



Inver Grove Heights Planning Commission
Tuesday, October 7, 2025 at 7:00 PM
8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Stacy Bodsberg (sbodsberg@ighmn.gov). Comments received prior to 4:00 p.m. on Tuesday, October 7, 2025, will be provided to the Commission at or before the October 7, 2025 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Adopt Agenda**
4. **Consent Agenda**
 - A. Minutes of the September 3, 2025, Planning Commission Meeting.
5. **Public Hearing**
 - A. Consider a Request for Zoning Text Amendment Title 10 of the City Code (Zoning Regulations), Chapter 2, Section 2, (10-2-2, Definitions), and Title 10 of the City Code (Zoning Regulations), Chapter 15, Article E (10-15E, Signs and Billboards) for the purpose of updating definitions and standards specific to the use of campaign and temporary signs on residential property.
6. **Regular Business**
 - A. Review of the Inver Grove Heights Five-Year Capital Improvement Plan (2026-2030) for Consistency with the 2040 Comprehensive Plan.
7. **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 Stacy Bodsberg, Community Development Support Specialist, at 651.450.2545 or sbodsberg@ighmn.gov.

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Wednesday, September 3, 2025 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

Chair Weber called the Planning Commission Meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

2. ROLL CALL

Commissioners Present: Jonathan Weber (Chair)
Scott Clancy (*Vice-Chair*)
Lance Twedt (*Secretary*)
Aida Schaefer
Jason Teiken
Collin Gosell
Robert Heidenreich
Amy Hunting
Dennis Wippermann

Commissioners Absent: None.

Staff Present: Jason Ziemer, Community Development Director
Ben Schneider, Senior Planner
Stacy Bodsberg, Community Development Support Specialist

3. APPROVAL OF AGENDA

Motion by Twedt, Second by Schaefer; to Approve the Agenda as Published.

Ayes: 9

Nays: 0 Motion Carried.

4. CONSENT AGENDA

A. Minutes of the August 6, 2025, Planning Commission Meeting.

Motion by Clancy, Second by Wippermann; to Approve the Minutes as Submitted.

Ayes: 9

Nays: 0 Motion Carried.

5. PUBLIC HEARING

A. Consider a Request for a Planned Unit Development Amendment to Operate a State of Minnesota Licensed Cannabis Dispensary within the Arbor Pointe Planned Unit Development located at 9082 Buchanan Trail.

Reading of Public Notice

Secretary Twedt read the Public Hearing Notice.

Presentation of Request

Senior Planner Schneider presented the staff report.

The subject property is located in the Community Shopping Center District within the Arbor Pointe Planned Unit Development (PUD). As a shopping center district, it is similar to B-3 and B-4, which are the zoning districts where cannabis retail is allowed per City Code 10-6-2. However, because the site is part of a PUD, there is a standalone permitted use table. Thus, the Applicant is proposing to amend the PUD to add Cannabis Retailer as a permitted use.

Evaluation of Request

- The proposed amendment complies with buffer requirements (including being over 1,000 feet away from the nearest school and daycare).
- The existing uses in the Community Shopping Center District are comparable with B-3, General Business Zoning District, where cannabis retail is a permitted use.
- The proposed use is limited to cannabis retail.
- State and City licenses will still be required of the Applicant.

Recommended Action

- Motion to recommend approval to amend the Arbor Pointe PUD to allow Cannabis Retailer as a permitted use with the Community Shopping Center District.

Opening of Public Hearing

Dillon Stutler, 2713 Hickory Trail, Iowa City, Iowa, Applicant, stated he had read and understood the staff report.

Commissioner Schaefer inquired about the location and ownership of the company listed on the request (Grand Grape Generation, LLC) and the Applicant's connection to it.

Mr. Stutler clarified that he currently lives in Iowa City, but he will be moving to Minnesota shortly. He is a consultant for Grand Grape Generation, LLC. The general manager and all employees would be hired locally.

Chair Weber closed the Public Hearing at 7:10 p.m.

Planning Commission Discussion

Commissioner Schaefer stated that she would prefer to specify that only one cannabis retail location be allowed.

Senior Planner Schneider stated that because the buffer requirements are in the licensing part of City Code, the PUD Amendment process could not be used to add additional cannabis retail locations in this PUD. If the nearby school were to close or move, an applicant could go through the approval process to add a second cannabis retail location.

Community Development Director Ziemer stated that the total number of licenses is limited to four (4) under the City Code; the license limit and buffer requirements were sufficient in terms of limiting additional cannabis retail at this site.

Commissioner Schaefer asked whether this was still true if the school were to close. Schneider stated that the 1,000-foot buffer from other cannabis retail locations would still apply.

Chair Weber suggested adding language to explicitly limit the number of cannabis retailers allowed on this site. Ziemer stated that this was not necessary and that it would be departure from the norm for permitted use amendments.

Chair Weber inquired as to whether the buffer requirements were state- or locally imposed. Ziemer stated that the buffer zones were locally imposed requirements.

Commissioner Schaefer questioned whether the city or the state limits the size of cannabis retailers. Schneider stated that the city limits the size in some zoning districts; B-3 allows retailers over 1,000 square feet, but B-2 only permits retailers under 1,000 square feet.

Commissioner Schaefer inquired as to whether there needed to be a size limitation at this site. Schneider stated that this site is more similar to B-3, so no size limitation was considered.

Commissioner Schaefer raised the possibility of a larger cannabis retailer taking over the location where the school is now. Schneider stated that this was unlikely due to the city-wide limit of four licenses.

Commissioner Wippermann stated that he is concerned about the negative impacts of increased marijuana use due to recreational legalization. He could not in good conscience vote to support this proposal.

Commissioner Schaefer said she was not in favor of the amendment without language limiting the use to a single retailer.

Chair Weber said it was unlikely the school would move or close before more applications for other sites were received.

Motion by Weber, Second by Gosell; to Approve the request of an Amendment to the Arbor Pointe PUD Ordinance to allow a Cannabis Retailer as a permitted use within the CSC, Community Shopping Center zoning district.

Ayes: 7

Nays: 2 (Wippermann, Schaefer) Motion Carried.

This item is tentatively scheduled to go before the City Council on September 22, 2025.

B. Consider the Repeal and Replacement of City Code Sections 10-6-1 and 10-6-2, Land Use Matrices, for the Purpose of Updating and Reformatting the Tables for Residential and Nonresidential Uses.

Reading of Public Notice

Secretary Twedt read the Public Hearing Notice.

Presentation of Request

Senior Planner Schneider presented the staff report.

City staff's goal in repealing and replacing the land use matrices/tables is to improve the formatting for readability and ease of use.

Currently, there are two tables:

- Residential table in 10-6-1
- Nonresidential table in 10-6-2

Both tables use the following symbology:

- P = Permitted Use: the use is allowed in the given zoning district
- C = Conditional Use: a Conditional Use Permit (CUP) is required for the use
- A = Accessory Use: the use is permitted, but only if the use is subordinate to a permitted or conditional use
- No Symbol = Prohibited Use: the use is not allowed in the given zoning district

The following formatting changes are proposed for the replacement tables:

- Convert to PDF document (allows for use of colors correlating to zoning maps)
- Use more headings and subheadings
- Add references column (for uses with specific performance standards)
- Remove columns with PUD information, as these have their own permitted use tables
- Merge similar uses (e.g., within Retail, remove some specific retail uses where the permitted uses overlap with those of general retail)
- Add some unlisted uses to table
- Add "beekeeping" as its own use, due to the popularity of this use
- Modify the name of some uses to be appropriately broad - e.g., "sport court" rather than "tennis court"

There is one minor content change proposed. For swimming pools in Multifamily districts, current code requires a CUP. However, when Multifamily developments propose a pool, performance standards are imposed during site review process, so this is unnecessary. Therefore, that use will change from C to A on the table.

All other uses stay the same in this code amendment.

Commissioner Teiken thanked staff for their work and asked whether the colors in the PDF will actually match the map (rather than being confusingly similar).

Senior Planner Schneider confirmed that they are exact matches to the map's colors.

Commissioner Teiken asked whether Cannabis Retail was in the table as a permitted use.

Senior Planner Schneider said yes; it is listed under the City Licenses category.

Commissioner Gosell said that the proposed replacement would restrict permitted uses in the E-1 (Estate) district - specifically, beekeeping. He asked for notice to be given to affected property before this change to allow them to comment.

Senior Planner Schneider noted that concern and said he would look into it.

Chair Weber clarified that this confusion arose due to adding beekeeping as its own use; before, it was listed as a definition under Agriculture.

Commissioner Heidenreich said lots of people in E-1 keep bees; he echoed the concern about restrictions.

Chair Weber asked whether there were any changes to permitted uses relating to accessory structures.

Senior Planner Schneider said no, only formatting changes.

Commissioner Schaefer expressed gratitude for staff's efforts to simplify this material. She said clearer language will help non-expert users.

Chair Weber asked whether any current permitted uses are being removed from districts.

Senior Planner Schneider said no.

Commissioner Hunting said that the replacement code sections make sense and are easier to use. She also thanked staff.

Chair Weber asked about what the superscripts refer to.

Senior Planner Schneider said the last page of the PDF includes the footnotes.

Commissioner Schaefer asked about how people will find permitted uses for PUDs.

Senior Planner Schneider recommended that people contact staff about permitted uses in PUDs, because those situations can be more complicated.

Motion by Schaefer, Second by Teiken; to Approve the recommended Ordinance Amendment to Title 10, Chapter 6, Sections 1 and 2 relating to the Land Use Tables.

Ayes: 9

Nays: 0 Motion Carried.

This item is tentatively scheduled to go before the City Council on September 22, 2025.

Community Development Director Ziemer addressed a few questions. He said staff would look into the beekeeping question raised. He also clarified that for non-site-specific changes, statutory obligations are different; notifying everyone is not feasible. In the situation where specific types of businesses were affected by a code change, those businesses would be notified.

Commissioner Heidenreich shared that the relevant section of code for the beekeeping question is 10-15-27 (Agriculture uses on E-1 properties).

6. REGULAR BUSINESS

The Planning Commission meeting scheduled for September 16, 2025, has been canceled.

The next Planning Commission meeting will be held on Tuesday, October 7, 2025, as scheduled.

7. ADJOURN

Motion to adjourn the meeting at 7:44 p.m.

Respectfully submitted by Will Clashe, Recording Secretary.

DRAFT



Planning Commission Report

MEETING DATE:	October 7, 2025
CASE NO:	25-19X
APPLICANT:	City of Inver Grove Heights
PROPERTY OWNER:	
REQUEST:	Text Amendment: Amending City Code Regarding the Use of Temporary Signs
LOCATION:	
COMPREHENSIVE PLAN:	
ZONING:	
STAFF CONTACT:	Jason Ziemer, 651-450-2546

ACTION REQUESTED

Motion to approve an Ordinance, amending City Code regarding the use of temporary signs.

BACKGROUND

During elections, it is not uncommon for City staff to field complaints regarding the placement of campaign signs. Similar complaints were received by City staff earlier this year. Minnesota Statute, as well as current City Code, regulate the placement and duration of such signs. While evaluating those recent complaints, it was determined those specific signs were likely protected speech per the First Amendment. Based on those findings, City staff identified the need to update City Code related to campaign signs, specifically, and recognized an opportunity to address temporary signs in general. Planning staff have identified the entire City Code Chapter regarding signage as requiring an overhaul; that will be a future project.

EVALUATION OF REQUEST

Existing City Code language related to “non-commercial” signs includes a problematic section that specifically regulates campaign signs, to which the City Attorney opined such language could be found unconstitutional. Cities have the authority to regulate the time, place and manner of signage, but cannot have regulations that apply only to signs with specific content. Thus, it was determined an amendment was necessary to our existing City Code section(s) regulating the use of temporary signs, notably campaign signs.

While preparing an Ordinance to address this issue, City staff further identified that a literal reading of the current City Code prohibits any type of residential yard sign, or at least not without a permit. In addition to campaign signs, signs that would be restricted include signs promoting youth clubs and organizations, signs recognizing high school graduates, etc.

To address both issues, City staff proposed several ordinance revisions. These revisions were reviewed with the City Council at a work session on September 2, 2025. Revisions include:

1. Add a definition of "temporary sign" and remove the word "temporary" from an existing definition of "temporary portable signs" to reduce confusion. The end result would establish a temporary sign and a portable sign.
2. Make it clear that temporary signs are allowed in the Agriculture, Estate and Residential zoning districts.
3. Exempt temporary signs from the requirement to obtain a sign permit. This means the City will no longer permit temporary signs, if it ever did previously. The placement of signs would still be required to comply with established standards.
4. Repeal the existing Section 10-15E-4 of the IGH City Code, which is specific to election or campaign signs and replace it with new language that speaks to "Temporary Signs" in general, regardless of their content.
5. Establish setbacks for temporary signs and clarify placement adjacent to City streets.

The new language addresses where a temporary sign may be placed on a property. This ensures the usual attempt to prevent obstructive views for drivers, bicyclists and pedestrians, and creates uniformity of placement. Current City Code requires temporary signs to be setback from the property line, which is often the invisible edge of the right-of-way. Thus, most property owners do not know where this is at. It is not uncommon that rights-of-way vary in size from street to street. While it might be 10 feet back off the curb in some locations, in other locations it might be as large as 20 feet. Thus, the proposed revision focuses on distance from the back of the curb or edge of pavement, if no physical curb line exists, to enable ease of measurement and enforcement. The City Council did not offer changes to the placement provision, as described.

The revision also proposes a limit on the number and size of temporary signs allowed on any lot, in any zoning district. As currently drafted, the ordinance would limit temporary signs up to four (4) total and limit the size of each sign to not more than three (3) square feet – 18-inch by 24-inch, for example. These standards were presented to the City Council as a starting point. Councilmembers moved the ordinance forward but noted such parameters – number and size – could be further evaluated by the Planning Commission.

Staff does receive various complaints throughout the year regarding yard signs that neighbors find to be objectionable, overly large and/or detrimental to the character of their neighborhood. Thus, having some standards regarding the number and size of signs is recommended to provide enforcement tools to prevent or address properties where someone might be inclined to have a very large number or excessively large signs.

A critical distinction is that these proposed limits on the number and size of temporary signs would apply only outside the window of election season, as defined by state law. During the window of election season – 46 days before the state primary in a state general election year until 10 days following the state general election – non-commercial signs of any size and any number must be allowed, per state law. This means a property owner could have as many signs as desired and of any size during the election season window. Such signs are still subject to City Code restrictions regarding setbacks.

ALTERNATIVES

A. Approval. The Planning Commission is asked to recommend to the City Council adoption of the Ordinance as presented and/or with revisions based on areas of input requested by the City Council.

B. Denial. If the Planning Commission recommends denial of the Ordinance, it should send to the City Council findings for the basis of denial.

RECOMMENDATION

City staff recommend approval of the Ordinance as presented and reviewed by the City Council.

ATTACHMENTS

1. Ordinance No. ___-Amending City Code Related to Temporary Signs_10-07-2025

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

ORDINANCE NO. _____

**AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE
TITLE 10, CHAPTER 15, SECTIONS 10-2-2 AND 10-15E, REGARDING SIGNS**

THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS FOLLOWS:

Section One. Amendment. Section 10-2-2, DEFINITIONS, of the Inver Grove Heights City Code is hereby amended by adding the following underlined language and deleting the following ~~deleting the following strikethrough~~ language.

Temporary Sign: A sign that is constructed of paper, fabric, cardboard, coroplast or other materials and is not permanently fixed to the ground or other structure.

Temporary Portable Sign: A "business sign", as defined herein, that consists of or is located on any of the following:

- A. A movable reader board sign.
- B. A port-a-sign.
- C. Any such business sign on a nonpermanent movable stand where the surface area of the sign is greater than ~~eighteen (18)~~ square feet.
- D. Any such business sign on a movable platform or flatbed trailer, with or without wheels.

Section Two. Amendment. Title 10, Chapter 15, Section 10-15E-2, of the Inver Grove Heights City Code is hereby amended as follows. The ~~strikethrough~~ text shows the deleted language and the underlined text shows the added language:

10-15E-2: PERMIT AND COMPLIANCE REQUIRED:

A. Compliance With Provisions: It shall be unlawful for any person to erect, alter, relocate, lease, repaint, construct, maintain or use signs or billboards, or to cause others to do so, or to lease or rent land for such purposes, within the city, except as herein specifically provided. (Ord. 1098, 11-8-2004)

B. Permit Required; Application And Fee: Each of the signs or billboards permitted by this article, except those provided for in section ~~10-15-E-4 and~~ 10-15E-11 of this article, shall be constructed, used and maintained only upon completion and city approval of a written permit application therefore and upon payment of the annual applicable permit fee ~~herein provided as established by the City fee schedule, as may be amended from time to time.~~ Each person signing said application shall be deemed a permittee for the purpose of this article. Application for permits for signs or billboards shall be submitted to the building official who shall grant the permit if the applicant complies with the provisions of this article. No permit for the construction of a dynamic display billboard or the conversion of any portion of a

nondynamic display billboard to a dynamic display billboard shall be granted until the city council has approved an agreement with the permittee for the community and public service message display required in subsection 10-15E-6I4i of this article.

Section Three. Amendment. Title 10, Chapter 15, Section 10-15E-4, of the Inver Grove Heights City Code is hereby amended as follows. The ~~strikethrough~~ text shows the deleted language and the underlined text shows the added language:

10-15E-4: ELECTION SIGNS:

~~—A. Permitted; Compliance Required; Time Constraints: Election signs are permitted on private property, provided such signs are in compliance with both state and county regulations and are removed within ten (10) days following the election related to the sign. No election sign shall be permitted sooner than six (6) months preceding the election relating to the sign.~~

~~—B. Location:~~

~~— 1. Election signs are not required to maintain setbacks from property lines, though they are not permitted within street rights of way.~~

~~— 2. No election sign is permitted to be affixed to a vacant building.~~

~~— 3. Election signs are permitted to be affixed to fences.~~

~~— 4. No election sign may be placed where it would obstruct the safe view from any driveway, and no election sign may be located on the outside corner of any corner lot. The "outside corner" shall be defined as the area bounded by the property line (street right of way), and a line between two (2) points thirty feet (30') back in each direction from the lot corner along said property line. (Ord. 1098, 11-8-2004)~~

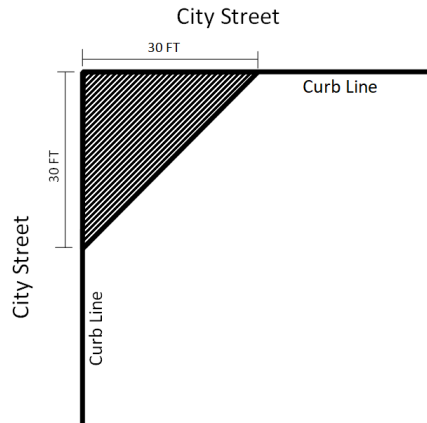
10-15E-4: TEMPORARY SIGNS:

A. Location of Signs:

1. On properties abutting city streets, temporary signs are not permitted within 10 feet of the back side of the curb, or in cases where there is no curb, within 10 feet of the outer edge of the road surface. On county roads or state highways, placement of signs must comply with applicable county ordinances or state statutes.

2. Signs may not be placed where they would obstruct the safe view of or from any driveway.

3. No sign may be located on the outside corner of any corner lot. The "outside corner" shall be defined as the area bounded by the back side of the curb or outer edge of road surface, in cases where there is no curb, and a line between two (2) points 30 feet back in each direction from the lot corner along said curb line or outer edge of road surface. (Ord. 1098, 11-8-2004)



B. Number and Size of Signs:

1. All properties in any zoning district may have up to four (4) temporary signs located on the property at any time.
2. Temporary signs permitted by this section shall be no larger than three (3) square feet.

- C. Election Year Noncommercial Sign Exemption: As required by Minnesota Statutes, Section 211B.045, all noncommercial signs of any size may be posted in any number beginning 46 days before the state primary in a state general election year until ten days following the state general election. Such signs are subject to the location restrictions in Section A above.

Section Four. Deletion. Section 10-15E-5, TEMPORARY PORTABLE SIGNS, of the Inver Grove Heights City Code is hereby amended by adding the following underlined language and deleting the following ~~strikethrough~~ language.

10-15E-5: TEMPORARY PORTABLE SIGNS:

Temporary ~~p~~ Portable signs shall be allowed by permit only. The permit shall allow a single ~~temporary~~ portable sign for a maximum duration of ~~sixty (60)~~ continuous calendar days. No more than one permit shall be in effect for any business at one time. During a calendar year, more than one permit may be issued to a business, provided that the total number of calendar days covered by the multiple permits does not exceed ~~sixty (60)~~ days in a calendar year. Each permit requires a separate permit fee. ~~Temporary p~~ Portable signs shall conform to all other provisions of this title, except that such signs may be placed at a setback of not less than ~~ten (10')~~ 10 feet from any property line. (Ord. 1098, 11-8-2004)

Section Five. Amendment. Title 10, Chapter 15, Section 10-15E-7, of the Inver Grove Heights City Code is hereby amended as follows. The ~~strikethrough~~ text shows the deleted language and the underlined text shows the added language:

10-15E-7: SIGNS IN A, E AND R DISTRICTS:

Within the A, E and R districts, the following signs are permitted:

A. One nameplate sign for each dwelling which shall not exceed two (2) square feet in area per surface and shall not have more than two (2) surfaces.

B. One nameplate sign for each dwelling group of six (6) or more units which shall not exceed six (6) square feet in area per surface, and no sign shall have more than two (2) surfaces.

C. One nameplate sign for each permitted use or use by conditional permit other than residential, and such sign shall not exceed ~~twelve (12)~~ square feet in area per surface.

D. One business sign up to ~~sixty four (64)~~ square feet in area per surface shall be permitted for a stand for the sale of agricultural products in the A zoning district. In addition, up to two (2) off site directional signs may be allowed for a stand for agricultural products if deemed necessary by the city council for traffic safety reasons. The directional signs shall be located outside of the public right of way and shall be set back at least 10 feet ~~maintain a ten foot (10') setback~~ from all property lines. The directional signs shall only be permitted during the season when the stand is open for business and shall be of a size as determined by the city council City Council.

~~E. Any sign with over one square foot of surface shall be set back at least ten feet (10') from any property line. No sign shall exceed ten feet (10') in height above the average grade level. Signs may be illuminated, but such lighting shall be diffused or indirect and not illuminate beyond any lot line.~~

~~E.F.~~ In the R-3A, R-3B and R-3C zoning districts, one development identification sign shall be permitted per entrance from a public street to said development, provided that the development consists of a minimum of one principal structure containing no fewer than three (3) dwelling units. Identification signs permitted herein shall not exceed ~~thirty two (32)~~ square feet in surface area and shall be set back at least 10 feet from all property lines.

~~E.G.~~ Within the A and E districts, commercial greenhouses and nurseries are listed as permitted uses. Signage for these uses shall conform to the provisions for B-3 districts.

~~G.H.~~ In the R-1 and R-2 zoning districts, one development identification sign shall be permitted per entrance from a public street to said development, provided that the development consists of a minimum of ~~twenty five (25)~~ dwelling units. Identification signs permitted herein shall not exceed ~~thirty two (32)~~ square feet in surface area and shall be set back at least 10 feet from all property lines. No portable sign may be located in the outside corner of a corner lot. (Ord. 1098, 11-8-2004)

H. Within A, E and R Districts, Temporary Signs as permitted by Section 10-15E-4.

Section Six. 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 13th day of October, 2025.

Ayes:

Nays:

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



Planning Commission Report

MEETING DATE: October 7, 2025

CASE NO: 25-24X

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER:

REQUEST: Review of Inver Grove Heights Five-Year Capital Improvement Plan (2026-2030).

LOCATION:

COMPREHENSIVE PLAN:

ZONING:

STAFF CONTACT: Brian Connolly, 651.450.2571

ACTION REQUESTED

Motion to approve a Resolution, finding the proposed Five-Year Capital Improvement Plan for 2026-2030 is consistent with the 2040 Comprehensive Plan.

BACKGROUND

Per Minnesota State Statute §462.356 subd. 2, the Planning Commission is required to review the Capital Improvement Plans of a City to ensure consistency with the adopted Comprehensive Plan. Public Works Director Brian Connolly will present the Five-Year Capital Improvement Plan (CIP) for planned Public Works projects; Parks and Recreation Director Adam Lares will present the Five-Year CIP for Parks and Recreation projects. The memo attached provides details and general costs associated with the projects.

EVALUATION OF REQUEST

As noted, Minnesota State Statute requires the Planning Commission to review the Five-Year Capital Improvement Plan to verify compliance with the City's current Comprehensive Plan.

ALTERNATIVES

A. Approval. If the Planning Commission finds the request acceptable, the following action must take place:

- Adopt a Resolution finding the Five-Year Capital Improvement Plan (2026-2030) is consistent with the 2040 Comprehensive Plan.

B. Denial. If the Planning Commission does not find the Capital Improvement Plan consistent with the 2040 Comprehensive Plan, the above request should be recommended for denial. With a recommendation for denial, findings or the basis should be given.

RECOMMENDATION

City staff recommend adoption of the resolution as presented.

ATTACHMENTS

1. Resolution No. 2025-01 - 5-Year CIP Review_10-07-2025
2. CIP Memo & Report for Planning Commission

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

PLANNING COMMISSION RESOLUTION NO. 2025-01

**A RESOLUTION FINDING THE CITY OF INVER GROVE HEIGHTS
FIVE-YEAR CAPITAL IMPROVEMENT PLAN (2026-2030)
IS CONSISTENT WITH THE CURRENT COMPREHENSIVE PLAN**

WHEREAS, City Staff have prepared a five (5) year Capital Improvement Plan (“CIP”) for the period of 2026-2030; and,

WHEREAS, the CIP for the period of 2026-2030 includes projects in the following areas: Parks (City Facilities, Community Center, Golf Course and Parks) and Public Works (Pavement Management, Water, Sanitary Sewer and Stormwater); and,

WHEREAS, pursuant Minnesota Statute Section §462.356, Subd. 2, no capital improvement may be authorized by the City until after the City’s planning agency has reviewed the proposed capital improvement and reported in writing to the governing body its findings as to compliance of the proposed improvement with the City’s Comprehensive Plan; and,

WHEREAS, the Planning Commission has received the proposed five (5) year CIP for the period of 2026-2030 and has found it to be consistent with the 2040 Comprehensive Plan for the City of Inver Grove Heights.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF INVER GROVE HEIGHTS, MINNESOTA, the proposed five (5) year Capital Improvement Plan for the City of Inver Grove Heights for the period of 2026-2030 is hereby found to be consistent with the City’s 2040 Comprehensive Plan.

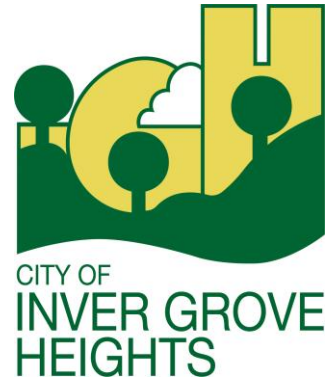
Adopted by the Planning Commission of the City of Inver Grove Heights, Minnesota this day 7th of October, 2025.

Jonathan Weber, Chair

ATTEST:

Stacy Bodsberg, Secretary

Memo



TO: Jason Ziemer, Community Development Director
City of Inver Grove Heights Planning Commission

FROM: Kris Wilson, City Administrator
Amy Hove, Finance Director
Adam Lares, Parks & Recreation Director
Brian Connolly, Public Works Director

DATE: October 7, 2025

RE: Five-Year Capital Improvement Plan (2026-2030)

Introduction

The City of Inver Grove Heights staff have prepared this Capital Improvement Plan (CIP) to help guide capital improvement decisions brought before the City Council in conjunction with annual budget discussions. This version of the CIP is focused on capital improvements associated primarily with the Parks & Recreation Department (City Facilities, Community Center, Golf Course, and Parks) and the Public Works Department (Streets, Utilities, and Engineering) for the years 2026 through 2030.

The CIP is an important part of the implementation of specific projects. The CIP is a key document in developing budgets, utility rates, and fees defined within City Code. Prior to implementing projects, the City Council will be asked to consider individual project details and funding sources. Official Council actions to approve specific projects are required through annual budget appropriations or projects as governed by the City's procurement policies and State Statutes.

Prior to City Council approval, the CIP must be reviewed by the City's Planning Commission, who shall provide written documentation that the CIP is in compliance with the City's Comprehensive Plan (Minnesota State Statute 462.356, Subdivision 2). The enclosed Resolution provides for the required written documentation per State Statute.

Purpose

This CIP includes the scheduling of public improvements for the community over a five-year period, taking into consideration the community's financial capabilities as well as its goals and priorities. The CIP is consistent with the City's Comprehensive Plan, and endeavors to include projects with City funding participation associated with the five-year CIP of Dakota County's Transportation Department, project priorities set forth by MnDOT and other state agencies within the community, as well as State bonding and various grant opportunities pursued by the City at the Council's authorization. The primary objective of this CIP is to integrate the specific goals, policies, and Council recommendations with the City's capability to pay for and maintain capital investments.

The demand for services and the cost of building and maintaining the City's infrastructure continues to increase. The CIP process is utilized to prioritize improvements to the City's infrastructure so Inver

Grove Heights continues to be a community with an infrastructure system that provides high quality service to the City's businesses and residents.

Costs

The costs provided for in the CIP are based on several key factors, including project size and scope, historical construction cost data, the City's special assessment policy, and existing and projected fund balances. The cost estimates provided consist of both construction costs as well as costs for legal, engineering, administration, and finance needs (LEAF), and have included accommodations for inflationary cost values over time.

As part of the annual budget process, the City Council is asked to evaluate the proposed CIP and decide on project prioritization, funding source acceptability, and acceptable final impact to the City's tax levy, debt, and utility rate levels.

Format of CIP

The CIP presents projects and costs as follows:

- 1) **Department & Fund Summaries** - The first two pages provides summaries for each of the next five years (2026-2030) by department (page 1) and by funding source (page 2). These are intended to provide a "snapshot" of department and funding source costs.
- 2) **Projects by Department** - This format includes individual projects listed by the department where the project will be primarily managed. This format breaks out each project by primary department funding category, with a total department funding source at the bottom of each department. There are nine (9) primary departments for which projects have been categorized in the 2026-2030 CIP:
 - City Facilities
 - Community Center
 - Golf Course
 - Parks
 - Pavement Management - Local Streets
 - Pavement Management - Partnership Projects
 - Sewer
 - Stormwater
 - Water
- 3) **Unfunded Projects** - This consists of a list of potential CIP projects have not been programmed in the current 2026-2030 CIP but have been identified through past studies and workshop efforts with the City Council as having a future capital need. Often, Unprogrammed Projects are included as a "placeholder" to identify future needs where additional project review, vetting, and funding is needed.

Project Narratives

City Facilities

The City's Facilities Capital Improvement Plan (CIP) outlines projects to maintain, modernize, and extend the life of essential public facilities, including City Hall, the Police Department, Fire Stations 1 and 3. These investments balance immediate needs with long-term planning, ensuring safe and reliable facilities for employees, residents, and visitors.

City Hall / Police Department - In 2026, projects will include lower-level carpeting upgrades, breakroom renovations with new furniture and flooring, and the replacement of the retaining wall below the mayor's conference room. In 2028, the water heaters are scheduled for replacement, and by 2030, the roof is scheduled for replacement. In addition, a five-year plan is in place to replace heat pumps at a rate of ten units per year.

Fire Station 1 - Improvements focus on safety, reliability, and staff support. In 2026, improvements will include the installation of a radiant heater in the apparatus bay and the installation of ADA-compliant sidewalk upgrades. In 2027, the roof will be replaced and exhaust fan systems upgraded. By 2028, new rooftop units will be installed and staff lockers replaced. In addition, a feasibility study will be undertaken to evaluate options for a future generator replacement.

Fire Station 3 - In 2026, projects include exterior painting, roof replacement and repairs, replacement of water heaters, and installation of new exhaust fans to enhance safety and efficiency.

These projects proactively address both immediate and long-term needs, ensuring that City facilities remain safe, functional, and well-equipped to serve the community for years to come.

Community Center

The Veterans Memorial Community Center (VMCC) remains a vital community hub, offering recreational, aquatic, and ice arena facilities. Planned capital improvements are focused on enhancing safety, accessibility, reliability, and modernization across the complex.

Aquatic Facilities - In 2026, aquatic improvements will include the installation of a new ADA-compliant pool lift, replacement of zero-depth water park grates, and repairs to the spa and water park slide. Staff functionality will be enhanced through upgrades to the lifeguard room, including new lockers, a window, and a counter. In 2028, dive boards and lap pool lane lines will be renewed, and in 2030, the central boiler will be replaced to ensure reliable pool and building heating.

East and West Rinks - In 2026, ice arena improvements will include the installation of a make-up air unit in the East locker room and the procurement of an R-22 refrigerant reserve to support ongoing refrigeration system operations. In 2027, the East rink flooring will be replaced, and a make-up air unit will be installed in the West locker room. In 2029, the replacement of rink compressors has been identified as a partially unfunded priority. Additional information can be found under the "Unfunded Projects" section. In 2030, a new skate sharpener will be acquired.

Mechanical and Facility Systems - Key infrastructure investments include the replacement of Air Handling Unit #8 in 2026. In 2027, fire system upgrades are planned to enhance life safety and emergency preparedness, and a feasibility study will be conducted to evaluate potential generator installation and boiler enhancements to strengthen overall resilience. Beginning in 2028, five rooftop units will be replaced at a rate of one per year, along with the replacement of the Armory link furnace to improve energy efficiency and operational reliability.

Other Facility Improvements - Additional improvements include updating common area furniture in 2026 and 2028 to refresh public spaces, implementing an annual replacement cycle for fitness equipment in 2026, 2028, and 2029, and installing card readers in 2026 and 2028 to enhance both security and user access.

Together, these capital initiatives represent a comprehensive approach to maintaining and modernizing VMCC facilities. By prioritizing safety, accessibility, efficiency, and resilience, the plan ensures that the VMCC will remain a safe, reliable, and welcoming community resource for years to come.

Golf

Facility Improvements - In 2026, planned facility upgrades include landscaping around the clubhouse, replacement of the aging A/C furnace, and exterior tuckpointing to protect the building and maintain a high-quality visitor experience. From 2027 through 2029, smaller clubhouse updates are planned to ensure continued functionality and a positive experience for patrons. In 2030, significant improvements will include upgrades to the clubhouse lightning system and replacement of patio furniture, complementing the major bunker renovation on the course.

Equipment Investments - In 2026, equipment purchases include golf cart replacements, a new triplex tee mower, steps replacement on the course, and a utility vehicle. Between 2027 and 2029, focus shifts to course maintenance equipment, including new fairway and rough mowers, a triplex greens mower, and an aerator, ensuring the course remains in excellent condition. In 2030, the major equipment-related project is the large-scale bunker renovation to modernize and improve course playability.

Parks

Playground Replacement - Providing safe and secure playground equipment to our residents is a top priority. Over the next five years, several parks will have playground equipment approaching or exceeding 20-25 years old within our system. Annually and monthly, all playgrounds are inspected for safety prior to public use. However, given their age, condition, limited availability of replacement parts and equipment, and in some cases vendors no longer in business, full replacement is necessary.

Accordingly, the following playgrounds are scheduled to be replaced: Salem Hills, Sleepy Hollow, Ernster, and Lions. That same period will also bring the addition of a new poured-in-place playground surface at the VMCC, extending the life of the facility and enhancing accessibility for users of all abilities.

Parking Lot and Trail Rehabilitation - Several park trails and parking lots are in need of rehabilitation or reconstruction as many of them are 20-years-old. The following Parks are Salem Hills, South Valley, and Rich Valley Athletic Complex. These projects consist of three primary pavement rehabilitation types: mill and overlay, reclamation, or full reconstruction. In 2030, the largest single investment will occur with the mill-and-overlay of Rich Valley Park's parking lots, providing long-term improvements to access and safety.

Outdoor Hockey Rink Reconstruction - Oakwood and Groveland hockey rinks are heavily used by residents and city programs. The hockey rink boards and supports are currently 22 years old and are beyond their useful life of 15 years and are in need of replacement.

Technology and Security Enhancements - I.T. improvements to the city's parks system include the installation of fiber at Groveland Park to support enhanced connectivity and digital infrastructure. In addition, new security cameras will be installed across the park system to improve safety, monitor facilities, and ensure a secure environment for all visitors. These upgrades strengthen both the operational capabilities and overall safety of the parks.

Relation to Comprehensive Plan Chapter 6 - Parks & Recreation

- *Preserving and maintaining our parks and natural areas are important to residents to maintain a healthy and active community.*
- *Focus on maintaining and improving existing facilities.*

Pavement Management - Local Streets

Annual Pavement Management Initiative (PMI) - This project includes the annual program to rehabilitate or reconstruct the City's 150 miles of paved roadways. These projects consist of three primary pavement rehabilitation types: mill and overlay, reclamation, or full reconstruction.

The City's proposed CIP pavement projects are summarized in a dynamic map available at www.ighmn.gov/pavement. Selection of street segments is based upon the City's Pavement Management Initiative program and engineering/maintenance staff's recommendations. Streets typically rehabilitated are more than 20 years old and need attention due to deteriorating pavement condition and increased maintenance costs. Funding for this program is based on the City's Special Assessment Policy, and assumes that anywhere from 35% to 80% of the project costs will be assessed to benefiting properties, based on the rehabilitation method proposed. The remaining costs (20%-65%) are paid through a variety of City funds, including the pavement management fund and utility funds.

Broad Area Patching - The City's street replacement/maintenance program has included the overlay and patching of large areas of roadways by city maintenance staff since 2013. This effort, known as "broad area patching", has addressed significant pavement deficiencies on approximately 70% of rural roadways within the community. This annual effort has been a critical component of extending the life of pavements that have deteriorated to a point beyond typical maintenance repair, while extending the life of these roadways for 10-15 years until a more thorough pavement rehabilitation project can be completed. The City is intending to sunset this program after 2029 in favor of utilizing the ultra-thin overlay rehabilitation methods.

Ultra-Thin Overlays - This annual effort started in 2024 with the intention to perform a reduced-thickness mill and overlay of streets located within the South Grove Neighborhood that have previously received a pavement reconstruction and/or rehabilitation project, but have experienced excessive surface stripping and delamination. The project endeavors to complete an ultra-thin pavement overlay on impacted streets, with no replacement or upgrade of curb and gutter, utility castings, or subsurface utilities. Starting with the 2026-2030 CIP, the project is being proposed to become a permanent maintenance effort to be utilized every other year on streets throughout the City that have experienced excessive surface stripping and delamination. The goal is for this program to replace the city's broad area patching program.

Crack Sealing and Pavement Rejuvenation - This annual maintenance treatment endeavors to focus primarily on crack sealing of roadways, and alternative preventative maintenance treatments such as microsurfacing, fog sealing, and ultra-thin overlays to extend pavement life and prevent deterioration.

Traffic Calming & Safety Improvements - As part of the establishment of a Traffic Control Committee, staff have identified localize projects that could be performed independently of PMI projects, either by maintenance staff or via small contracts, that may warrant consideration for implementation. This project effort sets aside money to address these potential project items with limited design or contracting costs.

Pavement Management - Partnership Projects

County Road Overlays - When Dakota County resurfaces its highways, it is the best time for the City to improve its utility structures within the roadway. Cities are responsible for costs associated with local utilities such as watermain, sanitary sewer, and storm sewer, mainly in the form of casting adjustments, replacements, or minor rehabilitation. Budget allotments have been programed in the CIP in order to accommodate yet-to-be programed overlay efforts in future years.

70th Street - TH 3 to CSAH 73 and CSAH 73 to Cahill Lane Reduction - Dakota County has begun final design for a project that will upgrade 70th Street from a rural road section from TH 3 to CSAH 73 (Babcock Trail), and then reduce the width from 4 lanes to 3 lanes from CSAH 73 to Cahill Ave, while adding trail facilities along the full corridor, and performing intersection improvements. Final design is anticipated to extend into 2026, with right-of-way acquisition in 2026/2027, and construction in 2028.

Barbara Ave Soundwall - The City applied for and was granted a project by MnDOT as part of their Metro Highway Noise Abatement Program. MnDOT will design and perform the sound wall installation, while the City of Inver Grove Heights will be responsible for matching costs, eligible to be paid through the City's Municipal State Aid Street funding. Construction is planned for 2026.

70th Street at TH 52 - West Ramp Improvements - MnDOT has indicated that an upgrade to the west-side (southbound) ramp intersection at 70th Street and TH 52 is within the five-year time horizon in their transportation planning efforts. While 70th Street is a Dakota County road, there are anticipated City cost sharing for portions of the street work, as well as utility relocation needs. This project is anticipated to be completed in conjunction with the 70th Street - CSAH 73 to Cahill Ave project, with construction in 2029.

80th Street & Cahill Ave Signal - The City and Dakota County are working jointly to explore replacement of the signal system at 80th Street and Cahill Ave as part of reconstruction of Cahill

Ave. proposed in 2029 as part of the City's annual PMI project for that year. The County and City need to complete a traffic study and intersection evaluation to determine the correct lane, pedestrian, and signal configuration in order to design this signal. Work on the study components will commence in 2027, with construction in 2029.

Relation to Comprehensive Plan

Chapter 5 - Transportation

- *System preservation is key to a functioning infrastructure system.*
- *Scheduling and prioritizing projects provides cost-effective solutions to managing assets.*

Sewer

Sanitary Sewer Rehabilitation - This program is to rehabilitate sanitary sewer lines in known trouble spots and areas where root intrusion or pipe degradation can cause extensive maintenance (cleaning) needs or sewer backups. Rehabilitation includes root removal, lining of sewer pipe, or spot pipe repair, generally associated with street reconstruction or rehabilitation projects.

Sanitary Sewer Cleaning & Televising - A sewer cleaning and maintenance program is required for the City to be able to obtain higher-level insurance coverage from the League of Minnesota Cities Insurance Trust to cover sanitary sewer backups or pipe failures. This project effort endeavors to visually document and televise all sanitary sewer mainline pipe within the City on a rotating, six-year basis.

Lift Station Rehabilitation & Controller Upgrades - The City of Inver Grove Heights owns and maintains 11 sanitary sewer lift stations throughout the community, and schedules preventative maintenance activities on a rotating basis. This includes the repair or replacement of lift station pumps, electrical service panels, and emergency generators, and structural improvements. The intent of this program is to reduce the number of emergency failures and backups within the system. Controller upgrades are ongoing, while work on Lift Station NE-4 (Forest Haven/Blackberry) is scheduled for 2026 to coincide with a Street Reconstruction project in that neighborhood.

Relation to Comprehensive Plan

Chapter 7 - Sanitary Sewer

- *Sewer cleaning & maintenance extends existing infrastructure lifespan.*
- *Sewer inspection & lining reduces inflow/infiltration, and reduces sewer treatment costs.*

Stormwater

Minor Drainage Improvements - This project effort sets aside money to improve smaller, local drainage issues that are reported by maintenance staff or property owners, that can be addressed with limited design or contracting costs.

Storm Sewer Televising - This project effort endeavors to visually document pipe deficiencies in the City's stormwater system. The focus on of this televising effort is recommended on pipes with known or likely maintenance deficiencies or deterioration (corrugated metal piping and concrete pipe over 50 years old), followed by larger pipe located in critical locations throughout

the City (pond outlets, outlets to the Mississippi River, or pipe beneath critical infrastructure such as railroads, county roads, and state highways).

Raingarden Inlet Rehabilitation - This project endeavors to replace existing raingarden curb depressions with catch basin diversion structures, and to rehabilitate boulevard rain garden plantings and mulch material to be more resistant to erosion and to reduce maintenance needs.

MS4 Program Implementation Efforts - The City is required to review and update its Municipal Separate Storm Sewer System (MS4) program on a five-year rotating basis. The review and approval generally takes two years, and will be due for its next review starting in 2026.

64th Street Outfall Replacement - The storm sewer outlet for much of the Old Village area of Inver Grove Heights is along 64th Street at the River Heights Marina. Following the summer floods of 2024, this pipe showed excessive deterioration and damage to the invert, to the point where failure of the pipe has already occurred, and without replacement, it is in danger of collapse. This project has been bid and will be constructed and funded in the first quarter of 2026.

Marcott Woods Park - Ravine Erosion Restoration - This project addresses extensive ravine erosion within Marcott Woods Park due to stormwater discharge from the adjacent neighborhood streets.

Gisch Pond Rehabilitation - Gisch Pond is located between River Road and Dickman Trail, and provides stormwater treatment for the Southgrove Drainage Basin drains prior to discharge into the Mississippi River. The pond has experienced excessive sedimentation and debris collection, and was not designed to accommodate the volume of water and debris that flows into and through it. Gisch Pond currently lacks good maintenance access, which further prevents the City from proactively removing and maintaining the functionality of the pond. In 2025, in conjunction with a design to improve the 64th Street Outfall, the City applied for several different grants to reconstruct and improve Gisch Pond, to improve stormwater treatment capabilities, and improve the stormwater quality discharging to the Mississippi River (City Project No. 2025-13). The City intends to complete a design to reconstruct Gisch Pond in 2025 and will continue to explore grant and external funding opportunities to pay for the project work. Through conversation with various State agencies, City staff believe there may be funding opportunities for this project in 2027, whereby up to 90% of the project work may be covered by grant funding with a 10% City match. This is reflected in the funding estimate of the CIP.

Schmidt Lake Outfall Channel - This project addresses erosion and overgrowth of trees and other vegetation in and around the outfall from Schmit Lake north to 52nd Street.

Relation to Comprehensive Plan

Chapter 10 - Surface Water Management

- *Management of stormwater includes maintenance of a functional stormwater system.*

Water

Well Pump & Service Rehabilitation - The City of Inver Grove Heights owns and maintains seven (7) groundwater wells, and schedules preventative maintenance activities on a rotating basis. This includes the rehabilitation and replacement of pumps, motors, well cavities, well piping and valves, well houses, and electrical panel components.

Water Treatment Plant Sludge Pump Replacement - The Water Treatment Plant contains several sludge and recycle wash water pumps that dispose of the water treatment by-product/waste, and recycle the backwash water within the plant. The majority of these pumps are original to the plant and need to be maintained and/or replaced at a regular interval. This effort began in 2025 and will extend through 2029.

Water Treatment Plant - Projects focus on mechanical system reliability, including the replacement of an exhaust fan in 2026, rooftop units 2 and 3 in 2028, and a full roof replacement in 2029 to protect facility operations and the City's water supply.

Programmable Logic Controls for Well Houses - This project includes replacing and/or upgrading programmable logic controllers (PLC's) at each of the City's seven (7) well houses. PLC's are used to monitor well pumps on the City's SCADA system, and afford for remote monitoring and control of these facilities from the City's Water Treatment Plant.

Water Treatment Plant High Service Pump Rehabilitation - This is a mechanical review of the condition and recommended maintenance activities for the high-service booster pumps at the Water Treatment Plant. This is necessary to determine if rehabilitation or pump replacement will be necessary in the coming years due to pump age and usage cycles. Inspection and rehabilitation are proposed to occur on one pump per year.

Northside Booster Monopole Construction - The City wishes to relocate existing cell phone antenna facilities off the Northside Water Tower (located between TH 3 and TH 52 north of I-494) ahead of a future rehabilitation project, and due to safety and security concerns. The construction of a City-owned cell antenna monopole at the Northside Booster Station, near Babcock Trail and I-494 is a fiscally beneficial option to both the City and cell antenna companies to continue to receive lease revenue, and to provide cell phone coverage within the northern portions of Inver Grove Heights. Construction of the monopole facility is programmed for 2026. This project is being managed as a utility project but is being funded through the General Fund.

Automated Meter Infrastructure - This project includes water meter replacements and advanced metering infrastructure that collects the water usage data from city-supplied water meters to assist with billing, conservation, leak detection, and customer service initiatives.

Water Tower Mixers - Mixers in water towers are used to improve water quality and prevent issues like ice formation, poor water taste, and the growth of microorganisms. They do this by ensuring uniform water temperature, consistent water quality, and the proper distribution of disinfectants. None of the three water towers in Inver Grove Heights were installed with mixers, and adding them will help improve water quality within the City's water distribution system. The City intends to install mixers in the Arbor Pointe and Asher water towers in 2026, and in the Northside Water Tower in 2027 (to coincide with the proposed tower rehab scheduled for the same year).

Northside Water Tower Painting - This project includes the regularly-scheduled painting of the exterior and interior surfaces of the north side water tower. Complete water tower painting of this nature generally occurs on a 20-25-year cycle.

Water System Management Plan & Studies - This effort includes the regular review and update of the City's comprehensive water supply and wellhead protection plans, in conjunction with the City's next comprehensive plan update.

SCADA System Upgrades - This project includes upgrades to the hardware and programming of the City's supervisory control and data acquisition (SCADA) system as it relates to monitoring and operation of remote water infrastructure, including wells, water towers, booster stations, and the Water Treatment Plant.

Relation to Comprehensive Plan

Chapter 8 - Water Supply Plan

- *Maintenance is critical to the sustainability of our water infrastructure.*
- *Key maintenance activities at the Water Treatment Plant and water reservoirs are required to ensure compliance with Minnesota Department of Health requirements for community drinking water systems.*
- *An effective metering program includes replacement and upgrade of water meters as they age.*

Unscheduled Projects

These projects include known projects or infrastructure needs that remain unscheduled in the five-year CIP. These projects are items that may be advanced in the current or future CIP for a multitude of reasons, including financing availability, direction of City Council regarding specific project initiatives, land development activities, or advancement of programmed funding or cost sharing by partner agencies such as Dakota County or MnDOT. These projects are shown mainly to provide an understanding of future project needs that will be required at some time but may have current flexibility in their scheduling. Not all future projects are listed; only those where cost estimate information could be generated based on past study or engineering review efforts are shown. Costs shown are in 2025 dollars.

Dickman Trail - Outfall Culvert Repair - This project addresses the deterioration of an existing large-diameter storm sewer culvert under Dickman Trail that has been corroding and deteriorating for several years. The culvert crosses under Dickman Trail and the adjacent UP Railroad and is a critical outfall for stormwater from the south-central portion of the City to the Mississippi River. Discussions with UP Railroad indicate that this culvert is at least partially owned and maintained by UP Railroad, and the City cannot replace the full culvert with coordination and cooperation from UP Railroad. This project, previously scheduled for 2026, has been postponed until a time where UP Railroad can prioritize replacement in their maintenance program.

65th Street Extension - This project includes the extension of 65th Street from TH 3 to Babcock Trail. This project has an outstanding feasibility study that has been completed but has not advanced pending further development activity in the Northwest Area. A Small Area Plan was authorized by the Council in 2023 and completed in 2024 to study the impacts of adjacent development and provide further guidance as to the necessity of a 65th Street extension as identified in the City's 2040 Comprehensive Plan.

Railroad Quiet Zone Upgrades - The City Council had several discussions and invested in preliminary study of installing Railroad Quiet Zones within the City of Inver Grove Heights between 2017 and 2019. The study efforts were focused on two primary areas: Old Village (along Concord Blvd, from 65th Street to 71st St), and on 105th Street (west of US 52). The result of the study efforts indicated that the cost for railroad crossing and signal upgrades would be upwards of \$500,000 per crossing, plus undetermined costs for adjacent road and infrastructure upgrades that would be necessary for a Quiet Zone to be implemented. The project effort was subsequently tabled pending further Council direction.

Akron Avenue (Rosemount to Cliff Road (CSAH 32)) - This project was proposed by Dakota County in 2018, and subsequently not advanced by the City of Inver Grove Heights due to a combination of resident opposition and the Dakota County cost sharing arrangements. Dakota County has indicated this project remains "shovel ready" and is willing to continue to engage with the City should the Council decide to revisit this project.

B-Line Sanitary Sewer Lift Station & Force Main - This project is necessary to serve future development in the northeast portion of the Northwest Area, primarily north of 65th Street and between TH 3 and Babcock Trail. Driven by development needs, sewer studies have been completed in this area and have determined the estimated cost for design, easement acquisition, and construction.

Unprogrammed Stormwater CIP Projects - This includes a compilation of over 180 individual storm sewer system deficiencies that have been documented and tracked by Public Works staff starting in 2018, primarily in areas of the City outside the Northwest Area. These deficiencies run the gamut of infrastructure needs: damaged or deteriorated pipe; blocked, damaged, or missing pond outfall structures; erosion issues; slope stabilization around ditches, ponds, and ravines; and raingarden and infiltration basing repair or rehabilitation needs.

Future Trunk Storm Sewer Outfalls & Basin Connections (NWA) - This effort includes a series of individual projects to interconnect stormwater basins within the Northwest Area as development occurs.

Community Center Ice Rink Compressor Upgrade - The community center's ice rink relies on an aging compressor system that uses R-22 refrigerant, which is no longer available on the open market and is no longer produced. Upgrading to modern equipment is critical to improve reliability, reduce energy consumption, and ensure the facility can continue operating without dependence on hard-to-find or discontinued refrigerant. This project also provides an opportunity to renew a long-term partnership with the City of Rosemount, or potentially another neighboring community, through guaranteed ice time, building on previous investments that supported prior arena floor repairs.

The total estimated cost for the compressor system upgrade and associated improvements is approximately \$4.5 million. Of this, \$2 million is anticipated to be funded through the Community Center Capital Fund, which includes \$1 million from Rosemount or another partner community. This leaves an unfunded gap of roughly \$2.5 million that must be secured to move the project forward.

2026 through 2030
Capital Improvement Plan
 Inver Grove Heights, MN
Department Summary

Department	2026	2027	2028	2029	2030	Total
City Facilities	556,000	605,000	535,000	700,000	1,650,000	4,046,000
Community Center	485,500	207,000	225,000	4,592,000	659,000	6,168,500
Golf Course	635,000	240,000	125,000	175,000	580,000	1,755,000
Parks	445,600	505,000	1,100,000	550,000	650,000	3,250,600
Pavement Mgmt-Local Streets	21,520,022	15,389,098	16,668,739	17,748,677	13,542,825	84,869,361
Pavement Mgmt-Partnership Proj	660,000	270,000	5,135,000	900,000		6,965,000
Sewer	390,000	1,065,000	430,000	1,225,000	475,000	3,585,000
Stormwater	960,000	1,690,000	395,000	200,000	245,000	3,490,000
Water	2,690,000	3,925,000	2,140,000	305,000	250,000	9,310,000
GRAND TOTAL	28,342,122	23,896,098	26,753,739	26,395,677	18,051,825	123,439,461

2026 through 2030
Capital Improvement Plan
 Inver Grove Heights, MN
Funding Source Summary

Source	2026	2027	2028	2029	2030	Total
City Facilities Fund	500,000	605,000	495,000	150,000	1,650,000	3,400,000
Community Center Capital Fund	485,500	207,000	225,000	2,092,000	659,000	3,668,500
County-Cost Share		75,000	75,000	450,000		600,000
General Fund	600,000					600,000
Golf Course-Capital Fund	678,000	240,000	125,000	175,000	580,000	1,798,000
Other Jurisdictions/Agencies	519,132					519,132
Park Capital Replacement Fund	445,600	505,000	1,100,000	550,000	650,000	3,250,600
Pavement Management Fund	9,161,587	5,982,639	8,244,661	2,340,579	4,163,678	29,893,144
Sewer Capital Fund	1,144,409	1,788,209	655,670	2,270,499	698,955	6,557,742
Special Assessments	7,654,848	6,948,208	7,765,850	5,698,929	5,900,072	33,967,907
State-Other Grants & Aid		1,350,000				1,350,000
State-State Aid (MSA)	1,976,459	353,018	2,453,884	5,678,248	2,367,209	12,828,818
Stormwater Capital Fund	2,617,708	825,080	1,367,104	1,855,283	571,726	7,236,901
Unfunded				2,500,000		2,500,000
Water Capital Fund	2,558,879	5,016,944	4,246,570	2,635,139	811,185	15,268,717
GRAND TOTAL	28,342,122	23,896,098	26,753,739	26,395,677	18,051,825	123,439,461

2026 through 2030
Capital Improvement Plan
 Inver Grove Heights, MN
Projects & Funding Sources By Department

Department	Project #	2026	2027	2028	2029	2030	Total
City Facilities							
CH-Replace Heat Pumps	FAC-004	150,000	150,000	150,000	150,000	150,000	750,000
FIRE-FS #1 Generator	FAC-005	20,000		200,000			220,000
FIRE-Station #3 Roof Exhaust Fans	FAC-2026-01	6,000					6,000
GOLF-AC/Furnace Unit #1	FAC-2026-02	18,000					18,000
WTP-Exhaust Unit 2	FAC-2026-03	13,000					13,000
FIRE-Station #3 Replace Water Heaters	FAC-2026-04	6,000					6,000
CH-Retaining Wall	FAC-2026-05	20,000					20,000
CH-Lower Level Carpet	FAC-2026-06	20,000					20,000
CH-Breakroom Furniture	FAC-2026-07	28,000					28,000
CH & PD Lower level Breakroom Floor	FAC-2026-08	15,000					15,000
FIRE-Station #1 ADA Updates	FAC-2026-09	13,000					13,000
FIRE-Station #1 Radiant Heaters App Bay	FAC-2026-10	70,000					70,000
FIRE-Station #3 Roof & Repair	FAC-2026-11	140,000					140,000
FIRE-Station #3 Exterior Building Painting	FAC-2026-12	12,000					12,000
Golf-Exterior Tuckpointing	FAC-2026-13	25,000					25,000
FIRE-Fire Station #1 Roof	FAC-2027-01		410,000				410,000
FIRE-Station #1 (4) Exhaust Fans	FAC-2027-02		20,000				20,000
FIRE-Station #1 Exterior Building Repair	FAC-2027-03		25,000				25,000
FIRE-Station #1-Update Lockers	FAC-2028-01			15,000			15,000
CH-Water Heaters	FAC-2028-02			30,000			30,000
FIRE-Station #1 Roof Top Units x4	FAC-2028-03			100,000			100,000
WTP-RTU 2 and 3	FAC-2028-04			40,000			40,000
WTP-Roof	FAC-2029-01				550,000		550,000
CH-PD Roof	FAC-2030-01					1,500,000	1,500,000
City Facilities Total		556,000	605,000	535,000	700,000	1,650,000	4,046,000
City Facilities Fund		500,000	605,000	495,000	150,000	1,650,000	3,400,000
Golf Course-Capital Fund		43,000					43,000
Water Capital Fund		13,000		40,000	550,000		603,000
Source Grand Total		556,000	605,000	535,000	700,000	1,650,000	4,046,000

Community Center

FIT-Annual Equipment Replacements	VMCC-001	40,000		40,000	40,000		120,000
Common Areas Updates	VMCC-002	20,000		20,000			40,000
AR-Replace RTU's	VMCC-003			50,000	52,000	54,000	156,000
GR- Card Readers	VMCC-004	12,000		27,000			39,000
AQ-Replace ADA Lift	VMCC-2026-01	7,500					7,500
AQ-Lifeguard Lockers	VMCC-2026-02	22,000					22,000
AR-Purchase Add'l R-22 Reserves	VMCC-2026-03	200,000					200,000
GR-Replace AHU # 8 TRX B-day Room	VMCC-2026-04	55,000					55,000
AR-Replace Make Up Air East Rink	VMCC-2026-05	56,000					56,000
AQ-Water Park Slide repair	VMCC-2026-06	40,000					40,000
AQ-Life Guard Room- Window/Counter	VMCC-2026-07	10,000					10,000
AQ-Grates Zero Depth Replacement	VMCC-2026-08	23,000					23,000
VMCC-Fire System	VMCC-2027-01		50,000				50,000

September 30, 2025

Department	Project #	2026	2027	2028	2029	2030	Total
AR-East Rink Matting	VMCC-2027-02		45,000				45,000
AR-Make up Air West rink	VMCC-2027-03		57,000				57,000
AQ-Spa Repair	VMCC-2027-04		25,000				25,000
VMCC- Engineering Generator/Boilers	VMCC-2027-05		30,000				30,000
AQ-Lap Pool Lane Lines (16)	VMCC-2028-01			7,000			7,000
AQ-Dive Pool 1 Meter Dive Board	VMCC-2028-02			7,000			7,000
AQ-Dive Pool 1 Meter Dive Board Stand	VMCC-2028-03			14,000			14,000
AQ-Dive Pool 3 Meter Dive Board	VMCC-2028-04			8,000			8,000
AQ-Dive Pool 3 Meter Dive Board Stand	VMCC-2028-06			37,000			37,000
AR-Armory Link Furnace	VMCC-2028-07			15,000			15,000
AR-Replace East/West Rink Compressors (3)	VMCC-2029-01				4,500,000		4,500,000
VMCC-Generator 1st install	VMCC-2030-01					300,000	300,000
AR-Skate Sharpener	VMCC-2030-02					5,000	5,000
AQ-Boiler for Pools Only	VMCC-2030-03					300,000	300,000
Community Center Total		485,500	207,000	225,000	4,592,000	659,000	6,168,500

Community Center Capital Fund	485,500	207,000	225,000	2,092,000	659,000	3,668,500
Unfunded				2,500,000		2,500,000
Source Grand Total	485,500	207,000	225,000	4,592,000	659,000	6,168,500

Golf Course

Golf Cart Replacements	GC-2026-01	400,000					400,000
Clubhouse/Front end Landscaping	GC-2026-02	100,000					100,000
Clubhouse Updates	GC-2029-01				100,000		100,000
Lightning System-upgrade	GC-2030-01					40,000	40,000
Patio Furniture-Replacement	GC-2030-02					40,000	40,000
Steps replacement out on course	GOLF-001	15,000	15,000				30,000
Triplex Tee Mower 3WD (2)	GOLF-2026-01	110,000					110,000
Purchase Street Dept 2015 Ford F-550	GOLF-2026-02	10,000					10,000
100" width Fairway Mower	GOLF-2027-01		100,000				100,000
11' Deck Rough Mower	GOLF-2027-02		125,000				125,000
Triplex Greens Mower 2WD (2)	GOLF-2028-01			125,000			125,000
Aerator	GOLF-2029-01				75,000		75,000
Bunker Renovation	GOLF-2030-01					500,000	500,000
Golf Course Total		635,000	240,000	125,000	175,000	580,000	1,755,000

Golf Course-Capital Fund	635,000	240,000	125,000	175,000	580,000	1,755,000
Source Grand Total	635,000	240,000	125,000	175,000	580,000	1,755,000

Parks

South Valley Park Trail Repairs	PKS-01	50,000	50,000	50,000	50,000		200,000
Groveland Park-Fiber	PKS-2026-01	30,000					30,000
Sleepy Hollow Playground	PKS-2026-02	150,000					150,000
Salem Hills Park Parking Lot	PKS-2026-03	200,000					200,000
Parks Cameras	PKS-2026-04	15,600					15,600
Groveland Park Hockey Rink	PKS-2027-01		80,000				80,000
Ernster Park Playground	PKS-2027-02		225,000				225,000
Salem Hills Park Playground	PKS-2027-03		150,000				150,000
Oakwood Park Hockey Rink	PKS-2027-05			100,000			100,000
Lions Park Playground	PKS-2028-02			150,000			150,000
Rich Valley Playground Replacement	PKS-2028-05			800,000			800,000
Rich Valley Trails (mill/overlay)	PKS-2029-03				500,000		500,000
VMCC Playground poured-in-place	PKS-2030-01					150,000	150,000

September 30, 2025

Department	Project #	2026	2027	2028	2029	2030	Total
Rich Valley Parking Lots (mill/overlay)	PKS-2030-02					500,000	500,000
	Parks Total	445,600	505,000	1,100,000	550,000	650,000	3,250,600

Park Capital Replacement Fund		445,600	505,000	1,100,000	550,000	650,000	3,250,600
	Source Grand Total	445,600	505,000	1,100,000	550,000	650,000	3,250,600

Pavement Mgmt-Local Streets

Annual Pavement Management Initiative Projects	PMI-001	20,100,022	14,949,098	15,213,739	17,283,677	12,087,825	79,634,361
Broad Area Patching	PMI-002	240,000	250,000	260,000	260,000		1,010,000
Crack Sealing and Pavement Rejuvenation	PMI-003	150,000	160,000	165,000	170,000	170,000	815,000
Traffic Calming & Safety Improvements	PMI-004	30,000	30,000	30,000	35,000	35,000	160,000
Ultra-Thin Overlays	PMI-008	1,000,000		1,000,000		1,250,000	3,250,000
	Pavement Mgmt-Local Streets Total	21,520,022	15,389,098	16,668,739	17,748,677	13,542,825	84,869,361

Other Jurisdictions/Agencies		519,132					519,132
Pavement Management Fund		8,711,587	5,907,639	4,871,661	1,890,579	4,163,678	25,545,144
Sewer Capital Fund		754,409	698,209	204,670	1,045,499	223,955	2,926,742
Special Assessments		7,654,848	6,948,208	7,765,850	5,698,929	5,900,072	33,967,907
State-State Aid (MSA)		1,766,459	353,018	2,453,884	5,678,248	2,367,209	12,618,818
Stormwater Capital Fund		1,657,708	415,080	876,104	1,655,283	326,726	4,930,901
Water Capital Fund		455,879	1,066,944	496,570	1,780,139	561,185	4,360,717
	Source Grand Total	21,520,022	15,389,098	16,668,739	17,748,677	13,542,825	84,869,361

Pavement Mgmt-Partnership Proj

County Overlays	PMDC-001		120,000				120,000
70th St (CSAH 26)-TH3 to CSAH 73	PMDC-2024-01	375,000		3,900,000			4,275,000
70th St (CSAH 26)-CSAH 73-Cahill Lane Reduction	PMDC-2024-02	75,000		875,000			950,000
80th St (CSAH 28) & Cahill Ave Signal	PMDC-2029-01		150,000	150,000	900,000		1,200,000
Barbara Ave Noisewall (TH 52)	PMMN-2025-01	210,000					210,000
70th St at TH 52-West Ramp Improvement	PMMN-2028-01			210,000			210,000
	Pavement Mgmt-Partnership Proj Total	660,000	270,000	5,135,000	900,000	0	6,965,000

County-Cost Share			75,000	75,000	450,000		600,000
Pavement Management Fund		450,000	75,000	3,373,000	450,000		4,348,000
Sewer Capital Fund			25,000	21,000			46,000
State-State Aid (MSA)		210,000					210,000
Stormwater Capital Fund			70,000	96,000			166,000
Water Capital Fund			25,000	1,570,000			1,595,000
	Source Grand Total	660,000	270,000	5,135,000	900,000	0	6,965,000

Sewer

Sanitary Sewer Rehabilitation	SEW-001		630,000		745,000		1,375,000
Sanitary Sewer Cleaning & Televising	SEW-002	390,000	410,000	430,000	450,000	475,000	2,155,000
Lift Station - Programmable Logic Controller	SEW-2025-01		25,000		30,000		55,000
	Sewer Total	390,000	1,065,000	430,000	1,225,000	475,000	3,585,000

Sewer Capital Fund		390,000	1,065,000	430,000	1,225,000	475,000	3,585,000
	Source Grand Total	390,000	1,065,000	430,000	1,225,000	475,000	3,585,000

Department	Project #	2026	2027	2028	2029	2030	Total
Stormwater							
Minor Drainage Improvements	STW-001	85,000	90,000	100,000	120,000	140,000	535,000
Storm Sewer Televising	STW-002	65,000	70,000	75,000	80,000	85,000	375,000
Raingarden Inlet Rehabilitation	STW-003	20,000		20,000		20,000	60,000
64th Street Outfall Replacement	STW-2025-03	620,000					620,000
MS4 Program Implementation Efforts	STW-2026-01	20,000	30,000				50,000
Marcott Woods Park - Ravine Erosion Restoration	STW-2026-02	150,000					150,000
Gisch Pond Rehabilitation	STW-2027-01		1,500,000				1,500,000
Schmidt Lake Outfall Channel	STW-2028-01			200,000			200,000
	Stormwater Total	960,000	1,690,000	395,000	200,000	245,000	3,490,000

State-Other Grants & Aid			1,350,000				1,350,000
Stormwater Capital Fund		960,000	340,000	395,000	200,000	245,000	2,140,000
	Source Grand Total	960,000	1,690,000	395,000	200,000	245,000	3,490,000

Water							
Northside Booster Monopole Construction	2024-18	600,000					600,000
Well Pump & Service Rehabilitation (Pumps & VFD's)	WAT-001	75,000	150,000	160,000	170,000	170,000	725,000
Water Treatment Plant Sludge Pump Replacement	WAT-002	50,000	55,000	55,000	60,000		220,000
Water Treatment Plant HSP Rehab & VFDs	WAT-2023-02	45,000	45,000	50,000	50,000	50,000	240,000
Automated Metering Infrastructure (AMI)	WAT-2023-04	1,750,000	2,000,000	1,750,000			5,500,000
Groundwater Wells - Programmable Logic Controllers	WAT-2025-01	20,000	25,000	25,000	25,000	30,000	125,000
Water Tower Mixers	WAT-2026-01	50,000	25,000				75,000
Northside Water Tower Painting	WAT-2027-01	100,000	1,500,000				1,600,000
Water System Management Plan & Studies	WAT-2027-02		125,000				125,000
SCADA System Upgrade	WAT-2027-03			100,000			100,000
	Water Total	2,690,000	3,925,000	2,140,000	305,000	250,000	9,310,000

General Fund		600,000					600,000
Water Capital Fund		2,090,000	3,925,000	2,140,000	305,000	250,000	8,710,000
	Source Grand Total	2,690,000	3,925,000	2,140,000	305,000	250,000	9,310,000

GRAND TOTAL		28,342,122	23,896,098	26,753,739	26,395,677	18,051,825	123,439,461
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2026 through 2030
Capital Improvement Plan
 Inver Grove Heights, MN
UNFUNDED / UNDERFUNDED PROJECTS

Department	Project #	2026	2027	2028	2029	2030	Total
Community Center							
AR-Replace East/West Rink Compressors (3)	VMCC-2029-01				4,500,000		4,500,000
	Community Center Total	0	0	0	4,500,000	0	4,500,000
Community Center Capital Fund					2,000,000		2,000,000
Unfunded					2,500,000		2,500,000
	Source Grand Total	0	0	0	4,500,000	0	4,500,000
GRAND TOTAL		0	0	0	4,500,000	0	4,500,000

2035 through 2035
Capital Improvement Plan
 Inver Grove Heights, MN
FUTURE UNFUNDED / UNSCHEDULED PROJECTS

Department	Project #	Year Undetermined	Total
Pavement Mgmt-Local Streets			
Railroad Quiet Zone Upgrades	PMI-0XX	2,800,000	2,800,000
65th Street Extension (TH 3 to Babcock Trl)	PMI-010	8,746,000	8,746,000
<u>Pavement Mgmt-Local Streets Total</u>		11,546,000	11,546,000

Pavement Management Fund	500,000	500,000
Sewer Capital Fund	50,000	50,000
Special Assessments	5,150,000	5,150,000
State-State Aid (MSA)	2,000,000	2,000,000
Stormwater Capital Fund	275,000	275,000
Unfunded	2,800,000	2,800,000
Water Capital Fund	771,000	771,000
<u>Source Grand Total</u>	11,546,000	11,546,000

Pavement Mgmt-Partnership Proj			
Akron Avenue - CSAH 32 to Rosemount	PMDC-2025-02	1,300,000	1,300,000
<u>Pavement Mgmt-Partnership Proj Total</u>		1,300,000	1,300,000

Pavement Management Fund	1,300,000	1,300,000
<u>Source Grand Total</u>	1,300,000	1,300,000

Sewer			
B-Line Lift Station & Force Main	SEW-004	5,200,000	5,200,000
<u>Sewer Total</u>		5,200,000	5,200,000

Sewer Capital Fund	5,200,000	5,200,000
<u>Source Grand Total</u>	5,200,000	5,200,000

Stormwater			
Unprogrammed Stormwater CIP Projects	STW-007	19,600,000	19,600,000
Future NWA Trunk Storm Sewer Outfalls	STW-008	9,500,000	9,500,000
Dickman Trail - Outfall Culvert Replacement	STW-2025-01	625,000	625,000
<u>Stormwater Total</u>		29,725,000	29,725,000

Stormwater Capital Fund	29,100,000	29,100,000
Unfunded	625,000	625,000
<u>Source Grand Total</u>	29,725,000	29,725,000

GRAND TOTAL	47,771,000	47,771,000
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