

INVER GROVE HEIGHTS CITY COUNCIL WORK SESSION

MONDAY, April 7, 2025 - 6:00 P.M. - 8055 BARBARA AVENUE, COMMUNITY ROOM 3

1. CALL TO ORDER:

The City Council of Inver Grove Heights met in regular session on Monday, April 7, 2025. 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, Gliva and Scales; City Administrator Wilson, Deputy City Clerk Katie Malott City Attorney Nason, Finance Director Hove, Parks & Recreation Director Lares.

Absent: Council Member Mary T'Kach

3. APPROVAL OF AGENDA:

Motion to approve the agenda with the addition of 4.D. Brief Legislative Updates by Murphy, second by Gliva.

Ayes: 4

Nays: 0 Motion carried.

4. DISCUSSION ITEMS:

A. Results of Feasibility Study for Historic Buildings Relocation

Presented by Parks and Recreation Director Adam Lares and Amber Sausen with Alliance

Background

- Both buildings were constructed in the early 1930s.
- Neither building is listed on the National Historic Registry.
- The long-term plan is to relocate both buildings to Heritage Village Park (HVP).
- The Council has expressed interest in relocating the buildings using ARPA funds.
- The Council entered into an agreement with Alliance to conduct a feasibility study to determine if the buildings could be moved and to provide cost estimates.

Goals

- 1. Move and Make Safe
 - Move buildings to Heritage Village Park
 - Construct new basements to support relocated buildings
 - Provide accessible route to building entrances
 - Repair building exterior to make safe and visually appealing
 - Remove existing below grade elements and repair sites
- 2. (Optional) Ready for Interior Use

- Prepare buildings for interior access by the public or City
- Repair interior finishes
- Install utilities
- Provide restroom
- Install plumbing for future use

The first phase is to make the buildings safe with a holistic approach. Repairs include window reglazing, siding, foundation, roofing, and accessibility via a new ramp for potential future utilization. Removal of the basement, front columns, and mechanical equipment would be removed to move the buildings.

Phase two will be the readying the buildings to be inhabitable. Depending on planned use of the buildings will determine the amount of renovation to be done. Main goal is to make safe. Planning for a future restroom on the main level.

Cost

- School House
 - Move and Make Safe - \$1,152,643
 - Ready for Interior Use (Optional) - \$330,609
 - Total - \$1,483,252
 - Alternate: Replace Window Assembly - \$41,677
 - Total with Alternate - \$1,524,929
- Town Hall
 - Move and Make Safe - \$1,302,979
 - Ready for Interior Use (Optional) - \$382,999
 - Total - \$1,685,978
 - Alternate: Replace Window Assembly - \$42,198
 - Total with Alternate - \$1,728,176

Potential Funding Sources

- Excess General Fund balance resulting from the City's ARPA funds
- The Parks Acquisition and Development Fund
- Consider Alternate funding options

Next Steps

- If the Council decides to proceed with some, or all of the project, staff recommends extending Alliance's contract for professional services. These services would require a separate contract from the feasibility study
- Staff can work with the Parks & Recreation Advisory Commission to explore alternative ways to incorporate the history of Inver Grove Heights and/or these specific buildings at Heritage Village Park - without relocating them.
- Consider restoring one or both buildings at their current locations instead of relocating them.

Totals include design and contractor mark-up. There might be some efficiencies in doing both buildings. For future use of the buildings, it would make more sense financially to do both the make safe and move phase along with the activation/get ready for use phase. The project will take a lot of coordination to do it right, making the buildings safe and inhabitable along with cleaning up the spots from which they are moved.

Staff is asking for discussion around which options Council would like staff to pursue.

Council members agreed the cost was high and would not want funds for this project hinder fundamentals, building a project in the NW quadrant of the city or aging pipes and culverts. Moving the buildings would be a legacy project.

They discussed the town hall makes the most historical sense, but the town hall makes the most efficient sense by either rehabbing in place for Rich Valley, the Veterans Memorial Greenway, or moving the park maintenance building. The schoolhouse may also dilapidate quicker. Alliance said they could provide estimates for the cost of rehabbing the buildings in their current locations. The Parks & Recreation Advisory Commission would be involved in the planning of what the site would look like if more specifically the schoolhouse were left in place and rehabbed.

Fundraising was discussed as a way to have community buy in and engagement. Council members typically have a greater success rate in this type of community engagement with residents and local businesses. It was discussed what it could take to get the state or county buy in on the project if these buildings were part of regional destinations or part of county efforts in long-term planning.

Next steps would be to have estimates written up of what the cost would be to leave the buildings in place and bring up to code. Consider what the plan could be with leaving the schoolhouse in place and future planning of Rich Valley park and the Veterans Memorial Greenway.

B. Uses for Excess Fund Balance in the General Fund - Resulting from 2024 ARPA Dollars

Presented by Finance Director Amy Hove.

American Rescue Plan Act (ARPA) has Federal funds provided to local governments to support response to and recovery from the COVID-19 pandemic. It is different than the CARES Act funding received earlier in the pandemic. City of IGH's ARPA Funds totaled \$3.9 million and was accepted under the category of "revenue replacement". The funds could be spent on any "governmental purpose" or could be divided up and spent on multiple things. Funds had to be obligated by Dec. 31, 2024, and must be fully spent by Dec. 31, 2026

Some uses Considered for ARPA Funds are the 117th Street Reconstruction - Covered by State Bonding, Heritage Village Park - Splash Pad & Inclusive Playground - was covered by State Bonding or the Water Treatment Plant Rehabilitation. The May 13, 2024 City Council Resolution allocated \$2.5 million in ARPA funds to this project and the Police Department Payroll, in September 23, 2024 - Council allocated \$1,397,440.98 to PD's 2024 full-time wages. Other uses include an acquisition of park land (specifically in the NWA), movement of

historic buildings to Heritage Village Park (Old town Hall) & School House) or additional funding needs in the City's Sewer and/or Storm Water Capital Funds.

The discussion included that the general fund's balance grew by \$1,397,440.98 at year end 2024, as a result of using ARPA funds for 2024 Police Payroll. The General Fund balance complies with City policy without these funds. Therefore, Council discussed what they wanted to do with this \$1.4 million.

A council member thanked council member Murphy for being a great negotiator for the recent Host Community Agreement.

What will park dedication fees be for some of the developments coming up? A development that was recently brought to Council will be a little over \$1 million in park dedication fees. The National Land Holdings development will be a combination of cash and land for parks in their development. Ideally, park land in the NWA would be around 12 to 13 acres of useable park area. There has been an area identified that would meet the criteria for park land.

Council members agreed that putting the money in the Park Acquisition & Development Fund may be the best use of the money. Most members are not in favor of using it for the moving of the historic buildings. The Host Community Fund has allocations that need to be covered at certain points of the year and ongoing costs and with the new agreement the fund will stay stable. A resolution will be brought to the next regular Council meeting to accept the transfer of remaining ARPA funds to the Park Acquisitions & Development Fund.

C. Review of Draft Council Code of Conduct

Council members Murphy and Scales worked together to develop the document.

Expectations for how Council deals with the media will add verbiage about articulating decisions of the Council rather than based on opinions and contacting the City Administrator to let staff and other council members know members of the media are contacting them.

The chain of command from Council to staff is mentioned for clarification. The clarification is that council members should try when they can to ask their counterparts from other cities for information. Directives should also be brought to department heads to delegate to City staff.

Council members discussed whether the code of conduct should be upheld by members of commissions also. It was decided that it should not since the Council and Mayor do not oversee commissions and that would be a decision for the department heads if they wanted this code of conduct or similar.

Clarification will be made for what is meant by influencing decisions made by commissioners. Council members can interact with commissioners and attend meetings but may not try to have them vote a certain way on a topic.

Council members are in agreement with the document with the additions mentioned and brought to the next regular council meeting for approval.

D. Legislatives Updates (added by K. Wilson)

City Administrator Kris Wilson and our Legislative Lobbyist were able to set up a meeting with Inver Grove Heights delegates: Senator Kline, Representative Hanson and Representative McClardy along with two council members.

The zoning preemption bills have slowed and there is over a month left of the legislative session. The bill was heard before the housing committee and was referred to other committees but did not make it onto those agendas. Much of the focus has turned to the state budget. Efforts by Inver Grove Heights and other cities would seem to be working and can be re-iterated at meeting with district representatives.

The state bonding bill for Phase 6 of Heritage Village Park was carried forward by Senator Hanson, however, the committee has not been meeting or considering individual bills. It is expected that the bill will mirror the previous bill that Inver Grove Heights unfortunately was not successful, but making it on the state bonding bill can be a multi-year process.

The governor's and the Senate's budget proposals have cut DEED Host Community grant budget to \$165,000 for each of the two cities that qualify for it. Testimonies may be taken at the next Senate hearing, the city could try to get on the list to testify, but a letter drafted by Administrator Wilson and Community Development Director Ziemer would help to express that Inver Grove Heights has worked with the landfill to take on more waste and suggest that options to use the funds should be relaxed in order to spend the dollars awarded. A hand delivered letter was an idea to make sure the letter is seen and more impactful.

ADJOURN:

Motion to Adjourn at 8:18 p.m. by Scales, second by Gliva.

Ayes: 4

Nays: 0 Motion carried.

Minutes prepared by Deputy City Clerk Katie Malott