



Inver Grove Heights City Council
Monday, November 10, 2025 at 6:00 PM
8150 Barbara Ave, Inver Grove Heights, MN 55077

AGENDA

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Rebecca Kiernan (rkiernan@ighmn.gov). Comments received prior to **12:00 p.m.** on Monday, November 10, 2025, will be provided to the Council at or before the November 10, 2025 meeting. To watch remotely, individuals may go to www.townsquare.tv/webstreaming or watch from Cable TV Live on the Second and Fourth Mondays of the month at 6 p.m. on Channel 14/799 HD.

NOTICE OF REMOTE ATTENDANCE: Councilmember Mary T'Kach is expected to attend this meeting remotely, via interactive technology. The public may monitor the meeting electronically from a remote location via www.townsquare.tv/webstreaming.

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

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

- A. Approval of Minutes of the June 3, 2025, City Council Work Session
- B. Approval of Minutes of the October 13, 2025, City Council Meeting
- C. Approval of Minutes of the October 27, 2025, City Council Meeting
- D. Approval of Disbursements
- E. Personnel Actions
- F. Summary of Conclusions Regarding City Administrator's Performance Evaluation
- G. Approval of Early Hire of Parks & Recreation Administrative Specialist
- H. Resolution Approving Joint Powers Agreement for Final Design and Right of Way Acquisition for 70th Street Reconstruction and Lane Reduction (City Project Nos. 2023-13 and 2024-14)
- I. Resolution Authorizing 2026 Equipment Orders for Golf Course
- J. Resolution Authorizing 2026 Command Vehicle and Equipment Order for Police Department

K. Amended Agreement to Acquire Right-of-Way

6. **Public Hearing**

A. Resolution Adopting Proposed Assessments for Securing a Vacant and Hazardous Building at 3095 65th Street

7. **Regular Business**

A. Rental Housing Licenses

B. Resolutions Approving City of IGH 5-Year Capital Improvement Plan (2026-2030) and Supporting the Dakota County 5-Year Capital Improvement Program (2026-2030).

C. Resolution Approving 2026 Central Equipment Purchases

D. Resolution Approving 2026 Water, Sanitary Sewer and Stormwater Utility Rates

E. 3rd Reading and Final Adoption of an Ordinance Amending City Code Regarding Rental Licensing

F. 1st Reading of Ordinance Amending City Code Related to the Convention & Visitors Bureau and the Planning Commission

8. **Public Comment**

Public comment provides an opportunity for the public to address the Council on items that are not on the agenda. Comments will be limited to three (3) minutes per person.

9. **Mayor and Council Comments**

10. **Closed Session**

A. Closed Session to Discuss Labor Relations Matters

11. **Adjourn**

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

**INVER GROVE HEIGHTS CITY COUNCIL AND PARKS & RECREATION ADVISORY
COMMISSION JOINT WORK SESSION
8055 BARBARA AVENUE, COMMUNITY ROOM 3
MONDAY, JUNE 2, 2025 - 6:00 P.M.**

1. CALL TO ORDER:

The City Council of Inver Grove Heights met in regular session on Monday, June 2, 2025. Mayor Dietrich called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

2. ROLL CALL:

Council Present In-Person: Mayor Dietrich; Council Members: Murphy, T’Kach, Gliva, Scales; Parks & Recreation Advisory Commission Members Present In-Person: Chair Steve Cook; Commissioners Bill Skar, Tracy Mulcahy, Kurt Stangler, Niki Barker, Abby Heidenreich, Lukas Johnson, Luisa Torres, Sandy Christensen, Ben Stone, and Willie Krech
Staff Present In-Person: City Administrator Wilson, Deputy City Clerk Katie Malott, City Attorney Nason, Parks & Recreation Director Adam Lares, Community Center Manager Jamie Muscha, Facilities Maintenance Superintendent Aaron Fitzloff, Recreation Superintendent Julie Dorshak, Communications Manager Amy Looze and Technology Manager Marc Gade

3. APPROVAL OF AGENDA:

Motion to approve the agenda by Scales, second by T’Kach.

Ayes: 5

Nays: 0 Motion carried.

4. Joint Work Session with Parks & Recreation Advisory Commission:

A. Renovation Options for the VMCC’s Brightside Room

Presented by Parks & Recreation Director Adam Lares

Staff presented that the Brightside room was originally designed for racquetball courts, later leased for gymnastics until 2021, and is now used for various recreational and fitness programs. The project is included in the 2025 Veterans Memorial Community Center Capital Improvement Plan with \$350,000 allocated.

Staff reported that a community survey was conducted from March 10 to April 25, offering options for an indoor playground, a multi-purpose room, or other suggestions, with 763 participants responding. An open house was also held at the VMCC on April 23, 2025. The engagement process was promoted through the City’s social media, website, Spring Insights Newsletter, and summer brochure.

Staff noted that an indoor playground would require a higher upfront investment, but it is expected to generate greater annual revenue. Features could include climbing structures,

slides, obstacles, seating areas, and party packages, designed for children ages 10 and under with adult supervision.

Based on comparable facilities in other cities, potential revenue ranges from \$135,000 in Eagan to \$321,500 in Golden Valley, with Inver Grove Heights projected at \$90,000-\$130,000 annually. Estimated construction costs are \$350,000-\$450,000, including the play structure, windows, doors, paint, seating, HVAC adjustments, and possible improvements to an adjacent room for party use.

Commissioners asked about staff time for cleaning and monitoring the space. Staff answered that plans are not quite there yet, but staff would work with the vendor of the indoor playground equipment for their recommendations on how often and what to use on the equipment. For monitoring the facility, a manager on duty or other staff member would do spot checks to make sure people have paid and things are kept in order. Admission fees might look something like a wrist band or barcode card to scan at the front door to come in and out. Busier times may have an attendant staffed in the room.

A commissioner asked what the age range will be for the children playing in the indoor playground and if adults will fit through the structure if needed. Staff answered that staff will work with the vendors and builders to make sure there are spaces that are safe and secure for the age range that is decided on in the design process and that adults can fit in the instance that someone needs to go into the structure for any reason.

A commissioner asked if there will be safety waivers that residents will sign for liability purposes. Staff answered that there will be a waiver that is signed during the membership or day pass process written either by the League of MN Cities or from the City Attorney, much like there is to use other spaces and equipment at the Community Center.

A councilmember asked what the plan will be for rearranging the equipment so that it does not lose its novelty by frequent visitors and what the life expectancy is for the equipment. The playground equipment is similar to outdoor playground equipment, and it is built to last 20 to 30 years. If individual pieces or small sections need to be repaired or replaced, staff will work with the vendor to make sure those are fixed and that could open up opportunities for reimagining. There may be options once working with a vendor to allow for easy modifications to the equipment.

A councilmember asked if the planned window addition will be for natural light or an observation window to see in from the common area. The windows to the common areas are planned to face spots that will offer natural light along with observation.

Staff stated that a multipurpose space would require a lower upfront investment but would also generate lower annual revenue. Potential uses include a half-court basketball area, fitness programming, and rentals.

The estimated annual revenue is \$10,000-\$30,000 from rentals and programs. Construction costs are estimated at \$150,000-\$250,000, covering sport court flooring, basketball hoop and backboard, windows, door and paint, closet work, and HVAC adjustments.

A commissioner asked if the multipurpose room would have a fee for people to use. Staff answered that it would depend on what the use of the room will be. If the room is used in conjunction with programmed services, such as fitness classes or open gym, the use of the room would be included in the membership. If the room were going to be used by a specific group, such as for dry hockey practices or pickleball, there would more than likely be additional costs.

Councilmembers, commissioners, and staff discussed the different types of groups that could use the space with minor modifications. A closet in the room would supply space for supplies that could be used in the room during different activities. The different surfaces used for flooring and wallcoverings will help with sound buffering.

The advantages of an indoor playground would be a higher rate of return on investment, youth and family focused, supports active play year-round, and would be a new amenity for the community. Advantages of the multipurpose room are that it would provide versatility in ways to use the space and provide programmable and rental space closer to the entrances.

The disadvantages of the two options were discussed. For the indoor playground, it was stated that usage would be limited primarily to youth, and it would displace existing recreation and fitness programming. This displacement could result in a potential revenue loss of up to \$10,000 if those programs cannot be relocated within the community center. Regarding the multipurpose space, we explained that while it provides flexible use, it offers a lower return on investment and does not make a substantial impact in closing the facility's overall cost recovery gap.

Staff reported that the majority of survey respondents (82%) were city residents, with 18% from nearby communities including Eagan, South St. Paul, West St. Paul, Saint Paul, Cottage Grove, and Mendota Heights. About half (53%) were non-members of the facility, while 43% were members. Respondents were primarily adults ages 35-44 (42%), with an average household size of two adults and two youth. When asked about preferred use of the space, 52% supported an indoor playground, 35% supported a multipurpose room, and 13% selected "other," of which most cited hockey dryland training. A total of 308 open-ended comments were submitted, reflecting a wide variety of perspectives both in favor and against each option, along with alternative ideas captured in the "other" category.

Return on investment is a top priority of the council and to provide a new amenity to the community. As the survey results reported, the community would like an indoor playground. Some programs may have to be cut, but this could bring potential for upgrades in other spaces to accommodate the programs again.

Based on the directions provided by the Council and the Commission, staff will develop a design aligned with the preferred indoor playground option. This design along with tentative fee structure will be brought to the Parks & Recreation Commission (PRAC) for a recommendation to the City Council. Staff would expect to present final design and contract to council by the end of the year.

B. 2025 Parks & Recreation Advisory Commission Work Plan Updates

Presented by Parks & Recreation Director Adam Lares.

Staff stated that at the February PRAC work session a 2025 Work Plan was developed and then formally approved in March. Several initiatives and projects from prior years were carried forward into the plan. Subcommittees have been formed to support implementation, and staff noted that the group is awaiting the swearing in of new commissioners, who will then be able to join the subcommittees.

Key initiatives include creating a subcommittee to guide the Parks and Recreation Systems Plan Request for Proposal. Parks and Recreation Systems Plan help to guide a city's needs through community engagement for its parks systems and can take 18 to 24 months and the City has not had one since 2009. Second on the list was to hold a joint City Council and PRAC work session to discuss plans and goals. PRAC will continue to support active park projects, including Heritage Village Park Phase 5, Rock Island Swing Bridge lighting improvements, South Valley Park Archery Range, and all approved 2025 CIP projects.

The Commission will advise on prioritization and planning for future projects such as Northwest Area (NWA) Park development, Heritage Village Park Phase Six, and Rich Valley Park master planning. Specific focus will also be placed on identifying and potentially acquiring land for a fourth Northwest Area Park.

PRAC will provide input on VMCC/Grove improvements, beginning with the Brightside Room, and review park dedication proposals for new housing developments to ensure alignment with the city's comprehensive plan. Finally, the Commission will create strategies to strengthen PRAC and departmental community engagement efforts.

Staff highlighted three priorities in PRAC's current work plan: acquiring and developing a new park in the NWA, planning for the final phase of development at Heritage Village Park, and master planning for the southwest corner of Rich Valley Park. Staff reported that in 2024 PRAC identified a potential site for a new park in the NWA, and Council authorized an offer to the landowner; however, negotiations stalled. In 2025, discussions with the landowner were re-established.

The Park Acquisition & Development Fund, supported by park dedication fees, had a balance of \$5,225,962 as of May 30, 2025. After commitments for Heritage Village Park Phase 5 (approx. \$951,173), South Valley Archery Range (approx. \$100,000), and Heritage Village Park Phase 4 (approx. \$100,000), the remaining balance is estimated at \$4,074,789. Staff noted that additional revenue is expected from NWA development, including approximately \$1,063,300 from Yellow Tree (apartments) and \$476,000 from MN Ventures (townhomes).

Staff asked for council and commission input of park acquisitions with the land already acquired and the possibility of a 20 acres acquisition in the NWA, but it is not cheap and could potentially use a lot of the funds available in the Park Acquisition & Development fund. Commission and council would like to see the Council and staff do their best to negotiate with the property owner and may come down to details. Funding through the County may not be an option as it is not noted as an area of interest in their parks plan.

A council member agreed that the acquisition of the NWA park should be a top priority but starting Rich Valley should be ahead of putting the final touches on Heritage Village even though it has been long-awaited.

Staff reported that Phase 4 of Heritage Village Park is complete, and construction on Phase 5 will begin this summer, including the inclusive playground, splashpad, and extension of the western parking lot. The final phase is planned to include an amphitheater, picnic shelters, a nature play area, educational and historical interpretive nodes, a garden area, relocation of two City-owned historic buildings, a lawn game area, heritage panels, and an expansion of the dog park parking lot.

Staff asked for Council and Commission direction on whether the final phase should remain on the City's state bond request as a priority, and if so, whether city funds will be allocated to support the request. The requirements for a state bond request are to prove that there is a regional benefit to a project. The city has received two of these. One was for Heritage Village for \$2 million for inclusivity and location and the other was for 117th Street for \$4 million because of the truck traffic to the landfill. Receiving funding from the state is getting harder as the State's budget is shrinking. Funds are put aside from city property taxes to the parks fund for certain projects and maintenance. Some of the finishing touches on parks could be done in house when time allows or phase in final touches. The parks maintenance crew does a great job maintaining and getting more life out of parks properties.

Staff reported that the playground in the southwest area of Rich Valley Park is more than 20 years old. A \$500,000 contribution from Pine Bend is expected to support playground replacement by 2028. Dakota County has also proposed a Purple Heart Plaza as part of a joint master planning process. Staff noted that this proposal may affect several existing facilities, including the parks maintenance building and its septic and well infrastructure, the Old School House building, the playground area, the shelter, and the trail network.

A councilmember asked about putting the old schoolhouse on the Historic Preservation list. Staff could look into it for what the criteria would be. A commission member mentioned that it could also be a hindrance to be on the preservation list because you would not have as much say in the maintenance and restoration. There is a subcommittee that will be working with the County for design efforts.

A comment from a commissioner who could make the meeting thanking the council for the joint meeting to talk about the goals of PRAC. The commissioner agrees that the indoor play area would be the best use of the space at the VMCC.

The Joint Session with Parks & Recreation was adjourned at 8:32 p.m.

5. Discussion Items

A. New City Seal

Presented by Deputy City Clerk Katie Malott.

Staff presented two designs that incorporated the changes suggested by Council from March 3rd Work Session narrowing the choices.

Council and staff discussed which design they would like to bring to the next regular city council meeting to be approved. Council chose the one with the dotted border.

B. Plans for 2025 State of the City Event

Presented by Communications Manager Amy Looze.

Staff presented considerations regarding the proposed meeting location. Discussion highlighted the need for adequate capacity to meet open meeting requirements, sufficient parking for both councilmembers and the public, and compliance with accessibility standards to ensure ease of entry for all participants. Council also reviewed whether food service should be offered at the event and if alcohol service would be permissible or appropriate. The schools and college were looked into but not the type of space wanted for the event. The cost of renting an event tent and heating it is too expensive for the budget. City Hall or golf course would be a fallback option.

Considerations regarding the timing of the proposed meeting included the need to set a clear date and time, determine whether the format should focus on a review of the past year or a preview of the year ahead, and avoid scheduling during the election season from candidate filing through the general election. If an outdoor venue is selected, council also considered the likelihood of favorable weather conditions. November was decided on for the time State of the City would be held.

C. City Administrator Updates

Presented by City Administrator Kris Wilson.

The City Administrator provided updates on upcoming budget and project activities. Staff noted the special council work session on July 21, which will address the 5-Year Capital Improvement Plan and the General Fund budget and tax levy. The regular council work session on August 4 will cover pavement management, the community center, the Host Community Fund, EDA, debt service, central equipment operating expenses, city facilities, the technology fund, and risk management. A council work session is scheduled for September 2, followed by a regular meeting on September 8 for adoption of the 2026 preliminary tax levy and approval of the preliminary 2026 General Fund budget. Finally, the council work session on October 6 will focus on utility funds, the golf course, and the CVB.

The City Administrator discussed the probable needs for the 2026 levy, noting that every 1% levy increase equates to approximately \$342,000. A 2% levy increase is likely needed to cover wages and benefits, including a 3.5% cost-of-living adjustment and health insurance increases. The new Paid Leave Tax, estimated at 0.88%, is projected to cost the General Fund approximately \$143,000. An additional 1% levy increase is anticipated to support infrastructure needs. Staff also highlighted planned expenditures related to the Fire SAFER Savings Plan (\$235,000), and the phasing in of three firefighters and three police officers hired in 2025, totaling \$101,500 each. Reductions in revenue from cable franchise fees (\$24,000) and the loss of the CJIN rent payment (\$14,500) were noted, as well as the second of two scheduled increases to the Fire Department's central equipment allocation.

The City Administrator stated that the major financial impact of the new Central Maintenance Facility is likely to be reflected in the 2027 and 2028 levies. However, staff indicated there may be a staffing request related to the facility as part of the 2026 budget and levy process.

The City Administrator provided a summary of the Citywide Tax Levy from 2021 through 2025, outlining annual levy amounts, changes from prior years, and notable adjustments to fund allocations.

In 2021, the total Citywide Tax Levy was \$26,123,358. This included \$21,006,200 for the General Fund, \$2,250,000 for the Pavement Management Program (PMP), and \$2,867,158 for Debt Service Funds. There were no tax abatement. The levy increased by \$1,392,475 from the prior year, representing a 5.6% change.

In 2022, the total levy rose to \$27,985,386. The General Fund was allocated \$22,916,070, PMP received \$2,550,000, and Debt Service Funds were \$2,519,316. No tax abatement was applied. The increase from the previous year was \$1,862,028, or 7.1%.

In 2023, the levy reached \$30,334,795. The General Fund was \$24,856,311, PMP was \$2,900,000, and Debt Service Funds totaled \$2,545,484. A tax abatement of \$33,000 was included. The year-over-year increase was \$2,349,409, or 8.4%.

In 2024, the total levy was \$32,741,394. The General Fund received \$26,971,103, PMP was funded at \$3,045,000, and Debt Service Funds were \$2,542,411. Tax abatement increased to \$182,880. The levy rose by \$2,406,599 from the prior year, a 7.9% increase.

In 2025, the levy totaled \$34,214,757. The General Fund was allocated \$28,549,075, PMP received \$2,934,750, and Debt Service Funds were \$2,547,632. Tax abatement was \$183,300. The increase from 2024 was \$1,473,363, or 4.5%.

Staff noted that in 2025, funding for Parks Parking Lot and Trails was moved from the PMP levy to the General Fund levy. Despite this reallocation, PMP still received a 5% funding increase.

Over the five-year period, the average annual dollar increase in the levy was \$1,896,800, with an average percentage increase of 6.7%.

The City Administrator reported that the City's taxable market value totals \$5.92 billion. Residential properties make up the largest share at 76% of the tax base, followed by apartments at 9%. Commercial and industrial properties together account for just over 11% of the total. All other categories, including utilities, agriculture, rural vacant land, railroads, and personal property, each comprise less than 2% individually. The report emphasized that the City's tax base remains heavily reliant on residential properties.

The City Administrator reported on market value changes for taxes payable in 2026. Residential properties in Dakota County saw a median increase of 3.66%, compared to a 0.11% increase the prior year. Apartment properties experienced a smaller decline, with values down 1.10%, compared to a 1.91% decrease the year before. Commercial properties rose by 3.60%, following a 4.77% increase the previous year. Industrial properties had the largest growth, with a 7.15% increase, up from 5.08% in the prior year. The report highlighted

continued growth in residential, commercial, and industrial sectors, while apartments remain the only category showing decline.

The City Administrator outlined the upcoming work session schedule. On July 7, the regular work session will cover County Road projects at 70th and 80th Streets and a potential flavored tobacco ban; the City Administrator will be absent. A special work session on July 21 will focus on the 2026 CIP and General Fund Budget, with consideration of meeting in Council Chambers for televising. The August 4 regular work session will review the 2026 Non-General Fund Budget, with the same option to televise. The September 2 work session is scheduled for Tuesday due to Labor Day and will primarily address the 2026 Budget, again with consideration for holding the session in Council Chambers for televised coverage.

Council and staff discussed a future discussion about the banning of flavored tobacco. Councilmembers would like to see more enforcement in schools and of the businesses selling the products rather than putting these regulations on something that is not in their purview to keep adults from purchasing and then can buy in neighboring cities.

The City Administrator provided an update on recent legislative actions. Funding was secured for the boat launch project and for a DEED grant. However, there will be no cannabis revenue allocated to cities and no bonding funds awarded to Inver Grove Heights. The Legislature did approve an increase in the maximum pension for Relief Associations. No new housing legislation was passed. Changes were also made to the Open Meeting Law and to election procedures.

Staff reviewed the proposed timeline and process for the Legal Services RFP. Council approval of the RFP is planned for June 23, with issuance scheduled for July 7 and responses due by August 8. Following the submission period, staff will review proposals and select approximately three finalist firms. The Council discussed whether finalist interviews should be conducted by the full Council or by a smaller subcommittee. Contract approval is anticipated for October 13, with any necessary transition occurring between October 14 and December 31. Next steps include confirming the interview format and moving forward with the RFP following Council approval.

ADJOURN:

Motion to Adjourn at 9:13 p.m. by Scales, second by T'Kach.

Ayes: 5

Nays: 0 Motion carried.

Minutes prepared by Deputy City Clerk Katie Malott

**INVER GROVE HEIGHTS CITY COUNCIL MEETING
MONDAY, OCTOBER 13 6:00 P.M. - 8150 BARBARA AVENUE**

1. CALL TO ORDER:

The City Council of Inver Grove Heights met in regular session on Monday, October 13, 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

Staff In Attendance: City Administrator Wilson, City Clerk Kiernan, City Attorney Nason, Community Development Director Ziemer, Parks & Recreation Director Lares, Public Works Director Connolly, City Engineer Merchlewicz, Assistant City Engineer Ray, Graduate Civil Engineer English, Fire Chief Thill, and Finance Director Hove.

3. APPROVAL OF AGENDA:

Motion to approve agenda with an addition of Item 9 - Closed Session and a correction to item 6A assessment roll by Scales, seconded by Gliva.

Ayes: 5

Nays: 0 Motion carried.

4. PRESENTATIONS: None

5. CONSENT AGENDA:

- A.** Approval of Minutes of the September 22, 2025, City Council Meeting
- B.** Approval of Disbursements, **Resolution 2025-215**
- C.** Personnel Actions, **Resolution 2025-216**
- D.** Approval of 2026 Group Medical Insurance Plans and City Contribution Amounts
- E.** Resolution Regarding Counting of Write-In Votes for Local Elective Office, **Resolution 2025-217**
- F.** Resolution Approving Cooperative Construction Agreement with MnDOT for City Project No. 2024-14 - Argenta/Wescott/TH 149 Signal System Improvements, **Resolution 2025-218**
- G.** Contract Award for Improvements to Community Rooms at the Veterans Memorial Community Center
- H.** Approval of Contract with LiveBarn for Live Streaming at VMCC Ice Arenas
- I.** Resolution Calling for a Public Hearing to Consider Assessment of Costs for Securing Vacant and Hazardous Building at 3095 65th Street, **Resolution 2025-219**

Motion to approve Item A - H except I by T’Kach, seconded by Gliva.

Ayes: 5

Nays: 0 Motion carried.

Motion to change item I - call a public hearing to the November 10 Council meeting by Gliva, seconded by T’Kach.

Ayes: 5

Nays: 0 Motion carried.

6. PUBLIC HEARINGS:

A. Assessment Hearings and Resolutions Adopting Final Assessment Rolls for 2025 Pavement Management Projects 2023-09E, 2025-09E, and 2025-09G, **Resolution 2025-220, 2025-221, & 2025-222**

Public Works Director Connolly explained that the 2025 Pavement Management Initiative consists of three key street improvement projects: Argenta Trail (2023-09E), 50th Street (2025-09E), and Bacardi Avenue (2025-09G).

The Argenta Trail Project, designated as Project No. 2023-09E, was initiated with the ordering of a feasibility study on June 13, 2022. The project was accepted on May 13, 2024, and the construction contract was awarded on March 24, 2025. The assessment hearing took place on September 8, 2025. Substantial completion has been achieved, and final completion is anticipated in June 2026, which will include placement of the wear course pavement and final striping.

For 50th Street, identified as Project No. 2025-09E, the feasibility study was ordered on November 13, 2023, and approved on May 28, 2024. The construction contract was awarded on April 14, 2025, and the assessment hearing took place on September 8, 2025. Substantial completion is projected for October 16, 2025, with final completion also planned for October 2025, which will include the wear course pavement and final striping.

The Bacardi Avenue project, identified as Project No. 2025-09G, followed a similar process. The feasibility study was ordered on January 22, 2024, and accepted on August 12, 2024. The construction contract was awarded on April 14, 2025, and the assessment hearing occurred on September 8, 2025. The project reached substantial and final completion in September 2025.

Extensive public outreach accompanied each project. For Argenta Trail, staff held individual property owner meetings throughout the feasibility, final design, and preconstruction stages, and hosted an open house prior to the assessment hearing on October 2, 2025. For 50th Street, three neighborhood meetings were held: one before the improvement hearing/feasibility study acceptance on May 14, 2024, another before construction began on April 23, 2025, and one before the assessment hearing open house on October 2, 2025. For Bacardi Avenue, outreach included one-on-one property meetings during the feasibility and final design, a pre-construction field meeting with residents on July 24, 2025, and an open house before the assessment hearing on October 2, 2025.

The Argenta Trail and Bacardi Avenue projects are full reconstruction projects that include spot utility repairs, storm sewer installation, subgrade excavation, new curb and gutter installation, and new pavement construction. Argenta Trail also involves Full Depth Reclamation (FDR), water and sanitary sewer replacement and extension, and the installation of a Regional Greenway Trail. The 50th Street project, which includes Ashley Lane, is classified as an FDR project and includes spot curb replacement, adjustments to catch basins, manholes, and gate valves, along with installing a new pavement section.

The total project costs varied between the three locations. For Argenta Trail, the feasibility estimate was \$871,865, the bid award totaled \$869,419, and the final estimated cost is \$1,012,491. For 50th Street, the feasibility estimate was \$2,365,827, the bid award was \$1,734,027, and the final estimated cost is \$2,150,431. Bacardi Avenue had a feasibility estimate of \$916,834, a bid award of \$496,514, and an estimated final cost of \$643,873. The final cost is estimated based on contract costs at substantial completion, remaining work to be completed, and all legal, engineering, administrative, and finance (LEAF) costs for the project area. These figures are used to determine the special assessments. All costs represent City expenses only.

All 2025 Pavement Management Initiative projects are subject to the City's Special Assessment Policy. Street, sidewalk, and storm sewer improvements are assessed to benefiting properties

according to project type. Assessment calculations are based on total project front footage or property area by improvement type (i.e., Reconstruction versus FDR) and distributed per parcel, either by area or front footage. The assessment percentages are determined by project type: 100% for new improvements, 80% for mill and overlay, 55% for partial reconstruction (FDR), and 35% for full reconstruction. Crack sealing and maintenance work are not assessed.

After Council adoption of assessments, invoice statements are mailed to all impacted property owners. Full payment may be made to the City by November 15, 2025, as partial payments are not accepted. Unpaid assessments are certified to the Dakota County Assessor's Office, where they can be paid directly through noon on December 31, 2025, interest-free. Any unpaid balance after this date will be added to the annual property taxes beginning in 2026 until fully paid.

Interest on unpaid assessments begins accruing on January 1, 2026. Full payment to Dakota County can be made at any time during the assessment term, but the full year's interest must be paid for the year in which payment is made, and the following year's interest must be paid if payment occurs after November 15. The assessment terms and interest rates are as follows: for assessments between \$0 and \$999, the term is one year with an interest rate of 4.106%; between \$1,000 and \$4,999, five years at 4.228%; between \$5,000 and \$9,999, ten years at 5.011%; and for \$10,000 and above, fifteen years at 5.646%.

Hardship deferrals are available to eligible property owners who apply within 30 days, by November 12, 2025. Deferrals are based on income and are available for residents aged 65 and older, veterans or active-duty service members, and individuals with 100% disability. The property must be homesteaded, and applicants must provide proof of eligibility, such as ID and a Federal tax return. All deferrals must be approved by the Council and accrue interest during the deferment period.

Property owners may raise objections either in writing or verbally during the assessment hearing. Those wishing to appeal a special assessment must follow several specific steps. A written objection must first be provided to the City Clerk prior to or during the assessment hearing and must be signed by the property owner. Following that, a formal notice of appeal must be served to the City Clerk within 30 days of the assessment's adoption. For example, if the assessments were adopted on October 13, 2025, the appeal must be served by November 12, 2025. Once the notice of appeal is served, the property owner must file it with the Dakota County District Court within 10 days of notice being served to the City Clerk. Failure to complete any of these steps within the required timeframe, the appeal is waived per State Statute 429.081.

During the assessment hearing process, staff will review and explain the project costs and details for each improvement area. The Council considers all written objections or materials submitted to the City Clerk. Individual public hearings are then conducted for each project, including Argenta Trail, 50th Street, and Bacardi Avenue. Following the conclusion of each hearing, the Council votes to approve the Resolution approving assessments and adopting the final assessment roll. Passage of the resolution requires a simple majority, with at least 3/5 of Council members voting in favor.

The Argenta Trail project, which served as the first assessment hearing, included several categories of improvements. Director Connolly reviewed the project cost estimate comparison for this project. The feasibility estimate for total costs was \$871,856, the bid amount was \$869,418, and the projected final cost is \$1,012,491, which is a 16% increase over the as-bid total. The Street improvements category increased from \$480,454 to \$589,191, a 22% rise, funded through Municipal State Aid Funds, the Pavement Management Local Streets Fund (Fund 440), and Special Assessments. Storm Sewer improvements totaled \$119,879, increasing by 5%, with funding from Municipal State Aid Funds and Special Assessments. Sanitary Sewer improvements rose from \$245,442 to \$271,174, up 10%, funded through the Sewer Capital Fund (Fund 521) and Special

Assessments. Watermain improvements totaled \$32,247, reflecting an 11% increase, funded through the Water Capital Fund (Fund 511).

A summary of cost overruns shows a total of \$143,000 in additional work or changed conditions. Subgrade correction accounted for \$109,000 or 76% of the total, with \$31,500 of that assessable to Street costs and \$77,500 non-assessable. Storm Sewer adjustments amounted to \$5,000 or 3.5%, which is fully assessable. Sanitary Sewer work involving a revised trunk connection totaled \$27,000 or 19%, and this portion is non-assessable as part of the City's Trunk Utility System. Water service costs of \$2,000 or 1.5% are also non-assessable as part of the City's Trunk Utility System. Of the \$143,000 in total overruns, \$36,500 or 26% are assessable costs.

The Argenta Trail project included four single-family residential properties and one mobile home community. This full reconstruction project carries a 35% assessment rate. Additionally, a Sanitary Sewer extension was included, assessed at 100% for residential properties that previously lacked Sanitary Sewer service. Because Argenta Trail is a border roadway, the City is covering 50% of the assessable Sanitary Sewer costs. Assessments are calculated based on a variable rate that considers both front frontage and lot area. Residential assessments range from \$13,426 to \$36,634, while the mobile home community's assessment is \$192,254.

An independent benefit appraisal was completed by the City for the Street and Storm Sewer assessments during the feasibility study. The final assessments were determined to be below the benefit cap for each property. The mobile home community's final Street and Storm assessment totaled \$192,254 compared to a benefit cap of \$529,754. The subdividable residential parcel (Parcel 2) was assessed \$13,774, below its \$16,400 cap. The remaining residential parcels (Parcels 3, 4, and 5), which are not subdividable, were assessed \$5,044, under their \$8,200 cap.

The final breakdown of assessments and City funding sources for the Argenta Trail project is as follows: single-family residential assessments range from \$13,426 to \$36,634, while the mobile home community assessment is \$192,254. Street improvements total \$589,191, with \$179,208 assessed and \$409,983 funded by the City through Municipal State Aid Funds and the Pavement Management Local Streets Fund (Fund 440). Storm Sewer improvements total \$119,879, with \$41,952 assessed and \$77,927 funded by the City through Municipal State Aid Funds. Sanitary Sewer improvements total \$271,174, with \$48,006 assessed and \$223,168 funded through the Sewer Capital Fund (Fund 521). Watermain improvements total \$32,247, funded entirely through the Water Capital Fund (Fund 511). Overall, \$269,166 is assessable and \$743,325 is funded by the City, for a combined total cost of \$1,012,491. Street assessments are calculated based on adjusted front footage, and Sewer assessments are based on parcel area. The assessment rate is 35% of eligible Street and Storm costs for full reconstruction projects and 100% for new Sanitary Sewer extensions, discounted by 50% since Argenta Trail is a border road and only serves one side of the street south of 88th Street. The City covers the remaining 50% of the Sanitary Sewer costs south of 88th Street and 100% north of 88th Street for local connections into the City of Eagan sanitary system.

Director Connolly reviewed the assessment hearing procedures.

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

Motion to close the public hearing for 2023-09E Argenta Trail by Scales, seconded by Gliva.

Ayes: 5

Nays: 0 Motion carried.

Motion to approve Special Assessments and Adopt Final Assessment Roll for City Project No 2023-09E - Argenta Trail by Gliva, seconded by Scales.**Ayes: 5****Nays: 0 Motion carried.**

Assistant City Engineer Ray reviewed the assessment hearing for the 50th Street Construction Project, identified as Project No. 2025-09E. The project includes 22 benefitting commercial properties. An additional 9 properties have frontage along the project area but no driveway access and are therefore excluded from assessment. The scope of work consists of FDR, with an assessment rate established at 55%. All project area is assessed at an area rate of \$13,919.61 per acre.

The financial overview outlined the feasibility and final assessment amounts. The adjusted area rate per acre decreased from \$15,856.75 in the feasibility phase to a final amount of \$13,919.61. Total project costs are divided between assessments and City contributions. Street improvements total \$1,778,168, with \$847,458 assessed and \$930,710 funded through Municipal State Aid Funds and the Pavement Management-Local Streets Fund (Fund 440). Storm Sewer improvements amount to \$330,485, with \$154,058 assessed and \$176,427 covered by the Storm Water Capital Fund (Fund 531). Sanitary Sewer improvements total \$12,558, fully funded by the Sewer Capital Fund (Fund 521). Watermain improvements total \$29,220, funded through the Water Capital Fund (Fund 511). The combined total project cost equals \$2,150,431. Street and Storm assessments are calculated on an adjusted area basis. The assessment rate is 55% of eligible Storm and Street costs for the FDR portion and 80% for the mill and overlay portion.

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

Motion to close the public hearing for 2025-09E 50th Street by T'Kach, seconded by Gliva.**Ayes: 5****Nays: 0 Motion carried.****Motion to approve Special Assessments and Adopt Final Assessment Roll for City Project No 2025-09E - 50th Street Area by Scales, seconded by T'Kach.****Ayes: 5****Nays: 0 Motion carried.**

City Engineer Merchlewicz reviewed the assessment hearing for the Bacardi Avenue Project, identified as Project No. 2025-09G, which includes the full reconstruction of the existing gravel roadway to a paved surface. Ten single-family residential properties are assessed as benefitting from the improvement, while five additional properties have frontage but no driveway access and are therefore not assessed. The total assessment rate applied is 55%.

Street and Storm assessments are calculated based on an adjusted front-foot basis, and assessment amounts are capped according to the special benefit appraisal conducted by Patchin Messner.

The feasibility study initially projected a single-family residential assessment amount of \$19,240.26, but the final assessment is reduced to \$10,750 per property, reflecting a 42% decrease. The breakdown of project funding shows Street Improvements at a total cost of \$455,283, with \$84,160 assessed to benefitting properties and the remaining \$371,123 funded through the Pavement Management - Local Streets Fund (Fund 440). Storm Sewer Improvements total \$126,265, of which \$23,340 is assessed and \$102,925 is funded through the Storm Water Capital Fund (Fund 531). Sanitary Sewer improvements cost \$62,325, fully funded through the Sewer Capital Fund (Fund 521). There are no Watermain improvement costs, as this portion of the project totals \$0. The combined assessment total is \$107,500, with overall project costs amounting to \$643,873, including

\$536,373 in City funding. The assessed rate is 55% of the total project cost for gravel reconstruction projects, and the total assessment amount reflects the special benefit cap.

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

Motion to close the public hearing for 2025-09G Bacardi Ave by Gliva, seconded by T’Kach.

Ayes: 5

Nays: 0 Motion carried.

Motion to approve Special Assessments and Adopt Final Assessment Roll for City Project No 2025-09G, Bacardi Avenue Reconstruction by Scales, seconded by Gliva.

Ayes: 5

Nays: 0 Motion carried.

B. Public Hearing to Consider and Adopt a Development and Business Assistance Policy

Community Development Director Ziemer presented the Development and Business Assistance Policy, beginning with background information noting that the initial Business Subsidy Policy was adopted in 1999 under Resolution No. 99-202. A revised draft of the policy was reviewed by the Economic Development Authority (EDA) on September 8, 2025. The purpose of the policy is to serve as a tool within the City’s Economic Development toolbox. It is intended to help applicants understand how and when the City becomes involved while also giving the City clear criteria and processes for decision-making and ensuring transparency. The policy enables the public to remove obstacles that hinder private development and supports the financial viability of projects that meet community needs and goals such as jobs, tax base, and redevelopment. It fulfills broader objectives as determined by the EDA and Council and outlines the criteria for public participation and required processes. However, it makes clear that no guarantee exists for public financial assistance.

The policy outlines the types of business subsidies covered under its scope. Common examples include business grants and loans, Tax Increment Financing (TIF), tax abatement, fee waivers, and land contributions and infrastructure. Non-subsidy examples include local funding under \$25,000 such as revolving loan funds, façade improvement programs, and forgivable loans and grants. Utility installment agreements such as WAC and SAC payment plans also fall outside subsidy classification. Annual reporting to the State is required for projects that reach certain financial thresholds: \$25,000 to \$150,000 for grants and \$75,000 to \$150,000 for loans. Any assistance exceeding \$150,000 requires a public hearing.

The policy explains that business subsidies may be used to remove blight, encourage redevelopment, and expand and diversify the local economy and tax base. Subsidies are also intended to create and retain jobs, requiring a minimum of two permanent full-time equivalent positions with benefits. The wage requirement is set at 200% of the State minimum wage, which equals \$11.13 per hour in 2025, meaning the minimum qualifying wage is \$22.26 per hour. The policy further seeks to stimulate additional unsubsidized or “spin-off” development, offset costs that exceed normal development expenses, and promote other community benefits such as quality development design.

The process and application portion emphasizes that applications will be required for all types of financial assistance, distinguishing between subsidy and non-subsidy requests. Applications must include an application fee and escrow to cover costs. City staff and financial consultants will conduct reviews and prepare the matter for EDA and Council consideration. The EDA will evaluate and make recommendations to the Council, and the applicable governing body will conduct any required public hearing. The policy establishes minimum and desired qualifications and requires agreements

for all types of financial assistance. It also provides an option for pre-application review to guide prospective applicants before formal submission.

The document was reviewed and updated by the EDA, which also conducted the initial review and held a public hearing earlier in the evening regarding the same policy. Following the EDA's recommendation for approval and adoption of the policy, City staff likewise recommended that the Council approve the policy as presented.

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

Motion to close the public hearing for a Development and Business Assistance Policy by T'Kach, seconded by Gliva.

Ayes: 5

Nays: 0 Motion carried.

Motion to adopt a Development and Business Assistance Policy by Gliva, seconded by T'Kach.

Ayes: 5

Nays: 0 Motion carried.

7. REGULAR BUSINESS:

A. Rental Housing Licenses

Director Ziemer presented four new rental housing license applications.

6190 Brent Avenue

3940 71st Street

3097 Upper 76th Street East

4853 Bisset Lane

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

Motion to approve 4 new rental licenses for 6190 Brent Ave, 3940 71st Street, 3097 Upper 76th Street East, and 4853 Bisset Lane by T'Kach, seconded by Scales.

Ayes: 5

Nays: 0 Motion carried.

B. Phase 2 Results of the Fire Station #3 Location Study, **Resolution 2025-223**

Fire Chief Thill introduced BKV Group's presentation of phase two findings from the Fire Station Location Study. She explained that in April 2024, the Council authorized the Fire Department to issue an RFP for a study evaluating the future of Fire Station 3. The station, which is between 40 and 50 years old, requires significant maintenance and improvements to remain functional for the long term. In addition to its aging infrastructure and mechanical systems, the station lacks the ability to accommodate 24-hour staffing, a capability that may be needed in the future.

In July 2024, the Council approved awarding a contract to BKV Group to conduct the study in two phases. Phase 1, completed and presented to the Council on February 10, determined that the current location provides adequate response times for existing service needs but that relocating the station farther west would improve coverage for both existing areas and the growing northwest portion of the City.

Based on those findings, the Council authorized Phase 2 to identify possible alternative sites that are both available and suitable for development as a future Fire Station. She noted that conducting the

study now is a proactive step, as continued development could limit or eliminate suitable land options for a potential Fire Station 3 relocation.

Managing Partner Paul Michell and Partner Craig Carter from BKV Group, located at 222 North 2nd Street, Suite 101, Minneapolis, Minnesota, presented the findings of Phase 2.

Phase 1 involved a review of several potential station sites, comparing response times, functionality, and cost factors. Site option 0A proposed rebuilding the existing station with three drive-through apparatus bays, six single-user bunks, and a training room totaling approximately 19,000 square feet.

The GIS analysis began by mapping Dakota County's population density by IRS Census Blocks to show where emergency calls were most concentrated. Unsurprisingly, higher call volumes corresponded with more densely populated areas within the City.

For Site Option 0, representing the existing station configuration, response time modeling using current Stations 1, 2, and 3 showed that 81.2% of calls are reached within four minutes by all three stations, while Stations 2 and 3 alone cover 48.6% of calls. In terms of land coverage, 63.4% of the City's core area falls within the four-minute response range of all three stations, and 43.7% is covered by Stations 2 and 3. This reflects strong overall performance from the existing station network.

For Site Option 2, the best-performing alternative, achieved 81.3% call coverage and 71.1% core land coverage within four minutes across all three stations. Stations 2 and 3 alone covered 41.5% of calls and 51.2% of the core area, demonstrating improved overall reach and efficiency compared to other options.

Phase 2 examined several possible Fire Station locations ranging from very close to the existing facility to sites farther south along Robert Trail. The analysis determined that the best-performing area was what they referred to as Site Option 2, a middle-ground location that maintained approximately 81% of calls within the target four-minute response time while expanding coverage to a greater portion of the City's land area. Based on this finding, the team was directed to investigate properties within that general area to see whether any were available and large enough to support a 19,000-square-foot station.

Five potential parcels were reviewed. The first, located at the edge of a City park, could accommodate a functional one-story Fire Station with minimal grading and cost impacts. While it would require using some parkland, the affected area was considered underutilized. The second option, referred to as Site 2A, lies on Robert Trail near the City boundary. Although spacious, it has significant topography and access limitations, likely necessitating a two-story building that would add cost and complexity. A related site, 2B, situated across the street on land owned by Southside Baptist Church, was identified as the most constructible option. It is relatively flat and would allow for a one-story facility with efficient internal flow, though it sits just outside City limits and would require coordination with the State for a median cut on Robert Trail.

Another site, 3A, was quickly dismissed due to extreme slopes that made a drive-through station impossible and would require prohibitively expensive retaining walls. The final option, 3B, involved subdividing a larger parcel near 60th Street. This location offered a flat building area but raised concerns about limited utilities and the need to use well and septic systems until infrastructure is extended to the area. Overall, the review confirmed that few properties in the target zone can easily accommodate a modern Fire Station of the necessary size and functionality. However, the comparative analysis helped narrow the choices to the most feasible and cost-effective sites for further study.

The Site Scoring Matrix compares five potential development sites, 0A, 1A, 2A, 2B, and 3B, based on emergency response coverage, land functionality, acquisition and construction costs, and sale feasibility.

For location of response to where calls occur, Site 0A covers 81.2% of calls within four minutes, nearly matching Site 2B, which performs best at 81.5%. Sites 1A and 2A both cover 80.7%, while Site 3B is notably lower at 76.7%. For under protected calls over six minutes, Sites 0A and 2B perform best with only 7.0% and 7.1% of calls exceeding six minutes, respectively. Site 1A has 7.1%, Site 2A has 7.2%, and Site 3B has the highest percentage of delayed responses at 8.3%.

When evaluating response coverage across the entire City land area, Site 2B provides the greatest coverage of the 39.92 square kilometer prime area within four minutes, reaching 71.2%, followed by Site 2A at 69.5%, Site 1A at 66.7%, and Site 3B at 66.6%. Site 0A, while cost effective, covers a smaller 63.4% of the prime area. Regarding under protected areas beyond six minutes, Site 2B again performs best with only 5.4% of the prime area not covered, followed by Site 1A at 5.5%, Site 2A at 5.7%, Site 0A at 6.0%, and Site 3B at 6.3%.

The functionality of the site plan shows that Sites 0A and 2B are the most practical and efficient options, each scoring 19.00, while Site 1A follows closely with 18.00. Site 3B scores 16.00, and Site 2A lags with 14.00. For cost to acquire, Sites 0A and 1A are City owned, resulting in no acquisition cost. Site 2A is expected to come on the market with an estimated cost of -6.97, while Site 2B's ownership is unknown but estimated at -4.88. Site 3B also has unknown ownership and an estimated acquisition cost of -3.63.

The relative cost analysis identifies Site 0A as the most economical option at -1.96, followed by Site 2B at -1.00, Site 1A at -0.50, Site 3B at -3.00, and Site 2A at -5.77. Regarding feasibility of sale, Sites 0A and 1A are City-owned and immediately available. Site 2A is anticipated to be placed on the market, while the availability of Sites 2B and 3B remains unknown.

The overall weighted results show that for Step One (Response Time Only), Site 2B leads with a score of 9.42, followed by Site 2A at 8.06, Site 1A at 7.34, Site 0A at 6.03, and Site 3B at 3.57. When cost is not considered (Step Two), Site 2B again ranks highest at 28.42, followed by Site 1A at 25.34, Site 0A at 25.03, Site 2A at 22.06, and Site 3B at 19.57. When cost is included (Step Three), Site 0A becomes the top-performing site with a score of 23.07, followed by Site 1A at 24.84, Site 2B at 22.54, Site 2A at 9.32, and Site 3B at 12.94.

The projected costs for the proposed project between 2026 and 2029 range from \$12,370,000 to \$16,840,000 in 2026. The low-end estimate includes \$9,900,000 in hard construction costs, \$2,970,000 in soft costs, and a -\$500,000 site sale offset, with no site purchase cost. The high-end estimate consists of \$12,800,000 in hard construction costs, \$3,840,000 in soft costs, a -\$500,000 site sale offset, and a \$700,000 site purchase. When adjusted for inflation, total high-end costs increase to \$17,680,000 in 2027, \$18,570,000 in 2028, and \$19,490,000 in 2029.

It is recommended that the City begin exploring the purchase of land from private owners to support future development needs. In addition, planning should commence for a capital project to ensure readiness and alignment with long-term goals.

The City should prepare for potential operational and staffing impacts on firefighters, including changes to workload, response coverage, and facility use. Relocating the fire station could affect firefighter membership and morale, as paid on-call members must live within a certain distance of the station. Clear and timely communication about the project's timeline will help manage expectations, support morale, and maintain confidence in the City's planning efforts.

Mayor Dietrich asked what timeline the City is anticipating for the project and what specific guidance staff is seeking from the Council at this stage.

Administrator Wilson stated that major investment in the existing Fire Station or construction of a new facility is likely at least five years away, following completion of the Central Maintenance Facility. She noted that property owners periodically contact the City regarding potential land sales, and opportunities to acquire a suitable parcel could arise within the next two to three years. She asked the Council to consider whether the City should actively pursue land for a future Fire Station or plan to utilize one of its two existing parcels.

Mayor Dietrich inquired about potential mutual aid or partnership opportunities with Sunfish Lake, Mendota, or Mendota Heights and asked about their current public safety capabilities.

Administrator Wilson explained that Sunfish Lake lacks its own Public Safety facilities and relies on Mendota Heights for fire services. She noted that while Sunfish Lake recently explored other options, it renewed its agreement with Mendota Heights and has no plans to build its own facility. She added that mutual aid has been evaluated, but the Northwest area of Inver Grove Heights currently lacks a logical partnership opportunity with nearby cities.

Mayor Dietrich asked Chief Thill to comment on the impacts to firefighters related to station placement and morale, noting her prior experience with similar issues during the Station 2 project. She requested her perspective on lessons learned and factors the City should be mindful of moving forward.

Chief Thill stated that establishing Station 2 was easier because there were no existing personnel, allowing for targeted recruitment. She explained that today's structure, with duty shifts and fewer call backs, differs from that time. She emphasized the importance of early and transparent communication so firefighters can make informed housing and personal decisions. She added that those living farther from a future station would be grandfathered in and remain eligible to serve.

Council Member T'Kach stated that her understanding is that approximately 80% of calls involve medical emergencies, many concerning elderly residents. She observed that these incidents likely occur more frequently in the denser areas of the City, such as South Grove, and asked for confirmation of this understanding.

Chief Thill stated that approximately 65% of calls are medical in nature. She noted that while senior facilities account for some of these, many originate from the general population and added that updated data would be needed to determine the exact breakdown.

Council Member T'Kach stated that it would be important to have information identifying which areas of the community are being served.

Chief Thill stated that it would be important to consider whether any multi-family or senior housing developments are planned for the Northwest area, as this could influence future service needs.

Council Member T'Kach stated that the Upper 55th property appears to be a reasonable option and asked if there is any compelling reason not to use that site.

Chief Thill stated that response times there would increase from four to six minutes.

Mr. Carter stated that his primary concern with the Upper 55th site would be potential public reaction to using park land for another community purpose. He noted that in some cities this has not been controversial, while in others it has generated significant opposition, and it is unclear how residents might respond. He added that while there is no compelling reason not to use the site, positioning the station slightly farther south could improve response times to the Northwest area, though moving as far as Option 3 may extend too far south.

Council Member T’Kach noted that Mendota Heights has a Fire Station on Dodd Road and asked whether increasing its capacity to serve the Northwest area, combined with a smaller station in Inver Grove Heights, had been considered.

Chief Thill stated that the option had not been explored. She noted that Mendota Heights recently completed a major station remodel and is unlikely to expand further. She added that Inver Grove Heights can reach parts of Sunfish Lake faster than Mendota Heights and that Mendota Heights operates solely with paid on-call staff and has no plans for full-time personnel.

Council Member Scales asked whether three stations would be sufficient in the long term or if a fourth might eventually be required as the City grows, noting that future development in the Northwest area could influence the optimal placement of the next station.

Chief Thill stated that given current development patterns, significant population growth in the southern portion of the City appears unlikely. She noted that if future expansion were to occur, a potential fourth station might be in the Southwest area. She added that the existing auto-aid agreement with Eagan works effectively and provides residents with an ISO rating equivalent to having an additional local station.

Council Member Scales stated that it is important to plan for long-term needs to avoid building two stations in the future as the City continues to grow.

Chief Thill stated that prior to the construction of Station 2, there had been some discussion of a potential joint station with Rosemount and Hastings in the industrial area, but with Station 2 now in place, response times to that area are sufficient.

Mr. Michell stated that if the Council pursues property acquisition, their team can use the existing model to evaluate response times and determine site feasibility if a property becomes available.

Mayor Dietrich stated that any viable property options should be shared with the Council if they arise. She emphasized keeping focus on the Central Maintenance Facility while still providing staff with guidance for future planning.

Council Member T’Kach stated that she would be hesitant to place a station on existing parkland, noting that while the City continues to acquire parkland, removing acreage from an existing park would not be an even or appropriate exchange.

Motion to approve Resolution 2025-223 Accept BKV Fire Station #3 Location Study by T’Kach, seconded by Gliva.

Ayes: 5

Nays: 0 Motion carried.

C. Certification of Delinquent Utility Balances for Collection by Dakota County, Resolution 2025-224

Finance Director Hove reviewed the City’s annual certification of delinquent utility balances, outlining the process, recent data, and the requested Council action. Notices are mailed each September to customers with outstanding balances greater than \$50, with reminder letters sent monthly. The deadline for customers to pay before Council listing is October 6, and the Council certification of assessments occurs on October 13. Once certified, the list of assessments is sent to Dakota County in November for inclusion with the 2026 property tax bills. These assessments include an 8% administrative fee and 8% interest. Dakota County mails property tax bills, which include assessments for unpaid utility bills, in March 2026. Property owners then pay the assessments with their first and second half property tax payments in May and October 2026. The

City receives settlements from the County, which include any assessments collected, in July and December of that year.

The City's certification history for delinquent utility balances shows consistent reductions in unpaid accounts following the annual August and September mailings. In 2019, 855 unpaid accounts totaling \$320,289 decreased to 385 accounts totaling \$192,610 after notices were sent. In 2022, 1,156 accounts with a balance of \$636,855 declined to 435 accounts totaling \$357,169. In 2023, 950 accounts totaling \$347,077 dropped to 468 accounts totaling \$231,434. In 2024, 1,035 accounts with \$497,233 in unpaid balances decreased to 524 accounts with \$297,420 remaining. On average, the City had 999 unpaid accounts totaling \$450,364 before mailing and 453 accounts totaling \$269,658 after mailing, representing an approximate 55% reduction.

In 2025, 877 unpaid accounts totaling \$348,156 were reduced to 456 accounts with balances totaling \$261,402, a 48% decrease in the number of delinquent accounts. All unpaid balances include an 8% administrative fee and 8% interest. The City did not certify delinquent balances in 2020 and 2021.

Several property owners prefer to have their utilities collected with property taxes (through their mortgage payment). The top 50 delinquent accounts represent 11% of all accounts and total \$67,755 in delinquent balances, all with a prior history of certification. Of the 456 unpaid accounts, 161 (35%) have not made a single payment in 2025. An inactive account occurs when a property changes ownership and the previous owner fail to pay their final bill. Notices are sent to both the current and former owners, and staff recommends certification of these balances to allow the buyer and seller to resolve the matter, as the property would have only recently changed hands. There are currently nine inactive accounts with outstanding balances, including fees and interest, totaling \$2,987.

The Resolution certifies delinquent utility balances and authorizes staff to submit any balances remaining delinquent after 30 days to Dakota County for collection on next year's property tax bills. The total includes \$225,337.68 from 456 active accounts and \$2,574.72 from nine inactive accounts. An 8% administrative fee will be applied following Council approval of the certification list, and an additional 8% interest will be applied when the balances are certified to the County Auditor, approximately 30 days after Council approval.

Motion to approve Resolution 2025-224 Certifying Unpaid Delinquent Water, Sewer, and Storm Water charges to the County Auditor for collection with property taxes by Gliva, seconded by Scales.

Ayes: 5

Nays: 0 Motion carried.

Director Hove asked Council to consider whether utility certifications should follow the same public hearing process as nuisance abatements and street assessments. Utility certifications are governed by a different section of State Statute, which does not require a public hearing; however, Council may choose to follow a more formal public hearing process if desired. The current process, which may appear on either the regular or consent agenda, is less formal. Meeting dates are provided in delinquent notices or letters, and if members of the public attend the meeting, they may request to be heard. Alternatively, a formal public hearing process would require the Council to officially call and notice the hearing, like the procedure used for nuisance abatements and street assessments.

Mayor Dietrich stated that she has not received any feedback from residents regarding the process and inquired whether any comments or concerns had been communicated by members of the public.

Director Hove stated that most residents are calling to coordinate payment arrangements, and if they are included on the list, staff typically do not receive further communication from them.

Council Member T'Kach expressed support for keeping the item on the regular agenda and asked whether an appeal process exists if a previous property owner cannot be located and responsibility for the balance is unclear.

Director Hove explained that staff typically work to resolve these issues by encouraging residents to contact their title company or closing attorney, as such matters should be addressed through the property settlement process. She added that staff regularly handle individual utility concerns, such as billing discrepancies or leaks, and make every effort to reach a resolution. If a resident believes their bill is inaccurate and a resolution cannot be reached administratively, they are encouraged to bring the matter before the Council when the item is presented.

All Council Members agreed that the current process is appropriate and should remain as is.

D. Ordinance Amending City Code Regarding Temporary Signs

Community Development Director Ziemer outlined an ordinance amending the City Code regarding Temporary Signs.

The overview addressed issues and opportunities within the current City Code related to campaign signs, noting a possible conflict with protections for free speech under the 1st Amendment. It also outlined the regulations for non-commercial signs, clarifying that the City has authority to regulate the size, placement, and duration of such signs but not their content. Additionally, the duration of campaign signs is governed by State Statute.

The effort also seeks to address temporary signs in general, including the use of temporary yard signs on residential properties, and acknowledges that the City Code on signage requires a broader overhaul. Prior discussions occurred at a Council work session on September 2, 2025, and at a Planning Commission public hearing on October 7, 2025.

Proposed revisions add a definition of Temporary Sign and remove the word temporary from Temporary Portable Signs to create two specific sign types. Temporary signs would be affirmed as allowed in Agriculture, Estate, and Residential districts and would be exempt from permits. The ordinance would repeal the entire campaign sign section 10-15E-4, addressing the use of temporary yard signs on residential properties, and clarify placement standards. A setback of 10 feet from the back of curb vs. right-of-way and not in "visibility triangle" would apply, and existing setback and location rules for County and State roadways would continue to apply. Limits would be established so that each sign is no more than three square feet and no more than four temporary signs are permitted.

During election season there would be no limits on the number and size of non-commercial temporary signs, while local, County, and State location and setback standards would still apply. The Planning Commission was asked to consider options for the number and size of temporary signs in non-election years.

The Planning Commission review included a proposal to define the sight visibility triangle so that it would apply only to City streets and not to private streets, County or State roadways. Staff did not support that change and recommended revising Section 10-15E-4 A.1. to state, "No sign may be located on the outside corner of any corner lot on a City street." The Commission also recommended allowing each temporary sign to be six square feet rather than three square feet, with a maximum of four signs per property, which staff supported, and suggested revising Section 10-15E-4 B.2. to state, "Temporary signs permitted by this section shall be no larger than six (6) three (3) square feet."

The Commission discussed adding the word "campaign" to clarify that the intent of the unlimited use of temporary signs applies specifically to campaign signs. The City Attorney advised that this change is not permissible, as State Statute preempts such language and it would create a content-based regulation. The Planning Commission recommended revising Section 10-15E-4 C to read: "Election Year Noncommercial Sign Exemption: As required by Minnesota Statutes, Section 211B.045, all noncommercial campaign signs of any size may be posted in any number..."

The recommended action is a motion to approve the ordinance amending the City Code regarding the use of non-commercial temporary signs.

Council Member T'Kach noted that a 10-foot setback from the back of the curb or road may be arbitrary, as many properties would encounter obstacles such as vegetation, fencing, or steep drop-offs at that distance. She suggested that a shorter setback, such as five or six feet, might be more appropriate or situational. She also questioned the 30-foot measurement for the sight visibility triangle, expressing concern that it could extend onto private property and asked for clarification on how that distance was determined.

Director Ziemer explained that the 30-foot visibility triangle is a standard measurement commonly applied to fences and is typically used for signs as well.

Council Member T'Kach stated that allowing signs up to eight square feet would be more practical for residents, as standard plywood sheets are four by eight feet and could be used efficiently without cutting. She noted that the slightly larger size would likely have minimal impact on visibility for drivers or cyclists.

Council Member Scales stated that he had no concerns with the proposed setback or visibility triangle standards, noting that the 10-foot setback is reasonable and consistent with standard practice. He emphasized that each property has unique characteristics and limitations, and therefore, it would not be practical or feasible for the City to create exceptions to accommodate individual circumstances.

Council Member T'Kach asked the City Attorney whether maintaining the 10-foot setback would prevent residents from placing campaign or school referendum signs if there was no feasible location available on their property.

City Attorney Nason explained that the City may impose content-neutral safety regulations, such as setbacks. She noted that while this could affect where a property owner is able to place a sign, there would likely still be another location available on the property, even if it is less visible. She added that such regulations would not create a legal impediment to exercising rights protected under the Statute.

Kelly Kayser, 1953 59th Court East, asked whether there would be a penalty for not meeting the 10-foot setback and if enforcement would occur only in response to complaints. She noted that most signs appear closer to five feet from the curb and questioned whether the new standard could create additional confusion or enforcement challenges.

Administrator Wilson stated that if the ordinance is adopted, the City will provide public education to ensure residents understand the new requirements. She explained that enforcement would continue to be complaint-based, as with campaign signs, with violations resulting in signs being removed and returned to City Hall and the candidate notified by email. She added that staff are considering the use of door hangers to inform residents when signs are moved for noncompliance and emphasized that the City does not have the staff capacity for proactive enforcement.

Council Member T'Kach commented on the large number of for-sale and rental property signs often seen at intersections and asked whether those signs would remain in place under the ordinance or if residents would be allowed to remove or lay them down.

Administrator Wilson stated that residents should not engage in code enforcement. She advised that individuals follow the rules on their own property and report any concerns or potential violations to City Hall by phone or email.

Mayor Dietrich expressed doubt about the need for the changes, noting that complaints usually arise only during campaign season. She stated that the proposal may be overregulating but agreed that consistency in campaign sign rules is important.

Council Member T'Kach asked whether there is any portion of the proposed code that could more narrowly address the original issue that prompted these changes.

Administrator Wilson explained that the City needs to repeal the current content-based language in the code. She stated that removing this language entirely would eliminate restrictions on signs, leaving decisions about size, number, and placement up to property owners. She noted that the existing code technically requires permits for temporary or campaign signs in residential areas, which this revision seeks to correct. She added that the proposed changes aim to create a clear and enforceable standard and emphasized that code enforcement must rely on defined measurements rather than subjective judgments.

Council Member Scales stated that the 10-foot setback is practical because it provides a measurable and consistent standard. He explained that right-of-way boundaries vary greatly between properties and can be unclear, which makes enforcement difficult. He added that defining a clear setback distance eliminates uncertainty for both property owners and code enforcement staff and ensures consistency in application.

Mayor Dietrich stated that the proposed changes would ultimately increase the need for code enforcement. She expressed concern that the City recently tightened its budget and does not have the resources to add another code enforcement position, noting that all related complaints would still be directed to that department.

Council Member Scales stated that he does not believe the proposed changes will result in an increased need for code enforcement.

City Clerk Kiernan clarified that enforcement of election sign regulations is currently the responsibility of the Clerk's Office.

Council Member T'Kach stated that she would like to review the content language in the code and assist staff in resolving any issues related to it if needed.

Mayor Dietrich stated that the Council cannot weigh in on matters related to content.

Administrator Wilson stated that if much of the Council prefers staff can prepare a simplified version of the ordinance that removes the current content-based regulation. She explained that under such a revision, property owners would be allowed to display as many signs as they wish, of any size, and in any location on their property.

Ms. Kayser stated that she agrees with Council Member Scales and Administrator Wilson, acknowledging the importance of rules but expressing concern that residents may unknowingly violate the ordinance. She supported the use of door hangers and education to inform residents rather than imposing penalties, adding that reasonable limits on the number and size of signs are appropriate to prevent excessive displays.

Motion to approve Ordinance 1515 amending IGH City Code Title 10, Chapter 15, Sections 10-2-2 and 10-15E, regarding signs by Scales, seconded by Gliva.**Ayes: 4****Nays: 1 (T'Kach) Motion carried.****E. First Reading of Ordinance Amending City Code Regarding Rental Licensing**

Community Development Director Ziemer outlined updates to the City's Residential Housing Rental Licensing program. The current City Code governing rental licensing was adopted and implemented in 2016 and is located under Business Regulations, Chapter 4. Licensing applies to all residential property owners who rent dwellings or dwelling units, with 11 exemptions listed from licensing requirements. On September 22, 2025, the Council reviewed updated language and a draft ordinance. The proposed update will occur in two phases, with Phase 1 focusing on streamlining and improving existing processes, and Phase 2 anticipated to address other possible revisions or expansions to the program.

The first phase seeks to simplify the application and approval process, allowing administrative staff to approve or deny licenses, with the Council serving as the appeal body for denials. The Council will continue to handle license suspensions and revocations. Application requirements will be reduced, and the form and required data simplified. The licensing period will transition from a two-year license to an annual renewal, maintaining the same April 1 through March 31 cycle. Current license holders in a two-year cycle will continue under that term and convert to annual renewal upon expiration.

Additional process improvements include requiring local property managers to reside within 75 miles of Inver Grove Heights, though owners may act as their own property managers. Enforcement measures will be strengthened with the addition of fines for late or incomplete license renewal applications. The ordinance establishes a specific renewal application deadline of January 31 each year. Furthermore, the City will gain the authority to issue fines for violations of the rental licensing code through a three-tier fine structure.

The recommended actions include completing the first of three ordinance readings tonight, October 13, with the second and third readings scheduled for October 27 and November 10. Adoption is anticipated on November 10. Current license holders have been informed of the proposed changes, and information is available on the City's website.

Council Member Murphy asked where the City is in the discussion regarding limiting the number of rental properties per block within Inver Grove Heights.

Director Ziemer stated that the matter will be addressed in Phase 2.

Council Member T'Kach recommended adding rental licensing information to City communications to inform residents of recent changes and provide details for reporting concerns.

Motion to approve the first reading of Ordinance to repeal and replace Title 4, Chapter 13 Regarding rental licenses by Gliva, seconded by Scales.**Ayes: 5****Nays: 0 Motion carried.****F. 3rd Reading of Ordinance Amending City Code Related to Requirements for Addressing the Council**

City Administrator Wilson reviewed the third reading of an ordinance amending requirements for addressing the City Council. The existing City Code, found in Title 1, Chapter 5, Section 7, each person addressing the Council shall give his/her name and address in an audible tone for the

records and, unless further time is granted by the presiding officer, shall limit his/her address to a reasonable time except at a public hearing when the limit shall be three (3) minutes.

The proposed amendment to the City Code retains the section reference of Title 1, Chapter 5, Section 7, but unless further time is granted by the presiding officer, each person addressing the Council shall limit their comments to three (3) minutes. The presiding officer, typically the Mayor, may still invite speakers to share their name and address, but this is no longer a mandatory requirement. The revised language also makes clear that the three-minute limit applies to all public comments, not just those made during public hearings.

Staff requested a motion and second to approve the third and final reading of the ordinance.

Council Member T'Kach asked whether individuals presenting on development projects should be required to provide their name and the address of their company, noting that the proposed change would apply broadly to all speakers.

Administrator Wilson explained that while the change removes the formal requirement, it remains standard practice for presenters to introduce themselves when addressing the Council. Staff reports and presentation materials typically identify the consultant or firm involved, and it is expected that consultants will continue to state their name and affiliation when presenting.

Motion to approve third and final reading of Ordinance 1516 amending IGH City Code Title 1, Chapter 5, Section 7, Regarding addressing the Council by Scales, seconded by T'Kach.

Ayes: 5

Nays: 0 Motion carried.

8. PUBLIC COMMENT:

Andy Shatek, 3905 89th Street East, addressed the Council regarding deer management, citing property damage caused by an increasing deer population. He requested that the City consider extending the existing deer management boundary from Inver Grove Trail to Old Concord to allow additional properties meeting City Code Section 561, Subsections C1 and C2, to participate in bow hunting for population control. Alternatively, he asked the Council to authorize deer management by bow and arrow on his property, noting compliance with both City Code and DNR regulations, and inquired how soon action could be expected if the Council agrees to the request.

Mayor Dietrich stated that the matter may warrant review and indicated she would consult with the Chief of Police, who assisted in developing the map and regulations. She asked Administrator Wilson to identify the appropriate staff member to follow up with the resident.

Administrator Wilson noted that staff has addressed the resident's questions and will provide the Council with an update on available options. She noted that deer management is generally conducted by an organization or the DNR on larger City properties and said staff will review the intent of the City's deer management regulations.

Council Member Scales noted that he opposed using Inver Grove Trail as a boundary when the issue was previously considered and recommended that the matter be re-evaluated.

Mr. Shatek stated that the existing ordinance language is clear and that his property meets the defined criteria. However, he expressed concern that the current boundary line is restrictive and noted that the Chief of Police advised him to bring the boundary issue before the Council.

Mayor Dietrich requested that staff provide options regarding the request and asked how soon a response could be provided, noting that a timely update would be preferable.

Administrator Wilson agreed to provide updated information and place the item on a future Council meeting agenda for further discussion.

Mr. Shatek noted that the DNR regulates animal harvesting and stated that coordinated deer management would benefit both the City and local wildlife. He confirmed contact with the DNR regarding the matter.

Administrator Wilson noted that, given the timing in mid-November, it is unlikely that any policy changes could be implemented this fall. She stated that staff will bring the matter before the Council to prepare for future seasons and added that staff will review whether deer management activities occur outside the regular hunting season.

Mr. Shatek noted that the DNR archery season for Zone 601 runs from September 15 through December 31, in accordance with State regulations.

Mayor Dietrich asked if it would be reasonable for the City Clerk to notify the resident once the item is scheduled for a future Council meeting.

Administrator Wilson stated that a staff member will notify the resident once the item is scheduled for a future Council meeting, should he wish to attend.

9. MAYOR AND COUNCIL COMMENTS:

Council Member Scales commented that the Fire Department Open House at Station 2 was well attended and noted it was a successful event with strong community participation.

Mayor Dietrich stated that Finance Director Hove distributed a financial report on Friday, November 10, and asked if the Council would be interested in discussing the process for reviewing the closed TIF fund information at the next meeting.

All Council Members agreed to include the item at the next meeting.

Mayor Dietrich asked Administrator Wilson to notify Director Hove, and Administrator Wilson confirmed she would do so.

10. CLOSED SESSION - Attorney Client Privilege:

Motion to move into closed session pursuant to MN Statute 13D.05 sub 3(b) to discuss possible litigation by Gliva, seconded by T'Kach.

Ayes: 5

Nays: 0 Motion carried.

Motion to move into open session by Scales, seconded by T'Kach.

Ayes: 5

Nays: 0 Motion carried.

11. ADJOURN:

Motion to Adjourn at 9:05 p.m. by Scales, second by T'Kach.

Ayes: 5

Nays: 0 Motion carried.

Minutes prepared by Recording Secretary Tammy Greenlee

**INVER GROVE HEIGHTS CITY COUNCIL MEETING
MONDAY, OCTOBER 27 6:00 P.M. - 8150 BARBARA AVENUE**

1. CALL TO ORDER:

The City Council of Inver Grove Heights met in regular session on Monday, October 27, 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

Staff In Attendance: City Administrator Wilson, City Clerk Kiernan, City Attorney Nason, Community Development Director Ziemer, Finance Director Hove, Facilities Maintenance Superintendent Fitzlaff, Code Compliance Officer Rainey, and Fire Chief Thill

3. APPROVAL OF AGENDA:

Motion to approve agenda with removal of 5L by T’Kach, second by Scales.

Ayes: 5

Nays: 0 Motion carried.

4. PRESENTATIONS: None

5. CONSENT AGENDA:

- A.** Approval of Minutes of the October 6, 2025, City Council Work Session
- B.** Approval of Disbursements, **Resolution 2025-225**
- C.** Personnel Actions
- D.** Resolution Authorizing Summary Publication for Ordinance No. 1515 Regarding Temporary Signs, **Resolution 2025-226**
- E.** Acceptance of Holiday Lighting Donation for Simley Island Park, **Resolution 2025-227**
- F.** 2026-2030 Contract with Kennedy & Graven for Civil Legal Services
- G.** Memorandum of Understanding Regarding Distribution of Cable Franchise Fee Revenue
- H.** Approval of Contract for Replacement of Back Stairs at the Community Center
- I.** Approval of Police Department Facility Improvements and Contract with Total Construction & Equipment, LLC
- J.** Resolution Authorizing Placement of Order for Replacement Fire Department Ladder Truck, Resolution 2025-228
- K.** Resolution Approving Joint Powers Agreement Regarding the Minnesota Financial Crimes Task Force, **Resolution 2025-229**
- L.** ~~Resolutions Awarding Contract and Approving Budget for Dickman Trail Utilities Extension (City Project EDA25-01), **Resolutions 2025-230 & 2025-231**~~
- M.** Resolution Approving Site Improvement Agreement for Hillcrest Pointe Phase 2, **Resolution 2025-232**

Motion to approve Items A - M, omitting 5L by Gliva, seconded by T’Kach.

Ayes: 5

Nays: 0 Motion carried.

6. PUBLIC HEARINGS:

**A. Adoption of Assessment Roll for the 2025 Public Nuisance & Diseased Tree Abatements
Resolution 2025-233.**

Code Compliance Coordinator Rainey explained that although the City typically conducts one fall assessment each year, all assessments for 2025 were combined into this process. Property owners were notified in writing of violations such as long grass, weeds, diseased trees, and other nuisances. When they failed to correct the issues, the City completed the abatement work and is now seeking to recover those costs from the property owners.

He explained that the total cost for the 2025 Public Nuisance and Diseased Tree Abatement Program amounts to \$25,645.00. Property owners have thirty (30) days after the special assessments are levied and adopted by the Council to make a prepayment. If payment is not received within that timeframe, the assessments will be sent to the County Auditor to be added to the property tax list. The assessments will then be payable in two equal installments with a 4.106% interest rate applied to the unpaid balance over one year. The listed parcels are proposed to be placed on the 2025 assessment roll.

The affected parcels include the following: 3245 69th Street East, for tree removal totaling \$2,850.00; 6339 Apple Court, for a lawn cut totaling \$135.00; 4511 Audrey Avenue, for tree removal totaling \$2,950.00; 5373 Babcock Trail, for a lawn cut totaling \$390.00; 6339 Apple Court again, for a second lawn cut totaling \$135.00; 2644 70th Street East, for tree removal totaling \$5,250.00; 2865 Upper 79th Court, for tree removal totaling \$3,550.00; 7033 Delaney Avenue, for a lawn cut totaling \$135.00; and 9165 Cahill Avenue, for tree removal totaling \$10,250.00. These actions collectively make up the proposed assessment roll for 2025.

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

Motion to close the public hearing by Scales, seconded by T’Kach.

Ayes: 5

Nays: 0 Motion carried.

Motion to approve Resolution 2025-233 adopting the assessment roll for 2025 Public Nuisance & Diseased Tree Abatements by T’Kach, second by Gliva.

Ayes: 5

Nays: 0 Motion carried.

B. Approval of New Officer for Liquor License Holder of Open Window Theatre.

City Clerk Kiernan stated that she was bringing forward an individual who serves as an Officer for Epiphany Studio Productions, which operates Open Window Theatre. The individual, Samuel Jackson, has submitted all required paperwork to meet the conditions of the theater’s existing license. A notice of public hearing was published in the Pioneer Press on October 10. The Police Department completed the necessary background investigation and found no reason for denial. Staff therefore recommended that the Council conduct the public hearing and adopt the motion to approve Samuel Jackson as a new Officer.

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

Motion to close the public hearing by Gliva, seconded by Scales.

Ayes: 5

Nays: 0 Motion carried.

Motion to approve New Officer for Liquor License Holder of Open Window Theatre by Scales, second by Gliva.

Ayes: 5**Nays: 0 Motion carried.****7. REGULAR BUSINESS:****A. Consider Resolution for Redistribution of Existing TIF Dollars, Resolution 2025-234.****Motion to accept 4 resident comments into record by T’Kach, second by Scales.****Ayes: 5****Nays: 0 Motion carried.**

Finance Director Hove provided an overview of the City’s Tax Increment Financing Funds (Decertified TIF District 4-1) and the options for utilizing remaining funds following its decertification. In 1991, the City created TIF District 4-1 pursuant to special legislation to assist with the development of a major regional mall on approximately 120 acres at the southeast corner of Interstate 494 and Highway 52. The property presented development challenges due to difficult terrain and substandard soil conditions. Although the initial development agreement with the mall was later terminated, the TIF District remained active.

Over time, the tax increment from the district was used to pay debt service on bonds that financed several projects, including the City’s Water Treatment Plant, the Voss-Todd development project, and the Kerasotes-JBM development project. Additionally, funds provided financial assistance for the Blackberry Pointe affordable housing development. All financial obligations associated with these projects have been paid in full. TIF District 4-1 was automatically decertified on December 31, 2019, as required under State Statute.

Two options are available for the remaining TIF funds. The first option is to use the funds to support affordable rental housing developments anywhere in the City. Projects under this option must either reserve 20% of the units for families earning at or below 50% of the median income or reserving 40% of the units for families earning at or below 60% of the median income. The second option is to return the funds to Dakota County for redistribution to the applicable taxing jurisdictions, including the City, County, and School District. Once redistributed, the City could use its portion for any purpose.

In June 2020, the City transferred administrative authority of TIF District 4-1 and its related funding to the City’s Economic Development Authority (EDA) and adopted an Affordable Housing Development Program. This program established a loan and grant program intended to provide financial assistance to affordable housing developments using funds available in TIF 4-1 to finance those loans and grants. Resolutions approved by both the Council and the EDA confirm that the Council may, by resolution at any time before the final expenditure of those funds, determine to return such tax increments to Dakota County for redistribution to applicable taxing jurisdictions. However, since the program’s adoption, no affordable housing loans or grants have been approved, and there are no active applications in progress.

If the City chooses to return the funds to Dakota County under option #2, the redistribution will allocate approximately \$2,411,058 to the City of Inver Grove Heights, \$985,353 to School District 199, and \$947,603 to Dakota County, totaling \$4,344,014. Currently, the City has \$4,344,014 restricted solely for affordable housing purposes. If it decides instead to return these funds to Dakota County, it could then use its returned share estimated at \$2,411,058 for any City purpose once the funds are returned.

Director Hove explained that the Council was asked to decide whether to keep setting aside about \$4.3 million for affordable rental housing within the City or return the funds to Dakota County for

redistribution, which would provide the City with about \$2.4 million to use for any purpose. She noted that staff made no recommendation, leaving the decision entirely to the Council.

Council Member T’Kach stated that given the City’s need for affordable housing, particularly for seniors and young families, it is important to retain the \$4.3 million for rental housing developments that support these income levels. She noted that such funding could help incentivize developers to include affordable housing in future projects. While acknowledging that the City has not used these funds since 2019, she emphasized the need for a larger funding pool to initiate new developments, such as those beyond the CDA-supported Hillcrest II project. She added that the City should explore additional funding opportunities through housing agencies at the State or County level to address the shortage of affordable housing in the community.

Motion to keep the TIF District for affordable housing by T’Kach, failed for a second.

Motion to approve Resolution 2025-234, Authorizing Return of Tax Increment from TIF District 4-1 to Dakota County by Gliva, second by Scales.

Ayes: 4

Nays: 1 (T’Kach) Motion carried.

B. Second Reading of Ordinance Amending City Code Regarding Rental Licensing.

Community Development Director Ziemer discussed the second reading of the proposed ordinance on Residential Housing Rental Licensing. The first reading took place on October 13, 2025, and the updated proposal is being advanced in two phases. Phase 1 focuses on streamlining and improving existing processes, while Phase 2 will be addressed in the future to consider potential limitations and program expansion. The ordinance updates the City Code regulating rental licensing, originally adopted and implemented in 2016 under Business Regulations, Chapter 4. The licensing applies to all residential property owners who rent dwellings or dwelling units.

The proposal aims to make the process more efficient by streamlining application and approval procedures. Administrative approval or denial would be handled by staff, with an appeal process available to the Council for denials. The Council would retain authority over suspension and revocation of licenses. Application requirements would be reduced, and the application form and data collection simplified. The licensing structure would transition from a two-year cycle to an annual renewal, with existing license holders completing their current term before converting to the annual schedule. The license period would remain consistent, running from April 1 through March 31 each year.

The update also includes requirements for local property managers, stipulating that a property manager must reside within 75 miles of Inver Grove Heights, although an owner may serve as the property manager. Enforcement measures are strengthened through the ability to impose fines for late or incomplete renewal applications. The ordinance sets a firm renewal application deadline of January 31 and introduces a three-tier fine structure for violations of the Rental Licensing Code.

The recommendation is for the Council to complete the second reading of the ordinance, with the third and final reading and adoption scheduled for November 10.

Mayor Dietrich asked for clarification on when information about the number of rental units in a specific neighborhood would be available and whether it would be ready by November 10.

Director Ziemer explained that the current focus is on streamlining the application process ahead of the renewal period, which begins in November when notices will be sent out. He noted that discussions about limitations and other related issues will occur early next year as part of a second phase.

Council Member T’Kach asked for clarification on the definition of family, noting that under the current rule, a household with two parents and three children from different families would exceed the limit of four unrelated individuals allowed in a rental unit.

Director Ziemer said he did not have the specific language in front of him and was not prepared to answer the question without reviewing it first.

City Administrator Wilson stated that the ordinance does not change the current definition of family. She explained that the intent is to address specific challenges through the ordinance while keeping the existing definition unchanged.

Council Member T’Kach asked whether this would be the appropriate time to make changes.

Administrator Wilson said that if the Council’s direction is to pursue a more comprehensive overhaul of the ordinance, staff would follow that direction and align the work with the next renewal cycle. However, she noted that based on previous Council discussions, she did not understand that to be the current intent.

Council Member T’Kach asked for clarification, confirming whether two separate families with a total of five people would not be allowed to live together under the current rules.

City Attorney Nason confirmed that under the existing definition of family, which remains unchanged in the proposed ordinance, a family is defined as an individual, or two or more persons related by blood, marriage, or adoption, or a group of no more than four unrelated individuals. Therefore, two separate family units totaling five people would not meet the definition of a family under the ordinance and would not be permitted.

Council Member T’Kach said she believes the issue should be reviewed. She acknowledged that the ordinance contains several other items that also warrant examination but noted the current focus is on meeting this year’s deadline. She added that she has a list of potential revisions and suggested that the Council consider addressing these issues, including this one, possibly in 2026.

Director Ziemer stated that when the ordinance was previously discussed, the Council had identified two main areas of focus: the limitation on rental areas and whether to consider expanding the program beyond its current registration framework. He explained that staff primarily concentrated on application processes and related items, leaving most other sections of the ordinance unchanged. He added that the matter could be brought back to a work session if the Council wished to review additional aspects.

Mayor Dietrich said she did not want to create a solution in search of a problem, noting that there have been no issues with the existing language. She stated that staff time would be better spent focusing on the current discussion items and the phase two matters already directed by the Council.

Motion to approve the second reading of an Ordinance repealing and replacing Title 4, Chapter 13 regarding rental licenses by Gliva, second by Scales.

Ayes: 4

Nays: 1 (T’Kach) Motion carried.

8. PUBLIC COMMENT:

Debra Douglas, 1462 80th Street East, Apartment #211, expressed concern after her grandson, an African American student, was stopped by police while walking to Inver Grove Heights Middle School when a resident reported him as suspicious. She stated the incident was racially motivated and criticized the Police Department for failing to notify her as his guardian.

She urged City leaders to take steps to address racial bias by offering community education on racial profiling and unconscious bias, creating a formal process to report and review profiling incidents, and forming a diverse Youth Advisory Council to include the voices of young people from underrepresented communities.

She also requested details about the Police Department's racial bias training, the agency that provided it, and the policies for contacting guardians when minors are involved. She asked for both a formal written response and a public acknowledgment of the issue at the next Council meeting.

Robin Eggum, 6770 Argenta Trail, expressed concern about a proposed development near 65th Street and Argenta West that would add 114 two-bedroom townhomes using Argenta West for access. He said the street is affecting his driveway and a dead-end, raising safety and traffic concerns, noting the Fire Department previously advised limiting such streets to eight homes.

He also urged consideration of the project's impact on the School District. He noted Inver Grove Heights already has about three times the recommended level of Section 8 housing, attributing approvals to financial incentives. Drawing on his experience as a teacher, he compared lower parent engagement in Inver Grove Heights schools to higher participation in Eagan, suggesting that the mix of housing types affects community involvement and school outcomes.

9. MAYOR AND COUNCIL COMMENTS:

Council Member T'Kach shared that she recently toured Seidl's Lake Park with representatives from the Lower Mississippi River Watershed District and praised the improvements made to the park's trail system and water quality. She noted the park is now more accessible, though not fully ADA compliant, and commended the collaboration between Inver Grove Heights, West Saint Paul, and South Saint Paul. She encouraged residents to visit the park and thanked the Watershed District for its efforts.

10. CLOSED SESSION:

A. Closed Session for Attorney-Client Privileged Discussion of Pending Litigation.

Motion to move into closed session, pursuant to Minnesota Statute Section 13D.05, subd. 3(b) attorney-client privilege, to meet with litigation counsel regarding Verch v. City Inver Grove Heights by Scales, second by Gliva.

Ayes: 5

Nays: 0 Motion carried.

Motion to move into open session by Gliva, seconded by Scales.

Ayes: 5

Nays: 0 Motion carried.

11. ADJOURN:

Motion to Adjourn at 7:01 p.m. by Scales, second by T'Kach.

Ayes: 5

Nays: 0 Motion carried.

Minutes prepared by Recording Secretary Tammy Greenlee

Request for Council Action

SUBJECT: **Approval of Disbursements**

MEETING DATE: November 10, 2025
ITEM TYPE: Consent Agenda
CONTACT: Amy Hove, Finance Director, 651.450.2521

ACTION REQUESTED

The Council is asked to adopt the attached Resolution, approving disbursements for the period of October 22 – November 4, 2025.

BACKGROUND

The following chart represents a summary by fund type of the disbursements processed during the period of October 22 – November 4, 2025. Disbursement details are attached to this memo.

Fund Type	Amount
General Fund	\$742,342.26
Special Revenue	131,959.87
Debt Service	5,000.00
Capital Projects	772,219.28
Enterprise	290,658.31
Internal Service	93,477.31
Escrows	43,875.39
Total - All Funds	\$2,079,532.42

FISCAL IMPACT

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

RECOMMENDATION

Staff recommends approval of the disbursements as presented.

ATTACHMENTS

1. Resolution 11.10.2025
2. Disbursements Listing (10.22.2025 - 11.4.2025)

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

RESOLUTION NO. ____

**RESOLUTION APPROVING DISBURSEMENTS FOR THE PERIOD OF
October 22, 2025 - November 4, 2025.**

WHEREAS, a detailed listing of disbursements for the period of October 22, 2025
- November 4, 2025 was presented to council for approval.

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

Payment of the disbursements for the following fund types are approved:

Fund Type	Amount
General Fund	\$742,342.26
Special Revenue	131,959.87
Debt Service	5,000.00
Capital Projects	772,219.28
Enterprise	290,658.31
Internal Service	93,477.31
Escrows	43,875.39
Total - All Funds	\$2,079,532.42

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

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



Expense Approval Report

By Fund

Payment Dates 10/22/2025 - 11/4/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 101 - GENERAL FUND					
RCM SPECIALTIES, INC.	10339	10/23/2025	Street Patching	101.3200.000.5415	30,625.00
NORTHERN STAR COUNCIL	10/14/2025	10/30/2025	Registration fees (4 members ...	101.2200.000.5335	300.00
MN FIRE SERVICE CERT BOARD	14795	10/30/2025	Hazmat Retest - Andrew Berg...	101.2200.424.5340	75.00
CITY OF WEST ST. PAUL	2025-00000090	10/23/2025	Entrance fee for summer field ...	101.4300.452.5343	215.50
GERTENS	250266/12	10/23/2025	Grass Seed	101.3200.000.5125	212.90
XCEL ENERGY	948771210	10/30/2025	Replace Street Light - 6499 Bo...	101.3400.000.5405	3,264.15
BRITTANY MISKOWIEC	IGHFD-10142025	10/23/2025	FD covered therapy sessions 9...	101.2200.000.5312	495.00
BRITTANY MISKOWIEC	IGHPD-10142025	10/23/2025	PD covered therapy sessions	101.2000.000.5312	825.00
GOVERNMENTJOBS.COM, INC.	INV-146360	10/23/2025	OnBoard & Perform. 1 (out of ...	101.1120.000.5395	5,118.48
EARL F ANDERSEN INC	0141130-IN	10/23/2025	Road Sign Components	101.3200.000.5125	1,432.00
JOSEPH BEZOTTE - CORE SECU...	1070	10/23/2025	Range Rental - Genesis Ranch ...	101.2000.000.5340	700.00
DAKOTA COUNTY FINANCIAL ...	5504269	10/30/2025	MHZ subscriber fee 09.2025 - ...	101.2000.000.5310	1,913.06
DAKOTA COUNTY FINANCIAL ...	5504269	10/30/2025	MHZ subscriber fee 09.2025 - ...	101.2200.000.5310	1,819.74
DAKOTA COUNTY FINANCIAL ...	5504269	10/30/2025	MHZ subscriber fee 09.2025 - ...	101.3200.000.5310	46.66
ESS BROTHERS & SONS INC	FF9607	10/23/2025	Manhole Covers	101.3200.000.5125	458.00
FIRE PROTECTION SERVICES, L...	2006	10/23/2025	Review shop drawings & calcu...	101.2200.000.5310	287.16
VALLEY IMAGES PHOTOGRAP...	3131	10/23/2025	New Officer Photo - Koeppen	101.2000.000.5310	50.00
INTOXIMETERS	799291	10/23/2025	New breathalyzer, casing and...	101.2000.000.5160	605.00
MIP V ONION PARENT LLC	MP287067	10/30/2025	Special event portable resto...	101.2200.000.5430	103.50
MIP V ONION PARENT LLC	MP287067	10/30/2025	Special Events Portable resto...	101.4200.000.5430	283.50
RAMSEY COUNTY SHERIFF'S D...	10/17/2025	10/23/2025	Bail Money Giovanni Tello 25...	101.0000.000.2208	600.00
MN GLOVE & SAFETY, INC.	353563	10/23/2025	Gloves, vest, jacket & winter h...	101.4200.000.5175	608.88
ASSOCIATION OF MINNESOTA...	75179	10/23/2025	HR Manager Job Posting Adve...	101.1120.000.5330	75.00
INNOVATE OFFICE Solutio...	IN4958955	10/23/2025	Stapler, pens, folders & paper	101.2200.000.5105	142.69
WI SCTF (WI SUPPORT COLLEC...	INV0226899	10/17/2025	PARTICIPANT ID#0004986316	101.0000.000.2220	65.00
BJORKLUND COMPENSATION ...	00004753	10/23/2025	Job Evaluation - Admin Special...	101.1120.000.5310	150.00
MN GLOVE & SAFETY, INC.	353465	10/23/2025	Gloves and ear plugs	101.4200.000.5125	167.96
VMC, LLC.	1686	10/30/2025	Monopole Study - Invoice #2	101.3100.000.5310	13,497.50
KENNEDY & GRAVEN	190307	10/23/2025	General City Business legal ch...	101.1000.000.5305	13,312.00
KENNEDY & GRAVEN	190307	10/23/2025	GCL Extreme Risk Protection O...	101.1000.000.5305	80.00
KENNEDY & GRAVEN	190311	10/30/2025	Buggy Car Wash	101.5200.000.5305	31.40
PINE BEND PAVING, INC.	252321	10/23/2025	Asphalt for Street Repairs	101.3200.000.5125	587.59
PRECISE MRM	IN200-2008472	10/30/2025	GPS Data Plan	101.3200.000.5310	110.00
ALADTEC, INC.	INV00446745	10/23/2025	Subscription fee for Aladtec w...	101.2200.000.5395	4,728.95
MACQUEEN EMERGENCY GR...	P13390	10/23/2025	wheel chock for trucks	101.2200.000.5160	548.02
TYLER TECHNOLOGIES, INC	025-533228	10/30/2025	UB Collections Admin: Hudak ...	101.1800.000.5340	175.00
KINDER FIT, LLC.	2066124	10/23/2025	Preschool contracted services...	101.4300.454.5310	840.00
VOLUNTEER FIREFIGHTERS BE...	10/22/2025	10/30/2025	Membership Dues (6)	101.2200.000.5335	84.00
EXPERT TREE SERVICE AND SC...	13822	10/30/2025	Dead tree removal	101.4200.000.5425	1,500.00
FIRST IMPRESSION GROUP	174167	10/30/2025	Business Cards (x8 employees)	101.2000.000.5105	440.00
FIRST IMPRESSION GROUP	174204	10/30/2025	PD #10 Envelopes	101.2000.000.5105	285.00
INNOVATIVE OFFICE Solutio...	IN4962207	10/30/2025	Flash drives	101.2200.000.5105	34.82
BCA BUREAU OF CRIMINAL A...	00000892173	10/23/2025	CJDN Access Fees 7/1/25 to 6...	101.2000.000.5335	1,560.00
MN ASSOC OF GOV'T COMM...	'02578	10/23/2025	Annual membership to MAGC	101.1300.000.5335	165.00
KLADEK, INC	10/9/2025	10/23/2025	Refund for Over-payment on ...	101.2000.000.4337	125.00
OCCUPATIONAL HEALTH CEN...	104276935	10/23/2025	Pre-employment physical	101.1120.000.5310	207.00
ADVANCED ENGINEERING AN...	105944	10/23/2025	Rate Model Updates 8.30-9.26...	101.1800.000.5310	4,070.25
JOSEPH BEZOTTE - CORE SECU...	1068	10/23/2025	Range Rental - Genesis Ranch ...	101.2000.000.5340	600.00
BURNSVILLE ATHLETIC CLUB	11/30/2024D	10/23/2025	South Metro SB Umpire expen...	101.4300.454.5190	136.99
BURNSVILLE ATHLETIC CLUB	11/30/2024D	10/23/2025	South Metro SB Umpire paym...	101.4300.454.5310	315.00
PUBLIC SAFETY EQUIPMENT, L...	11103	10/23/2025	Amor panels, plates & carriers ..	101.2000.000.5175	1,701.15
PUBLIC SAFETY EQUIPMENT, L...	11104	10/23/2025	Amor panels, plates & carriers ..	101.2000.000.5175	1,581.00
PUBLIC SAFETY EQUIPMENT, L...	11105	10/23/2025	Amor panels, plates & carriers ..	101.2000.000.5175	1,581.00

Expense Approval Report

Payment Dates: 10/22/2025 - 11/4/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
STORM TRAINING GROUP LLC	1202	10/30/2025	ACT Training - Arndt & Jakobs...	101.2000.000.5340	598.00
ANCOM COMMUNICATIONS, ...	130146	10/23/2025	Maintenance Contract 11/1/2...	101.2000.000.5314	7,842.45
CONSERVATION CORPS MINN...	15998	10/23/2025	Natural Resource Restoration -...	101.4200.000.5310	5,208.00
FIRST IMPRESSION GROUP	172482	10/23/2025	Postage for mailings	101.4200.000.5325	375.62
FIRST IMPRESSION GROUP	172482	10/23/2025	Sleepy Hollow Park PC & Maili...	101.4200.000.5333	330.00
FIRST IMPRESSION GROUP	172567	10/23/2025	Commissioner Appreciation In...	101.1300.000.5333	170.00
FIRST IMPRESSION GROUP	172648	10/23/2025	IGH Days T-shirts for councilm...	101.1000.000.5190	165.00
FIRST IMPRESSION GROUP	172699	10/23/2025	Council sign for IGH Days para...	101.1000.000.5190	130.00
FIRST IMPRESSION GROUP	173230	10/23/2025	Bookmarks to thank commissi...	101.1300.000.5190	80.00
FIRST IMPRESSION GROUP	173359	10/23/2025	Sleepy Hollow Park Yard Signs	101.4200.000.5190	144.00
SOUTH EAST TOWING, Inc.	252203	10/23/2025	Towing fees - GMC Acadia	101.2000.000.5310	265.00
ASPEN MILLS	362573	10/23/2025	New Employee Uniform -Kop...	101.2000.000.5175	2,340.47
MN SHERIFF'S ASSOCIATION	3877	10/23/2025	Advanced Expungements Train...	101.2000.000.5340	175.00
TOTAL CONSTRUCTION & EQU...	43862-2025	10/23/2025	Add outlet for cameras & Wi-F...	101.4200.000.5160	4,151.95
DAKOTA COUNTY FINANCIAL ...	5504228	10/23/2025	3rd Quarter Electric Billing - 2...	101.3400.000.5355	1,125.03
NORTHERN SAFETY TECHNOL...	59955	10/23/2025	Squad car (#26) power supply ...	101.2000.000.5410	94.00
HOLIDAY COMPANIES	80901102500	10/23/2025	Squad car washes 09.2025	101.2000.000.5410	255.00
CAMPBELL KNUTSON, P.A.	9/30/2025	10/23/2025	Prosecution Services 09.2025	101.2000.000.5306	19,339.47
DAKOTA 911	AR-0000001088	10/23/2025	Dakota 911 Fees 10.2025	101.2000.000.5313	70,852.50
DAKOTA 911	AR-0000001088	10/23/2025	Dakota 911 Capital Fees 10.20...	101.2000.000.5313	1,845.50
DAKOTA 911	AR-0000001088	10/23/2025	Dakota 911 Fees 10.2025	101.2200.000.5313	7,872.50
DAKOTA 911	AR-0000001088	10/23/2025	Dakota 911 Capital Fees 10.20...	101.2200.000.5313	1,845.50
ENTERPRISE FM TRUST	FBN5442231	10/23/2025	Vehicle leases 10.2025	101.2000.000.5430	15,699.37
MES I ACQUISITION, INC.	IN2349351	10/23/2025	New Uniforms - Pants & Shirts	101.2200.000.5175	564.78
MES I ACQUISITION, INC.	IN2350133	10/23/2025	new uniforms - pants & shirts	101.2200.000.5175	169.78
MES I ACQUISITION, INC.	IN2355062	10/23/2025	New Uniforms - Pants & Shirts	101.2200.000.5175	490.76
GEOTAB USA, INC.	IN453438	10/23/2025	ProPlus Plan 09.2025	101.2000.000.5395	283.43
INNOVATIVE OFFICE SOLUTIO...	IN4962757	10/30/2025	USB & Flash Drives	101.2200.000.5105	85.30
CITY OF SAINT PAUL	IN63504	10/23/2025	PDI Course - Emerging Leader ...	101.2000.000.5340	300.00
AMERICAN BUSINESS FORMS, ...	INV08425277	10/23/2025	Tent bag for special events	101.4300.459.5160	175.91
RIVER HEIGHTS MARINA	12912	10/30/2025	Electrical service for FD boat (...)	101.2200.000.5310	1.85
ASPEN MILLS	363699	10/30/2025	New Cadet Uniform - Watters...	101.2000.000.5175	643.40
INNOVATIVE OFFICE SOLUTIO...	IN4964475	10/30/2025	Note Pads & Highlighters	101.2200.000.5105	41.30
INNOVATIVE OFFICE SOLUTIO...	IN4966114	10/30/2025	Notebooks	101.2200.000.5105	21.76
HEIMAN FIRE EQUIPMENT	0947371-IN	10/30/2025	turnout gear	101.2200.000.5175	63,841.55
WALMARK ONE INC - HOLIDAY...	10/7/2025	10/30/2025	Refund overpayment of Backg...	101.2000.000.4337	375.00
LANGUAGE LINE SERVICES	11729311	10/30/2025	Interpretation services 09.2025	101.2000.000.5310	479.69
LOCAL GOVERNMENT INFOR...	152524	10/30/2025	LOGIS Mobile Registration x1	101.2000.000.5395	440.00
MADISON NATIONAL LIFE INS...	1725007	10/30/2025	11.2025 Premium	101.0000.000.2026	4,283.96
MN LIFE INSURANCE CO	33044661-00	10/30/2025	11.2025 Premium	101.0000.000.2022	4,606.77
MN LIFE INSURANCE CO	33044661-00	10/30/2025	8.2025-10.2025 Retro Premi...	101.0000.000.2022	-123.16
WELLS FARGO CREDIT CARD A...	Ace Hardware 693 Eric Bergu...	10/30/2025	screwdriver, miscellaneous fas...	101.2000.000.5190	42.06
WELLS FARGO CREDIT CARD A...	Ace Hardware 693 Joshua Oti...	10/30/2025	extension cord for mobile co...	101.2000.000.5190	24.99
WELLS FARGO CREDIT CARD A...	Ace Hardware 693 Kyle Ravn ...	10/30/2025	tarp	101.4200.000.5190	12.99
WELLS FARGO CREDIT CARD A...	Ace Hardware 693 Kyle Ravn ...	10/30/2025	Fasteners	101.4200.000.5190	20.79
WELLS FARGO CREDIT CARD A...	Acme Tools Eagan Joel Jacks ...	10/30/2025	Inspection camera for pipes	101.3200.000.5160	279.00
WELLS FARGO CREDIT CARD A...	Afp Macia Emily Heid WF 9/25	10/30/2025	MACIA Conference Registrati...	101.2000.000.5340	400.00
WELLS FARGO CREDIT CARD A...	Afp Reuse Minnesota Elizabet...	10/30/2025	Reuse MN professional organi...	101.5000.420.5335	50.00
WELLS FARGO CREDIT CARD A...	Afp Reuse Minnesota Elizabet...	10/30/2025	Reuse MN Annual Conference...	101.5000.420.5340	95.00
WELLS FARGO CREDIT CARD A...	Afp Reuse Minnesota Elizabet...	10/30/2025	Reuse MN Annual Conf. Comm...	101.5000.420.5340	15.00
WELLS FARGO CREDIT CARD A...	All Safe Industries Monica Chi...	10/30/2025	foam leak plug for trucks	101.2200.000.5150	268.61
WELLS FARGO CREDIT CARD A...	Amazon Mktp1 1s6xc3la3 Adm...	10/30/2025	Coffee Percolator (Replaceme...	101.1120.000.5178	128.22
WELLS FARGO CREDIT CARD A...	Amazon Mktp1 5956x9ji3 Acco...	10/30/2025	Blank check stock (500)	101.1800.000.5105	65.98
WELLS FARGO CREDIT CARD A...	Amazon Mktp1 5f4lj4b83 Publi...	10/30/2025	safety glasses	101.4200.000.5175	65.45
WELLS FARGO CREDIT CARD A...	Amazon Mktp1 6h5zl6ct3 Mon...	10/30/2025	popcorn and popcorn bags for...	101.2200.000.5190	141.07
WELLS FARGO CREDIT CARD A...	Amazon Mktp1 A32zc5pl3 Acc...	10/30/2025	Blank Check Stock (x1000)	101.1800.000.5105	131.96
WELLS FARGO CREDIT CARD A...	Amazon Mktp1 Fs8hu4os3 Publ...	10/30/2025	safety glasses	101.4200.000.5175	39.59
WELLS FARGO CREDIT CARD A...	Amazon Mktp1 Gb7x15uw3 Em...	10/30/2025	Laptop Stand & Hanging File F...	101.2000.000.5190	35.63
WELLS FARGO CREDIT CARD A...	Amazon Mktp1 Gd2u75gb3 St...	10/30/2025	High Visibility Jacket-Chris He...	101.5200.000.5175	70.24
WELLS FARGO CREDIT CARD A...	Amazon Mktp1 Hw65j3s93 Ra...	10/30/2025	Dog treats & bandanas	101.4300.453.5190	129.45

Expense Approval Report

Payment Dates: 10/22/2025 - 11/4/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
WELLS FARGO CREDIT CARD A...	Amazon MktpI Jd0620zq3 Rac...	10/30/2025	Caution sign for Youth Archery...	101.4300.454.5190	87.90
WELLS FARGO CREDIT CARD A...	Amazon MktpI Jd0620zq3 Rac...	10/30/2025	Tape measurer	101.4300.459.5190	13.32
WELLS FARGO CREDIT CARD A...	Amazon MktpI Jd7wb9903 Emi...	10/30/2025	Cardstock, Post-It Notes & No...	101.2000.000.5105	50.55
WELLS FARGO CREDIT CARD A...	Amazon MktpI Ms2mm2qo3 ...	10/30/2025	Supplies for Let's Pawty- ballo...	101.4300.453.5190	79.84
WELLS FARGO CREDIT CARD A...	Amazon MktpI Nj1hq3yn0 Ad...	10/30/2025	Poster board paper & markers...	101.1300.000.5190	43.42
WELLS FARGO CREDIT CARD A...	Amazon MktpI Nj3vx4ph0 Mo...	10/30/2025	Firefighter stickers for kids	101.2200.000.5182	46.02
WELLS FARGO CREDIT CARD A...	Amazon MktpI Nj7t72db0 Mo...	10/30/2025	Firefighter stickers for kids	101.2200.000.5182	37.96
WELLS FARGO CREDIT CARD A...	Amazon MktpI Sn7gm0g83 A...	10/30/2025	Name Badge Labels for city ev...	101.1000.000.5190	61.47
WELLS FARGO CREDIT CARD A...	Amazon MktpI Sw30l6bn3 Ac...	10/30/2025	Check Scanner	101.1800.000.5160	391.13
WELLS FARGO CREDIT CARD A...	Amazon.Com Nj0kg3yv0 Admi...	10/30/2025	Notebooks	101.1100.000.5105	49.30
WELLS FARGO CREDIT CARD A...	Andax Industries Llc Monica C...	10/30/2025	mini booms for trucks	101.2200.000.5190	201.03
WELLS FARGO CREDIT CARD A...	Bca Training Education Erik H...	10/30/2025	DMT Recert Training - Schiltz	101.2000.000.5340	75.00
WELLS FARGO CREDIT CARD A...	Big Air Burnsivle (Ec Rachel M...	10/30/2025	Deposit for Winter Break Field...	101.4300.452.5343	100.00
WELLS FARGO CREDIT CARD A...	Brew 43 - Walnut Melissa Ch ...	10/30/2025	Fuel purchase 9.20.2025	101.2000.000.5340	31.00
WELLS FARGO CREDIT CARD A...	Cafe Zupas Emily Heid WF 9/25	10/30/2025	Records Specialist Interview L...	101.2000.000.5190	54.46
WELLS FARGO CREDIT CARD A...	Carbones Pizza Igh Judy Smith...	10/30/2025	Pizza for Recruit/Family Orien...	101.2200.000.5190	121.99
WELLS FARGO CREDIT CARD A...	Crown Trophy Cora Henke WF...	10/30/2025	Golf Trophy Plating	101.1120.000.5178	18.00
WELLS FARGO CREDIT CARD A...	Cub Foods #1639 Eric Bergu ...	10/30/2025	food for training burn	101.2200.000.5190	737.46
WELLS FARGO CREDIT CARD A...	Cub Foods #1639 Monica Chi...	10/30/2025	pop, brownies, and cookies for...	101.2200.000.5190	71.92
WELLS FARGO CREDIT CARD A...	Cub Foods #1639 Scott Oswa...	10/30/2025	food for IGH days	101.2200.000.5190	326.99
WELLS FARGO CREDIT CARD A...	Cuppa More Pages Llc Haugla...	10/30/2025	Coffee for coffee with a cop e...	101.2000.000.5182	70.50
WELLS FARGO CREDIT CARD A...	Delta 00642492100272 Adam ...	10/30/2025	NRPA Conf - Airfare Baggage F...	101.4300.459.5340	35.00
WELLS FARGO CREDIT CARD A...	Delta 00642492100316 Jamie...	10/30/2025	NRPA Checked Bag Fee - Mus...	101.4300.459.5340	17.50
WELLS FARGO CREDIT CARD A...	Delta 00642494621020 Adam ...	10/30/2025	NRPA Conf - Airfare Baggage F...	101.4300.459.5340	35.00
WELLS FARGO CREDIT CARD A...	Delta 00642494621112 Jamie...	10/30/2025	Check bag fee outbound trip t...	101.4300.459.5340	17.50
WELLS FARGO CREDIT CARD A...	Dollar Tree Rachel Mik WF 9/...	10/30/2025	IGH Days Dog Treats for Busin...	101.4300.453.5190	7.50
WELLS FARGO CREDIT CARD A...	Dollartree Chelsea Sw WF 9/25	10/30/2025	Pencil holder, baskets, tote ba...	101.4300.453.5190	17.75
WELLS FARGO CREDIT CARD A...	Dominos 1975 Rachel Mik WF...	10/30/2025	Pizza for 5th Quarter Event	101.4300.453.5190	571.90
WELLS FARGO CREDIT CARD A...	Eb Mbpta-2025 Fall Ed Steven ...	10/30/2025	2025 MBPTA Fall Education C...	101.5200.000.5340	542.75
FAIRVIEW HEALTH SERVICES	EMS133257	10/30/2025	25002728 Blood Alcohol Draw...	101.2000.000.5310	97.46
WELLS FARGO CREDIT CARD A...	Facebk 93vmz2vqf2 Olivia Ske...	10/30/2025	Facebook ad for Let's Pawty s...	101.4300.459.5330	8.00
WELLS FARGO CREDIT CARD A...	Facebk Xsqguzupf2 Olivia Ske...	10/30/2025	Facebook ad promoting Let's ...	101.4300.459.5330	6.00
WELLS FARGO CREDIT CARD A...	Fsp Arrowwood Resort & Acc...	10/30/2025	MN GFOA Conf hotel: Ellison, ...	101.1800.000.5340	817.32
WELLS FARGO CREDIT CARD A...	Fsp Mpstma Brian Swob WF 9...	10/30/2025	MPSFMA Fall Workshop (10)	101.4200.000.5340	445.00
WELLS FARGO CREDIT CARD A...	Hobby-Lobby #742 Emily Heid...	10/30/2025	Cards & Games/Toys for IGH ...	101.2000.000.5182	22.43
WELLS FARGO CREDIT CARD A...	Hy-Vee Eagan 1165 Administra...	10/30/2025	Food for Commissioner Appre...	101.1000.000.5190	547.91
WELLS FARGO CREDIT CARD A...	Iaai Scott Oswa WF 9/25	10/30/2025	Renewal fee - Scott Oswald	101.2200.000.5335	128.00
WELLS FARGO CREDIT CARD A...	In Mn Chiefs Of Polic Melissa ...	10/30/2025	2026 MN Chiefs Conf -eg: Chi...	101.2000.000.5340	1,700.00
WELLS FARGO CREDIT CARD A...	Kwik Trip #1168 Melissa Ch W...	10/30/2025	Fuel purchase 9.28.2025	101.2000.000.5340	21.02
WELLS FARGO CREDIT CARD A...	Loves #0337 Outside Melissa ...	10/30/2025	Fuel Purchase 9.21.2025	101.2000.000.5340	35.25
WELLS FARGO CREDIT CARD A...	Maddens On Gull Lake Emily ...	10/30/2025	MACIA Conference Hotel Rese...	101.2000.000.5340	186.83
WELLS FARGO CREDIT CARD A...	Maggianos Pointe Orlan Adam...	10/30/2025	NRPA Conf - Dinner: Lares	101.4300.459.5340	36.42
WELLS FARGO CREDIT CARD A...	Maggianos Pointe Orlan Jamie...	10/30/2025	NRPA Dinner - Muscha	101.4300.459.5340	19.22
WELLS FARGO CREDIT CARD A...	Menards West St Paul M Joel ...	10/30/2025	Bin (w/lock) & cording	101.3200.000.5160	142.98
WELLS FARGO CREDIT CARD A...	Menards West St Paul M Kyle ...	10/30/2025	Ladder and bolts	101.4200.000.5125	134.77
WELLS FARGO CREDIT CARD A...	Midwest Fence Manufac Brian...	10/30/2025	8-1/2" Ties	101.4200.000.5150	24.25
WELLS FARGO CREDIT CARD A...	Minn Fire Svc Cert Boa Eric Be...	10/30/2025	Firefighter recertifications {x1...	101.2200.000.5335	603.75
WELLS FARGO CREDIT CARD A...	Minn Fire Svc Cert Boa Eric Be...	10/30/2025	Refund for overpayment	101.2200.000.5335	-26.25
WELLS FARGO CREDIT CARD A...	Minnesota Assoc Of Gov Amy ...	10/30/2025	MAGC membership dues	101.1300.000.5335	205.00
WELLS FARGO CREDIT CARD A...	Minnesota State Colleg Rebec...	10/30/2025	Training on Liquor Licensing a...	101.1140.000.5340	249.98
WELLS FARGO CREDIT CARD A...	Minnesota State Colleg Rebec...	10/30/2025	Training on Liquor Licensing a...	101.1140.000.5340	-99.99
WELLS FARGO CREDIT CARD A...	Mnsfpe Scott Oswa WF 9/25	10/30/2025	Membership dues - Scott Osw...	101.2200.000.5335	50.00
WELLS FARGO CREDIT CARD A...	Monte Azul Mex00 Of 00 Acc...	10/30/2025	Tyler User Group Dinner (3)	101.1800.000.5340	59.99
WELLS FARGO CREDIT CARD A...	Nathans As4 McO Adam Lares...	10/30/2025	NRPA Conf - Breakfast: Lares	101.4300.459.5340	13.93
WELLS FARGO CREDIT CARD A...	Nfpa Natl Fire Protect Monica...	10/30/2025	Fire codes individual subscript...	101.2200.000.5335	1,552.50
WELLS FARGO CREDIT CARD A...	Orange County C C Conc Adam...	10/30/2025	NRPA Conf - Lunch: Lares	101.4300.459.5340	26.36
WELLS FARGO CREDIT CARD A...	Orange County C C Conc Adam...	10/30/2025	NRPA Conf - Lunch (after vouc...	101.4300.459.5340	1.36
WELLS FARGO CREDIT CARD A...	Orange County C C Conc Jamie...	10/30/2025	NRPA Lunch - Muscha	101.4300.459.5340	12.64
WELLS FARGO CREDIT CARD A...	Paypal Dakota Coun Jason Zi...	10/30/2025	Wetland Delineation & Bound...	101.5000.000.5310	500.00
WELLS FARGO CREDIT CARD A...	Paypal Twincitiesc Rachel Mik...	10/30/2025	Let's Pawty- Caricature Drawi...	101.4300.453.5310	195.00

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
WELLS FARGO CREDIT CARD A...	Paypal Whitecastle Public Wor...	10/30/2025	Breakfast for clean up day	101.5000.420.5190	198.20
WELLS FARGO CREDIT CARD A...	Pioneer Press Circ Amy Looze...	10/30/2025	newsletter subscription - onli...	101.1300.000.5335	34.00
WELLS FARGO CREDIT CARD A...	Pizza Pub Accounts P WF 9/25	10/30/2025	Pizza for Dept Clean Up Day	101.1800.000.5190	55.21
WELLS FARGO CREDIT CARD A...	Pizza Pub Haugland D WF 9/25	10/30/2025	Lunch for reserves officers aft...	101.2000.000.5182	334.12
WELLS FARGO CREDIT CARD A...	Positive Promotions Emily Hei...	10/30/2025	PD branded items for commun...	101.2000.000.5182	3,628.50
WELLS FARGO CREDIT CARD A...	Pub Orlando Adam Lares WF 9...	10/30/2025	NRPA Conf - Dinner: Lares, Mu...	101.4300.459.5340	54.21
WELLS FARGO CREDIT CARD A...	Rascals Bar & Grill Steven Joh...	10/30/2025	Building Inspector Lunch 9.20...	101.5200.000.5340	88.13
WELLS FARGO CREDIT CARD A...	River Heights Chamber Admini...	10/30/2025	2025 Bus. Awards, Trade Show...	101.1100.000.5340	55.00
WELLS FARGO CREDIT CARD A...	Rosen Centre Reds Deli Adam ...	10/30/2025	NRPA Conf - Water: Lares	101.4300.459.5340	8.50
WELLS FARGO CREDIT CARD A...	Rosen Centre Reds Deli Adam ...	10/30/2025	NRPA Conf - Breakfast: Lares	101.4300.459.5340	8.64
WELLS FARGO CREDIT CARD A...	Rosen Centre Reds Deli Adam ...	10/30/2025	NRPA Conf - Bottle of Water: ...	101.4300.459.5340	3.75
WELLS FARGO CREDIT CARD A...	Rosen Centre Sm Java Jamie ...	10/30/2025	NRPA Breakfast - Muscha	101.4300.459.5340	7.73
WELLS FARGO CREDIT CARD A...	Rosen Centre Sm Java Jamie ...	10/30/2025	NRPA Breakfast - Muscha	101.4300.459.5340	6.37
WELLS FARGO CREDIT CARD A...	Rosen Harrys Poolsde Adam L...	10/30/2025	NRPA Conf - Lunch: Lares	101.4300.459.5340	39.08
WELLS FARGO CREDIT CARD A...	Rosen Harrys Poolsde Jamie ...	10/30/2025	NRPA Lunch - Muscha	101.4300.459.5340	14.25
WELLS FARGO CREDIT CARD A...	Rosen Harrys Poolsde Jamie ...	10/30/2025	NRPA Lunch - Lares & Muscha	101.4300.459.5340	30.29
WELLS FARGO CREDIT CARD A...	Rosen Hotels Centre Adam La...	10/30/2025	NRPA Conf - Hotel: Lares 9.15...	101.4300.459.5340	1,086.24
WELLS FARGO CREDIT CARD A...	Rosen Hotels Centre Jamie M...	10/30/2025	NRPA Conf Hotel - Muscha 9...	101.4300.459.5340	543.12
WELLS FARGO CREDIT CARD A...	Sams Club #4738 Emily Heid ...	10/30/2025	Food/snacks for IGH Days Par...	101.2000.000.5182	174.56
WELLS FARGO CREDIT CARD A...	Sams Club Renewal Monica Ch...	10/30/2025	Membership renewals (x3)	101.2200.000.5335	140.00
WELLS FARGO CREDIT CARD A...	Samsclub.Com Chelsea Sw WF...	10/30/2025	Food and supplies for 5th Qua...	101.4300.453.5190	258.41
WELLS FARGO CREDIT CARD A...	Samsclub.Com Julie Dors WF 9...	10/30/2025	Bike the Bridges Snacks and c...	101.4300.453.5190	75.49
WELLS FARGO CREDIT CARD A...	Samsclub.Com Monica Chi WF...	10/30/2025	New addon membership	101.2200.000.5335	38.47
WELLS FARGO CREDIT CARD A...	Samsclub.Com Public Wor WF...	10/30/2025	Snacks, drinks & napkins for cl...	101.5000.420.5190	280.78
WELLS FARGO CREDIT CARD A...	Sensible Land Use Coal Stacy ...	10/30/2025	2x Lunch and Learn Registrati...	101.5100.000.5340	116.00
WELLS FARGO CREDIT CARD A...	Sp Flight Deck Al Vandeho WF...	10/30/2025	Frisbees for Disc Golf Tourna...	101.4300.453.5190	70.12
WELLS FARGO CREDIT CARD A...	Sq Fluegels Farm, Ga Eric Berg...	10/30/2025	bale straw & hay used for train...	101.2200.000.5179	179.35
WELLS FARGO CREDIT CARD A...	Sq Inver Grove Height Ryan Pr...	10/30/2025	Coffee & Donuts - Angry Donk...	101.2000.000.5182	55.45
WELLS FARGO CREDIT CARD A...	Sq Nerdinout-Inver Gr Chelsea...	10/30/2025	Rental of video game consoles...	101.4300.453.5430	300.00
WELLS FARGO CREDIT CARD A...	Starbucks As4 McO Jamie Mus...	10/30/2025	NRPA Breakfast - Muscha	101.4300.459.5340	7.16
WELLS FARGO CREDIT CARD A...	Target 00020461 Cora Henke...	10/30/2025	Food & decorative hooks for ...	101.1120.000.5178	134.02
WELLS FARGO CREDIT CARD A...	Target 00025197 Administra...	10/30/2025	Plates, cups, pop & chips for c...	101.1000.000.5190	108.91
WELLS FARGO CREDIT CARD A...	Target 00025197 Cora Henke...	10/30/2025	Water, Spritzes & Pom Pom D...	101.1120.000.5178	33.39
WELLS FARGO CREDIT CARD A...	Target 00025197 Emily Heid ...	10/30/2025	Candy, drinks & gift bags for l...	101.2000.000.5182	269.52
WELLS FARGO CREDIT CARD A...	The Corner Store Cory Rosen...	10/30/2025	fuel for UTV	101.2200.000.5130	21.25
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Eric B...	10/30/2025	Brooms, wiring, screws, brush...	101.2200.000.5179	317.19
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Joe H...	10/30/2025	Tape, bait bag & station, spray...	101.4200.000.5190	66.21
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Joel J...	10/30/2025	Soap, Decreaser & Vinegar to ...	101.3200.000.5125	112.89
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Joel J...	10/30/2025	Scrappers to clean asphalt too...	101.3200.000.5160	37.92
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Mike ...	10/30/2025	Duct Tape, utility blades, surge...	101.4200.000.5125	103.18
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Mike ...	10/30/2025	batteries, gloves, spray	101.4200.000.5125	166.52
WELLS FARGO CREDIT CARD A...	Timberlake Hotel Accounts P ...	10/30/2025	Hotel: Freier 9.17.2025	101.1800.000.5340	120.86
WELLS FARGO CREDIT CARD A...	Timberlake Hotel Accounts P ...	10/30/2025	Hotel: Hudak 9.17.2025	101.1800.000.5340	120.86
WELLS FARGO CREDIT CARD A...	Timberlake Hotel Accounts P ...	10/30/2025	Hotel: Ellison 9.17.2025	101.1800.000.5340	120.86
WELLS FARGO CREDIT CARD A...	Tower Pizza Accounts P WF 9/...	10/30/2025	Tyler User Group Lunch (3)	101.1800.000.5340	39.31
WELLS FARGO CREDIT CARD A...	Tractor-Supply-Co #019 Eric B...	10/30/2025	bulk liquid propane for NDTA t...	101.2200.424.5179	44.85
WELLS FARGO CREDIT CARD A...	Tst Caribou Coffee - Accounts ...	10/30/2025	Coffee for cleanup day event	101.5000.420.5190	86.46
WELLS FARGO CREDIT CARD A...	Tst Copper Trail Brew Account...	10/30/2025	MN GFOA Conf meal: Ellison, ...	101.1800.000.5340	39.51
WELLS FARGO CREDIT CARD A...	Tst Turittos Pizza - Brian Swob...	10/30/2025	Pizza for season ending lunch...	101.4200.000.5190	162.42
WELLS FARGO CREDIT CARD A...	Tst Turittos Pizza - Public Wor...	10/30/2025	lunch for staff and vendors cle...	101.5000.420.5190	687.65
WELLS FARGO CREDIT CARD A...	Tst Turittos Pizza - Rachel Mik...	10/30/2025	Pizza for 5th Quarter Event	101.4300.453.5190	69.66
WELLS FARGO CREDIT CARD A...	Uber Trip Adam Lares WF 9/25	10/30/2025	NRPA Conf - Uber from Hotel ...	101.4300.459.5340	37.59
WELLS FARGO CREDIT CARD A...	Uber Trip Adam Lares WF 9/25	10/30/2025	NRPA Conf - Uber from Hotel ...	101.4300.459.5340	39.94
WELLS FARGO CREDIT CARD A...	Uber Trip Adam Lares WF 9/25	10/30/2025	NRPA Conf - Uber from Hotel ...	101.4300.459.5340	12.21
WELLS FARGO CREDIT CARD A...	Uber Trip Adam Lares WF 9/25	10/30/2025	NRPA Conf - Uber from Hotel ...	101.4300.459.5340	19.26
WELLS FARGO CREDIT CARD A...	Uber Trip Adam Lares WF 9/25	10/30/2025	NRPA Conf - Uber to Airport: L...	101.4300.459.5340	45.92
WELLS FARGO CREDIT CARD A...	Uber Trip Adam Lares WF 9/25	10/30/2025	NRPA Conf - Uber from Airport...	101.4300.459.5340	38.22
WELLS FARGO CREDIT CARD A...	Uber Trip Jamie Musc WF 9/25	10/30/2025	NRPA Conf Uber - MSP Airport...	101.4300.459.5340	19.49
WELLS FARGO CREDIT CARD A...	Uber Trip Jamie Musc WF 9/25	10/30/2025	NRPA Conf Uber Ride Tip - Mu...	101.4300.459.5340	3.00
WELLS FARGO CREDIT CARD A...	Wal-Mart #1786 Emily Heid W...	10/30/2025	Food/snacks for IGH Days Par...	101.2000.000.5182	51.56

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
WELLS FARGO CREDIT CARD A...	Wal-Mart #5089 Al Vandeho ...	10/30/2025	Ice, Cards & Puzzle for 5th Qtr...	101.4300.453.5190	30.79
WELLS FARGO CREDIT CARD A...	Wal-Mart #5089 Chelsea Sw ...	10/30/2025	Storage boxes, rubber bands &...	101.4300.453.5190	17.16
WELLS FARGO CREDIT CARD A...	Wal-Mart #5089 Emily Heid W...	10/30/2025	Magnets for IGH Days Parade	101.2000.000.5182	28.64
WELLS FARGO CREDIT CARD A...	Wal-Mart #5089 Judy Wonic ...	10/30/2025	Snacks and water for meetings	101.3100.000.5190	31.00
WELLS FARGO CREDIT CARD A...	Wal-Mart #5089 Melissa Ch ...	10/30/2025	Pinata & other parade supplies	101.2000.000.5182	80.97
WELLS FARGO CREDIT CARD A...	Wal-Mart #5089 Monica Chi ...	10/30/2025	laundry soap and dryer sheets ..	101.2200.000.5190	139.70
WELLS FARGO CREDIT CARD A...	Wal-Mart #5089 Public Wor ...	10/30/2025	Cooler, table cloths & peanut ...	101.5000.420.5190	92.72
WELLS FARGO CREDIT CARD A...	Wm Supercenter #2448 Rachel..	10/30/2025	General event supplies- sidew...	101.4300.453.5190	8.48
WELLS FARGO CREDIT CARD A...	Zona Cocina Msp Adam Lares...	10/30/2025	NRPA Conf - Breakfast: Lares	101.4300.459.5340	17.73
WELLS FARGO CREDIT CARD A...	Zona Cocina Msp Jamie Musc...	10/30/2025	NRPA Breakfast - Muscha	101.4300.459.5340	8.61
WELLS FARGO CREDIT CARD A...	Zoom.Com 888-799-966 Melis...	10/30/2025	Zoom subscription 9.2025	101.2000.000.5395	15.99
ICMA RETIREMENT TRUST - 4...	INV0228821	10/31/2025	457 -AGE <49 %	101.0000.000.2038	10,478.04
ICMA RETIREMENT TRUST - 4...	INV0228821	10/31/2025	457 - ROTH AGE 50+	101.0000.000.2038	20.00
ICMA RETIREMENT TRUST - 4...	INV0228821	10/31/2025	457 PLAN -AGE 50+ %	101.0000.000.2038	1,087.51
ICMA RETIREMENT TRUST - 4...	INV0228821	10/31/2025	457 -AGE 50+	101.0000.000.2038	1,600.29
ICMA RETIREMENT TRUST - 4...	INV0228821	10/31/2025	457 - ROTH AGE <50 %	101.0000.000.2038	1,606.28
ICMA RETIREMENT TRUST - 4...	INV0228821	10/31/2025	457 - ROTH AGE <50	101.0000.000.2038	1,611.00
ICMA RETIREMENT TRUST - 4...	INV0228821	10/31/2025	457 -AGE <49	101.0000.000.2038	4,886.38
ICMA RETIREMENT TRUST - 4...	INV0228821	10/31/2025	ROTH-AGE <49 %	101.0000.000.2039	233.79
ICMA RETIREMENT TRUST - 4...	INV0228821	10/31/2025	ROTH IRA (AGE 50 & OVER)	101.0000.000.2039	738.46
ICMA RETIREMENT TRUST - 4...	INV0228821	10/31/2025	ROTH IRA (AGE 49 & UNDER)	101.0000.000.2039	4,070.88
MN DEPARTMENT OF HUMAN...	INV0228822	10/31/2025	CASE #001563363401	101.0000.000.2220	445.31
MN DEPARTMENT OF HUMAN...	INV0228822	10/31/2025	CASE #000115468905	101.0000.000.2220	69.22
MN DEPARTMENT OF HUMAN...	INV0228822	10/31/2025	CASE #001570640001	101.0000.000.2220	136.59
TEXAS STATE DISBURSEMENT...	INV0228823	10/31/2025	CASE #0012022247	101.0000.000.2220	230.77
WI SCTF (WI SUPPORT COLLEC...	INV0228824	10/31/2025	PARTICIPANT ID#0004986316	101.0000.000.2220	433.06
MEDSURETY ACH ONLY	INV0228825	10/31/2025	HSA ELECTION-FAMILY	101.0000.000.2031	3,990.34
MEDSURETY ACH ONLY	INV0228825	10/31/2025	HSA ELECTION-SINGLE	101.0000.000.2031	7,031.13
MN STATE RETIREMENT SYST...	INV0228826	10/31/2025	457 ROTH IRA (AGE 49 & UND...	101.0000.000.2038	1,068.00
MN STATE RETIREMENT SYST...	INV0228826	10/31/2025	MINNESOTA DEFERRED COM...	101.0000.000.2038	2,267.30
MN STATE RETIREMENT SYST...	INV0228826	10/31/2025	MINNESOTA DEFERRED COM...	101.0000.000.2038	803.94
PERA	INV0228827	10/31/2025	EMPLOYER SHARE (PERA DEFI...	101.0000.000.2225	15.77
PERA	INV0228827	10/31/2025	PERA DEFINED PLAN	101.0000.000.2225	15.77
PERA	INV0228827	10/31/2025	PERA COORDINATED PLAN	101.0000.000.2225	58,108.98
PERA	INV0228827	10/31/2025	PERA POLICE & FIRE PLAN	101.0000.000.2225	37,656.02
PERA	INV0228827	10/31/2025	EMPLOYER SHARE (POLICE & F...	101.0000.000.2225	56,484.02
PERA	INV0228827	10/31/2025	EMPLOYER SHARE (EXTRA PE...	101.0000.000.2225	4,469.98
EFTPS	INV0228828	10/31/2025	SOCIAL SECURITY WITHHOLDI...	101.0000.000.2210	57,991.34
EFTPS	INV0228828	10/31/2025	MEDICARE WITHHOLDING	101.0000.000.2211	23,088.38
EFTPS	INV0228828	10/31/2025	FEDERAL WITHHOLDING	101.0000.000.2213	83,805.25
MN DEPT OF REVENUE (PAYR...	INV0228829	10/31/2025	STATE WITHHOLDING	101.0000.000.2215	36,235.30
Fund 101 - GENERAL FUND Total:					742,342.26

Fund: 201 - C.V.B. FUND

MARCOTTE, MICHAEL DAVID	10/5/2025	10/23/2025	MN Holiday Lights Guide, Light..	201.5600.000.5330	550.00
Fund 201 - C.V.B. FUND Total:					550.00

Fund: 205 - COMMUNITY CENTER-OPERATING FUND

APEC	126328	10/23/2025	HVAC filters	205.4420.000.5125	258.95
APEC	126328	10/23/2025	HVAC filters	205.4430.000.5125	172.63
GRAINGER	9672523173	10/23/2025	Grove plumbing parts	205.4420.000.5150	43.72
DANIEL BAUER - TRUE MECH...	2389	10/23/2025	Grove side boiler PM check m...	205.4420.000.5310	243.00
DANIEL BAUER - TRUE MECH...	2389	10/23/2025	Grove side boiler PM check m...	205.4430.000.5310	162.00
TOTAL CONSTRUCTION & EQU...	44096	10/23/2025	Work on VMCC spa controls	205.4420.000.5400	1,680.93
TOTAL CONSTRUCTION & EQU...	44098	10/23/2025	Retrofit Fixtures to LED Lights -..	205.4430.000.5400	299.30
CINTAS CORPORATION	5297483803	10/23/2025	VMMC First Aid Supplies Refill	205.4420.000.5190	147.45
CINTAS CORPORATION	5297483803	10/23/2025	VMMC First Aid Supplies Refill	205.4430.000.5190	98.30
CINTAS CORPORATION	5297483803	10/23/2025	VMMC First Aid Supplies Refill	205.4440.000.5190	78.99
CINTAS CORPORATION	5297483803	10/23/2025	VMMC First Aid Supplies Refill	205.4450.481.5190	26.34
AQUA LOGIC, INC.	5325	10/23/2025	repair spa UV light	205.4420.000.5400	1,737.00
CHEMSEARCH	9362472	10/23/2025	Cooling tower chem test	205.4440.000.5310	501.45
CHEMSEARCH	9362472	10/23/2025	Cooling tower chem test	205.4450.481.5310	167.15

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
OXYGEN SERVICE COMPANY, ...	0008881777	10/30/2025	CO2 for VMCC pool	205.4420.000.5125	386.40
KULLY SUPPLY, INC.	689789	10/23/2025	Grove plumbing parts	205.4420.000.5150	109.69
ASSA ABLOY ENTRANCE SYST...	SEI1915272	10/23/2025	Grove ADA operator replacem...	205.4420.000.5400	2,157.00
ASSA ABLOY ENTRANCE SYST...	SEI1915272	10/23/2025	Grove ADA operator replacem...	205.4430.000.5400	1,438.00
ULINE	199606940	10/30/2025	Eyewash station, stand & cartr...	205.4440.000.5160	1,147.27
STZR HOLDINGS LLC	0091164-IN	10/30/2025	West rink line painting	205.4440.000.5400	2,356.75
CINTAS CORPORATION	20444890	10/30/2025	VMCC rugs	205.4420.000.5430	226.91
CINTAS CORPORATION	20444890	10/30/2025	VMCC rugs	205.4430.000.5430	151.28
CINTAS CORPORATION	20444890	10/30/2025	VMCC rugs	205.4440.000.5430	121.56
CINTAS CORPORATION	20444890	10/30/2025	VMCC rugs	205.4450.481.5430	40.52
OXYGEN SERVICE COMPANY, ...	0008883178	10/30/2025	CO2 for VMCC pool	205.4420.000.5125	316.80
WELLS FARGO CREDIT CARD A...	Ace Hardware 693 Rick Roach...	10/30/2025	Saw blades	205.4430.000.5125	29.97
WELLS FARGO CREDIT CARD A...	Ace Hardware 693 Rick Roach...	10/30/2025	Paint Rollers	205.4430.000.5150	33.45
WELLS FARGO CREDIT CARD A...	Ace Hardware 693 Rick Roach...	10/30/2025	Concrete bit	205.4440.000.5160	15.98
WELLS FARGO CREDIT CARD A...	Amazon Mark 067867lq3 Den...	10/30/2025	Gaffers Tap, Exam Gloves, Bat...	205.4420.000.5190	98.63
WELLS FARGO CREDIT CARD A...	Amazon Mark U63833543 De...	10/30/2025	New batteries for Radios	205.4420.000.5190	20.26
WELLS FARGO CREDIT CARD A...	Amazon Mark U63833543 De...	10/30/2025	New batteries for Radios	205.4420.000.5190	20.26
WELLS FARGO CREDIT CARD A...	Amazon Mark Z060805h3 Den...	10/30/2025	Paper Plates & Plastic Utensils	205.4420.000.5190	71.05
WELLS FARGO CREDIT CARD A...	Amazon Mark Z060805h3 Den...	10/30/2025	Febreze, Zip Ties, Cotton Swab...	205.4420.000.5190	57.50
WELLS FARGO CREDIT CARD A...	Amazon Mark Z060805h3 Den...	10/30/2025	Projector & Projector Screen	205.4450.482.5160	280.98
WELLS FARGO CREDIT CARD A...	Amazon MktpL 6788p3ma3 D...	10/30/2025	Dawn Dish Soap	205.4420.000.5190	25.96
WELLS FARGO CREDIT CARD A...	Amazon MktpL Aq7at6s23 Den...	10/30/2025	Clorox Wipes	205.4420.000.5190	39.44
WELLS FARGO CREDIT CARD A...	Amazon MktpL C71cj3qf3 Kate...	10/30/2025	stereo phone adapters - group...	205.4430.000.5190	16.97
WELLS FARGO CREDIT CARD A...	Amazon MktpL Cg47v3hy3 Aar...	10/30/2025	Mini Fridge for pool testing ch...	205.4420.000.5160	129.88
WELLS FARGO CREDIT CARD A...	Amazon MktpL Fe6j396g3 Den...	10/30/2025	Ice Packs	205.4420.000.5190	59.02
WELLS FARGO CREDIT CARD A...	Amazon MktpL Fe6j396g3 Den...	10/30/2025	Ice Packs	205.4420.000.5190	59.02
WELLS FARGO CREDIT CARD A...	Amazon MktpL L908c47n3 Jer...	10/30/2025	Water De-Ionizer -- Battery ma...	205.4440.000.5160	145.16
WELLS FARGO CREDIT CARD A...	Amazon MktpL Qc0j65lv3 Den...	10/30/2025	Antiseptic Towelettes	205.4420.000.5190	17.00
WELLS FARGO CREDIT CARD A...	Amazon MktpL Qc0j65lv3 Den...	10/30/2025	Antiseptic Towelettes	205.4420.000.5190	16.99
WELLS FARGO CREDIT CARD A...	Amazon MktpL Qo4oa73i3 Aar...	10/30/2025	Pipe spray for condensation li...	205.4420.000.5150	38.24
WELLS FARGO CREDIT CARD A...	Amazon MktpL Qo4oa73i3 Aar...	10/30/2025	Pipe spray for condensation li...	205.4430.000.5150	25.50
WELLS FARGO CREDIT CARD A...	Amazon MktpL Xz8zb4ge3 Kate...	10/30/2025	aqua classes - pool noodles	205.4430.000.5190	55.98
WELLS FARGO CREDIT CARD A...	Amazon.Com 6p74x2gc3 Katel...	10/30/2025	Resistance bands with handles...	205.4430.000.5160	160.65
WELLS FARGO CREDIT CARD A...	Delta 00642492100316 Jamie...	10/30/2025	NRPA Checked Bag Fee - Mus...	205.4410.470.5340	17.50
WELLS FARGO CREDIT CARD A...	Delta 00642494621112 Jamie...	10/30/2025	Check bag fee outbound trip t...	205.4410.470.5340	17.50
WELLS FARGO CREDIT CARD A...	Delta 00642496390141 Kately...	10/30/2025	return flight baggage fee	205.4430.000.5340	35.00
WELLS FARGO CREDIT CARD A...	Dunkin Katelyn Br WF 9/25	10/30/2025	NRPA conference meal - Brow...	205.4430.000.5340	7.48
WELLS FARGO CREDIT CARD A...	Facebk Aj63m2vqf2 Olivia Ske...	10/30/2025	Facebook ad for Let's Pawty s...	205.4410.472.5330	7.00
WELLS FARGO CREDIT CARD A...	Just Between Friends Chelsea ...	10/30/2025	Toys, Games & Supplies for Ki...	205.4450.483.5190	148.06
WELLS FARGO CREDIT CARD A...	Maggianos Pointe Orlan Jamie...	10/30/2025	NRPA Dinner - Muscha	205.4410.470.5340	19.23
WELLS FARGO CREDIT CARD A...	Maggianos Pointe Orlan Katel...	10/30/2025	NRPA conference meal - Brow...	205.4430.000.5340	31.31
WELLS FARGO CREDIT CARD A...	Orange County C C Conc Jamie...	10/30/2025	NRPA Lunch - Muscha	205.4410.470.5340	12.65
WELLS FARGO CREDIT CARD A...	Orange County C C Conc Katel...	10/30/2025	NRPA Lunch - Muscha	205.4410.470.5340	5.35
WELLS FARGO CREDIT CARD A...	Orange County C C Conc Katel...	10/30/2025	NRPA conference meal - Brow...	205.4430.000.5340	9.59
WELLS FARGO CREDIT CARD A...	Orange County C C Conc Katel...	10/30/2025	NRPA conference meal - Brow...	205.4430.000.5340	21.30
WELLS FARGO CREDIT CARD A...	Pub Orlando Katelyn Br WF 9/...	10/30/2025	NRPA conference meal - Brow...	205.4430.000.5340	20.77
WELLS FARGO CREDIT CARD A...	Rosen Centre Reds Deli Kately...	10/30/2025	NRPA conference meal - Brow...	205.4430.000.5340	12.82
WELLS FARGO CREDIT CARD A...	Rosen Centre Reds Deli Kately...	10/30/2025	NRPA conference meal - Brow...	205.4430.000.5340	16.97
WELLS FARGO CREDIT CARD A...	Rosen Centre Reds Deli Kately...	10/30/2025	NRPA conference meal - Brow...	205.4430.000.5340	11.49
WELLS FARGO CREDIT CARD A...	Rosen Centre Reds Deli Kately...	10/30/2025	NRPA conference meal - Brow...	205.4430.000.5340	10.65
WELLS FARGO CREDIT CARD A...	Rosen Centre Reds Deli Kately...	10/30/2025	NRPA conference meal - Brow...	205.4430.000.5340	7.19
WELLS FARGO CREDIT CARD A...	Rosen Centre Sm Java Jamie ...	10/30/2025	NRPA Breakfast - Muscha	205.4410.470.5340	6.38
WELLS FARGO CREDIT CARD A...	Rosen Centre Sm Java Jamie ...	10/30/2025	NRPA Breakfast - Muscha	205.4410.470.5340	7.74
WELLS FARGO CREDIT CARD A...	Rosen Centre Sm Java Katelyn...	10/30/2025	NRPA conference meal - Brow...	205.4430.000.5340	6.39
WELLS FARGO CREDIT CARD A...	Rosen Harrys Poolsde Jamie ...	10/30/2025	NRPA Lunch - Muscha	205.4410.470.5340	14.25
WELLS FARGO CREDIT CARD A...	Rosen Harrys Poolsde Jamie ...	10/30/2025	NRPA Lunch - Lares & Muscha	205.4410.470.5340	30.30
WELLS FARGO CREDIT CARD A...	Rosen Harrys Poolsde Katelyn...	10/30/2025	NRPA conference meal - Brow...	205.4430.000.5340	9.46
WELLS FARGO CREDIT CARD A...	Rosen Harrys Poolsde Katelyn...	10/30/2025	NRPA conference meal - Brow...	205.4430.000.5340	28.01
WELLS FARGO CREDIT CARD A...	Rosen Hotels Centre Jamie M...	10/30/2025	NRPA Conf Hotel - Muscha 9...	205.4410.470.5340	543.12
WELLS FARGO CREDIT CARD A...	Rosen Hotels Centre Katelyn B...	10/30/2025	NRPA event Hotel stay - Brown...	205.4430.000.5340	1,086.24

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WELLS FARGO CREDIT CARD A...	Sams Club #4738 Terry Burg ...	10/30/2025	Kleenex and Lysol wipes	205.4410.470.5190	77.88
WELLS FARGO CREDIT CARD A...	Sp Power Systems Katelyn Br...	10/30/2025	Mini wrist bands - group fitne...	205.4430.000.5125	94.61
WELLS FARGO CREDIT CARD A...	Starbucks As4 McO Jamie Mus...	10/30/2025	NRPA Breakfast - Muscha	205.4410.470.5340	7.16
WELLS FARGO CREDIT CARD A...	Starbucks As4 McO Katelyn Br...	10/30/2025	NRPA conference meal - Brow...	205.4430.000.5340	14.06
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Rick ...	10/30/2025	Ladder hangers	205.4410.470.5190	47.92
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Rick ...	10/30/2025	Toe kick boards and hardware...	205.4420.000.5150	127.97
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Rick ...	10/30/2025	Paint, brushes, rollers, trays & ...	205.4430.000.5125	209.74
WELLS FARGO CREDIT CARD A...	Uber Trip Jamie Musc WF 9/25	10/30/2025	NRPA Conf Uber - Muscha	205.4410.470.5340	7.96
WELLS FARGO CREDIT CARD A...	Uber Trip Jamie Musc WF 9/25	10/30/2025	NRPA Conf Uber Ride Tip - Mu...	205.4410.470.5340	3.00
WELLS FARGO CREDIT CARD A...	Uber Trip Jamie Musc WF 9/25	10/30/2025	NRPA Conf Uber Ride Tip - Mu...	205.4410.470.5340	3.00
WELLS FARGO CREDIT CARD A...	Uber Trip Jamie Musc WF 9/25	10/30/2025	NRPA Conf Uber - MSP Airport...	205.4410.470.5340	19.49
WELLS FARGO CREDIT CARD A...	Walgreens #6943 Katelyn Br	10/30/2025	phone cord for aqua speaker	205.4430.000.5190	9.99
WELLS FARGO CREDIT CARD A...	Wal-Mart #5089 Al Vandeho ...	10/30/2025	wet wipes for craft project	205.4450.482.5190	5.94
WELLS FARGO CREDIT CARD A...	Zona Cocina Msp Jamie Musc...	10/30/2025	NRPA Breakfast - Muscha	205.4410.470.5340	8.62
Fund 205 - COMMUNITY CENTER-OPERATING FUND Total:					18,268.37
Fund: 206 - COMMUNITY CENTER-CAPITAL FUND					
JOHNSON FITNESS & WELLNE...	22-046047	10/23/2025	Move fitness equipment for fl...	206.4410.470.5605	1,000.00
Fund 206 - COMMUNITY CENTER-CAPITAL FUND Total:					1,000.00
Fund: 290 - EDA-OPERATING FUND					
ALLIANT ENGINEERING, INC.	82927	10/30/2025	2025 IGH Survey & Platting (...	290.5800.000.5310	11,559.41
EHLERS AND ASSOCIATES, INC.	103476	10/30/2025	Business Subsidy Agreement - ...	290.5800.000.5310	1,677.50
KENNEDY & GRAVEN	190310	10/30/2025	EDA Matters through 9/30/20...	290.5800.000.5305	1,224.00
KENNEDY & GRAVEN	190311	10/30/2025	EDA: Sale of Excess Golf Cours...	290.5800.000.5305	149.50
KENNEDY & GRAVEN	190311	10/30/2025	EDA: Sale of Dickman Trl Prop...	290.5800.000.5305	1,858.50
KENNEDY & GRAVEN	190311	10/30/2025	2645 Boudreau Ct Property A...	290.5800.000.5305	1,592.00
TOM LOUCKS & ASSOCIATES	48779	10/30/2025	HHOF Site Planning	290.5800.000.5310	29,000.00
WELLS FARGO CREDIT CARD A...	Hat Trick Hockey Jason Ziem ...	10/30/2025	Hockey Puck SWAG	290.5800.000.5190	20.21
WELLS FARGO CREDIT CARD A...	Officemax/Depot 6337 Stacy ...	10/30/2025	Cardstock and 2x packs of pre...	290.5800.000.5105	55.38
Fund 290 - EDA-OPERATING FUND Total:					47,136.50
Fund: 291 - EDA-CAPITAL FUND					
BOLTON & MENK, INC.	0376333	10/30/2025	Dickman Trail Revisions	291.5800.000.5310	4,429.00
BOLTON & MENK, INC.	0363959	10/30/2025	Dickman Trail Design Services	291.5800.000.5310	60,576.00
Fund 291 - EDA-CAPITAL FUND Total:					65,005.00
Fund: 365 - G.O. BONDS 2015A-STREET PROJECTS					
EHLERS AND ASSOCIATES, INC.	103274	10/30/2025	Arbitrage Report 2015A	365.6000.000.5310	5,000.00
Fund 365 - G.O. BONDS 2015A-STREET PROJECTS Total:					5,000.00
Fund: 401 - PARK CAPITAL IMPROVEMENT FUND					
KENNEDY & GRAVEN	190309	10/23/2025	punch list issues at South Vall...	401.4210.000.5305	304.00
Fund 401 - PARK CAPITAL IMPROVEMENT FUND Total:					304.00
Fund: 402 - PARK ACQUISITION & DEVELOPMENT FUND					
DAKOTA UNLIMITED INC	170962	10/30/2025	Temp fencing for Heritage Vill...	402.4210.000.5610	2,908.00
FLAGSHIP RECREATION LLC	F24096	10/30/2025	Tables for Archery Range	402.4210.000.5605	8,881.00
FLAGSHIP RECREATION LLC	F23980	10/23/2025	HVP Phase V - concrete work f...	402.4210.000.5610	34,594.25
FLAGSHIP RECREATION LLC	F23981	10/23/2025	HVP Phase V - concrete work f...	402.4210.000.5610	44,248.70
FLAGSHIP RECREATION LLC	F24025	10/23/2025	HVP Phase V playground base...	402.4210.000.5610	299,644.10
PETERSON COMPANIES	8/31/2025	10/30/2025	HVP Phase V pay app 3	402.4210.000.5610	151,850.58
PETERSON COMPANIES	9/30/2025	10/30/2025	HVP Phase V pay app 4	402.4210.000.5610	56,010.87
Fund 402 - PARK ACQUISITION & DEVELOPMENT FUND Total:					598,137.50
Fund: 440 - PAVEMENT MGMT-LOCAL STREETS					
ALLIANT ENGINEERING, INC.	83024	10/30/2025	Project 2709F Survey	440.3210.000.5310	3,514.49
ALLIANT ENGINEERING, INC.	83024	10/30/2025	Project 2709D Survey	440.3210.000.5310	9,110.63
ALLIANT ENGINEERING, INC.	83024	10/30/2025	Project 2709E Survey	440.3210.000.5310	22,420.01
WSB & ASSOCIATES, INC.	R-024055-000-20	10/30/2025	2025 PMI Construction Servic...	440.3210.000.5310	66,087.50
WSB & ASSOCIATES, INC.	R-024458-000-10	10/30/2025	Bacardi Construction Services...	440.3210.000.5310	1,551.75
SHORT ELLIOTT HENDRICKSON..	486468	10/30/2025	2026 PMI Design and Support	440.3210.000.5310	302.05
SHORT ELLIOTT HENDRICKSON..	486468	10/30/2025	2026 PMI Design and Support	440.3210.000.5310	19,359.93
SHORT ELLIOTT HENDRICKSON..	486468	10/30/2025	2026 PMI Design and Support	440.3210.000.5310	3,285.18
SHORT ELLIOTT HENDRICKSON..	486468	10/30/2025	2026 PMI Design and Support	440.3210.000.5310	10,040.47

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SHORT ELLIOTT HENDRICKSON..	486468	10/30/2025	2026 PMI Design and Support	440.3210.000.5310	1,758.95
SHORT ELLIOTT HENDRICKSON..	486468	10/30/2025	2026 PMI Design and Support	440.3210.000.5310	620.74
SHORT ELLIOTT HENDRICKSON..	486468	10/30/2025	2026 PMI Design and Support	440.3210.000.5310	1,032.07
SHORT ELLIOTT HENDRICKSON..	486468	10/30/2025	2026 PMI Design and Support	440.3210.000.5310	14,141.15
SHORT ELLIOTT HENDRICKSON..	486468	10/30/2025	2026 PMI Design and Support	440.3210.000.5310	12,993.20
Fund 440 - PAVEMENT MGMT-LOCAL STREETS Total:					166,218.12
Fund: 441 - PAVEMENT MGMT-PARTNERSHIP PROJECTS					
SHORT ELLIOTT HENDRICKSON..	492584	10/30/2025	Babcock Trl Multi-Use Trail Co...	441.3220.000.5310	728.66
Fund 441 - PAVEMENT MGMT-PARTNERSHIP PROJECTS Total:					728.66
Fund: 443 - TREE REPLACEMENT FUND					
GERTENS	K05716/6	10/23/2025	Plants for Heritage Village Park	443.4210.000.5310	3,760.00
GERTENS	K05722/6	10/23/2025	Plants for Rich Valley Park	443.4210.000.5310	2,686.00
GERTENS	K05724/6	10/23/2025	Plants for Oakwood Park	443.4210.000.5310	385.00
Fund 443 - TREE REPLACEMENT FUND Total:					6,831.00
Fund: 510 - WATER-OPERATING FUND					
HAWKINS, INC.	7233438	10/30/2025	Chemicals for water plant	510.7100.000.5135	2,019.20
DEY DISTRIBUTING	7719287	10/30/2025	Air guide parts	510.7100.000.5150	72.22
WALKER LAWN CARE, INC.	9658	10/30/2025	Driveway replacement - 9146 ...	510.7100.000.5310	3,800.00
GRAINGER	9682864690	10/30/2025	Cable ties	510.7100.000.5125	91.92
GRAINGER	9682864716	10/30/2025	Cable ties	510.7100.000.5125	30.64
CORE & MAIN LP	X931780	10/30/2025	Meters, Couplings, Touchpads...	510.7100.000.5158	20,168.80
FIRST IMPRESSION GROUP	173036	10/23/2025	postage for utility billing postc...	510.7100.000.5325	53.35
FIRST IMPRESSION GROUP	173036	10/23/2025	Utility billing postcard	510.7100.000.5333	142.50
HAWKINS, INC.	7224493	10/23/2025	Chemicals for Water Plant	510.7100.000.5135	20,147.51
LONE OAK COMPANIES	97838	10/30/2025	10.2025 UB Delinquent Notice...	510.7100.000.5310	140.00
ROCHON CORPORATION	10/3/2025	10/30/2025	Permit #2507-Less Sales Tax	510.0000.000.2205	-36.73
ROCHON CORPORATION	10/3/2025	10/30/2025	Permit #2507-Original Deposit	510.0000.000.2350	1,500.00
ROCHON CORPORATION	10/3/2025	10/30/2025	Permit #2507-Less Water Usa...	510.7100.000.4720	-452.00
CORCORAN MILLER BROTHERS	10/6/2025	10/30/2025	Permit #2506-Less Sales Tax	510.0000.000.2205	-6.09
CORCORAN MILLER BROTHERS	10/6/2025	10/30/2025	Permit #2506-Original Deposit	510.0000.000.2350	1,500.00
CORCORAN MILLER BROTHERS	10/6/2025	10/30/2025	Permit #2506-Less Water Usa...	510.7100.000.4720	-75.00
BAUER SERVICES OF WELCH L...	10072025-7258	10/30/2025	Curb Box Repair - 9146 Cheney..	510.7100.000.5415	4,075.00
CITY OF EAGAN	9/30/2025	10/30/2025	3rd Qtr 2025-Water-Eagan JPA	510.7100.000.5361	81,062.65
WELLS FARGO CREDIT CARD A...	Ace Hardware 693 Matt Johns...	10/30/2025	Wire stripper	510.7100.000.5160	36.99
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Matt ...	10/30/2025	Towels, batteries, soap, dispo...	510.7100.000.5125	94.19
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Matt ...	10/30/2025	Tape measurer & spade bit	510.7100.000.5160	45.91
Fund 510 - WATER-OPERATING FUND Total:					134,411.06
Fund: 520 - SEWER-OPERATING FUND					
MN GLOVE & SAFETY, INC.	353498	10/23/2025	Insulated jacket - Chris O.	520.7200.000.5175	199.99
AUTOMATIC SYSTEMS GROUP,...	044000	10/23/2025	Level Sensor for Lift Station + ...	520.7200.000.5150	918.60
FIRST IMPRESSION GROUP	173036	10/23/2025	Utility billing postcard	520.7200.000.5325	142.50
FIRST IMPRESSION GROUP	173036	10/23/2025	postage for utility billing postc...	520.7200.000.5325	53.36
LONE OAK COMPANIES	97838	10/30/2025	10.2025 UB Delinquent Notice...	520.7200.000.5310	140.00
CITY OF EAGAN	9/30/2025	10/30/2025	3rd Qtr 2025-Sewer-Eagan JPA	520.7200.000.5371	65,351.31
WELLS FARGO CREDIT CARD A...	Wal-Mart #5089 Matt Johns ...	10/30/2025	Jeans - Matt	520.7200.000.5175	71.92
Fund 520 - SEWER-OPERATING FUND Total:					66,877.68
Fund: 521 - SEWER-CAPITAL FUND					
EHLERS AND ASSOCIATES, INC.	103275	10/30/2025	Arbitrage Report 2015B	521.7210.000.5310	1,000.00
Fund 521 - SEWER-CAPITAL FUND Total:					1,000.00
Fund: 530 - STORMWATER-OPERATING FUND					
BAUER SERVICES OF WELCH L...	10132025-7265	10/30/2025	Storm Pond Maintenance	530.7300.000.5310	5,750.00
GERTENS	119090/6	10/30/2025	Straw bales for erosion control	530.7300.000.5125	31.80
CITY OF EAGAN	9/30/2025	10/30/2025	3rd Qtr 2025-Storm Water-Ea...	530.7300.000.5381	8,270.07
WELLS FARGO CREDIT CARD A...	Cherokee Manufacturing Ray ...	10/30/2025	Bio Staples (4)	530.7300.000.5125	95.00
WELLS FARGO CREDIT CARD A...	Gertens Commercial lgh Ray R...	10/30/2025	Topsoil	530.7300.000.5125	51.90
WELLS FARGO CREDIT CARD A...	Gertens Commercial lgh Ray R...	10/30/2025	Bluegrass Sod Rolls	530.7300.000.5125	41.65
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Ray R...	10/30/2025	Nuts, Bolts & Washers	530.7300.000.5150	20.54

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WELLS FARGO CREDIT CARD A...	Tractor-Supply-Co #019 Ray Ri...	10/30/2025	Locate marking flags	530.7300.000.5125	17.99
Fund 530 - STORMWATER-OPERATING FUND Total:					14,278.95
Fund: 550 - GOLF COURSE-OPERATING FUND					
G.M.S. INDUSTRIAL SUPPLIES ...	133189	10/30/2025	Misc. shop supplies	550.7700.000.5125	657.03
MTI DISTRIBUTING CO	1491003-00	10/23/2025	New trailer for vehicle (#648)	550.7700.000.5160	4,545.89
iHEARTMEDIA ENTERTAINME...	9001192860	10/23/2025	radio spots for annv memb	550.7600.000.5330	5,000.00
MTI DISTRIBUTING CO	1498366-00	10/30/2025	Misc supplies for equipment r...	550.7700.000.5150	558.19
MTI DISTRIBUTING CO	1498529-00	10/30/2025	tires	550.7700.000.5150	316.03
PHILLIPS WINE & SPIRITS	5063126	10/23/2025	beer for resale	550.7600.000.5199	331.14
DENNY'S 5TH AVENUE BAKERY	56810	10/23/2025	breads for resale	550.7600.000.5197	126.39
PROTEIN PROVISIONERS, LLC	4138	10/23/2025	pulled pork for resale	550.7600.000.5197	104.52
DENNY'S 5TH AVENUE BAKERY	56892	10/23/2025	breads for resale	550.7600.000.5197	75.67
UNIFIRST CORPORATION	1410178746	10/23/2025	GC uniform laundry	550.7700.000.5175	43.61
DENNY'S 5TH AVENUE BAKERY	56964	10/23/2025	breads for resale	550.7600.000.5197	73.70
PLAISTED COMPANIES, INC.	90086	10/30/2025	topdressing mix	550.7700.000.5125	1,706.48
MANSFIELD SERVICE PARTNE...	IN-00280986	10/30/2025	gas for golf carts	550.7600.000.5130	1,063.69
GERTENS	300515/1	10/23/2025	sod staples	550.7700.000.5125	9.68
MANSFIELD SERVICE PARTNE...	IN-00283062	10/30/2025	Diesel fuel for GC	550.7700.000.5130	4,655.59
HERITAGE LANDSCAPE SUPPLY...	0023435719-001	10/23/2025	snow mold products 2025	550.7700.000.5135	8,081.09
SOUTH BAY DESIGN	10/1/2025	10/23/2025	4th Qtr website hosting fee	550.7600.000.5395	255.00
VAN-WALL EQUIPMENT, INC.	11282086	10/23/2025	CIP seeder, John Deere	550.7700.000.5615	22,528.17
BREAKTHRU BEVERAGE MINN...	123678411	10/23/2025	beer for resale	550.7600.000.5199	285.60
ARTISAN BEER COMPANY	3802511	10/23/2025	beer for resale	550.7600.000.5199	263.10
PERFORMANCE FOOD GROUP ...	417574	10/23/2025	can liners & gloves	550.7600.000.5125	118.14
PERFORMANCE FOOD GROUP ...	417574	10/23/2025	food for resale	550.7600.000.5197	632.65
PERFORMANCE FOOD GROUP ...	420762	10/23/2025	hand towels, plates & plastic ...	550.7600.000.5125	179.23
PERFORMANCE FOOD GROUP ...	420762	10/23/2025	food for resale	550.7600.000.5197	821.71
DENNY'S 5TH AVENUE BAKERY	57076	10/23/2025	bread for resale	550.7600.000.5197	104.74
BIG TOP RENTAL, INC.	83083	10/23/2025	portable toilet rentals - GC 6.2...	550.7700.000.5430	173.00
TITLEIST	921585047	10/23/2025	Golf balls for resale	550.7600.000.5195	335.34
COCA COLA BOTTLING COMP...	49479452004	10/30/2025	Pop for resale	550.7600.000.5197	137.38
DENNY'S 5TH AVENUE BAKERY	57199	10/30/2025	Breads for resale	550.7600.000.5197	92.99
UNIFIRST CORPORATION	1410180122	10/30/2025	GC uniforms laundry	550.7700.000.5175	42.59
HERITAGE LANDSCAPE SUPPLY...	0022678462-001	10/30/2025	fertilizer for GC fairway	550.7700.000.5135	8,016.13
MULLIGAN MARKETING CONC...	10/30/2025	10/30/2025	10% Fee - Week 3 10/13 - 10/...	550.7600.000.5310	5,492.40
MULLIGAN MARKETING CONC...	10/30/2025	10/30/2025	10% Fee - Week 2 Correction	550.7600.000.5310	437.80
MULLIGAN MARKETING CONC...	10/30/2025	10/30/2025	10% Fee - Week 4 10/20 - 10/...	550.7600.000.5310	4,975.00
BIG TOP RENTAL, INC.	85236	10/30/2025	GC portable toilet rentals 9.20...	550.7700.000.5430	173.00
WELLS FARGO CREDIT CARD A...	Ace Hardware 693 Leon Otnes...	10/30/2025	Water Softener Salt	550.7600.000.5125	36.72
WELLS FARGO CREDIT CARD A...	American Metro Point O Matt...	10/30/2025	thermal receipt paper for prin...	550.7600.000.5105	249.06
WELLS FARGO CREDIT CARD A...	Batteries+bulbs #0018 Timoth...	10/30/2025	headlamp batteries	550.7700.000.5125	43.82
WELLS FARGO CREDIT CARD A...	Cub Foods #1639 Matt Moyni...	10/30/2025	lettuce for resale	550.7600.000.5197	4.38
WELLS FARGO CREDIT CARD A...	Cub Foods #1639 Matt Moyni...	10/30/2025	Lettuce for resale	550.7600.000.5197	8.76
WELLS FARGO CREDIT CARD A...	Dept Of Agriculture Fe Joel Me..	10/30/2025	credit card fee (no receipt)	550.7700.000.5335	0.32
WELLS FARGO CREDIT CARD A...	Dept Of Agriculture Joel Metz...	10/30/2025	Pesticide applicators testing - ...	550.7700.000.5335	15.00
WELLS FARGO CREDIT CARD A...	Metro Institute Inc Joel Metz...	10/30/2025	Turf & ornamentals testing - ...	550.7700.000.5335	120.00
WELLS FARGO CREDIT CARD A...	Napa Store 3279003 Timothy ...	10/30/2025	Hose, filters & oil to repair equ...	550.7700.000.5150	303.38
WELLS FARGO CREDIT CARD A...	Nicollet Ace Hardware Timoth...	10/30/2025	Fasteners & Gasket Maker	550.7600.000.5150	22.84
WELLS FARGO CREDIT CARD A...	Nicollet Ace Hardware Timoth...	10/30/2025	misc fasteners for course proj...	550.7700.000.5150	22.40
WELLS FARGO CREDIT CARD A...	Par West Turf Services Joel M...	10/30/2025	Dew brush and depth control ...	550.7700.000.5160	386.11
WELLS FARGO CREDIT CARD A...	Samsclub #4738 Matt Moyni ...	10/30/2025	fb plastic cups lids	550.7600.000.5190	111.26
WELLS FARGO CREDIT CARD A...	Samsclub #4738 Matt Moyni ...	10/30/2025	breakfast sandwiches, muffins...	550.7600.000.5197	137.26
WELLS FARGO CREDIT CARD A...	Samsclub #4738 Matt Moyni ...	10/30/2025	breakfast sandwiches and muf...	550.7600.000.5197	29.94
WELLS FARGO CREDIT CARD A...	Samsclub #4738 Matt Moyni ...	10/30/2025	breakfast sandwiches for resa...	550.7600.000.5197	27.26
WELLS FARGO CREDIT CARD A...	Sp Lely Turf Inc. Joel Metz WF ...	10/30/2025	spreader repair parts	550.7700.000.5150	58.14
WELLS FARGO CREDIT CARD A...	Target 00025197 Matt Moyni...	10/30/2025	Printer paper	550.7600.000.5105	18.78
WELLS FARGO CREDIT CARD A...	Target 00025197 Matt Moyni...	10/30/2025	Scrubbing pads and zip loc ba...	550.7600.000.5190	2.92
WELLS FARGO CREDIT CARD A...	Tri-State Bobcat Timothy La ...	10/30/2025	Lever & oil for chainsaws & ch...	550.7700.000.5150	79.60
Fund 550 - GOLF COURSE-OPERATING FUND Total:					74,090.62

Expense Approval Report

Payment Dates: 10/22/2025 - 11/4/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 603 - CENTRAL EQUIPMENT					
NORTHERN SAFETY TECHNOL...	60022	10/30/2025	Squad (#23) Outfitting	603.8300.000.5621	7,094.36
NORTH AMERICAN TRAILER S...	030004253525	10/30/2025	Dump truck cab air bag	603.8300.000.5150	184.93
KIMBALL MIDWEST	103836039	10/23/2025	Terminals, pins, sealant & anti...	603.8300.000.5150	704.33
CINTAS CORPORATION	4246525430	10/23/2025	PW Rugs Rentals	603.8300.000.5430	534.02
PRECISE MRM	IN001-2106087	10/23/2025	Equipment Coupler	603.8300.000.5150	551.57
CINTAS CORPORATION	5297483805	10/23/2025	PW First Aid Supplies Refill	603.8300.000.5310	204.76
INVER GROVE FORD	5361964	10/30/2025	squad car skid shield	603.8300.000.5150	87.56
INVER GROVE FORD	5362060	10/30/2025	2327 Squad car trim moulding	603.8300.000.5150	173.73
POMP'S TIRE SERVICE, INC.	980140484	10/30/2025	Stock squad tires	603.8300.000.5150	1,500.00
TRI-STATE BOBCAT INC.	P47306	10/30/2025	Toolcat a/c compressor	603.8300.000.5150	801.78
MTI DISTRIBUTING CO	1499105-00	10/30/2025	Toro mower belts	603.8300.000.5150	291.65
TRI-STATE BOBCAT INC.	P47351	10/30/2025	Stock fuel filters	603.8300.000.5150	367.36
TRI-STATE BOBCAT INC.	P47369	10/30/2025	Toolcat wheel studs and tires	603.8300.000.5150	1,234.02
NIEBUR TRACTOR & EQUIPM...	01-213959	10/30/2025	Mini backhoe filter & elements	603.8300.000.5150	171.87
KIMBALL MIDWEST	103866023	10/30/2025	Protectors	603.8300.000.5150	59.58
KIMBALL MIDWEST	103866148	10/30/2025	Cleaner, wheels & washers	603.8300.000.5150	551.03
MTI DISTRIBUTING CO	1499105-01	10/30/2025	Mower (#530) belt	603.8300.000.5150	68.61
LITTLE FALLS MACHINE INC	374447	10/30/2025	Dump Truck (#311) Plow Repa...	603.8300.000.5150	1,272.76
LITTLE FALLS MACHINE INC	374448	10/30/2025	Plow (319 & 329) repair parts	603.8300.000.5150	1,414.61
INVER GROVE FORD	5362143	10/30/2025	Squad car (#2334) tune up par...	603.8300.000.5150	50.01
MACQUEEN EMERGENCY GR...	P13345	10/23/2025	Turn signal switch - vehicle (#t...	603.8300.000.5150	1,025.20
MACQUEEN EMERGENCY GR...	P68283	10/30/2025	Pelican sweeper (#325) bearing	603.8300.000.5150	442.29
FACTORY MOTOR PARTS COM...	1-11154993	10/30/2025	Stock filters	603.8300.000.5150	36.84
FACTORY MOTOR PARTS COM...	1-11157945	10/30/2025	Tractor fuel filter	603.8300.000.5150	25.70
L.T.G. POWER EQUIPMENT	298234	10/30/2025	Mower filters	603.8300.000.5150	155.12
INVER GROVE FORD	5361743	10/30/2025	unmarked squad car muffler a...	603.8300.000.5150	959.03
INVER GROVE FORD	5361764	10/30/2025	Squad car brake parts	603.8300.000.5150	276.35
INVER GROVE FORD	6454792	10/30/2025	Squad car water pump & timi...	603.8300.000.5410	4,370.24
FACTORY MOTOR PARTS COM...	74-367535	10/30/2025	Stock filters	603.8300.000.5150	38.76
FACTORY MOTOR PARTS COM...	74-367594	10/30/2025	Tractor air filters	603.8300.000.5150	62.92
WELLS FARGO CREDIT CARD A...	Ace Hardware 693 Rick Jacks ...	10/30/2025	Fasteners	603.8300.000.5150	5.78
WELLS FARGO CREDIT CARD A...	Ace Hardware 693 Rick Jacks ...	10/30/2025	Mower (#530) coolant fitting	603.8300.000.5150	11.98
WELLS FARGO CREDIT CARD A...	Amazon Mktpl Rx6nn0d63 Ric...	10/30/2025	Replaced oil heater pump in t...	603.8300.000.5400	499.98
WELLS FARGO CREDIT CARD A...	Amazon Mktpl Wz9rb0vd3 Pu...	10/30/2025	Oil based pens for Otto at the ...	603.8300.000.5105	36.80
WELLS FARGO CREDIT CARD A...	Nna Services Llc Public Wor...	10/30/2025	Notary renewal - Marlys	603.8300.000.5335	99.42
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 9/25	10/30/2025	Trailer (#T4) light cord	603.8300.000.5150	8.96
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 9/25	10/30/2025	Fuel filters for Utility generato...	603.8300.000.5150	51.48
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 9/25	10/30/2025	Stock filters	603.8300.000.5150	27.66
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 9/25	10/30/2025	Antifreeze for Fire Truck (#L13)	603.8300.000.5150	29.98
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 9/25	10/30/2025	Cord for Trailer (#T4)	603.8300.000.5150	42.49
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 9/25	10/30/2025	Front suspension and brake p...	603.8300.000.5150	661.51
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 9/25	10/30/2025	Stock Hyd fittings	603.8300.000.5150	180.16
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 9/25	10/30/2025	Front link for vehicle (#S3)	603.8300.000.5150	115.80
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 9/25	10/30/2025	Trailer switch	603.8300.000.5150	58.64
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 9/25	10/30/2025	Brushes for cleaning parts	603.8300.000.5190	7.49
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 9/2...	10/30/2025	Credit for S3 caliper core	603.8300.000.5150	-60.00
WELLS FARGO CREDIT CARD A...	The Corner Store Joe Hawkin...	10/30/2025	Non oxy fuel	603.8300.000.5130	114.01
WELLS FARGO CREDIT CARD A...	The Corner Store Joe Hawkin...	10/30/2025	non oxy fuel	603.8300.000.5130	133.51
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Rick J...	10/30/2025	Mower blades	603.8300.000.5125	62.97
Fund 603 - CENTRAL EQUIPMENT Total:					26,799.61
Fund: 605 - CITY FACILITIES					
LVC COMPANIES, INC.	181108	10/23/2025	Rich Valley Main. new security...	605.8500.000.5400	4,440.67
TOTAL CONSTRUCTION & EQU...	44097	10/23/2025	FD- Check temp A/C units for t...	605.8500.000.5400	1,224.65
CINTAS CORPORATION	5297483804	10/23/2025	City Hall First Aid Supplies	605.8500.000.5190	111.06
BRUCE NELSON PLUMBING A...	11202	10/23/2025	FS #2 outside spicket repair	605.8500.000.5400	1,139.14
CINTAS CORPORATION	20443319	10/23/2025	City Hall rug rental	605.8500.000.5430	188.15
NASSEFF PLUMBING & HEATI...	69394	10/23/2025	IR Heater Repairs - Fire Station..	605.8500.000.5400	6,396.82
DEY DISTRIBUTING	7715364	10/23/2025	Fire station dryer repair kit	605.8500.000.5150	25.99
LVC COMPANIES, INC.	181777	10/30/2025	RV Maintenance shop security...	605.8500.000.5310	640.00

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Payment Dates: 10/22/2025 - 11/4/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
DANIEL BAUER - TRUE MECH...	2381	10/23/2025	Boiler and Pump Replacement...	605.8500.000.5605	24,850.00
LAURENTINA DEJONG	9/30/2025	10/23/2025	Fall flower planting	605.8500.000.5310	2,225.00
HAMLIN CONSTRUCTION, INC.	E125070	10/23/2025	City Hall Elevator Modification	605.8500.000.5605	21,769.00
LVC COMPANIES, INC.	181841	10/30/2025	Cold storage fire system repair	605.8500.000.5400	340.00
GRAINGER	9687250325	10/30/2025	Roll out switch to repair FD H...	605.8500.000.5150	53.50
GRAINGER	9687615162	10/30/2025	Roll out switch to repair water...	605.8500.000.5150	21.82
WELLS FARGO CREDIT CARD A...	Ace Hardware 693 Patrick To...	10/30/2025	Padlock for fire station one ou...	605.8500.000.5150	13.99
WELLS FARGO CREDIT CARD A...	Ace Hardware 693 Patrick To...	10/30/2025	Command strips for hanging m...	605.8500.000.5150	22.98
WELLS FARGO CREDIT CARD A...	Amazon.Com Kf1h81s3 Patric...	10/30/2025	Cartridge removal tool for out...	605.8500.000.5160	36.11
WELLS FARGO CREDIT CARD A...	John Henry Foster Minn Aaron...	10/30/2025	Air Compressor repair FS#2	605.8500.000.5400	278.75
WELLS FARGO CREDIT CARD A...	The Home Depot #2813 Patric...	10/30/2025	Floor scrapper for removing r...	605.8500.000.5160	218.00
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Patric...	10/30/2025	Edger pads & paint roller cove...	605.8500.000.5125	28.92
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Patric...	10/30/2025	Degreaser	605.8500.000.5125	16.98
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Patric...	10/30/2025	Tile scrapers for removing rub...	605.8500.000.5160	189.00
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Patric...	10/30/2025	Door stops for the gun eviden...	605.8500.000.5190	20.61
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Patric...	10/30/2025	Ratchet straps for securing thi...	605.8500.000.5190	19.98
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Patric...	10/30/2025	Returned tile scrapper for re...	605.8500.000.5160	-189.00
Fund 605 - CITY FACILITIES Total:					64,082.12

Fund: 606 - TECHNOLOGY FUND

ZAYO GROUP, LLC	21847301	10/23/2025	Multi-site Phones 9.2025	606.8600.000.5320	1,132.40
WELLS FARGO CREDIT CARD A...	Amazon Mark 6f3uk4fa3 Acco...	10/30/2025	Ethernet cabling	606.8600.000.5190	34.94
WELLS FARGO CREDIT CARD A...	Amazon Mark 7w0xs4s13 Acc...	10/30/2025	Switch Adapter Kit & Outdoor...	606.8600.000.5160	293.15
WELLS FARGO CREDIT CARD A...	Amazon Mark N72514oz3 Acc...	10/30/2025	Dual display port & HDMI dock...	606.8600.000.5160	350.88
WELLS FARGO CREDIT CARD A...	Amazon Mark Nj19q2e60 Acc...	10/30/2025	Outdoor industrial PoE injector	606.8600.000.5160	292.52
WELLS FARGO CREDIT CARD A...	Amazon Mark Oe57e3ya3 Acc...	10/30/2025	Wired track pad	606.8600.000.5190	41.18
WELLS FARGO CREDIT CARD A...	Amazon Mark Q53ww3a63 Acc...	10/30/2025	Wireless access point	606.8600.000.5160	179.00
WELLS FARGO CREDIT CARD A...	Amazon Mark Vv4vi2ba3 Acc...	10/30/2025	8-Port Switch	606.8600.000.5160	109.00
WELLS FARGO CREDIT CARD A...	Amazon Mark Yw1tv4zb3 Acc...	10/30/2025	Screwdriver set	606.8600.000.5160	22.20
WELLS FARGO CREDIT CARD A...	Amazon Mark Yw1tv4zb3 Acc...	10/30/2025	iPhone chargers	606.8600.000.5190	9.45
WELLS FARGO CREDIT CARD A...	Amazon Mktpl On2wd0ke3 Acc...	10/30/2025	Dual monitor desk mount	606.8600.000.5160	66.48
WELLS FARGO CREDIT CARD A...	Apple.Com/Bill Marc Gade WF...	10/30/2025	Bluebeam mobile app - Inspec...	606.8600.000.5395	10.80
WELLS FARGO CREDIT CARD A...	Apple.Com/Bill Marc Gade WF...	10/30/2025	Bluebeam mobile app - Inspec...	606.8600.000.5395	10.80
WELLS FARGO CREDIT CARD A...	Apple.Com/Bill Marc Gade WF...	10/30/2025	Bluebeam mobile app - Inspec...	606.8600.000.5395	10.80
WELLS FARGO CREDIT CARD A...	Zoom.Com 888-799-9666 Mar...	10/30/2025	VMCC Zoom	606.8600.000.5395	31.98
Fund 606 - TECHNOLOGY FUND Total:					2,595.58

Fund: 702 - ESCROW FUND

BITUMINOUS ROADWAYS, INC.	10/16/2025	10/30/2025	Refund Planning Escrow 22-37...	702.5100.189.2050	1,990.42
STUART DEVELOPMENT	10/16/2025	10/30/2025	Refund Planning Escrow 23-46S	702.5100.220.2050	5,276.51
BAZAN, NICHOLAS	10/16/2025	10/30/2025	Refund Planning Escrow 24-1...	702.5100.226.2050	217.96
INSITE DEVELOPMENT	10/16/2025	10/30/2025	Refund Planning Escrow 24-1...	702.5100.229.2050	79.00
BLACK TREE LLC	10/16/2025	10/30/2025	Refund Planning Escrow 24-0...	702.5100.230.2050	10,134.50
GREBIN, STEVEN & DIXIE	10/16/2025	10/30/2025	Planning Escrow Refund 25-01S	702.5100.248.2050	13,018.39
ISD 199	10/16/2025	10/30/2025	Refund Escrow 25-03SP: Pine ...	702.5100.251.2050	5,919.62
HEIGHTS INVESTMENT GROUP...	10/16/2025	10/30/2025	Refund Planning Escrow 25-05...	702.5100.253.2050	973.50
GOSELL, CONNOR	10/16/2025	10/30/2025	Refund Planning Escrow 25-0...	702.5100.254.2050	368.82
DCI SPECIALTY CONTRACTING	10/16/2025	10/30/2025	Refund Planning Escrow 25-09...	702.5100.256.2050	932.35
IGH LAND LLC	10/16/2025	10/30/2025	Refund Planning Escrow 25-11...	702.5100.257.2050	1,000.00
CLARIN, CORY	10/16/2025	10/30/2025	Refund Planning Escrow 25-13...	702.5100.258.2050	843.01
TKDA	10/16/2025	10/30/2025	Refund Planning Escrow 25-1...	702.5100.260.2050	1,000.00
SHORT ELLIOTT HENDRICKSON..	497421	10/23/2025	Precon & Progress Billing - ATT..	702.3100.331.2050	759.48
KENNEDY & GRAVEN	190308	10/23/2025	Legal Services for SWFMA 9.2...	702.3100.335.2050	132.50
KENNEDY & GRAVEN	190311	10/30/2025	Scenic Hills Development	702.3100.239.2050	159.00
KENNEDY & GRAVEN	190311	10/30/2025	Pine Bend Estates 2nd Addition	702.3100.267.2050	26.50
KENNEDY & GRAVEN	190311	10/30/2025	7332 Agate Trl Encroachment...	702.3100.272.2050	208.00
KENNEDY & GRAVEN	190311	10/30/2025	Pine Bend Landfill Expansion ...	702.5100.015.2050	185.50
KENNEDY & GRAVEN	190311	10/30/2025	Peltier Reserve 3rd Addition	702.5100.255.2050	26.50
KENNEDY & GRAVEN	190311	10/30/2025	Dakota County CDA: Hillcrest ...	702.5100.259.2050	106.00
KENNEDY & GRAVEN	190311	10/30/2025	Kingston Cove Development	702.5100.262.2050	238.50
KENNEDY & GRAVEN	190311	10/30/2025	7927 Argenta Trl Pulte Townh...	702.5100.263.2050	227.00

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Payment Dates: 10/22/2025 - 11/4/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
WELLS FARGO CREDIT CARD A...	Simplifile.Com Rebecca Ki WF ...	10/30/2025	Doc 3692047 - SWFMA - 6128...	702.3100.339.2050	52.33
Fund 702 - ESCROW FUND Total:					43,875.39
Grand Total:					2,079,532.42



Request for Council Action

SUBJECT: **Personnel Actions**

MEETING DATE: November 10, 2025

ITEM TYPE: Consent Agenda

CONTACT: Cora Bauer, HR Coordinator, 651.450.2490

ACTION REQUESTED

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

BACKGROUND

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

FISCAL IMPACT

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

RECOMMENDATION

Staff recommends approval of the attached personnel actions.

ATTACHMENTS

1. Personnel Actions 11.10.25 (hires-terms)



Request for Council Action

SUBJECT: Summary of Conclusions Regarding City Administrator's Performance Evaluation

MEETING DATE: November 10, 2025
ITEM TYPE: Consent Agenda
CONTACT: Bridget Nason, City Attorney

ACTION REQUESTED

The Council is asked to approve a summary of conclusions regarding the City Administrator's performance evaluation.

BACKGROUND

At its November 3, 2025 work session, the City Council met in closed session pursuant to Minn. Stat. Sec. 13D.05, subd. 3(a) to evaluate the performance of City Administrator Kris Wilson. State statute requires that at its next regular meeting after holding a closed session to evaluate the performance of an employee, the Council must summarize its conclusions regarding the evaluation. Therefore, the Council is asked to adopt the following as its summary of its conclusions regarding the evaluation of the City Administrator:

Summary of Conclusions Regarding Evaluation of City Administrator Kris Wilson

The City Council met in closed session to conduct a performance evaluation of City Administrator Kris Wilson at its November 3, 2025 council work session. The Council reviewed the results of a completed 360 evaluation which included an evaluation of the City Administrator in five categories, namely: 1) Leadership and Vision; 2) Communication and Collaboration; 3) Management and Administration; 4) Organization Culture and Development; and 5) Results and Accountability. The Council discussed the results with the consultant who facilitated the 360-review process, including areas of strength and areas of opportunity for growth.

The council consensus was that the City Administrator is ethical, hardworking, and invested in the City. The Council provided direction to the City Administrator regarding areas for priority and focus, including a focus on the bigger picture items and the Council's vision for the City, internal communication, and delegation.

The Council directed that the City Administrator's salary be increased to \$215,581 effective retroactive to September 1, 2025.

FISCAL IMPACT

n/a

RECOMMENDATION

Adopt the above summary of the Council's conclusions regarding its recent performance evaluation of the City Administrator.

ATTACHMENTS

None



Request for Council Action

SUBJECT: **Approval of Early Hire of Parks & Recreation
Administrative Specialist**

MEETING DATE: November 10, 2025

ITEM TYPE: Consent Agenda

CONTACT: Adam Lares, Parks & Recreation Director, 651.450.2587

ACTION REQUESTED

The Council is asked to authorize staff to initiate the recruitment and hiring process for a Parks & Recreation Administrative Specialist, to begin in January 2026 and serve as the successor to the current Parks & Recreation Senior Accounting Technician, who is scheduled to retire in February 2026.

BACKGROUND

After more than 24 years of service, the Parks & Recreation Senior Accounting Technician has submitted their retirement notice, effective February 27, 2026. Although currently a member of the Finance Department, the position primarily supports Parks & Recreation operations. With advance notice, both departments reviewed the role and developed a revised job description for a Parks & Recreation Administrative Specialist.

The new position retains essential financial support functions while expanding duties to include administrative coordination and customer service. Staff also recommend relocating the role back to Parks & Recreation, where it was housed prior to 2019. The Finance Department will redistribute any non-Parks & Recreation finance work among existing staff.

The current Senior Accounting Technician is classified at a Grade 14; the new position has been recommended at a Grade 12, which is consistent with similar administrative support roles citywide. Anticipated savings from this reclassification have already been programmed within the 2026 budget. Staff are recommending the new position start in January 2026, which would provide for a two-month transition period, allowing for training and knowledge transfer.

FISCAL IMPACT

Staff have identified savings within the 2025 Parks & Recreation operating budgets that could be used to fund this temporary overlap of positions in 2026. If Council approves this early hire, a budget carryover request will be prepared and included in the annual carryovers presented to Council in February 2026 to formally transfer the funds.

RECOMMENDATION

Staff recommend the Council approve the January 2026 hiring of a new Parks & Recreation Administrative Specialist which will replace the Parks & Recreation Senior Accounting Technician scheduled to retire in February 2026.

ATTACHMENTS

None



Request for Council Action

SUBJECT: **Resolution Approving Joint Powers Agreement for Final Design and Right of Way Acquisition for 70th Street Reconstruction and Lane Reduction (City Project Nos. 2023-13 and 2024-14)**

MEETING DATE: November 10, 2025

ITEM TYPE: Consent Agenda

CONTACT: Paul Merchlewicz, City Engineer, 651.450.2572

ACTION REQUESTED

The Council is asked to adopt the attached Resolution, approving a Joint Powers Agreement (JPA) with Dakota County, for final design and right of way acquisition for the 70th Street Reconstruction and Lane Reduction project (City Project Nos. 2023-13 and 2023-14).

BACKGROUND

Dakota County has identified the need for lane reduction work on the segment of County Rd 26 (70th Street) from Babcock Trail east to Cahill Avenue to increase safety, better manage access, and provide additional multimodal functionality, and to also reconstruct the segment of County Rd 26 (70th Street) from Babcock Trail west to MN Hwy 3 (Robert Trail). The City of Inver Grove Heights is coordinating with the County to improve individual intersections between the County road and City streets and provide for the extension of utility service in key locations. Both projects were initially included in the County and City Capital Improvement Plans (CIP) for 2024 and have been combined into a single project to take advantage of efficiencies in the design and construction of the project work.

On September 23, 2024, the City entered into a Joint Powers Agreement with Dakota County for preliminary design of the project, with Dakota County serving as the lead agency. Over the past year, several neighborhood meetings were held to solicit public feedback, and the preliminary design was refined. On July 7, 2025, staff from the City, Dakota County, and the design consulting firm presented the preliminary design layout and project costs at a City Council work session, solicited feedback and addressed questions from the Council on key design elements such as trails, intersection/roundabout configurations, and proposed local street access. The general feedback from the Council was supportive, with some concerns about trail locations and design, which are items that were noted to be further reviewed and refined through the final design process. Following that meeting, the County and City staff collaborated on a final design request for proposals, which was sent to several engineering consulting firms. After review of the proposals received, both City and County staff recommended that the County enter into a contract with KimleyHorn, who was the firm that completed the preliminary design phase, to perform final design.

In addition, on projects where additional right of way may be needed, the County typically includes right of way acquisition in the final design agreement with its partner agencies. This is to ensure that

the right of way identification and appraisal process begins during final design, to identify if there are any property issues that might be encountered through the design phase, to avoid costly re-design prior to construction.

Dakota County will continue to be the lead agency for final design and right of way acquisition efforts. As this is an inter-agency project, a Joint Powers Agreement (JPA) is proposed in accordance with Minnesota State Statute 471.59, to identify responsibilities between the participating agencies for completion of the preliminary project engineering and payment of any costs.

FISCAL IMPACT

The City's share of costs for final design and right of way acquisition are budgeted for and proposed to be funded through the Pavement Management - Partnership Projects Fund (Fund 441) in the 2025 and 2026 budgets. The JPA commits the City to the estimated final design and right of way cost share, as detailed in **Attachment B** of the JPA, and summarized as follows:

Work Item	City (15%)	Dakota County (85%)	Total Cost
Final Design (Consultant)	\$128,754	\$729,605	\$858,359
ROW Acquisition	\$382,800	\$2,169,200	\$2,552,000
Internal Soft Costs (LEAF)	\$48,719	\$276,072	\$324,791
TOTAL	\$560,273	\$3,174,877	\$3,735,150

RECOMMENDATION

Staff recommends adoption of the attached Resolution, approving the Joint Powers Agreement (JPA) with Dakota County for the preliminary design of the 70th Street Reconstruction and Lane Reduction project (City Project Nos. 2023-13 and 2023-14).

ATTACHMENTS

1. Resolution - 70th Street Reconstruction Final Design JPA
2. JPA between Dakota County and City of IGH (Contract #DCA23477)

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

RESOLUTION NO. _____

**RESOLUTION TO ENTER INTO A JOINT POWERS AGREEMENT WITH DAKOTA
COUNTY FOR FINAL DESIGN ENGINEERING, RIGHT OF WAY ACQUISITION, AND COST
PARTICIPATION FOR ROADWAY RECONSTRUCTION AND LANE REDUCTION ALONG CSAH
26 (70TH STREET) FROM MN HWY 3 TO CAHILL AVENUE**

WHEREAS, the City of Inver Grove Heights and Dakota County entered into a Joint Powers Agreement (JPA) via Resolution 2024-212 for preliminary design for the reconstruction for the section of CSAH 26 (70th Street) (City Project No. 2023-13) between MN Hwy 3 and Babcock Trail and a lane reduction for the section of CSAH 26 (70th Street) (City Project No. 2023-14) between Babcock Trail and Cahill Avenue (herein referenced as the "Project"); and,

WHEREAS, the preliminary design has been completed, and the City of Inver Grove Heights and Dakota County desire to begin final design and plan for the right of way acquisition needed for the Project; and,

WHEREAS, the western portion (City Project No. 2023-13) will expand the roadway from two lanes to three, add storm sewer facilities and multiuse trails, manage public and private accesses onto 70th Street, and make intersection safety improvements; and

WHEREAS, the eastern portion (City Project No. 2023-14) will include pavement maintenance, reduce the roadway from five to three lanes, construct a multiuse trail on the north side, consider safety improvements to existing intersections, and manage public and private accesses to 70th Street; and

WHEREAS, the County will lead the final design and right of way acquisition process with input from the City; and

WHEREAS, cost responsibility for final design and right of way acquisition will be distributed as 85% County and 15% City participation; and

WHEREAS, the City and County have drafted a Joint Powers Agreement in accordance with Minnesota State Statutes 162.17, subd.1 and 471.59, subd. 1, identifying the cost and execution responsibilities of each agency with respect to the final design engineering and right of way acquisition of both segments of 70th Street as described, to be executed by the two parties.

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

- 1) The Joint Powers Agreement with Dakota County for the Final Design Engineering, Right of Way Acquisition, and Cost Participation for City Project Nos. 2023-13 and 2023-14 is hereby approved.
- 2) The City Engineer, Mayor, and City Clerk are hereby authorized to carry out the agreement on the City's behalf.
- 3) The City will participate in cost sharing per the County's cost participation policy at 85% County/15% City.

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

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

**JOINT POWERS AGREEMENT FOR FINAL DESIGN ENGINEERING, RIGHT OF WAY
ACQUISITION, AND COST PARTICIPATION**

BETWEEN

THE COUNTY OF DAKOTA

AND

THE CITY OF INVER GROVE HEIGHTS

FOR

DAKOTA COUNTY PROJECTS NO. 26-60 AND 26-68

INVER GROVE HEIGHTS PROJECTS NO. 2023-13 AND 2023-14

SYNOPSIS: Dakota County and the City of Inver Grove Heights agree to undertake final design engineering, right-of-way acquisition and cost share of County Projects 26-60 and 26-68, which will include reconstruction, pavement rehabilitation, intersection modification, drainage improvements, trail facility construction, traffic signal replacement, lighting, public utility improvements and traffic safety improvements on County State Aid Highway 26 (70th St.) between Allen Way and Cahill Avenue in Inver Grove Heights. The design work will produce final construction plans that will allow the County and City to advance towards construction. In addition, Dakota County and the City of Inver Grove Heights agree to proceed with acquisition of right of way necessary for construction of each project.

THIS JOINT POWERS AGREEMENT ("Agreement"), is made and entered into by and between the County of Dakota ("County"), a political subdivision of the State of Minnesota, and the City of Inver Grove Heights ("City"), a municipal corporation existing under the laws of the State of Minnesota, hereafter collectively referred to as "Parties", and individually as "Party", and witnesses the following:

WHEREAS, under Minnesota Statutes sections 162.17, subd. 1 and 471.59, subd. 1, two governmental units may enter into an agreement to cooperatively exercise any power common to the contracting parties, and one of the participating governmental units may exercise one of its powers on behalf of the other governmental units; and

WHEREAS, to provide a safe and efficient transportation system, the County and the City are proceeding with County Projects 26-60 (City Project 2023-13) and 26-68 (City Project 2023-14), collectively referred to as the "Project"; and

WHEREAS, County Project 26-60 will include reconstruction of County State Aid Highway (CSAH 26) between Trunk Highway (TH) 3 and TH 52, including multiuse trail facilities along north and south side of CSAH 26, storm sewer, intersection safety improvements, traffic safety improvements, intersection lighting and public utility improvements; and

WHEREAS, County Project 26-68 will include pavement rehabilitation, construction of multiuse trail facilities along the north side of CSAH 26 east of Blaine Avenue, storm sewer adjustments, traffic signal replacement and traffic safety improvements between TH 52 and Cahill Avenue; and

WHEREAS, to more efficiently deliver the Project, the County and the City mutually desire to partner with one another in exercising their joint powers to complete final design engineering and right-of-way acquisition, as well as to determine each parties' respective share of Project costs; and

WHEREAS, the County and City have included the Project in their Capital Improvement Programs and will jointly participate in the costs of said final design engineering and right of

way acquisition, per the Cost Sharing Policy within the Dakota County 2040 Transportation Plan (July 2021).

WHEREAS, staff recommends a joint powers agreement between the County and City to conduct final design engineering, right-of-way acquisition, identify project cost participation, and identify project responsibilities with the understanding that an additional joint powers agreement will be required prior to the awarding of a contract for the construction of the Project; and

WHEREAS, the County and City agree to enter a separate joint powers agreement prior to construction contract bidding of the Project.

NOW, THEREFORE, it is agreed the County and City will share Project responsibilities as detailed in this Agreement and, in accordance with the County's adopted cost share policy, jointly participate in Project costs as set forth herein. The above recitals are incorporated by reference and are made a part hereof as if fully set forth below.

1. Project Administration. The County shall be the lead agency for final design engineering and right-of-way acquisition for the Project. Subject to the requirements below, the County and the City shall each retain final decision-making authority within their respective jurisdictions.
2. Engineering. Engineering costs shall include the cost of preparing final designs, plans, specifications and proposals, surveying, mapping, consultant engineering, right-of-way mapping, including the cost of County and City staff time, as well as the cost of facilitating public and/or third-party agency involvement.
3. Plans and Specifications and Award of Contract. The County will prepare plans and specifications consistent with County and City design standards, State-Aid design standards and MnDOT standards and specifications. The parties' mutual concurrence with the plans and specifications is required prior to advertising for bids. Within 7 days of opening bids for the construction contract, the lead agency shall submit a copy of

the low bid and an abstract of all bids together with the request for concurrence to the State and the award of the construction contract to the lowest responsible bidder. The lead agency may award the contract for construction to the lowest responsive and responsible bidder in accordance with state law. If a bid is not awarded, this Agreement shall terminate for the specific project that is not awarded, and all costs incurred as of the date of termination shall be apportioned in accordance with the terms of this Agreement. The contract construction shall be performed in accordance with approved plans, specifications and special provisions which are made a part hereof by reference with the same force and effect as though fully set forth herein.

4. Right-of-Way. If any easements are necessary for completion of the Project during construction, the County, as the lead agency, will undertake all actions necessary to acquire, including but not limited to, temporary highway right-of-way, wetland damage mitigation and banking, drainage and ponding, and water pollution control best management practices for the Project. The costs of acquiring any necessary right-of-way for the Project, shall be shared based on the County's and City's share of the final construction costs in accordance with the current Dakota County Transportation Plan and Cost Participation policy F.3 Right-of-Way.

If necessary, the City shall convey to the County, at no cost, all necessary permanent highway and temporary easements, on forms approved by the County Attorney's office, on all adjacent City-controlled real property for Project purposes. Additionally, if necessary, the City shall convey rights to the County, at no cost, all public easements, and rights-of-way necessary for Project purposes, including the right to grade within drainage and utility easements as necessary. Any right-of-way costs for new sanitary sewer, water mains and appurtenances, and aesthetic elements outside of the right-of-way needed for the highway improvements shall be the responsibility of the City.

5. Cost Share. After application of all applicable cost sharing provisions of this Agreement and the Dakota County 2040 Transportation Plan (July 2021) Appendix A (Attachment A) policies F.1 through F.19, the County will participate in the final design

engineering and right-of-way acquisition phases of the Project as shown in the Opinion of Cost Participation (Attachment B) and as defined below after deducting federal and state cost participation amounts. It is understood that the Opinion of Cost Participation reflects an estimated cost share at the time of Agreement execution. Final costs will be based on actuals at the time of construction.

The cost participation for the anticipated construction of these projects will be in accordance with the adopted Cost Share Policies, and will be formally applied through a future joint powers agreement:

County Project 26-60 (CSAH 26 from TH 3 to TH 52)

- F.1, Table , Replacement and Modernization – Highway Replacement, 2 to 3 Lane Modernization, Lane Reduction, Trails (85% County, 15% City)
 - The full length of CP 26-60 from TH 3 to TH 52 will be fully reconstructed and will include new trail, new retaining walls, new roundabouts at Angus Avenue and Babcock Trail, and new storm sewer and stormwater ponds. The roundabouts are classified as part of the reconstruction of this project, with Policy F.13 not applying in this case.
 - CP 26-60 will reconstruct an abandoned street segment between Athena Way and Babcock Trail that will become part of the City's local street system. The Parties agree that Policy F.1 will also apply to this portion of the project with an 85% County, 15% City cost share

County Project 26-68 (CSAH 26 from TH 52 to Cahill Avenue)

The full length of CP 26-68 between TH 52 and Cahill Avenue will perform a full pavement replacement, reduce the roadway from 5 lanes to 3 lanes, and construct trail on the north side of CSAH 26. The signal at the intersection with Blaine Avenue will be replaced:

- F.1, Table 4 - Preservation Highway Surface (100% County/0% City) The reclamation of CSAH 26 as part of CP 26-68 is considered a preservation activity paid for by the County.
 - F.1, Table 4, Replacement and Modernization – Lane reductions, trails, pedestrian crossing lighting (85% County/15% City) – Improvements required for implementation of the CSAH 26 adjacent shared-use trail and lane reduction will follow an 85% County/15% City cost split.
 - F.1, Table 4, Signal Replacement and Modernization (Cost split per leg) – The signal replacement at Blaine Avenue will be split 50% County / 50% City based on each agency having jurisdictional ownership of 2 legs of the 4-legged intersection.
 - F.7, Storm Sewer System Maintenance – Storm sewer repairs included in CP 26-68 shall be split 80% County / 20% City.
 - F.8, Multi-Use Trails & Sidewalk Maintenance – reclamation, overlay, or replacement of segments of the existing bituminous bike path along the south side of CSAH 26, including any pedestrian ramps or ADA improvements (100% County)
6. Project Cost Updates. The lead agency will provide updated cost estimates showing the County and City shares of Project costs annually at the time of Capital Improvement Program development. Updated cost estimates will also be provided by the lead agency at the following times:
- At construction plan milestones (60%/90%/Final)
 - Prior to advertising a construction contract
 - After bid opening (prior to contract award)

Project cost estimate updates include actual and estimated costs for Engineering Costs and right-of-way acquisition.

The parties acknowledge that Project cost estimates are subject to numerous variables causing the estimates to be subject to change and the updates are provided

for informational purposes in good faith. Each agency is responsible for informing their respective council or board regarding Project costs estimates.

7. Payment. The County shall administer the contract and act as the paying agent for all payments to the Engineering Consultant and to real estate services used in the acquisition of right-of-way. Payments for these services will be made as Project work progresses. Upon presentation of an itemized claim by one agency to the other, the receiving agency shall reimburse the invoicing agency for its share of the costs incurred under this Agreement upon receipt or within a maximum of 35 days from the presentation of the claim. If any portion of an itemized claim is questioned by the receiving agency, the remainder of the claim shall be promptly paid, and accompanied by a written explanation of the amounts in question. Payment of any outstanding amount will be made following good faith negotiation and documentation of actual costs incurred in carrying out the work.
8. Change Orders and Supplemental Agreements. Any change orders or supplemental agreements that affect any of the Project's cost participation must be approved by the authorized representative of each party prior to execution of work. The City's appointed representative is Paul Merchlewicz, City Engineer, and the County's appointed representative is Erin Laberee, County Engineer, or their successors. Both Parties shall endeavor to provide timely approval of change orders and supplemental agreements so as not to delay completion of the work under this Agreement.
9. Amendments. Any amendments to this Agreement will be effective only after approval by each governing body and execution of a written amendment document by duly authorized officials of each body.
10. Effective Dates for Design of Project. This Agreement will be effective upon execution by duly authorized officials of each governing body and shall continue in effect until all work to be carried out in accordance with this Agreement has been completed. Absent an amendment, however, in no event will this Agreement continue in effect after June 30, 2027.

11. Rules and Regulations. The County and the City shall abide by Minnesota Department of Transportation standard specifications, rules, and contract administration procedures unless amended by the contract specifications.
12. Indemnification. The County agrees to defend, indemnify, and hold harmless the City against any and all claims, liability, loss, damage, or expense arising under the provisions of this Agreement and caused by or resulting from negligent acts or omissions of the County and/or those of County employees or agents. The City agrees to defend, indemnify, and hold harmless the County against any and all claims, liability, loss, damage, or expense arising under the provisions of this Agreement and caused by or resulting from negligent acts or omissions of the City and/or those of City employees or agents. All parties to this agreement recognize that liability for any claims arising under this agreement are subject to the provisions of the Minnesota Municipal Tort Claims Law; Minnesota Statutes, Chapter 466. In the event of any claims or actions filed against either party, nothing in this Agreement shall be construed to allow a claimant to obtain separate judgments or separate liability caps from the individual parties. The County shall include the City as additional insured in the contract documents.
13. Employees of Parties. Any and all persons engaged in the work to be performed by the County shall not be considered employees of the City, for any purpose, including Worker's Compensation, and any and all claims that may or might arise out of said employment context on behalf of said employees while so engaged. Any and all claims made by any third party as a consequence of any act or omission on the part of the County's employees while so engaged on any of the work contemplated herein shall not be the obligation or responsibility of the City. Any and all persons engaged in the work to be performed by the City shall not be considered employees of the County for any purpose, including Worker's Compensation, and any and all claims that may or might arise out of said employment context on behalf of said employee while so engaged. Any and all claims made by any third party as a consequence of any act or omissions of the part of the City's employees while so engaged on any of the work contemplated herein shall not be the obligation or responsibility of the County.

14. Audits. Pursuant to Minnesota Statutes Sec 16 C. 05, Subd. 5, any books, records, documents, and accounting procedures and practices of the County and the City relevant to this Agreement are subject to examination by the County or the City and either the Legislative Auditor or the State Auditor as appropriate. The County and the City agree to maintain these records for a period of six years from the date of performance of all services covered under this Agreement.

15. Integration and Continuing Effect. The entire and integrated agreement of the Parties contained in this Agreement shall supersede all prior negotiations, representations or agreements between the City and the County regarding the Project; whether written or oral. All agreements for future maintenance or cost responsibilities shall survive and continue in full force and effect in accordance with the Dakota County Transportation Plan after completion of the construction provided for in this Agreement.

16. Authorized Representatives. The authorized representatives for the purpose of the administration of this Agreement are:

COUNTY OF DAKOTA
Erin Laberee, Dakota County
Engineer (or successor)
14955 Galaxie Ave.
Apple Valley, MN 55124
Office: (952) 891-7100
Erin.Laberee@co.dakota.mn.us

CITY OF INVER GROVE HEIGHTS
Paul Merchlewicz,
City Engineer (or successor)
8150 Barbara Avenue
Office: (651) 450-2572
pmerchlewicz@ighmn.gov

All notices or communications required or permitted by this Agreement shall be either hand delivered or mailed by certified mail, return receipt requested, to the above addresses. Either party may change its address by written notice to the other party. Mailed notice shall be deemed complete two business days after the date of mailing.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS THEREOF, the Parties have caused this Agreement to be executed by their duly authorized officials.

CITY OF INVER GROVE HEIGHTS

RECOMMENDED FOR APPROVAL:

City Engineer

By _____
Mayor

(SEAL)

By _____
City Clerk

Date: _____

COUNTY OF DAKOTA

RECOMMENDED FOR APPROVAL:

County Engineer

By: _____
Physical Development Director

Date: _____

COUNTY BOARD RESOLUTION

No. 23-075 Date: February 28, 2023

ATTACHMENT A

Goal 1: Limited Resources are Directed to the Highest Priority Needs of the Transportation System

F.1 Cost Participation - Roadway

For cities with populations over 5,000, the county will participate in engineering and construction costs for county highway and associated improvements as defined in Table 4 after deducting federal and state cost participation amounts, for the following cost-shared items, individually or in combination, for projects included in the adopted County CIP:

1. Highway construction.
2. Mitigation required by local, state and federal permits, including accessibility requirements.
3. Eligible storm sewer and other drainage facilities based on contributing flows meeting State Aid sharing factors.
4. Replacement or restoration of fences, landscaping, and driveways when affected by construction.
5. Centerline drainage culverts.
6. Existing traffic signals as part of a roadway project.
7. Replace or adjust sanitary sewer, water, and storm sewer systems, if required due to county highway construction.
8. Replace or adjust privately owned public utilities when utilities exist within privately held easements.
9. Eligible water pollution control best management practice items based on the county's share of contributing flows and meeting National Pollution Discharge Elimination System (NPDES) standards such as outlet structures, sedimentation basins and ponds, and temporary erosion control. This includes recognition of the best management practices and systems necessary to meet all local, county, state or federal storm water treatment requirements.
10. Trail and sidewalks along county highways including pedestrian crossing improvements such as beacons, median refuges and bump outs, and overpasses or underpasses, including the Transportation share of greenway crossings, as deemed necessary by the county for safe accommodation of pedestrians and bicycles in the highway right-of-way.
11. Lighting of sidewalks and trails adjacent to county highways in marked school zones and pedestrian crossings in county highways right-of-way.
12. Transit infrastructure improvements on highways, including bus pullouts, bus shelter pads, and other pedestrian facilities determined necessary to support transit.

The county will be responsible for 100 percent of the costs of existing pavement retained and/or rehabilitated through mill and overlay, resurfacing, reclamation, or other methods, as part of the final project. Applicable cost share policies will be applied to all other new construction or reconstruction involving excavation, installation, and placement of other new or reconstructed infrastructure. All other maintenance responsibilities not stated within a policy are county responsibilities. This policy (F.1) also is applied to the county highway portion of trunk highway projects.

Investment Goal Activities by County/City Share

Dakota County Highway Cost Share Policy Overview

Please refer to individual policies for specific details.

Investment Goal	Activities	County Share	City Share	Comments	Cost Share Policy
Preservation	Paved Highway Surface Gravel Highway Surface Bridge Rehabilitation Traffic Safety and Operation Pedestrian and Bicycle Facilities Retaining Wall Rail Crossings	100%	0%		F.17 F.8
	Storm Sewer Maintenance	up to 80%		Up to 80% County for leads and up to 80% City for mainline	F.7
Management	Small Safety Projects	up to 100%			F.15
	Roundabouts	up to 85%	15%	+15% City share per City leg	F.13
	New Traffic Signals	55%	45%		F.4
Replacement and Modernization	Highway Replacement Bridge Replacement Gravel Road Paving Lane Reductions 2- to 3-Lane Modernization	85%	15%	Includes improvements such as turn lanes, medians, shoulders, trails, sidewalks and school zone and pedestrian crossing lighting. Does not include additional through lanes, small safety projects, traffic signals or interchanges.	F.1 F.2 F.3 F.19
	Signal Replacement and Modernization	up to 100%		Cost split per leg	F.4
Replacement and Modernization and Expansion	Aesthetics	up to 3%		Up to 3% of construction cost	F.2
Expansion	Principal Arterials - non-Freeway	85%	15%	Does not include small safety projects, traffic signals or interchanges	F.1 F.2
	10-ton Routes and 6-lane -1/2 mile spacing	75%	25%	Does not include small safety projects, roundabouts, traffic signals or interchanges	F.3 F.14
	All Other Expansion Projects	55%	45%		
	Interchanges	avg. legs		Average of legs	

Table 4.

NOTE: The county is responsible for operation, maintenance and power cost for enhanced or dynamic signing unless otherwise noted.

F.2 Cost Participation - Aesthetic

Participate in aesthetics up to three percent of the county share of highway construction costs (excluding right-of-way, bridges, ponds, and storm sewers) prior to application of federal, state, or jurisdictional transfer funds. The county share of aesthetic participation may not exceed the local cost share for aesthetics. Aesthetics may include landscaping, plantings, decorative pavements, surface treatments, or decorative fencing. The county will not participate in aesthetics on preservation or management projects.

Aesthetic elements are subject to clear zone and sight line requirements, may not hinder normal maintenance operations, or degrade safety or operation of the highway, including trail or sidewalk facilities. The county will not participate in additional right-of-way necessary for only aesthetic enhancements. The local agency is responsible for maintenance of all aesthetic elements. Failure to maintain aesthetic elements may result in the local agency no longer being eligible for aesthetic funding participation. The county reserves the right to remove non-maintained aesthetic elements and recover costs from the local agency.

F.3 Cost Participation - Right-of-Way

For cities with populations over 5,000, the county will participate in the cost of right-of-way for county highway and associated improvements as defined in Table 4 for existing highways where right-of-way is required for:

1. The construction of items described in F.1, (1-11), F.4 (Traffic Signals), and F.13 (Roundabouts) provided city land use decisions have supported right-of-way needs in the corridor.
2. The county's portion of storm sewer and other drainage facilities based on contributing flows meeting State Aid sharing factors.
3. The county portion of water pollution control best management practice items based on the county's share of the contributing flows and meeting NPDES standards. This includes recognition of the best management practices and systems necessary to meet all local, county, state or federal storm water treatment requirements.

F.4 Cost Participation – Traffic Signals

Traffic signals on county highways including construction costs for attached streetlights, interconnection, pre-emption, etc., will be eligible for the following county engineering and construction item participation after subtracting federal and/or state funds as follows:

1. New traffic signal installation, both independent installations or when included with a broader highway project, up to 55 percent county funds.
2. Existing traffic signal replacement or modernization including operational revisions for independent intersection projects such as flashing yellow arrows and pedestrian indications up to the percentage of intersection approach legs under county jurisdiction.
3. 100 percent of traffic signal removals and any directly associated intersection revision construction costs as independent or included in a broader highway project.
4. County standard for signal poles is galvanized. Initial painting and maintenance re-painting costs are aesthetic and is at city cost.

F.5 Cost Participation Involving Federal and State Funds

Subtract from the county eligible project costs, funds received from regional federal solicitation, Trunk Highway Fund, Trunk Highway Jurisdictional Transfer Fund, or federal or state grants, with the balance of remaining costs divided according to applicable county policies.

F.6 Cost Participation for Populations Less Than 5,000

Pay all costs for eligible construction and reconstruction for county highway improvements in cities with populations less than 5,000 and all townships.

F.7 Cost Participation for Storm Sewer System Maintenance

Share the cost of city maintenance of the following elements of county transportation facility storm water drainage systems:

1. Roadway catch basins and pipes connecting catch basins to mainline pipes are eligible for up to 80 percent county participation, or the county share of contributing flows, whichever is less.
2. Mainline pipes at a minimum of 20 percent or the county's share of contributing flows, whichever is greater.
3. Storm water treatment and mitigation facilities based on the county's share of contributing flows.

4. To be eligible for county participation, a system-wide maintenance agreement between the county and local agency will be required to identify system-wide storm water roles and cost responsibilities. These cost share agreements are for actual repair and replacement projects and not for routine maintenance activities such as cleaning.
5. To be eligible for county participation, storm sewer repair and maintenance projects must be included in the currently adopted CIP or be approved by the county prior to incurring costs.

F.8 Multi-Use Trails and Sidewalk Maintenance

Participate in pavement preservation, overlay, or reconstruction of trails and sidewalks along the county highway system up to 100 percent. The city is responsible for snow and ice removal. To be eligible for county participation in trails and sidewalks, a system-wide maintenance agreement between the county and local agency will be required to identify system-wide trail and sidewalk roles and cost responsibilities.

F.9 Transit Capital and Operating

Consider participation in transit capital and operating enhancements, or pilot projects, up to 50 percent after application of federal or state funds available for the project as determined by the county.

F.10 Tax Increment Financing (TIF) Costs

Subtract from the county eligible project costs, the costs of highway improvements or other highway costs (e.g. turn lanes, traffic controls, etc.), which are, in the determination of the county, the result of tax increment financing plan or an amendment to a TIF plan with the balance of costs divided according to policies. County Board resolution is required for any significant deviation from this policy.

F.11 Township Allotment Fund

As requested by the township and approved by the County Engineer, use the "township allotment" to fund:

1. 50 percent of township road or bridge construction projects.
2. Intersection lighting of county highways, including energy costs. (Energy costs will be submitted on an annual basis.)
3. Sign replacement funding.

F.12 Capital Improvement Program

Annually prepare and review the five-year Transportation, Transportation Sales and Use Tax and Regional Railroad Authority CIP's.

F.13 Cost Participation – Roundabouts

Participate up to 85 percent of the costs for eligible engineering and construction items, including streetlights and other features determined as necessary for operation, for roundabouts as described in Policy F.1. as follows:

- County Intersections: 25 percent base level of participation plus 15 percent for each county approach leg of the intersection.
- Trunk Highway Intersections: 85 percent for each county leg of the intersection after application of federal and/or state funds.

The county does not participate in strictly aesthetic elements for roundabout projects.

F.14 Cost Participation – Future County Road Segments

At county discretion, participate in the construction and engineering costs in accordance with F.1 for constructing local roadways that are identified as future county highway segments to county standards, over and above the costs that would have been incurred to construct the segment to city collector street standards.

F.15 Cost Participation – Small Safety Projects

The county may participate up to 100 percent of the engineering and construction costs of the following project types based on county review or prioritization to improve the safety of the transportation system, provided that they would not otherwise be included in a larger management, replacement and modernization or expansion project, or permit request:

1. Median closures or modifications;
2. Access closures or modifications;
3. Streetlights at intersections, marked pedestrian crossing locations and lighting along county highway trails within school zones with demonstrated safety benefit based on county evaluation – Participate up to 100 percent for power and maintenance costs;
4. Turn lanes or channelization at the intersection of two county highways;
5. Pedestrian crossing improvements including median refuges, bump outs, and pavement markings;
6. Guardrail Installation; and
7. ADA required safety improvements including curb ramps, sidewalk and bus shelter pads, and sidewalk connections within county highway right-of-way.

F.16 Cost Participation – Local Roadway System

The county may participate up to 85 percent, as defined on Table 4, of the costs for construction of local roadways necessary to directly mitigate physical, safety or operational deficiencies on the county highway system. Actual participation amount shall be based on the quantifiable benefit to the county highway system, as determined by the county based on engineering study. Local roadway construction costs that will be considered include:

1. Costs associated with relocation and construction of portions of the local roadway system to provide for its continuity and operation at a level that approximates its condition prior to construction of a county highway project.
2. Costs associated with improvements necessary to adequately accommodate county highway traffic detoured onto a local roadway during county highway construction.
3. Costs to improve local roadways to adequately accommodate traffic turning from the county highway onto a local roadway due to the addition of turn lanes on the county highway.
4. Costs directly associated with removal or consolidation of existing access to the county highway system.
5. Costs associated with construction of a local roadway that directly mitigates an existing county highway safety or operational issue or directly eliminates or significantly delays the need to expand the county highway system.

F.17 Traffic Signal and Street Lighting Power Costs and Maintenance Responsibilities

Participate in the maintenance and power costs for new and replacement traffic signals and standard streetlights as follows. Aesthetically enhanced and decorative streetlights are subject to Policy F.2.

- A. New and Replacement

- a. Installation (New and Replacement) Streetlights at intersections, marked pedestrian crossing locations and lighting along county highway trails within school zones with demonstrated safety benefit based on county evaluation – Participate up to 100 percent for power and maintenance costs.
 - b. Street lighting at roundabouts – The county will be responsible for power costs and maintenance on county-county and state-county intersection roundabouts and the city will be responsible on city-county intersection roundabouts.
 - c. Street lighting, maintenance and power costs for traffic signals – The county will participate in power costs for traffic signals including the streetlight up to the percentage of intersection approach legs under county jurisdiction. The streetlights must be energy saving and connected to the service cabinet. Street lighting is the luminaire, pole and all wiring located above the signal mast arm. The city is responsible for maintenance of streetlights and all costs for unmetered services. Painting maintenance of streetlights for signals is 100 percent city responsibility.
- B. Existing
- a. Energy saving light retrofits - The county does not participate. Cities may elect to retrofit streetlights at their cost and by permit through the county.

F.18 County Advanced Funding for City Cost Participation

The county will consider advancing the local share of a project, consistent with adopted county cost participation policies, in the approved CIP's by agreement with the city involved when all the following criteria are met:

- 1. The county determines there is a need on the county transportation system that should be addressed sooner than city funding allows.
- 2. The county has the available funds to pay the city cost share at the time the cost will be incurred.
- 3. The city submits a request to the county explaining the reason(s) for the county to advance fund their share.
- 4. The plan for city repayment is defined in an agreement between the city and county.
- 5. County advance funding is limited to a maximum 3-year period.

F.19 Left Turn Lane/Access Permit Process

In cities over 5,000 in population, the county will participate up to 85 percent of one half (42.5 percent) of the engineering, right-of-way and construction costs for left turn lanes required by the county through the access permitting process on high speed, two-lane, undivided county highways to accommodate a new access across from an existing access that does not have an existing left turn or bypass lane. For locations in cities under 5,000 in population or townships, the county may participate up to 50 percent of the engineering, right-of-way and construction costs.

CP26-60 Cost Split (85/15) for Final Design and ROW Acquisition 5-Aug-25 (Costs estimated at the time of agreement execution, final costs will be based on actual incurred expenses) Executed Contract Amount Estimated Amount					
CP 26-60	Total (Estimated if not known)	Dakota County (85%)	City of Inver Grove Heights (15%) Non Grant Eligible		Comments
Final Design (85/15)					
- Design Services	\$ 511,415	\$ 434,703	\$ 76,712		Aug. 2025 Kimley Horn proposal (60%)
-Incidental Expenses (mailings, public involvement)	\$ 6,000	\$ 5,100	\$ 900		
Design Totals	\$ 517,415	\$ 439,803	\$ 77,612		
Right of Way (85/15)					
-Appraisals, Title Work, Settlements, Condemnation Fees, Commissioner Time, County Attorney Time	\$ 2,452,000	\$ 2,084,200	\$ 367,800		July 2025 Real Estate Office estimate
Right of Way Totals	\$ 2,452,000	\$ 2,084,200	\$ 367,800		
Dakota County Labor Costs (85/15)					
County Eng/Admin - DESIGN (15%)	\$ 77,612	\$ 65,970	\$ 11,642		
County Eng/Admin - R/W (5%)	\$ 122,600	\$ 104,210	\$ 18,390		
DC Labor Totals	\$ 200,212	\$ 170,180	\$ 30,032		
City Labor Costs (85/15)					
City Eng/Admin - DESIGN (5%)	\$ 25,871	\$ 21,990	\$ 3,881		
City Eng/Admin - R/W (1%)	\$ 24,520	\$ 20,842	\$ 3,678		
Inver Grove Heights Labor Totals	\$ 50,391	\$ 42,832	\$ 7,559		
COLUMN TOTALS	\$ 3,319,479	\$ 2,944,710	\$ 519,655		

Dakota County Total	\$ 2,944,710
City of Inver Grove Heights Total	\$ 519,655

PROJECT TOTALS	\$ 3,464,365
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CP26-68 Cost Split (85/15) for Final Design and ROW Acquisition 5-Aug-25 '(Costs estimated at the time of agreement execution, final costs will be based on actual incurred expenses) Executed Contract Amount Estimated Amount	
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CP 26-68		Total (Estimated if not known)	Dakota County (85%)	City of Inver Grove Heights (15%) Non Grant Eligible		Comments
Final Design (85/15)						
- Design Services		\$ 340,944	\$ 289,802	\$ 51,142		Aug. 2025 Kimley Horn proposal (40%)
-Incidental Expenses (mailings, public involvement)		\$ -	\$ -	\$ -		
Design Totals		\$ 340,944	\$ 289,802	\$ 51,142		
Right of Way (85/15)						
-Appraisals, Title Work, Settlements, Condemnation Fees, Commissioner Time, County Attorney Time		\$ 100,000	\$ 85,000	\$ 15,000		
Right of Way Totals		\$ 100,000	\$ 85,000	\$ 15,000		
Dakota County Labor Costs (85/15)						
County Eng/Admin - DESIGN (15%)		\$ 51,142	\$ 43,470	\$ 7,671		
County Eng/Admin - R/W (5%)		\$ 5,000	\$ 4,250	\$ 750		
DC Labor Totals		\$ 56,142	\$ 47,720	\$ 8,421		
City Labor Costs (85/15)						
City Eng/Admin - DESIGN (5%)		\$ 17,047	\$ 14,490	\$ 2,557		
City Eng/Admin - R/W (1%)		\$ 1,000	\$ 850	\$ 150		
Inver Grove Heights Labor Totals		\$ 18,047	\$ 15,340	\$ 2,707		
COLUMN TOTALS		\$ 614,594	\$ 645,558	\$ 113,922		

Dakota County Total	\$ 645,558
City of Inver Grove Heights Total	\$ 113,922

PROJECT TOTALS	\$ 759,480
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Request for Council Action

SUBJECT: **Resolution Authorizing 2026 Equipment Orders for Golf Course**

MEETING DATE: November 10, 2025

ITEM TYPE: Consent Agenda

CONTACT: Joel Metz, Golf Course Superintendent, 651.554.0132
Adam Lares, Parks & Recreation Director, 651.450.2587

ACTION REQUESTED

The Council is asked to adopt the attached Resolution, authorizing the purchase of new maintenance equipment and the trading in of aging equipment for Inver Wood Golf Course.

BACKGROUND

The recommended 2026 equipment replacements for the Golf Course were presented to the City Council at its October 6, 2025 work session. Staff identified the need to replace several pieces of aging equipment and purchase new equipment to improve operational efficiency and turf quality.

The following items have been identified for trade-in or disposal in 2026:

- #T1 – 2008 TORO 3150, trade-in value: **\$7,500**
- #T2 – 2004 TORO 3150, trade-in value: **\$5,000**
- John Deere 800, trade-in value: **\$350**
- Chevrolet 3500 (1990, Unit #104) – no trade-in value; to be disposed of
- Ford F250 (2008, Unit #106) – no trade-in value; to be disposed of

These units have exceeded their useful life cycles and are no longer cost-effective to maintain.

To replace the outdated equipment, staff recommends the purchase of two John Deere 2400 PrecisionCut Triplex Mowers (Model Year 2025) at a price of \$52,363.85 per unit. The total purchase cost for both units is \$104,727.70, with applicable sales tax of \$7,465.06, resulting in a total purchase price after trade-in of \$99,342.76. In addition, the Golf Course plans to purchase a 2015 Ford F550 (Unit #316) from the Streets Division. This vehicle is being replaced within the Streets Division, and Golf intends to acquire it for \$15,000, which matches its trade-in value. These purchases will enhance turf quality for guests, improve maintenance efficiency, and extend the useful life of the golf course's support equipment.

By placing the order in 2025, the City will secure 2025 pricing, avoiding an anticipated 2–4% price increase projected for 2026.

FISCAL IMPACT

The newly established Golf Course Capital Fund (551) is projected to have an available cash balance of approximately \$1.5 million at the beginning of 2026. The total estimated acquisition cost for the recommended equipment is \$114,342.76.

The table below outlines the proposed trade-ins and purchases. Two quotes were obtained for each piece of equipment, and the lowest pricing is reflected in the summary below.

Equipment	Cost
Vendor - John Deere	
John Deere 2400 PrecisionCut Triplex Mower	\$52,363.85
John Deere 2400 PrecisionCut Triplex Mower	\$52,363.85
Trade-in (#T1 – 2008 TORO 3150, #T2 – 2004 TORO 3150, John Deere 800)	-\$12,850.00
Tax	\$7,465.06
SUBTOTAL	\$99,342.76
Vendor - City Streets Division	
2015 Ford F550 (Unit #316)	\$15,000.00
SUBTOTAL	\$15,000.00
TOTAL 2026 VEHICLE & EQUIPMENT PURCHASES	\$114,342.76

RECOMMENDATION

Staff recommends adoption of the attached Resolution, declaring the equipment to be traded in as surplus property, and approving the equipment purchases outlined above.

ATTACHMENTS

1. Resolution - Authorizing Purchase of 2026 Golf Course Capital Equipment
2. John Deere Quote - 2026 Equipment

DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. _____

AUTHORIZING PURCHASE OF 2026 GOLF COURSE CAPITAL EQUIPMENT

WHEREAS, the City of Inver Grove Heights is in possession of the following equipment or property which is no longer needed for public service and can be offered for sale and/or disposal or donation pursuant to the terms of Minnesota Statutes, Sections 471.345, 471.64, and 471.3459 and;

- Equipment #T1 – 2008 TORO 3150
- Equipment #T2 – 2004 TORO 3150
- John Deere 800,
- Chevrolet 3500 (1990, Unit #104)
- Ford F250 (2008, Unit #106)

WHEREAS, staff recommends the purchase of two (2) John Deere 2400 PrecisionCut Triplex Mowers (Model Year 2025) from John Deere for \$52,363.85 per unit, for a total of \$104,727.70, plus applicable sales tax of \$7,465.06, and less trade-in credits totaling \$12,850, resulting in a net purchase price of \$99,342 and;

WHEREAS, the Golf Course also will purchase a 2015 Ford F550 (Unit #316) from the City's Streets Division for \$15,000, which represents the vehicle's trade-in value; and

WHEREAS, the total cost for the recommended acquisitions is \$114,342.76, with funds available in the Golf Course Capital Fund (551), which is projected to have a beginning cash balance of approximately \$1.5 million at the start of 2026; and

NOW THEREFORE, BE IT RESOLVED BY THE INVER GROVE HEIGHTS CITY COUNCIL approves as follows:

1. The equipment listed above is hereby declared surplus and authorized for trade-in or disposal as identified.
2. City staff are authorized to purchase two (2) John Deere 2400 PrecisionCut Triplex Mowers (Model Year 2025) from John Deere in the total amount of \$99,342.76, after applicable trade-ins and taxes.
3. City staff are further authorized to purchase a 2015 Ford F550 (Unit #316) from the City's Streets Division in the amount of \$15,000.
4. City staff are directed to take all necessary actions to complete the trade-in, disposal, and acquisition of the equipment listed herein.

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

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

Customer:

Quotes are valid for 30 days from the creation date or upon contract expiration, whichever occurs first.

A Purchase Order (PO) or Letter of Intent (LOI) including the below information is required to proceed with this sale. The PO or LOI will be returned if information is missing.

- ☐ Vendor: Deere & Company 2000 John Deere Run Cary, NC 27513
- ☐ Signature on all LOIs and POs with a signature line
- ☐ Contract name or number; or JD Quote ID
- ☐ Sold to street address
- ☐ Ship to street address (no PO box)
- ☐ Bill to contact name and phone number
- ☐ Bill to address
- ☐ Bill to email address (required to send the invoice and/or to obtain the tax exemption certificate)
- ☐ Membership number if required by the contract

For any questions, please contact:

Johnson Ben

Van-Wall Equipment, Inc. 1451 Energy Park Drive
St. Paul, MN 55108

Tel: 612-217-7640

Mobile Phone: 612-747-7308

Fax: 612-217-7640

Email: ben.johnson@vanwall.com

Quotes of equipment offered through contracts between Deere & Company, its divisions and subsidiaries (collectively "Deere") and government agencies are subject to audit and access by Deere's Strategic Accounts Business Division to ensure compliance with the terms and conditions of the contracts.

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Van-Wall Equipment, Inc.
1451 Energy Park Drive
St. Paul, MN 55108
612-217-7640
mailbot.jd@vanwall.com

Quote Summary**Prepared For:**

INVER WOOD GOLF COURSE
1850 70TH ST E
INVER GROVE HEIGHTS, MN 55077
Business: 651-457-3667
JMETZ@IGHMN.GOV

Delivering Dealer:

Van-Wall Equipment, Inc.
Johnson Ben
1451 Energy Park Drive
St. Paul, MN 55108
Phone: 612-217-7640
Mobile: 612-747-7308
ben.johnson@vanwall.com

Quote Id: 33330218**Created On:** 17 August 2025**Last Modified On:** 17 September 2025**Expiration Date:** 31 December 2025

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 2400 PrecisionCut Triplex Mower (Model Year 2025) Contract: MN Turf Maint Equip 243334 (PG 0B CG 22) Price Effective Date: February 14, 2025	\$ 68,005.00	\$ 52,363.85 X	2 =	\$ 104,727.70

Equipment Total **\$ 104,727.70**

Trade In Summary	Qty	Each	Extended
2008 TORO 3150 - 280000791 PayOff Total Trade Allowance	1	\$ 7,500.00	\$ 7,500.00 \$ 0.00 \$ 7,500.00
2004 TORO 3150 - 240000681 PayOff Total Trade Allowance	1	\$ 5,000.00	\$ 5,000.00 \$ 0.00 \$ 5,000.00
JOHN DEERE 800 - TC800AC030061 PayOff Total Trade Allowance	1	\$ 350.00	\$ 350.00 \$ 0.00 \$ 350.00

Trade In Total **\$ 12,850.00**

* Includes Fees and Non-contract items

Quote Summary

Equipment Total	\$ 104,727.70
Trade In	\$ (12,850.00)
SubTotal	\$ 91,877.70

Salesperson: X_____

Accepted By: X_____

Confidential



JOHN DEERE

**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**

Van-Wall Equipment, Inc.
1451 Energy Park Drive
St. Paul, MN 55108
612-217-7640
mailbot.jd@vanwall.com

Sales Tax - (8.125%)	\$ 7,465.06
Est. Service	\$ 0.00
Agreement Tax	
Total	\$ 99,342.76
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 99,342.76

Salesperson: X_____

Accepted By: X_____

Confidential



JOHN DEERE

Selling Equipment

Quote Id: 33330218

Customer Name: INVER WOOD GOLF COURSE

ALL PURCHASE ORDERS MUST BE MADE OUT

TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT

TO DELIVERING DEALER:

Van-Wall Equipment, Inc.
1451 Energy Park Drive
St. Paul, MN 55108
612-217-7640
mailbot.jd@vanwall.com

JOHN DEERE 2400 PrecisionCut Triplex Mower (Model Year 2025)

Contract: MN Turf Maint Equip
243334 (PG 0B CG 22)
Price Effective Date: February 14, 2025

Suggested List *
\$ 68,005.00
Selling Price *
\$ 104,727.70

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
1275TC	2400 PrecisionCut Triplex Mower (Model Year 2025)	2	\$ 39,254.00	23.00	\$ 9,028.42	\$ 30,225.58	\$ 60,451.16
Standard Options - Per Unit							
001A	United States and Canada	2	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
183E	JDLink™ Modem	2	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
0443	All Other Countries (English / Spanish)	2	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
1022	Smooth Tires and Wheels (20x10.00-10, 2 ply)	2	\$ 754.00	23.00	\$ 173.42	\$ 580.58	\$ 1,161.16
1193	Rear Wheel Assist - GRIP All-Wheel Drive	2	\$ 4,119.00	23.00	\$ 947.37	\$ 3,171.63	\$ 6,343.26
1201	Quick Adjust 5 (QA5) 7-blade Heavy Section Cutting Units	2	\$ 10,863.00	23.00	\$ 2,498.49	\$ 8,364.51	\$ 16,729.02
1304	50.8 mm (2-in.) Diameter Machined Grooved Wide Solid Rollers	2	\$ 763.00	23.00	\$ 175.49	\$ 587.51	\$ 1,175.02
1408	Cutting Unit and FTC / GTC ONLY Counterweights	2	\$ 301.00	23.00	\$ 69.23	\$ 231.77	\$ 463.54
1601	50.8 mm (2-in.) Diameter Machined Smooth Solid Rollers	2	\$ 763.00	23.00	\$ 175.49	\$ 587.51	\$ 1,175.02
2009	Standard Seat	2	\$ 709.00	23.00	\$ 163.07	\$ 545.93	\$ 1,091.86
3202	Cutting Unit Attaching Yokes and Direct Mounted (Bullhorn) Molded One-Piece Grass Catchers	2	\$ 2,152.00	23.00	\$ 494.96	\$ 1,657.04	\$ 3,314.08
9742	Greens Tender Conditioner Shaft and Blades	2	\$ 1,366.00	23.00	\$ 314.18	\$ 1,051.82	\$ 2,103.64
9743	FTC / GTC / Front Rotary Brush Gear Drive	2	\$ 6,065.00	23.00	\$ 1,394.95	\$ 4,670.05	\$ 9,340.10
9766	LED Work Light Kit	2	\$ 727.00	23.00	\$ 167.21	\$ 559.79	\$ 1,119.58



Selling Equipment

Quote Id: 33330218 Customer Name: INVER WOOD GOLF COURSE

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):				ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:			
Deere & Company 2000 John Deere Run Cary, NC 27513 FED ID: 36-2382580 UEID: FNSWEDARMK53				Van-Wall Equipment, Inc. 1451 Energy Park Drive St. Paul, MN 55108 612-217-7640 mailbot.jd@vanwall.com			
9849	(3) 55.9 cm (22-in.) Rear Roller Scrapers (Solid) for QA5 Cutting Units with 50.8 mm (2-in.) Smooth Rear Rollers	2	\$ 169.00	23.00	\$ 38.87	\$ 130.13	\$ 260.26
Standard Options Total			\$ 28,751.00		\$ 6,612.73	\$ 22,138.27	\$ 44,276.54
Value Added Services Total				\$ 0.00		\$ 0.00	\$ 0.00
Total Selling Price			\$ 68,005.00		\$ 15,641.15	\$ 52,363.85	\$ 104,727.70

Trade-in

Quoteld: 33330218**Customer:** INVER WOOD GOLF COURSE**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

Machine Details		2008 TORO 3150 SN# 280000791
Description		Net Trade Value
2008 TORO 3150		\$ 7,500.00
SN# 280000791		
Your Trade In Description		
Additional Options		
Hour Meter Reading	2375	
Total		\$ 7,500.00

Machine Details		2004 TORO 3150 SN# 240000681
Description		Net Trade Value
2004 TORO 3150		\$ 5,000.00
SN# 240000681		
Your Trade In Description		
Additional Options		
Hour Meter Reading	3065	
Total		\$ 5,000.00

Machine Details		JOHN DEERE 800 SN# TC800AC030061
Description		Net Trade Value
JOHN DEERE 800		\$ 350.00



JOHN DEERE

Trade-in

QuoteId: 33330218

Customer: INVER WOOD GOLF COURSE

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company

2000 John Deere Run

Cary, NC 27513

FED ID: 36-2382580

UEID: FNSWEDARMK53

SN# TC800AC030061
Your Trade In Description
Total



Request for Council Action

SUBJECT: Resolution Authorizing 2026 Command Vehicle and Equipment Order for Police Department

MEETING DATE: November 10, 2025
ITEM TYPE: Consent Agenda
CONTACT: Melissa Chiodo, Police Chief, 651.450.2526

ACTION REQUESTED

The Council is asked to adopt the attached Resolution, authorizing the purchase of a new command vehicle and equipment for the Police Department.

BACKGROUND

The City of Inver Grove Heights received a one-time public safety funding allocation from the State of Minnesota. The Police Department's allotment was placed in the Public Safety Small Equipment Fund (Fund 102) for use. The proposed utilization of some of this funding for the acquisition of a command vehicle and related equipment was included in the 2026 Public Safety Small Equipment Fund budget, as discussed during the August 4 City Council work session.

This command vehicle will be used for many police operations, including large police calls, outdoor crime scenes, search warrants, community events and more. The vehicle is a van, the interior of which will be a custom built-out center of operations with monitors that can display live feeds from body cams, drones and other video feeds. The vehicle will also be equipped with work stations with laptops, radios, lockable storage with evidence kits, supplies and other tools necessary for police work in the field. Lastly, it will also be equipped to run on batteries in a special compartment, eliminating the need for a gas-powered generator.

FISCAL IMPACT

The total cost for purchase and build-out of the proposed command vehicle is \$200,000 and would be paid for with part of the Police Department's one-time public safety funds from the State of Minnesota. Council authorization to order the vehicle now will allow the City to take advantage of 2025 vehicle pricing, even though the City does not expect to receive the finished vehicle until 2026.

RECOMMENDATION

Staff recommends adoption of the attached Resolution approving the purchase of a new command vehicle and related equipment as outlined above.

ATTACHMENTS

1. Resolution Authorization Command Vehicle and Equipment Procurement (Nov 2025)

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

RESOLUTION NO. _____

**RESOLUTION APPROVING THE PURCHASE OF A POLICE DEPARTMENT
COMMAND VEHICLE AND EQUIPMENT**

WHEREAS, City staff presented a summary of the 2026 Public Safety Small Equipment Fund (Fund 102) budget to the City Council on August 4, 2025; and

WHEREAS, the proposed 2026 vehicle and equipment replacement plan includes the purchase of a command vehicle and associated equipment, with a total estimated cost of \$200,000, to be funded through Fund 102; and

WHEREAS, due to procurement lead times, dealer-specified ordering windows, and the opportunity to secure 2025 pricing, staff recommend placing the order for the 2026 vehicle and equipment prior to the end of 2025; and

WHEREAS, the City will not be obligated to make payment until the vehicle is delivered, which is anticipated to occur in 2026;

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

The following 2026 vehicle and equipment procurement is hereby approved:

Vehicle #	Vehicle/Equipment	Vehicle Cost	Equipment Cost	Total Cost
PD #1	2026 Ford 350 Cargo Van	\$59,000	\$141,000	\$200,000

The City Council finds this vehicle necessary and beneficial to the efficient operation of the Police Department and hereby authorizes staff to proceed with the procurement process.

Funding for this purchase shall be provided through the sources identified in Fund 102, not to exceed a total of \$200,000.

Adopted by the City Council of the City of Inver Grove Heights, Minnesota, this 10th day of November, 2025.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



Request for Council Action

SUBJECT: **Amended Agreement to Acquire Right-of-Way**

MEETING DATE: November 10, 2025

ITEM TYPE: Consent Agenda

CONTACT: Jason Ziemer, Community Development Director, 651-450-2546

ACTION REQUESTED

The Council is asked to authorize the attached amendment to the purchase agreement for acquiring approximately 400 square feet of land from 2645 Boudreau Court for public right-of-way, at a cost of \$1.

BACKGROUND

The City Council previously approved a purchase agreement to acquire roughly 400 square foot of land for right-of-way from 2645 Boudreau Court at their August 25, 2025 meeting. Unfortunately, closing on the purchase did not take place prior to the specified closing date in the original agreement and therefore an amended agreement is needed with a revised closing date. The purchase of the right-of-way is tied to the replatting of an adjacent parcel that fronts 80th Street. The formal acquisition of the 400-square foot area, and dedication of right-of-way, will be completed as part of the platting process of the adjacent parcel fronting 80th Street.

FISCAL IMPACT

The purchase agreement provides for the City to acquire the 400-square-foot area for \$1.

RECOMMENDATION

Staff recommends approval of the attached amendment to the purchase agreement.

ATTACHMENTS

1. First Amendment to Purchase Agreement for ROW (2645 Boudreau Court)

FIRST AMENDMENT TO PURCHASE AGREEMENT

This First Amendment to Purchase Agreement ("Amendment") is made this ____ day of _____, 2025 ("Effective Date"), by and between Ken & Joan, L.P., a Minnesota limited partnership ("Seller") and the City of Inver Grove Heights, a Minnesota municipal corporation ("Buyer").

RECITALS

WHEREAS, the Buyer and the Seller entered into that certain Purchase Agreement dated August 25, 2025 ("Agreement"); and,

WHEREAS, the Buyer and the Seller have agreed to further amend and modify the terms and conditions of the Agreement as hereinafter set forth; and,

NOW, THEREFORE, in consideration of the premises and mutual covenants in this Amendment and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

AMENDMENTS

1. Section 5 of the Agreement is hereby deleted and replaced in its entirety as follows:
5. Contingencies. The parties agree that the purchase of the Right of Way parcel is subject to the following contingencies, which must be accepted and waived before the expiration of the Due Diligence Period:
 - a. Title to the Right of Way Parcel shall be acceptable to Buyer;
 - b. The Right of Way Parcel's condition must be acceptable to Buyer; and
 - c. Seller shall have provided proof that the existing lease for the Subject Property has been amended to remove the Right of Way Parcel from the portion of the Subject Property leased to any tenant

Additionally, prior to the deadline for the Closing Date, the following contingencies must have occurred:

- a. Seller shall provide an affidavit or other written document in a form acceptable to the Buyer providing proof that the Right of Way Parcel is not subject to any lease or other written or unwritten instrument granting possession of the Right of Way Parcel to any third party;
- b. The Right of Way Parcel must be subdivided from the Subject Property; and
- c. The City must have approved a plat for the property located at 2615 80th Street (PID: 20-00900-87-013) that incorporates the Right of Way Parcel into the Plat;

the owner of 2615 80th Street must have committed to recording the Plat; and the Plat must be executed or ready to be executed and ready for recording.

2. Section 6 of the Agreement is hereby deleted and replaced in its entirety as follows:

6. Satisfaction of Contingencies. Buyer shall satisfy or waive the above contingencies by the deadlines listed in Section 5 above. On or before the expiration of the Due Diligence Period or the deadline for the Closing Date, depending on the specific contingency, Buyer shall, by giving written notice to Seller, either:

- a. Terminate this Agreement if any one or more of the contingences above have not been satisfied to the satisfaction of Buyer; or
- b. Waive the contingencies listed above and proceed to closing

If Buyer elects to terminate this Agreement under paragraph 6(a) above then, upon Seller's receipt of Buyer's written notice of termination, this Agreement shall be null and void and neither party shall have any further obligation to the other.

If Buyer elects to waive the contingencies and proceeds under paragraph 6(b) above, the parties shall proceed to closing.

3. Section 7 of the Agreement is hereby deleted and replaced in its entirety as follows:

7. Closing Date/Diligence Period. For a maximum of one hundred and eighty (180) days after the mutual execution of this Agreement (the "Due Diligence Period"), Buyer shall have the right, but not the obligation to conduct an investigation of the Right of Way Parcel. The closing of the purchase and sale of the Right of Way Parcel ("Closing") shall occur at a location mutually agreed upon by the parties, within thirty (30) days of the expiration of the Due Diligence Period (the "Closing Date").

4. Wherever there is a conflict between the provisions contained in the Agreement, the provisions in this Amendment shall control. Except as

expressly amended, supplemented or modified by this Amendment, the Agreement shall continue in full force and effect. All capitalized terms contained in this Amendment, unless specifically defined herein, shall have the meaning ascribed to them in the Agreement. This Amendment shall bind and inure to the benefit of the parties hereto and their respective successors and assigns

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the day and year written above.

BUYER:

CITY OF INVER GROVE HEIGHTS

Brenda Dietrich, Mayor

Rebecca Kiernan, City Clerk

SELLER:

KEN & JOAN, L.P.

By : _____

Its: _____

By : _____

Its: _____



Request for Council Action

SUBJECT: **Resolution Adopting Proposed Assessments for Securing a Vacant and Hazardous Building at 3095 65th Street**

MEETING DATE: November 10, 2025

ITEM TYPE: Public Hearing

CONTACT: Jason Ziemer, Community Development Director, 651-450-2546

ACTION REQUESTED

The Council is asked to hold a Public Hearing and then approve the attached Resolution, adopting the assessment of costs for securing a vacant and hazardous building located at 3095 65th Street.

BACKGROUND

On May 12, 2025, the City Council authorized the Building Official to proceed with securing a vacant and hazardous building located at 3095 65th Street ("Subject Property") in Inver Grove Heights. The Subject Property is known locally as the former Buggy Car Wash. The City hired a contractor to secure the building and clean up the site. That work was completed this past summer. The property owner was invoiced for that work, however the invoice has gone unpaid.

Subject Property History

The car wash had not been operational for several years and the building had been posted by the Chief Building Official as unfit for occupancy beginning in 2022. Prior to the work securing the building, the Subject Property had been the subject of continued complaints and police calls related to the condition of the property and activity at the site. Multiple notices were sent to the property owner regarding the status of the building and property, but the property owner took no action to secure the building as directed by the City.

Minnesota Statutes §463.251 allows a City to order a property owner to secure a vacant building that is deemed to be hazardous due to the fact it is open to trespass. When the owner failed to do so, the City Council approved a Resolution on May 12, 2025, authorizing the Building Official to proceed with securing the building and property.

Outstanding Invoices

The property owner has been invoiced for the cost to secure the building and clean up the property. That invoice remains unpaid and the property owner is unresponsive to communications from the City. Since that initial invoice, City staff have compiled all legal costs to date related to the above-described action. Those costs are also owed by the property owner and are included in the total balance due, which is \$13,326.57.

The public hearing to consider these outstanding costs and pending assessments was called by City Council for November 10, 2025. City staff sent a letter by mail and email to the property owner, but

there has still been no response or attempt to pay the outstanding balance. If the Council approves the proposed assessment, and the amount due goes unpaid for 30-days, the Finance Department will send the balance due to Dakota County for collection. Interest of 4.106% would be added to the balance due and the total would be due with the property's 2026 property tax payment.

FISCAL IMPACT

Assessing the unpaid amount due allows the City to recoup the costs of cleaning up and securing the building from the property owner, rather than having that cost paid by the City and its taxpayers.

RECOMMENDATION

Following the public hearing, staff recommends adoption of the attached Resolution, assessing the Subject Property for the costs as noted.

ATTACHMENTS

1. Resolution Adopting Special Assessment 3095 65th St East (Nov 10 2025)

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

RESOLUTION NO. _____

**RESOLUTION ADOPTING SPECIAL ASSESSMENT RELATED TO
SECURING THE UNSECURED BUILDING LOCATED AT 3095 65TH STREET EAST**

WHEREAS, on May 12, 2025, the Inver Grove Heights City Council adopted Resolution No. 2025-107 ("Resolution"), which deemed the former car wash building located at 3095 65th Street East, Inver Grove Heights, MN ("Subject Property") unsecured and a threat to public health and safety and expressly ordered that the Property be secured pursuant to Minnesota Statutes, Section 463.251; and,

WHEREAS, following service of the Resolution upon the owner of the Subject Property, as required by law, and subsequent inaction by the owner to secure the Property as required therein, the City of Inver Grove Heights ("City") proceeded to undertake such efforts by locking, boarding up and tightly closing all of the building's exterior openings, installing visible "no trespassing" signage on the Subject Property, and removing broken sign debris from the parking lot and securing it inside the building; and,

WHEREAS, the City incurred various expenses associated with securing the Subject Property pursuant to the Resolution, respectively, and now desires to recover all such costs pursuant to Minnesota Statutes, Sections 463.251, Subd. 3, which expressly authorizes the City to recover such costs by means of a special assessment against the Property in a manner provided by Minnesota Statutes, Sections 429.061 to 429.081; and,

WHEREAS, pursuant to proper notice duly given as required by law and in accordance with Minnesota Statutes, Chapters 429 and 463, the City Council has met, heard, and passed upon all objections to the proposed assessment against the Subject Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS, MINNESOTA, that the Council hereby authorizes the following:

1. The proposed assessment roll, a copy of which is attached hereto as Exhibit A and made a part hereof, is reasonable and is hereby accepted and shall constitute the special assessment against the Subject Property, as specified therein. Not only is such assessment reasonable, but the Subject Property is hereby found to be benefitted by the work in the amount of the assessment levied against it.
2. Such assessment shall be payable in one installment payable on or before the first Monday in January of 2026 and shall bear interest at the rate of 4.016% per annum from the date of the adoption of this assessment resolution. To the lone installment, interest shall be added on the entire assessment from the date of this resolution until December 31, 2026.
3. The owner of the Subject Property may, at any time prior to certification of the assessment to the county auditor, pay any portion of the assessment on such Subject

Property to the City, with interest accrued to the date of payment, except that no interest shall be charged on any portion paid within 30 days from the adoption of this resolution; and the owner may, at any time thereafter, pay to the county the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.

4. If the assessment is not paid in full within 30 days of the date of this resolution, the City Clerk is directed to transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax list of the county. The assessment shall be collected and paid over in the same manner as other municipal taxes.

Adopted by the City Council of the City of Inver Grove Heights, Minnesota, this 10th day of November, 2025.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

EXHIBIT A

**ASSESSMENT ROLL FOR SECURING UNSECURED BUILDING
AT 3095 65TH STREET EAST, INVER GROVE HEIGHTS, MN**

Project	Secure Unsecured Building Located at 3095 65 th Street East, Inver Grove Heights, MN
Number of Years	One (1)
1st Assessed Year	2026
Interest Rate	4.106%

PID	20-00300-28-020
Property Owner(s)	R & R LLC
Property Address	3095 65 th Street East, Inver Grove Heights, MN
Assessment Amount	\$13,326.57



Request for Council Action

SUBJECT: Rental Housing Licenses**MEETING DATE:** November 10, 2025**ITEM TYPE:** Regular Business**CONTACT:** Mary Lein, Assistant to the Chief Building Official, 651-450-2552

ACTION REQUESTED

The Council is asked to consider approval of rental housing licenses as listed below.

BACKGROUND

The City Council adopted a rental licensing ordinance that requires all rental property owners to obtain a rental license every two years. The purpose of the ordinance is to assure proper maintenance of structures to preserve neighborhood stability, protect the quality of existing rental housing stock and maintain property values. The ordinance provides for basic safety and living standards for rentals.

The following five applications have been submitted for new rental licenses.

RENTAL ADDRESS	PROPERTY OWNER	PROPERTY MANAGER	NEW / RENEW
4883 Bisset Lane	Jason & Savannah Bray-Janzen Rosemount, MN	Savannah Bray-Janzen Rosemount, MN	New
4663 Blaine Ave	Tressa Johansen Orono, MN	Neal Lawson North Branch, MN	New
8896 Brunell Way	Carolyn Mutisya Dania Beach, FL	Ashley Twining Rotonda West, FL	New
4766-4768 Barbara Ave	Mija Landenberger Eden Prairie, MN	Mija Landenberger Eden Prairie, MN	New
6986 Archer Trail	Susheel Kesireddy & Nishitha Thigulla Woodbury, MN	Susheel Kesireddy Woodbury, MN	New

The above applications have been found to be complete. The applications include the necessary fee payments, and BCA background checks. The City of Inver Grove Heights Police Chief/Designee has also reviewed and approved the license applications.

FISCAL IMPACT

None

RECOMMENDATION

Community Development and Police Department staff recommend approval of the licenses listed above.

ATTACHMENTS

None



Request for Council Action

SUBJECT: **Resolutions Approving City of IGH 5-Year Capital Improvement Plan (2026-2030) and Supporting the Dakota County 5-Year Capital Improvement Program (2026-2030).**

MEETING DATE: November 10, 2025

ITEM TYPE: Regular Business

CONTACT: Amy Hove, Finance Director, 651.450.2521
 Brian Connolly, Public Works Director, 651.450.2571
 Adam Lares, Parks & Recreation Director, 651.450.2587
 Kris Wilson, City Administrator, 651.450.2511

ACTION REQUESTED

The Council is asked to adopt the attached Resolutions, approving the City's 2026-2030 Capital Improvement Plan, and supporting the Dakota County 2026-2030 Capital Improvement Program.

BACKGROUND

A Capital Improvement Plan (CIP) is a community planning and fiscal management tool used to coordinate the location, timing and financing of capital improvements over a multi-year period. The purpose of a CIP is to help preserve existing assets and infrastructure, plan for future asset needs, and assist in the development of budgets, all while balancing community goals and priorities.

At the July 21, 2025 work session, staff presented the Council with a draft Capital Improvement Plan for the years 2026-2030 with the purpose of guiding capital improvement decisions brought before the City Council and to be used in conjunction with annual budget discussions. This year's CIP (2026-2030) includes planned and proposed projects within the Public Works Department (Engineering, Streets, and Utilities) and the Parks & Recreation Department (City Facilities, Community Center, Golf Course, and Parks).

During 2026 budget discussions, staff continued to reference the CIP and more specifically the 2026 projects that were incorporated into the 2026 budget. There have been some minor modifications to the plan since the original July 21, 2025, draft — those changes were presented to Council at various times during the budget process and are summarized as follows:

- ***Pavement Management-Local Streets*** - changes to cost estimates for 2028 & 2029 annual pavement initiatives.
- ***Pavement Management-Partnership Projects*** - increased right-of-way acquisition cost estimates for 2026 Project: 70th Street (CSAH 26) - TH 3 to CSAH 73; the city's 15% share is estimated at \$450,000.

- **Stormwater** - costs for 64th Street Outfall Replacement (2026 Project) reduced from \$750,000 to \$620,000 - because bids came in lower than anticipated.
- **Golf Course** - updated cost estimates for 2026-2029 scheduled replacements; and added 2026 purchase of truck from Public Works for \$15,000.

The current 2026-2030 CIP has an estimated cumulative cost of \$123,444,461; the largest portion of which (\$91,834,361 or 74%) is scheduled for ongoing pavement projects over the next five years. Funding for the CIP comes from 14 unique funding streams as reflected in the Funding Source Summary. As one would expect, some of the largest funding streams are scheduled to pay for those above-mentioned pavement projects: \$29.9 million from the Pavement Management Fund (funded by tax levy and franchise fees), \$33.97 million from Special Assessments (resident share of city street project costs), and \$12.8 million from State Aid-Construction (transportation tax funding from the State). The Water Capital Fund is also contributing \$15.3 million towards capital projects in the next five years, with the automated metering infrastructure project being the largest at an estimated cost of \$5.5 million (spread out over multiple years).

The CIP was presented to both the Planning Commission and Park & Recreation Advisory Commission for their review and feedback - both provided support for the current version of the plan. In accordance with Minnesota Statute Section 462.356, the Planning Commission approved a Resolution finding the 2026-2030 CIP in conformance with the City's Comprehensive Plan. A copy of this Resolution is attached for reference.

In addition to the Pavement Management Projects, some of the larger CIP projects planned for 2026 include:

- Playground improvements at Sleepy Hollow Park (\$150,000)
- Parking lot improvements at Salem Hills Park (\$200,000)
- \$150,000 towards the replacement of heat pumps at City Hall - this is an annual amount needed each year over the next 5 years with the intent to replace all heat pumps in the building
- Fire Station #3 Roof Repair/Replacement (\$140,000)
- Purchase additional R-22 reserves for the Community Center ice rink compressor system (\$200,000)
- Golf Cart Replacements (\$400,000)
- Golf Course Clubhouse Improvements (\$143,000)
- 65th Street Outfall Replacement (\$620,000)
- Northside Booster Station Monopole Construction (\$600,000)

In addition to the City's CIP, each year, Dakota County reviews and updates its five-year CIP to reflect the addition or modification of planned capital improvements throughout the county. As part of their CIP review process, the County meets with staff from cities and townships to review upcoming projects in each community, discuss schedule coordination, and review preliminary funding and cost sharing estimates for projects in accordance with the County's Transportation Plan. The draft 2026-2030 Dakota County CIP is shared at the following County website: <https://www.co.dakota.mn.us/Government/BudgetFinance/2026/Pages/default.aspx>. The County requests a formal City Council resolution of support for their CIP from all communities, prior to final adoption by the County Board.

The Public Works Director and City Engineer regularly engage in discussions with staff from Dakota County regarding ongoing and future project planning efforts, to adequately align our respective CIP's and budget obligations. City staff believe the County's current draft 2026-2030 CIP accurately reflects these coordination discussions, and recommend the Council supports the attached Resolution.

FISCAL IMPACT

The final 2026-2030 Capital Improvement Plan (CIP) will be incorporated into 2026 budgets; and continued planning for 2027 projects will be included in departmental work plans.

RECOMMENDATION

The Council is asked to adopt the attached Resolutions, one approving the City's 2026-2030 Capital Improvement Plan, and the other supporting the Dakota County 2026-2030 Capital Improvement Program.

ATTACHMENTS

1. Resolution - City 2026-2030 CIP
2. Resolution - Dakota County 2026-2030 CIP
3. 2026-2030 Capital Improvement Plan
4. Planning Commission Resolution 2025-01

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

RESOLUTION NO. _____

**A RESOLUTION APPROVING AND ADOPTING THE 2026 – 2030
CAPITAL IMPROVEMENT PLAN (CIP)**

WHEREAS, City Public Works and Parks Department staff have prepared a five-year Capital Improvement Plan (CIP) for the period of 2026-2030; and

WHEREAS, the Council received an overview of the proposed five-year CIP at the July 21, 2025 Council work session as well as updates throughout the 2026 budget process; and

WHEREAS, staff have accounted for the project costs and funding sources as provided for in the five-year CIP in budgeting efforts for the 2026 budget associated with all impacted funding sources; and

WHEREAS, pursuant to the provisions of Minn. Stat. Sec. 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 received the proposed five-year CIP for the period of 2026-2030 at its meeting on October 7, 2025, and has found it to be consistent with the City of Inver Grove Heights' 2040 Comprehensive Plan; and

NOW, THEREFORE BE IT RESOLVED, BY CITY OF INVER GROVE HEIGHTS: that, the City Council of the City of Inver Grove Heights:

- 1) Hereby receives and accepts Planning Commission Resolution 2025-01, finding that the proposed five-year Capital Improvement Plan for the period of 2026-2030 is consistent with the City of Inver Grove Heights' 2040 Comprehensive Plan.
- 2) Approves and adopts the five-year Capital Improvement Plan for the period of 2026-2030.

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

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION REGARDING DAKOTA COUNTY'S 2026-2030 TRANSPORTATION CAPITAL
IMPROVEMENT PROGRAM (CIP)**

WHEREAS, Dakota County has completed a Draft 2026-2030 Capital Improvement Program, and the Dakota County Board of Commissioners authorized distribution for public review at its October 7, 2025, Board Meeting, including requesting formal resolutions of support from City Council's throughout the County; and

WHEREAS, City of Inver Grove Heights staff have reviewed the Draft 2026-2030 Capital Improvement Program with staff from Dakota County, and have found it aligns with past project planning efforts and the City's 2026-2030 Capital Improvement Program; and

WHEREAS, the City of Inver Grove Heights will endeavor to participate in these projects in accordance with applicable cost sharing policies and based on funding availability; and

WHEREAS, the City of Inver Grove Heights will have approval authority, along with the County Board, via approval of a joint powers agreement with the County for the various project phases (preliminary and final design, right-of-way (ROW) acquisition, utility relocation and construction) prior to advancement of any projects requiring cost sharing between the two organizations.

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

1. The City of Inver Grove Heights supports the following project improvement items included in Dakota County's 2026-2030 Capital Improvement Program in the years indicated:

County Project No.	Project Name	Current Draft Dakota County CIP Year	City Recommended CIP Year
26-060	CSAH 26 (70th St) - TH 3 to CSAH 73 (Babcock Trail)	2026 (ROW) 2027 (Construction)	2026 (ROW) 2027 (Construction)
26-068	CSAH 26 (70 th St) – CSAH 73 (Babcock Trail) to 1000' E. of Cahill Ave	2026 (ROW) 2027 (Construction)	2026 (ROW) 2027 (Construction)
28-077	CSAH 28 (80 th St) – Cahill Ave. Signal/Intersection Improvements *	2027 (Design) 2028 (ROW) 2029 (Construction)	2027 (Design) 2028 (ROW) 2029 (Construction)
14-034	CSAH 14 (Mendota Rd) at TH 62 – Intersection Improvements (MnDOT Lead) **	2027 (Construction)	2027 (Construction)
26-065	CSAH 26 (70 th St.) – TH 52 West Ramp (MnDOT Lead)	2028 (Construction)	2028 (Construction)
28-073	CSAH 28 (Argenta Blvd/Yankee Doodle Rd) – Pedestrian Underpass **	2029 (Construction)	2029 (Construction)
TBD	CSAH 28 (Argenta Blvd) at TH 55 Pedestrian Overpass**	2030 (Construction)	2030 (Construction)

* Inver Grove Heights is Lead Agency for Project (tied to Cahill Ave Reconstruction)

** No City of Inver Grove Heights Cost Participation Proposed

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

Brenda Dietrich, Mayor

ATTEST:

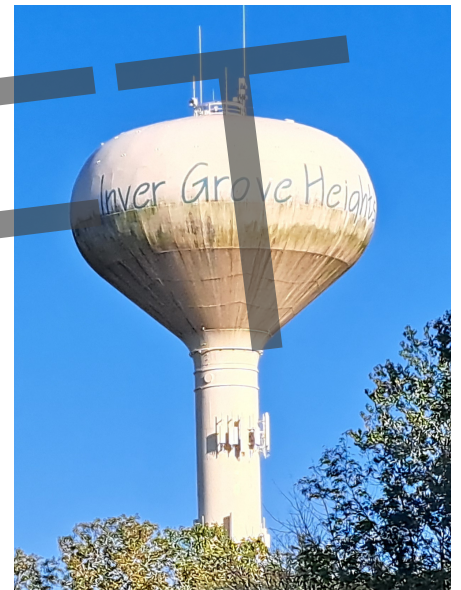
Rebecca Kiernan, City Clerk



CITY OF INVER GROVE HEIGHTS

Five-Year Capital Improvement Plan

2026–2030



Approved by the Inver Grove Heights City Council

November 10, 2025

INTRODUCTION

Introduces this year's 2026-2030 Capital Improvement Plan (CIP), its purpose, cost assumptions and report format, along with highlights of larger projects planned for 2026.

DEPARTMENT SUMMARY (PAGE 1)

Summarizes project costs by the department managing those projects.

FUNDING SOURCE SUMMARY (PAGE 3)

Summarizes the funding sources that will be utilized for the projects described in the plan.

PROJECTS BY DEPARTMENT (PAGES 5 – 8)

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 sources at the bottom of each department.

UNFUNDED/UNDERFUNDED PROJECTS (PAGE 9)

Provides a listing of projects within the five-year CIP that are underfunded, so will require additional funding discussions before they can proceed.

UNFUNDED/UNSCHEDULED PROJECTS (PAGE 11)

Provides a listing of projects that 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.

PROJECT DETAILS (PAGES 13 – 122)

The project detail pages provide a description and additional details, such as employee contact, year planned, and amounts for each project in the plan.

DRAFT



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 CIP was presented to the Planning Commission on October 7, 2025, and was found to be in compliance with the City's Comprehensive Plan (Planning Resolution 2025-01). The City's Park and Recreation Advisory Commission reviewed projects specific to the Parks and Community Center Departments at its October 8, 2025 meeting and provided support for the current version of the plan.

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 the Minnesota Department of Transportation 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 4) and by funding source (page 5). 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.

Summary of 2026-2030 CIP

The current CIP reflects total estimated project costs of \$123,444,461, the largest of which, \$91,834,361 (74%) is scheduled for Pavement Projects over the next five years.

Funding for this year's CIP comes from 14 unique funding streams as reflected on the Funding Source Summary. As one would expect, some of the largest funding streams will pay for the above-mentioned pavement projects, including: \$29.9 million from the Pavement Management Fund (funded by tax levy and franchise fees), \$33.97 million from Special Assessments (resident share of city street project costs), and \$12.8 million from State Aid-Construction (transportation tax funding from State). The Water Capital Fund is also contributing approximately \$15.3 million towards capital projects in the next five years, with the automated metering infrastructure project being the largest at an estimated cost of \$5.5 million (spread out over multiple years).

Within the five-year CIP, there is one project that remains only partially funded. That project is the replacement of the east rink and west rink compressors within the Community Center ice arena, currently scheduled for 2029 at an estimated cost of \$4.5 million. The project anticipates utilizing \$1 million from the Community Center Capital Fund, with an assumed \$1 million potential cost-sharing partnership with another local government or agency. This leaves \$2.5 million unfunded. Staff continue to evaluate the viability of planning for this project for 2029, along with other Community Center Capital Fund projects to see if an opportunity exists to reprioritize projects within the Fund to free up additional financial resources for the project; or if the city will need to consider alternative funding sources to finance this project.

In addition to the Pavement Management Projects, some of the larger projects planned for 2026 include:

- Playground improvements at Sleepy Hollow Park (\$150,000)
- Parking lot improvements at Salem Hills Park (\$200,000)
- \$150,000 towards the replacement of heat pumps at City Hall - this is an annual investment over the next 5 years that is intended to replace all heat pumps in the building
- Fire Station #3 Roof Repair/Replacement (\$140,000)
- Community Center - the purchase of additional R-22 reserves for the ice rink compressor system (\$200,000)
- Golf Cart Replacements (\$400,000)
- Golf Course Clubhouse improvements (\$143,000)
- 65th Street Outfall Replacement (\$620,000)
- Northside Booster Station Monopole Construction (\$600,000)

DRAFT

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	640,000	240,000	125,000	175,000	580,000	1,760,000
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	28,347,122	23,896,098	26,753,739	26,395,677	18,051,825	123,444,461

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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	683,000	240,000	125,000	175,000	580,000	1,803,000
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	28,347,122	23,896,098	26,753,739	26,395,677	18,051,825	123,444,461

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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

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	1,092,000	659,000	2,668,500
Other Jurisdictions/Agencies				1,000,000		1,000,000
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	15,000					15,000
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		640,000	240,000	125,000	175,000	580,000	1,760,000

Golf Course-Capital Fund	640,000	240,000	125,000	175,000	580,000	1,760,000
Source Grand Total	640,000	240,000	125,000	175,000	580,000	1,760,000

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

Department	Project #	2026	2027	2028	2029	2030	Total
VMCC Playground poured-in-place	PKS-2030-01					150,000	150,000
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

Department	Project #	2026	2027	2028	2029	2030	Total
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
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							
		28,347,122	23,896,098	26,753,739	26,395,677	18,051,825	123,444,461

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					1,000,000		1,000,000
Other Jurisdictions/Agencies					1,000,000		1,000,000
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

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Unfunded Projects
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
Pavement Mgmt-Local Streets Total		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
Source Grand Total		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
Pavement Mgmt-Partnership Proj Total		1,300,000	1,300,000
Pavement Management Fund			
		1,300,000	1,300,000
Source Grand Total		1,300,000	1,300,000
Sewer			
B-Line Lift Station & Force Main	SEW-004	5,200,000	5,200,000
Sewer Total		5,200,000	5,200,000
Sewer Capital Fund			
		5,200,000	5,200,000
Source Grand Total		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
Stormwater Total		29,725,000	29,725,000
Stormwater Capital Fund			
		29,100,000	29,100,000
Unfunded			
		625,000	625,000
Source Grand Total		29,725,000	29,725,000
GRAND TOTAL		47,771,000	47,771,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # FAC-004
Project Name CH-Replace Heat Pumps

Total Project Cost	\$750,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	15 years		

Description

To address aging equipment, we propose replacing 10 heat pumps per year over the next 5 years. This phased approach helps manage costs, reduces the risk of system failures, and improves overall energy efficiency and climate control within City Hall and PD. There is a total 50 heat pumps in the City Hall and PD.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	150,000	150,000	150,000	150,000	150,000	750,000
Total	150,000	150,000	150,000	150,000	150,000	750,000

Funding Sources	2026	2027	2028	2029	2030	Total
City Facilities Fund	150,000	150,000	150,000	150,000	150,000	750,000
Total	150,000	150,000	150,000	150,000	150,000	750,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # FAC-005
Project Name FIRE-FS #1 Generator

Total Project Cost	\$220,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	30 years		

Description

Recommend conducting an engineering study to determine the appropriate generator size needed to power all equipment and systems at Fire Station #1, as well as the planned new location. Currently, it's located in the basement. This study will ensure that the generator capacity meets current and future operational demands for reliable emergency power.

2028- Replace the existing generator at Fire Station #1 based on the size and type recommended in the engineering study completed in 2026. The new generator will ensure reliable backup power that meets the full operational demands of the station during outages and emergencies.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	20,000	0	200,000	0	0	220,000
Total	20,000	0	200,000	0	0	220,000

Funding Sources	2026	2027	2028	2029	2030	Total
City Facilities Fund	20,000	0	200,000	0	0	220,000
Total	20,000	0	200,000	0	0	220,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # FAC-2026-01
Project Name FIRE-Station #3 Roof Exhaust Fans

Total Project Cost	\$6,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	15 years		

Description

Fire Station # 3. The existing exhaust fan has surpassed its useful life and is no longer operating efficiently. Replacing the unit is necessary to maintain proper ventilation, improve air quality, and ensure the continued safe operation of the facility.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	6,000	0	0	0	0	6,000
Total	6,000	0	0	0	0	6,000

Funding Sources	2026	2027	2028	2029	2030	Total
City Facilities Fund	6,000	0	0	0	0	6,000
Total	6,000	0	0	0	0	6,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # FAC-2026-02

Project Name GOLF-AC/Furnace Unit #1

Total Project Cost	\$18,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	Golf Course	Status	Active
Useful Life	15 years		

Description

The golf clubhouse is utilized by both golf staff and members or visitors of the golf course. The existing A/C unit #1, which was installed in 2010, has reached the end of its useful life. In addition to replacing the A/C unit, we are recommending replacement of the furnace as well, since it is the same age and likely nearing the end of its service life.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	18,000	0	0	0	0	18,000
Total	18,000	0	0	0	0	18,000

Funding Sources	2026	2027	2028	2029	2030	Total
Golf Course-Capital Fund	18,000	0	0	0	0	18,000
Total	18,000	0	0	0	0	18,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # FAC-2026-03

Project Name WTP-Exhaust Unit 2

Total Project Cost \$13,000

Department City Facilities

Category City Facilities

Contact Aaron Fitzloff

Type Repairs/Maintenance

Status Active

Description

The existing exhaust fan has surpassed its useful life and is no longer operating efficiently. Replacing the unit is necessary to maintain proper ventilation, improve air quality, and ensure the continued safe operation of the facility.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	13,000	0	0	0	0	13,000
Total	13,000	0	0	0	0	13,000

Funding Sources	2026	2027	2028	2029	2030	Total
Water Capital Fund	13,000	0	0	0	0	13,000
Total	13,000	0	0	0	0	13,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	FAC-2026-04
Project Name	FIRE-Station #3 Replace Water Heaters

Total Project Cost	\$6,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	10 years		

Description

The fire station water heaters are original are over 20+ years. The water heater is failing with rust and water showing in different spots.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	6,000	0	0	0	0	6,000
Total	6,000	0	0	0	0	6,000

Funding Sources	2026	2027	2028	2029	2030	Total
City Facilities Fund	6,000	0	0	0	0	6,000
Total	6,000	0	0	0	0	6,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project #	FAC-2026-05		
Project Name	CH-Retaining Wall		
Total Project Cost	\$20,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	20 years		

Description

The existing retaining wall located behind City Hall at the rear entrance for storage is failing and showing significant signs of deterioration, shifting, and loss of structural integrity. Replacement is necessary to prevent further damage, ensure safety, and maintain the stability of the surrounding landscape and infrastructure.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	20,000	0	0	0	0	20,000
Total	20,000	0	0	0	0	20,000

Funding Sources	2026	2027	2028	2029	2030	Total
City Facilities Fund	20,000	0	0	0	0	20,000
Total	20,000	0	0	0	0	20,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # FAC-2026-06

Project Name CH-Lower Level Carpet

Total Project Cost \$20,000

Department City Facilities

Category City Facilities

Contact Aaron Fitzloff

Type Repairs/Maintenance

Status Active

Description

The lower city hall is used by staff and residents. The existing carpet is worn and outdated, showing signs of heavy use, staining, and deterioration. Replacing it will improve the appearance, safety, and cleanliness of the space, while also providing a more durable and comfortable flooring solution. Moved this up a year to coordinate with the break room remodel.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	20,000	0	0	0	0	20,000
Total	20,000	0	0	0	0	20,000

Funding Sources	2026	2027	2028	2029	2030	Total
City Facilities Fund	20,000	0	0	0	0	20,000
Total	20,000	0	0	0	0	20,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # FAC-2026-07
Project Name CH-Breakroom Furniture

Total Project Cost	\$28,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	15 years		

Supplemental Attachments
[050225 Break Room Plans.pdf](#)

Description

Lower level Break room at City Hall. The existing break room furniture is outdated and no longer meets the functional or comfort needs of staff. Replacing it with new, durable furniture will create a more inviting and comfortable space, supporting employee well-being and encouraging proper use of the shared area.

Expenditures		2026	2027	2028	2029	2030	Total
Repairs/Maintenance		28,000	0	0	0	0	28,000
Total		28,000	0	0	0	0	28,000

Funding Sources		2026	2027	2028	2029	2030	Total
City Facilities Fund		28,000	0	0	0	0	28,000
Total		28,000	0	0	0	0	28,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	FAC-2026-08
Project Name	CH & PD Lower level Breakroom Floor

Total Project Cost	\$15,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	15 years		

Description

The current break room flooring in the lower level of City Hall and the PD is worn and deteriorating due to age and frequent use. Replacing the floor will enhance safety, improve cleanliness, and provide a more durable and visually appealing surface for staff use.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	15,000	0	0	0	0	15,000
Total	15,000	0	0	0	0	15,000

Funding Sources	2026	2027	2028	2029	2030	Total
City Facilities Fund	15,000	0	0	0	0	15,000
Total	15,000	0	0	0	0	15,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	FAC-2026-09
Project Name	FIRE-Station #1 ADA Updates

Total Project Cost	\$13,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	20 years		

Description

The existing ADA approach at Fire Station #1 is not in compliance with current ADA standards. To address accessibility concerns and ensure the facility meets federal requirements, the non-compliant approach will be replaced and upgraded to provide safe and accessible entry for all individuals.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	13,000	0	0	0	0	13,000
Total	13,000	0	0	0	0	13,000

Funding Sources	2026	2027	2028	2029	2030	Total
City Facilities Fund	13,000	0	0	0	0	13,000
Total	13,000	0	0	0	0	13,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	FAC-2026-10
Project Name	FIRE-Station #1 Radiant Heaters App Bay

Total Project Cost	\$70,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	20 years		

Description

The existing original radiant heater in the apparatus bay of Fire Station #1 is due for replacement. Installing a new, efficient radiant heater will improve heating performance and maintain a comfortable environment for personnel and equipment.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	70,000	0	0	0	0	70,000
Total	70,000	0	0	0	0	70,000

Funding Sources	2026	2027	2028	2029	2030	Total
City Facilities Fund	70,000	0	0	0	0	70,000
Total	70,000	0	0	0	0	70,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # FAC-2026-11
Project Name FIRE-Station #3 Roof & Repair

Total Project Cost	\$140,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	15 years		

Description

Replace the roof over the apparatus bay at Fire Station #3 with a new single-layer EPDM system. Additionally, perform necessary repairs to the multi-ply built-up roof section over the ambulance area to address existing issues and extend its service life.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	140,000	0	0	0	0	140,000
Total	140,000	0	0	0	0	140,000

Funding Sources	2026	2027	2028	2029	2030	Total
City Facilities Fund	140,000	0	0	0	0	140,000
Total	140,000	0	0	0	0	140,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	FAC-2026-12		
Project Name	FIRE-Station #3 Exterior Building Painting		
Total Project Cost	\$12,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	15 years		

Description

Repaint the exterior of Fire Station #3 to protect the building envelope, enhance curb appeal, and maintain the professional appearance of the facility. This work will also help preserve the structure by addressing weathering and surface wear.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	12,000	0	0	0	0	12,000
Total	12,000	0	0	0	0	12,000
Funding Sources	2026	2027	2028	2029	2030	Total
City Facilities Fund	12,000	0	0	0	0	12,000
Total	12,000	0	0	0	0	12,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # FAC-2026-13
Project Name Golf-Exterior Tuckpointing

Total Project Cost	\$25,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	20 years		

Description

Perform tuck pointing and brick repair at Inverwood to address mortar deterioration and damaged brickwork. This maintenance will help preserve the structural integrity of the building, prevent water infiltration, and improve the overall appearance.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	25,000	0	0	0	0	25,000
Total	25,000	0	0	0	0	25,000

Funding Sources	2026	2027	2028	2029	2030	Total
Golf Course-Capital Fund	25,000	0	0	0	0	25,000
Total	25,000	0	0	0	0	25,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # FAC-2027-01
Project Name FIRE-Fire Station #1 Roof

Total Project Cost	\$410,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	30 years		

Description

Replace Fire Station # 1 roof, replace the existing ballasted EPDM roof, with a multi-ply built-up roofing system. This upgrade will provide enhanced durability, improved weather resistance, and longer service life, making it a more suitable long-term solution for the facility's roofing needs

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	410,000	0	0	0	410,000
Total	0	410,000	0	0	0	410,000

Funding Sources	2026	2027	2028	2029	2030	Total
City Facilities Fund	0	410,000	0	0	0	410,000
Total	0	410,000	0	0	0	410,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # FAC-2027-02
Project Name FIRE-Station #1 (4) Exhaust Fans

Total Project Cost	\$20,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	15 years		

Description

Replace four exhaust fans at Fire Station #1 that are no longer performing efficiently due to age and wear. New units will improve air circulation, enhance indoor air quality, and support proper ventilation throughout the facility.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	20,000	0	0	0	20,000
Total	0	20,000	0	0	0	20,000

Funding Sources	2026	2027	2028	2029	2030	Total
City Facilities Fund	0	20,000	0	0	0	20,000
Total	0	20,000	0	0	0	20,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	FAC-2027-03
Project Name	FIRE-Station #1 Exterior Building Repair

Total Project Cost	\$25,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	20 years		

Description

Install new sealant at all window perimeters to improve weatherproofing and energy efficiency. Apply sealant to all vertical expansion joints to maintain flexibility and prevent water intrusion. Remove existing sealant and wet glaze the perimeters of 14 skylight windows to restore proper sealing and prevent leaks. Replace approximately 70 individual cracked bricks at one NW corner of the building. This repair will restore the structural integrity and appearance of the masonry, prevent further deterioration, and help protect against moisture intrusion.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	25,000	0	0	0	25,000
Total	0	25,000	0	0	0	25,000

Funding Sources	2026	2027	2028	2029	2030	Total
City Facilities Fund	0	25,000	0	0	0	25,000
Total	0	25,000	0	0	0	25,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	FAC-2028-01
Project Name	FIRE-Station #1-Update Lockers

Total Project Cost	\$15,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	20 years		

Description

The existing metal lockers are showing signs of rust and deterioration. Replacing them with new, corrosion-resistant lockers will improve functionality, hygiene, and the overall condition of the space.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	0	15,000	0	0	15,000
Total	0	0	15,000	0	0	15,000

Funding Sources	2026	2027	2028	2029	2030	Total
City Facilities Fund	0	0	15,000	0	0	15,000
Total	0	0	15,000	0	0	15,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # FAC-2028-02

Project Name CH-Water Heaters

Total Project Cost	\$30,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	10 years		

Description

City Hall Water heaters are beyond their useful life

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	0	30,000	0	0	30,000
Total	0	0	30,000	0	0	30,000

Funding Sources	2026	2027	2028	2029	2030	Total
City Facilities Fund	0	0	30,000	0	0	30,000
Total	0	0	30,000	0	0	30,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	FAC-2028-03		
Project Name	FIRE-Station #1 Roof Top Units x4		
Total Project Cost	\$100,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	15 years		

Description

Replace four rooftop units (RTUs) at Fire Station #1 that were originally installed in 2008. These units have reached the end of their expected service life. Upgrading to new, energy-efficient RTUs will improve system reliability, indoor comfort, and overall HVAC performance.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	0	100,000	0	0	100,000
Total	0	0	100,000	0	0	100,000

Funding Sources	2026	2027	2028	2029	2030	Total
City Facilities Fund	0	0	100,000	0	0	100,000
Total	0	0	100,000	0	0	100,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	FAC-2028-04		
Project Name	WTP-RTU 2 and 3		
Total Project Cost	\$40,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	20 years		

Description

Replace Rooftop Units (RTU) 2 and 3 at the Water Treatment Plant. These units are due for replacement to maintain reliable HVAC performance, improve energy efficiency, and ensure proper climate control for facility operations and equipment.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	0	40,000	0	0	40,000
Total	0	0	40,000	0	0	40,000
Funding Sources	2026	2027	2028	2029	2030	Total
Water Capital Fund	0	0	40,000	0	0	40,000
Total	0	0	40,000	0	0	40,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	FAC-2029-01		
Project Name	WTP-Roof		
Total Project Cost	\$550,000	Contact	Aaron Fitzloff
Department	City Facilities	Type	Repairs/Maintenance
Category	City Facilities	Status	Active
Useful Life	30 years		

Description

Replace the existing ballasted EPDM roof with a multi-ply built-up roofing system. This replacement will provide enhanced durability, improved waterproofing, and a longer service life. Making it a more suitable long-term solution for the facility's roofing needs

Expenditures	2026	2027	2028	2029	2030	Total
Improvement	0	0	0	550,000	0	550,000
Total	0	0	0	550,000	0	550,000
Funding Sources	2026	2027	2028	2029	2030	Total
Water Capital Fund	0	0	0	550,000	0	550,000
Total	0	0	0	550,000	0	550,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # FAC-2030-01
Project Name CH-PD Roof

Total Project Cost \$1,500,000 Contact Aaron Fitzloff
Department City Facilities Type Repairs/Maintenance
Category City Facilities Status Active
Useful Life 30 years

Description

Replace the existing TPO roof with a multi-ply built-up roofing system. This upgrade will enhance the roof's durability, improve resistance to weathering and foot traffic, and provide a longer-lasting, more reliable roofing solution for the facility.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	0	0	0	1,500,000	1,500,000
Total	0	0	0	0	1,500,000	1,500,000
Funding Sources	2026	2027	2028	2029	2030	Total
City Facilities Fund	0	0	0	0	1,500,000	1,500,000
Total	0	0	0	0	1,500,000	1,500,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	VMCC-001
Project Name	FIT-Annual Equipment Replacements

Total Project Cost	\$205,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Equipment
Category	Community Center	Status	Active

Description

The fitness center is used by members and guests of the community center. Equipment is strategically rotated to extend the life of each item. Each year equipment is evaluated. Items that are at the end of their useful life or worn/damaged are replaced. Current plan accounts for replacing equipment in two years back-to-back and then taking one year off of replacing the equipment (previous replacements in 2022 and 2023, then no replacements in 2024, then replace again in 2025 and 2026, no replacement in 2027 and so on.).

Prior	Expenditures	2026	2027	2028	2029	2030	Total
85,000	Equipment	40,000	0	40,000	40,000	0	120,000
	Total	40,000	0	40,000	40,000	0	120,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
85,000	Community Center Capital Fund	40,000	0	40,000	40,000	0	120,000
	Total	40,000	0	40,000	40,000	0	120,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # VMCC-002
Project Name Common Areas Updates

Total Project Cost \$60,000
Department Community Center
Category Community Center
Useful Life 15 years

Contact Aaron Fitzloff
Type Repairs/Maintenance
Status Active

Description

There are several lobby and common areas inside the VMCC for members and guests to relax in while visiting the community center. These spaces have not been updated for 5-15+ years and are in need of fresh paint and new decor. This will give our guests a comfortable and fresh space to sit and enjoy.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
20,000	Repairs/Maintenance	20,000	0	20,000	0	0	40,000
	Total	20,000	0	20,000	0	0	40,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
20,000	Community Center Capital Fund	20,000	0	20,000	0	0	40,000
	Total	20,000	0	20,000	0	0	40,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	VMCC-003		
Project Name	AR-Replace RTU's		
Total Project Cost	\$270,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Repairs/Maintenance
Category	Community Center	Status	Active
Useful Life	15 years		

Description

The five rooftop units (RTUs) that serve the community rooms and office areas were installed in 2012 and are approaching the end of their expected service life. A phased replacement plan is recommended between 2028 and 2032 to ensure continued reliability, energy efficiency, and comfort in these key areas of the facility. The project will include the removal of existing units, installation of new high-efficiency RTU, and any necessary updates to controls and ductwork.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Repairs/Maintenance	0	0	50,000	52,000	54,000	156,000	114,000
Total	0	0	50,000	52,000	54,000	156,000	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Community Center Capital Fund	0	0	50,000	52,000	54,000	156,000	114,000
Total	0	0	50,000	52,000	54,000	156,000	

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project #	VMCC-004		
Project Name	GR- Card Readers		
Total Project Cost	\$39,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Repairs/Maintenance
Category	Community Center	Status	Active
Useful Life	20 years		

Description

2026- Install a security access card reader at the Guest Services Office to enhance safety and limit access to authorized personnel only. This upgrade will improve the overall security of the facility by preventing unauthorized entry, protecting sensitive materials and information, and ensuring

2028- Add card readers to the main entrance to the Grove and the rear entrance to the Zamboni Room.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	12,000	0	27,000	0	0	39,000
Total	12,000	0	27,000	0	0	39,000
Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	12,000	0	27,000	0	0	39,000
Total	12,000	0	27,000	0	0	39,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # VMCC-2026-01
Project Name AQ-Replace ADA Lift

Total Project Cost	\$7,500	Contact	Aaron Fitzloff
Department	Community Center	Type	Repairs/Maintenance
Category	Community Center	Status	Active
Useful Life	10 years		

Description

The pool lift is used by guests with mobility restrictions to safely enter and exit the water. The current lift has exceeded its useful life and will need to be replaced due to wear and erosion from pool chemicals. Replacing the lift will ensure continued safe access to the pool for all guests with mobility needs.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	7,500	0	0	0	0	7,500
Total	7,500	0	0	0	0	7,500

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	7,500	0	0	0	0	7,500
Total	7,500	0	0	0	0	7,500

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Capital Improvement Plan
Inver Grove Heights, MN

Project # VMCC-2026-02
Project Name AQ-Lifeguard Lockers

Total Project Cost	\$22,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Repairs/Maintenance
Category	Community Center	Status	Active
Useful Life	15 years		

Description

In the lifeguard locker room are storage lockers used by lifeguards and aquatics staff. The lockers are showing signs of chemical erosion, moisture damage, and general wear and tear and need to be replaced.

Expenditures	2026	2027	2028	2029	2030	Total
Equipment	22,000	0	0	0	0	22,000
Total	22,000	0	0	0	0	22,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	22,000	0	0	0	0	22,000
Total	22,000	0	0	0	0	22,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	VMCC-2026-03		
Project Name	AR-Purchase Add'l R-22 Reserves		
Total Project Cost	\$200,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Improvement
Category	Community Center	Status	Active

Description

Purchase a reserve of refined R-22 refrigerant to have on hand in case of a leak. R-22 has been phased out for over a decade and was officially banned by the EPA in 2020 due to its harmful impact on the ozone layer. As new R-22 is no longer produced, any available supply is limited to reclaimed or refined stock, which is increasingly expensive and difficult to obtain. Maintaining older systems would require one to two recharges in reserve.

Expenditures	2026	2027	2028	2029	2030	Total
Installation	200,000	0	0	0	0	200,000
Total	200,000	0	0	0	0	200,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	200,000	0	0	0	0	200,000
Total	200,000	0	0	0	0	200,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # VMCC-2026-04
Project Name GR-Replace AHU # 8 TRX B-day Room

Total Project Cost	\$55,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Repairs/Maintenance
Category	Community Center	Status	Active
Useful Life	15 years		

Description

The TRX Room is used for group fitness classes and personal training sessions. The current HVAC unit is at the end of its useful life. Replacing the unit is necessary to provide a stable and comfortable environment for guests and instructors during use.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	55,000	0	0	0	0	55,000
Total	55,000	0	0	0	0	55,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	55,000	0	0	0	0	55,000
Total	55,000	0	0	0	0	55,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # VMCC-2026-05
Project Name AR-Replace Make Up Air East Rink

Total Project Cost	\$56,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Repairs/Maintenance
Category	Community Center	Status	Active
Useful Life	15 years		

Description

The East Rink is used by VMCC members, residents, guests, and staff for open skate and various programs. The current make-up air HVAC unit for the east locker rooms is under performing and at the end of its useful life. Replacing the unit will improve comfort for users and help prevent moisture-related issues within the facility

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	56,000	0	0	0	0	56,000
Total	56,000	0	0	0	0	56,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	56,000	0	0	0	0	56,000
Total	56,000	0	0	0	0	56,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # VMCC-2026-06
Project Name AQ-Water Park Slide repair

Total Project Cost	\$40,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Repairs/Maintenance
Category	Community Center	Useful Life	5 years

Description

The 2025 inspection identified several areas of concern requiring professional repair to ensure the safety, functionality, and longevity of both slides:

- Professionally repair chipped and abraded gel coat on interior surfaces of both slides.
- Re-caulk all seams throughout both slides to prevent water intrusion.
- Repair active leaks in both slides.
- Address rust on the top platform railing and reinforce the bases of four support posts, as corrosion has become a structural concern.
- Replace all flange and bracket hardware with new 316-grade stainless steel bolt sets to prevent future corrosion.

Completing these repairs will restore slide integrity, enhance safety, and prevent further damage from environmental exposure.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	40,000	0	0	0	0	40,000
Total	40,000	0	0	0	0	40,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	40,000	0	0	0	0	40,000
Total	40,000	0	0	0	0	40,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # VMCC-2026-07
Project Name AQ-Life Guard Room- Window/Counter

Total Project Cost	\$10,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Repairs/Maintenance
Category	Community Center	Status	Active
Useful Life	20 years		

Description

Modify the lifeguard room by adding an exterior-facing window and a service counter to improve visibility of the pool area and enhance customer service interactions. The project will involve cutting an opening in the existing wall, installing a secure and shatter-resistant window, and building a durable counter that allows lifeguards or staff to engage more efficiently with guests and patrons

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	10,000	0	0	0	0	10,000
Total	10,000	0	0	0	0	10,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	10,000	0	0	0	0	10,000
Total	10,000	0	0	0	0	10,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	VMCC-2026-08
Project Name	AQ-Grates Zero Depth Replacement

Total Project Cost	\$23,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Repairs/Maintenance
Category	Community Center	Status	Active
Useful Life	15 years		

Description

The grates in the zero-depth entry area of the water park are worn and need replacement. These grates are essential for proper water drainage and to prevent trip hazards. Replacing them will improve both safety and functionality in this high-traffic area.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	23,000	0	0	0	0	23,000
Total	23,000	0	0	0	0	23,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	23,000	0	0	0	0	23,000
Total	23,000	0	0	0	0	23,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # VMCC-2027-01
Project Name VMCC-Fire System

Total Project Cost	\$50,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Repairs/Maintenance
Category	Community Center	Status	Active
Useful Life	20 years		

Description

Replace the existing fire alarm control panel and all associated devices serving the entire VMCC. The current system is at the end of its useful life, and replacement parts are increasingly difficult to source. The scope includes installing a new, code-compliant addressable fire alarm system, including the main panel, devices, and all necessary programming and testing.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	50,000	0	0	0	50,000
Total	0	50,000	0	0	0	50,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	0	50,000	0	0	0	50,000
Total	0	50,000	0	0	0	50,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # VMCC-2027-02
Project Name AR-East Rink Matting

Total Project Cost	\$45,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Repairs/Maintenance
Category	Community Center	Status	Active
Useful Life	20 years		

Description

Remove and replace the existing flooring in all locker rooms serving the East Rink. The project includes demolition of worn or damaged surfaces, subfloor preparation as needed, and installation of new, durable, slip-resistant, and moisture-resistant flooring suitable for high-traffic, wet environments commonly found in ice arenas.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	45,000	0	0	0	45,000
Total	0	45,000	0	0	0	45,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	0	45,000	0	0	0	45,000
Total	0	45,000	0	0	0	45,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # VMCC-2027-03
Project Name AR-Make up Air West rink

Total Project Cost	\$57,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Repairs/Maintenance
Category	Community Center	Status	Active
Useful Life	15 years		

Description

The West Rink is used by VMCC members, residents, guests, and staff for open skate and various programs. The current make-up air HVAC unit for the west locker rooms is underperforming and at the end of its useful life. Replacing the unit will improve comfort for users and help prevent moisture-related issues within the facility

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	57,000	0	0	0	57,000
Total	0	57,000	0	0	0	57,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	0	57,000	0	0	0	57,000
Total	0	57,000	0	0	0	57,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # VMCC-2027-04
Project Name AQ-Spa Repair

Total Project Cost	\$25,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Repairs/Maintenance
Category	Community Center	Status	Active
Useful Life	20 years		

Description

Refinish the spa by removing and replacing the existing tile and interior surface. Refurbishing the spa will improve aesthetics, ensure code compliance, and enhance user safety and comfort, extending the lifespan of the amenity.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	25,000	0	0	0	25,000
Total	0	25,000	0	0	0	25,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	0	25,000	0	0	0	25,000
Total	0	25,000	0	0	0	25,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	VMCC-2027-05
Project Name	VMCC- Engineering Generator/Boilers

Total Project Cost	\$30,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Study
Category	Community Center	Status	Active
Useful Life	2 years		

Description

Evaluate the current condition and performance of the boilers. Determine whether an on-site generator system is feasible and cost-effective for backup power.

Expenditures	2026	2027	2028	2029	2030	Total
Preliminary Study	0	30,000	0	0	0	30,000
Total	0	30,000	0	0	0	30,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	0	30,000	0	0	0	30,000
Total	0	30,000	0	0	0	30,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # VMCC-2028-01

Project Name AQ-Lap Pool Lane Lines (16)

Total Project Cost	\$7,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Equipment
Category	Community Center	Status	Active

Description

Pool lap lines (lane marker ropes) are used by the VMCC patrons and Simley diving teams. It needs to be replaced due to normal wear and tear over the years.

Expenditures	2026	2027	2028	2029	2030	Total
Equipment	0	0	7,000	0	0	7,000
Total	0	0	7,000	0	0	7,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	0	0	7,000	0	0	7,000
Total	0	0	7,000	0	0	7,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project #	VMCC-2028-02		
Project Name	AQ-Dive Pool 1 Meter Dive Board		
Total Project Cost	\$7,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Equipment
Category	Community Center	Status	Active

Description

The 1-meter diving board is used by VMCC members, guests, and Simley diving teams. It needs to be replaced due to normal wear and tear and erosion from pool chemicals.

Expenditures	2026	2027	2028	2029	2030	Total
Equipment	0	0	7,000	0	0	7,000
Total	0	0	7,000	0	0	7,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	0	0	7,000	0	0	7,000
Total	0	0	7,000	0	0	7,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # VMCC-2028-03

Project Name AQ-Dive Pool 1 Meter Dive Board Stand

Total Project Cost	\$14,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Equipment
Category	Community Center	Status	Active

Description

The stand used to hold the 1-meter diving board is used by VMCC members, guests, and Simley diving teams. It needs to be replaced due to normal wear and tear and chemical erosion.

Expenditures	2026	2027	2028	2029	2030	Total
Equipment	0	0	14,000	0	0	14,000
Total	0	0	14,000	0	0	14,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	0	0	14,000	0	0	14,000
Total	0	0	14,000	0	0	14,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project #	VMCC-2028-04		
Project Name	AQ-Dive Pool 3 Meter Dive Board		
Total Project Cost	\$8,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Repairs/Maintenance
Category	Community Center	Status	Active
Useful Life	15 years		

Description

3-meter diving board is used by the VMCC patrons and Simley diving teams. It needs to be replaced due to normal wear and tear as well as humidity and chemical erosion.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	0	8,000	0	0	8,000
Total	0	0	8,000	0	0	8,000
Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	0	0	8,000	0	0	8,000
Total	0	0	8,000	0	0	8,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # VMCC-2028-06

Project Name AQ-Dive Pool 3 Meter Dive Board Stand

Total Project Cost	\$37,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Repairs/Maintenance
Category	Community Center	Status	Active
Useful Life	15 years		

Description

3-meter diving board stand is used by the VMCC patrons and Simley diving teams. It needs to be replaced due to normal wear and tear as well as humidity and chemical erosion.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	0	37,000	0	0	37,000
Total	0	0	37,000	0	0	37,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	0	0	37,000	0	0	37,000
Total	0	0	37,000	0	0	37,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # VMCC-2028-07
Project Name AR-Armory Link Furnace

Total Project Cost	\$15,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Repairs/Maintenance
Category	Community Center	Status	Active
Useful Life	15 years		

Description

Replace the aging furnace that serves the enclosed link between the National Guard Armory and the VMCC. This corridor is frequently used year-round by VMCC members, guests, staff, and National Guard personnel to move between facilities—particularly during winter months. The project includes removal of the existing furnace and installation of a new, energy-efficient heating unit capable of maintaining consistent comfort levels in this shared passageway.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	0	15,000	0	0	15,000
Total	0	0	15,000	0	0	15,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	0	0	15,000	0	0	15,000
Total	0	0	15,000	0	0	15,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project #	VMCC-2029-01		
Project Name	AR-Replace East/West Rink Compressors (3)		
Total Project Cost	\$4,500,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Repairs/Maintenance
Category	Community Center	Status	Active
Useful Life	20 years		

Description

The aging compressors and R-22-based system are no longer sustainable or serviceable. Upgrading to modern equipment will improve reliability, reduce energy consumption, and ensure continued operation without reliance on hard-to-find or discontinued components. Additionally, the City's long-standing agreement with the City of Rosemount, which provided over \$1 million toward previous arena floor repairs in exchange for guaranteed ice time, is set to expire in 2028. Rosemount staff have expressed interest in renewing this agreement through another major infrastructure investment. This compressor system upgrade could serve as the foundation for a new long-term partnership and shared capital improvement project.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	0	0	4,500,000	0	4,500,000
Total	0	0	0	4,500,000	0	4,500,000

Funding Sources	2026	2027	2028	2029	2030	Total
Unfunded	0	0	0	2,500,000	0	2,500,000
Community Center Capital Fund	0	0	0	1,000,000	0	1,000,000
Other Jurisdictions/Agencies	0	0	0	1,000,000	0	1,000,000
Total	0	0	0	4,500,000	0	4,500,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	VMCC-2030-01
Project Name	VMCC-Generator 1st install

Total Project Cost	\$300,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Equipment
Category	Community Center	Status	Active
Useful Life	20 years		

Description

The community center is used by members, residents, and guests. In the past there have been several issues with power outages. We need to install new back-up generators to prevent power loss during an emergency to prevent ice loss, pool damage, and electronic equipment damage.

Expenditures	2026	2027	2028	2029	2030	Total
Equipment	0	0	0	0	300,000	300,000
Total	0	0	0	0	300,000	300,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	0	0	0	0	300,000	300,000
Total	0	0	0	0	300,000	300,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # VMCC-2030-02

Project Name AR-Skate Sharpener

Total Project Cost	\$5,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Equipment
Category	Community Center	Status	Active
Useful Life	15 years		

Description

The skate sharpener in the ice arena is used by staff to sharpen skates for VMCC patrons, figure skaters, and hockey skaters, the current sharpener (E-Z Sharp M#02-1730F) is over 20 years old. Parts are no longer available for this sharpener so it needs to be replaced.

Expenditures	2026	2027	2028	2029	2030	Total
Equipment	0	0	0	0	5,000	5,000
Total	0	0	0	0	5,000	5,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	0	0	0	0	5,000	5,000
Total	0	0	0	0	5,000	5,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	VMCC-2030-03
Project Name	AQ-Boiler for Pools Only

Total Project Cost	\$300,000	Contact	Aaron Fitzloff
Department	Community Center	Type	Repairs/Maintenance
Category	Community Center	Status	Active
Useful Life	20 years		

Description

Replace the original boilers that serve the waterpark side of the VMCC, including pool water heating and space heating needs. The existing boilers are aging, inefficient, and no longer operating at optimal performance levels. The project includes removal of the current units and installation of new high-efficiency boilers, along with updates to associated piping, controls, and ventilation systems as needed.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	0	0	0	300,000	300,000
Total	0	0	0	0	300,000	300,000

Funding Sources	2026	2027	2028	2029	2030	Total
Community Center Capital Fund	0	0	0	0	300,000	300,000
Total	0	0	0	0	300,000	300,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # GC-2026-01

Project Name Golf Cart Replacements

Total Project Cost \$400,000

Department Golf Course

Category Golf Course

Contact Matt Moynihan

Type Equipment

Status Active

Description

The fleet, starter, and ranger cars are used by golf course staff and customers. The carts were replaced in 2019. In 2026 they'll be 7 years old, beyond their useful life of 5 years and ready for trade-in to be replaced.

Expenditures	2026	2027	2028	2029	2030	Total
Equipment	400,000	0	0	0	0	400,000
Total	400,000	0	0	0	0	400,000

Funding Sources	2026	2027	2028	2029	2030	Total
Golf Course-Capital Fund	400,000	0	0	0	0	400,000
Total	400,000	0	0	0	0	400,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # GC-2026-02

Project Name Clubhouse/Front end Landscaping

Total Project Cost \$100,000 Contact Joel Metz

Department Golf Course Type Repairs/Maintenance

Category Golf Course Status Active

Description

The clubhouse is used by golf course staff and customers. The landscaping at the clubhouse and front end of the golf course has rock walls that are crumbling and at the end of their useful life. These needs to be replaced to keep the facility looking nice.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	100,000	0	0	0	0	100,000
Total	100,000	0	0	0	0	100,000

Funding Sources	2026	2027	2028	2029	2030	Total
Golf Course-Capital Fund	100,000	0	0	0	0	100,000
Total	100,000	0	0	0	0	100,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	GC-2029-01
Project Name	Clubhouse Updates

Total Project Cost	\$100,000	Contact	Matt Moynihan
Department	Golf Course	Type	Repairs/Maintenance
Category	Golf Course	Status	Active

Description

Replacement, remodel, & painting of Club House interior spaces. Carpet tile will be 7 + years old and will need replacement due to life span and traffic volume. Paint was last done in 2022 and will need to be redone. Restroom remodel was last done in 2009 and will need paint, tile, flooring replacement, and fixtures. Golf shop fixtures and common room table and chair replacement will be in desperate need as they will be at the end of life. \$20,000 Carpet \$15,000 Paint \$50,000 Restrooms \$15,000 Chairs, Tables, Fixtures

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	0	100,000	0	100,000
Total	0	0	0	100,000	0	100,000

Funding Sources	2026	2027	2028	2029	2030	Total
Golf Course-Capital Fund	0	0	0	100,000	0	100,000
Total	0	0	0	100,000	0	100,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # GC-2030-01

Project Name Lightning System-upgrade

Total Project Cost	\$40,000	Contact	Matt Moynihan
Department	Golf Course	Type	Repairs/Maintenance
Category	Golf Course	Status	Active
Useful Life	15 years		

Description

The current lightning detection and warning system at the golf course was installed in 2000 and operates automatically to ensure the safety of golfers and staff by detecting atmospheric electrical activity and issuing appropriate alerts. The system provides early warnings in three escalating stages—Caution, Warning, and Red Alert—culminating in an audible 15-second horn blast when severe conditions are detected, followed by a three-blast all-clear signal once the danger subsides.

Although the system continues to function effectively, it is no longer supported for parts or service. A replacement with a modern system will be required by 2030 to maintain operational reliability and user safety. This upgrade will ensure the course can continue providing automated weather hazard notifications to protect users without staff intervention. The project includes updated communication tools such as signage, informational flyers, and notifications to the public.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	0	0	0	40,000	40,000
Total	0	0	0	0	40,000	40,000

Funding Sources	2026	2027	2028	2029	2030	Total
Golf Course-Capital Fund	0	0	0	0	40,000	40,000
Total	0	0	0	0	40,000	40,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	GC-2030-02
Project Name	Patio Furniture-Replacement

Total Project Cost	\$40,000	Contact	Matt Moynihan
Department	Golf Course	Type	Equipment
Category	Golf Course	Status	Active
Useful Life	15 years		

Description

The current patio furniture was purchased approximately 13 years ago and by 2030 weather and use will have taken its toll.

Expenditures	2026	2027	2028	2029	2030	Total
Equipment	0	0	0	0	40,000	40,000
Total	0	0	0	0	40,000	40,000
Funding Sources	2026	2027	2028	2029	2030	Total
Golf Course-Capital Fund	0	0	0	0	40,000	40,000
Total	0	0	0	0	40,000	40,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	GOLF-001		
Project Name	Steps replacement out on course		
Total Project Cost	\$45,000	Contact	Joel Metz
Department	Golf Course	Type	Repairs/Maintenance
Category	Golf Course	Status	Active

Description
replace wooden steps out on several areas of the Golf Course

Prior	Expenditures	2026	2027	2028	2029	2030	Total
15,000	Repairs/Maintenance	15,000	15,000	0	0	0	30,000
	Total	15,000	15,000	0	0	0	30,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
15,000	Golf Course-Capital Fund	15,000	15,000	0	0	0	30,000
	Total	15,000	15,000	0	0	0	30,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # GOLF-2026-01

Project Name Triplex Tee Mower 3WD (2)

Total Project Cost	\$110,000	Contact	Joel Metz
Department	Golf Course	Type	Equipment
Category	Golf Course	Status	Active

Description

The Toro GreensMaster 3150 2WD mowers are used by golf course staff for landscaping/maintenance. The mowers were purchased in 2004 & 2008 and are beyond their useful life (10 years) and in need of replacement.

Expenditures		2026	2027	2028	2029	2030	Total
Equipment		110,000	0	0	0	0	110,000
Total		110,000	0	0	0	0	110,000

Funding Sources		2026	2027	2028	2029	2030	Total
Golf Course-Capital Fund		110,000	0	0	0	0	110,000
Total		110,000	0	0	0	0	110,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	GOLF-2026-02
Project Name	Purchase Street Dept 2015 Ford F-550

Total Project Cost	\$15,000	Contact	Joel Metz
Department	Golf Course	Type	Vehicle
Category	Golf Course	Status	Active
Useful Life	10 years		

Description

The Golf Course is looking to replace its 2 older trucks with 1 truck. Their 2 current trucks are a 1990 Chevy 3500 and a 2008 Ford F-250. Both trucks are well past their useful lives and in need of major repair. Trucks are used for on course projects, snow removal, and miscellaneous shop errands; and trucks are parked outside in the shop yard.

From discussions with the city's Central Maintenance staff, the Street Maintenance Department is planning to replace, and trade-in a Ford F550 as part of 2026 equipment replacements. Trade-in value is approximately \$10,000. Staff recommendation is to hold back this vehicle from trade-in in 2026, and have the Golf Course acquire the vehicle for the cost of trade-in.

Expenditures	2026	2027	2028	2029	2030	Total
Vehicle	15,000	0	0	0	0	15,000
Total	15,000	0	0	0	0	15,000

Funding Sources	2026	2027	2028	2029	2030	Total
Golf Course-Capital Fund	15,000	0	0	0	0	15,000
Total	15,000	0	0	0	0	15,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # GOLF-2027-01

Project Name 100" width Fairway Mower

Total Project Cost	\$100,000	Contact	Joel Metz
Department	Golf Course	Type	Equipment
Category	Golf Course	Status	Active

Description

The Toro ReelMaster 5510-D is used on fairways by golf course staff for landscaping/maintenance. The current unit was purchased in 2015 and will be beyond its useful life (10 years) and should be replaced with a Toro ReelMaster 3575. moved to 2027 from 2028 per GC Staff

Expenditures	2026	2027	2028	2029	2030	Total
Equipment	0	100,000	0	0	0	100,000
Total	0	100,000	0	0	0	100,000

Funding Sources	2026	2027	2028	2029	2030	Total
Golf Course-Capital Fund	0	100,000	0	0	0	100,000
Total	0	100,000	0	0	0	100,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # GOLF-2027-02

Project Name 11' Deck Rough Mower

Total Project Cost	\$125,000	Contact	Joel Metz
Department	Golf Course	Type	Equipment
Category	Golf Course	Status	Active

Description

The Toro GroundsMaster 4000 mower is used by golf course staff to mow through the rough. This piece of equipment was purchased in 2018 and will be at the end of its useful life (10 years) and in need of replacement. Moved from 2028 to 2027 per GC Staff

Expenditures	2026	2027	2028	2029	2030	Total
Equipment	0	125,000	0	0	0	125,000
Total	0	125,000	0	0	0	125,000

Funding Sources	2026	2027	2028	2029	2030	Total
Golf Course-Capital Fund	0	125,000	0	0	0	125,000
Total	0	125,000	0	0	0	125,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # GOLF-2028-01

Project Name Triplex Greens Mower 2WD (2)

Total Project Cost	\$125,000	Contact	Joel Metz
Department	Golf Course	Type	Equipment
Category	Golf Course	Status	Active

Description

replace current GreensMasters (2)

Expenditures	2026	2027	2028	2029	2030	Total
Equipment	0	0	125,000	0	0	125,000
Total	0	0	125,000	0	0	125,000

Funding Sources	2026	2027	2028	2029	2030	Total
Golf Course-Capital Fund	0	0	125,000	0	0	125,000
Total	0	0	125,000	0	0	125,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project #	GOLF-2029-01		
Project Name	Aerator		
Total Project Cost	\$75,000	Contact	Joel Metz
Department	Golf Course	Type	Equipment
Category	Golf Course	Status	Active

Description

replace current aerator due to end of life

Expenditures	2026	2027	2028	2029	2030	Total
Equipment	0	0	0	75,000	0	75,000
Total	0	0	0	75,000	0	75,000
Funding Sources	2026	2027	2028	2029	2030	Total
Golf Course-Capital Fund	0	0	0	75,000	0	75,000
Total	0	0	0	75,000	0	75,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # GOLF-2030-01

Project Name Bunker Renovation

Total Project Cost	\$500,000	Contact	Matt Moynihan
Department	Golf Course	Type	Improvement
Category	Golf Course	Status	Active
Useful Life	15 years		

Description

The current golf course bunkers were constructed in 2017 and will be at the end of their life by 2030. The current industry standard is 15 years.

Expenditures	2026	2027	2028	2029	2030	Total
Improvement	0	0	0	0	500,000	500,000
Total	0	0	0	0	500,000	500,000

Funding Sources	2026	2027	2028	2029	2030	Total
Golf Course-Capital Fund	0	0	0	0	500,000	500,000
Total	0	0	0	0	500,000	500,000

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Capital Improvement Plan

Inver Grove Heights, MN

Total Project Cost	\$200,000	Contact	Brian Swoboda
Department	Parks	Type	Repairs/Maintenance
Category	Parks	Status	Active

Residents walk and bike along the South Valley Park trails between 80th St. & 70th St. Re-occurring maintenance is needed to keep these trails safe and accessible for the community, including crack replacement and seal coating. Tree roots have begun damaging trail.

Funding Sources	2026	2027	2028	2029	2030	Total
Park Capital Replacement Fund	50,000	50,000	50,000	50,000	0	200,000
Total	50,000	50,000	50,000	50,000	0	200,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	PKS-2026-01
Project Name	Groveland Park-Fiber

Total Project Cost	\$30,000	Contact	Brian Swoboda
Department	Parks	Type	Infrastructure
Category	Parks	Status	Active

Description

As part of the 2025 Pavement Management Street Project in the Groveland Park area, the City is extending fiber optic infrastructure to the park entrance. The Parks Department proposes expanding this fiber connection into the park interior to support installation of security cameras. This enhancement will improve user safety and deter vandalism, particularly around the warming shelter and other vulnerable areas. The estimated cost to complete the fiber extension within the park is approximately \$30,000. This investment supports ongoing efforts to enhance security and protect public assets.

Expenditures	2026	2027	2028	2029	2030	Total
Improvement	30,000	0	0	0	0	30,000
Total	30,000	0	0	0	0	30,000

Funding Sources	2026	2027	2028	2029	2030	Total
Park Capital Replacement Fund	30,000	0	0	0	0	30,000
Total	30,000	0	0	0	0	30,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # PKS-2026-02

Project Name Sleepy Hollow Playground

Total Project Cost \$150,000 **Contact** Brian Swoboda

Department Parks **Type** Repairs/Maintenance

Category Parks **Status** Active

Description

Sleepy Hollow playground is used by families in the community. In 2026, it will be 24 years old, beyond its useful life of 20 years. Playground equipment needs to be replaced.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	150,000	0	0	0	0	150,000
Total	150,000	0	0	0	0	150,000

Funding Sources	2026	2027	2028	2029	2030	Total
Park Capital Replacement Fund	150,000	0	0	0	0	150,000
Total	150,000	0	0	0	0	150,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # PKS-2026-03

Project Name Salem Hills Park Parking Lot

Total Project Cost \$200,000 **Contact** Brian Swoboda

Department Parks **Type** Repairs/Maintenance

Category Parks **Status** Active

Description

Salem Hills Park parking lot was built in 1995. It is 29 years old, beyond its useful life of 20 years. It needs to be milled and overlaid and will be conjoined with the street project.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	200,000	0	0	0	0	200,000
Total	200,000	0	0	0	0	200,000

Funding Sources	2026	2027	2028	2029	2030	Total
Park Capital Replacement Fund	200,000	0	0	0	0	200,000
Total	200,000	0	0	0	0	200,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # PKS-2026-04

Project Name Parks Cameras

Total Project Cost	\$15,600	Contact	Brian Swoboda
Department	Parks	Type	Equipment
Category	Parks	Status	Active
Useful Life	15 years		

Description

12 cameras at \$1300 each for HVP (3-4), RISB (2-3), South Valley Archery (2), Groveland (3-4) for security - there have been a number of vandalism incidents at the parks and we feel it's time to put cameras out in the parks to help with this issue.

Expenditures	2026	2027	2028	2029	2030	Total
Equipment	15,600	0	0	0	0	15,600
Total	15,600	0	0	0	0	15,600

Funding Sources	2026	2027	2028	2029	2030	Total
Park Capital Replacement Fund	15,600	0	0	0	0	15,600
Total	15,600	0	0	0	0	15,600

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # PKS-2027-01

Project Name Groveland Park Hockey Rink

Total Project Cost \$80,000 **Contact** Brian Swoboda

Department Parks **Type** Repairs/Maintenance

Category Parks **Status** Active

Description

Groveland Park has a hockey rink that is used by residents and staff for classes and pick-up games. The hockey rink boards and supports are currently 22 years old, beyond their useful life of 15 years, and in need of replacement.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	80,000	0	0	0	80,000
Total	0	80,000	0	0	0	80,000

Funding Sources	2026	2027	2028	2029	2030	Total
Park Capital Replacement Fund	0	80,000	0	0	0	80,000
Total	0	80,000	0	0	0	80,000

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Capital Improvement Plan

Inver Grove Heights, MN

Total Project Cost	\$225,000	Contact	Brian Swoboda
Department	Parks	Type	Repairs/Maintenance
Category	Parks	Status	Active

Ernster Park playground is used by families in the community. In 2027, it will be 21 years old, beyond its useful life of 20 years. In addition, the current playground is located under power lines, posing a safety hazard. The playground needs to be replaced and moved out from under the power lines to better serve the community.

Funding Sources	2026	2027	2028	2029	2030	Total
Park Capital Replacement Fund	0	225,000	0	0	0	225,000
Total	0	225,000	0	0	0	225,000

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Capital Improvement Plan

Inver Grove Heights, MN

Total Project Cost	\$150,000	Contact	Brian Swoboda
Department	Parks	Type	Repairs/Maintenance
Category	Parks	Status	Active

Salem Hills Park playground is used by families in the community. In 2025, the playground equipment will be 25 years old, beyond its useful life of 20 years, and in need of replacement.

Funding Sources	2026	2027	2028	2029	2030	Total
Park Capital Replacement Fund	0	150,000	0	0	0	150,000
Total	0	150,000	0	0	0	150,000

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Capital Improvement Plan

Inver Grove Heights, MN

Total Project Cost	\$100,000	Contact	Brian Swoboda
Department	Parks	Type	Repairs/Maintenance
Category	Parks	Status	Active

Oakwood Park has a hockey rink that is used by residents and staff for classes and pick-up games. The hockey rink boards and supports are currently 22 years old, beyond their useful life of 15 years, and in need of replacement.

Funding Sources	2026	2027	2028	2029	2030	Total
Park Capital Replacement Fund	0	0	100,000	0	0	100,000
Total	0	0	100,000	0	0	100,000

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Capital Improvement Plan

Inver Grove Heights, MN

Total Project Cost	\$150,000	Contact	Brian Swoboda
Department	Parks	Type	Repairs/Maintenance
Category	Parks	Status	Active

Lions Park playground is used by families in the community. In 2028, it will be 26 years old, beyond its useful life of 20 years. In addition, parts for this playground are difficult to find. The playground equipment will need to be replaced.

Funding Sources	2026	2027	2028	2029	2030	Total
Park Capital Replacement Fund	0	0	150,000	0	0	150,000
Total	0	0	150,000	0	0	150,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	PKS-2028-05		
Project Name	Rich Valley Playground Replacement		
Total Project Cost	\$800,000	Contact	Brian Swoboda
Department	Parks	Type	Repairs/Maintenance
Category	Parks	Status	Active
Useful Life	20 years		

Description

The Rich Valley playground is reaching it's end of life. Along with the Veterans Memorial Greenway Trail Project for Dakota County the playground will be removed and replaced. The city will be receiving a donation of \$500k from the Pine Bend Landfill as part of their agreement to be used by 2028.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	0	800,000	0	0	800,000
Total	0	0	800,000	0	0	800,000
Funding Sources	2026	2027	2028	2029	2030	Total
Park Capital Replacement Fund	0	0	800,000	0	0	800,000
Total	0	0	800,000	0	0	800,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	PKS-2029-03
Project Name	Rich Valley Trails (mill/overlay)

Total Project Cost	\$500,000	Contact	Brian Swoboda
Department	Parks	Type	Repairs/Maintenance
Category	Parks	Status	Active

Description

The Rich Valley trails provide our many user groups adequate pathways to move through the complex for their events. They are now more than 26 years old, at the end of their useful life, and currently they are being patched annually. Park Pavement Management funding in years 2025-2028 will be deferred to complete 2030 reconstruction project to the trails.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	0	0	500,000	0	500,000
Total	0	0	0	500,000	0	500,000

Funding Sources	2026	2027	2028	2029	2030	Total
Park Capital Replacement Fund	0	0	0	500,000	0	500,000
Total	0	0	0	500,000	0	500,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # PKS-2030-01

Project Name VMCC Playground poured-in-place

Total Project Cost	\$150,000	Contact	Brian Swoboda
Department	Parks	Type	Repairs/Maintenance
Category	Parks	Status	Active
Useful Life	20 years		

Description

Will be replacing rubber mulching to a poured-in-place rubber surfacing to save money on annual replacement of mulch.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	0	0	0	150,000	150,000
Total	0	0	0	0	150,000	150,000

Funding Sources	2026	2027	2028	2029	2030	Total
Park Capital Replacement Fund	0	0	0	0	150,000	150,000
Total	0	0	0	0	150,000	150,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	PKS-2030-02
Project Name	Rich Valley Parking Lots (mill/overlay)

Total Project Cost	\$1,000,000	Contact	Brian Swoboda
Department	Parks	Type	Repairs/Maintenance
Category	Parks	Status	Active

Description

The Rich Valley parking lot provides our many user groups adequate parking in the complex for their events. They are now more than 26 years old, at the end of their useful life, and currently they are being patched annually. Park Pavement Management funding in years 2025-2028 will be deferred to complete 2029 reconstruction project to the parking lots. Lot #1 is scheduled for 2030 and Lot #2 is scheduled for 2031.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Repairs/Maintenance	0	0	0	0	500,000	500,000	500,000
Total	0	0	0	0	500,000	500,000	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Park Capital Replacement Fund	0	0	0	0	500,000	500,000	500,000
Total	0	0	0	0	500,000	500,000	

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Capital Improvement Plan**Inver Grove Heights, MN**

Project #	PMI-001
Project Name	Annual Pavement Management Initiative Projects

Total Project Cost	\$120,461,507	Contact	Paul Merchlewicz
Department	Pavement Mgmt-Local Streets	Type	Improvement
Category	Roads and Streets	Status	Active
Useful Life	25 years		

Supplemental Attachments

 [PMI Map 2025 - 2029 Mileage FINAL.pdf](#)

Description

This constitutes the annual program to rehabilitate or reconstruct the City's approximately 155 miles of public roadways. These projects consist of three primary pavement rehabilitation types: mill and overlay, reclamation, or full reconstruction. Selection of streets is based upon the City's Pavement Management Initiative (PMI) program and engineering/maintenance staff's recommendations. The locations of these streets is included in the City's GIS Webmap for Pavement Management (<https://igh.maps.arcgis.com/apps/instant/portfolio/index.html?appid=6b2d6e812b0f48b0b3943bb21596670b>). 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.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
40,827,146	Improvement	20,100,022	14,949,098	15,213,739	17,283,677	12,087,825	79,634,361
	Total	20,100,022	14,949,098	15,213,739	17,283,677	12,087,825	79,634,361

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
40,827,146	Special Assessments	7,654,848	6,948,208	7,765,850	5,698,929	5,900,072	33,967,907
	Pavement Management Fund	7,291,587	5,467,639	3,416,661	1,425,579	2,708,678	20,310,144
	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
	Sewer Capital Fund	754,409	698,209	204,670	1,045,499	223,955	2,926,742
	Other Jurisdictions/Agencies	519,132	0	0	0	0	519,132
	Total	20,100,022	14,949,098	15,213,739	17,283,677	12,087,825	79,634,361

Capital Improvement Plan
Inver Grove Heights, MN

Project #	PMI-002
Project Name	Broad Area Patching

Total Project Cost	\$1,670,000	Contact	Barry Underdahl
Department	Pavement Mgmt-Local Streets	Type	Repairs/Maintenance
Category	Roads and Streets	Status	Active

Description

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. Broad area patching is a non-assessed maintenance technique, due to the limited roadway life extension, and no improvements related to other roadway components typically associated with a more robust pavement rehabilitation effort (ditch grading, shouldering, culvert repair/replacement, curb replacement (if applicable), and road subgrade repairs). The goal is to sunset this program after 2029 in favor of the Ultra-Thin Overlays.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
660,000	Repairs/Maintenance	240,000	250,000	260,000	260,000	0	1,010,000
	Total	240,000	250,000	260,000	260,000	0	1,010,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
660,000	Pavement Management Fund	240,000	250,000	260,000	260,000	0	1,010,000
	Total	240,000	250,000	260,000	260,000	0	1,010,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	PMI-003
Project Name	Crack Sealing and Pavement Rejuvenation

Total Project Cost	\$1,750,000	Contact	Paul Merchlewicz
Department	Pavement Mgmt-Local Streets	Type	Repairs/Maintenance
Category	Roads and Streets	Status	Active

Description

This annual maintenance treatment endeavors to focus primarily on crack sealing of roadways, and alternative preventative maintenance treatments such as microsurfacing and fog sealing to extend pavement life and prevent deterioration.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
935,000	Repairs/Maintenance	150,000	160,000	165,000	170,000	170,000	815,000
	Total	150,000	160,000	165,000	170,000	170,000	815,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
935,000	Pavement Management Fund	150,000	160,000	165,000	170,000	170,000	815,000
	Total	150,000	160,000	165,000	170,000	170,000	815,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	PMI-004
Project Name	Traffic Calming & Safety Improvements

Total Project Cost	\$215,000	Contact	Paul Merchlewicz
Department	Pavement Mgmt-Local Streets	Type	Improvement
Category	Roads and Streets	Status	Active

Description

Through the City's Traffic Control Committee, staff often identify localized projects that could be performed independently of PMI projects, either by maintenance staff or via small contracts, that may warrant consideration for implementation. These may include the installation of pedestrian curb ramps, crosswalk treatments, minor geometric revisions to roadways via curb replacement/installation or pavement markings, and demonstration projects that may be utilized to determine future enhancements to be implemented with a PMI project. This project effort sets aside money to address these potential project items that can be designed and implemented with existing City crews or through small-dollar contracts (under \$25,000) on an annual basis.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
55,000	Improvement	30,000	30,000	30,000	35,000	35,000	160,000
	Total	30,000	30,000	30,000	35,000	35,000	160,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
55,000	Pavement Management Fund	30,000	30,000	30,000	35,000	35,000	160,000
	Total	30,000	30,000	30,000	35,000	35,000	160,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # PMI-008
Project Name Ultra-Thin Overlays

Total Project Cost	\$5,500,000	Contact	Barry Underdahl
Department	Pavement Mgmt-Local Streets	Type	Repairs/Maintenance
Category	Roads and Streets	Status	Active
Useful Life	13 years		

Description

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. The project occurs as a maintenance effort, due to the unexpected nature of the pavement surface deterioration, and the rapidly increasing time and costs needed to address these issues by City Street Division staff and contractors. 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.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
2,250,000	Construction	1,000,000	0	1,000,000	0	1,250,000	3,250,000
	Total	1,000,000	0	1,000,000	0	1,250,000	3,250,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
2,250,000	Pavement Management Fund	1,000,000	0	1,000,000	0	1,250,000	3,250,000
	Total	1,000,000	0	1,000,000	0	1,250,000	3,250,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # PMDC-001
Project Name County Overlays

Total Project Cost \$365,000
Department Pavement Mgmt-Partnership Proj
Category Roads and Streets

Contact Paul Merchlewicz
Type Improvement
Status Active

Description

When Dakota County resurfaces its highways, it is the best time for the City to improve its utility structures within the roadway. While the County pays 100% of the costs for pavement resurfacing, concrete replacement, and signing and striping costs, 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. The costs and program years shown in the City CIP are based on the current Dakota County maintenance CIP for 2026-2030.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
245,000	Construction	0	120,000	0	0	0	120,000
	Total	0	120,000	0	0	0	120,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
245,000	Stormwater Capital Fund	0	70,000	0	0	0	70,000
	Water Capital Fund	0	25,000	0	0	0	25,000
	Sewer Capital Fund	0	25,000	0	0	0	25,000
	Total	0	120,000	0	0	0	120,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # PMDC-2024-01
Project Name 70th St (CSAH 26)-TH3 to CSAH 73

Total Project Cost	\$4,410,000	Contact	Paul Merchlewicz
Department	Pavement Mgmt-Partnership Proj	Type	Study
Category	Roads and Streets	Status	Active

Description

(CP26-060) Dakota County began a preliminary design study for this segment of 70th Street in 2024, and completed the study in 2025. Final design started in 2025. The project endeavors to to upgrade the current 2-lane roadway to accommodate growth and development adjacent to the corridor. Estimated costs for right of way acquisition and construction are based on the preliminary study results. Dakota County has indicated a desire to program the construction of these improvements in their 5-year Capital Improvement Plan, and the City is mirroring these improvements with the estimated local cost share as part of the City's 5-year CIP for 2026-2030.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
135,000	Construction	0	0	3,900,000	0	0	3,900,000
	Land	375,000	0	0	0	0	375,000
	Total	375,000	0	3,900,000	0	0	4,275,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
135,000	Pavement Management Fund	375,000	0	2,360,000	0	0	2,735,000
	Water Capital Fund	0	0	1,540,000	0	0	1,540,000
	Total	375,000	0	3,900,000	0	0	4,275,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	PMDC-2024-02		
Project Name	70th St (CSAH 26)-CSAH 73-Cahill Lane Reduction		
Total Project Cost	\$1,025,000	Contact	Paul Merchlewicz
Department	Pavement Mgmt-Partnership Proj	Type	Study
Category	Roads and Streets	Status	Active

Description

Dakota County completed a preliminary engineering scoping study and began final design for 70th Street between Babcock Trail (CSAH 73) and Cahill Ave. in 2025. This project endeavors to convert the current four-lane section of roadway to a three-lane roadway, and add a multi-use trail to the north side of the road. Signal improvements at Blaine Ave. and Cahill Ave. are also proposed. Dakota County has indicated a desire to program the construction of these improvements in their 5-year Capital Improvement Plan, and the City is mirroring these improvements with the estimated local cost share as part of the City's 5-year CIP for 2026-2030.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
75,000	Construction	0	0	875,000	0	0	875,000
	Land	75,000	0	0	0	0	75,000
	Total	75,000	0	875,000	0	0	950,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
75,000	Pavement Management Fund	75,000	0	875,000	0	0	950,000
	Total	75,000	0	875,000	0	0	950,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	PMDC-2029-01
Project Name	80th St (CSAH 28) & Cahill Ave Signal

Total Project Cost	\$1,200,000	Contact	Paul Merchlewicz
Department	Pavement Mgmt-Partnership Proj	Type	Improvement
Category	Roads and Streets	Status	Active

Description

(CP 28-077) Dakota County owns and operates the signal system at the intersection of 80th St. and Cahill Ave. The City is planning to perform a street reconstruction of Cahill Ave. through this intersection as part of the PMI program in 2029. To take advantages of efficiencies in project coordination and construction, the County would like to piggy-back this project as part of the Cahill Ave. design effort. This project is being entered as a stand-alone project in the City's 2026-2030 CIP to separate the cost responsibilities for planning and budgeting purposes. The City is anticipated to be the lead agency for this County/City intersection improvement.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	0	900,000	0	900,000
Planning/Design	0	150,000	0	0	0	150,000
Land	0	0	150,000	0	0	150,000
Total	0	150,000	150,000	900,000	0	1,200,000

Funding Sources	2026	2027	2028	2029	2030	Total
County-Cost Share	0	75,000	75,000	450,000	0	600,000
Pavement Management Fund	0	75,000	75,000	450,000	0	600,000
Total	0	150,000	150,000	900,000	0	1,200,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	PMMN-2025-01
Project Name	Barbara Ave Noisewall (TH 52)

Total Project Cost	\$210,000	Contact	Paul Merchlewicz
Department	Pavement Mgmt-Partnership Proj	Type	Improvement
Category	Roads and Streets	Status	Active

Description

The City applied for and was granted a project by MnDOT as part of their Metro Highway Noise Abatement Program. MnDOT is currently designing and will 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.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	210,000	0	0	0	0	210,000
Total	210,000	0	0	0	0	210,000

Funding Sources	2026	2027	2028	2029	2030	Total
State-State Aid (MSA)	210,000	0	0	0	0	210,000
Total	210,000	0	0	0	0	210,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	PMMN-2028-01
Project Name	70th St at TH 52-West Ramp Improvement

Total Project Cost	\$210,000	Contact	Paul Merchlewicz
Department	Pavement Mgmt-Partnership Proj	Type	Improvement
Category	Roads and Streets	Status	Active

Description

(CP 26-065) 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.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	210,000	0	0	210,000
Total	0	0	210,000	0	0	210,000

Funding Sources	2026	2027	2028	2029	2030	Total
Stormwater Capital Fund	0	0	96,000	0	0	96,000
Pavement Management Fund	0	0	63,000	0	0	63,000
Water Capital Fund	0	0	30,000	0	0	30,000
Sewer Capital Fund	0	0	21,000	0	0	21,000
Total	0	0	210,000	0	0	210,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # SEW-001

Project Name Sanitary Sewer Rehabilitation

Total Project Cost \$2,935,000

Department Sewer

Category Sewer Utility

Contact Eric Kramer

Type Repairs/Maintenance

Status Active

Description

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.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
710,000	Repairs/Maintenance	0	630,000	0	745,000	0	1,375,000	850,000
	Total	0	630,000	0	745,000	0	1,375,000	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
710,000	Sewer Capital Fund	0	630,000	0	745,000	0	1,375,000	850,000
	Total	0	630,000	0	745,000	0	1,375,000	

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Capital Improvement Plan
Inver Grove Heights, MN

Project # SEW-002
Project Name Sanitary Sewer Cleaning & Televising

Total Project Cost \$3,075,000 Contact Eric Kramer
Department Sewer Type Repairs/Maintenance
Category Sewer Utility Status Active
Useful Life 6 years

Description

A sewer cleaning and maintenance program is required for the City to be able to obtain higher-level insurance coverage from the Leage 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, starting in 2023.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
920,000	Repairs/Maintenance	390,000	410,000	430,000	450,000	475,000	2,155,000
	Total	390,000	410,000	430,000	450,000	475,000	2,155,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
920,000	Sewer Capital Fund	390,000	410,000	430,000	450,000	475,000	2,155,000
	Total	390,000	410,000	430,000	450,000	475,000	2,155,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	SEW-2025-01
Project Name	Lift Station - Programmable Logic Controller

Total Project Cost	\$65,000	Contact	Eric Kramer
Department	Sewer	Type	Repairs/Maintenance
Category	Sewer Utility	Status	Active
Useful Life	10 years		

Description

Programmable Logic Controllers (PLC's) are utilized to monitor and operate existing systems from a remote location. For lift stations, the PLC monitors the operation of the pump, including power usage, operating speed, amount of sewage pumped, etc. The PLC is the device that connects the lift station to the City's SCADA system, allowing for remote monitoring and operation, and notification if the pump shuts down. The current PLC operates on a radio frequency, sending data via wireless radio. Recent and future installation of fiber optic near the City's lift stations will afford the ability to connect the lift station monitoring systems to our existing SCADA system via the fiber optic, creating system redundancy with more network reliability. This requires a replacement of the current PLC and conneciton to the fiber optic system.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
10,000	Equipment	0	25,000	0	30,000	0	55,000
	Total	0	25,000	0	30,000	0	55,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
10,000	Sewer Capital Fund	0	25,000	0	30,000	0	55,000
	Total	0	25,000	0	30,000	0	55,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # STW-001

Project Name Minor Drainage Improvements

Total Project Cost \$650,000

Department Stormwater

Category Storm Water Utility

Contact Brian Connolly

Type Repairs/Maintenance

Status Active

Description

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.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
115,000	Repairs/Maintenance	85,000	90,000	100,000	120,000	140,000	535,000
	Total	85,000	90,000	100,000	120,000	140,000	535,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
115,000	Stormwater Capital Fund	85,000	90,000	100,000	120,000	140,000	535,000
	Total	85,000	90,000	100,000	120,000	140,000	535,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	STW-002
Project Name	Storm Sewer Televising

Total Project Cost	\$520,000	Contact	Brian Connolly
Department	Stormwater	Type	Repairs/Maintenance
Category	Storm Water Utility	Status	Active

Description

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).

Prior	Expenditures	2026	2027	2028	2029	2030	Total
145,000	Repairs/Maintenance	65,000	70,000	75,000	80,000	85,000	375,000
	Total	65,000	70,000	75,000	80,000	85,000	375,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
145,000	Stormwater Capital Fund	65,000	70,000	75,000	80,000	85,000	375,000
	Total	65,000	70,000	75,000	80,000	85,000	375,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # STW-003

Project Name Raingarden Inlet Rehabilitation

Total Project Cost \$80,000

Department Stormwater

Category Storm Water Utility

Contact Brian Connolly

Type Repairs/Maintenance

Status Active

Description

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.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
20,000	Installation	20,000	0	20,000	0	20,000	60,000
	Total	20,000	0	20,000	0	20,000	60,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
20,000	Stormwater Capital Fund	20,000	0	20,000	0	20,000	60,000
	Total	20,000	0	20,000	0	20,000	60,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	STW-2025-03		
Project Name	64th Street Outfall Replacement		
Total Project Cost	\$620,000	Contact	Paul Merchlewicz
Department	Stormwater	Type	Repairs/Maintenance
Category	Storm Water Utility	Status	Active

Description

The storm sewer outfall along 64th Street at the Mississippi River has exhibited rapid deterioration in 2024. Past efforts to repair the pipe have successfully extended the pipe life, but 2024 Mississippi River Flooding has shown these repairs to be insufficient to prevent back-flowing of flood waters upstream of the river levee, resulting in extensive street flooding in the Heritage Village Park and adjacent marina areas. The pipe deterioration is such that full pipe failure and/or collapse is likely in the near future. This project endeavors to replace the damaged piping before it fails.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	620,000	0	0	0	0	620,000
Total	620,000	0	0	0	0	620,000

Funding Sources	2026	2027	2028	2029	2030	Total
Stormwater Capital Fund	620,000	0	0	0	0	620,000
Total	620,000	0	0	0	0	620,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	STW-2026-01
Project Name	MS4 Program Implementation Efforts

Total Project Cost	\$50,000	Contact	Paul Merchlewicz
Department	Stormwater	Type	Repairs/Maintenance
Category	Storm Water Utility	Status	Active
Useful Life	5 years		

Description
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.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	20,000	30,000	0	0	0	50,000
Total	20,000	30,000	0	0	0	50,000

Funding Sources	2026	2027	2028	2029	2030	Total
Stormwater Capital Fund	20,000	30,000	0	0	0	50,000
Total	20,000	30,000	0	0	0	50,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # STW-2026-02

Project Name Marcott Woods Park - Ravine Erosion Restoration

Total Project Cost \$150,000

Department Stormwater

Category Storm Water Utility

Contact Brian Connolly

Type Improvement

Status Active

Description

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

Expenditures	2026	2027	2028	2029	2030	Total
Construction	150,000	0	0	0	0	150,000
Total	150,000	0	0	0	0	150,000

Funding Sources	2026	2027	2028	2029	2030	Total
Stormwater Capital Fund	150,000	0	0	0	0	150,000
Total	150,000	0	0	0	0	150,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # STW-2027-01
Project Name Gisch Pond Rehabilitation

Total Project Cost \$1,500,000
Department Stormwater
Category Storm Water Utility
Contact Paul Merchlewicz
Type Improvement
Status Active

Description

Gisch Pond (also known as NE_STM_POND_210/213 in the City's GIS Database) exists downstream of the Dickman Trail culvert, through which all water from 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.

Expenditures	2026	2027	2028	2029	2030	Total
Improvement	0	1,500,000	0	0	0	1,500,000
Total	0	1,500,000	0	0	0	1,500,000

Funding Sources	2026	2027	2028	2029	2030	Total
State-Other Grants & Aid	0	1,350,000	0	0	0	1,350,000
Stormwater Capital Fund	0	150,000	0	0	0	150,000
Total	0	1,500,000	0	0	0	1,500,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # STW-2028-01

Project Name Schmidt Lake Outfall Channel

Total Project Cost \$200,000

Department Stormwater

Category Storm Water Utility

Contact Brian Connolly

Type Improvement

Status Active

Description

This project addresses erosion, sedimentation removal, and reinforcement of the outfall channel from Schimdt Lake.

Expenditures	2026	2027	2028	2029	2030	Total
Improvement	0	0	200,000	0	0	200,000
Total	0	0	200,000	0	0	200,000

Funding Sources	2026	2027	2028	2029	2030	Total
Stormwater Capital Fund	0	0	200,000	0	0	200,000
Total	0	0	200,000	0	0	200,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	2024-18
Project Name	Northside Booster Monopole Construction

Total Project Cost	\$600,000	Contact	Brian Connolly
Department	Water	Type	Improvement
Category	Unassigned	Status	Active

Description

The City currently leases space on several City properties to cellular service providers to install and operate antenna facilities to serve their respective network operations. Several of these leases are on property that is managed by the City's Water Utility Division, including leasing space for attachments on two of the City's three water towers (Northside Water Tower and Arbor Point Water Tower). Leasing to cellular service providers that are affixed to the structure of water towers can have a negative impact to water operations, by creating the need to provide access to private telecom contractors at any time requested, reviewing plans for modifications, and monitoring said modifications within City facilities during maintenance and replacement activities. Staff also have expressed ongoing security concerns about having non-City contractors working around, within, and on existing critical City water facilities, which is allowed per the City's lease agreements for different cellular facility carriers. In 2024, the City initiated a feasibility study to explore the potential to "decouple" antenna facilities from the Northside Water Tower ahead of a tower rehabilitation project in 2027, and provide an alternate antenna location, likely at the Northside Booster Station. This project anticipates that a monopole antenna tower would be constructed by the City in 2026 and paid for through recuperation of future antenna lease revenue.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	600,000	0	0	0	0	600,000
Total	600,000	0	0	0	0	600,000

Funding Sources	2026	2027	2028	2029	2030	Total
General Fund	600,000	0	0	0	0	600,000
Total	600,000	0	0	0	0	600,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project #	WAT-001		
Project Name	Well Pump & Service Rehabilitation (Pumps & VFD's)		
Total Project Cost	\$1,010,000	Contact	Eric Kramer
Department	Water	Type	Repairs/Maintenance
Category	Water Utility	Status	Active

Description

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.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
285,000	Repairs/Maintenance	75,000	150,000	160,000	170,000	170,000	725,000
	Total	75,000	150,000	160,000	170,000	170,000	725,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
285,000	Water Capital Fund	75,000	150,000	160,000	170,000	170,000	725,000
	Total	75,000	150,000	160,000	170,000	170,000	725,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # WAT-002
Project Name Water Treatment Plant Sludge Pump Replacement

Total Project Cost	\$255,000	Contact	Eric Kramer
Department	Water	Type	Repairs/Maintenance
Category	Water Utility	Status	Active
Useful Life	25 years		

Description

The Water Treatment Plant contains several sludge and recycle wash water pumps (10 total) 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 on a regular interval. It is proposed that two pumps be replaced annually over a 5-year period from 2025-2029.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
35,000	Repairs/Maintenance	50,000	55,000	55,000	60,000	0	220,000
	Total	50,000	55,000	55,000	60,000	0	220,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
35,000	Water Capital Fund	50,000	55,000	55,000	60,000	0	220,000
	Total	50,000	55,000	55,000	60,000	0	220,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project #	WAT-2023-02		
Project Name	Water Treatment Plant HSP Rehab & VFDs		
Total Project Cost	\$345,000	Contact	Eric Kramer
Department	Water	Type	Repairs/Maintenance
Category	Water Utility	Status	Active
Useful Life	10 years		

Description

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. This work also includes the replacement of the variable flow drive (VFD) for each pump, as these are utilized to allow a more measured start-up and shut-down of each pump, reducing wear-and-tear on the motors and extending pump service life.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
105,000	Repairs/Maintenance	45,000	45,000	50,000	50,000	50,000	240,000
	Total	45,000	45,000	50,000	50,000	50,000	240,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
105,000	Water Capital Fund	45,000	45,000	50,000	50,000	50,000	240,000
	Total	45,000	45,000	50,000	50,000	50,000	240,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project #	WAT-2023-04		
Project Name	Automated Metering Infrastructure (AMI)		
Total Project Cost	\$5,700,000	Contact	Eric Kramer
Department	Water	Type	Infrastructure
Category	Water Utility	Status	Active

Description

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.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
200,000	Improvement	1,750,000	2,000,000	1,750,000	0	0	5,500,000
	Total	1,750,000	2,000,000	1,750,000	0	0	5,500,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
200,000	Water Capital Fund	1,750,000	2,000,000	1,750,000	0	0	5,500,000
	Total	1,750,000	2,000,000	1,750,000	0	0	5,500,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	WAT-2025-01
Project Name	Groundwater Wells - Programmable Logic Controllers

Total Project Cost	\$145,000	Contact	Eric Kramer
Department	Water	Type	Repairs/Maintenance
Category	Water Utility	Status	Active
Useful Life	20 years		

Description

Programmable Logic Controllers (PLC's) are utilized to monitor and operate existing systems from a remote location. For the City's well houses, the PLC monitors the operation of the well pump, including power usage, operating speed, amount of water pumped, etc. The PLC is the device that connects the well to the City's SCADA system, allowing for remote monitoring and operation from our Water Treatment Plant. The current PLC operates on a radio frequency, sending data via wireless radio. Recent and future installation of fiber optic near the City's wells will afford the ability to connect the well monitoring systems to our existing SCADA system via the fiber optic, creating system redundancy with more network reliability. This requires a replacement of the current PLC and connection to the existing fiber optic network.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
20,000	Equipment	20,000	25,000	25,000	25,000	30,000	125,000
	Total	20,000	25,000	25,000	25,000	30,000	125,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
20,000	Water Capital Fund	20,000	25,000	25,000	25,000	30,000	125,000
	Total	20,000	25,000	25,000	25,000	30,000	125,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project #	WAT-2026-01
Project Name	Water Tower Mixers

Total Project Cost	\$75,000	Contact	Eric Kramer
Department	Water	Type	Improvement
Category	Water Utility	Status	Active
Useful Life	20 years		

Description

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).

Expenditures	2026	2027	2028	2029	2030	Total
Improvement	50,000	25,000	0	0	0	75,000
Total	50,000	25,000	0	0	0	75,000

Funding Sources	2026	2027	2028	2029	2030	Total
Water Capital Fund	50,000	25,000	0	0	0	75,000
Total	50,000	25,000	0	0	0	75,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project #	WAT-2027-01		
Project Name	Northside Water Tower Painting		
Total Project Cost	\$1,600,000	Contact	Eric Kramer
Department	Water	Type	Repairs/Maintenance
Category	Water Utility	Status	Active

Description

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.

Expenditures	2026	2027	2028	2029	2030	Total
Repairs/Maintenance	0	1,500,000	0	0	0	1,500,000
Planning/Design	100,000	0	0	0	0	100,000
Total	100,000	1,500,000	0	0	0	1,600,000

Funding Sources	2026	2027	2028	2029	2030	Total
Water Capital Fund	100,000	1,500,000	0	0	0	1,600,000
Total	100,000	1,500,000	0	0	0	1,600,000

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2026 thru 2030

Capital Improvement Plan

Inver Grove Heights, MN

Project # WAT-2027-02

Project Name Water System Management Plan & Studies

Total Project Cost	\$125,000	Contact	Eric Kramer
Department	Water	Type	Study
Category	Water Utility	Status	Active

Description

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.

Expenditures	2026	2027	2028	2029	2030	Total
Preliminary Study	0	125,000	0	0	0	125,000
Total	0	125,000	0	0	0	125,000

Funding Sources	2026	2027	2028	2029	2030	Total
Water Capital Fund	0	125,000	0	0	0	125,000
Total	0	125,000	0	0	0	125,000

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Capital Improvement Plan
Inver Grove Heights, MN

Project # WAT-2027-03
Project Name SCADA System Upgrade

Total Project Cost	\$100,000	Contact	Eric Kramer
Department	Water	Type	Improvement
Category	Water Utility	Status	Active

Description

This project includes upgrades to 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.

Expenditures	2026	2027	2028	2029	2030	Total
Improvement	0	0	100,000	0	0	100,000
Total	0	0	100,000	0	0	100,000

Funding Sources	2026	2027	2028	2029	2030	Total
Water Capital Fund	0	0	100,000	0	0	100,000
Total	0	0	100,000	0	0	100,000

DRAFT

**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



Request for Council Action

SUBJECT: **Resolution Approving 2026 Central Equipment Purchases**

MEETING DATE: November 10, 2025

ITEM TYPE: Regular Business

CONTACT: Brian Connolly, Public Works Director, 651.450.2571
Barry Underdahl, Street Superintendent, 651.450.2556
Amy Hove, Finance Director, 651.450.2521

ACTION REQUESTED

The Council is asked to adopt the attached Resolution, approving the 2026 Central Equipment vehicle and equipment purchases.

BACKGROUND

At the August 4, 2025 City Council work session, City staff presented an overview of the City's Internal Service Funds, including the Central Equipment Fund (Fund 603). The Central Equipment Fund receives revenue through annual allocations paid by the City's various departments and divisions, based on the number and type of vehicles utilized by those areas. The annual allocations are based on the average costs for maintenance and fuel, plus an appropriate annual savings for future vehicle replacement, are determined for each piece of equipment within the City's vehicle fleet.

Expenditures from the Central Equipment Fund include the purchase of new or replacement vehicles and equipment for all City departments, wage and benefit costs for the City's four mechanics, parts and equipment to perform maintenance on existing vehicles and equipment, fuel, and costs for operating and making capital improvements to the current Central Maintenance Facility (i.e., lighting, HVAC, electrical and gas utility services, etc.).

At the August 4 work session, the exact fiscal details of the proposed vehicle and equipment replacements for 2026 had yet to be determined, as staff were in the process of soliciting quotes for equipment replacement and trade-in value, and confirming specific vehicle specifications with individual department heads and division leaders. It is typical that final numbers for trade-in value and new equipment purchases are determined in the fourth quarter of the preceding calendar year. This information has since been collected, and the staff presentation will highlight the recommended 2026 Central Equipment purchases and cost information related specifically to the vehicle procurement items.

A tabulation of the allocation balance and acquisition cost for the 2026 equipment replacements is attached for reference purposes, along with a listing of the specific vehicle and equipment replacements and purchases proposed.

FISCAL IMPACT

The cash allocations (revenue) and procurement costs (expenditures) for the proposed 2026 vehicle and equipment replacements and/or procurement are summarized as follows:

Central Equipment (Fund 603)	Estimated Value
<i>Revenue</i>	
Allocation Balances for 2026 Vehicle/Equipment Replacements	\$638,943.00
Trade-In Value (replacement equipment)	\$138,000.00
Total	\$776,943.00
<i>Expenditures</i>	
2026 Scheduled Vehicle & Equipment Replacements	(\$679,400.00)
Total	(\$679,400.00)
<i>Remaining Funds Available</i>	<i>\$97,543.00</i>

Council authorization to place vehicle and equipment orders now will allow the City to take advantage of 2025 pricing, even though the City is not expected to take delivery of the ordered items until 2026.

RECOMMENDATION

Staff recommends adoption of the attached Resolution, approving the purchase of the 2026 vehicle/equipment replacements through the Central Equipment Fund (Fund 603).

ATTACHMENTS

1. Resolution - 2026 Vehicle Procurements
2. 2026 Equipment Replacement Tabulation

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

RESOLUTION NO. _____

**RESOLUTION APPROVING THE 2026 NEW AND REPLACEMENT
VEHICLE AND EQUIPMENT PURCHASES**

WHEREAS, staff presented a 2026 budget summary for the Central Equipment Fund (Fund 603) for equipment procurements to the City Council on November 10, 2025; and

WHEREAS, the 2026 vehicle and equipment replacements were summarized and staff have proposed the replacement of six (6) vehicles and equipment pieces, and the sale of one (1) additional vehicle without replacement through Fund 603, with a total acquisition cost of \$541,400; and

WHEREAS, due to procurement lead-times for vehicles and equipment, specified ordering windows provided by vehicle dealers, and to take advantage of 2025 vehicle and equipment prices, staff recommend ordering the 2026 vehicle replacements prior to the end of 2025; and

WHEREAS, the City is not obligated to pay for vehicle orders until delivery of the vehicle is completed, which is anticipated to occur in late-2026 or early-2027 for the 2026 Equipment Replacements.

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

1. The following 2026 vehicle and equipment replacements and procurement list is hereby adopted for the purposes of ordering new and replacement equipment:

Central Equipment Fund (Fund 603)

Vehicle #	Vehicle/Equipment to be Replaced and/or Purchased	Projected Allocation Balance (12/31/2025)	Cost ⁽³⁾			
			Vehicle	Equipment	Trade Value	Total
#316	2015 Ford F550 w/Plow	\$119,462	\$64,000	\$43,000	(\$15,000) ⁽¹⁾	\$92,000
#324	2016 Mack Dump Truck	\$341,470	\$168,000	\$168,000	(\$70,000)	\$266,000
#411	2013 Ford F250 Truck	\$43,140	\$48,000	\$34,000	(\$8,000)	\$74,000
#523	2015 John Deere Tractor	\$93,821	\$63,000	\$8,000	(\$30,000)	\$41,000
#524	2019 Bobcat UTV	\$41,050	\$72,500		(\$5,000)	\$67,500
#1603	2016 Ford Explorer		\$10,400	\$500	(\$5,000)	\$900
PD #1	2001 Ford Van				(\$5,000) ⁽²⁾	
TOTAL		\$638,943	\$425,900	\$253,500	(\$138,000)	\$541,400

(1) Vehicle being purchased by Golf Course

(2) PD #1 being sold outright and money to be utilized to offset cost of replacement for Vehicle #1603 in Fund 603. Replacement for PD #1 will be via separate Resolution.

(3) Costs shown are rounded based on actual quotes received, for budget contingency purposes.

2. Finding these vehicles to be necessary and beneficial to the efficient operation of the City's vehicle fleet, the City Council hereby approves the replacement and procurement of these vehicles and orders staff to process these vehicle and equipment orders.

3. Funding for the purchase of replacement vehicles and equipment shall be provided by the funding sources as noted in the tabulations in Item No. 1 above up to a total value of \$541,400.
4. The items being replaced in the tabulations in Item No. 1 above are hereby declared surplus property and staff are authorized to trade in, sell, or scrap said property to help offset acquisition costs of the new equipment.

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

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

2026 Equipment Replacements (Quoted Replacement Costs)

Central Equipment Fund (Fund 603)

ID #	Vehicle to be replaced	Replacement Vehicle	Replacement Veh./Equip.Vendor	Alloc. Balance	Vehicle	Equipment	Trade Value	Acquisition Cost	Cost Diff.
STREET DIVISION									
#316	2015 Ford F550 Truck	2026 Ford F550 Truck	Midway Ford/North Central	\$119,462.00	\$60,924.50	\$38,636.02	(\$15,000.00)	\$84,560.52	\$34,901.48
#324	2016 Mack Dump Truck	2026 Western Star Dump Truck	Boyer Trucks/Towmaster Equip.	\$341,470.00	\$164,646.33	\$166,710.00	(\$70,000.00)	\$261,356.33	\$80,113.67
Streets Totals				\$460,932.00	\$225,570.83	\$205,346.02	(\$85,000.00)	\$345,916.85	\$115,015.15
UTILITIES DIVISION									
#411	2013 Ford F250 Utility Truck	2026 Ford F250 Utility Truck	Midway Ford/North Central	\$43,140.00	\$46,814.69	\$32,736.55	(\$8,000.00)	\$71,551.24	(\$28,411.24)
Utilities Totals				\$43,140.00	\$46,814.69	\$32,736.55	(\$8,000.00)	\$71,551.24	(\$28,411.24)
PARK MAINTENANCE									
#523	2014 JD 5115 Tractor/Flail	2026 JD 4075 Tractor/Flail	Midwest Machinery	\$93,821.00	\$61,542.56	\$7,638.30	(\$32,070.00)	\$37,110.86	\$56,710.14
#524	2019 Bobcat UTV	2026 Bobcat Toolcat	Tri-State Bobcat	\$41,050.00	\$67,469.75	\$0.00	(\$5,000.00)	\$62,469.75	(\$21,419.75)
Parks Totals				\$134,871.00	\$129,012.31	\$7,638.30	(\$37,070.00)	\$99,580.61	\$35,290.39
POLICE									
#1603	2016 Ford Explorer	2021 Ford Explorer	Enterprise (Lease Buyback)		\$10,400.00	\$500.00	(\$5,000.00)	\$5,900.00	(\$5,900.00)
PD #1	2001 Ford Van (Command Unit)	See Fund 102 Summary	See Fund 102 Summary				(\$5,000.00)	(\$5,000.00)	\$5,000.00
Police Totals				\$0.00	\$10,400.00	\$500.00	(\$10,000.00)	\$900.00	(\$900.00)
Central Equipment Fund Total				\$638,943.00	\$411,797.83	\$246,220.87	(\$140,070.00)	\$517,948.70	\$120,994.30

*Acquisition Costs shown above are as accurate as possible but may be subject to change due to state contract expiration/renewal dates, availability due to supply chain constraints, manufacturing cut-off dates, and tax, title, document and license fee fluctuations.

Request for Council Action

SUBJECT: **Resolution Approving 2026 Water, Sanitary Sewer and Stormwater Utility Rates**

MEETING DATE: November 10, 2025

ITEM TYPE: Regular Business

CONTACT: Kris Wilson, City Administrator, 651.450.2511
 Brian Connolly, Public Works Director, 651.450.2571

ACTION REQUESTED

The Council is asked to adopt the attached Resolutions, establishing water, sanitary sewer and stormwater utility rates for 2026.

BACKGROUND

The water, sanitary sewer and stormwater rates charged by the City are necessary to fund the annual operating costs of the City's three utility systems and to save up for required maintenance and capital replacement projects within each utility.

The proposed water and sanitary sewer rates continue the same rate structure that was adopted starting with 2023 rates, following an in-depth utility rate study, and propose a percentage increase consistent with what the study found to be needed to support necessary capital investments in these utility systems. The proposed increases, while significant, are necessary in order to keep up with rising operating costs and fund the capital reinvestment the systems require.

Water rates are proposed to increase by 10%. This is the fourth year of a sizable increase, following several years of sub-inflationary rate increases which helped keep resident bills low, but left the City without the funds to make the necessary reinvestment in the water distribution and treatment system.

Sanitary sewer rates are proposed to increase an average of 3.6% (5% for fixed fee, 3% for volumetric fee). Sewer increases are typically driven by treatment fee increases from the Metropolitan Council Environmental Services (MCES) and debt payment obligation for past capital improvements. Although the City is anticipating a lower fee increase (1.56%) from MCES, the City's debt payment obligations remain steady at approximately \$1 million annually. Given the lower increase in fees from MCES, staff are recommending a slightly lower rate increase for sewer utility fees (3.6% average) than the utility rate study recommendation (5.1% average for 2026).

The City is in the process of completing a Stormwater Utility Rate Study, which will likely change the utility fee structure and use a simplified rate classification. The Council received an update on this rate study effort at its November 3 work session. It is anticipated the new rate structure would be ready for implementation sometime in 2026 or to start 2027, at the discretion of the Council. Since costs for operations, maintenance, and capital improvements continue to require funding, staff are recommending the Council make an annual adjustment to the current stormwater fees. In continuing the trend from the past three years, stormwater fees are proposed to increase by 5% in the

Northwest Area (NWA) of the City and 25% in the remainder of the City. While this percentage sounds high, it is a relatively small dollar amount for an average resident. For example, with the proposed increase, the stormwater utility bill for a single-family residential property in the R1-C zoning district would go from \$5.18 per month in 2025 to \$6.48 per month in 2026.

The reason for the difference in the proposed increase between the NWA area of the City and the remainder of the City is that the current rates in the NWA are already significantly higher than in the remainder of the City - and more in line with what other suburban communities charge. By applying different rates of increase, the goal is to bring the two rates together gradually so that in the future there is just one rate per property type for the entire City and that rate is sufficient to fund the maintenance and operation of the City's stormwater utility. The proposed increases of 5% and 25% are identical to the adopted increases from 2023, 2024, and 2025.

FISCAL IMPACT

The proposed utility rates are consistent with and necessary to fund the annual operating budgets and long-term Capital Improvement Program previously presented to the Council.

RECOMMENDATION

Staff recommends adoption of the attached Resolutions.

ATTACHMENTS

1. Resolution Establishing 2026 Water Rates
2. Resolution Establishing 2026 Sewer Rates
3. Resolution Establishing 2026 Stormwater Rates
4. Proposed Water, Sewer and Stormwater Rates for 2026 (DRAFT PRESENTATION)

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

RESOLUTION NO. _____

RESOLUTION ESTABLISHING WATER UTILITY RATES EFFECTIVE JANUARY 1, 2026

WHEREAS, Title 8, Chapter 2, Section 8-1-10A of the Inver Grove Heights City Code, states that the City Council shall determine water rates by Resolution.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY OF INVER GROVE HEIGHTS: that, water utility rates, commencing January 1, 2026, for the first monthly or quarterly billing cycle that contains only 2026 usage, are established as follows:

Single Family Dwelling		
	2026	
Base Fee - All Accounts	\$ 23.96	per quarter
0 to 6,000 gallons in a quarter	\$ 1.55	per 1,000 gallons
6,001 to 21,000 gallons in a quarter	\$ 3.86	per 1,000 gallons
21,001 to 39,000 gallons in a quarter	\$ 4.63	per 1,000 gallons
39,001 + gallons in a quarter	\$ 5.57	per 1,000 gallons
Multi-Family / Mobile Homes		
	2026	
Base Fee - All Accounts	\$ 7.99	per unit / per month
0 to 2,000 gallons per unit per month	\$ 1.55	per 1,000 gallons
2,001 to 7,000 gallons per unit per month	\$ 3.86	per 1,000 gallons
7,001 to 13,000 gallons per unit per month	\$ 4.63	per 1,000 gallons
13,001 + gallons per unit per month	\$ 5.57	per 1,000 gallons
Commercial / Industrial / Institutional		
	2026	
Base Fee - All Accounts	\$ 7.99	per month
0 to 7,000 gallons in a month	\$ 1.55	per 1,000 gallons
7,001 to 20,000 gallons in a month	\$ 3.86	per 1,000 gallons
20,001 to 80,000 gallons in a month	\$ 4.63	per 1,000 gallons
80,001 + gallons in a month	\$ 5.57	per 1,000 gallons
Irrigation Accounts		
	2026	
Base Fee - All Accounts	\$ 7.99	per month
0 to 7,000 gallons in a month	\$ 4.63	per 1,000 gallons
7,001+ gallons in a month	\$ 5.57	per 1,000 gallons

BE IT FURTHER RESOLVED, that the City will provide for a fifty percent (50%) Senior discount to the base water fee of \$23.96 per quarter. No Senior discount shall be provided on rates per usage tier (per 1,000-gallon rates).

BE IT FURTHER RESOLVED, that as outlined in the agreement with the City's third-party payment processor, all credit card fees are to be passed on to the payor, while all ACH/e-check fees will continue to be covered at the City's expense.

Adopted this 10th day of November 2025 by the City Council of Inver Grove Heights, MN.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. _____

RESOLUTION ESTABLISHING SEWER UTILITY RATES EFFECTIVE JANUARY 1, 2026

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

NOW, THEREFORE BE IT RESOLVED, BY THE CITY OF INVER GROVE HEIGHTS: that, sewer utility rates, commencing January 1, 2026, for the first monthly or quarterly billing cycle that contains only 2026 usage, are established as follows:

Single Family Dwelling		
	2026	
Base Fee - All Accounts	\$ 25.01	per quarter
Volumetric Fee	\$ 5.69	per 1,000 gallons
Multi-Family / Mobile Homes		
	2026	
Base Fee - All Accounts	\$ 8.34	per unit / per month
Volumetric Fee	\$ 5.69	per 1,000 gallons
Commercial / Industrial /		
	2026	
Base Fee - All Accounts	\$ 8.34	per month
Volumetric Fee	\$ 5.69	per 1,000 gallons

BE IT FURTHER RESOLVED, that as outlined in the agreement with the City’s third-party payment processor, all credit card fees are to be passed on to the payor, while all ACH/e-check fees will continue to be covered at the City’s expense.

Adopted on this 10th day of November 2025 by the City Council of Inver Grove Heights, MN.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION ESTABLISHING STORM WATER UTILITY RATES
EFFECTIVE JANUARY 1, 2026**

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

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

NOW, THEREFORE BE IT RESOLVED, BY THE CITY OF INVER GROVE HEIGHTS: that, monthly storm water utility rates, commencing January 1, 2026, for the first billing cycle that covers only 2026, are established as follows:

Storm Water Utility Group		Per Lot (L) or Acre (A)	Rural (Base Fee)	Urban (Base + Surcharge)	NWA Developed (Base + Surcharge)
			Monthly	Monthly	Monthly
			2026	2026	2026
Single-Family Residential	R-1A	L	\$ 4.70	\$ 13.69	\$ 17.19
	R-1B	L	\$ 3.04	\$ 8.80	\$ 11.04
	R-1C	L	\$ 2.60	\$ 6.48	\$ 8.19
	Estate (5 ac cap)	A	\$ 3.41	\$ 9.79	\$ 12.25
Multi-Family Residential	R-2 (Duplex/Twinhomes)	A	\$ 7.44	\$ 21.50	\$ 27.02
	R-3 (6+ units/ac)	A	\$ 8.80	\$ 25.49	\$ 31.94
	R-4 (Manufactured Home)	A	\$ 10.14	\$ 29.39	\$ 36.86
Other	Agricultural/Open Space (10 acre cap) *	A	\$ 2.05	\$ 5.88	\$ 2.05
	Business District	A	\$ 14.86	\$ 43.05	\$ 54.04
	General Business	A	\$ 19.63	\$ 56.76	\$ 71.23
	Shopping Center	A	\$ 16.93	\$ 48.93	\$ 61.43
	Industrial	A	\$ 14.19	\$ 41.10	\$ 51.60
Public/ Institutional	Schools/Churches/Other	A	\$ 8.80	\$ 25.49	\$ 31.94
	Golf Courses/Cemeteries/Parks *	A	\$ 2.05	\$ 5.88	\$ 7.37
	City Facilities	A	\$ 14.86	\$ 43.05	\$ 54.04

* The minimum annual fee per parcel is \$24.60.

These fees shall be included in the existing utility billing for parcels on City water or sewer, or they will be billed separately, and on an annual basis, for parcels not on City water or sewer.

BE IT FURTHER RESOLVED, that as outlined in the agreement with the City's third-party payment processor, all credit card fees are to be passed on to the payor, while all ACH/e-check fees will continue to be covered at the City's expense.

Adopted this 10th day of November 2025 by the City Council of Inver Grove Heights, MN.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

Proposed 2025 Utility Rates

*Brian Connolly, Public Works Director
November 10, 2025*



Funding Challenges for the City's Utilities

- Have not kept up with the maintenance needs of aging infrastructure
- Many years of just looking one or two years ahead – instead of 5, 10 or 20 years out
- Example: Water Treatment Plant Rehabilitation
 - Not planned or saved for
 - Using ARPA Funds & a low-interest loan from the State
- Example: Sanitary Sewer Debt Payment
 - Not collecting expected development fees to cover annual debt payment
 - Using Host Community Funds and Sewer user fees to cover debt needs
- Example: Stormwater
 - Only collecting about 50% of annual stormwater operating and capital needs
 - Supplementing with Host Community Funds and leveraging Pavement Management Funds and special assessments

Historical Rate Increases

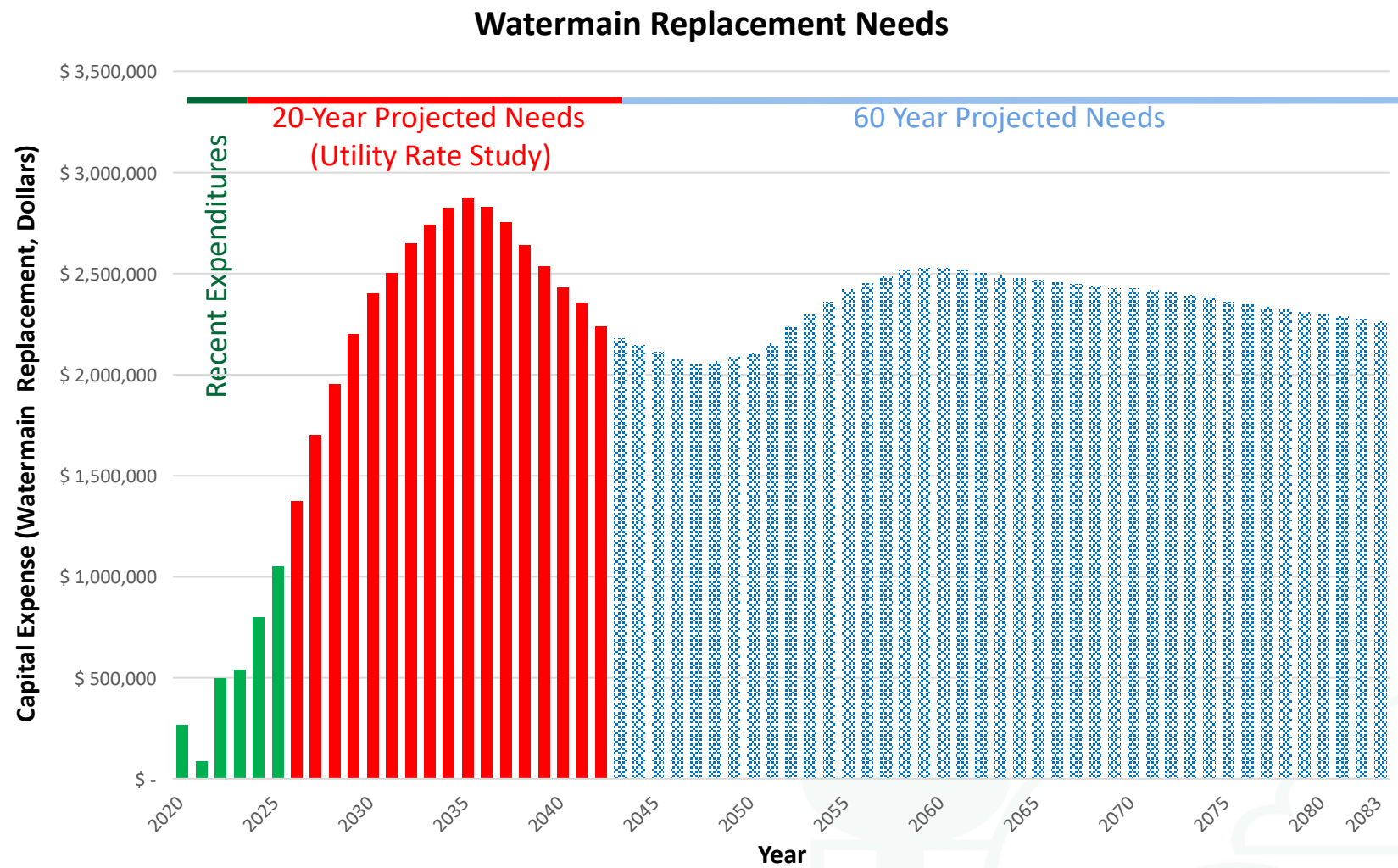
	Water Rates	Sewer Rates	Stormwater Rates
2014	2%	3.5%	0%
2015	2%	3.5%	0%
2016	2%	3.5%	0%
2017	2%	3.5%	0%
2018	2%	3.5%	45%
2019	2%	3.5%	5%
2020	2%	3.5%	5%
2021	2%	3.5%	5%
2022	2%	3.5%	5%
2023	10%	6.6%	5% (NWA)/25%
2024	10%	6.8%	5% (NWA)/25%
2025	10%	6.8%	5% (NWA)/25%

Sewer & Water Rate Study Implemented

Aging Infrastructure

- Finite Lifespan
 - Sanitary Sewer – 60-100 years
 - Watermain – 70-100 years
 - Storm Sewer – 40-80 years
- Oldest City Utilities Constructed in mid-1950's
 - Currently nearing lower limits of life expectancy (70 years)
 - In next 20 years, over 25% of infrastructure will reach its average intended life expectancy (80 years)
- Quantity of Infrastructure Mirrors Population Growth
 - Rehabilitation & Replacement Needs Continue to Increase for Next 40+ years

Aging Infrastructure – Water Example



Water Operating Fund

Rate Study – Forecasted Rate Increases

	Fixed	Volumetric
2024	10%	10%
2025	10%	10%
2026	10%	10%
2027	10%	10%
2028	10%	10%
2029	10%	10%
2030	8%	3.5%
2031	8%	3.5%
2032	8%	3.5%

Water Operating Fund

2026 Quarterly Rates with a 10% increase

Single-Family Dwelling	CURRENT (2025)	PROJECTED (2026)
Base Fee – All Accounts	\$21.78 per quarter	\$23.96 per quarter
0 to 6,000 gallons in a quarter	\$1.41 per 1,000 gal.	\$1.55 per 1,000 gal.
6,001 to 21,000 gal. in a quarter	\$3.51 per 1,000 gal.	\$3.86 per 1,000 gal.
21,001 to 39,000 gal. in a quarter	\$4.21 per 1,000 gal.	\$4.63 per 1,000 gal.
39,001 + gallons in a quarter	\$5.06 per 1,000 gal.	\$5.57 per 1,000 gal.

Water Operating Fund

2026 Monthly Rates with a 10% increase

Commercial / Industrial / Institutional	CURRENT (2025)	PROJECTED (2026)
Base Fee – All Accounts	\$7.26 per month	\$7.99 per month
0 to 7,000 gallons in a month	\$1.41 per 1,000 gal.	\$1.55 per 1,000 gal.
7,001 to 20,000 gal. in a month	\$3.51 per 1,000 gal.	\$3.86 per 1,000 gal.
20,001 to 80,000 gal. in a month	\$4.21 per 1,000 gal.	\$4.63 per 1,000 gal.
80,001 + gallons in a month	\$5.06 per 1,000 gal.	\$5.57 per 1,000 gal.

Water Operating Fund

2026 Quarterly Rates with a 10% increase

For a Single-Family Residence

Quarterly Water Use	2025	2026 (proposed)	Quarterly Increase
10,000 gallons	\$44.28	\$48.70	\$4.42
18,000 gallons	\$72.36	\$79.58	\$7.22
25,000 gallons	\$99.73	\$109.68	\$9.95

In 2021, 75% of the City’s single-family water accounts used 25,000 gallons per quarter or less year-round

Rate Study – Forecasted Rate Increases

	Fixed	Volumetric
2024	7%	6%
2025	7%	6%
2026 (Original)	6%	4%
2026 (Revised)	<u>5%</u>	<u>3%</u>
2027	5%	2%
2028	4%	2%

IGH's increase from the Met Council is 1.56% for 2026

- City anticipated an MCES rate increase between 4.5% and 6%
- City's share of contribution to regional treatment was reduced due to lower growth compared to surrounding communities

Sewer Operating Fund

Proposed 2026 Quarterly Sewer Rates

All Customers	CURRENT (2025)	PROJECTED (2026)
Fixed Fee (+5%)	\$7.94 per month (\$23.82 per qtr.)	\$8.34 per month (\$25.01 per qtr.)
Volumetric Fee (+3%)	\$5.52 per 1,000 gal.	\$5.69 per 1,000 gal.

Sewer Operating Fund

Proposed 2026 Quarterly Sewer Rates

1 st Quarter Water Use	2025	2026 (proposed)	Quarterly Increase
10,000 gallons	\$79.02	\$81.91	\$2.89
18,000 gallons	\$123.18	\$127.43	\$4.25
25,000 gallons	\$161.82	\$167.26	\$5.44

Stormwater Rates

- Paid by all properties in the City – as part of monthly or quarterly utility bills for those on city water and sewer; in a stand-alone annual billing for those not on city water and sewer.
- Dual rate structure - NWA and non-NWA rates
- NWA rates are in the ballpark of those charged by other metro-area cities
- Non-NWA rates are notably lower
- Working to bring them together over several years
 - 5% increases for NWA
 - 25% increase for non-NWA
 - Started with 2023, rates merge by 2028

Converging Rates with 5% / 25% increases

	2025	2026	2027	2028	2029
R-1A – Non-NWA	\$10.95	\$13.69	\$17.11	\$18.95	\$19.90
(approx. increase of 25% per year through 2027, 10% in 2028, and 5% thereafter)					
R-1A - NWA	\$16.37	\$17.19	\$18.05	\$18.95	\$19.90
(approx. increase of 5% per year)					

	2025	2026	2027	2028	2029
R-1C – Non-NWA	\$5.18	\$6.48	\$8.10	\$9.03	\$ 9.48
(approx. increase of 25% per year through 2027, 12% in 2028, and 5% thereafter)					
R-1C - NWA	\$7.80	\$8.19	\$8.60	\$9.03	\$9.48
(approx. increase of 5% per year)					

* The above listed stormwater rates are monthly amounts for a single-family home in the urban area of the city.

Sample Quarterly Utility Bill

Single-Family Residential Utility Customer – 18,000 gal/quarter water user

	2025	2026
Water (18,000 gallons)	\$72.36	\$79.58
Sewer (Q1 water of 18,000 gallons)	\$123.18	\$127.43
Stormwater (R1A- Non-NWA)	\$32.85	\$41.07
TOTAL	\$228.39	\$248.08
	<i>\$ increase</i>	<i>\$19.69</i>
	<i>% increase</i>	<i>8.62%</i>

Sample Quarterly Utility Bill

Single-Family Residential Utility Customer – 25,000 gal/quarter water user

	2025	2026
Water (25,000 gallons)	\$96.93	\$106.60
Sewer (Q1 water of 25,000 gallons)	\$161.82	\$167.26
Stormwater (R1A- Non-NWA)	\$32.85	\$41.07
TOTAL	\$291.90	\$314.93
	<i>\$ increase</i>	<i>\$23.03</i>
	<i>% increase</i>	<i>7.89%</i>



Request for Council Action

SUBJECT: **3rd Reading and Final Adoption of an Ordinance
Amending City Code Regarding Rental Licensing**

MEETING DATE: November 10, 2025

ITEM TYPE: Regular Business

CONTACT: Jason Ziemer, Community Development Director, 651-450-2546

ACTION REQUESTED

The Council is asked to approve the third reading and grant final adoption to the attached Ordinance amending City Code regarding the rental housing licensing program and policy. The Council is also asked to adopt the attached Resolution of Summary Publication for the Ordinance.

BACKGROUND

At its October 13 and 27, 2025 meetings, the Council approved the first and second readings of the attached Ordinance, amending City Code sections regarding the City's current rental housing licensing program. The attached Ordinance is now presented for a third reading and final adoption.

The revisions contained within the attached Ordinance are aimed at streamlining the existing licensing process and requirements. Council members have also discussed potential future revisions to the rental licensing ordinance, which staff will research and present for consideration in the first quarter of 2026 as part of a "phase 2" effort on rental licensing. These potential "phase 2" topics include a proactive inspections program and limitations on the concentration of rental properties within neighborhoods.

Overview – Current Program

As has been discussed, the City of Inver Grove Heights has administered a rental housing licensing program since 2016. As of today, City Code requires all persons or entities owning residential property in the City to obtain a rental housing license to let, rent or lease their dwelling or dwelling units to other individuals, subject to a few specific exceptions outlined in the City Code. Licenses are currently issued for a two-year period.

Changes Accomplished via Attached Ordinance

If adopted by the Council, the attached Ordinance would:

1. Streamline the application and approval process. All rental licenses are currently brought to the City Council for approval. The attached Ordinance allows for administrative (staff) approval and denial of rental license applications. Appeals of any denial would be brought before the Council.
2. Reduce application requirements. This change would eliminate the collection of duplicate and/or unnecessary data, helping to streamline the application process. Application forms would be simplified with the goal of asking for and obtaining only essential information

regarding the property, property owner and property managers.

3. Convert to annual licenses. Under the current program, rental licenses are renewed every two years. The attached Ordinance changes this to an annual renewal.
4. Require local property managers. The attached Ordinance requires license holders to have a property manager who resides within 75 miles of the rental property(s). If there is no property manager, the owner would then have to live within this radius. This change ensures managers, or owners, are reasonably available to respond to property and tenant issues. The 75-mile radius is consistent with peer cities.
5. Enhance enforcement related to rental licenses. The current City Code relies on misdemeanors as a penalty for violating the rental licensing ordinance, resulting in mixed results. The attached Ordinance amends that to include two enforcement structures – a three-tiered fine structure for violations and fines related to late renewals.

Rental License Renewals

The current license period runs from April 1 to March 31; this would remain unchanged as an annual license. Notices of renewal would be mailed 30 to 60 days prior to the deadline, which is specifically identified as January 31 of each year in the attached Ordinance. An applicant that fails to provide a completed application or does not submit by the set deadline would face fines.

Change from 2nd Reading

The new Code language contained within the Ordinance ties application requirements (i.e. information, submittal materials, etc.) to the application document itself versus listing all of the requirements in City Code. After consultation with inspections staff and the City Attorney, specific language was added back in regarding background checks. Current rental licensing language requires a current and valid background check within 24 months of the application submittal. Staff agreed this requirement should continue to be specifically stated in City Code, in addition to the application form. Therefore, that requirement was added back and inserted into the proposed Ordinance under Section 4-13-5 License Application. This is the only change between the attached Ordinance and the version approved at the second reading on October 27.

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommends approval of the third reading and adoption of the attached Ordinance, along with adoption of the attached Resolution of Summary Publication.

ATTACHMENTS

1. Final Ordinance No___-Title 4 Chapter 13_Rental Licensing_11-10-2025
2. Resolution_Summary Publication of Ord Regarding Rental Licensing_11-10-2025

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

ORDINANCE NO. _____

**AN ORDINANCE REPEALING AND REPLACING TITLE 4, CHAPTER 13
REGARDING RENTAL LICENSES; RENUMBERING EXISTING SECTIONS 9-1-4, 9-1-5, AND 9-1-6;
AND ADDING A NEW SECTION 9-1-4 TO TITLE 9, CHAPTER 1, BUILDING AND DEVELOPMENT**

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

Section One. Repeal & Replace. Title 4, Chapter 13, RENTAL LICENSE, of the Inver Grove Heights City Code is hereby repealed in its entirety and replaced with the following language.

4-13-1: PURPOSE

It is the purpose of this chapter to establish minimum standards for the maintenance and operation of rental dwellings within the City and to ensure the public health, welfare, and safety by establishing licensing requirements for rental dwellings.

4-13-2: DEFINITIONS:

For purposes of this chapter the following terms below have the meanings given them:

APPLICANT: The owner of a dwelling or dwelling unit.

BUILDING CODE: The Minnesota State Building Code.

CHIEF BUILDING OFFICIAL: The Chief Building Official of the City.

CITY CODE: The Inver Grove Heights City Code.

DWELLING: A building or a portion of a building designed for residential occupancy. The term includes single-family dwellings, including twin homes and duplexes, multiple family dwellings, and manufactured homes.

DWELLING UNIT: A single-family dwelling or a discrete portion of a dwelling designed for occupancy by one family. When rented, a dwelling unit shall be considered a rental dwelling unit.

FAMILY: An individual, or two (2) or more persons related by blood, marriage or adoption, or a group of not more than four (4) persons not so related, living together and maintaining a common residence.

HOTEL OR MOTEL: A hotel or motel as defined in Section 10-2-2.

HOUSING OFFICIAL: The City Administrator or designee shall be the Housing Official for the administration of this Chapter. The City Administrator or designee shall have the authority to designate additional staff to assist with enforcement of this Chapter, and said designee shall have the authority and duties of the Housing Official under this Chapter.

LET, RENT, OR LEASE: The terms Let, Rent, or Lease, shall mean to grant the use and possession of a dwelling or dwelling unit to any person other than the record owner of the dwelling or dwelling unit, whether or not compensation is paid for such use.

MANAGER OR PROPERTY MANAGER: An individual who is responsible for maintenance and operation of the rental dwelling and compliance with the requirements of this chapter.

MULTIPLE FAMILY DWELLING: Any residential structure containing three or more dwelling units.

OWNER: Any person or entity that alone, jointly, or separately with others is the legal owner of real property.

PERSON: A natural person and any partnership, joint venture, limited liability company, limited partnership, corporation, or other similar business entity.

PROPERTY MAINTENANCE CODE OR INTERNATIONAL PROPERTY MAINTENANCE CODE: The 2021 International Property Maintenance Code published by the International Code Council.

RENTAL: A dwelling or dwelling unit that is let to any person.

REPAIR: To restore to a sound, acceptable state of operation, serviceability or appearance.

RESIDENCE: A dwelling or dwelling unit used as a person's fixed, permanent and principal home for legal purposes.

ZONING CODE: Title 10 of the City Code.

4-13-3: LICENSE REQUIRED

- A. General Rule: A city issued rental license is required before any dwelling or dwelling unit may be rented or offered for rent to any person. No person shall let a dwelling or dwelling unit, other than those exempt from the licensing requirements of this Chapter, without first having obtained a rental license from the City.
- B. Nontransferable: Rental licenses are issued to a specific person or entity for a specific dwelling or dwelling unit and are non-transferable.
- C. License Period: Rental licenses shall be issued annually for a period from April 1 to March 31.

4-13-4: EXEMPTIONS

The rental license requirements of this chapter shall not apply to the following:

- A. Hospitals;
- B. State licensed group assisted living facilities and community residential facilities licensed under Minnesota Statutes Sections 144G.45 and 245D.02, subd. 4a, with six or fewer residents;
- C. Assisted living facilities;
- D. Nursing homes;
- E. Hotels or motels;
- F. Single-family dwellings in which an individual owns the single-family dwelling and resides in a portion of the home in which there is a rental dwelling unit and there are a total of no more than three (3) persons within the single-family dwelling unit that are unrelated to the owner and to each other;
- G. Two-family buildings where the owner owns the entire building and resides in one of the two units;
- H. Accessory dwelling units pursuant to section 10-18-1 of the City Code;
- I. Supervised student housing pursuant to subsection 10-14-2H of the City Code;
- J. Residential property that has been sold on a contract for deed so long as the vendee occupies the property, and the sale document used to memorialize the sale is a Minnesota Uniform Conveyancing Blanks Form or is recorded with the Dakota County Recorder's Office and a copy is provided to the city upon request; or
- K. Residential property that is occupied by a relative of the owner as defined by Minnesota Statutes, Section 273.124, subd. 1(c).

4-13-5: LICENSE APPLICATION

- A. Application: Application for a rental license must be made to the City by the owner of the dwelling or dwelling unit upon the application form provided by the City. The form and contents of the application shall be determined by the City Administrator. Failure to fully complete the application and submit all information and documents as required will result in an incomplete application; incomplete applications will be returned to the applicant without further action.
- B. Additional Application Materials: All applications shall be accompanied by:
 - 1. Copies of the background check reports completed on all managers, as that term is defined in Minn. Stat. Sec. 299C.67, subd. 4, confirming that they are not disqualified from serving as manager under Minn. Stat. Sec. 299C.69; and
 - 2. A background check report authorization for any owner(s) of the dwelling, including owners of a corporate entity, who has key access to the dwelling/dwelling unit.
 - 3. Public criminal history background check reports must be dated within 24 months of the date of the application.
- C. Fees: Applicants shall pay the application fee set forth in the City Fee Schedule at the time of submission of the rental license application. The license fee is not refundable, except for an application that is withdrawn prior to staff processing the application or if it is determined that a rental license is not required.

4-13-6: LICENSE ISSUANCE

- A. The City Administrator or designee shall approve or deny each new or renewal license application within a reasonable time following receipt of a complete license application.

If an application is denied, the applicant shall be notified in writing and be provided information on the appeal process as set forth in Subsection C of this Section.

- B. In addition to those grounds enumerated in Section 3-2-10 of City Code, any license may be denied for one or more of the following reasons:
1. Failure to provide all required application related documents.
 2. The applicant has made fraudulent statements, misrepresentations, or false statements in the application.
 3. The proposed use does not comply with the zoning code.
 4. The property does not comply with health, building, maintenance, or other provision of this code or state law.
 5. City utility bills or property taxes or assessments for the property where the rental dwelling is located are past due.
 6. The owner of the dwelling or dwelling unit who is subject to the background check requirements of this Chapter has been convicted of any crime within the past five (5) years that is directly related to the licensed activity, accounting for the considerations listed in Minnesota Statutes, Section 364.03, subd. 2, and has failed to show competent evidence of sufficient rehabilitation and present fitness to perform the duties of the business.
 7. The applicant has had a rental license issued by the City or any other licensing authority denied, revoked, or suspended within the last five (5) years.
 8. The applicant has violated the City Code for serious or repeated property maintenance or nuisance activities related to rental properties owned or operated in the City or any other City within the last five (5) years.
 9. Excessive consumption of City services, as defined in Title 4, Chapter 15 of City Code.
 10. The owner has rented the dwelling or dwelling unit without a license.
 11. Other good cause.
- C. If a rental license application is denied, the applicant may request a hearing before the City Council for reconsideration of the denial.
1. Within fifteen (15) days of the date of the license denial, the applicant shall submit, in writing, a letter to the City Clerk appealing the license denial along with any applicable supporting documentation.
 2. The City Council shall hold a hearing to consider the appeal. The Applicant shall have an opportunity to be heard, to be represented by legal counsel, and to present any information regarding the application to the Council.
 3. Following the hearing, the Council may approve the license, approve the license with conditions, or uphold the license denial.
 4. The decision of the City Council shall be final.
- D. Applications for renewal of an existing rental license shall be submitted to the City for approval in the same manner as an initial rental license. All renewal rental license applications shall be submitted no later than January 31. An applicant who submits an application for a license renewal after January 31 shall pay a late application fee as listed on the City fee schedule.

4-13-7: LICENSE SUSPENSION OR REVOCATION

- A. A violation of any of the requirements of this Chapter or the existence of any of the grounds listed in Section 4-13-6 above or in Section 3-2-10 shall be grounds for suspension or revocation of a rental license.
- B. Upon determination by the Housing Official that a violation of Section A above has occurred, the Housing Official may recommend to the City Council that a license be suspended or revoked. Notice of the recommendation and the right to a hearing before the Council regarding the alleged violation shall be sent to the license holder at its address on file with the City at least fifteen (15) days before the date of the hearing. The license holder shall have the right to attend the hearing, present information to the Council regarding the alleged violation(s), and to be represented by legal counsel at the hearing.
- C. Following the hearing, the City Council may take any of the following actions. All decisions by the City Council following a hearing are final.
 - 1. Take no action on the license
 - 2. Allow the licensed activity to continue but add reasonable conditions to the license
 - 3. Suspend the license
 - 4. Revoke the license
- D. Upon suspension or revocation of a license, the City will notify all affected tenants that the license has been revoked or suspended.

4-13-8: LICENSE TERMS AND CONDITIONS

- A. No dwelling or dwelling unit required to be licensed under this Chapter may be let for a period of less than thirty (30) consecutive days.
- B. The license holder shall designate a property representative and provide the City with twenty-four (24) hour contact information for that individual. The property representative is required to reside within 75 miles of the municipal boundary of Inver Grove Heights and shall be authorized to act on the license holder's behalf in responding to City Staff regarding property maintenance, criminal activity, or other license-related matters affecting the rental dwelling. Licensees are responsible for the acts or omissions of their managers, property representatives, and agents as they pertain to the rental dwelling.
- C. All new and renewed tenant leases for dwelling units in multiple family buildings shall include a Crime-Free Multi-Housing lease addendum in a form provided by the City to be signed by the tenant. A copy of any and all leases and lease addendums shall be made available to the City upon request.
- D. The licensee must notify the City in writing of any changes to the information provided on a rental license application, including, but not limited to, owners, the property management company, property managers, and the property representative.
- E. The licensee must maintain a current register of tenants and other persons who have a lawful right to occupy rental dwellings or rental dwelling units. The register must be available for inspection by city staff at all times.
- F. The licensee must ensure that every rental dwelling and rental dwelling unit and the property on which the rental dwelling is located is maintained in compliance with all City code requirements and state laws including the following:

1. Building Code (Title 9, Chapter 1)
2. Zoning Code (Title 10)
3. Animal Control (Title 5, Chapter 4)
4. Fire Prevention Code (Title 9, Chapter 2)
5. Property Nuisances (Title 5, Chapter 9)
6. Miscellaneous Offenses (Title 5, Chapter 5)
7. International Property Maintenance Code. (Title 9, Chapter 1)

4-13-9: INSPECTIONS

- A. For the purpose of safeguarding the health and safety of the general public and of the occupants of rental dwellings, and to determine compliance with this Chapter, the Housing Official and/or the Chief Building Official (Authorized Officer) may conduct inspections of licensed dwellings and dwelling units to determine the condition of the dwellings and dwelling units. For the purpose of making the inspection, the Authorized Officer is authorized to enter the premises and inspect the building in which rental dwelling units are located and all rental dwellings and rental dwelling units at all reasonable times.
 1. Notice: Prior to making the inspection, the Authorized Officer will inform the owner or property manager of the rental dwelling or dwelling unit to be inspected of the date and time of the inspection by personal service or posting on the door to the premises notice of the inspection, or regular mail postmarked not less than five (5) days prior to the time the inspection is made.
 2. Access: After the written notice has been given, the owner, occupant or manager of the rental dwelling or dwelling unit must give the Authorized Officer free access to the building and rental dwellings and dwelling units for the purpose of the inspection.
 3. Emergency Access: The Authorized Officer must be allowed immediate entry:
 - a. At any time when in the opinion of the Authorized Officer an actual emergency tending to create an immediate danger to public health or safety exists; or
 - b. At any time when the inspection has been requested by the owner, the property manager, or a resident of the dwelling or dwelling unit.
- B. Application For Warrant: Upon a refusal of any owner, occupant or property manager to permit the Authorized Officer access to a dwelling, dwelling unit or premises to make an inspection, the authorized officer may make application to the appropriate court for an order or warrant directing the inspection.
- C. Interference With Official Duties: It is unlawful for any person to prevent, delay or interfere with representatives of the city while they are engaged in the performance of their official duties under this Chapter. (Ord. 1325, 10-24-2016)

4-13-10: COMPLIANCE ORDERS

- A. If the city determines that a violation of the requirements of this Chapter has occurred, a compliance order may be issued to the licensee. The compliance order shall contain the following information.
 1. A description or address of the property where license violation has occurred.
 2. The nature of the violation, including a specific reference to the section of this chapter that is the basis for the violation.

3. A compliance deadline, providing a reasonable time for compliance based on the nature of the violation.
 4. A statement that failure to correct the violation may result in the imposition of a fine as set forth in Section 4-13-11, criminal citation or denial, suspension or revocation of the rental license for the dwelling or dwelling unit.
- B. The compliance order shall be served on the licensee by regular or certified mail sent to the licensee's address on the license application or such other address subsequently provided to the City by the license holder or by personal service on the license holder or the Property Manager.
 - C. If the licensee fails to take the required corrective actions listed in the compliance order by the deadline in the Compliance Order, the license holder shall be required to pay the listed administrative penalty. Additionally, the Housing Official may recommend further action be taken regarding the unresolved violation, including issuance of a criminal citation or civil legal action.
 - D. The owner may, within seven (7) days of issuance of the compliance order, request a hearing to challenge the compliance order before the City Administrator who shall act as a hearing officer. The City Administrator shall conduct an informal hearing to determine if a violation has occurred. The City Administrator shall have authority to dismiss the violation or reduce or waive the penalty. If the violation is sustained by the City Administrator, the owner shall pay the penalty imposed within seven days. Any further appeal of the compliance order shall be to a court of competent jurisdiction.

4-13-11: VIOLATIONS AND PENALTIES

- A. Violations of this chapter are subject to the administrative penalties in this Section. Violations shall also constitute a misdemeanor offense and are subject to criminal prosecution or other legal civil action. Each day such violation shall continue shall constitute a separate offense.
- B. Violations of any of the terms of this Chapter shall be subject to the following administrative penalties:

Violation	Fine
First violation	\$100.00
Second violation within 12 months or failure to comply with an initial compliance order	\$200.00
Third or more violations within 12 months or failure to comply with a subsequent compliance order	\$300.00

- C. Multiple violations occurring concurrently shall be considered one violation. If the violations have different fine amounts established in this Section, the higher fine amount shall prevail.
- D. If an administrative penalty is not paid within the time specified, it shall constitute:
 1. A lien upon the real property upon which the violation occurred if the property improvements on the property, or activity on the property was the subject of the violation and the property owner was found responsible for that violation; or
 2. personal obligation of the violator in all other situations.

A lien may be assessed against the property and collected in the same manner as taxes. A personal obligation may be collected by any appropriate legal means. Failure to pay an administrative penalty is grounds for suspending or revoking a license or permit or other approval associated with the violation.

4-13-12: NO WARRANTY BY CITY

By enacting and undertaking to enforce this chapter, neither the city nor its city council, agents or employees warrant or guarantee the safety, fitness or suitability of any rental dwelling or rental dwelling unit in the City. Owners and occupants should take appropriate steps to protect their interests, health, safety and welfare. (Ord. 1325, 10-24-2016)

Section Two. Renumbering. Title 9, Chapter 1, BUILDING AND DEVELOPMENT, of the Inver Grove Heights City Code is hereby amended by renumbering the following City Code Sections 9-1-4 through 9-1-6.

9-1-4: PERMIT REQUIREMENTS: is renumbered to 9-1-5

9-1-5: CERTIFICATE OF OCCUPANCY is renumbered to 9-1-6

9-1-6: MISDEMEANOR VIOLATION is renumbered to 9-1-7

Section Three. Addition. Title 9, Chapter 1, BUILDING AND DEVELOPMENT, Section 4 of the Inver Grove Heights City Code is hereby added as a new Section 9-1-4 with the following language.

9-1-4: INTERNATIONAL PROPERTY MAINTENANCE CODE:

A. Adoption Of International Property Maintenance Code. Except as modified or amended by the Minnesota state building code, by city ordinance, or by this chapter, the international property maintenance code is adopted by reference. The following provisions of the international property maintenance code are modified as follows:

1. References to plumbing, mechanical, fire, and electrical codes shall be replaced by current Minnesota state adopted plumbing, mechanical, fire, and electrical codes.
2. Section 101.2 is replaced as follows:

Scope. The provisions of this code shall apply to all residential rental structures and premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safety and sanitary maintenance; for the responsibility of owners, managers and occupants, for the occupancy of existing structures and premises and for the administration and enforcement of this code.

3. The following sections are deleted: Sections 102.3 (Application Of Other Codes), 103 (Department Of Property Maintenance Inspection), 104 (Duties And Powers Of

The Code Official), 106 (Violations), 107 (Notices And Orders), 109 (Emergency Measures), 110 (Demolition), 111 (Means Of Appeal).

4. Section 102.7.1 is replaced as follows:

Conflicts. Where conflicts occur between provisions of the international property maintenance code and the Minnesota state building code, the provisions of the Minnesota state building code shall apply.

5. In section 202 (General Definitions), the following definitions are deleted: Exterior Property, Garbage, Inoperable Motor Vehicle, Rubbish, Yard.

6. In section 202 (General Definitions), the following definitions are replaced with the definitions in section 4-13-2 of the city code: Dwelling Unit, Let, Owner, Structure.

7. The following sections are deleted: Sections 302.1 (Sanitation), 302.3 (Sidewalks And Driveways), 302.4 (Weeds), 302.7 (Accessory Structures), 302.8 (Motor Vehicles), 302.9 (Defacement Of Property), 303 (Swimming Pools, Spas And Hot Tubs), 304.3 (Exterior Structures - Premises Identification), 304.6 (Exterior Structures - Exterior Walls), 308 (Rubbish And Garbage). (Ord. 1325, 10-24-2016)

B. Application. The International property Maintenance Code shall only apply to rental dwellings/rental dwelling units licensed under Title 4, Chapter 13 of this code.

Section Four. 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 10th day of November, 2025.

Ayes:

Nays:

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PUBLICATION OF A SUMMARY OF ORDINANCE NO. _____, AMENDING INVER GROVE HEIGHTS CITY CODE REPEALING AND REPLACING TITLE 4, CHAPTER 13 REGARDING RENTAL LICENSES; RENUMBERING EXISTING SECTIONS 9-1-4, 9-1-5, AND 9-1-6; AND ADDING A NEW SECTION 9-1-4 TO TITLE 9, CHAPTER 1, BUILDING AND DEVELOPMENT

WHEREAS, on November 10, 2025, the City of Inver Grove Heights, Dakota County, Minnesota ("City") adopted Ordinance No.____, an ordinance repealing and replacing Title 4, Chapter 13 of the City Code regarding Rental Licenses; and,

WHEREAS, state law requires that all ordinances adopted be published prior to becoming effective; and

WHEREAS, pursuant to Minn. Stat. Sec. 412.191, subd. 4, the Council may, by a 4/5 vote, direct that only the title and a summary be published; and

WHEREAS, the City Council for the City of Inver Grove Heights has reviewed the summary of Ordinance No. ____ which is attached hereto as **Exhibit A**; and

WHEREAS, the City Council for the City of Inver Grove Heights has determined that publication of the title and a summary of Ordinance No. ____ would clearly inform the public of the intent of the ordinance; and

WHEREAS, due to the length of Ordinance No. No. ____ the City Council desires to publish a summary of the Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS MINNESOTA, by vote of at least four-fifths of its members that the City Council hereby:

1. Approves the text of the summary of Ordinance No. ____ attached as Exhibit A and authorizes the publication of the summary shown in Exhibit A in lieu of publication of the entirety of Ordinance No. ____ in the City's official newspaper.
2. Directs the City Clerk to ensure that a full and complete printed copy of Ordinance No. ____ is available for inspection during regular business hours at the office of the Inver Grove Heights City Clerk, by standard mail, or by electronic mail.
3. Directs the City Clerk to file the executed Ordinance upon the books and records of the

City along with proof of publication.

This resolution is passed and adopted by the City Council of the City of Inver Grove Heights, Dakota County, Minnesota this 10th day of November, 2025.

CITY OF INVER GROVE HEIGHTS

By: _____
Brenda Dietrich
Its: Mayor

Attested:

By: _____
Rebecca Kiernan
Its: City Clerk

(Published in the *Pioneer Press* on _____, 2025.)

EXHIBIT A

**SUMMARY PUBLICATION
ORDINANCE NO. _____**

**AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE
REPEALING AND REPLACING TITLE 4, CHAPTER 13 REGARDING RENTAL LICENSES;
RENUMBERING EXISTING SECTIONS 9-1-4, 9-1-5, AND 9-1-6; AND ADDING
A NEW SECTION 9-1-4 TO TITLE 9, CHAPTER 1, BUILDING AND DEVELOPMENT**

On November 10, 2025, the City of Inver Grove Heights, Dakota County, Minnesota ("City") adopted Ordinance No. ____, an ordinance repealing and replacing Title 4, Chapter 13 of the Inver Grove Heights City Code regarding Rental Licenses

It is hereby determined that publication of this title and summary will clearly inform the public of the intent and effect of Ordinance No. ____, and it is directed that only the above title and summary of Ordinance No. ____ be published, conforming to Minn. Stat. Sec. 331A.01, with the following:

NOTICE

A printed copy of the full text of Ordinance No. ____ is available for public inspection by any person during regular office hours at the office of the Inver Grove Heights City Clerk, 8150 Barbara Avenue, Inver Grove Heights, MN 55077, by standard mail, or by electronic mail, and at any other public location which the Council designates.



Request for Council Action

SUBJECT: **1st Reading of Ordinance Amending City Code Related to the Convention & Visitors Bureau and the Planning Commission**

MEETING DATE: November 10, 2025
ITEM TYPE: Regular Business
CONTACT: Kris Wilson, City Administrator, 651.450.2511

ACTION REQUESTED

The Council is asked to approve the first reading of the attached Ordinance, which makes amendments to the City Code related to the Convention & Visitors Bureau and the Planning Commission's meeting schedule.

BACKGROUND

The attached Ordinance, amending Title 2, Chapter 2 of the City Code, is presented for Council consideration, with the goal of accomplishing two things:

- 1.) Remove references to the Convention and Visitors Bureau from the sections of the City Code that govern appointments to and meetings of the City's advisory commissions. This will lay the foundation for the proposed change to having the River Heights Chamber of Commerce formally operate the Convention and Visitors Bureau (CVB) under contract with the City, in place of the less formal partnership that currently exists. The proposed contract with the Chamber will be brought forward at a future Council meeting, but the related City Code amendments require three readings, so staff is trying to get a headstart on that process. Under the proposed contract, there would still be an advisory board overseeing the CVB, it would just exist via the contract provisions rather than City Code.
- 2.) Remove the requirement that the Planning Commission have two regular meetings a month and instead require just one regular meeting a month, the same as the City's other two advisory commissions (the Parks and Recreation Advisory Commission and the Environmental Advisory Commission). The Planning Commission has been holding one meeting per month during 2025, on a trial basis, and it has worked well, allowing for sufficient time and capacity to process the various land use applications that come before it in a timely manner. Additionally, this change would not prohibit the Planning Commission from returning to two meetings per month if needed, it simply removes the requirement to have two.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the first reading of the attached Ordinance.

ATTACHMENTS

1. Ordinance Amending City Code Related to CVB & PC (1st Reading Nov 10 2025)

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

ORDINANCE NO. _____

**AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE
TITLE 2, CHAPTER 2 REGARDING THE CONVENTION AND VISITORS BUREAU**

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

Section One. Amendment. Section 2-1-1 of the Inver Grove Heights City Code is hereby amended by adding the following underlined language and deleting the following language shown with ~~striketrough~~:

2-1-1: APPLICATION OF PROVISIONS:

Except as provided in this title, this chapter shall apply to all commissions, committees and task forces, including the planning commission, environmental advisory commission, and the parks and recreation advisory commission, ~~and the convention and visitors bureau.~~

Section Two. Amendment. Section 2-1-2 of the Inver Grove Heights City Code is hereby amended by adding the following underlined language and deleting the following language shown with ~~striketrough~~:

2-1-2: TIME FOR APPOINTMENT; TERMS; MEMBER OF MORE THAN ONE COMMISSION:

A. All advisory commission appointments authorized by ordinance or resolution shall be made by the council at the second regular city council meeting in May of each year or at such other time as determined by the council but no later than the expiration of the existing terms. The term of each appointment shall be established and stated at the time of the appointment. Each commissioner shall have staggered three (3) year terms, unless otherwise required by statute, this code or resolution.

B. Notwithstanding the provisions of this title, the council may by resolution establish special ad hoc committees or task forces consisting of any number of members appointed for periods at the council's discretion.

C. All commissions, committees and task forces shall act as advisory to the council. (Ord. 1090, 5-24-2004)

D. No commission member shall serve as a regular voting member on more than one commission at the same time. Commissions include the planning commission, environmental advisory commission, and the parks and recreation advisory commission, ~~and the convention and visitors bureau.~~ (Ord. 1330, 12-12-2016)

Section Three. Amendment. Section 2-1-3 of the Inver Grove Heights City Code is hereby amended by adding the following underlined language and deleting the following language shown with ~~striketrough~~:

2-1-3: RESIDENCY REQUIREMENTS:

~~Except for the convention and visitors bureau, e~~Each commission member shall be a resident of the city during the term of the member's appointment. ~~Except for the convention and visitors~~

~~bureau,~~ The term of a commissioner shall terminate if the member moves from the city. (Ord. 1090, 5-24-2004)

Section Four. Amendment. Section 2-1-4 of the Inver Grove Heights City Code is hereby amended by adding the following underlined language and deleting the following language shown with ~~striketrough~~:

2-1-4: TIME FOR TAKING OFFICE; VACANCIES; EMPLOYMENT RESTRICTIONS:

New commission appointees shall assume office at the first meeting in June of each year. However, all appointees to commissions shall hold office until their successors are appointed and qualified. All vacancies shall be filled in the same manner as for an expired term, but the appointment shall be effective immediately when made and only for the unexpired term. ~~With the exception of the convention and visitors bureau, n~~No appointed commission, committee or task force member shall be an employee of the city, but an ex officio member may be so employed. (Ord. 1090, 5-24-2004)

Section Five. Amendment. Section 2-1-6 of the Inver Grove Heights City Code is hereby amended by adding the following underlined language and deleting the following language shown with ~~striketrough~~:

2-1-6: MEETINGS:

A. General Requirements: The planning, ~~commission should hold two (2) regular meetings a month, as needed, and such special meetings as determined by the commission. The parks and recreation, and environmental~~ advisory commissions ~~and the convention and visitors bureau~~ should hold at least one regular monthly meeting, as needed, and such special meetings as determined by the commissions ~~and bureau~~. They shall adopt rules for the transaction of business and shall keep a record of their resolutions, transactions and findings, which shall be a public record. (Ord. 1330, 12-12-2016)

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 ____ day of _____, 2025.

Ayes:

Nays:

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



Request for Council Action

SUBJECT: **Closed Session to Discuss Labor Relations Matters**

MEETING DATE: November 10, 2025

ITEM TYPE: Closed Session

CONTACT: Kris Wilson, City Administrator, 651.450.2511

ACTION REQUESTED

The Council is asked to enter into a closed session pursuant to Minnesota Statutes, Section 13D.03, subd. 1(b) to consider strategy for labor negotiations, including negotiation strategies or developments or discussion and review of labor negotiation proposals, conducted pursuant to sections 179A.01 to 179A.25; with Law Enforcement Labor Services (LELS), Local 84, Local 189 and Local 540.

BACKGROUND

FISCAL IMPACT

RECOMMENDATION

ATTACHMENTS

None