. Similarly to the Brewster areas, this area is entirely residential and the area is captured via existing storm sewer and outlets into multiple retention ponds. Ultimately, the entire area discharges through retention pond SE_STM_POND_180 within the Arbor Pointe Drainage Basin.

CP 2026-09L Alameda Area

There is existing RCP and HDPE storm sewer throughout the project area which was installed in phases in the mid to late 1990s. The streets are graded to allow runoff to travel through curb and gutter into catch basins which have the capacity to handle the 10-year storm event. The network is regularly maintained, and functions properly with minimal sediment buildup or maintenance issues.

Due to the nature of the proposed rehabilitation for this area not resulting in disturbance of the underlying soils, additional drainage analysis was not completed.

2.4.2 Water Main

The 85th St Area, College Trail Area, and Birch Blvd Area are served by the City's water main system. The neighborhoods have 8-inch ductile iron pipe (DIP) installed in the early to mid-1990s

in good condition with no history of breaks on record. The water main is within the street throughout most of the area.

2.4.3 Sanitary Sewer

The 85th St Area, College Trail Area, and Birch Blvd Area have sanitary sewer systems located within the streets. The systems were installed in the early to mid-1990s and are generally in good condition. The system mostly consists of 8-inch PVC, but there are some 8-inch DIP sections on 87th St and Bechtel Ave.

The City provided the televising results of the sanitary system within the project area. While much of the system is in good condition, there were a couple areas with recommendations for repairs. These areas are within streets proposed to be partially reconstructed, and therefore are included in the opinion of probable costs in **Appendix E**.

2.5 Sidewalks

A majority of the local street sections do not include existing concrete sidewalk. There is a 6' sidewalk present on the east side of Brewster Ave, south side of 85th St, west side of Bechtel Ave from Brooks Ave to 85th St, on the north side of College Trl from Cahill Ave to 180' west of Cooper Way E, and on the north side of Birch Blvd from Cahill Ave to Callahan Ave. The sidewalks were inspected by City staff and found to be in mostly good condition.

2.6 Street Lighting

A majority of the project area has existing streetlights located at intersections only, with the exception of College Trail which has streetlights installed regularly throughout the corridor. The streetlights are maintained under existing contracts with Xcel Energy.

2.7 Subsurface Contamination

SEH obtained a map of Hazardous Waste Sites within City limits from City staff dated November 15, 2008. The map highlights that there may have been MPCA Identified Dump Sites near College Trail and Carew Ct, and Alameda Ave (south of Cliff Road, CSAH 32). Contaminated soils could be revealed during excavation for street reconstruction or utility work which would require proper handling, removal, and disposal by the City's contractor which could impact costs.

2.8 Agencies

There are several Metro Transit bus stops located near the project area. One stop is at the southwest corner of Cahill Ave and Birch Blvd which has an existing concrete sidewalk which is utilized as the standing area. There are two bus stops, one to the east and one to the west, near the intersection of Brewster Ave and College Trail. Both are located on College Trail, with the westbound having an existing trail to utilize as a standing area, while the eastbound bus stop currently does not have any bench or paved standing area.

3 Proposed Improvements

3.1 Surface and Street

Recommended surface improvements with the 2026 PMI South project are intended to extend the life of the existing roadway facilities, improve drainage issues, and improve the overall ride

quality of the roadways. All surface improvements can be seen in the opinion of probable costs in **Appendix E**.

CP 2026-09K 85th St Area, College Trail Area, Birch Blvd Area

For the streets within the 85th St and College Trail Areas, streets will be partially reconstructed which consists of all the bituminous pavement and some of the aggregate base and curb and gutter is proposed to be removed and replaced with the City's standard typical section. This consists of 4 inches of bituminous pavement, 6 inches of aggregate base, and 24 inches of subbase. The opinion of probable cost includes 50% of the subbase at 1 foot depth being replaced, with the remaining 1 foot being left as is. All streets within the 85th St and College Trail Areas will remain urban street sections. The spot curb replacement quantities included in the opinion of probable costs were determined by City staff.

For the streets within the Birch Blvd Area, all the streets are recommended to receive full-depth reclamation (FDR) of the existing bituminous pavement and underlying base material. FDR is the process by which the existing roadway surface is pulverized with the existing aggregate base below and reused as aggregate base for the new roadway section. Street grades will closely match existing grades in order to minimize construction impacts to adjacent properties. The new roadway is proposed to consist of the following section: 4 inches of bituminous over 8 inches of reclaimed material over the existing approved subbase. The spot curb replacement quantities included in the opinion of probable costs were determined by City staff.

CP 2026-09L Alameda Area

For the streets within the Alameda Area, all the streets are recommended to receive FDR of the existing bituminous pavement and underlying base material. Street grades will closely match existing grades in order to minimize construction impacts to adjacent properties. The new roadway is proposed to consist of the following section: 4 inches of bituminous over 8 inches of reclaimed material over the existing approved subbase. The spot curb replacement quantities included in the opinion of probable costs were determined by City staff.

3.2 Parking Restrictions

After discussion with City staff and field verification, it is preferred by City maintenance staff to install signage to restrict on-street parking within the cul-de-sac islands on Bryce Ct, Bradford Ct, Bechtel Ct, Carew Ct, Calvin Ct, and Casey Ct. Streets. Existing "No Parking" signs will remain signed for 87th St, Brewster Ave, 85th St, Bryce Ct, Bradford Ct, Bechtel Ave, Birch Blvd, Campbell Ave, College Trail, Carew Ct, Calvin Ct, and Casey Ct.

3.3 Street Width Analysis

The scope of this feasibility study included analysis of the existing street widths in the partial reconstruction areas of the 85th St and College Trail Areas.

A reduction in street width is not recommended in these areas.

3.4 Signage

No additional signage is proposed with this project.

3.5 Utility

The City of Inver Grove Heights owns, operates, and maintains storm sewer, sanitary sewer, and water main within the project area. The proposed improvements to these utilities are summarized below and shown in **Appendix F**.

3.5.1 Sanitary Sewer

No sanitary sewer improvements are proposed with this project. However, adjustments to sanitary manholes will be required on all streets. Costs for these items are included in the opinion of probable costs for each project area, found in **Appendix E**.

3.5.2 Water Main

No water main replacements are proposed with this project. Adjustments to gate valve boxes will be required on all streets, in addition to the installation of new top sections for valve boxes as determined by the utility inspections performed by City staff. Costs for these items are included in the opinion of probable costs for each project area, found in **Appendix E**.

3.5.3 Storm Sewer

There are four main objectives for the proposed stormwater design, including:

1. Eliminate or minimize existing drainage issues within project limits.
2. Analyze existing storm sewer capacity to determine if system is adequate.
3. Identify preliminary storm sewer layout and sizing to handle current/potential altered hydrology.
4. Identify conceptual BMP locations to provide required volume retainment required.

3.5.3.1 Storm Sewer Analysis

Existing networks are adequate to handle the 10-year storm event and as a result no proposed alterations are considered necessary at this time. Conditions of the existing storm sewer system were reviewed by City staff, and recommended adjustments or replacements have been included in the opinion of probable costs in **Appendix E**.

3.5.3.2 Inlet Capacity Analysis

The inlet capacity for the catch basins along the existing storm sewer system were analyzed to determine if any alterations would be necessary.

Since none of the roadways are within State Aid jurisdictions, the inlet placements have been analyzed to meet the requirements based on local codes, which do not specify a design event or maximum allowable spread for inlet capacity. Similar criteria were compared to State Aid requirements in a conservative event to limit the amount of flooding. Further input in the final design will be necessary to configure the final placement for these catch basins along the local streets. The MnDOT State Aid Spread Maximum Allowable Spread Table for a 10-year design frequency was utilized and determined that the maximum allowable spread is 9', which is half of the width of the driving lane plus the curb. Spread was calculated using the Federal Highway Administration's (FHWA) Hydraulic Toolbox.

The existing catch basins appear to be adequately placed when considering both the spread calculation completed as well as the overall opinion of the residents and City staff.

3.5.3.3 Best Management Practices (BMPs)

The project will require the installation of BMPs to provide the necessary volume retainment required by City and Watershed District. The site has major restrictions including lack of available land, potential infiltration restrictions, existing infrastructure, and existing wetlands, all of which reduce either the functionality or cost effectiveness of infiltration/filtration basins, sedimentation basins, and/or underground treatment chambers. As a result of these limitations, the preliminary plan includes retrofitting filtration benches to existing wet ponds which are publicly owned.

It is important to note that additional information regarding the existing conditions of the stormwater ponding areas will be necessary to complete final design including normal water levels, 2-, 10-, 100-year water levels and discharge rates, outlet configurations and downstream storm sewer system information. Additional topography near the potential ponding retrofit areas will also be required to ensure adequate side slopes and other configurations are achievable. If the retrofitted benches are not feasible then other BMPs, such as infiltration/filtration basins, sedimentation basins and/or underground treatment chambers will need to be considered. The proposed maps shown within **Appendix G** illustrate the potential BMP locations.

3.5.3.4 Volume Control

As previously noted, the proposed project will disturb the existing soil to two different extents: full depth reclamation and partial reconstruction. Only the fully reconstructed areas within the partial reconstruction will require volume control which is anticipated to be approximately 60% of the partial reconstruction area. Shown below in Table 6 is a breakdown of the anticipated fully reconstructed impervious surfaces by project area and the corresponding required and potential treatment volumes.

Table 6 – Volume Calculations

Area	Anticipated Fully Reconstructed Impervious Area (acre)	Volume Required [0.5-inch * imp.] (cf)
85 th St Area	2.03	3,679
College Trail Area	2.01	3,640
Total	4.04	7,319

Note that the preliminary plan is to provide regional treatment within the 85th St area for all south PMI projects, due to three main reasons; efficiency, as the majority of reconstructed surfaces are planned in this area, the amount of existing wet ponds available to modify, and cost effectiveness.

3.5.3.5 Rate Control

The changes in peak flowrates from the proposed projects are expected to be negligible as the amount of impervious area will not increase and the drainage patterns will largely remain the same.

3.5.3.6 Water Quality

The proposed filtration bench will require a liner and underdrain system, therefore is not considered a volume reducing BMP. Filtration systems are effective practices to remove Total

Suspended Solids (TSS) and Total Phosphorus (TP). In the final design phase, additional calculations will need to be provided in the form of Minimal Impacts Design Standards (MIDS) (or equal) to show adequate TSS and TP reductions consistent with the City's standards.

3.6 Sidewalks

No new sidewalks are proposed in any of the project areas, with the exception of replacement pedestrian ramps to tie into existing sidewalks and trails. For the streets with existing sidewalks, spot repairs and replacement of pedestrian ramps, as determined by City staff, are included in the opinion of probable cost. ADA compliance will be evaluated during final design.

The costs for the proposed sidewalk improvements are included in **Appendix E**.

3.7 Street Lighting

No new street lighting is proposed with this project.

3.8 Agencies

Metro Transit has several bus stops near the project area. Coordination between them and the contractor will be required to determine if any route detours or temporary stops are needed. They will also need to determine if they want bus landings and bench pads with this project.

3.9 Right-of-Way and Easements

This project is expected to take place within the City's right-of-way, within drainage utility easements, or within areas where the City maintains prescriptive rights in its operation and management of public utility services. There are no areas known at this time that will require right-of-way acquisition.

3.10 Permits/Approvals

An NPDES permit for construction activity will be required since more than one (1) acre will be disturbed by construction activities with the projects. A permit from Dakota County will be required for work within the right-of-way on Cliff Road (CSAH 32) for the Alameda project area.

3.11 Construction Access/Staging

The contractor will be responsible for providing access to all properties throughout the project. Signed detours that are adequate for the project area will be identified to direct traffic around the construction areas and notify users of the increased truck and construction traffic.

3.12 Public Involvement

A neighborhood meeting was conducted in an open house format on April 24, 2025. City and SEH staff attended and provided property owners with information regarding the proposed improvements, preliminary assessments, funding, schedule, and impacts associated with the project. The meeting was intended to update the property owners on the status of the project and solicit comments from them regarding any issues or concerns they have relating to the proposed public infrastructure improvements. Residents will have the opportunity to provide comments and concerns when the City presents this report to the City Council on May 12, 2025.

4 Financing

4.1 Opinion of Probable Cost

The total project cost is estimated to be \$7,427,581. A detailed breakdown of the cost opinion for the proposed project can be found in **Appendix E**. The opinion of cost accounts for estimated 2026 construction costs and includes a 15% contingency factor. Indirect costs are also incorporated and include legal, engineering, administrative, and financing costs which are projected at 25% of the estimated construction cost.

Table 7 – Opinion of Probable Costs – 2026 PMI South

Improvements	Estimated Cost
Street Improvements	\$7,030,456
Drainage Improvements	\$188,583
Sanitary Sewer Improvements	\$34,192
Water Main Improvements	\$15,043
Sidewalk Improvements	\$159,307
Total	\$7,427,581

4.2 Funding

The proposed funding for the improvements is a combination of funding from City of Inver Grove Heights funds, and special assessments to benefiting properties. The City's funding is from general tax levy and utility funds. The proposed amount for each source is shown below.

Table 8 – Funding Summary Table

Funding Source	Amount
Pavement Management Funds – Local Streets	\$3,519,680
Stormwater Utility Funds	\$84,860
Sewer Utility Funds	\$34,192
Water Utility Funds	\$15,043
Special Assessments	\$3,773,806
Total	\$7,427,581

4.3 Preliminary Assessment Roll

Assessments will be levied to the benefiting properties as outlined in Minnesota Statute 429 and the City of Inver Grove Heights' Assessment Policy. The proposed assessment rolls for the 2026 PMI South Project are included in **Appendix D** of this report. Assessment maps acknowledging the benefiting properties can also be found in **Appendix D**.

Special assessment rates were calculated using the estimated street, storm sewer, and sidewalk costs in each project area. The amount to be assessed was based on the construction method, full depth reclamation and partial reconstruction assessed at 55% of the total cost. Those

assessments were divided between benefiting properties using the per lot, adjusted front footage, and area methods as defined in the City's Special Assessment Policy adopted November 27, 2023, and amended January 6, 2025.

5 Project Schedule

If the City Council chooses to accept this report and schedule a public hearing, we recommend the proposed schedule for this improvement be as follows:

Table 9 – Project Schedule Table

Task Number	Task Description	Completion Date
1	Public Improvement Hearing Council Receives Report, Orders Project and Authorizes Preparation of Final Plans and Specs	May 12, 2025
2	Final Plans and Specifications Development	May - December 2025
3	Council Approves Plans and Specs, Authorizes Ad for Bid	January 2026
4	Bid Opening	February 2026
5	City Council Accepts Bids	March 2026
6	Neighborhood Construction Open House(s)	April 2026
7	Begin Construction	Spring 2026
8	City Council Schedules Assessment Hearing	September 2026
9	Assessment Hearing Informational Meeting	September 2026
10	Assessment Hearing	October 2026

6 Feasibility and Recommendation

The 2026 PMI South Project includes partial roadway reconstruction, reclamation and paving, spot curb and gutter repairs, water main, storm sewer, and sanitary sewer improvements, drainage improvements, and spot sidewalk repairs.

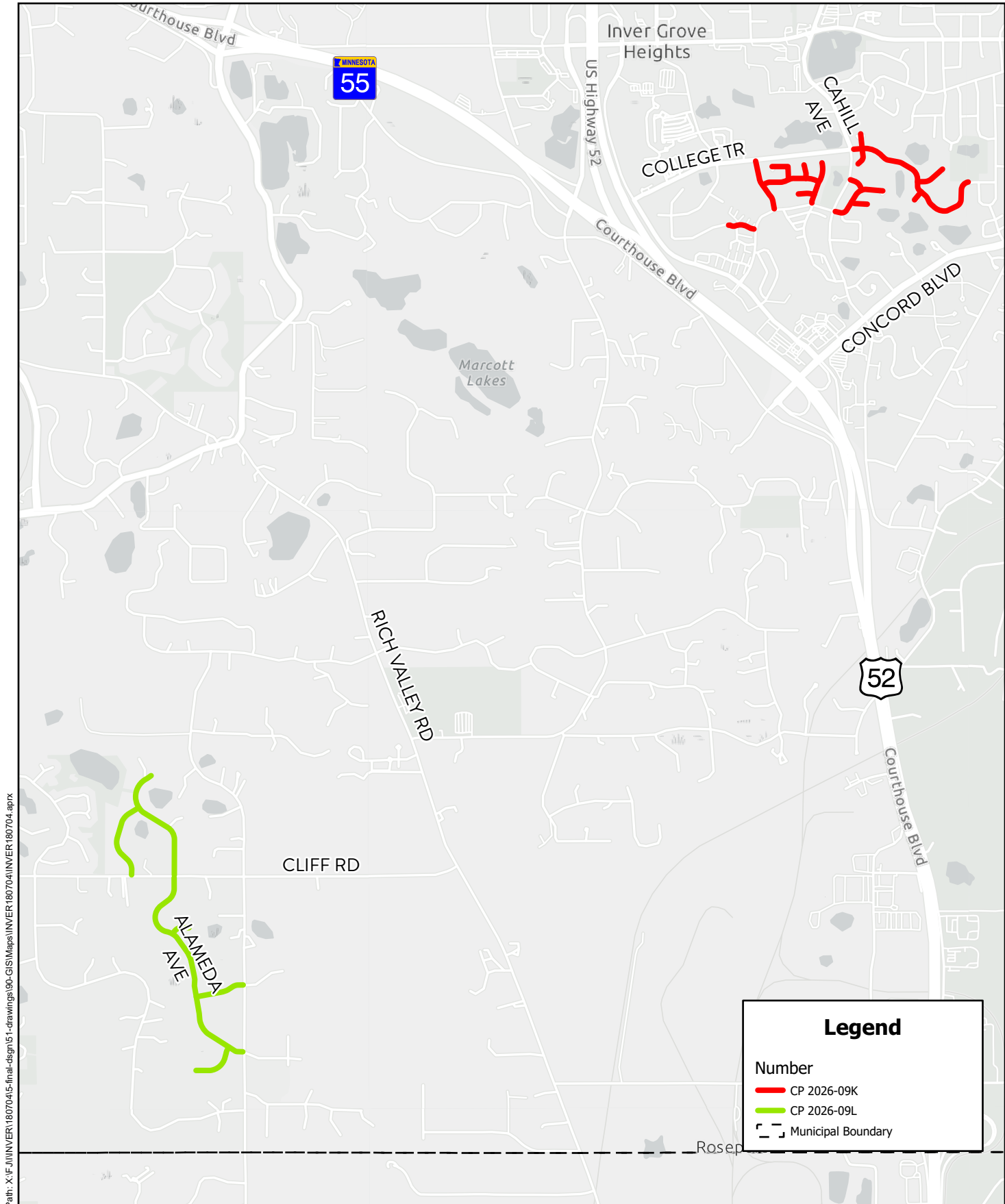
The total estimated cost for the 2026 PMI South Project includes roadway, water main, storm sewer, sanitary sewer, and sidewalk improvements is \$7,427,581. The project is proposed to be funded through a combination of Special Assessments to benefiting property owners, local funds, and State Aid funds. Construction costs are based on anticipated construction costs for 2026 construction.

Due to the size and scope of the overall project, we recommend the City consider bidding the South project as two separate construction projects: The 85th St, College Trail, and Birch Blvd Areas (CP 2026-09K), and Alameda Area (2026-09L).

This project is feasible, necessary, and cost-effective from an engineering standpoint. The project feasibility is subject to financial review by the City. Based on the information contained in this report, it is recommended to proceed with the improvements as summarized.

Appendix A

Overall Project Location Map



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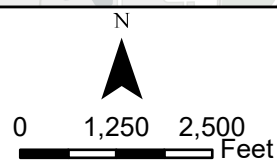


PROJECT NO.
180701

DATE:
4/7/2025

PROJECT LOCATION MAP

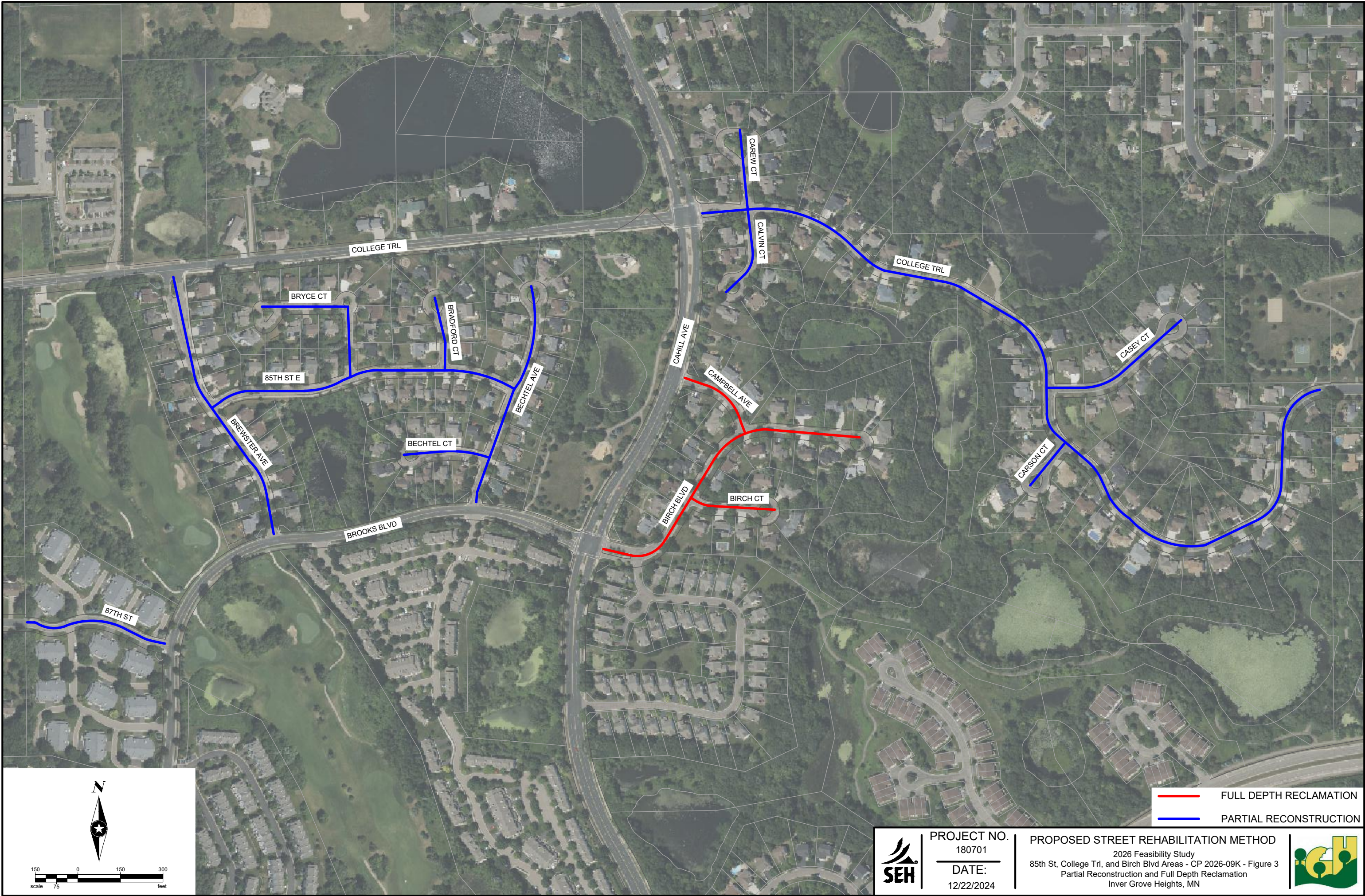
2026 Feasibility Study
South Area Locations
Inver Grove Heights, MN



Appendix B

Proposed Street Rehabilitation Methods

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— FULL DEPTH RECLAMATION
— PARTIAL RECONSTRUCTION

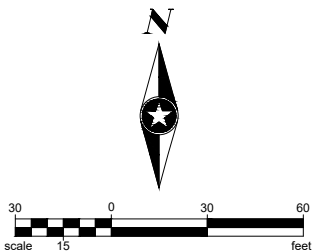


PROJECT NO.
180701
DATE:
12/22/2024

PROPOSED STREET REHABILITATION METHOD
2026 Feasibility Study
85th St, College Trl, and Birch Blvd Areas - CP 2026-09K - Figure 3
Partial Reconstruction and Full Depth Reclamation
Inver Grove Heights, MN



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180701
DATE:
12/22/2024

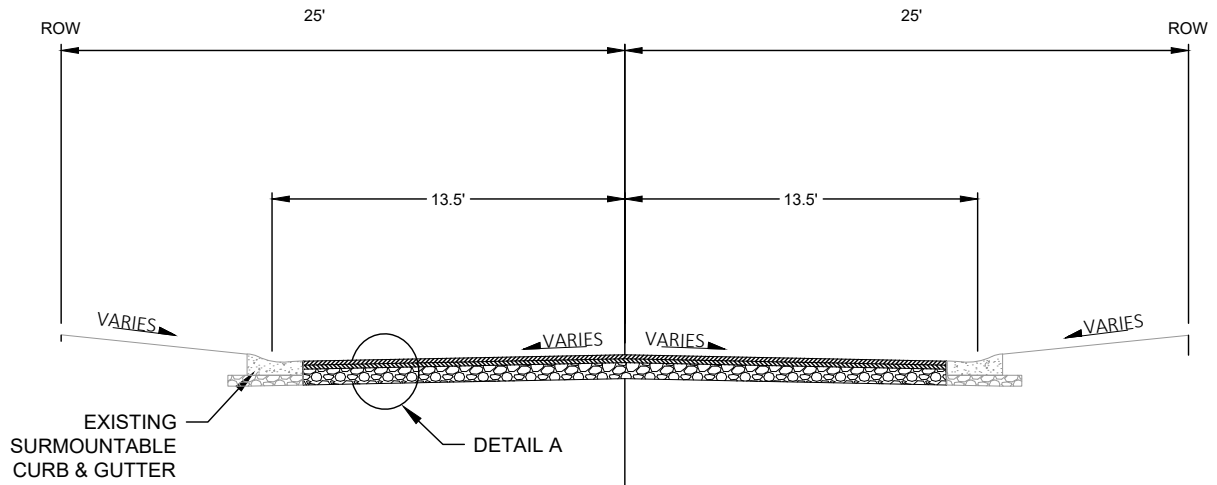
PROPOSED STREET REHABILITATION METHOD
2026 Feasibility Study
Alameda Ave Area - CP 2026-09L - Figure 4
Full Depth Reclamation
Inver Grove Heights, MN

— FULL DEPTH RECLAMATION

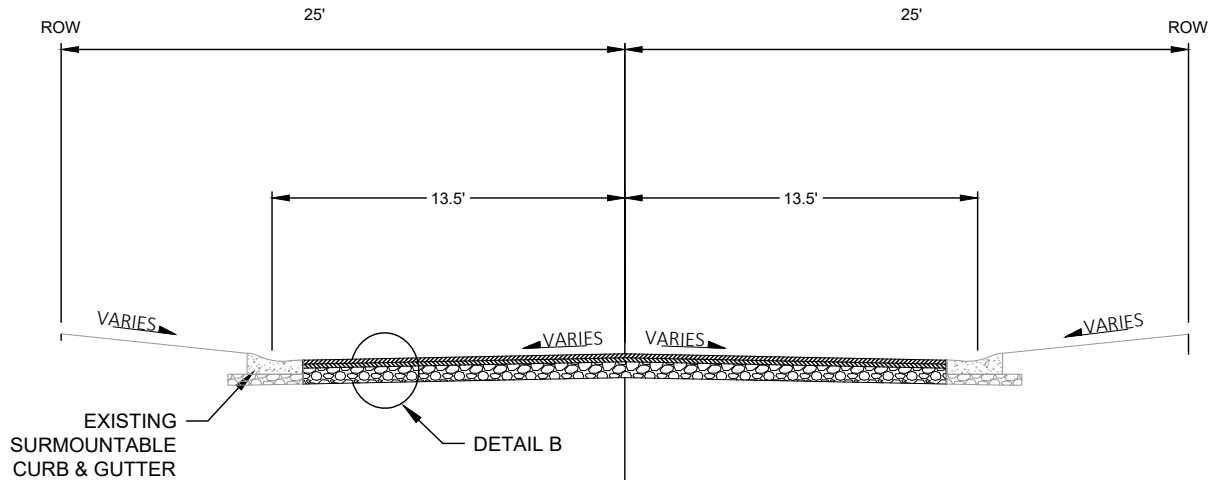
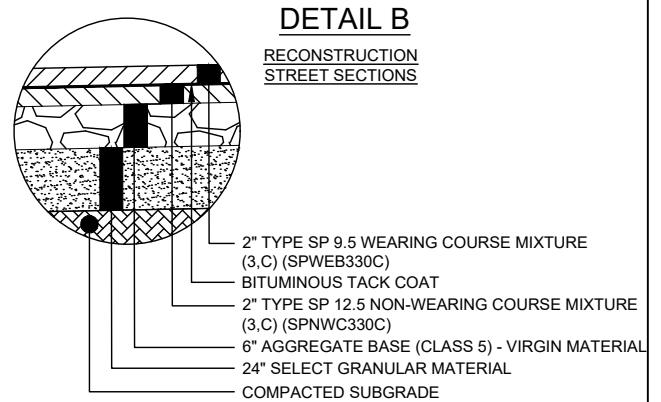
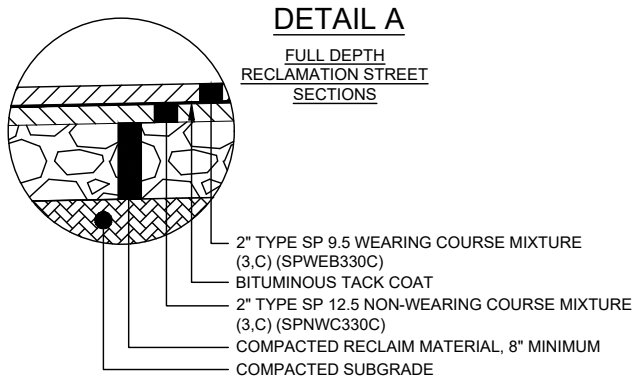


Appendix C

Proposed Typical Sections



BIRCH BLVD (EAST OF CAHILL), BIRCH CT & CAMPBELL AVE TYPICAL SECTION - FULL DEPTH RECLAMATION



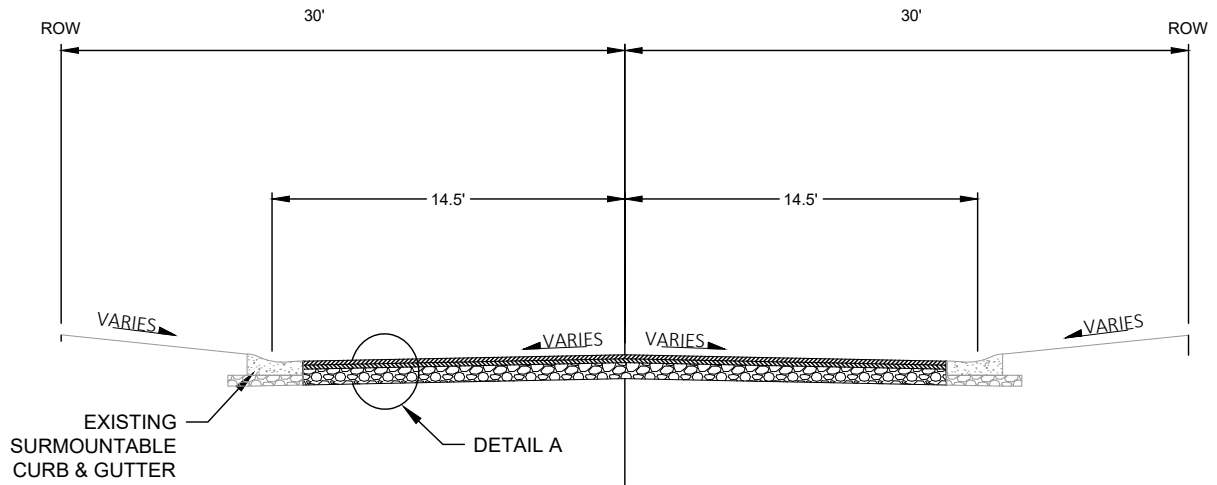
87TH ST, BREWSTER AVE, 85TH ST, BRYCE CT, BECHTEL AVE, COLLEGE TR, CALVIN CT, CASEY CT & CARSON CT TYPICAL SECTION - PARTIAL RECONSTRUCTION



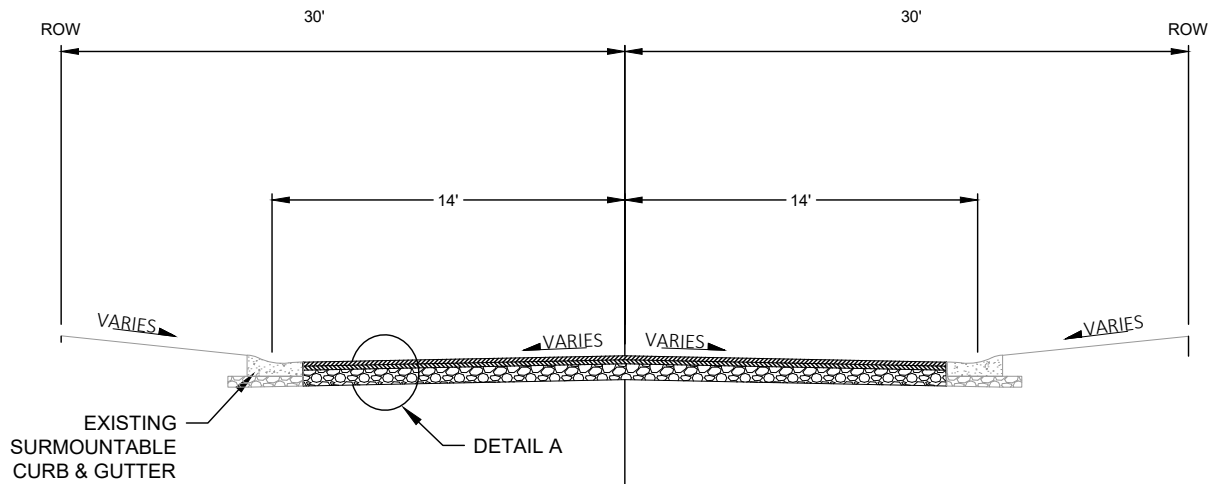
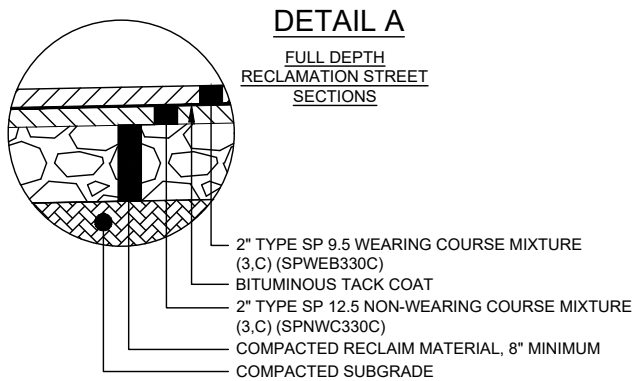
PROJECT NO.
INVER 180701
DATE:
4/3/2025

TYPICAL SECTIONS EXHIBIT
CP 2026-09K
INVER GROVE HEIGHTS, MN

FIGURE
NO. 1



ALAMEDA PATH & ALAMEDA AVE (NORTH OF CLIFF RD) TYPICAL SECTION - FULL DEPTH RECLAMATION



ALAMEDA AVE (SOUTH OF CLIFF RD), ALAMEDA CT, 114TH ST & ALEXANDRIA CT TYPICAL SECTION - FULL DEPTH RECLAMATION



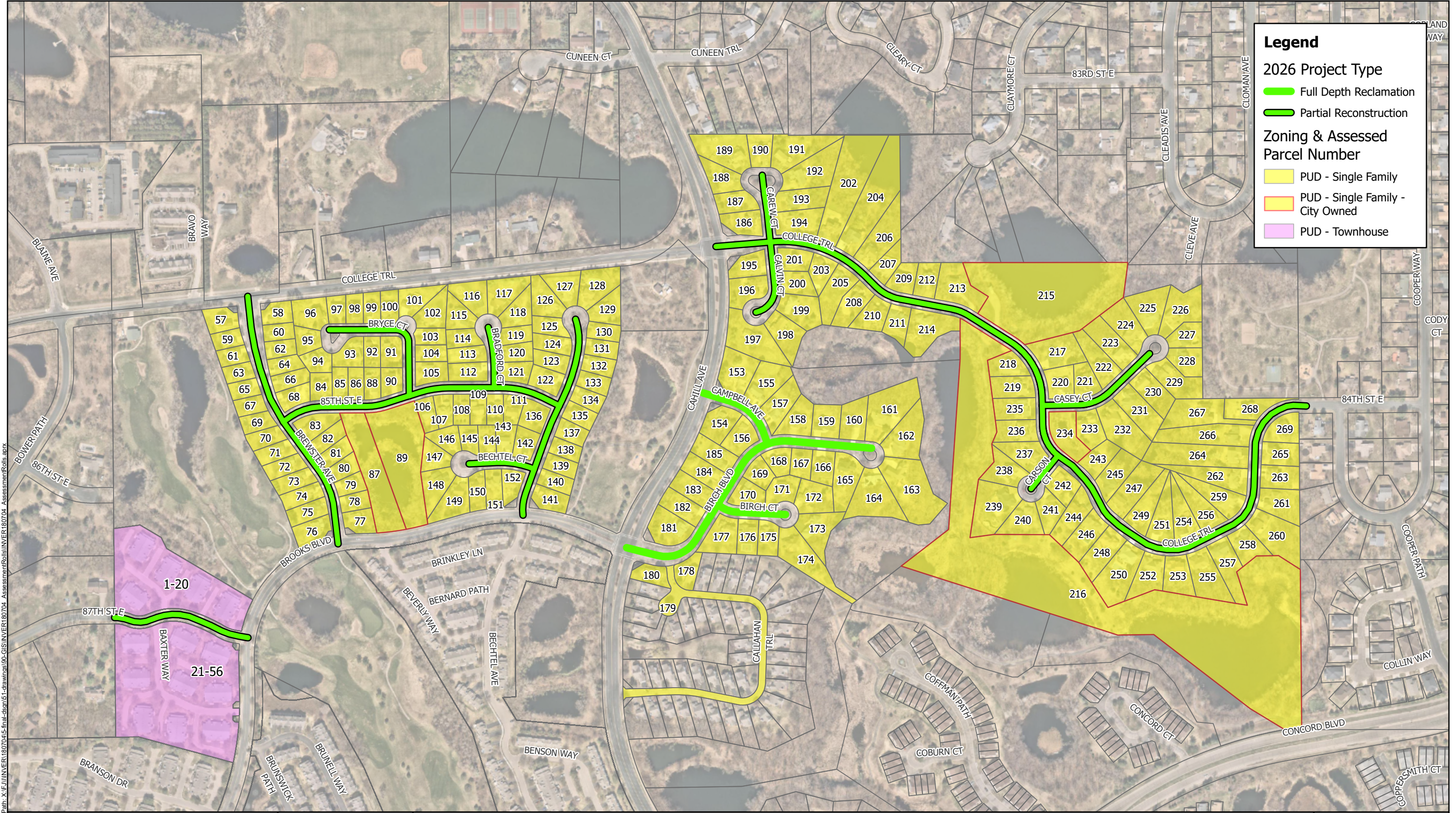
PROJECT NO.
INVER 180701
DATE:
4/3/2025

TYPICAL SECTIONS EXHIBIT
CP 2026-09L
INVER GROVE HEIGHTS, MN

FIGURE
NO. 2

Appendix D

Preliminary Assessment Maps and Assessment Rolls



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0 500 Feet



Project: INVER 180701
Print Date: 1/2/2025

User Name: tschwarz
Projection: NAD 1983 HARN Adj MN Dakota Ft
Source: Dakota County, City of Inver Grove Heights, & SEH Inc

Assessment Map - 2026 PMI South Feasibility Study

85th St, College Trl and Birch Areas Blvd (CP 2026-09K)
Pavement Rehabilitation



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

CP 2026-09K: College Trail Areas													
#	PID	Property Classification	Owner	Site Address	Driveway Access	SF Front Footage	Non-SF Front Footage	Adj. Front Footage	Equiv. SF Units	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Notes
FULL DEPTH RECLAMATION AND PARTIAL RECONSTRUCTION													
1-56	Multiple	Townhomes	FAIRWAY HILLS TOWNHOMES		4		1025	2050		\$ 231,384			divided equally per townhome
1	'201185404020	Townhome	CAROL A ALBRIGHT	2726 87TH ST E						\$ 4,132		\$ 11,418	
2	'201185404019	Townhome	JUDY D LARSON	2734 87TH ST E						\$ 4,132		\$ 11,418	
3	'201185404017	Townhome	CYNTHIA A TSTE PACHURA, DENNIS C THOMS	2772 87TH ST E						\$ 4,132		\$ 11,418	
4	'201185404018	Townhome	PAMELA ANNE SADOWSKI	2786 87TH ST E						\$ 4,132		\$ 11,418	
5	'201185404016	Townhome	SANDRA TOLBERT	2754 87TH ST E						\$ 4,132		\$ 11,418	
6	'201185404015	Townhome	DIANE L SOBASZKIEWICZ	2762 87TH ST E						\$ 4,132		\$ 11,418	
7	'201185404013	Townhome	KENNETH B & RITA A GUILD	2768 87TH ST E						\$ 4,132		\$ 11,418	
8	'201185404014	Townhome	DIANE M NEALEY	2776 87TH ST E						\$ 4,132		\$ 11,418	
9	'201185404012	Townhome	GENA WONG	2782 87TH ST E						\$ 4,132		\$ 11,418	
10	'201185404011	Townhome	LAWRENCE RICHARD TSTE MULLER, ALICE JOSEPHINE TSTE MULLER	2790 87TH ST E						\$ 4,132		\$ 11,418	
11	'201185404009	Townhome	TEODORO V TSTE ELUMBA, FRANCES GRACE C TSTE ELUMBA	2796 87TH ST E						\$ 4,132		\$ 11,418	
12	'201185404010	Townhome	JOSEPH P VOGEL, KIMBERLEY D VOGEL	2804 87TH ST E						\$ 4,132		\$ 11,418	
13	'201185404008	Townhome	MATTHEW J OHMANN	2810 87TH ST E						\$ 4,132		\$ 11,418	
14	'201185404007	Townhome	COLINDA J BLACKBIRD, ANTHONY L BLACKBIRD	2818 87TH ST E						\$ 4,132		\$ 11,418	
15	'201185404005	Townhome	SHARON A ZWEERINK	2824 87TH ST E						\$ 4,132		\$ 11,418	
16	'201185404006	Townhome	DANNY R & CAROL L TSTES COULSON	2832 87TH ST E						\$ 4,132		\$ 11,418	
17	'201185404004	Townhome	EVONNE PITZL, LEZLIE WALLIN	2838 87TH ST E						\$ 4,132		\$ 11,418	
18	'201185404003	Townhome	CAROL C MICHLITSCH	2846 87TH ST E						\$ 4,132		\$ 11,418	
19	'201185404001	Townhome	KEVIN D LEWIS	2852 87TH ST E						\$ 4,132		\$ 11,418	
20	'201185404002	Townhome	PAMELA K BRUST	2860 87TH ST E						\$ 4,132		\$ 11,418	
21	'201185404021	Townhome	JOHN J CASEY, BONNIE K CASEY	2727 87TH ST E						\$ 4,132		\$ 11,418	
22	'201185404022	Townhome	BARBARA A PETERSON	2733 87TH ST E						\$ 4,132		\$ 11,418	
23	'201185404024	Townhome	DENISE L HAWKINS	8705 BAXTER WAY						\$ 4,132		\$ 11,418	
24	'201185404023	Townhome	GAIL SCHLOESSER, STEPHEN SCHLOESSER	8709 BAXTER WAY						\$ 4,132		\$ 11,418	
25	'201185404028	Townhome	RICHARD H & SHARON L COEN	8704 BAXTER WAY						\$ 4,132		\$ 11,418	
26	'201185404027	Townhome	MARY A HANSEN, JERALD SR HANSEN	8706 BAXTER WAY						\$ 4,132		\$ 11,418	
27	'201185404025	Townhome	LAWRENCE D TSTE ANDREWS, NANCY L TSTE ANDREWS	2835 87TH ST E						\$ 4,132		\$ 11,418	
28	'201185404026	Townhome	CYNTHIA PETERFESO	2841 87TH ST E						\$ 4,132		\$ 11,418	
29	'201185404029	Townhome	WILLIAM H JR & AMY L WEIS	2853 87TH ST E						\$ 4,132		\$ 11,418	
30	'201185404030	Townhome	TRACY J BRAATEN	2859 87TH ST E						\$ 4,132		\$ 11,418	
31	'201185404032	Townhome	JAMES P GRONDAHL, PATRICIA A GRONDAHL	8712 BAXTER WAY						\$ 4,132		\$ 11,418	
32	'201185404031	Townhome	JANICE M TSTE HOWE	8714 BAXTER WAY						\$ 4,132		\$ 11,418	
33	'201185404041	Townhome	CHARLES R BARNUM	8713 BAXTER WAY						\$ 4,132		\$ 11,418	
34	'201185404042	Townhome	RICHARD M TSTE RICE, ROSEMARIE J TSTE WHITEHEAD	8717 BAXTER WAY						\$ 4,132		\$ 11,418	
35	'201185404044	Townhome	CLARA TRAPP	8721 BAXTER WAY						\$ 4,132		\$ 11,418	
36	'201185404043	Townhome	LEO M GROSS FAMILY LVG TRUST, LEO & PATRICIA TSTES GROSS	8725 BAXTER WAY						\$ 4,132		\$ 11,418	
37	'201185404033	Townhome	WALFORD & EVA WICKARD	8708 BAXTER WAY						\$ 4,132		\$ 11,418	
38	'201185404034	Townhome	LOIS R RECHTZIGEL TRUST AGREEMENT	8710 BAXTER WAY						\$ 4,132		\$ 11,418	
39	'201185404036	Townhome	SUSAN HASSELMAN	8738 BAXTER WAY						\$ 4,132		\$ 11,418	
40	'201185404035	Townhome	CHARLES A TSTE BOHRER, JAMES A TSTE BOHRER	8746 BAXTER WAY						\$ 4,132		\$ 11,418	
41	'201185404037	Townhome	GEORGE A DROPIK	8716 BAXTER WAY						\$ 4,132		\$ 11,418	
42	'201185404038	Townhome	JOHN R POTASNAK	8718 BAXTER WAY						\$ 4,132		\$ 11,418	
43	'201185404040	Townhome	RODNEY DELOYA	8764 BAXTER WAY						\$ 4,132		\$ 11,418	
44	'201185404039	Townhome	THERESA M HOEFER, DUANE A HOEFER	8772 BAXTER WAY						\$ 4,132		\$ 11,418	

CP 2026-09K: College Trail Areas													
#	PID	Property Classification	Owner	Site Address	Driveway Access	SF Front Footage	Non-SF Front Footage	Adj. Front Footage	Equiv. SF Units	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Notes
FULL DEPTH RECLAMATION AND PARTIAL RECONSTRUCTION													
45	'201185404046	Townhome	LAUREEN M RANGITSCH, ANITA L PRIBNOW	8729 BAXTER WAY						\$ 4,132		\$ 11,418	
46	'201185404047	Townhome	NANCY L TSTE SCHMID	8733 BAXTER WAY						\$ 4,132		\$ 11,418	
47	'201185404045	Townhome	JEFFREY WIELAND, DAWN WIELAND	8737 BAXTER WAY						\$ 4,132		\$ 11,418	
48	'201185404048	Townhome	ADOLPH P & JANE E DEGLER	8741 BAXTER WAY						\$ 4,132		\$ 11,418	
49	'201185404050	Townhome	OLIVIA E WELSCH	8745 BAXTER WAY						\$ 4,132		\$ 11,418	
50	'201185404049	Townhome	EMMA INGRID LIVING TRUST MORTON	8749 BAXTER WAY						\$ 4,132		\$ 11,418	
51	'201185404051	Townhome	NADINE CLARK	8753 BAXTER WAY						\$ 4,132		\$ 11,418	
52	'201185404052	Townhome	DEBRA A MITCHELL, GREGORY L MITCHELL	8757 BAXTER WAY						\$ 4,132		\$ 11,418	
53	'201185404055	Townhome	DALE & DONNA LEE GUNDERSGAARD	8761 BAXTER WAY						\$ 4,132		\$ 11,418	
54	'201185404054	Townhome	VERNON GREEN, DAWN GREEN	8765 BAXTER WAY						\$ 4,132		\$ 11,418	
55	'201185404056	Townhome	BARBARA BRUNICK	8769 BAXTER WAY						\$ 4,132		\$ 11,418	
56	'201185404053	Townhome	GAIL ANN MAREK	8773 BAXTER WAY						\$ 4,132		\$ 11,418	
57	'205489001140	Single Family	THOMAS J & RHONDA L HILLSTROM	8425 BREWSTER AVE	1	86		86	1	\$ 10,838		\$ 20,605	
58	'205489005010	Single Family	EDWARD & JENNIFER CASSIDY	8432 BREWSTER AVE	1	85		85	1	\$ 10,838		\$ 20,605	
59	'205489001130	Single Family	SARAH MCCARTY	8437 BREWSTER AVE	1	68		68	1	\$ 10,838		\$ 20,605	
60	'205489005020	Single Family	NICOLE MILLER	8444 BREWSTER AVE	1	65		65	1	\$ 10,838		\$ 20,605	
61	'205489001120	Single Family	ORIN P & MELINDA J BEITLICH	8451 BREWSTER AVE	1	68		68	1	\$ 10,838		\$ 20,605	
62	'205489005030	Single Family	TRANG THI MINH LE, BINH C BUI	8458 BREWSTER AVE	1	70		70	1	\$ 10,838		\$ 20,605	
63	'205489001110	Single Family	MITCH & KAREN BRYNGELSON	8463 BREWSTER AVE	1	68		68	1	\$ 10,838		\$ 20,605	
64	'205489005040	Single Family	PIERRE B & WADAD S ESTEPHAN	8470 BREWSTER AVE	1	67		67	1	\$ 10,838		\$ 20,605	
65	'205489001100	Single Family	STEVEN J BUCK, LINDA M APFEL	8477 BREWSTER AVE	1	68		68	1	\$ 10,838		\$ 20,605	
66	'205489005050	Single Family	JODIE M GREISING BOHN, TIMOTHY A BOHN	8484 BREWSTER AVE	1	67		67	1	\$ 10,838		\$ 20,605	
67	'205489001090	Single Family	MICHAEL C LORENTZ, BRENDA M MYRAN	8489 BREWSTER AVE	1	68		68	1	\$ 10,838		\$ 20,605	
68	'205489005060	Single Family	DAVID M & REBECCA R TSTES SHOBERG	8496 BREWSTER AVE	1	194		194	1	\$ 10,838		\$ 20,605	
69	'205489001080	Single Family	MARK G MADIGAN, KIM M MADIGAN	8503 BREWSTER AVE	1	69		69	1	\$ 10,838		\$ 20,605	
70	'205489001070	Single Family	SEAN P & KARI L MANGAN	8515 BREWSTER AVE	1	65		65	1	\$ 10,838		\$ 20,605	
71	'205489001060	Single Family	RICHARD L JR MARTIN, BARBARA N MARTIN	8527 BREWSTER AVE	1	68		68	1	\$ 10,838		\$ 20,605	
72	'205489001050	Single Family	JOSEPH W & TONEE L CAMPBELL	8541 BREWSTER AVE	1	68		68	1	\$ 10,838		\$ 20,605	
73	'205489001040	Single Family	JOSEPH C & DONNA M JANSEN	8553 BREWSTER AVE	1	67		67	1	\$ 10,838		\$ 20,605	
74	'205489001030	Single Family	BOODHNARINE & LILA PRASHAD	8567 BREWSTER AVE	1	64		64	1	\$ 10,838		\$ 20,605	
75	'205489001020	Single Family	DALE R HENNINGER, LISA M MAUL	8579 BREWSTER AVE	1	69		69	1	\$ 10,838		\$ 20,605	
76	'205489001010	Single Family	MICHAEL & PATRICIA COOPER	8593 BREWSTER AVE	1	91		91	1	\$ 10,838		\$ 20,605	
77	'205489002070	Single Family	JOHN C SCHNEIDER, KATHRYN C THILL	8598 BREWSTER AVE	1	85		85	1	\$ 10,838		\$ 20,605	
78	'205489002060	Single Family	ABBY HENNES, JESSE HENNES	8586 BREWSTER AVE	1	63		63	1	\$ 10,838		\$ 20,605	
79	'205489002050	Single Family	AMY L & MICHAEL J KAISER	8572 BREWSTER AVE	1	58		58	1	\$ 10,838		\$ 20,605	
80	'205489002040	Single Family	SCOTT H & PENNY L BINLEY	8560 BREWSTER AVE	1	58		58	1	\$ 10,838		\$ 20,605	
81	'205489002030	Single Family	PATRICIA H FRIAS	8546 BREWSTER AVE	1	62		62	1	\$ 10,838		\$ 20,605	
82	'205489002020	Single Family	DANIEL & SHERRY WARRICK	8534 BREWSTER AVE	1	63		63	1	\$ 10,838		\$ 20,605	
83	'205489002010	Single Family	PAUL D CLOSNER	8520 BREWSTER AVE	1	291		291	1	\$ 10,838		\$ 20,605	
84	'205488001090	Single Family	CLIFTON J & CARIE C ROSEBOOM	2869 85TH ST E	1	86		86	1	\$ 10,838		\$ 20,605	
85	'205488001080	Single Family	DANA C & JULIE M ECKSTROM	2893 85TH ST E	1	62		62	1	\$ 10,838		\$ 20,605	
86	'205488001070	Single Family	MARK L & TERRI J PIEPER	2917 85TH ST E	1	62		62	1	\$ 10,838		\$ 20,605	
87	205489000080	City Pond	CITY OF INVER GROVE HEIGHTS		0		96	96			\$ 10,836		City pond w/o access
88	'205489003040	Single Family	JOHN B & KRISTEN J SAYNER	2941 85TH ST E	1	66		66	1	\$ 10,838		\$ 20,605	
89	205487000070	City Pond	CITY OF INVER GROVE HEIGHTS		0		201	201			\$ 22,687		City pond w/o access

CP 2026-09K: College Trail Areas													
#	PID	Property Classification	Owner	Site Address	Driveway Access	SF Front Footage	Non-SF Front Footage	Adj. Front Footage	Equiv. SF Units	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Notes
FULL DEPTH RECLAMATION AND PARTIAL RECONSTRUCTION													
90	'205489003030	Single Family	LAYNE L & DIANE C STREICH	2965 85TH ST E	1	180		180	1	\$ 10,838		\$ 20,605	
91	'205489003020	Single Family	JEFFREY L TSTE JOHNSON, KATHRINE G TSTE JOHNSON	8474 BRYCE CT	1	198		198	1	\$ 10,838		\$ 20,605	
92	'205489003010	Single Family	RANDALL G & MARY R HERRERA	8468 BRYCE CT	1	65		65	1	\$ 10,838		\$ 20,605	
93	'205488001060	Single Family	DAVID R STANGEL	8462 BRYCE CT	1	150		150	1	\$ 10,838		\$ 20,605	
94	'205488001050	Single Family	ANDREW J HANSEN, MOLLY GATTI	8480 BRYCE CT	1	47		47	1	\$ 10,838		\$ 20,605	
95	'205488001040	Single Family	SEAN M OREILLY	8429 BRYCE CT	1	62		62	1	\$ 10,838		\$ 20,605	
96	'205488001030	Single Family	SHAWN C HAARSTAD, SARA M OBERG	8435 BRYCE CT	1	44		44	1	\$ 10,838		\$ 20,605	
97	'205488001020	Single Family	DANIEL L GAISBAUER, CHARITY ANN GAISBAUER	8441 BRYCE CT	1	67		67	1	\$ 10,838		\$ 20,605	
98	'205488001010	Single Family	PRISCILLA AMANKWAH-AKUFFO	8447 BRYCE CT	1	68		68	1	\$ 10,838		\$ 20,605	
99	'205489004070	Single Family	KYLE NELSON, MEGHAN MCGREE	8453 BRYCE CT	1	68		68	1	\$ 10,838		\$ 20,605	
100	'205489004060	Single Family	EMUESIRI ODUDU, OKONY AGWA	8459 BRYCE CT	1	79		79	1	\$ 10,838		\$ 20,605	
101	205489004050	Single Family	SCOTT P & JUDITH A ELLISON	8465 BRYCE CT	1	55		55	1	\$ 10,838		\$ 20,605	
102	'205489004040	Single Family	RONALD TSTE BERGMAN, MARGARET TSTE BERGMAN	8471 BRYCE CT	1	48		48	1	\$ 10,838		\$ 20,605	
103	'205489004030	Single Family	CHRISTOPHER PSIMER, JODY PSIMER	8477 BRYCE CT	1	69		69	1	\$ 10,838		\$ 20,605	
104	'205489004020	Single Family	CHRIS L & SARA L B GOODMAN	8483 BRYCE CT	1	65		65	1	\$ 10,838		\$ 20,605	
105	'205489004010	Single Family	ANTHONY & GINA OMALLEY	8489 BRYCE CT	1	229		229	1	\$ 10,838		\$ 20,605	
106	'205487002180	Single Family	CHRISTOPHER & AMANDA M BORTON	2990 85TH ST E	1	75		75	1	\$ 10,838		\$ 20,605	
107	'205487002170	Single Family	LORI ANN LEHMAN, WILLIAM N KELLEY	3004 85TH ST E	1	79		79	1	\$ 10,838		\$ 20,605	
108	'205487002160	Single Family	SERGEY MALYSHEV, YEVGENIYA MALYSHEVA	3020 85TH ST E	1	65		65	1	\$ 10,838		\$ 20,605	
109	'205487002150	Single Family	KASSIM J HEBO, HAWA E BIRKA	3034 85TH ST E	1	65		65	1	\$ 10,838		\$ 20,605	
110	'205487002140	Single Family	JAMES R & WENDY A BAEHMAN	3050 85TH ST E	1	65		65	1	\$ 10,838		\$ 20,605	
111	'205487002130	Single Family	ELIZABETH E EVENSEN	3064 85TH ST E	1	88		88	1	\$ 10,838		\$ 20,605	
112	'205487001290	Single Family	MITCHELL J JR WEST, CASSANDRA PATRICIA-R WEST	8497 BRADFORD CT	1	228		228	1	\$ 10,838		\$ 20,605	
113	'205487001280	Single Family	THOMAS M & SUZIN M KILLEEN	8481 BRADFORD CT	1	67		67	1	\$ 10,838		\$ 20,605	
114	'205487001270	Single Family	DUSTIN SIEVERT	8463 BRADFORD CT	1	76		76	1	\$ 10,838		\$ 20,605	
115	'205487001260	Single Family	JONATHAN P & SARAH L TORMOEN	8445 BRADFORD CT	1	42		42	1	\$ 10,838		\$ 20,605	
116	'205487001250	Single Family	ANTHONY SACKETT-BIGGS, LACEY BIGGS	8427 BRADFORD CT	1	42		42	1	\$ 10,838		\$ 20,605	
117	'205487001240	Single Family	VINCENT MICHAEL CAVALLINI	8422 BRADFORD CT	1	42		42	1	\$ 10,838		\$ 20,605	
118	'205487001230	Single Family	NICHOLAS LA TOUR, KARA JO RUDEK	8440 BRADFORD CT	1	45		45	1	\$ 10,838		\$ 20,605	
119	'205487001220	Single Family	JULIE MAE WILHELMSON	8458 BRADFORD CT	1	72		72	1	\$ 10,838		\$ 20,605	
120	'205487001210	Single Family	SCOTT STEPHENS, AMINA SALEEBAN	8474 BRADFORD CT	1	64		64	1	\$ 10,838		\$ 20,605	
121	'205487001200	Single Family	FRANK S & VERA J VERDEJA	8492 BRADFORD CT	1	179		179	1	\$ 10,838		\$ 20,605	
122	'205487001190	Single Family	MICHAEL A & VALERIE KROPP	8499 BECHTEL AVE	1	216		216	1	\$ 10,838		\$ 20,605	
123	'205487001180	Single Family	RICHARD SEVERS	8485 BECHTEL AVE	1	74		74	1	\$ 10,838		\$ 20,605	
124	'205487001170	Single Family	DAVID TSTE DYBEDAHL, JANICE TSTE DYBEDAHL	8471 BECHTEL AVE	1	71		71	1	\$ 10,838		\$ 20,605	
125	'205487001160	Single Family	DEAN C & TAMI J SWENSON	8455 BECHTEL AVE	1	87		87	1	\$ 10,838		\$ 20,605	
126	'205487001150	Single Family	DOUGLAS A & SANDRA M CHRISTENSEN	8441 BECHTEL AVE	1	42		42	1	\$ 10,838		\$ 20,605	
127	'205487001140	Single Family	MICHAEL R SIGRIST, KATHRYN M AAMOT	8425 BECHTEL AVE	1	42		42	1	\$ 10,838		\$ 20,605	
128	'205487001130	Single Family	TYRELL HOINES, CHERYL ANN EARLY	8424 BECHTEL AVE	1	42		42	1	\$ 10,838		\$ 20,605	
129	'205487001120	Single Family	DALE H & SUSAN M OTTERNESS	8436 BECHTEL AVE	1	42		42	1	\$ 10,838		\$ 20,605	
130	'205487001110	Single Family	FOWSIYO AHMED, NASRO Y KILWE	8450 BECHTEL AVE	1	65		65	1	\$ 10,838		\$ 20,605	
131	'205487001100	Single Family	STEVEN A & BARBARA J MIERS	8462 BECHTEL AVE	1	64		64	1	\$ 10,838		\$ 20,605	
132	'205487001090	Single Family	MICHAEL E & MAGGIE A HECK	8476 BECHTEL AVE	1	63		63	1	\$ 10,838		\$ 20,605	
133	'205487001080	Single Family	CINDY H PORTWOOD	8488 BECHTEL AVE	1	63		63	1	\$ 10,838		\$ 20,605	
134	'205487001070	Single Family	THOMAS R & DEBORAH A JOHNSON	8502 BECHTEL AVE	1	63		63	1	\$ 10,838		\$ 20,605	

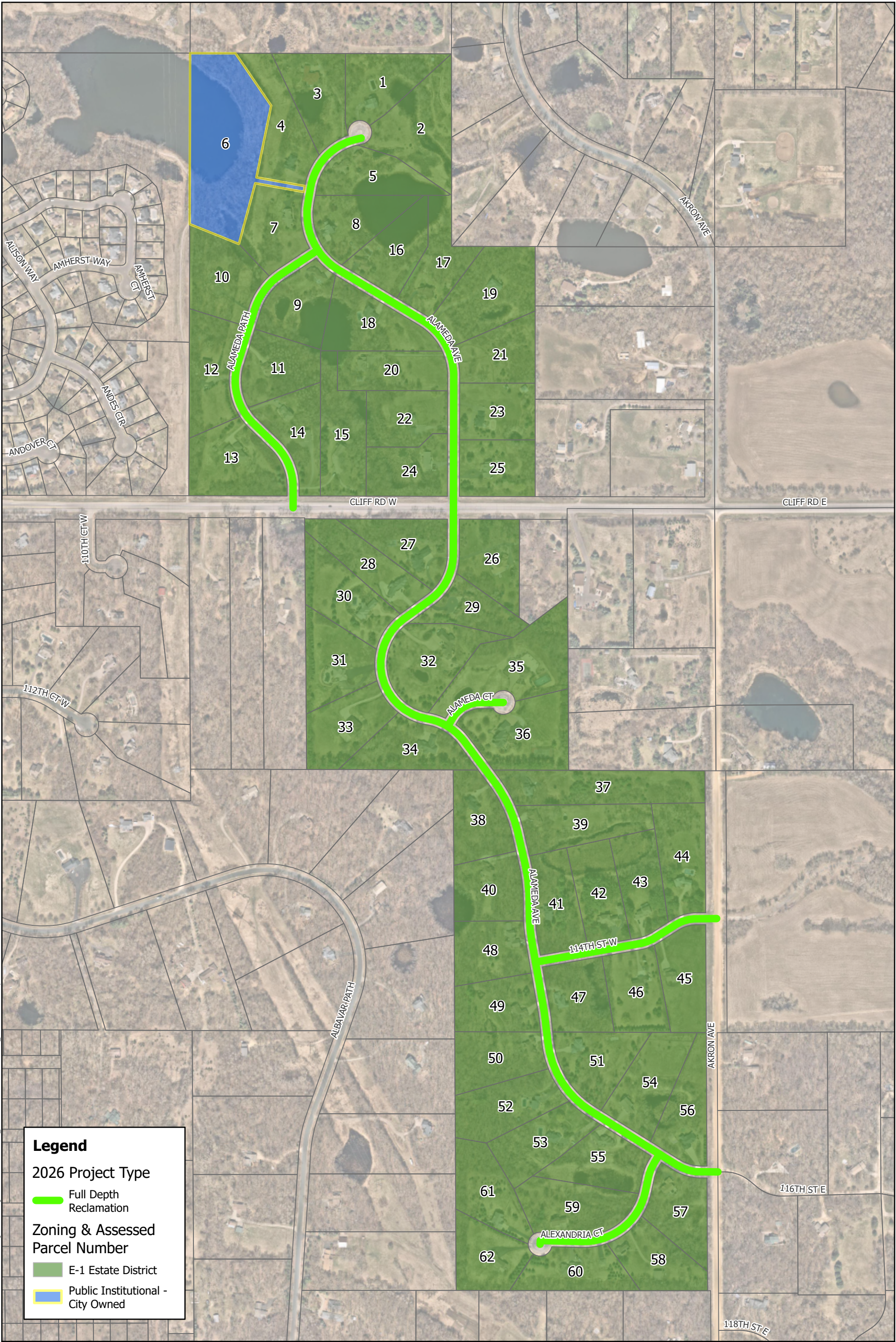
CP 2026-09K: College Trail Areas													
#	PID	Property Classification	Owner	Site Address	Driveway Access	SF Front Footage	Non-SF Front Footage	Adj. Front Footage	Equiv. SF Units	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Notes
FULL DEPTH RECLAMATION AND PARTIAL RECONSTRUCTION													
135	'205487001060	Single Family	CAERL J & JEANNE M LOJOVICH	8514 BECHTEL AVE	1	73		73	1	\$ 10,838		\$ 20,605	
136	'205487002120	Single Family	GUSTAVO BALTAZAR PEREZ, GUADALUPE LOPEZ	3080 85TH ST E	1	212		212	1	\$ 10,838		\$ 20,605	
137	'205487001050	Single Family	JOSEPH & ANNE MARIE SASS	8528 BECHTEL AVE	1	79		79	1	\$ 10,838		\$ 20,605	
138	'205487001040	Single Family	RUDY & LAUREN PITERA	8540 BECHTEL AVE	1	67		67	1	\$ 10,838		\$ 20,605	
139	'205487001030	Single Family	DEAN ORVILLE TSTE SMITH, HEATHER LINNE TSTE SMITH	8554 BECHTEL AVE	1	65		65	1	\$ 10,838		\$ 20,605	
140	'205487001020	Single Family	BJORN B GOTT	8566 BECHTEL AVE	1	65		65	1	\$ 10,838		\$ 20,605	
141	'205487001010	Single Family	STEPHEN O & MARY J HEASLEY	8580 BECHTEL AVE	1	99		99	1	\$ 10,838		\$ 20,605	
142	'205487002110	Single Family	JESSICA JEAN LARSON, CHRISTOPHER MICHAEL SCHEUERMANN	8557 BECHTEL CT	1	186		186	1	\$ 10,838		\$ 20,605	
143	'205487002100	Single Family	JOSEPH & KERI WYMAN	8553 BECHTEL CT	1	59		59	1	\$ 10,838		\$ 20,605	
144	'205487002090	Single Family	EMIL C & KATHLEEN P FORESTER	8549 BECHTEL CT	1	69		69	1	\$ 10,838		\$ 20,605	
145	'205487002080	Single Family	ANDREW J MADISON	8545 BECHTEL CT	1	79		79	1	\$ 10,838		\$ 20,605	
146	'205487002070	Single Family	STEVEN VERNON TSTE STANG, KRISTEN LEE TSTE STANG	8541 BECHTEL CT	1	42		42	1	\$ 10,838		\$ 20,605	
147	'205487002060	Single Family	TYLER GROSS, JACQUELINE JOHNSON	8537 BECHTEL CT	1	42		42	1	\$ 10,838		\$ 20,605	
148	'205487002050	Single Family	EUGENE K LABARRE, PAULA R MASTEL	8544 BECHTEL CT	1	40		40	1	\$ 10,838		\$ 20,605	
149	'205487002040	Single Family	STEVEN J JR MEARS, GRETEL K MEARS	8548 BECHTEL CT	1	48		48	1	\$ 10,838		\$ 20,605	
150	'205487002030	Single Family	RAPHAEL MINGA	8552 BECHTEL CT	1	71		71	1	\$ 10,838		\$ 20,605	
151	'205487002020	Single Family	RONALD L DEGLER	8556 BECHTEL CT	1	66		66	1	\$ 10,838		\$ 20,605	
152	'205487002010	Single Family	JONATHAN & FAITH OLSON	8560 BECHTEL CT	1	237		237	1	\$ 10,838		\$ 20,605	
153	'201408001010	Single Family	BENJAMIN PATON, ABBY M PATON	8507 CAMPBELL AVE	1	111		111	1	\$ 10,838		\$ 20,605	
154	'201408002010	Single Family	JEFFREY ALLEN TSTE ROYCE	8516 CAMPBELL AVE	1	132		132	1	\$ 10,838		\$ 20,605	
155	'201408001020	Single Family	KRISTINE KISSLING WILK, MARK T WILK	8523 CAMPBELL AVE	1	74		74	1	\$ 10,838		\$ 20,605	
156	'201408002020	Single Family	HERMAN T TODD, THERESA M TODD	8532 CAMPBELL AVE	1	227		227	1	\$ 10,838		\$ 20,605	
157	'201408001030	Single Family	GAYLE G & MARK A SMITH	8539 CAMPBELL AVE	1	116		116	1	\$ 10,838		\$ 20,605	
158	'201408001040	Single Family	JOAN D TSTE PEDELTY	8555 BIRCH BLVD	1	153		153	1	\$ 10,838		\$ 20,605	
159	'201408001050	Single Family	JON T & KRISTELLE R FUMICH	8543 BIRCH BLVD	1	109		109	1	\$ 10,838		\$ 20,605	
160	'201408001060	Single Family	PAUL F & NANCY A BROWN	8531 BIRCH BLVD	1	100		100	1	\$ 10,838		\$ 20,605	
161	'201408001070	Single Family	DAVID & JODI PHIPPS	8519 BIRCH BLVD	1	62		62	1	\$ 10,838		\$ 20,605	
162	'201408001080	Single Family	MARGARITA N ROMO	8507 BIRCH BLVD	1	50		50	1	\$ 10,838		\$ 20,605	
163	'201408001090	Single Family	FRANK M & KATHY MURR ALEXANDER	8504 BIRCH BLVD	1	50		50	1	\$ 10,838		\$ 20,605	
164	'201408001100	Single Family	AMY J & LANCE R ABRAHAMSON	8516 BIRCH BLVD	1	53		53	1	\$ 10,838		\$ 20,605	
165	'201408001110	Single Family	FREDERICK L & CYNTHIA A BETZ	8528 BIRCH BLVD	1	133		133	1	\$ 10,838		\$ 20,605	
166	'201408001120	Single Family	ANDREW B & MICHELLE L BIGGS	8540 BIRCH BLVD	1	88		88	1	\$ 10,838		\$ 20,605	
167	'201408001130	Single Family	MARK CAPISTRANT	8552 BIRCH BLVD	1	82		82	1	\$ 10,838		\$ 20,605	
168	'201408001140	Single Family	TIMOTHY TSTE SCHULTZ, CONNIE B TSTE SCHULTZ	8564 BIRCH BLVD	1	128		128	1	\$ 10,838		\$ 20,605	
169	'201408001150	Single Family	LAWRENCE & AMANDA OSTER	8576 BIRCH BLVD	1	111		111	1	\$ 10,838		\$ 20,605	
170	'201408001160	Single Family	PAUL F TSTE TACKE, KATHLEEN A TSTE TACKE	8588 BIRCH BLVD	1	269		269	1	\$ 10,838		\$ 20,605	
171	'201408001170	Single Family	ROBERT W & JULIE R M THOMAS	8597 BIRCH CT	1	119		119	1	\$ 10,838		\$ 20,605	
172	'201408001180	Single Family	STEPHEN T & MARY M OLESEN	8601 BIRCH CT	1	44		44	1	\$ 10,838		\$ 20,605	
173	'201408001190	Single Family	RONALD P & LINDA A VIDEEN	8605 BIRCH CT	1	50		50	1	\$ 10,838		\$ 20,605	
174	'201408001200	Single Family	COREY GANSER, PAMELA GANSER	8606 BIRCH CT	1	60		60	1	\$ 10,838		\$ 20,605	
175	'201408001210	Single Family	JAMES & SHELLEY RAUSCHNOT	8602 BIRCH CT	1	85		85	1	\$ 10,838		\$ 20,605	
176	'201408001220	Single Family	JAMES W & SUSAN H LEVAHN	8598 BIRCH CT	1	80		80	1	\$ 10,838		\$ 20,605	
177	'201408001230	Single Family	STEVEN & ANN M VOGEL	8594 BIRCH CT	1	256		256	1	\$ 10,838		\$ 20,605	
178	'201185101010	Single Family	GEORGE E & ANITA M HOTTINGER, DAVID G & MICHAEL J HOTTINGER	8634 CALLAHAN TRL	0	94		94	0	\$ -			
179	201185100020	Single Family	PINES HOMEOWNERS ASSOC OF IGH		1		55	110		\$ 12,416		\$ 20,605	

CP 2026-09K: College Trail Areas													
#	PID	Property Classification	Owner	Site Address	Driveway Access	SF Front Footage	Non-SF Front Footage	Adj. Front Footage	Equiv. SF Units	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Notes
FULL DEPTH RECLAMATION AND PARTIAL RECONSTRUCTION													
180	'201185501010	Single Family	DIANE L DOLINAR	8635 CALLAHAN TRL	0	119		119	0	\$ -			
181	'201408002070	Single Family	JOHN P ASMUS, KATHRYN A ASMUS	8627 BIRCH BLVD	1	239		239	1	\$ 10,838		\$ 20,605	
182	'201408002060	Single Family	SERGE NAZAIRE NGOUAMBE	8615 BIRCH BLVD	1	80		80	1	\$ 10,838		\$ 20,605	
183	'201408002050	Single Family	CARL WILLIAM JR ANDERSEN	8603 BIRCH BLVD	1	80		80	1	\$ 10,838		\$ 20,605	
184	'201408002040	Single Family	ERIC C TSTE GUSTAFSON, JENNIFER A TSTE GUSTAFSON	8591 BIRCH BLVD	1	80		80	1	\$ 10,838		\$ 20,605	
185	'201408002030	Single Family	DAVID P & TERESA M VIBAR	8579 BIRCH BLVD	1	80		80	1	\$ 10,838		\$ 20,605	
186	'201407001010	Single Family	KATRINA & MATTHEW LASSEGARD	8377 CAREW CT	1	255		255	1	\$ 10,838		\$ 20,605	
187	'201407001020	Single Family	ANTHONY W REKLIS	8361 CAREW CT	1	99		99	1	\$ 10,838		\$ 20,605	
188	'201185301010	Single Family	KEVIN E & PATRICE M GELLERMAN	8345 CAREW CT	1	63		63	1	\$ 10,838		\$ 20,605	
189	'201185301020	Single Family	FRANK J & JANEANN M MULLER	8329 CAREW CT	1	49		49	1	\$ 10,838		\$ 20,605	
190	'201185301030	Single Family	CHAD & LISA LANGTON	8313 CAREW CT	1	74		74	1	\$ 10,838		\$ 20,605	
191	'201185301040	Single Family	BRADLEY A PARENT, SUSANNA PARENT	8320 CAREW CT	1	50		50	1	\$ 10,838		\$ 20,605	
192	'201407002030	Single Family	GREGG C & DEBORAH M LINK	8340 CAREW CT	1	73		73	1	\$ 10,838		\$ 20,605	
193	'201407002020	Single Family	NIKOLAY RAYKOV, KRISTA RAYKOV	8360 CAREW CT	1	86		86	1	\$ 10,838		\$ 20,605	
194	'201407002010	Single Family	HARI SUKUMARAN NAIR	8380 CAREW CT	1	246		246	1	\$ 10,838		\$ 20,605	
195	'201407003010	Single Family	RENEE J & JIM H VONBERGE	8419 CALVIN CT	1	248		248	1	\$ 10,838		\$ 20,605	
196	'201407003020	Single Family	STANLEY VENNE, NANCY OHMAN	8445 CALVIN CT	1	196		196	1	\$ 10,838		\$ 20,605	
197	'201407003030	Single Family	JASON E & JACQUELINE R KERAN	8471 CALVIN CT	1	121		121	1	\$ 10,838		\$ 20,605	
198	'201407003040	Single Family	WILLIAM & KAREN L THOMAS	8470 CALVIN CT	1	71		71	1	\$ 10,838		\$ 20,605	
199	'201407003050	Single Family	MARVIN F & ANN E HAMANN	8450 CALVIN CT	1	68		68	1	\$ 10,838		\$ 20,605	
200	'201407003060	Single Family	DAVID J & NICOLE K SMITH	8430 CALVIN CT	1	87		87	1	\$ 10,838		\$ 20,605	
201	'201407003070	Single Family	BRIAN M & DIANE ANDERSON	8410 CALVIN CT	1	235		235	1	\$ 10,838		\$ 20,605	
202	'201185201010	Single Family	DAVID C & SUSAN L BORCHARD	8335 COLLEGE TRL	1	80		80	1	\$ 10,838		\$ 20,605	
203	'201185202010	Single Family	SCOTT MACDOUGALL, KAROL A QUESADA CERDAS	8346 COLLEGE TRL	1	104		104	1	\$ 10,838		\$ 20,605	
204	'201185201020	Single Family	JOHN A JR BEATRICE C FAGER, CONNIE J GIESER	8359 COLLEGE TRL	1	80		80	1	\$ 10,838		\$ 20,605	
205	'201185202020	Single Family	LANCE A MATTESON, JACQUELYN E MATTESON	8370 COLLEGE TRL	1	104		104	1	\$ 10,838		\$ 20,605	
206	'201185201030	Single Family	DOUGLAS B & SUSAN J BERNSTEIN	8383 COLLEGE TRL	1	80		80	1	\$ 10,838		\$ 20,605	
207	'201185201040	Single Family	NICOLE SMITH, LUKE SMITH	8407 COLLEGE TRL	1	85		85	1	\$ 10,838		\$ 20,605	
208	'201185202030	Single Family	ANDREW JOSEPH CLAUDE, JENNIFER ANN CLAUDE	8394 COLLEGE TRL	1	83		83	1	\$ 10,838		\$ 20,605	
209	'201185201050	Single Family	JAMES D TSTE KENNEDY	8431 COLLEGE TRL	1	117		117	1	\$ 10,838		\$ 20,605	
210	'201185202040	Single Family	DAMON N ROTH, ALYSON KATHLEEN RILE ROTH	8418 COLLEGE TRL	1	73		73	1	\$ 10,838		\$ 20,605	
211	'201185202050	Single Family	NAM TRONG DAO, NGUYEN HONG LE	8442 COLLEGE TRL	1	80		80	1	\$ 10,838		\$ 20,605	
212	'201185201060	Single Family	SEAN & BROOKE YOUNG, JAMES T YOUNG	8455 COLLEGE TRL	1	85		85	1	\$ 10,838		\$ 20,605	
213	'201406001010	Single Family	JOHN LYNCH, JENNIFER LYNCH	8479 COLLEGE TRL	1	180		180	1	\$ 10,838		\$ 20,605	
214	'201185202060	Single Family	BRANDON R BERNARDY, KELLY M BERNARDY	8466 COLLEGE TRL	1	194		194	1	\$ 10,838		\$ 20,605	
215	201406000010	City Pond	CITY OF INVER GROVE HEIGHTS		1		210	420			\$ 47,405		City pond w/ access
216	201406000020	City Pond	CITY OF INVER GROVE HEIGHTS		1		236	472			\$ 53,275		City pond w/ access
217	'201406101010	Single Family	SARA A WILLIAMS	8487 COLLEGE TRL	1	123		123	1	\$ 10,838		\$ 20,605	
218	'201406102100	Single Family	LEON E TSTE BECK, NANCY M TSTE BECK	8490 COLLEGE TRL	1	126		126	1	\$ 10,838		\$ 20,605	
219	'201406102090	Single Family	DANIEL M & SUSAN M FUSCO	8494 COLLEGE TRL	1	87		87	1	\$ 10,838		\$ 20,605	
220	'201406101020	Single Family	JACQUE MARCOTTE, KATHERINE MARCOTTE	8495 CASEY CT	1	214		214	1	\$ 10,838		\$ 20,605	
221	'201406101030	Single Family	JOAN ALMANZA, JULIUS ALMANZA	8481 CASEY CT	1	118		118	1	\$ 10,838		\$ 20,605	
222	'201406101040	Single Family	GREGORY J & EMILY E MAILAND	8467 CASEY CT	1	107		107	1	\$ 10,838		\$ 20,605	
223	'201406101050	Single Family	STEVEN J TSTE BENKE, TAMOLYN P TSTE BENKE	8453 CASEY CT	1	85		85	1	\$ 10,838		\$ 20,605	
224	'201406101060	Single Family	CHRISTOPHER LEFFNER, TRACI LEFFNER	8439 CASEY CT	1	84		84	1	\$ 10,838		\$ 20,605	

CP 2026-09K: College Trail Areas													
#	PID	Property Classification	Owner	Site Address	Driveway Access	SF Front Footage	Non-SF Front Footage	Adj. Front Footage	Equiv. SF Units	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Notes
FULL DEPTH RECLAMATION AND PARTIAL RECONSTRUCTION													
225	'201406101070	Single Family	KAREN ELIZABETH PAONE, PHIL CHRISTOPHER PAONE	8425 CASEY CT	1	39		39	1	\$ 10,838		\$ 20,605	
226	'201406101080	Single Family	JOHN L & DEBRA L ZYLA	8411 CASEY CT	1	33		33	1	\$ 10,838		\$ 20,605	
227	'201406101090	Single Family	STEPHEN O & ANGELA L SCHEFFLEY	8404 CASEY CT	1	38		38	1	\$ 10,838		\$ 20,605	
228	'201406101100	Single Family	TIMOTHY J & MORGAN E VOIGHT	8418 CASEY CT	1	37		37	1	\$ 10,838		\$ 20,605	
229	'201406101110	Single Family	MATTHEW J & MONICA FRAHM	8432 CASEY CT	1	90		90	1	\$ 10,838		\$ 20,605	
230	'201406101120	Single Family	BRIAN P & JACKIE A MCCONNON	8446 CASEY CT	1	88		88	1	\$ 10,838		\$ 20,605	
231	'201406101130	Single Family	LIVING WELL DISABILITY SERVICES	8460 CASEY CT	1	88		88	1	\$ 10,838		\$ 20,605	
232	'201406101140	Single Family	DAVID ALLEN LINDBLAD	8474 CASEY CT	1	75		75	1	\$ 10,838		\$ 20,605	
233	'201406101150	Single Family	DWAYNE DOULGAS UNGLESBEE, JEANNE MARIE UNGLESBEE	8488 CASEY CT	1	78		78	1	\$ 10,838		\$ 20,605	
234	201406100030	City Pond	CITY OF INVER GROVE HEIGHTS		0		348	348			\$ 39,279		City pond w/o access
235	'201406102080	Single Family	KEVIN P FINLEY	8498 COLLEGE TRL	1	85		85	1	\$ 10,838		\$ 20,605	
236	'201406102070	Single Family	STEPHEN D & BARBARA DUNCAN	8504 COLLEGE TRL	1	87		87	1	\$ 10,838		\$ 20,605	
237	'201406102060	Single Family	CASEY SARVER, KATIE MATTIS	8525 CARSON CT	1	169		169	1	\$ 10,838		\$ 20,605	
238	'201406102050	Single Family	RICHARD & JULIE RUSHTON	8549 CARSON CT	1	79		79	1	\$ 10,838		\$ 20,605	
239	'201406102040	Single Family	THOMAS L & ANNE M PELTIER	8573 CARSON CT	1	50		50	1	\$ 10,838		\$ 20,605	
240	'201406102030	Single Family	ARDELL JAMES JR & KIM LEE DWORAK	8562 CARSON CT	1	50		50	1	\$ 10,838		\$ 20,605	
241	'201406102020	Single Family	DAVID L & KAREN S SEEHUSEN	8538 CARSON CT	1	78		78	1	\$ 10,838		\$ 20,605	
242	'201406102010	Single Family	DIANE M REITTER TSTE, THOMAS J REITTER TSTE	8514 CARSON CT	1	218		218	1	\$ 10,838		\$ 20,605	
243	'201406202010	Single Family	PETER D & NANCY A HEMSTOCK	8515 COLLEGE TRL	1	97		97	1	\$ 10,838		\$ 20,605	
244	'201406201140	Single Family	ABDUL QURESHI, NABEELA BEGUM QURESHI	8518 COLLEGE TRL	1	101		101	1	\$ 10,838		\$ 20,605	
245	'201406202020	Single Family	CHRISTOPHER & LAURA ZENK	8521 COLLEGE TRL	1	98		98	1	\$ 10,838		\$ 20,605	
246	'201406201130	Single Family	NEIL C & LEAH C BOYD	8524 COLLEGE TRL	1	92		92	1	\$ 10,838		\$ 20,605	
247	'201406202030	Single Family	SHANNON GATES, DANIEL KRONICK	8527 COLLEGE TRL	1	91		91	1	\$ 10,838		\$ 20,605	
248	'201406201120	Single Family	EMILY GERBIG, DARRIN JOHNSON	8530 COLLEGE TRL	1	90		90	1	\$ 10,838		\$ 20,605	
249	'201406202040	Single Family	SHUANA OSTERBERG	8533 COLLEGE TRL	1	111		111	1	\$ 10,838		\$ 20,605	
250	'201406201110	Single Family	MICHAEL D WADLEY, GERALYN L WADLEY	8536 COLLEGE TRL	1	81		81	1	\$ 10,838		\$ 20,605	
251	'201406202050	Single Family	SCOTT PEARSON, JENNIFER PEARSON	8541 COLLEGE TRL	1	118		118	1	\$ 10,838		\$ 20,605	
252	'201406201100	Single Family	CLYDE V & CAROLYN A CRESS	8542 COLLEGE TRL	1	82		82	1	\$ 10,838		\$ 20,605	
253	'201406201090	Single Family	ELIZABETH KOBLISKA, STEPHEN B CHRISTENSEN	8546 COLLEGE TRL	1	82		82	1	\$ 10,838		\$ 20,605	
254	'201406202060	Single Family	JOHN ROBERT ATKINS, LINDSAY MARIE GOODWIN	8549 COLLEGE TRL	1	117		117	1	\$ 10,838		\$ 20,605	
255	'201406201080	Single Family	MICHAEL L TSTE BOWERS	8552 COLLEGE TRL	1	83		83	1	\$ 10,838		\$ 20,605	
256	'201406202070	Single Family	BRIAN J & RITA C THOEMKE	8557 COLLEGE TRL	1	113		113	1	\$ 10,838		\$ 20,605	
257	'201406201070	Single Family	JAMES V & KATHLEEN A STICKNEY	8556 COLLEGE TRL	1	90		90	1	\$ 10,838		\$ 20,605	
258	'201406201060	Single Family	TIMOTHY K TSTE THOMPSON, LORI L TSTE THOMPSON	8562 COLLEGE TRL	1	83		83	1	\$ 10,838		\$ 20,605	
259	'201406202080	Single Family	DAVID V & JESSICA L MORGAN	8565 COLLEGE TRL	1	120		120	1	\$ 10,838		\$ 20,605	
260	'201406201050	Single Family	PATRICK & LEANN OBERSTAR	8566 COLLEGE TRL	1	78		78	1	\$ 10,838		\$ 20,605	
261	'201406201040	Single Family	RICHARD C & LISA L TSTES JENSEN	8570 COLLEGE TRL	1	80		80	1	\$ 10,838		\$ 20,605	
262	'201406202090	Single Family	ELIE N & DEBORAH L SAFI	8573 COLLEGE TRL	1	106		106	1	\$ 10,838		\$ 20,605	
263	'201406201030	Single Family	ADAM M & BARBARA A BORROWMAN	8574 COLLEGE TRL	1	90		90	1	\$ 10,838		\$ 20,605	
264	'201406202100	Single Family	JOEL RODERICK SOMA, SARAH VICENTA ROE SOMA	8579 COLLEGE TRL	1	85		85	1	\$ 10,838		\$ 20,605	
265	'201406201020	Single Family	JON S & SUSAN R EWERS	8580 COLLEGE TRL	1	90		90	1	\$ 10,838		\$ 20,605	
266	'201406202110	Single Family	PAMELA FAYE PFEFFER	8583 COLLEGE TRL	1	87		87	1	\$ 10,838		\$ 20,605	
267	'201406202120	Single Family	IGOR & OLGA DINER	8587 COLLEGE TRL	1	23		23	1	\$ 10,838		\$ 20,605	
268	'201406202130	Single Family	ADAM & KATIE NELSON	8591 COLLEGE TRL	1	179		179	1	\$ 10,838		\$ 20,605	
269	'201406201010	Single Family	RICHARD F GRATHEN, LISA GRATHEN	8590 COLLEGE TRL	1	200		200	1	\$ 10,838		\$ 20,605	

CP 2026-09K: College Trail Areas													
#	PID	Property Classification	Owner	Site Address	Driveway Access	SF Front Footage	Non-SF Front Footage	Adj. Front Footage	Equiv. SF Units	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Notes
FULL DEPTH RECLAMATION AND PARTIAL RECONSTRUCTION													
FULL DEPTH RECLAMATION AND PARTIAL RECONSTRUCTION: PRELIMINARY ASSESSMENT SUBTOTALS						19685	2171	23382	205	\$ 2,465,651	\$ 173,481		

IGH STREET & STORM ASSESSMENT (FDR AND PARTIAL RECON)	
TOTAL STREET, STORM, SIDEWALK/TRAIL COSTS	\$ 4,798,327
ASSESSABLE STREET, STORM, SIDEWALK/TRAIL COSTS (55%)	\$ 2,639,080
TOTAL PROJECT ADJUSTED FRONT FOOTAGE	23382
ASSESSABLE RATE (\$/FT)	\$ 112.87
SINGLE FAMILY FRONT FOOTAGE	19685
SINGLE FAMILY ASSESSMENT	\$ 2,221,846
# OF SINGLE FAMILY UNITS	205
ASSESSMENT RATE PER SF UNIT	\$ 10,838



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Legend

2026 Project Type

Full Depth Reclamation

Zoning & Assessed Parcel Number

E-1 Estate District

Public Institutional - City Owned

N

0600

Feet

Project: INVER 180701

Print Date: 1/3/2025

User Name: tschwarz

Projection: NAD 1983 HARN Adj MN Dakota Ft

Source: Dakota County, City of Inver Grove Heights, & SEH Inc

Assessment Map

2026 PMI South Feasibility Study

Alameda Ave Area (CP 2026-09L)

Full Depth Reclamation

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

CP 2026-09L: Alameda Ave Area													
#	PID	Property Classification	Owner	Site Address	Driveway Access	SF Front Footage	Non-SF Front Footage	Adj. Front Footage	Equiv. SF Units	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Notes
FULL DEPTH RECLAMATION													
1	'207140003030	Single Family	ERIC L & LAURI P SALVERDA	10647 ALAMEDA AVE	1	167		167	1	\$ 21,622		\$ 36,369	
2	'207140003040	Single Family	PAUL A & ANN M B PALMER	10656 ALAMEDA AVE	0	144		144	1	\$ 21,622		\$ 36,369	Undeveloped
3	'207140003020	Single Family	THOMAS JR MICHAUD, THERESA A MICHAUD	10665 ALAMEDA AVE	1	180		180	1	\$ 21,622		\$ 36,369	
4	'207140003010	Single Family	GERHARD PHILLIP KEMP	10681 ALAMEDA AVE	1	173		173	1	\$ 21,622		\$ 36,369	
5	'207140003050	Single Family	MICHAEL & MARY CASSIDY	10684 ALAMEDA AVE	2	354		354	1	\$ 21,622		\$ 36,369	
6	'207140000010	City Park	CITY OF INVER GROVE HEIGHTS		0		862	1724			\$ 110,922		Flag lot
7	'207140001040	Single Family	ANDREW OLSON, LANA SIEWERT-OLSON	10729 ALAMEDA AVE	1	540		540	1	\$ 21,622		\$ 36,369	
8	'207140003060	Single Family	ZACHARY SVENDSEN, EMILY S SVEBDSEN	10736 ALAMEDA AVE	3	404		404	1	\$ 21,622		\$ 36,369	
9	'207140002030	Single Family	JUDITH A TSTE RAU	10767 ALAMEDA AVE	1	623		623	1	\$ 21,622		\$ 36,369	
10	'207140001030	Single Family	COREEN S TSTE HAMILTON-BURROWS	10805 ALAMEDA PATH	1	285		285	1	\$ 21,622		\$ 36,369	
11	'207140002020	Single Family	DAVID L & ERIN M NORRIS	10846 ALAMEDA PATH	1	412		412	1	\$ 21,622		\$ 36,369	
12	'207140001020	Single Family	HAMEN FAMILY TRUST	10873 ALAMEDA PATH	1	478		478	1	\$ 21,622		\$ 36,369	
13	'207140001010	Single Family	ANTHONY S BATTAGLIA, EVELYN W USS	10949 ALAMEDA PATH	1	488		488	1	\$ 21,622		\$ 36,369	
14	'207140002010	Single Family	SAUL SNOWISE, AMY-KATE SNOWISE	10956 ALAMEDA PATH	2	536		536	1	\$ 21,622		\$ 36,369	
15	'207140101050	Single Family	ANTHONY A & KATHRYN M SELESKI	10972 ALAMEDA PATH	1	0		0	0.5	\$ 10,811		\$ 36,369	Indirect Access; 1/2 rate
16	'207140102010	Single Family	GARY S MATTILA	10800 ALAMEDA AVE	1	324		324	1	\$ 21,622		\$ 36,369	
17	'207140102020	Single Family	RICHARD J & CLAUDIA MIKOS	10842 ALAMEDA AVE	1	197		197	1	\$ 21,622		\$ 36,369	
18	'207140101010	Single Family	ALEXANDER E & WENDY BREKKEN	10853 ALAMEDA AVE	1	668		668	1	\$ 21,622		\$ 36,369	
19	'207140102030	Single Family	CRAIG NEVILLE, KATHIE JEAN RICHARDS	10864 ALAMEDA AVE	1	184		184	1	\$ 21,622		\$ 36,369	
20	'207140101020	Single Family	KEITH & CHERYL PERRY	10893 ALAMEDA AVE	1	204		204	1	\$ 21,622		\$ 36,369	
21	'207140102040	Single Family	DENNIS & PATRICIA HENDERSON	10896 ALAMEDA AVE	0	189		189	1	\$ 21,622		\$ 36,369	Undeveloped
22	'207140101030	Single Family	KIER & ASHLEE MCNAMARA	10927 ALAMEDA AVE	1	216		216	1	\$ 21,622		\$ 36,369	
23	'207140102050	Single Family	MATTHEW J ETZELL, HOLLY M BENNETT ETZELL	10932 ALAMEDA AVE	2	286		286	1	\$ 21,622		\$ 36,369	
24	'207140101040	Single Family	DANIEL R & WENDY V CONNELL	10969 ALAMEDA AVE	1	316		316	1	\$ 21,622		\$ 36,369	
25	'207140102060	Single Family	THAD E & JENNIFER S HELLMAN	10974 ALAMEDA AVE	1	285		285	1	\$ 21,622		\$ 36,369	
26	'207130002020	Single Family	LEAH TSTE MILOJEVIC, MILAN M TSTE MILOJEVIC	11020 ALAMEDA AVE	1	273		273	1	\$ 21,622		\$ 36,369	
27	'207130001022	Single Family	STEVEN K MEIRINK	11025 ALAMEDA AVE	2	379		379	1	\$ 21,622		\$ 36,369	
28	'207130001021	Single Family	ALEXANDER KRASNY, LUDMILA KRASNY	11045 ALAMEDA AVE	1	201		201	1	\$ 21,622		\$ 36,369	
29	'207130002031	Single Family	SANDRA L TSTE DRENTTEL	11060 ALAMEDA AVE	1	364		364	1	\$ 21,622		\$ 36,369	
30	'207130001030	Single Family	KARAI C & SHUBHANGI M SUKUMAR	11125 ALAMEDA AVE	1	218		218	1	\$ 21,622		\$ 36,369	
31	'207130001040	Single Family	MICHAEL J & JILL R RUSTAD	11165 ALAMEDA AVE	1	161		161	1	\$ 21,622		\$ 36,369	
32	'207130002041	Single Family	CURTIS MARK TSTE SIEMERS	11180 ALAMEDA AVE	1	588		588	1	\$ 21,622		\$ 36,369	
33	'207130001050	Single Family	JOHN & MARY R TAUER	11205 ALAMEDA AVE	1	196		196	1	\$ 21,622		\$ 36,369	
34	'207130001060	Single Family	ROBERT L BACH, KAREN J GUNDERSON	11245 ALAMEDA AVE	1	513		513	1	\$ 21,622		\$ 36,369	
35	'207130002062	Single Family	MICHAEL & ALLA KASHEVATSKY	11215 ALAMEDA CT	1	525		525	1	\$ 21,622		\$ 36,369	
36	'207130002071	Single Family	PATRICK M & CORTNEY D WHITE	11240 ALAMEDA CT	1	678		678	1	\$ 21,622		\$ 36,369	
37	'205768002060	Single Family	JOSHUA & DEVAN WILLOUR	11290 ALAMEDA AVE	1	211		211	1	\$ 21,622		\$ 36,369	
38	'205768001040	Single Family	JEFFREY & CHRISTINE CARLSON	11305 ALAMEDA AVE	1	456		456	1	\$ 21,622		\$ 36,369	
39	'205768002050	Single Family	DEAN A TSTE DISANTO, KIMBERLY J TSTE SIEVERT-DISANTO	11330 ALAMEDA AVE	1	264		264	1	\$ 21,622		\$ 36,369	
40	'205768001030	Single Family	JEFFREY M & JODINE R LANDRO	11345 ALAMEDA AVE	1	388		388	1	\$ 21,622		\$ 36,369	
41	'205768002010	Single Family	MARK B & LISA M ACKER	11370 ALAMEDA AVE	1	783		783	1	\$ 21,622		\$ 36,369	
42	'205768002020	Single Family	TIMOTHY D & SHANNON DUDEK	1105 114TH ST W	1	220		220	1	\$ 21,622		\$ 36,369	

CP 2026-09L: Alameda Ave Area													
#	PID	Property Classification	Owner	Site Address	Driveway Access	SF Front Footage	Non-SF Front Footage	Adj. Front Footage	Equiv. SF Units	Proposed Feasibility Assessment (per policy)	City Property Portion	Capped Assessment	Notes
FULL DEPTH RECLAMATION													
43	'205768002030	Single Family	BRIAN A & BETH A TSTES LORENCE	1065 114TH ST W	1	208		208	1	\$ 21,622		\$ 36,369	
44	'205768002040	Single Family	KEVIN & SARAH MONN	1025 114TH ST W	1	199		199	1	\$ 21,622		\$ 36,369	
45	'205768003030	Single Family	JOHN G & SUZANNE M WESTRICK	1040 114TH ST W	1	285		285	1	\$ 21,622		\$ 36,369	
46	'205768003020	Single Family	ROBERT J & VICTORIA L CHURACK	1090 114TH ST W	1	271		271	1	\$ 21,622		\$ 36,369	
47	'205768003010	Single Family	PAUL J JR & SANDRA B LESKA	11450 ALAMEDA AVE	1	637		637	1	\$ 21,622		\$ 36,369	
48	'205768001020	Single Family	TODD WRUCKE, CHRISTINA WRUCKE	11385 ALAMEDA AVE	1	266		266	1	\$ 21,622		\$ 36,369	
49	'205768001010	Single Family	PAUL C RASCHER	11435 ALAMEDA AVE	1	300		300	1	\$ 21,622		\$ 36,369	
50	'205768101100	Single Family	DUSTIN J & KARI L RAHLF	11511 ALAMEDA AVE	1	190		190	1	\$ 21,622		\$ 36,369	
51	'205768102010	Single Family	LOUIS R & KATIE F WEBER	11524 ALAMEDA AVE	1	486		486	1	\$ 21,622		\$ 36,369	
52	'205768101090	Single Family	JOSEPH PAUL & KATIE ANN KOSCIELAK	11529 ALAMEDA AVE	1	195		195	1	\$ 21,622		\$ 36,369	
53	'205768101080	Single Family	NICHOLAS B & KRISTIN A NELSON	11545 ALAMEDA AVE	1	197		197	1	\$ 21,622		\$ 36,369	
54	'205768102020	Single Family	JOHN R TSTE PORTER, MARILYN L TSTE PORTER	11566 ALAMEDA AVE	1	295		295	1	\$ 21,622		\$ 36,369	
55	'205768101070	Single Family	NATHAN WESTGOR, SHELLEY WESTGOR	11569 ALAMEDA AVE	1	503		503	1	\$ 21,622		\$ 36,369	
56	'205768102030	Single Family	PATRICK & BARBARA AHERN	11590 ALAMEDA AVE	1	316		316	1	\$ 21,622		\$ 36,369	
57	'205768101010	Single Family	THOMAS L & CARRIE J MENGENHAUSER	11640 ALEXANDRIA CT	1	539		539	1	\$ 21,622		\$ 36,369	
58	'205768101020	Single Family	ARTHUR B & LYNNEA R TSTES PETERSEN	11658 ALEXANDRIA CT	2	227		227	1	\$ 21,622		\$ 36,369	
59	'205768101060	Single Family	DAVID & SUZETTE BAUMAN	11673 ALEXANDRIA CT	1	631		631	1	\$ 21,622		\$ 36,369	
60	'205768101030	Single Family	WAYNE & BRENDA J SCHMIDT	11680 ALEXANDRIA CT	2	396		396	1	\$ 21,622		\$ 36,369	
61	'205768101050	Single Family	LEONID MERMAN, YELENA MERMAN	11695 ALEXANDRIA CT	1	60		60	1	\$ 21,622		\$ 36,369	
62	'205768101040	Single Family	PHILLIP J & NANCY J SCHMIDT	11702 ALEXANDRIA CT	1	60		60	1	\$ 21,622		\$ 36,369	
FULL DEPTH RECLAMATION: PRELIMINARY ASSESSMENT SUBTOTALS						20332	862	22056	60.5	\$1,308,161	\$ 110,922		

IGH STREET & STORM ASSESSMENT (FDR)	
TOTAL STREET & STORM COST	\$ 2,580,019
ASSESSABLE STREET & STORM COST (55%)	\$ 1,419,010
TOTAL PROJECT ADJUSTED FRONT FOOTAGE	22056
ASSESSABLE RATE (\$/FT)	\$ 64.34
SINGLE FAMILY FRONT FOOTAGE	20332
SINGLE FAMILY ASSESSMENT	\$ 1,308,161
# OF SINGLE FAMILY UNITS	60.5
ASSESSMENT RATE PER SF UNIT	\$ 21,622

Appendix E

Opinion of Probable Costs

FEASIBILITY ESTIMATE - CP 2026-09K**85TH ST, COLLEGE TRL, & BIRCH BLVD AREAS****FDR & PARTIAL RECON**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$192,427.00	1.00	\$192,427.00
TRAFFIC CONTROL	LUMP SUM	\$54,979.00	1.00	\$54,979.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	742	\$2,226.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	450	\$3,150.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	7525	\$75,250.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$14.00	320	\$4,480.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	450	\$2,250.00
REMOVE BITUMINOUS PAVEMENT	SQ YD	\$7.00	30315	\$212,205.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	6320	\$31,600.00
BITUMINOUS BASE COURSE	TON	\$80.00	6583	\$526,640.00
BITUMINOUS WEAR COURSE	TON	\$90.00	6583	\$592,470.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	2220	\$6,660.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	12528	\$350,784.00
STABILIZING AGGREGATE	CU YD	\$20.00	2458	\$49,160.00
COMMON EXCAVATION	CU YD	\$30.00	6215	\$186,450.00
SUBGRADE EXCAVATION	CU YD	\$30.00	2458	\$73,740.00
CONCRETE CURB & GUTTER DESIGN D412 (MACHINE)	LIN FT	\$21.00	8710	\$182,910.00
CONCRETE CURB & GUTTER DESIGN D412 (SPOT REPLACEMENT)	LIN FT	\$32.00	3910	\$125,120.00
6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00	320	\$28,800.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	SQ YD	\$100.00	1350	\$135,000.00
REMOVE CASTING	EACH	\$250.00	65	\$16,250.00
CASTING ASSEMBLY	EACH	\$1,250.00	65	\$81,250.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	41	\$30,750.00
ADJUST VALVE BOX	EACH	\$600.00	53	\$31,800.00
EROSION CONTROL	LUMP SUM	\$27,490.00	1.00	\$27,490.00
TURF RESTORATION	LUMP SUM	\$82,469.00	1.00	\$82,469.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$3,106,310.00
+15% CONTINGENCY				\$465,947.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$3,572,257.00
+25% INDIRECT				\$893,065.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$4,465,322.00
PART 2: STORM SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$7,760.00	1.00	\$7,760.00
TRAFFIC CONTROL	LUMP SUM	\$2,218.00	1.00	\$2,218.00
REMOVE CASTING	EACH	\$250.00	3	\$750.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	145	\$2,320.00
REMOVE DRAINAGE STRUCTURE	EACH	\$1,000.00	3	\$3,000.00
12" STORM SEWER PIPE	LIN FT	\$85.00	24	\$2,040.00
15" STORM SEWER PIPE	LIN FT	\$95.00	121	\$11,495.00
DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,500.00	3	\$10,500.00
CASTING ASSEMBLY	EACH	\$1,250.00	3	\$3,750.00
WATER QUALITY BMP	LS	\$77,000.00	1	\$77,000.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$120,833.00
+15% CONTINGENCY				\$18,125.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$138,958.00
+25% INDIRECT				\$34,740.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$173,698.00
PART 3: SANITARY SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$1,528.00	1.00	\$1,528.00
TRAFFIC CONTROL	LUMP SUM	\$437.00	1.00	\$437.00
REMOVE CASTING	EACH	\$250.00	3	\$750.00

FEASIBILITY ESTIMATE - CP 2026-09K**85TH ST, COLLEGE TRL, & BIRCH BLVD AREAS****FDR & PARTIAL RECON**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
REMOVE SANITARY SEWER PIPE	LIN FT	\$18.00	40	\$720.00
CONNECT TO EXISTING STRUCTURE	EACH	\$1,500.00	1	\$1,500.00
CONNECT TO EXISTING SANITARY SEWER	EACH	\$2,000.00	2	\$4,000.00
8" PVC SANITARY SEWER	LIN FT	\$75.00	40	\$3,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	3	\$3,750.00
RECONSTRUCT SANITARY MANHOLE	EACH	\$2,700.00	3	\$8,100.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$23,785.00
+15% CONTINGENCY				\$3,568.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$27,353.00
+25% INDIRECT				\$6,839.00
PART 3: SANITARY SEWER IMPROVEMENTS - PROJECT TOTAL				\$34,192.00
PART 4: WATER MAIN IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$672.00	1.00	\$672.00
TRAFFIC CONTROL	LUMP SUM	\$192.00	1.00	\$192.00
INSTALL VALVE BOX TOP SECTION	EACH	\$800.00	12	\$9,600.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$10,464.00
+15% CONTINGENCY				\$1,570.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$12,034.00
+25% INDIRECT				\$3,009.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$15,043.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$7,117.00	1.00	\$7,117.00
TRAFFIC CONTROL	LUMP SUM	\$2,034.00	1.00	\$2,034.00
REMOVE CONCRETE SIDEWALK PAVEMENT	SQ FT	\$2.00	8085	\$16,170.00
REMOVE BITUMINOUS PAVEMENT	SQ YD	\$10.00	15	\$150.00
COMMON EXCAVATION	CU YD	\$30.00	153	\$4,590.00
4" CONCRETE WALK	SQ FT	\$8.00	8220	\$65,760.00
6" CONCRETE WALK	SQ FT	\$18.00	500	\$9,000.00
TRUNCATED DOMES	SQ FT	\$60.00	100	\$6,000.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$110,821.00
+15% CONTINGENCY				\$16,624.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION TOTAL				\$127,445.00
+25% INDIRECT				\$31,862.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - PROJECT TOTAL				\$159,307.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$4,465,322.00
PART 2: STORM SEWER IMPROVEMENTS				\$173,698.00
PART 3: SANITARY SEWER IMPROVEMENTS				\$34,192.00
PART 4: WATER MAIN IMPROVEMENTS				\$15,043.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				\$159,307.00
PROJECT TOTAL				\$4,847,562.00

FEASIBILITY ESTIMATE - CP 2026-09K**BIRCH BLVD AREA****FDR**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$27,370.00	1.00	\$27,370.00
TRAFFIC CONTROL	LUMP SUM	\$7,820.00	1.00	\$7,820.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	200	\$600.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	0	\$0.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	1283	\$12,830.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	6320	\$31,600.00
BITUMINOUS BASE COURSE	TON	\$80.00	1136	\$90,880.00
BITUMINOUS WEAR COURSE	TON	\$90.00	1136	\$102,240.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	382	\$1,146.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	369	\$10,332.00
STABILIZING AGGREGATE	CU YD	\$20.00	94	\$1,880.00
COMMON EXCAVATION	CU YD	\$30.00	702	\$21,060.00
SUBGRADE EXCAVATION	CU YD	\$30.00	94	\$2,820.00
CONCRETE CURB & GUTTER DESIGN D412 (MACHINE)	LIN FT	\$21.00	1742	\$36,582.00
CONCRETE CURB & GUTTER DESIGN D412 (SPOT REPLACEMENT)	LIN FT	\$32.00	782	\$25,024.00
REMOVE CASTING	EACH	\$250.00	32	\$8,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	32	\$40,000.00
ADJUST VALVE BOX	EACH	\$600.00	10	\$6,000.00
EROSION CONTROL	LUMP SUM	\$3,910.00	1.00	\$3,910.00
TURF RESTORATION	LUMP SUM	\$11,730.00	1.00	\$11,730.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$441,824.00
+15% CONTINGENCY				\$66,274.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$508,098.00
+25% INDIRECT				\$127,025.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$635,123.00
PART 4: WATER MAIN IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$336.00	1.00	\$336.00
TRAFFIC CONTROL	LUMP SUM	\$96.00	1.00	\$96.00
INSTALL VALVE BOX TOP SECTION	EACH	\$800.00	6	\$4,800.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$5,232.00
+15% CONTINGENCY				\$785.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$6,017.00
+25% INDIRECT				\$1,504.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$7,521.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$1,047.00	1.00	\$1,047.00
TRAFFIC CONTROL	LUMP SUM	\$299.00	1.00	\$299.00
REMOVE CONCRETE SIDEWALK PAVEMENT	SQ FT	\$2.00	865	\$1,730.00
REMOVE BITUMINOUS PAVEMENT	SQYD	\$10.00	15	\$150.00
COMMON EXCAVATION	CU YD	\$30.00	19	\$570.00
4" CONCRETE WALK	SQ FT	\$8.00	1000	\$8,000.00
6" CONCRETE WALK	SQ FT	\$18.00	150	\$2,700.00
TRUNCATED DOMES	SQ FT	\$60.00	30	\$1,800.00

FEASIBILITY ESTIMATE - CP 2026-09K
BIRCH BLVD AREA
FDR

PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION SUBTOTAL	\$16,296.00
+15% CONTINGENCY	\$2,444.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION TOTAL	\$18,740.00
+25% INDIRECT	\$4,685.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - PROJECT TOTAL	\$23,425.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT	
PART 1: STREET IMPROVEMENTS	\$635,123.00
PART 4: WATER MAIN IMPROVEMENTS	\$7,521.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS	\$23,425.00
PROJECT TOTAL	\$666,069.00

FEASIBILITY ESTIMATE - CP 2026-09K**85TH ST & COLLEGE TRL AREAS****PARTIAL RECON**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$165,057.00	1.00	\$165,057.00
TRAFFIC CONTROL	LUMP SUM	\$47,159.00	1.00	\$47,159.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	542	\$1,626.00
SAWING CONCRETE PAVEMENT	LIN FT	\$7.00	450	\$3,150.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	6242	\$62,420.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$14.00	320	\$4,480.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	450	\$2,250.00
REMOVE BITUMINOUS PAVEMENT	SQ YD	\$7.00	30315	\$212,205.00
BITUMINOUS BASE COURSE	TON	\$80.00	5447	\$435,760.00
BITUMINOUS WEAR COURSE	TON	\$90.00	5447	\$490,230.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	1838	\$5,514.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	12159	\$340,452.00
STABILIZING AGGREGATE	CU YD	\$20.00	2364	\$47,280.00
COMMON EXCAVATION	CU YD	\$30.00	5513	\$165,390.00
SUBGRADE EXCAVATION	CU YD	\$30.00	2364	\$70,920.00
CONCRETE CURB & GUTTER DESIGN D412 (MACHINE)	LIN FT	\$21.00	6968	\$146,328.00
CONCRETE CURB & GUTTER DESIGN D412 (SPOT REPLACEMENT)	LIN FT	\$32.00	3128	\$100,096.00
6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00	320	\$28,800.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	SQ YD	\$100.00	1350	\$135,000.00
REMOVE CASTING	EACH	\$250.00	33	\$8,250.00
CASTING ASSEMBLY	EACH	\$1,250.00	33	\$41,250.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	41	\$30,750.00
ADJUST VALVE BOX	EACH	\$600.00	43	\$25,800.00
EROSION CONTROL	LUMP SUM	\$23,580.00	1.00	\$23,580.00
TURF RESTORATION	LUMP SUM	\$70,739.00	1.00	\$70,739.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$2,664,486.00
+15% CONTINGENCY				\$399,673.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$3,064,159.00
+25% INDIRECT				\$766,040.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$3,830,199.00
PART 2: STORM SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$7,760.00	1.00	\$7,760.00
TRAFFIC CONTROL	LUMP SUM	\$2,217.00	1.00	\$2,217.00
REMOVE CASTING	EACH	\$250.00	3	\$750.00
REMOVE STORM SEWER PIPE	LIN FT	\$16.00	145	\$2,320.00
REMOVE DRAINAGE STRUCTURE	EACH	\$1,000.00	3	\$3,000.00
12" STORM SEWER PIPE	LIN FT	\$85.00	24	\$2,040.00
15" STORM SEWER PIPE	LIN FT	\$95.00	121	\$11,495.00
DRAINAGE STRUCTURE DES 48-4020	EACH	\$3,500.00	3	\$10,500.00
CASTING ASSEMBLY	EACH	\$1,250.00	3	\$3,750.00
WATER QUALITY BMP	LS	\$77,000.00	1	\$77,000.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$120,832.00
+15% CONTINGENCY				\$18,125.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$138,957.00
+25% INDIRECT				\$34,739.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$173,696.00
PART 3: SANITARY SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$1,527.00	1.00	\$1,527.00
TRAFFIC CONTROL	LUMP SUM	\$436.00	1.00	\$436.00
REMOVE CASTING	EACH	\$250.00	3	\$750.00

FEASIBILITY ESTIMATE - CP 2026-09K**85TH ST & COLLEGE TRL AREAS****PARTIAL RECON**

REMOVE SANITARY SEWER PIPE	LIN FT	\$18.00	40	\$720.00
CONNECT TO EXISTING STRUCTURE	EACH	\$1,500.00	1	\$1,500.00
CONNECT TO EXISTING SANITARY SEWER	EACH	\$2,000.00	2	\$4,000.00
8" PVC SANITARY SEWER	LIN FT	\$75.00	40	\$3,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	3	\$3,750.00
RECONSTRUCT SANITARY MANHOLE	EACH	\$2,700.00	3	\$8,100.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$23,783.00
+15% CONTINGENCY				\$3,567.00
PART 3: SANITARY SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$27,350.00
+25% INDIRECT				\$6,838.00
PART 3: SANITARY SEWER IMPROVEMENTS - PROJECT TOTAL				\$34,188.00
PART 4: WATER MAIN IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$336.00	1.00	\$336.00
TRAFFIC CONTROL	LUMP SUM	\$96.00	1.00	\$96.00
INSTALL VALVE BOX TOP SECTION	EACH	\$800.00	6	\$4,800.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$5,232.00
+15% CONTINGENCY				\$785.00
PART 4: WATERMAIN IMPROVEMENTS - CONSTRUCTION TOTAL				\$6,017.00
+25% INDIRECT				\$1,504.00
PART 4: WATERMAIN IMPROVEMENTS - PROJECT TOTAL				\$7,521.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$6,070.00	1.00	\$6,070.00
TRAFFIC CONTROL	LUMP SUM	\$1,734.00	1.00	\$1,734.00
REMOVE CONCRETE SIDEWALK PAVEMENT	SQ FT	\$2.00	7220	\$14,440.00
COMMON EXCAVATION	CU YD	\$30.00	134	\$4,020.00
4" CONCRETE WALK	SQ FT	\$8.00	7220	\$57,760.00
6" CONCRETE WALK	SQ FT	\$18.00	350	\$6,300.00
TRUNCATED DOMES	SQ FT	\$60.00	70	\$4,200.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$94,524.00
+15% CONTINGENCY				\$14,179.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - CONSTRUCTION TOTAL				\$108,703.00
+25% INDIRECT				\$27,176.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS - PROJECT TOTAL				\$135,879.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$3,830,199.00
PART 2: STORM SEWER IMPROVEMENTS				\$173,696.00
PART 3: SANITARY SEWER IMPROVEMENTS				\$34,188.00
PART 4: WATER MAIN IMPROVEMENTS				\$7,521.00
PART 5: SIDEWALK AND TRAIL IMPROVEMENTS				\$135,879.00
PROJECT TOTAL				\$4,181,483.00

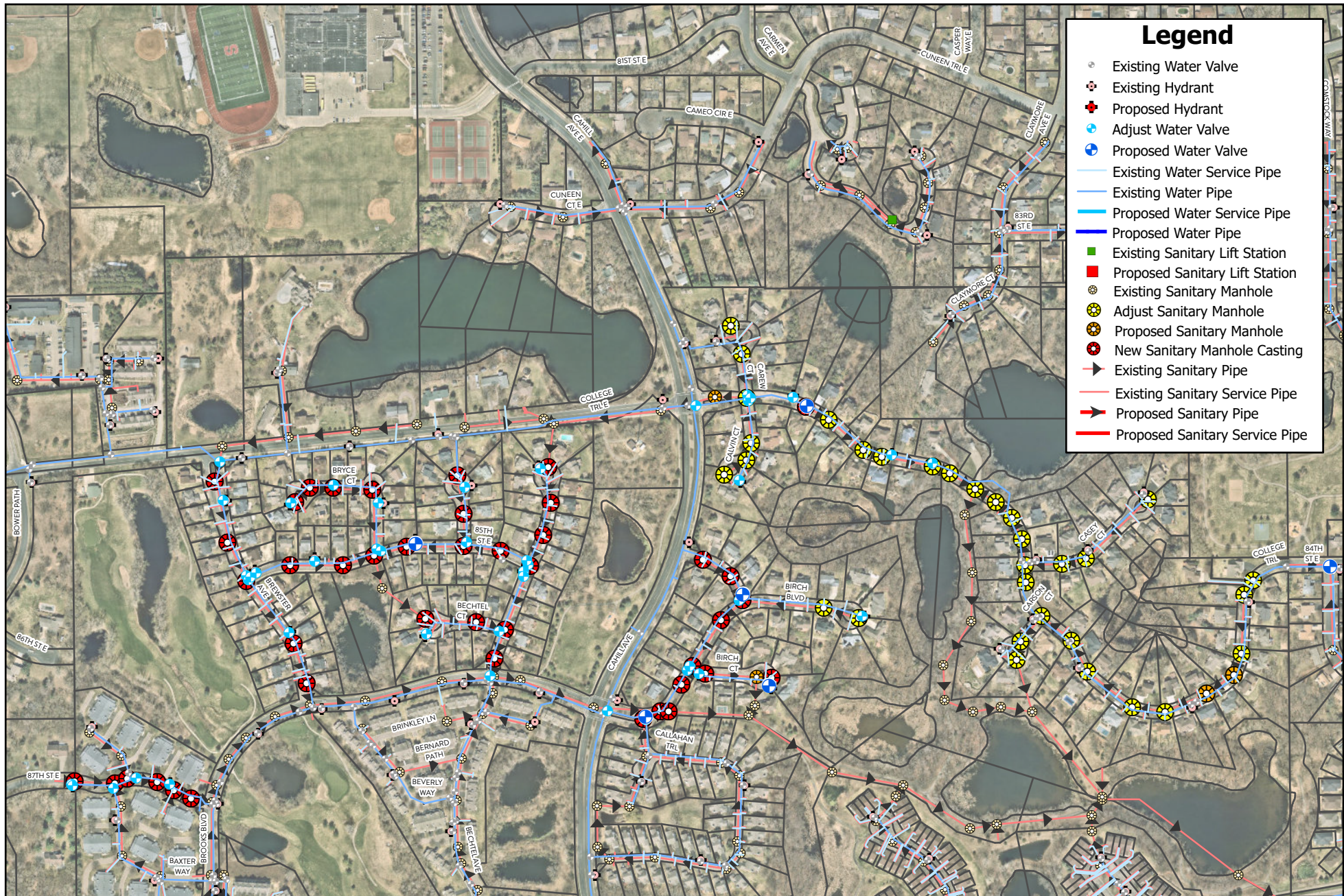
FEASIBILITY ESTIMATE - CP 2026-09L**ALAMEDA TRAIL AREA****FDR**

ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY	AMOUNT
PART 1: STREET IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$110,541.00	1.00	\$110,541.00
TRAFFIC CONTROL	LUMP SUM	\$31,583.00	1.00	\$31,583.00
REMOVE CONCRETE CURB & GUTTER	LIN FT	\$10.00	6510	\$65,100.00
SAWING BITUMINOUS PAVEMENT	LIN FT	\$3.00	300	\$900.00
SALVAGE CONCRETE PAVERS	SQ FT	\$10.00	300	\$3,000.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$5.00	120	\$600.00
RECLAIM BITUMINOUS PAVEMENT	SQ YD	\$5.00	30935	\$154,675.00
BITUMINOUS BASE COURSE	TON	\$80.00	5560	\$444,800.00
BITUMINOUS WEAR COURSE	TON	\$90.00	5560	\$500,400.00
BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$3.00	1875	\$5,625.00
AGGREGATE BASE CLASS 5	CU YD	\$28.00	1875	\$52,500.00
STABILIZING AGGREGATE	CU YD	\$20.00	4770	\$95,400.00
SUBGRADE EXCAVATION	CU YD	\$30.00	4770	\$143,100.00
CONCRETE CURB & GUTTER DESIGN S524 (SPOT REPLACEMENT)	LIN FT	\$32.00	2150	\$68,800.00
3" BITUMINOUS PAVEMENT FOR DRIVEWAYS	SQ YD	\$100.00	120	\$12,000.00
REMOVE CASTING	EACH	\$250.00	21	\$5,250.00
CASTING ASSEMBLY	EACH	\$1,250.00	21	\$26,250.00
ADJUST FRAME & RING CASTING	EACH	\$750.00	1	\$750.00
EROSION CONTROL	LUMP SUM	\$15,792.00	1.00	\$15,792.00
TURF RESTORATION	LUMP SUM	\$47,375.00	1.00	\$47,375.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$1,784,441.00
+15% CONTINGENCY				\$267,666.00
PART 1: STREET IMPROVEMENTS - CONSTRUCTION TOTAL				\$2,052,107.00
+25% INDIRECT				\$513,027.00
PART 1: STREET IMPROVEMENTS - PROJECT TOTAL				\$2,565,134.00
PART 2: STORM SEWER IMPROVEMENTS				
MOBILIZATION	LUMP SUM	\$665.00	1.00	\$665.00
TRAFFIC CONTROL	LUMP SUM	\$190.00	1.00	\$190.00
REMOVE CASTING	EACH	\$250.00	1	\$250.00
REMOVE DRAINAGE STRUCTURE	EACH	\$1,000.00	1	\$1,000.00
DRAINAGE STRUCTURE DES 72-4020	EACH	\$7,000.00	1	\$7,000.00
CASTING ASSEMBLY	EACH	\$1,250.00	1	\$1,250.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION SUBTOTAL				\$10,355.00
+15% CONTINGENCY				\$1,553.00
PART 2: STORM SEWER IMPROVEMENTS - CONSTRUCTION TOTAL				\$11,908.00
+25% INDIRECT				\$2,977.00
PART 2: STORM SEWER IMPROVEMENTS - PROJECT TOTAL				\$14,885.00
PROJECT SUBTOTALS - CONSTRUCTION + 15% CONTINGENCY + 25% INDIRECT				
PART 1: STREET IMPROVEMENTS				\$2,565,134.00
PART 2: STORM SEWER IMPROVEMENTS				\$14,885.00
PROJECT TOTAL				\$2,580,019.00

Appendix F

Existing and Proposed Utility Improvements

Path: X:\F\J\INVER180704\5-final.dgn\51-drawings\90-GIS\Map\INVER180704\INVER180704.aprx

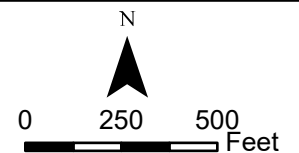


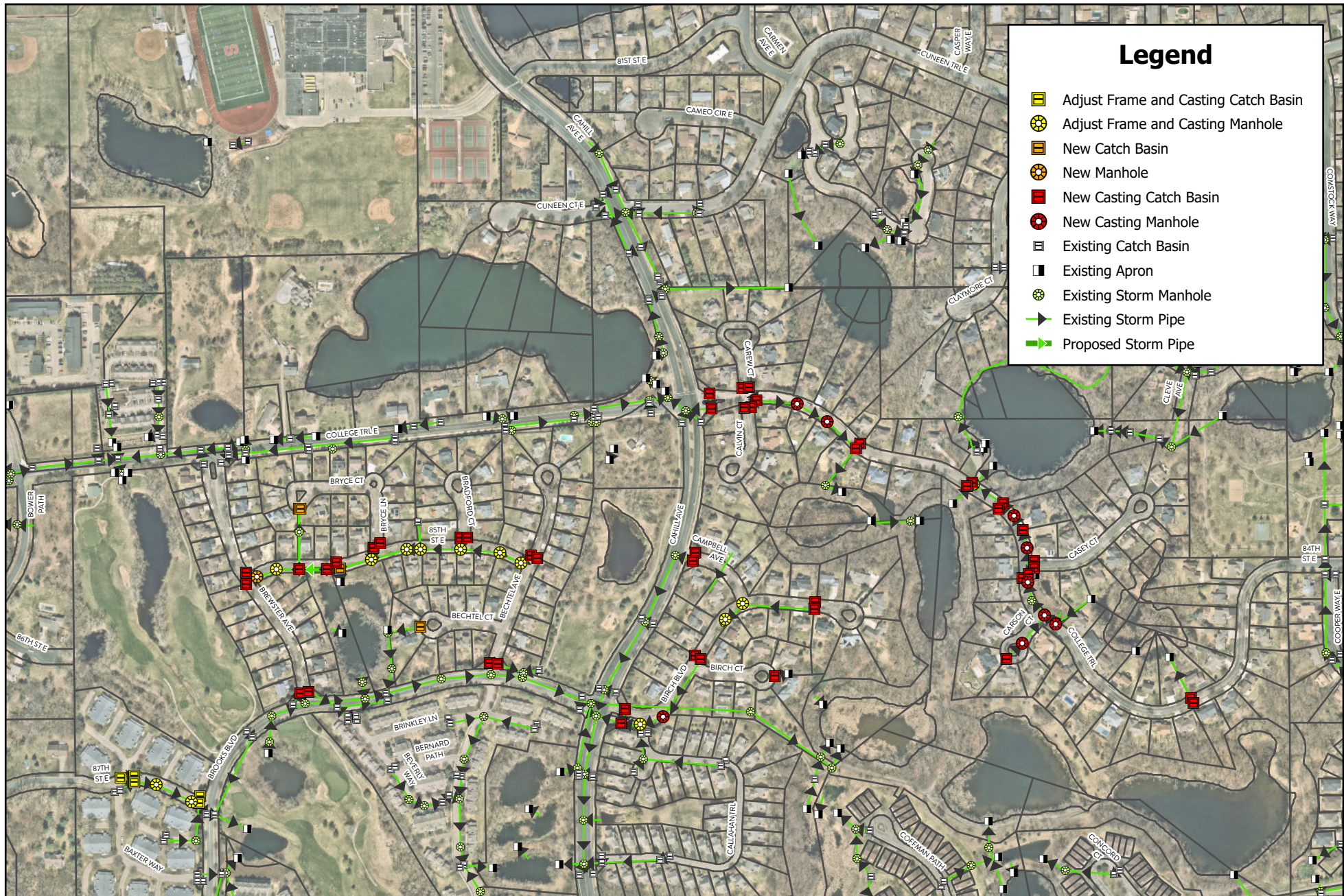
PROJECT NO.
180701

DATE:
4/4/2025

PROPOSED SANITARY SEWER AND WATER MAIN

2026 Feasibility Study
South Area Location - CP 2026-09K
Inver Grove Heights, MN



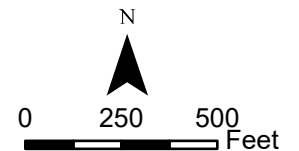


PROJECT NO.
180701

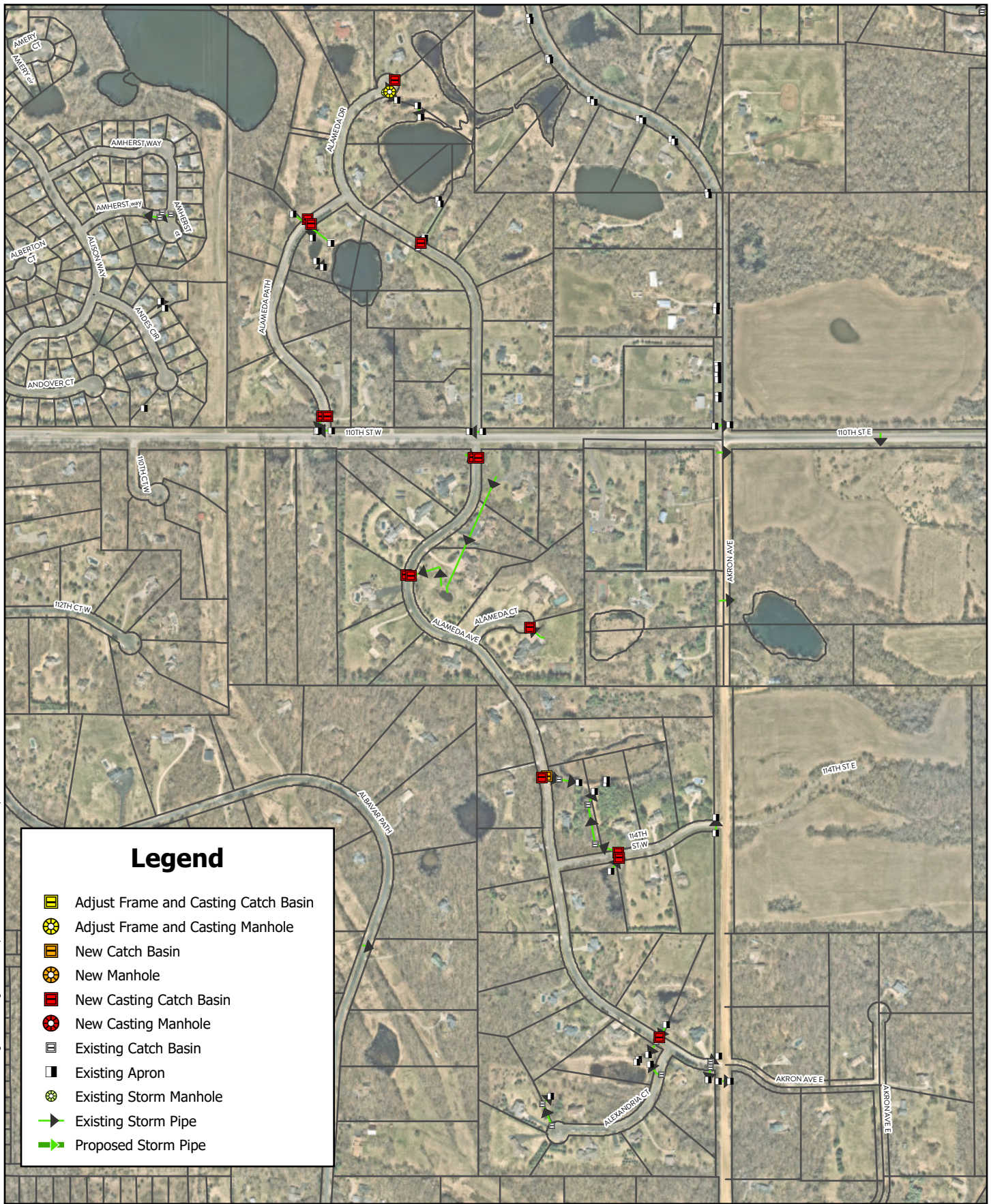
DATE:
4/3/2025

PROPOSED STORM SEWER

2026 Feasibility Study
South Area Location - CP 2026-09K
Inver Grove Heights, MN



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Legend

-  Adjust Frame and Casting Catch Basin
-  Adjust Frame and Casting Manhole
-  New Catch Basin
-  New Manhole
-  New Casting Catch Basin
-  New Casting Manhole
-  Existing Catch Basin
-  Existing Apron
-  Existing Storm Manhole
-  Existing Storm Pipe
-  Proposed Storm Pipe



PROJECT NO.
180701

DATE:
4/3/2025

PROPOSED STORM SEWER

2026 Feasibility Study
South Area Location - CP 2026-09L
Inver Grove Heights, MN



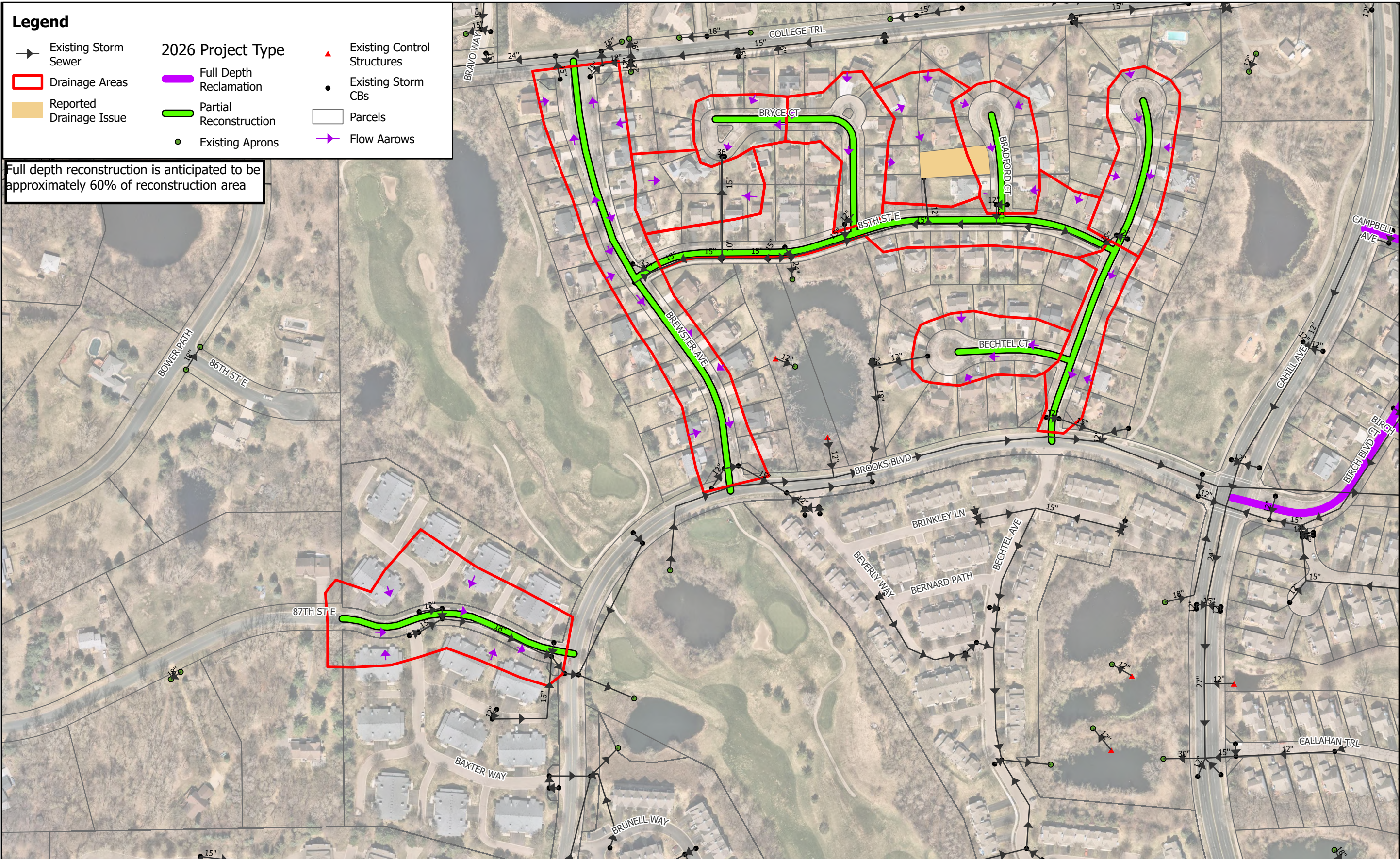
Appendix G

Existing and Proposed Drainage Conditions

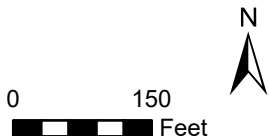
Legend

- | | | |
|-------------------------|------------------------|-----------------------------|
| Existing Storm Sewer | 2026 Project Type | Existing Control Structures |
| Drainage Areas | Full Depth Reclamation | Existing Storm CBs |
| Reported Drainage Issue | Partial Reconstruction | Parcels |
| | Existing Aprons | Flow Aarows |

Full depth reconstruction is anticipated to be approximately 60% of reconstruction area



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Project: INVER 180704
Print Date: 4/2/2025

User Name: jdonkers
Projection: NAD 1983 HARN Adj MN
Dakota Ft
Source: Dakota County, City of Inver
Grove Heights, & SEH Inc

Existing Conditions Map
2026 PMI South Feasibility Study
Alameda Ave and Brewster Ave Area (CP 2026-09K)
Pavement Rehabilitation

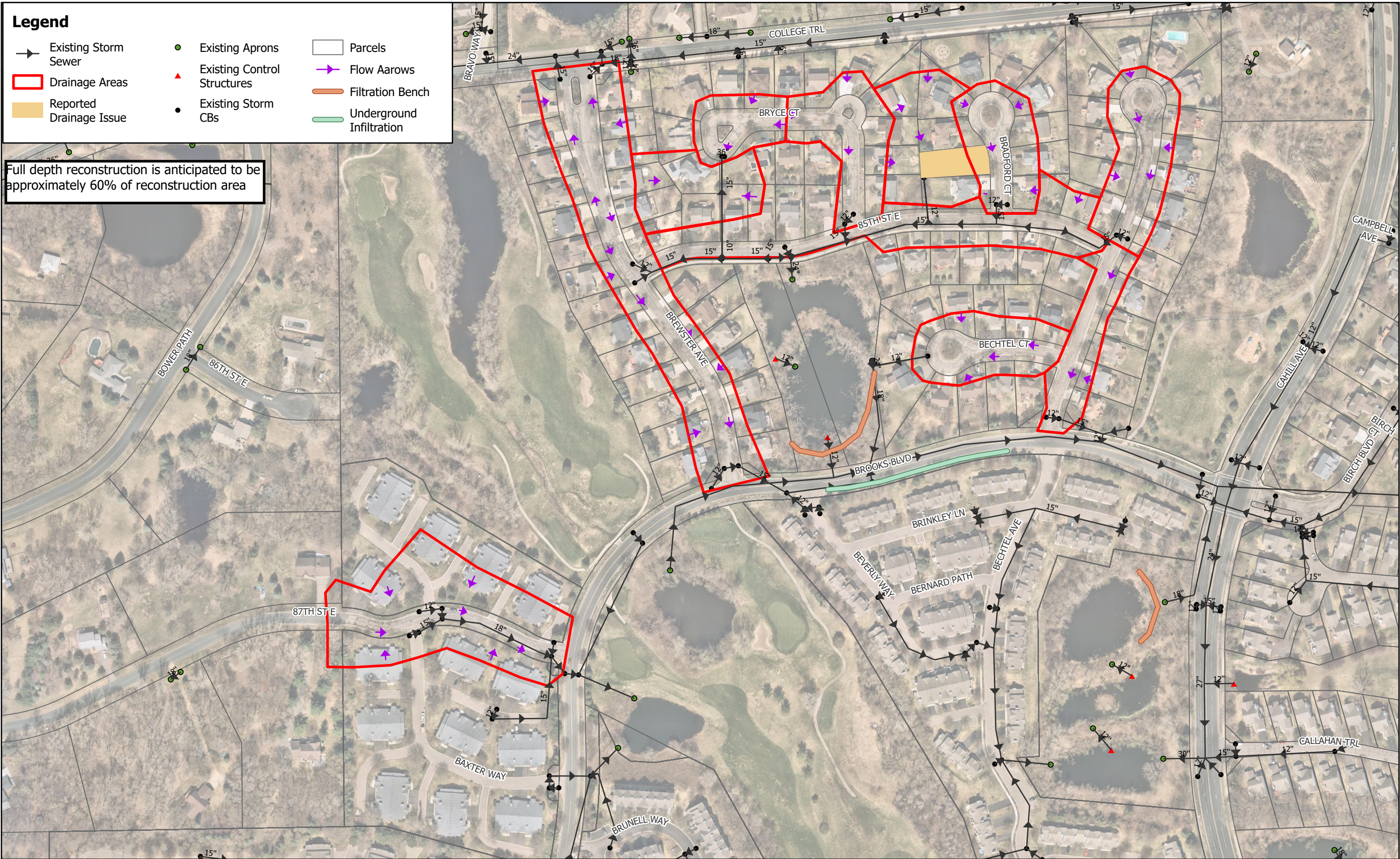


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Legend

- | | | |
|---|---|--|
|  Existing Storm Sewer |  Existing Aprons |  Parcels |
|  Drainage Areas |  Existing Control Structures |  Flow Aarows |
|  Reported Drainage Issue |  Existing Storm CBs |  Filtration Bench |
| | |  Underground Infiltration |

Full depth reconstruction is anticipated to be approximately 60% of reconstruction area



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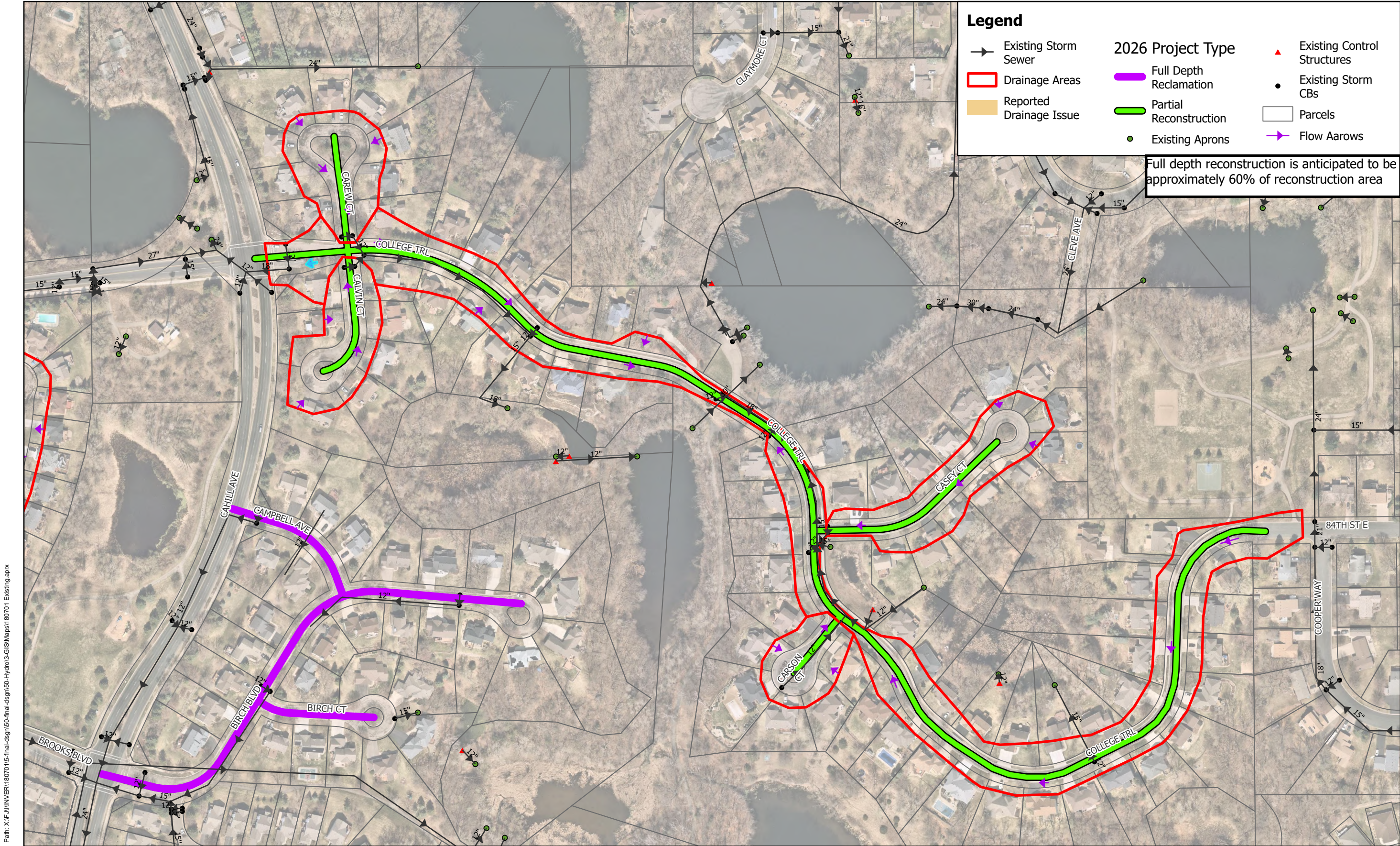


Project: INVER 180704
Print Date: 4/2/2025
User Name: jdonkers
Projection: NAD 1983 HARN Adj MN
Dakota Ft
Source: Dakota County, City of Inver
Grove Heights, & SEH Inc

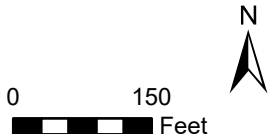
Proposed Conditions Map
2026 PMI South Feasibility Study
Alameda Ave and Brewster Ave Area (CP 2026-09K)
Pavement Rehabilitation



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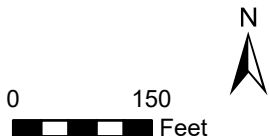
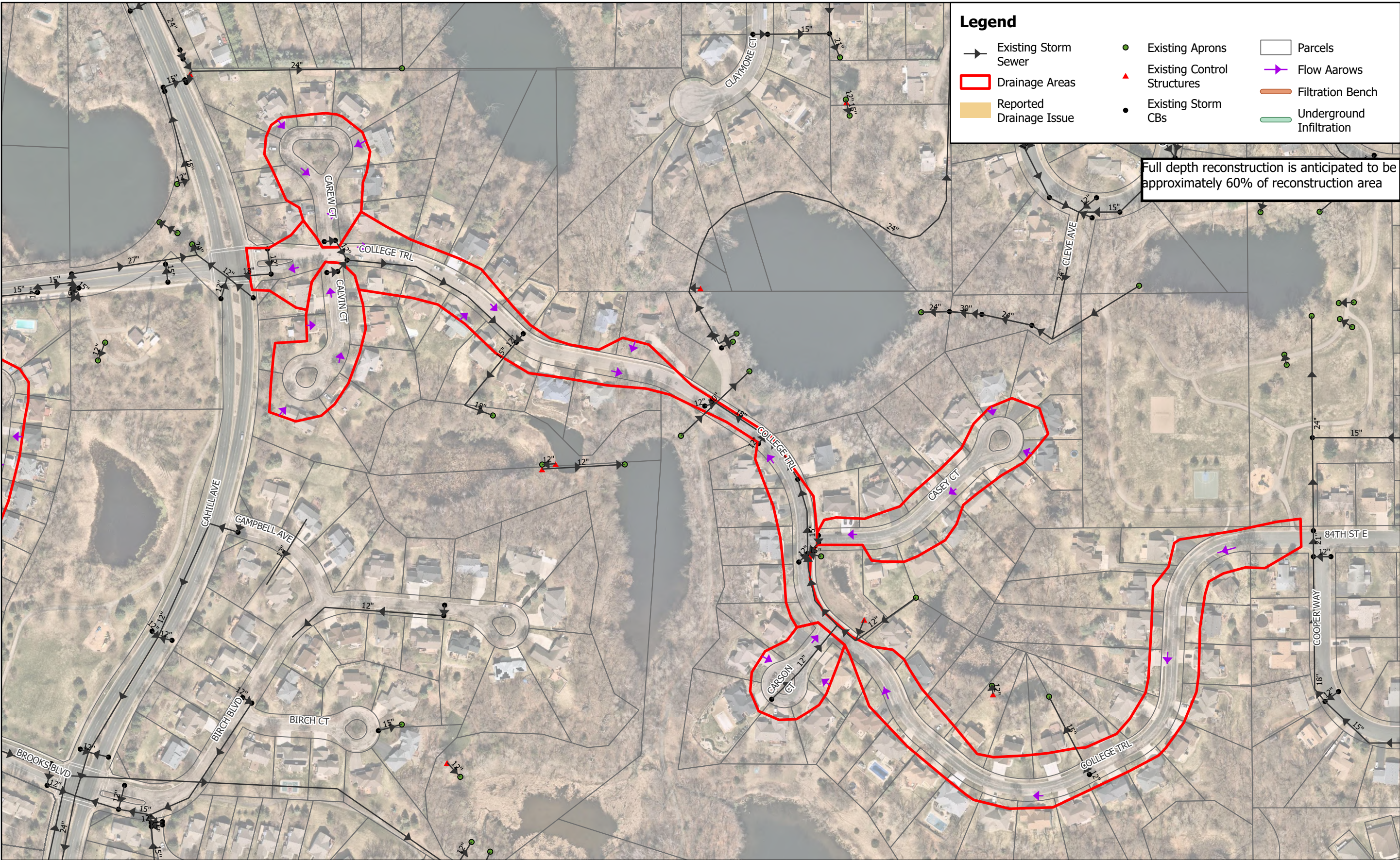
Project: INVER 180704
Print Date: 4/2/2025
User Name: jdonkers
Projection: NAD 1983 HARN Adj MN
Dakota Ft
Source: Dakota County, City of Inver
Grove Heights, & SEH Inc

Existing Conditions Map
2026 PMI South Feasibility Study
College Trail and Birch Boulevard Areas (CP 2026-09K)
Pavement Rehabilitation



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Project: INVER 180704
Print Date: 4/2/2025

User Name: jdonkers
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Building a Better World for All of Us[®]

Sustainable buildings, sound infrastructure, safe transportation systems, clean water, renewable energy, and a balanced environment. Building a Better World for All of Us communicates a company-wide commitment to act in the best interests of our clients and the world around us.

We're confident in our ability to balance these requirements.

JOIN OUR SOCIAL COMMUNITIES





Request for Council Action

SUBJECT: Resolution Adopting Assessment Roll for Public Nuisance & Diseased Tree Abatement Program

MEETING DATE: May 12, 2025
ITEM TYPE: Public Hearing
CONTACT: Tyson Rainey, Code Compliance Coordinator

ACTION REQUESTED

The Council is asked to hold a public hearing and then adopt the attached Resolution, adopting the Assessment Roll for the Public Nuisance & Diseased Tree Abatement Program.

BACKGROUND

The property owners noted below were notified in writing of the Code Compliance violation(s) on their properties, including long grass and weeds, diseased trees, refuse, and other nuisance conditions. The notices explained to the property owners that if they did not correct the violation(s), the City would abate the nuisance and bill the property owners for the cost of the abatement(s). Property owners were billed for the cost of the abatement(s), but those bills remain unpaid. A Notice of Pending Assessment was sent twice to the property owners requesting payment, with no response. Staff have therefore prepared the following assessment roll to recoup the cost of these nuisance abatements.

If, after Council adoption of the attached Resolution, payment is not received within thirty (30) days, an 8% interest is applied to the amounts due and the assessments are sent to Dakota County to be placed on the property tax bill for taxes payable in 2026. The assessed amounts must be paid within the 2026 tax year.

The following parcels are proposed to be placed on the Assessment Roll for the Spring 2025 Nuisance Abatement:

PID	PROPERTY ADDRESS	VIOLATION TYPE	AMOUNT
207116003310	3245 69TH ST E	TREE REMOVAL	\$2,850.00
206720102010	6339 APPLE CT	LAWN CUT	\$135.00
203110003070	4511 AUDREY AVE	TREE REMOVAL	\$2,950.00
200321007010	5373 BABCOCK TRL	LAWN CUT	\$390.00

206720102010	6339 APPLE CT	LAWN CUT	\$135.00
203655006111	6535 DAWN WAY	LAWN CUT	\$135.00

FISCAL IMPACT

The City seeks to recoup a total of \$6,595.00 in unpaid abatement costs plus 8% interest on the unpaid balance via this assessment process.

RECOMMENDATION

Staff recommends approval of the Assessment Roll for the Spring 2025 Public Nuisance & Diseased Tree Abatement Program.

ATTACHMENTS

1. Resolution Spring 2025 Assessment Roll

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

**RESOLUTION ADOPTING THE ASSESSMENT ROLL
FOR 2025 PUBLIC NUISANCE & DISEASED TREE ABATEMENTS**

RESOLUTION NO. _____

WHEREAS, the City Council of the City of Inver Grove Heights is the official governing body of the City of Inver Grove Heights, Minnesota; and

WHEREAS, the City Council has the authority to assess public nuisance abatement or removal costs pursuant to Minnesota Statutes, Chapter 429.101 and City Code Title 5, Chapter 8 and Chapter 9; and

WHEREAS, notice of a public hearing on the proposed assessment roll for public nuisance abatements on the properties identified on EXHIBIT A, which is attached hereto and incorporated herein, was published in the official newspaper of the City and notice was mailed to all persons listed on the official records of Dakota County as owners of the affected parcels or lots; and

WHEREAS, a public hearing before the City Council, as noticed, was held on May 12, 2025, where all interested persons were given an opportunity to be heard or otherwise comment on the proposed assessment; and

WHEREAS, the City Council finds that the various parcels listed on EXHIBIT A received public nuisance abatement or removal services, or both, but did not pay the city for said services.

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

1. The assessment roll, a copy of which is attached hereto and made a part hereof, is hereby adopted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed assessment levied against it.
2. The assessment for each parcel shall be payable in two equal installments extending over a period of one (1) year, the installments will appear on the 2026 property tax statement and shall bear an interest rate of eight percent (8%) of the unpaid balance.
3. The owner of any property, so assessed, may at any time prior to certification of the assessment to the County Treasurer on June 11, 2025, pay the whole of the assessment with interest on such property, except no interest shall be charged if the whole of the assessment is paid to the City within thirty (30) days from the adoption of this resolution. The owner may, at any time, thereafter, pay the entire amount of the assessment with interest to the County Treasurer.

4. A certified copy of the assessment roll, along with this resolution shall be transmitted to the County Treasurer to be extended on the property tax lists of the County, and such assessments shall be collected and paid over the same manner as other municipal taxes.

Adopted by the City Council of Inver Grove Heights this 12th day of May 2025.

AYES:

NAYS:

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

EXHIBIT A

ASSESSMENT ROLL FOR ABATEMENT OF PUBLIC NUISANCE

PID	PROPERTY ADDRESS	VIOLATION TYPE	AMOUNT
207116003310	3245 69 TH ST E	TREE REMOVAL	\$2,850.00
206720102010	6339 APPLE CT	LAWN CUT	\$135.00
203110003070	4511 AUDREY AVE	TREE REMOVAL	\$2,950.00
200321007010	5373 BABCOCK TRL	LAWN CUT	\$390.00
206720102010	6339 APPLE CT	LAWN CUT	\$135.00
203655006111	6535 DAWN WAY	LAWN CUT	\$135.00

TOTAL: \$6,595.00



Request for Council Action

SUBJECT: Rental Housing Licenses

MEETING DATE: May 12, 2025

ITEM TYPE: Regular Business

CONTACT: Mary Lein, Assistant to the Chief Building Official, 651-450-2552

ACTION REQUESTED

The Council is asked to consider approval of rental housing licenses.

BACKGROUND

The City Council adopted a rental licensing ordinance that requires all rental property owners to obtain a rental license every two years. The purpose of the ordinance is to assure proper maintenance of structures to preserve neighborhood stability, protect the quality of existing rental housing stock and maintain property values. The ordinance provides for basic safety and living standards for rentals.

The following three rental license applications have been submitted for renewal; one new rental license was submitted for approval.

RENTAL ADDRESS	PROPERTY OWNER	PROPERTY MANAGER	New/ Renew
8825 Branson Dr	Laura Devney Inver Grove Heights, MN	Jake Devney Inver Grove Heights, MN	Renew
4376 Upper 71st St E	Reinaldo Cintron Richfield, MN	Reinaldo Cintron Richfield, MN	Renew
5466 Bryce Ave	Frekerick & Leah Freeman Montgomery, AL	Mark Roesler Hastings, MN	Renew
4681 Blaine Ave	Timothy Wenzel Somerset, WI	Timothy Wenzel Somerset, WI	New

The above applications have been found to be complete. The applications include the necessary fee payments, and BCA background checks. The City of Inver Grove Heights Police Chief/Designee has also reviewed and approved the license applications.

FISCAL IMPACT

None

RECOMMENDATION

Community Development and Police Department staff recommend approval of the licenses listed above.

ATTACHMENTS

None



Request for Council Action

SUBJECT: **Conveyance of Easements to Dakota County for Veterans Memorial Greenway (*Continued from April 28 Meeting*)**

MEETING DATE: May 12, 2025

ITEM TYPE: Regular Business

CONTACT: Adam Lares, Parks & Recreation Director, 651.450.2587
 Bridget Nason, City Attorney

ACTION REQUESTED

The Council is asked to consider the attached Resolution, authorizing conveyance of easements to Dakota County for the Veterans Memorial Greenway project.

BACKGROUND

Dakota County is in the process of constructing the Veterans Memorial Greenway regional trail and open space corridor that will provide a link between Lebanon Hills Regional Park and the Mississippi River in central Dakota County. The greenway will provide recreation for residents of Inver Grove Heights and Eagan and serve as a destination trail for the larger surrounding area. The 5-mile corridor stretches east and west within the cities of Inver Grove Heights and Eagan, and will include a 10-foot wide paved trail. Other amenities will include interpretive memorial nodes, connections to local trails and sidewalks, wayfinding and interpretive signage, landscaping and other features.

The Greenway is being constructed in three phases: Phases 1 and 2 are in process; Phase 3 will be finalized in the near future. As part of Phase 2, the County has requested that the City grant easements to the County over property owned by the City. The easements are required as a term of the funding the County received from the State of Minnesota for this project. The County has held several community meetings/informational sessions regarding the proposed greenway. Additionally, notice regarding the specific section of the greenway trail that would be located on this easement were provided to property owners abutting the greenway segment located on the eastern side of the Southern Lakes neighborhood.

Representatives of Dakota County were in attendance at the April 14 Council Meeting where they provided a brief presentation regarding the greenway project and answered questions raised by the public and Council regarding the section of the trail proposed to be located in the easement from the City. After questions were raised related to the exact location of the trail, particularly the location of the trail segment located to the east of certain residences in the Southern Lakes neighborhood, the County agreed to engage in further communication with concerned residents regarding trail elevations and other outstanding questions. County staff also agreed to complete staking of the centerline of the proposed trail within the greenway easement area so that adjacent property owners could better visualize the proposed easement and trail areas. Staking was completed on April 22.

The Council continued consideration of this item to the April 28 meeting to provide adequate time for

the requested continued engagement by the County. The item was subsequently continued to the May 12 meeting at the request of Dakota County staff.

Dakota County representatives will again be in attendance at the May 12 Council meeting to answer any additional questions regarding these requested easements. The County is still exploring the potential to shift the proposed trail alignment to the east/northeast in order to locate the trail further away from the abutting residential parcels located in the Southern Lake Neighborhood. At this time, the County has not determined if any such trail realignment is feasible based on cost, natural resource issues, and trail user safety and enjoyment. As a result, the County is asking the Council to consider approving the conveyance of the requested greenway trail and greenway corridor easements as included in the packet, with the ability to amend Exhibits A and B of the greenway corridor easement to revise the legal description of the corridor easement to accommodate a new trail alignment that is further east/northeast from the adjacent residential parcels.

FISCAL IMPACT

n/a

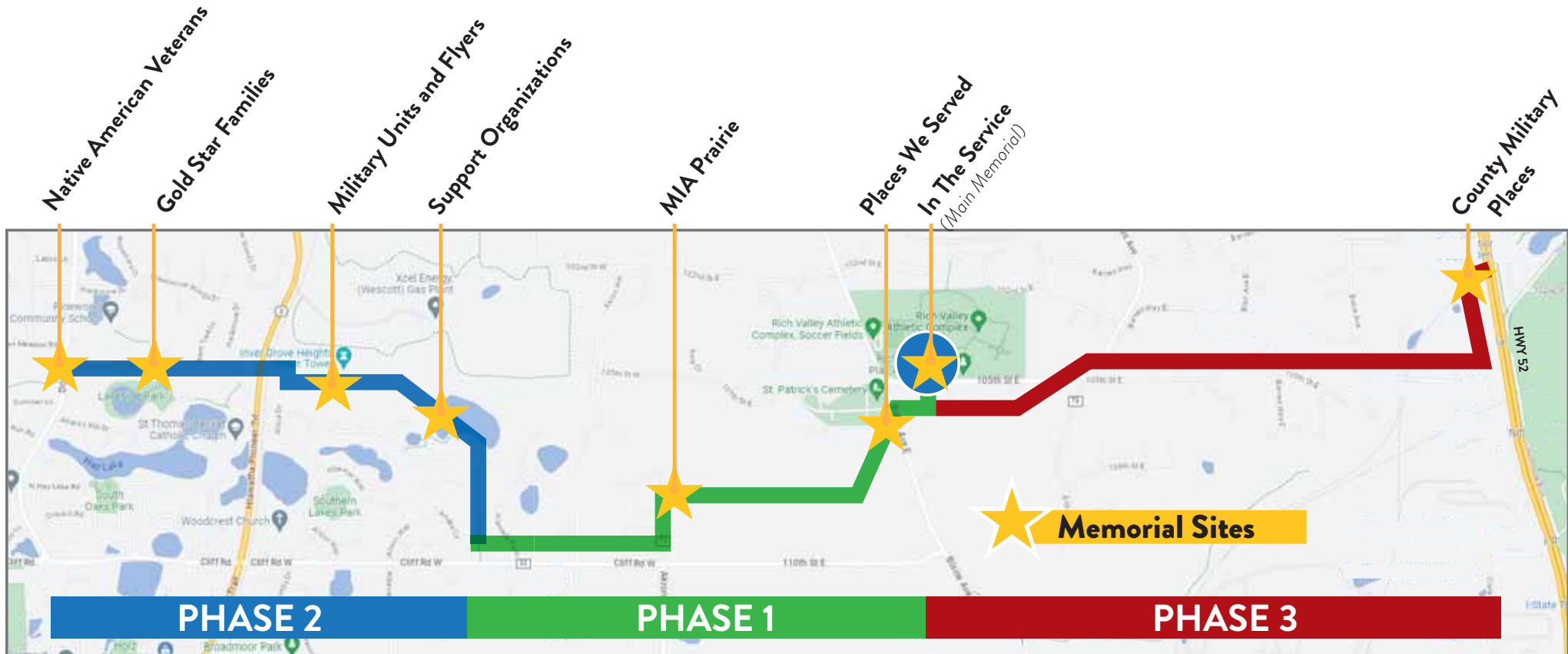
RECOMMENDATION

If the Council is supportive of the County's request, it should adopt the attached Resolution authorizing conveyance of the requested easements.

ATTACHMENTS

1. Veterans Memorial Greenway Overview
2. Letter to Residents - Veterans Memorial Greenway Alignment 3.4.2025
3. Greenway Trail Postcard
4. Letter to Residents - May 1, 2025
5. Regional Greenway Trail Easement
6. Regional Greenway Corridor Easement
7. Resolution Approving Easement Conveyance

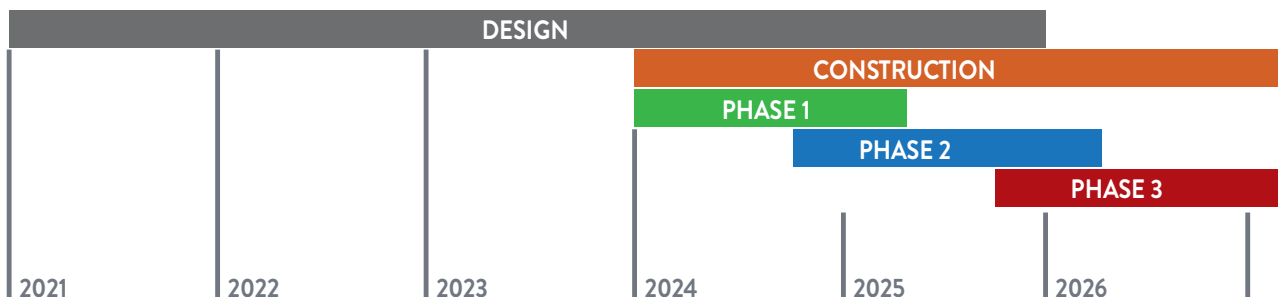
Veterans Memorial Greenway



Phased construction

Veterans Memorial Greenway construction will take place in three phases with a planned completion by 2027. Tentative construction estimates are:

- Phase 1 (central) — 2024-2025
- Phase 2 (west) — 2024-2025/2026
- Phase 3 (east) — 2025-2026/2027



For more information about Veterans Memorial Greenway, visit www.dakotacounty.us, search **veterans greenway**



8150 Barbara Avenue
Inver Grove Heights
Minnesota 55077

651-450-2500

www.ighmn.gov

March 4, 2025

Dear Resident,

As you may be aware, Dakota County is in the process of finalizing the design for constructing a portion of the Veterans Memorial Regional Greenway trail and open space corridor linking Lebanon Hills Regional Park and the Mississippi River. More information about the Greenway can be found at:

<https://www.co.dakota.mn.us/Transportation/PlannedConstruction/VeteransGreenway>

A portion of the Greenway trail will be constructed on property owned by Xcel and the City of Inver Grove Heights, including in the general area around the existing City-maintained trail on the eastern side of the Southern Lakes neighborhood. The trail alignment for this portion of the Greenway has generally remained consistent from preliminary plans. However, recent comments from Flint Hills Resources regarding their existing pipeline and comments from the Minnesota Department of Natural Resources regarding protection of the adjacent shallow lake and wetlands have required the proposed trail to shift in two locations. It is important to note that the new trail will require grading and tree removal. A copy of the revised trail location adjacent to the Southern Lakes neighborhood and your property is enclosed.

If you would like to learn more about the Greenway project, or have questions about the trail location and construction, please contact Tony Wotzka, Dakota County Greenways Manager, at tony.wotzka@co.dakota.mn.us or 952-891-7966. Written comments can be sent to Adam Lares, City of Inver Grove Heights Parks Director, 8150 Barbara Avenue, Inver Grove Heights 55077 or emailed to alares@ighmn.gov.

The Inver Grove Heights City Council will be reviewing the County's request to grant a regional greenway corridor easement which will include the final trail alignment at its meeting on Monday, April 14, 2025, beginning at 7:00 p.m. in the City Council Chambers, 8150 Barbara Avenue, Inver Grove Heights. You are invited to attend.

Adam Lares

Adam Lares
Parks and Recreation Director

Enclosure: Greenway Trail Alignment





INSET - VETERANS MEMORIAL GREENWAY FULL ALIGNMENT



VETERANS MEMORIAL REGIONAL GREENWAY TRAIL



Meeting April 14 at 6 p.m. (note time correction)

Dakota County is finalizing the design for constructing a portion of the Veterans Memorial Regional Greenway Trail and open space corridor, linking Lebanon Hills Regional Park to the Mississippi River. The trail location has shifted to protect the adjacent shallow lake and wetlands, which will require grading and tree removal.

A portion of the Greenway trail will be built on property owned by Xcel Energy and the City of Inver Grove Heights, including areas near the existing City-maintained trail on the eastern side of the Southern Lakes neighborhood.

Scan the QR code or visit co.dakota.mn.us to learn more

Inver Grove Heights City Council review:

Monday, April 14, 2025
6 p.m. - Council Chambers
IGH City Hall
8150 Barbara Avenue
Inver Grove Heights

Please note: The letter you received
incorrectly listed the meeting time
as 7 p.m.; **the correct time is 6 p.m.**

Questions about trail location or construction contact:

Tony Wotzka, Dakota County
Greenways Manager
tony.wotzka@co.dakota.mn.us
952-891-7966

Submit written comments to:

Adam Lares, IGH Parks & Rec. Director
alares@ighmn.gov
8055 Barbara Ave
Inver Grove Heights, MN 55077



PARKS & RECREATION

8055 Barbara Avenue
Inver Grove Heights, MN 55077



May 1, 2025

Dear Resident,

As you may be aware, Dakota County is in the process of finalizing the design for constructing a portion of the Veterans Memorial Regional Greenway trail and open space corridor linking Lebanon Hills Regional Park and the Mississippi River Greenway.

A portion of the Greenway trail will be constructed on property owned by Xcel Energy and the City of Inver Grove Heights, including in the general area around the existing City-maintained trail on the eastern side of the Southern Lakes neighborhood. Flint Hills Resources and Xcel Energy have existing utility lines and easements that limit the available space for a trail alignment and comments from the Minnesota Department of Natural Resources regarding protection of the adjacent shallow lake and wetlands also have created limitations for the proposed trail and earthwork occurring nearby. It is important to note that the new trail will require grading and tree removal.

Staff presented to the Inver Grove Heights City Council on April 14th and answered questions raised by the public and Council regarding the section of the trail proposed to be located in the easement area on the City property. Questions were raised related to the exact location of the trail in the area adjacent to the Southern Lakes neighborhood and the County agreed to engage in further communication with residents and provide staking of the centerline and proposed trail from a 90% design alternative. While staking was completed on April 22nd, design staff continue to refine the alignment to protect high value trees, limit or eliminate wetland impacts, and provide a trail design that has accessible slopes. This design work will result in a slightly different alignment than what is staked in the field today in certain locations near Southern Lakes Park and will likely shift the final trail location east or northeast where feasible based on cost, natural resource issues, and trail user safety and enjoyment.

If you would like to learn more about the Greenway project, or have questions about the trail location and construction, please contact Tony Wotzka, Dakota County Greenways Manager, at tony.wotzka@co.dakota.mn.us or 952-891-7966.

The Inver Grove Heights City Council will be reviewing the County's request for a regional greenway corridor easement for the proposed trail at its meeting on Monday, May 12, 2025, beginning at 6:00 p.m. in the City Council Chambers, 8150 Barbara Avenue, Inver Grove Heights. You are invited to attend; written comments can also be sent to Adam Lares, City of Inver Grove Heights Parks Director, 8150 Barbara Avenue, Inver Grove Heights 55077 or alares@ighmn.gov.

Visit the project webpage for more project information and to provide input at:

www.dakotacounty.us, search for **Veterans Memorial Greenway**

Sincerely,

A handwritten signature in blue ink, appearing to read "Tony Wotzka", with a stylized flourish at the end.

Tony Wotzka
Greenways Manager

Parks

Regional Greenway Trail Easement on City of Inver Grove Heights Property Being Granted to the County of Dakota

Tract ID No. 496

This non-exclusive, permanent Regional Greenway Trail Easement (hereinafter referred to as the "Trail Easement") is made as of the ____ day of _____, 202_, by and between the City of Inver Grove Heights, a Minnesota municipal corporation (hereinafter referred to as the "Grantor"), and County of Dakota, a political subdivision of the State of Minnesota, its successors and assigns, (hereinafter referred to as the "Grantee") and is based on the following recitals:

Grantor warrants that it has good legal title to certain real property located in the County of Dakota, State of Minnesota, with Property Identification Number 20-02900-03-012 (hereinafter referred to as the "City Property").

- A. Grantor desires to grant, declare, and establish a Trail Easement over a portion of the City Property described below, to enable the Grantee to construct, operate, maintain, repair, and/or replace a bituminous trail with a minimum of two-foot wide non-paved zones on either side of the trail, (hereinafter collectively referred to as the "Trail") as mutually agreed upon between the Grantor and the Grantee; other associated improvements such as signage, fencing, benches, kiosks, and other incidental improvements which may be necessary to support the Trail (hereinafter referred to as the "Other Improvements") as mutually agreed upon in writing between the Grantor and the Grantee; and management of existing and future trees, shrubs, grasses, flowers, and other plants (hereinafter referred to as "Vegetation") within the Trail Easement, as mutually agreed upon in writing between the Grantor and the Grantee.
- B. The Grantee has received state funding thorough Grant Agreement No. SG-24P6-04-03 and Grant Agreement No. SG-21503, both dated May 6, 2024, (hereinafter referred to as the "Grant Agreement"), for constructing a paved recreational trail and improvements as part of the Veterans Memorial Greenway (hereinafter referred to as the "Project").

I. Grant of Trail Easement.

- A. By this instrument, Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, its successors and assigns, a Trail Easement over, under, and across that part of the City Property legally described in the attached **Exhibit A** (hereinafter referred to as the "Easement Area") and generally depicted within the City Property in the attached **Exhibit B**, subject and subordinate to any easements of record. Grantor conveys to Grantee, the exclusive right to construct, operate, and maintain the Trail within the Easement Area, including, without limitation, the

right to occupy and move equipment over the Easement Area for the purpose of constructing, operating, and maintaining the Trail. Grantor also conveys to Grantee, the right to restore, enhance, and maintain all Vegetation within the Easement Area.

- B. Grantor warrants that it will do nothing to undermine the Trail and Other Improvements constructed, operated and maintained thereon by Grantee.

II. Trail Construction, Operation, and Maintenance.

- A. Grantee acknowledges that Northern States Power Company, a Minnesota business corporation, (hereinafter referred to as "NSP") has certain easement rights on the City Property as described in Document No. 385492, recorded on July 2, 1971, in the Office of the Register of Deeds for Dakota County (hereinafter referred to as the "NSP Easement"). Grantee acknowledges that its easement rights are subject to the NSP Easement and acknowledges that NSP may require Grantee to enter into a separate encroachment agreement with NSP prior to recording this Trail Easement.
- B. Grantee, its agents or contractors, shall construct a bituminous trail using appropriate construction standards along the length of the Easement Area. The Trail and Other Improvements shall be constructed/installed by the Grantee at its own expense or with funds obtained by the Grantee. Grantee has no obligation to construct the Trail or Other Improvements if the funds required for the Trail and Other Improvements are not available, appropriated, or received by Grantee. Grantee will use best management practices to minimize damage to oak and other non-hazardous trees during grading and trail construction.
- C. The Trail will be used for recreation and non-vehicular transportation purposes such as, but not limited to walking, biking, roller blading, and cross-country skiing, subject to accommodation requirements of the Americans with Disabilities Act of 1990 (42 U.S.C. § 12101) and related laws. Grantee or local law enforcement agencies may operate motorized vehicles on the Trail for the purposes of security, emergency services, and maintenance, repair and replacement of the Trail and other Improvements within the Easement Area. No structures, obstructions or fences shall be allowed in the Easement Area unless written approval is granted by the Grantee.
- D. Grantee is responsible for maintenance, repair, and replacement of the Trail, Other Improvements, and Vegetation within the Easement Area or any costs associated with the use of the Trail or Other Improvements by the Grantee or general public in accordance with a Supplemental Maintenance Agreement jointly developed and approved by Grantor and Grantee (hereinafter referred to as the "Maintenance Agreement"). Grantee shall be responsible for and pay for all costs associated with the timely removal of any trees or tree limbs that fall on the trail or within the Easement Area that prevents safe use of the trail or related amenities. Grantee shall also be responsible for and pay for all costs associated with the timely removal of any hazardous trees, as defined by City Code as amended from time to time (hereinafter after referred to as "Hazard Tree") within a certain distance from the Trail centerline, the distance of which shall be defined in the Supplemental Maintenance Agreement. Grantor shall not be responsible for maintenance, repair, and replacement of the Trail and Other Improvements.
- E. Grantee, by its own forces or through contractual agreement, shall provide routine repair maintenance, repair or replacement of the Trail and Other Improvements at its own cost.

III. State Funding Requirements

- A. No amendment, modification, or waiver of any condition, provision, or term of this Trail Easement shall be valid or of any effect unless made in writing, signed by the party or parties to be bound or its duly authorized representative, and approved in writing by the Minnesota Department of Natural Resources and the Commissioner of Minnesota Management and Budget, and specifying with particularity the extent and nature of such amendment, modification, or waiver. Any waiver by any party of any default of another party shall not affect or impair any right arising from any subsequent default.
- B. Grantor may not create or allow any voluntary lien or encumbrance or involuntary lien or encumbrance that can be satisfied by the payment of monies and which is not being actively contested against the City Property, Grantee's interest in the Trail Easement, or otherwise encumber its estate and interest in this Trail Easement without prior written consent of the Minnesota Department of Natural Resources and the Commissioner of Minnesota Management and Budget.
- C. In the event that the Grantee determines that this Trail Easement is no longer usable or needed to carry out the Project, then Grantee shall convey the Grantee's interest in the Trail Easement back to the Grantor or execute a termination of this Trail Easement on the conditions that such conveyance or termination is authorized by law and approved by the Commissioner of Minnesota Management and Budget in its reasonable discretion.
- D. Whenever there shall exist a conflict between the provisions of this Trail Easement and of the Grant Agreement, the Grant Agreement shall prevail. The Grant Agreement is on file with Grantee and a copy of the same has been provided to Grantor. Grantee shall provide copies of the Grant Agreement to Grantor upon request.

V. Miscellaneous

- A. Grantor and Grantee shall be liable for its own acts and omissions and those of its own employees and agents and the results thereof, to the extent authorized by law, and shall not be responsible for the acts of the other party, their respective employees, or agents.

Grantor and Grantee agree that liability and damages arising from their acts and omissions are governed by the provisions of the Municipal Tort Claims Act, Minn. Stat. Ch. 466, as applicable, and other applicable laws. Each party hereto warrants that it is able to comply with the forementioned liability and insurance requirements through an insurance or self-insurance program.

To the extent permissible by law, Grantee agrees to defend, indemnify, and hold harmless Grantor against any and all claims, liability, loss, damage, or expense (including but not limited to reasonable attorneys' fees and costs) arising from the grant of this Easement and/or Grantee's exercise of its rights thereunder, which result from acts or omissions of Grantee and/or those of Grantee's employees, agents, or assigns, including but not limited to any claims based on the design, construction, maintenance, or use of the Grantee's facilities or improvements in the Easement Area, whether such claims sound in statute, tort, contract, quasi-contract, eminent domain, or any other legal theory. Under no circumstances shall Grantee be required to defend and indemnify Grantor for any such claims arising from Grantor's negligence, intentional misconduct, or breach of Grantor's obligations under this Easement. The foregoing indemnity provision shall not be deemed to waive any statutory limits on the liability of either Grantor or Grantee, including but not limited to those limitations set forth in Minnesota Statutes Sections 466.01 to 466.15,

604A.21 to 604A.27, or any other statutory or common law immunities. In the event of any claims or actions filed against either party, nothing in this Easement shall be construed to allow a claimant to obtain separate judgments or separate liability caps from the individual parties.

- B. The terms and conditions of this Trail Easement shall run with the land and be binding on Grantor, its successors and assigns.
- C. Grantor agrees to pay any and all assessments levied by competent authority on the City Property.
- D. This Trail Easement may be amended only if in the sole and exclusive judgment of the Grantee such amendment furthers or is not inconsistent with the purposes of this Trail Easement. Any such amendment must be mutually agreed upon by the Grantee and the Grantor signed and duly recorded by the parties and comply with all applicable laws and regulations.
- E. This Trail Easement may be executed in counterparts, each of which shall constitute an original, but all of which together shall constitute a single instrument.

-This Space Intentionally Left Blank-

IN WITNESS WHEREOF, Grantor has caused this Regional Greenway Trail Easement to be duly executed on its behalf as of the date set forth above.

GRANTOR

City of Inver Grove Heights

By: _____
Brenda Dietrich
Its: Mayor

Date _____

By: _____
Rebecca Kiernan
Its: Clerk

Date _____

STATE OF MINNESOTA)
)ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged this _____ day of _____, 2025, by Brenda Dietrich and Rebecca Kiernan, the Mayor and City Clerk of the City of Inver Grove Heights, a Minnesota municipal corporation, on behalf of the municipal corporation.

Notary Public

Acceptance of this Regional Greenway Trail Easement was approved by Dakota County Board Resolution No. 24-596

Approved as to Form:

Assistant County Attorney

Date: _____

KS-25-____

RECORDED FOR THE BENEFIT OF DAKOTA COUNTY; EXEMPT FROM RECORDING FEES PER MN STATUTE 386.77

Drafted by:
Alan Singer
Dakota County
14955 Galaxie Avenue
Apple Valley, MN 55124
(952) 891-7001
al.singer@co.dakota.mn.us
April 8, 2025

Return recorded document to:
Alan Singer
Dakota County
14955 Galaxie Avenue
Apple Valley, MN 55124
al.singer@co.dakota.mn.us

Dakota County Parks

Legal Description of Regional Greenway Trail Easement being Conveyed by City of Inver Grove Heights to County of Dakota

Tract No. 496

A permanent 20.00-foot-wide regional greenway trail easement over, under, and across that part of the South Half of the Northeast Quarter of Section 29, Township 27 North, Range 22 West, Dakota County, Minnesota, lying northerly of the northerly right of way of County State Aid Highway No. 73, and lying within 10.00 feet on each side of the following described centerline:

Commencing at the southeast corner of said South Half of the Northeast Quarter; thence South 89 degrees 44 minutes 21 seconds West, assumed bearing along the south line of said South Half of the Northeast Quarter a distance of 1343.72 feet to the point of beginning of the centerline to be described; thence North 00 degrees 07 minutes 00 seconds West a distance of 30.13 feet; thence westerly a distance of 49.76 feet along a tangential curve concave to the southwest having a radius of 29.65 feet and a central angle of 96 degrees 09 minutes 11 seconds; thence South 83 degrees 43 minutes 48 seconds West, tangent to said curve, a distance of 13.96 feet; thence northwesterly a distance of 72.32 feet along a tangential curve concave to the northeast having a radius of 54.40 feet and a central angle of 76 degrees 10 minutes 49 seconds; thence North 20 degrees 05 minutes 22 seconds West, tangent to said curve a distance of 18.52 feet to a point herein after referred to as Point "A"; thence continuing North 20 degrees 05 minutes 22 seconds West a distance of 10.39 feet and said centerline there terminating.

Together with a permanent 15.00-foot-wide regional greenway trail easement over, under, and across that part of the South Half of the Northeast Quarter of Section 29, Township 27 North, Range 22 West, Dakota County, Minnesota, lying within 7.50 feet on each side of the following described centerline:

Beginning at said Point "A"; thence South 87 degrees 10 minutes 02 seconds West a distance of 20.40 feet and said centerline there terminating.

Together with a permanent 10.00-foot-wide regional greenway trail easement over, under, and across that part of the South Half of the Northeast Quarter of Section 29, Township 27 North, Range 22 West, Dakota County, Minnesota, lying within 5.00 feet on each side of the following described centerline:

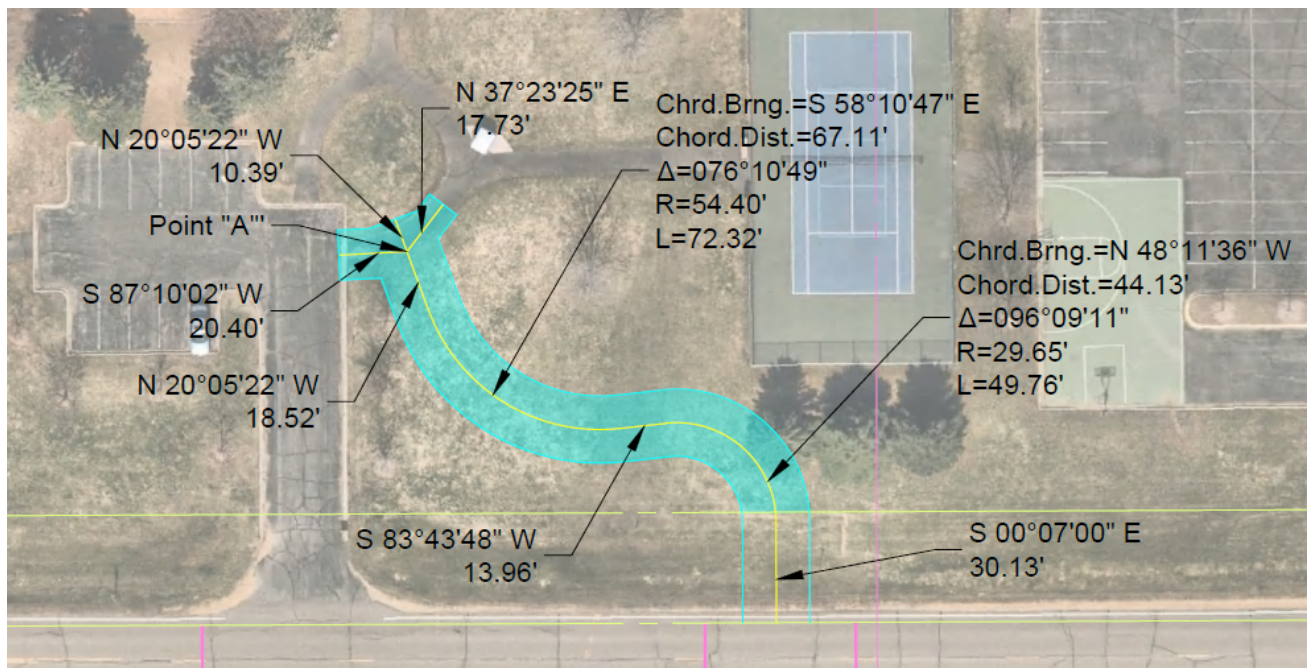
Beginning at said Point "A": thence North 37 degrees 23 minutes 25 seconds East a distance of 17.73 feet and said centerline there terminating.

Area: 3,453 square feet

Dakota County Parks

General Depiction of the Regional Greenway Trail Easement on City of Inver Grove Heights Rich Valley Athletic Complex Property being conveyed to the County of Dakota

Tract No. 496



Regional Greenway Corridor Easement on City of Inver Grove Heights Property Being Granted to the County of Dakota

Tract ID No. 499

This non-exclusive, permanent Regional Greenway Corridor Easement (hereinafter referred to as the "Corridor Easement") is made as of the ____ day of _____, 2025, by and between the City of Inver Grove Heights, a Minnesota municipal corporation (hereinafter referred to as the "Grantor"), and County of Dakota, a political subdivision of the State of Minnesota, its successors and assigns, (hereinafter referred to as the "Grantee") and is based on the following recitals:

Grantor warrants that it has good legal title to certain real property located in the County of Dakota, State of Minnesota, with Property Identification Numbers 20-71398-00-010, 20-71399-00-010, and 20-71400-00-010 (hereinafter referred to as the "City Property").

- A. Grantor desires to grant, declare, and establish a Corridor Easement over a portion of the City Property described below, to enable the Grantee to construct, operate, maintain, repair, and/or replace a bituminous trail with a minimum of two-foot wide non-paved zones on either side of the trail, (hereinafter collectively referred to as the "Trail") as mutually agreed upon between the Grantor and the Grantee; other associated improvements such as signage, fencing, benches, kiosks, and other incidental improvements which may be necessary to support the Trail (hereinafter referred to as the "Other Improvements") as mutually agreed upon in writing between the Grantor and the Grantee; and management of existing and future trees, shrubs, grasses, flowers, and other plants (hereinafter referred to as "Vegetation") within the Corridor Easement, as mutually agreed upon in writing between the Grantor and the Grantee.
- B. The Grantee has received state funding thorough Grant Agreement No. SG-24P6-04-03 and Grant Agreement No. SG-21503, both dated May 6, 2024, (hereinafter referred to as the "Grant Agreement"), for constructing a paved recreational trail and improvements as part of the Veterans Memorial Greenway (hereinafter referred to as the "Project").

I. Grant of Corridor Easement.

- A. By this instrument, Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, its successors and assigns, a Corridor Easement over, under, and across that part of the City Property legally described in the attached **Exhibit A** (hereinafter referred to as the "Easement Area") and generally depicted within the City Property in the attached **Exhibit B**, subject and subordinate to any easements of record. Grantor conveys to Grantee, the exclusive right to construct, operate, and maintain the Trail within the Easement Area, including, without limitation, the

right to occupy and move equipment over the Easement Area for the purpose of constructing, operating, and maintaining the Trail. Grantor also conveys to Grantee, the right to restore, enhance, and maintain all Vegetation within the Easement Area.

- B. Grantor warrants that it will do nothing to undermine the Trail and Other Improvements constructed, operated and maintained thereon by Grantee.

II. Trail Construction, Operation, and Maintenance.

- A. Grantee acknowledges that Northern States Power Company, a Minnesota business corporation, (hereinafter referred to as "NSP") has certain easement rights on the City Property as described in Document No. 385492, recorded on July 2, 1971, in the Office of the Register of Deeds for Dakota County (hereinafter referred to as the "NSP Easement"). Grantee acknowledges that its Corridor Easement rights are subject to the NSP Easement and acknowledges that NSP may require Grantee to enter into a separate encroachment agreement with NSP prior to recording this Corridor Easement.
- B. Grantee, its agents or contractors, shall construct a bituminous trail using appropriate construction standards along the length of the Easement Area. The Trail and Other Improvements shall be constructed/installed by the Grantee at its own expense or with funds obtained by the Grantee. Grantee has no obligation to construct the Trail or Other Improvements if the funds required for the Trail and Other Improvements are not available, appropriated, or received by Grantee. Grantee will use best management practices to minimize damage to oak and other non-hazardous trees during grading and trail construction.
- C. The Trail will be used for recreation and non-vehicular transportation purposes such as, but not limited to walking, biking, roller blading, and cross-country skiing, subject to accommodation requirements of the Americans with Disabilities Act of 1990 (42 U.S.C. § 12101) and related laws. Grantee or local law enforcement agencies may operate motorized vehicles on the Trail for the purposes of security, emergency services, and maintenance, repair and replacement of the Trail and other Improvements within the Easement Area. No structures, obstructions or fences shall be allowed in the Easement Area unless written approval is granted by the Grantee.
- D. Grantee is responsible for maintenance, repair, and replacement of the Trail, Other Improvements, and Vegetation within the Easement Area or any costs associated with the use of the Trail or Other Improvements by the Grantee or general public in accordance with a Supplemental Maintenance Agreement jointly developed and approved by Grantor and Grantee (hereinafter referred to as the "Maintenance Agreement"). Grantee shall be responsible for and pay for all costs associated with the timely removal of any trees or tree limbs that fall on the trail or within the Easement Area that prevents safe use of the trail or related amenities. Grantee shall also be responsible for and pay for all costs associated with the timely removal of any hazardous trees, as defined by City Code as amended from time to time (hereinafter after referred to as "Hazard Tree") within a certain distance from the Trail centerline, the distance of which shall be defined in the Supplemental Maintenance Agreement. Grantor shall not be responsible for maintenance, repair, and replacement of the Trail and Other Improvements.
- E. Grantee, by its own forces or through contractual agreement, shall provide routine repair maintenance, repair or replacement of the Trail and Other Improvements at its own cost.

III. Vegetation Management

- A. All vegetation management practices within the Easement Area shall be in accordance with a Vegetation Management Plan jointly developed and approved by Grantor and Grantee (hereinafter referred to as the "VMP"). Grantee and Grantor agree to consult with one another periodically with respect to updating the VMP, and further agree that the VMP may be revised or modified as necessary to reflect changed conditions or circumstances. Grantee shall be responsible for drafting the VMP and any modifications to the same, which shall not contradict the terms of this Trail Easement, and which shall take effect only upon a written agreement signed by both Grantee and Grantor. Grantee shall provide to Grantor and each party will retain an updated copy of the VMP.
 - 1. Grantee shall determine if any Hazard Tree identified and located outside of the defined distance from the Trail centerline, or if a fallen tree within the Easement Area that does not interfere with the safe use of the trail and related amenities will be removed at Grantee's expense.
- B. Implementation of the VMP shall be in accordance with a Maintenance Agreement developed and approved by the Grantor and Grantee. The Maintenance Agreement shall include a five-year work plan, commencing at the time of VMP approval, which describe priority management activities, responsibilities, estimated costs, and schedule for implementing the VMP. Grantee and Grantor agree to consult with one another to modify the Maintenance Agreement as necessary and for developing and approving any subsequent Maintenance Agreements to assure that the original intent and purpose of this Trail Easement. Grantee and Grantor shall be responsible for any modifications to the original and any subsequent Maintenance Agreement, which shall not contradict the terms of this Corridor Easement. Grantee and Grantor will each retain an updated copy of the Maintenance Agreement.

IV. State Funding Requirements

- A. No amendment, modification, or waiver of any condition, provision, or term of this Corridor Easement shall be valid or of any effect unless made in writing, signed by the party or parties to be bound or its duly authorized representative, and approved in writing by the Minnesota Department of Natural Resources and the Commissioner of Minnesota Management and Budget, and specifying with particularity the extent and nature of such amendment, modification, or waiver. Any waiver by any party of any default of another party shall not affect or impair any right arising from any subsequent default.
- B. Grantor may not create or allow any voluntary lien or encumbrance or involuntary lien or encumbrance that can be satisfied by the payment of monies and which is not being actively contested against the City Property, Grantee's interest in this Corridor Easement, or otherwise encumber its estate and interest in this Corridor Easement without prior written consent of the Minnesota Department of Natural Resources and the Commissioner of Minnesota Management and Budget.
- C. In the event that the Grantee determines that this Corridor Easement is no longer usable or needed to carry out the Project, then Grantee shall convey the Grantee's interest in the Corridor Easement back to the Grantor or execute a termination of this Corridor Easement on the conditions that such conveyance or termination is authorized by law and approved by the Commissioner of Minnesota Management and Budget in its reasonable discretion.

- D. Whenever there shall exist a conflict between the provisions of this Corridor Easement and of the Grant Agreement, the Grant Agreement shall prevail. The Grant Agreement is on file with Grantee and a copy of the same has been provided to Grantor. Grantee shall provide copies of the Grant Agreement to Grantor upon request.

V. Miscellaneous

- A. Grantor and Grantee shall be liable for its own acts and omissions and those of its own employees and agents and the results thereof, to the extent authorized by law, and shall not be responsible for the acts of the other party, their respective employees, or agents.

Grantor and Grantee agree that liability and damages arising from their acts and omissions are governed by the provisions of the Municipal Tort Claims Act, Minn. Stat. Ch. 466, as applicable, and other applicable laws. Each party hereto warrants that it is able to comply with the forementioned liability and insurance requirements through an insurance or self-insurance program.

To the extent permissible by law, Grantee agrees to defend, indemnify, and hold harmless Grantor against any and all claims, liability, loss, damage, or expense (including but not limited to reasonable attorneys' fees and costs) arising from the grant of this Easement and/or Grantee's exercise of its rights thereunder, which result from acts or omissions of Grantee and/or those of Grantee's employees, agents, or assigns, including but not limited to any claims based on the design, construction, maintenance, or use of the Grantee's facilities or improvements in the Easement Area, whether such claims sound in statute, tort, contract, quasi-contract, eminent domain, or any other legal theory. Under no circumstances shall Grantee be required to defend and indemnify Grantor for any such claims arising from Grantor's negligence, intentional misconduct, or breach of Grantor's obligations under this Easement. The foregoing indemnity provision shall not be deemed to waive any statutory limits on the liability of either Grantor or Grantee, including but not limited to those limitations set forth in Minnesota Statutes Sections 466.01 to 466.15, 604A.21 to 604A.27, or any other statutory or common law immunities. In the event of any claims or actions filed against either party, nothing in this Easement shall be construed to allow a claimant to obtain separate judgments or separate liability caps from the individual parties.

- B. The terms and conditions of this Corridor Easement shall run with the land and be binding on Grantor, its successors and assigns.
- C. Grantor agrees to pay any and all assessments levied by competent authority on the City Property.
- D. This Corridor Easement may be amended only if in the sole and exclusive judgment of the Grantee such amendment furthers or is not inconsistent with the purposes of this Corridor Easement. Any such amendment must be mutually agreed upon by the Grantee and the Grantor signed and duly recorded by the parties and comply with all applicable laws and regulations.
- E. This Corridor Easement may be executed in counterparts, each of which shall constitute an original, but all of which together shall constitute a single instrument.

IN WITNESS WHEREOF, Grantor has caused this Regional Greenway Corridor Easement to be duly executed on its behalf as of the date set forth above.

GRANTOR

City of Inver Grove Heights

By: _____
Brenda Dietrich
Its: Mayor

Date _____

By: _____
Rebecca Kiernan
Its: Clerk

Date _____

STATE OF MINNESOTA)
)ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged this _____ day of _____, 2025, by Brenda Dietrich and Rebecca Kiernan, the Mayor and City Clerk of the City of Inver Grove Heights, a Minnesota municipal corporation, on behalf of the municipal corporation.

Notary Public

Acceptance of this Regional Greenway Corridor Easement was approved by Dakota County Board Resolution No. 24-596

Approved as to Form:

Assistant County Attorney

Date: _____

KS-25-____

Dakota County Contra DC _____

RECORDED FOR THE BENEFIT OF DAKOTA COUNTY; EXEMPT FROM RECORDING FEES PER MN STATUE 386.77

Drafted by:
Alan Singer
Dakota County
14955 Galaxie Avenue
Apple Valley, MN 55124
(952) 891-7001
al.singer@co.dakota.mn.us
April 8, 2025

Return recorded document to:
Alan Singer
Dakota County
14955 Galaxie Avenue
Apple Valley, MN 55124
al.singer@co.dakota.mn.us

Dakota County Parks

Legal Description of Regional Greenway Corridor Easement being Conveyed by City of Inver Grove Heights on the Southern Lakes Park Property to County of Dakota

Tract No. 499

A permanent 100.00-foot -wide Regional Greenway Easement over, under, and across that part of Outlot A, Southern Lakes 4th Addition, Outlot A, Southern Lakes 5th Addition, and Outlot A, Southern Lakes Estates according to the recorded plats thereof, Dakota County, Minnesota, lying 50.00 feet on each side of the following described centerline:

Commencing at the northeast corner of Outlot A, Southern Lakes 5th addition; thence North 89 degrees 50 minutes 38 seconds West, assumed bearing along the north line of said Outlot A, a distance of 936.02 feet to the point of beginning of the centerline to be described; thence South 72 degrees 38 minutes 00 seconds East a distance of 67.83 feet; thence southeasterly a distance of 201.66 feet along a tangential curve concave to the southwest having a radius of 525.53 feet and a central angle of 21 degrees 59 minutes 11 seconds; thence South 50 degrees 38 minutes 49 seconds East, tangent to said curve, a distance of 542.33 feet; thence southeasterly a distance of 116.11 feet along a tangential curve concave to the southwest having a radius of 203.18 feet and a central angle of 32 degrees 44 minutes 31 seconds; thence South 17 degrees 54 minutes 18 seconds East, tangent to said curve, a distance of 71.12 feet; thence southeasterly a distance of 61.06 feet along a tangential curve concave to the northeast having a radius of 74.00 feet and a central angle of 47 degrees 16 minutes 29 seconds; thence South 65 degrees 10 minutes 48 seconds East, tangent to said curve, a distance of 115.93 feet; thence southerly a distance of 112.63 feet along a tangential curve concave to the southwest having a radius of 74.00 feet and a central angle of 87 degrees 12 minutes 21 seconds; thence South 22 degrees 01 minute 33 seconds West, tangent to said curve, a distance of 195.53 feet; thence southerly a distance of 181.49 feet along a tangential curve concave to the east having a radius of 175.00 feet and a central angle of 59 degrees 25 minutes 08 seconds; thence South 37 degrees 23 minutes 35 seconds East, tangent to said curve, a distance of 13.15 feet; thence southerly a distance of 127.14 feet along a tangential curve concave to the west having a radius of 100.00 feet and a central angle of 72 degrees 50 minutes 35 seconds; thence South 35 degrees 27 minutes 00 seconds West, tangent to said curve, a distance of 70.23 feet; thence southerly a distance of 129.81 feet along a tangential curve concave to the east having a radius of 100.00 feet and a central angle of 74 degrees 22 minutes 38 seconds; thence South 38 degrees 55 minutes 37 seconds East, tangent to said curve, a distance of 42.69 feet; thence southerly a distance of 159.45 feet along a tangential curve concave to the west having a radius of 100.00 feet and a central angle of 91 degrees 21 minutes 37 seconds; thence South 52 degrees 26 minutes 00 seconds West, tangent to said curve, a distance of 32.16 feet; thence southerly a distance of 159.84 feet along a tangential curve concave to the east having a radius of 100.00 feet and a central angle of 91 degrees 34 minutes 44 seconds; thence South 39 degrees 08 minutes 44 seconds East, tangent to said curve, a distance of 102.24

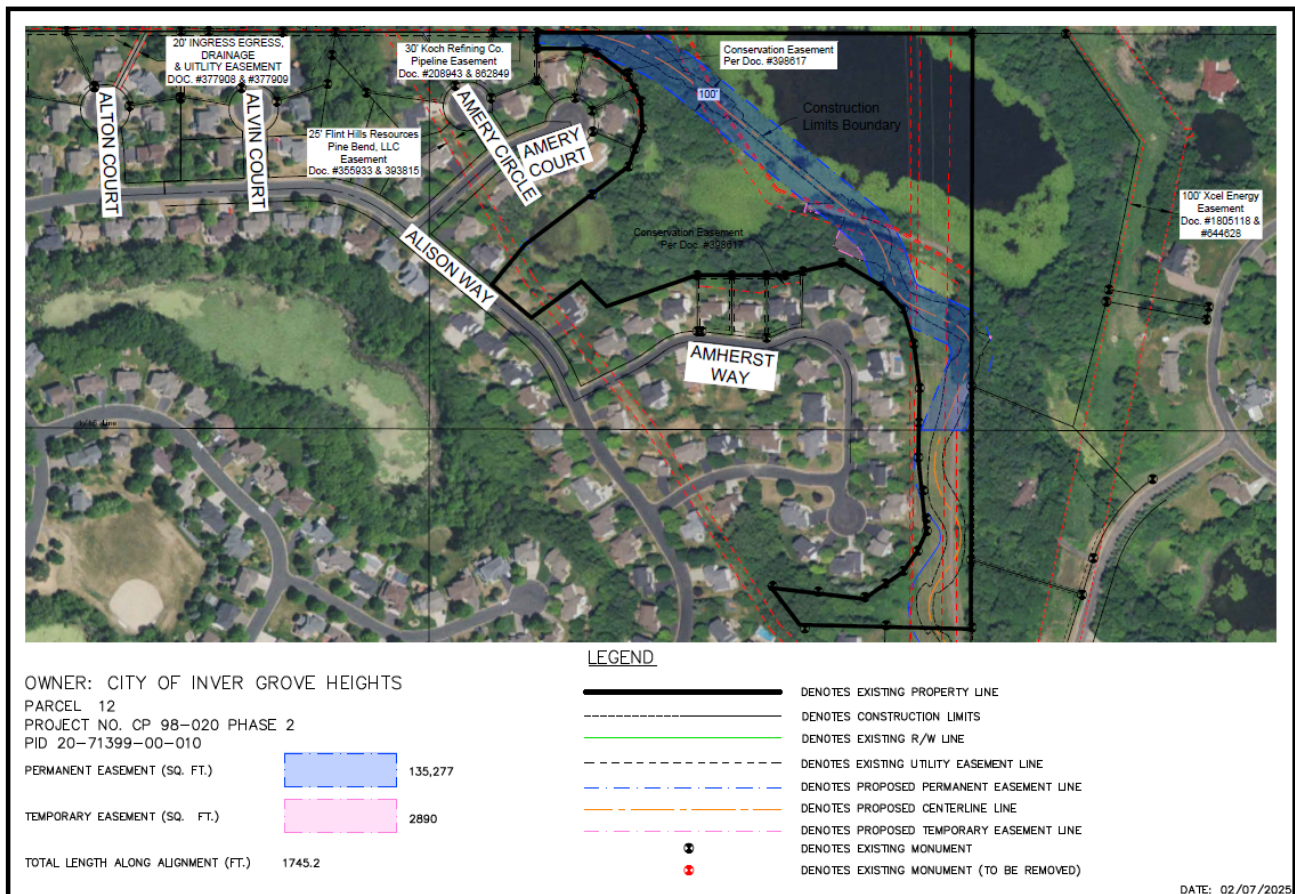
feet; thence southerly a distance of 182.74 feet along a tangential curve concave to the west having a radius of 125.00 feet and a central angle of 83 degrees 45 minutes 36 seconds; thence South 44 degrees 36 minutes 52 seconds West, tangent to said curve, a distance of 33.83 feet; thence southerly a distance of 229.70 feet along a tangential curve concave to the east having a radius of 97.87 feet and an internal angle of 134 degrees 28 minutes 42 seconds; thence South 89 degrees 51 minutes 50 seconds East, tangent to said curve, a distance of 10.00 feet and said centerline there terminating.

Area: 270,983 square feet or 6.22 acres

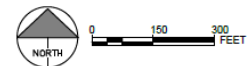
Dakota County Parks

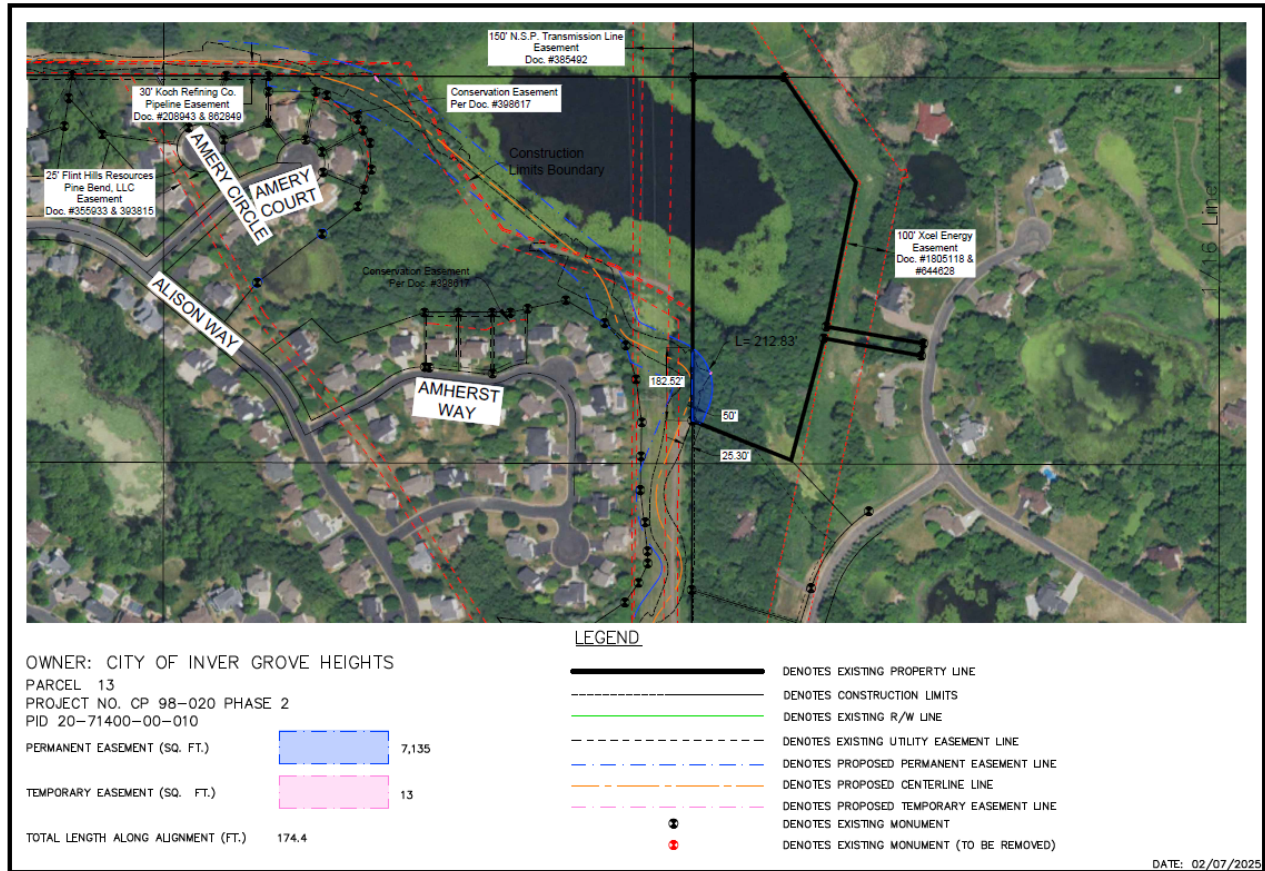
General Depiction of the Regional Greenway Corridor Easement on City of Inver Grove Heights on the Southern Lakes Park Property being conveyed to the County of Dakota

Tract No. 499

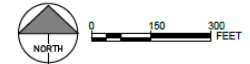


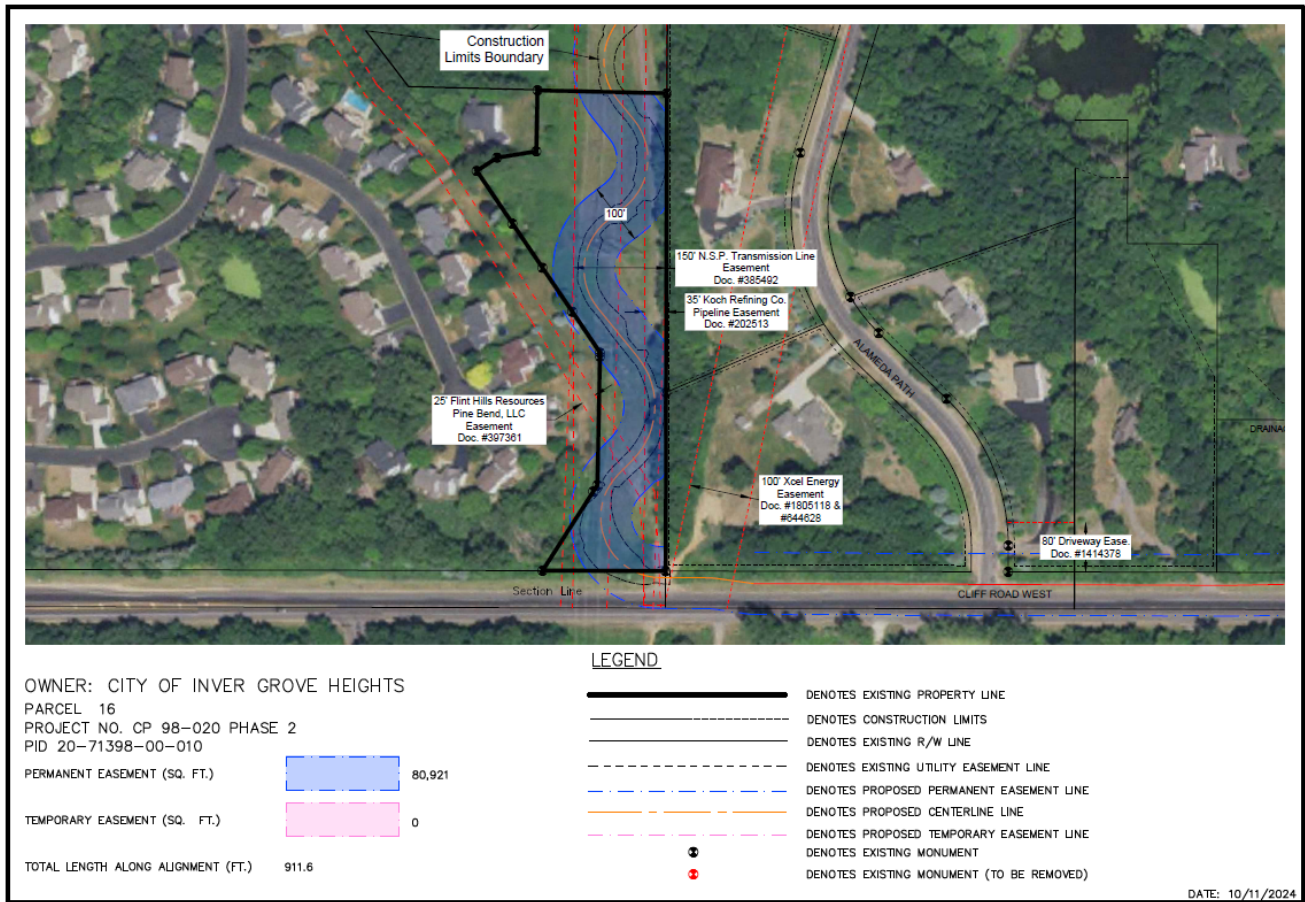
VETERANS MEMORIAL GREENWAY PROPERTY EXHIBIT
 INVER GROVE HEIGHTS, MINNESOTA



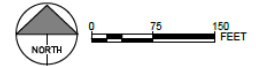


VETERANS MEMORIAL GREENWAY PROPERTY EXHIBIT
 INVER GROVE HEIGHTS, MINNESOTA





VETERANS MEMORIAL GREENWAY PROPERTY EXHIBIT
 INVER GROVE HEIGHTS, MINNESOTA



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

RESOLUTION NO. _____

**RESOLUTION APPROVING CONVEYANCE OF EASEMENTS TO DAKOTA
COUNTY OF VETERANS MEMORIAL GREENWAY**

WHEREAS, the City of Inver Grove Heights owns certain real property on which Dakota County has requested easements for the construction of the Veterans Memorial Greenway; and

WHEREAS, the City is authorized by statute to convey the requested easements to Dakota County.

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

1. Authorizes the conveyance of the following easements to Dakota County:

- a. Regional Greenway Trail Easement; and
- b. Regional Greenway Corridor Easement

and execution of the attached easement documents by the Mayor and City Clerk, subject to any minor revisions approved by the City Attorney.

2. If the County is able to shift the proposed trail alignment further to the east/northeast and away from the adjacent privately owned parcels in the Southern Lakes Neighborhood, the Council specifically authorizes revisions to Exhibits A and B of the Regional Greenway Corridor Easement as approved by the Parks and Recreation Director and City Attorney provided that such changes result in the shifting of the easement area and/or trail alignment to the east/northeast and away from the adjacent privately owned parcels located to the west of the City-owned parcel in the Southern Lakes Neighborhood.
3. Dispenses of the requirements of Minn. Stat. § 462.356, subd. 2 pursuant to a vote of at least 2/3 of the Council as it finds that that the proposed easement conveyance per this Resolution has no relationship to the comprehensive municipal plan.

Passed by the City Council of the City of Inver Grove Heights, Minnesota, the 12th day of May, 2025.

Ayes:

Nays:

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

Request for Council Action

SUBJECT: **2nd Reading of Ordinance Amending City Code Related to Temporary Expansion of Premise for On-Sale Liquor License Holders**

MEETING DATE: May 12, 2025

ITEM TYPE: Regular Business

CONTACT: Kris Wilson, City Administrator, 651.450.2511

ACTION REQUESTED

The Council is asked to consider the second-reading of the attached Ordinance, which amends City Code to make it easier for on-sale liquor license holders to obtain a temporary expansion of their licensed premise and to eliminate the need for a large assembly permit when a temporary expansion of premise has been granted.

BACKGROUND

Inver Grove Heights City Code Title 4, Chapter 1, Section 15 (C) currently provides a process for on-sale liquor license holders to temporarily expand their licensed premise, which is the area where alcohol may be sold. Some, but not all, of the City's on-sale liquor license holders utilize this provision so that they can serve alcohol outside their building - often in a tent or designated area of their parking lot - during special events. The current process requires a separate action of the Council for each and every occurrence and can be challenging for license holders to navigate if the opportunity for a special event comes up on short notice or needs to be rescheduled at the last minute due to bad weather, for example.

Therefore, staff was asked if a new process could be developed that would allow the Council to grant a high-level permission for these temporary premise expansions at the time the license holder completes the annual renewal of their on-sale liquor license, with review of the date-specific details handled at the staff level throughout the year.

The attached Ordinance is very similar to the version the Council approved a first reading of at its April 28, 2025 meeting. The following changes were made to the draft in response to Council questions and direction:

- A hearing is required when the Council considers the permit, to be consistent with the requirements for other liquor license actions;
- Tasks delegated to the Police Chief are now delegated to the Police Chief "or their designee";
- A right to appeal any denial of a specific event application by the Police Chief to the City Council is added;
- Language discussed, but not present in the language of the first reading, is added to eliminate the need to obtain a Large Assembly Permit if a Temporary Expansion Event Authorization is obtained.

Areas where the language of the proposed ordinance has changed from the first reading are identified in red on the attached.

All current holders of an on-sale liquor license were mailed a copy of the second-reading version of the ordinance, along with notice of the opportunity to be heard by the Council at this meeting.

Additionally, staff was asked to provide additional information or examples of:

- what constitutes a "compact and contiguous" area;
- acceptable ways to define or secure the compact and contiguous area where alcohol will be served
- examples of acceptable severe weather plans.

State law says the following about a licensed premise when it comes to an on-sale liquor license "Premises: No license shall be effective beyond the compact and contiguous space for which the same was granted." State law does not define the terms "compact and contiguous" but the dictionary definition of "compact" is a relatively small and efficient shape with minimal "offshoots" or long, thin extensions; and "contiguous" as all parts of the establishment are physically connected, without any breaks or divisions.

Staff will be working to create an informational handout for on-sale license holders to provide the examples requested above.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends Council approval of the second reading of the attached Ordinance, after taking input from any current license holders who wish to comment.

ATTACHMENTS

1. 2nd Rdg Ordinance Amending Temporary Premises Expansion (May 12 2025)

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

ORDINANCE NO.

**AN ORDINANCE REPEALING AND REPLACING INVER GROVE HEIGHTS CITY CODE
TITLE 4, CHAPTER 1, SECTION 15(C) REGARDING THE TEMPORARY EXPANSION OF
LICENSED PREMISES AND AMENDING TITLE 4, CHAPTER 14, SECTION 4 REGARDING
PERMIT EXEMPTIONS FOR LARGE ASSEMBLIES**

THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS FOLLOWS:

Section 1. Amendment. Title 4, Chapter 1, Section 15(C), of the Inver Grove Heights City Code is hereby repealed in its entirety and replaced as follows:

4-1-15: BUILDING AND PREMISES:

C. Temporary Expansion Of Premises:

1. Temporary Expansion of Premises Permit: The Council may allow the temporary amendment of an existing on-sale intoxicating liquor license to allow the temporary expansion of a licensed premises by issuing a temporary expansion of premises permit to an existing on-sale liquor license holder to allow the sale and consumption of alcoholic beverages in a compact and contiguous area adjacent to the licensed premises. An applicant for or the holder of an on-sale intoxicating liquor license may apply for one Council-issued temporary expansion permit corresponding to the term of the on-sale intoxicating liquor license. Each Council-issued permit shall allow the temporary expansion of a licensed premise for up to ten (10) days per calendar year, subject to approval of each individual temporary expansion event by the Chief of Police or their designee.
2. Temporary Premises Expansion Permit Requirements: To obtain a temporary premises expansion permit from the City Council, the license holder or license applicant must submit a completed application form and all required attachments along with the required application fee to the City Clerk. Following review by city staff, the application shall be placed on the agenda for consideration by the City Council at a regular meeting of the Council.
3. Approval or Denial of Permit or Event Application: The Council may approve the temporary premises expansion permit following a hearing if all of the following criteria are met:
 - a. The applicant has demonstrated that the proposed temporary expansion(s) will comply with all of the requirements listed herein for temporary premises expansion events.
 - b. The issuance of the temporary premises expansion permit would not be

detrimental to public health, safety, or welfare.

The Council may deny the application for a temporary expansion of premises permit if the expansion permit requirements above are not met.

The Chief of Police or their designee may deny the application for an individual expansion event for a specific date or dates if the Temporary Expansion Event Authorization Application is incomplete, not submitted the required number of days in advance of the event, or if the information provided does not demonstrate that the proposed expansion event will comply with all requirements for an expansion event. The applicant may appeal the denial of an application for an individual expansion event to the City Council at the next regular meeting of the Council.

4. Individual Expansion Event Approvals:

- a. To utilize any of the up to ten calendar days per year allowed under the temporary premise expansion permit, the license holder must, at least twenty-one (21) calendar days prior to the first proposed event of the year and at least fourteen (14) calendar days prior to any subsequent events in the same calendar year, submit a completed Temporary Event Expansion Authorization application containing the following information:
 - i. The date of the proposed temporary expansion, including the start and end time. ~~In the case of outdoor events,~~ Up to two alternative dates – falling after the originally planned date – may be submitted, to account for rescheduling due to inclement weather or other similar circumstances.
 - ii. A site plan showing the licensed premises and the temporary expansion area, including temporary fencing or other demarcation of the limits of the expanded premises, as well as adequate emergency access to the temporary expansion area.
 - iii. A lighting plan for the temporary expansion area.
 - iv. A severe weather plan.
 - v. Expected maximum attendance for each specific temporary expansion date.
 - vi. Description of mechanisms in place to ensure no minors are served alcoholic beverages in the temporary expansion area.
 - vii. Description of steps to be taken to ensure compliance with the City's noise requirements, including prohibition on excessive noise.
 - viii. Proof of required liability insurance that includes the temporary expansion area as part of the licensed premises for insurance purposes.
 - ix. A parking plan demonstrating proof of adequate parking for the licensed premises and expansion area, including proof that the minimum parking requirements for the licensed business and expansion area are met on-site or are met via off-site or on-street in a manner that will not negatively impact neighboring businesses

and residents.

- x. Proof that the license holder has the legal right to use the expansion area.
 - xi. Affirmation that alcohol service hours for the temporary expansion area shall be the same or less than those for the licensed premises.
- b. No temporary expansion event may occur unless the Chief of Police or their designee has approved the specific temporary expansion event in writing prior to the start of the event.
5. Revocation of Temporary Expansion Permit: A temporary expansion permit may be revoked by the Council upon recommendation of the Chief of Police or their designee. At any time, the Chief of Police or their designee may recommend revocation of the temporary expansion permit for grounds including but not limited to failure to ensure that the temporary licensed premises expansions conform with the approved site plan; failure to comply with all alcohol related rules and regulations include services to minors; unexpected negative impacts on adjoining neighbors; repeated violations of the City's noise ordinance; excessive trash left behind or on adjacent property; or other harm to the public health and safety resulting from events held in conjunction with the temporary premises expansion(s). Revocation of a temporary premises expansion permit shall only occur after notice and an opportunity for the permit holder to be heard.

Section 2. Amendment. Title 4, Chapter 14, Section 4, of the Inver Grove Heights City Code is hereby amended to add the following language, which is shown as underlined:

4-14-4: PERMIT EXEMPTIONS; APPLICABILITY:

A permit is not required for the following assemblies:

- A. Large assemblies sponsored by the City.
- B. Any regularly established, permanent place of worship, stadium, athletic field, arena, auditorium, theatre, City parks/community center, school, community college or other similar permanently established place of assembly.
- C. The BEST Foundation May Day 5K.
- D. Golf tournaments.
- E. Non-City sponsored events on City or County park property associated with the use of a facility, building or shelter that requires a permit, as long as proper rental permits and other licenses and permits are obtained.
- F. Graduation parties, weddings, or funeral gatherings, if located on property that is used as the principal place of residence of the host of the event.
- G. The temporary expansion of a licensed premise pursuant to an approved temporary premises expansion permit issued under Section 4-1-15(C).

Section 3. Effective Date. This ordinance shall be effective upon its passage and publication.

Passed by the City Council of the City of Inver Grove Heights this ____ day of May, 2025.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk