

**INVER GROVE HEIGHTS CITY COUNCIL MEETING
MONDAY, JUNE 23, 2025 - 6:00 P.M. - 8150 BARBARA AVENUE**

1. CALL TO ORDER:

The City Council of Inver Grove Heights met in regular session on Monday, June 23, 2025, in person. Mayor Dietrich called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

2. ROLL CALL:

Present In-Person: Mayor Dietrich; Council Members: Gliva, Murphy, Scales, and T’Kach (remote)

Staff In Attendance: City Administrator Wilson, City Clerk Kiernan, City Attorney Nason, Police Chief Chiodo, Community Development Director Ziemer, City Engineer Merchlewicz, Finance Director Hove, Parks and Recreation Director Lares, and Senior Planner Schneider

3. APPROVAL OF AGENDA:

Motion to move public comments prior to the Closed Sessions and approve Agenda by Gliva, second by Murphy.

Ayes: 5

Nays: 0 Motion carried.

4. PRESENTATIONS: None

5. CONSENT AGENDA:

- A.** Approval of Minutes of the April 28, 2025, City Council Meeting
- B.** Approval of Disbursements, **Resolution 2025-147**
- C.** Personnel Actions
- E.** Resolution Calling for a Public Hearing on the Issuance of Capital Improvement Bonds to Fund Construction of a New Central Maintenance Facility, **Resolution 2025-148**
- F.** Resolution Electing to Confirm Statutory Tort Limits for Liability Insurance Purposes, **Resolution 2025-149**
- G.** Adoption of Fair Housing Policy
- I.** Resolution Authorizing Summary Publication of Ordinance No. 1499, **Resolution 2025-152**
- J.** Resolution Authorizing Summary Publication for Ordinance No. 1503, **Resolution 2025-1503**
- K.** Resolution Authorizing Summary Publication of Ordinance No. 1504 and 1505, **Resolution 2025-154**
- L.** 3rd Amendment to the Final Design Contract for City Project No. 2016-17 - 117th Street Reconstruction, **Resolution 2025-155**
- M.** Resolutions Awarding Contract and Approving Budget for City Project No. 2025-09I - 2025 Ultra-Thin Bonded Wear Course (UTBWC), **Resolutions 2025-156 & 2025-157**
- N.** Resolution Approving Joint Powers Agreement for City Project No. 2024-24 - Concord Blvd. Pedestrian Safety Improvements
- O.** Authorization to Issue Request for Proposals for Janitorial Cleaning Services for City Facilities, **Resolution 2025-158**
- P.** Authorization to Apply for COPS Grant for Police Department School Resource Officers, **Resolution 2025-159**
- Q.** Authorization to Issue Request for Proposals for Civil Legal Services
- R.** Adoption of Council Code of Conduct

Motion to approve Consent Agenda Items A-C, F-G, J-R, Omitting D and H by Scales, second by Gliva.**Ayes: 5****Nays: 0 Motion carried.**

Item D, Renewal of Union Cemetery Interment Contract, was pulled from the Consent Agenda.

Mayor Dietrich asked Clerk Kiernan when the contract was last put out for bid.

Clerk Kiernan stated that the contract has not gone out for bid in over five years. The last contract was an extension in 2021. The City relies on Rexigils due to their historical knowledge of the cemetery's layout, which the City does not fully possess.

Mayor Dietrich expressed support for the current contractor but emphasized the importance of maintaining competitiveness and being fiscally responsible.

Clerk Kiernan clarified that the City does not pay anything for the service. The family of the person being interred pays Rexigils directly, with no financial involvement or pass-through by the City.

Council Member Murphy questioned whether Rexigils' records are proprietary and suggested the City consider acquiring that information.

Clerk Kiernan acknowledged the City holds some data, but Rexigils likely has more complete records. She offered to arrange a meeting with Rexigils to review their records and ensure they align with the City's information.

Mayor Dietrich asked for Council input, and the Council agreed.

Motion to approve the Union Cemetery Contract by Murphy, second by Gliva.**Ayes: 5****Nays: 0 Motion carried.**

The next item pulled from the Consent Agenda was Item H, Rezoning, Variance, and Waiver of Plat for 1120 Alaureate Court.

Senior Planner Schneider explained that the application request at 1120 Alaureate Court involves subdividing an existing property to create one new parcel for a single-family home. The applicant is seeking a Waiver of Plat, a Rezoning from A, Agricultural to E-1, Estate, and a Variance to permit a 2.47-acre lot in the E-1 Zoning District, which typically requires a 2.5-acre minimum lot size under City Code.

The 4.97-acre property is not platted, is located on a private road, and has no existing easements. It is guided for Rural Density Residential (RDR) use and currently zoned Agricultural. Properties to the north, east, and west are also zoned Agricultural, while the property to the south is zoned Estate.

The proposed lot split would create two parcels from the existing property. A Waiver of Plat is required because the property does not qualify for an administrative subdivision. City Code allows for a Waiver of Plat when only two parcels are being created, there is no need to dedicate public right of way or easements, and the property is not adjacent to a public road where additional right of way would be needed.

The request to rezone from A to E-1 aligns with the Rural Density Residential land use designation. It does not present any spot zoning concerns, and the proposed use meets all E-1 district performance standards except for the minimum lot size, which is being addressed through a variance request.

The variance request must meet all required criteria in the City Code. The proposed lot size is close to the required minimum and maintains consistency with the Comprehensive Plan. The request is considered reasonable and represents the minimum needed to allow the subdivision. Unique circumstances exist, as earlier surveys indicated the parcel was 5.05 acres when purchased. The character of the area will not be altered, as nearby properties have similar density. The request is not based solely on economic grounds, and no code compliant alternatives exist to subdivide the property.

Staff recommended approval of the Waiver of Plat, the Rezoning from A to E-1, and the Variance request for the 2.47-acre lot in the E-1 zoning district, with two conditions: the subdivision must be filed and recorded with Dakota County, and the applicant must pay the park dedication fee prior to recording the subdivision.

Mayor Dietrich asked if more information could be provided about the one vote in opposition.

Planner Schneider explained that one commissioner voted against the request due to concerns about traffic impacts on the private gravel road and how the variance and rezoning might affect the rural character of the neighborhood.

Council Member Gliva asked whether the address in question is located on a City road or a private road.

Planner Schneider confirmed that it is a private road and not maintained by the City.

Council Member Gliva asked if there is any impact from it being a private road when a property owner wants to make changes and inquired about ownership, wondering if it is shared among the surrounding property owners.

Planner Schneider said he was unsure of the exact ownership structure but noted that private roads are typically maintained through a formal or informal cost-sharing agreement among residents. He added that the applicant might be able to provide more specific information.

Corey Clarin, 1120 Alaureate Court, explained that the private road is maintained through an informal agreement among residents. Each household contributes funds annually, which are used for plowing, maintenance, and asphalt patching.

Council Member Gliva recalled visiting the area two or three years ago when the road was flooding from a holding pond and noted the road was nearly impassable at that time.

Mr. Clarin acknowledged the past flooding and stated that residents contributed funds to raise the road by about three and a half feet. The road has since remained stable, and repaving is deferred until water levels are consistently low.

Dave Carlson, 9805 Alaureate Court, whose property borders the proposed driveway, stated he initially had not formed an opinion but, after visiting the site, found no negatives. He noted low traffic on the private road and expressed support for the proposal.

Nancy Henderson, 9900 Alaureate Court, expressed strong opposition to the proposal, citing concerns about losing the rural character, peace, and natural setting of the area. She fears feeling crowded, increased noise, and long-term impacts on her mental health and quality of life and worries the change could lead to more development in the future.

Mr. Clarin clarified that the proposed house will be located on the opposite side of Ms. Henderson's property, further west and not adjacent to her home. He noted the lot is heavily wooded and they plan to preserve privacy, to minimize visibility from the road.

Motion to approve Item 5H Rezoning, Variance, and Waiver of Plat for 1120 Laureate Court by Scales, second by Gliva.

Ayes: 5

Nays: 0 Motion carried.

6. PUBLIC HEARINGS:

A. Temporary Two-Day Liquor License & Exempt Gambling Permit for Church of St. Patrick, 3535 72nd Street East

Clerk Kiernan reported that the Church of St. Patrick applied for a temporary two-day liquor license for September 13 and 14, 2025, in connection with its annual fall festival. As required, a public hearing must be held prior to issuing the license and notice of the hearing was published in the June 8 edition of the Pioneer Press. The church also submitted an exempt permit application for charitable gambling activities to take place during the same event. Staff recommended approval of the temporary liquor license following the public hearing, as well as approval of the exempt gambling permit.

Mayor Dietrich opened the Public Hearing. There were no public comments.

Motion to close the Public Hearing by Scales, second by T'Kach.

Ayes: 5

Nays: 0 Motion carried.

Motion to approve Temporary Two-Day Liquor License & Exempt Gambling Permit for Church of St. Patrick, 3535 72nd Street East by Murphy, second by Scales.

Ayes: 5

Nays: 0 Motion carried.

B. New Corporate Officer for Liquor License Holder American Multi-Cinema Inc. (AMC) Theatres

Clerk Kiernan reported a proposed change in corporate officer for the AMC Theater located at 5567 Bishop Avenue, naming Edwin Francis Gladbach. The applicant submitted all required documentation and fees in accordance with City Code. A background check conducted by the Police Department found no grounds for denial. Staff recommended approval of the officer change following the public hearing.

Mayor Dietrich opened the Public Hearing. There were no public comments.

Motion to close the Public Hearing by Gliva, second by Scales.

Ayes: 5

Nays: 0 Motion carried.

Motion to approve New Corporate Officer for Liquor License Holder American Multi-Cinema Inc. (AMC) Theatres by Scales, second by Murphy.

Ayes: 5

Nays: 0 Motion carried.

7. REGULAR BUSINESS:

A. Rental Housing Licenses

Director Ziemer presented the following rental housing licenses including 1 renewal and 4 new licenses.

4817 Blaine Avenue
10805 Rich Valley Boulevard
7164 Arkansas Avenue
4640 Barbara Avenue
4611 Blaine Avenue

All applications have been reviewed by staff and found to meet the necessary requirements. Staff recommends approval of all licenses.

Motion to approve 5 Rental Licenses by T’Kach, second by Gliva.**Ayes: 5****Nays: 0 Motion carried.****B. Closed Session to Consider the Purchase of Real Property****C. Closed Session to Consider the Purchase of an Easement****8. PUBLIC COMMENT: None****9. MAYOR AND COUNCIL COMMENTS**

Council Member Scales thanked the Parks and Recreation Department for their work on the inaugural lighting of the Swing Bridge, calling the event an incredible success. He noted the overwhelmingly positive feedback and asked that appreciation be shared with the entire team.

Mayor Dietrich expressed her agreement and support for the remarks made by Council Member Scales.

Motion to go into closed session pursuant to Minnesota Statute Section 13D.05 Subd. 3(c)(3) to develop or consider offers or counteroffers for the purchase of real property located at 1285 70th St E, and to develop or consider offers or counteroffers for the purchase of an easement on the property located at 4455 66th Street E by Gliva, second by Murphy.

Ayes: 5**Nays: 0 Motion carried.****10. ADJOURN:**

Motion to Adjourn at 8:19 p.m. by Murphy, second by Gliva.

Ayes: 5**Nays: 0 Motion carried.**

Minutes prepared by Recording Secretary Tammy Greenlee