



Inver Grove Heights City Council
Monday, April 13, 2026 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, April 13, 2026, will be provided to the Council at or before the April 13, 2026 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: One or more Council members are 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 February 2, 2026, City Council Work Session
- B. Approval of Minutes of the March 3, 2026, City Council Work Session
- C. Approval of Minutes of the March 23, 2026, City Council Meeting
- D. Approval of Disbursements
- E. Personnel Actions
- F. Resolutions Awarding Contract and Approving Budget for 2026 Pavement Management Initiative
- G. Adoption of a Building Permit and Plan Review Refund Policy
- H. Resolution Approving Lawful Charitable Gambling Premises Permit at Drkula's 32 Bowl
- I. Resolution Approving Final Plans & Specifications and Authorizing Advertisement for Bids for Upper 55th Street and North Blackberry Trail
- J. Resolution Awarding an Engineering Contract for City Project No. 2025-11 - Cahill Ave. Traffic Study

- K. Resolutions Awarding the Contract and Approving the Budget for 2026 Sewer Cleaning and Televising (City Project 2026-06)
- L. Monopole Lease Agreement for 5030 Babcock Trail - AT&T
- M. Approval of Joint Powers Agreement with DNR for Aquatic Plant Management at Simley Lake and Lions Lake
- N. Resolution to approve 2026 Information Technology Budget Amendment–VMware License Renewal
- O. Resolution Awarding Contract for Classification-Compensation Study
- P. Request Council authorization to create a new Human Resource Coordinator Position
- Q. Request Council authorization to convert the Accounts Receivable Technician position from .65 FTE to 1.00 FTE.
- R. Request authorization to reclassify the City Hall & Police Department Custodian II to a City Facilities Maintenance Worker position
- S. Resolution Approving Utility Permit Revisions with UP Rail for City Project No. 2016-17 - 117th Street Reconstruction

6. **Public Hearing**

- A. Approval of New Massage Therapist Licenses
- B. Public Hearings and Resolutions Ordering Projects for 2027 Pavement Management Initiative, City Project Nos. 2027-09D, 2027-09E, and 2027-09F

7. **Regular Business**

- A. Council selection of candidates for the City Administrator position and discussion on process for day of interviews

8. **Public Comment**

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

9. **Mayor and Council Comments**

10. **Adjourn**

**INVER GROVE HEIGHTS CITY COUNCIL WORK SESSION
MONDAY, FEBRUARY 2, 2026, 6:00 P.M. - 8150 BARBARA AVENUE**

1. CALL TO ORDER:

The City Council of Inver Grove Heights met in regular session on Monday, February 2, 2026, 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: Interim City Administrator Hiniker, Interim City Administrator Hiniker, Public Works Director Connolly, Finance Director Hove, Community Development Director Ziemer, Fire Chief Thill, City Attorney Nason, and Deputy City Clerk Malott

3. APPROVAL OF AGENDA:

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

Ayes: 5

Nays: 0 Motion carried.

4. DISCUSSION ITEMS:

A. City Administrator Position Update

Dave Unmacht provided an overview of his recent work with the City, which included assisting with the City Administrator process, evaluating search proposals, and leading the position profile analysis. He noted that the position profile is a critical component of the recruitment process, as it synthesizes key information about the City, highlights major projects, and outlines qualities and attributes of the role that are not easily found through standard research. The profile will be used to support recruitment and marketing efforts, with no immediate action required by Council at this stage.

Information for the profile was gathered through interviews with the Mayor, Council Members, department heads, and administrative managers. Common themes were identified by analyzing consistent feedback across all interviews, with the intent to reflect shared priorities rather than individual perspectives. Council feedback on these themes and the associated wording will be important prior to finalizing the position profile.

The following 11 qualities and characteristics were identified, presented in no particular order:

1. Works effectively with the City Council, building trust and respecting roles
2. Builds, develops, and leads a dynamic organization
3. Professional and self-confident
4. Ethical and authentic leader with integrity
5. Organizational development and culture leader
6. Thoughtful, responsible, and decisive decision maker
7. Strategic thinker who understands visioning and planning
8. Experience leading a growing and developing City
9. Strong conflict resolution and negotiation skills
10. Collaborator who builds trust and external relationships in the community

11. Understands the importance of timely and effective communication

Major projects and priorities were also outlined as important for the incoming administrator. The Minnesota Hockey Hall of Fame project and the Central Maintenance Facility project were consistently identified as top priorities. Additional key focus areas include:

1. Vision and strategic planning
2. Compensation classification study
3. Future comprehensive plan update
4. Internal City policies and recodification of City code
5. Staffing capacity assessment, including strengths and areas of need
6. Federally mandated accessibility requirements
7. Development of a cohesive identity, brand, and communication strategy

These priorities are not intended to serve as a task list, but rather as areas the new administrator should become familiar with early in their tenure.

The next steps, including the transition of materials and information, are already underway. The final language and format of the position profile will be prepared by DDA at the direction of the Council.

Council Member Murphy asked where leadership development fits within the 11 themes, noting it was not clearly identified.

Dave Unmacht stated that leadership development falls under organizational development and culture leadership, including strengthening the organization, supporting professional development, building leadership capacity, and advancing strategic human resource initiatives.

Council Member T’Kach asked whether the theme of working effectively with the Council, building trust, and respecting roles should also directly include the community, noting its connection to the collaborator theme and emphasizing the importance of building community trust to support Council priorities.

Dave Unmacht explained that trust is reflected across three key areas: the relationship with the City Council as the foundation for success, trust built internally with staff, and trust within the community through collaboration and external relationships.

Council Member T’Kach emphasized the importance of relationships with the broader community, noting that beyond organized groups, everyday residents play a key role, and strong collaboration between staff and the community is essential.

Ms. Donabauer of DDA Human Resources, Inc. introduced herself and shared that she has been with DDA for over 8 years, with experience across City, County, and Private Sectors. Her background includes serving as a City Administrator, working in a City Clerk’s office, and supporting a County Commissioner’s office, along with leading over 70 executive searches, providing a strong understanding of both community and organizational needs.

The position profile was noted as well developed and aligned with expectations, with confirmation that it will return to the Council for further review to ensure it accurately reflects the community. Additional outreach with staff will be conducted to gather more context and incorporate further detail, particularly related to key projects.

The recruitment process will follow the proposed timeline, with weekly updates provided and ongoing availability for questions to ensure the Council remains informed and engaged throughout the process.

Mayor Dietrich asked about the next steps in the process.

Ms. Donabauer explained that she will continue coordinating with staff to gather additional context and assemble materials for the position profile, including reviewing the job description and salary information. Updated materials will be included in the Council packet for the February 23 meeting, where a draft profile will be presented for Council review and edits. Following that meeting, recruitment will begin immediately, with a 1-month advertising period. Ongoing updates will be provided throughout the screening process, including Council involvement in reviewing semifinalist candidates.

B. Central Maintenance Facility - Detailed Design Update

Public Works Director Connolly stated that Wold Architects and Engineers will present a detailed design update, including site and building plans, material finishes, sketches, and elevation drawings. Kraus Anderson will provide an overview of the project budget and contract schedule options. Amy Hove will review funding options, including prior discussions, updated information, and bonding strategies, with the discussion focused on Council feedback and determining next steps.

Mr. Jonathan Loose explained that the goals and objectives for the facility are guided by key principles, including balancing a functional and utilitarian design while maintaining visibility from major roadways and the broader City campus. Construction phasing is planned to allow continued Public Works operations throughout the project, with a strong emphasis on accessibility and safety, particularly within mechanical spaces. The design supports collaboration across departments while maintaining operational independence and includes modern interior workspaces with appropriate staff amenities. Site configurations are planned to accommodate current and future vehicle and equipment movement, address existing grade challenges, and consider potential future police needs such as training, a gun range, parking security, and site planning. Sustainable strategies will be incorporated in a cost-effective manner to provide long term benefits to the City.

Design development includes detailed site and floor plans. The site plan retains the existing facility for cold storage and positions the new central maintenance facility on a raised portion of the site with a retaining wall between the two. Parking for staff and the public is located to the north, while closing a portion of Babcock on the west side improves internal vehicle circulation and safety, particularly around the maintenance bays. Material storage, including bins and a salt shed, is located to the southwest, with access routes connecting the site to existing parking and storage areas on the east side.

Vehicle movement is designed to allow multiple access points, enabling traffic to circulate efficiently through and around the site with direct connections to surrounding roads. The design also addresses site challenges, including grading and elevation changes, by balancing soil movement and minimizing the use of retaining walls to control costs while maintaining functionality and safe operations.

The facility layout includes tempered vehicle storage on the east side, maintenance workshops and division specific spaces on the west side, and office space located in the northwest corner. Mezzanine areas are incorporated within the high bay spaces to provide additional storage and accommodate mechanical systems, offering a cost-effective solution without increasing the overall building footprint.

The office area includes a public entrance on the east side with access to conference rooms and a large training room, along with staff offices for supervisors positioned along the exterior. Interior workstations are designed for more flexible use by lead staff. Additional spaces include a lunchroom, as well as locker rooms and restrooms located near the transition between office and operational areas. Locker facilities are designed with individual changing and shower spaces to provide flexibility and support a more efficient and adaptable layout.

The maintenance area includes a range of vehicle bays, with smaller bays on the north side for pickup trucks, cars, and smaller equipment. Division specific spaces on the east side include muster rooms, workshops, and transition areas where staff gather before and after shifts. Additional utility storage is located to the north, while the south side includes a fabrication area and parts room to support mechanical operations.

Larger vehicle maintenance bays are located on the south side to accommodate plow trucks and other heavy equipment. Drive through bays on the east side allow vehicles to move efficiently between maintenance and storage areas without requiring additional maneuvering. The layout also includes a sign shop, paint room, and a drive through wash bay that connects directly to vehicle storage, improving efficiency and preventing freezing in colder conditions.

Council Member Murphy asked if the design includes four large vehicle bays.

Mr. Loose confirmed that the four large bays are included, noting that they appear different due to the use of varying lift types, such as drive on and rotary lifts, which are reflected in the graphics based on the specific equipment planned for those spaces.

Mr. Loose explained that the vehicle storage layout includes a combination of straight parking along the east and west sides and angled double spaces through the center, allowing vehicles with attached trailers to park without blocking drive aisles. This design improves operational efficiency by reducing the need to disconnect and reconnect trailers and reflects both current fleet vehicles and anticipated future equipment.

Mayor Dietrich asked whether there is adequate space for toolboxes within the central areas.

Mr. Loose stated that sufficient space is provided for tool storage, particularly within designated maintenance areas along the east side, where expanded walkways allow for improved organization, circulation, and safety compared to current conditions.

Council Member T'Kach asked where large seasonal equipment would be stored.

Mr. Loose explained that pallet racking will be installed along the exterior wall to accommodate seasonal equipment, supplemented by continued use of the existing building for additional storage, ensuring efficient access while maintaining clear space for vehicle movement.

The design emphasizes integrating the facility with the existing City campus by using materials and a color palette that complement nearby buildings while remaining appropriate for a public works function. Durable and cost-effective materials such as precast concrete and metal panels are used, along with translucent panels and glass to introduce natural daylight into workspaces and improve the overall environment.

Exterior and interior elements are designed to balance functionality with a cohesive and modern appearance. The layout supports clear separation between public access and operational areas while enhancing usability, circulation, and visibility. Interior spaces incorporate improved lighting, acoustics, and durable finishes to support daily operations and staff needs.

The facility also prioritizes staff functionality and comfort, including expanded gathering areas such as a larger break room, dedicated division workspaces, and flexible meeting and training areas. These spaces are designed to support collaboration, improve efficiency, and accommodate the full staff, addressing limitations of the existing facility while providing a more adaptable and practical work environment.

Council Member Scales questioned the exterior office design and asked whether the project could be phased, suggesting use of the existing building for storage.

Mr. Loose noted that phasing is possible but less cost effective with precast construction and would require further analysis, adding that maintenance spaces are more difficult to expand later than storage areas.

Council Member T'Kach asked about the placement of shared spaces and whether staff usage patterns and sunlight were considered.

Mr. Loose explained that site constraints and the need for accessible entry drove the layout, with sun exposure addressed through design elements such as window treatments.

Council Member T'Kach asked how "public" access to the training room is defined.

Mr. Loose clarified that it refers to external users such as other agencies, with potential for broader use in the future.

Connolly stated the training room is intended for Public Works operations and training, not public meetings, and is located near the entrance to maintain security while allowing access.

Council Member Gliva asked about the size of the training room, which was noted to be comparable to the example shown.

Council Member T'Kach asked whether muster rooms are dedicated or flexible.

Mr. Loose stated the spaces are designed to be flexible, supporting divisions while improving efficiency and reducing overall space needs.

Mr. Ken Francois of Kraus Anderson reported that project costs have continued to be refined, with totals decreasing from \$53.45 million at pre-design to \$48.93 million at schematic design and \$48.45 million at design development, driven by reductions in square footage and both construction and

soft costs. Since last fall, construction costs have remained stable, with only a slight decrease as the building size and layout continue to be refined to meet operational needs.

The \$48.45 million estimate reflects current dollars and includes construction and design contingencies as well as soft costs such as furniture, equipment, design fees, permits, and testing. While costs are stable today, inflation must be considered moving forward, with construction inflation projected at approximately 4% annually and applied to the midpoint of construction.

Based on these projections, total project costs are estimated at approximately \$52.40 million by 2027, which is being used for funding discussions, and could increase to \$61.31 million by 2031 if the project is delayed.

Mayor Dietrich asked what the bidding environment looked like in 2025.

Mr. Francois stated that recent projects have seen strong bidding activity, including a \$45 million Woodbury Public Safety Building project that received over 180 bids and came in approximately 10% under budget, and a \$10 million Park Grove Library project that received 162 bids and came in about 5% under budget, indicating a highly competitive market with strong contractor participation.

Council Member T'Kach asked whether bids are typically solid or if projects experience a high number of change orders.

Mr. Francois explained that while efforts are made to thoroughly vet bids and minimize change orders, outcomes vary by project. Some bidders may be eliminated during review to ensure proper scope and pricing, and while the goal is to limit changes during construction, change orders can still occur. He also noted that current favorable bidding conditions and inflation assumptions may change over time.

Council Member Murphy asked for clarification on the 4% inflation rate.

Mr. Francois stated that historical construction inflation has ranged from 3% to 5%, with 4% selected as a midpoint estimate.

Planning for the new Central Maintenance Facility will take place from February through March 2026, including Planning Applications, Planning Commission review, and Platting Approvals. Construction documents are scheduled to be completed between February and May 2026, a 3-to-4-month period, with consideration given to anticipated Minnesota Building Code changes in 2026. Bidding and contract award are expected to occur in Summer 2026 and will take approximately 1 month, assuming a single bid package for all phases. Construction mobilization is planned for Fall 2026; however, if bidding extends beyond July 2026, mobilization will shift to Spring 2027.

Connolly stated that the project must go through the City's planning process, like a private development, including review by the Planning Commission and a public hearing. Coordination with planning staff is already underway to ensure the current plans align with all requirements before moving forward.

The process will include Planning Commission review and recommendation before returning to the Council for final consideration. However, because the City is both the applicant and decision maker, there is flexibility in timing and the ability to extend the process as needed, unlike typical statutory timelines required for private developments.

It was recommended that final Council approvals not occur until the project is ready to proceed, to avoid unnecessary costs or the need to repeat the process if timelines change. Early Planning Commission engagement remains important to confirm compliance, while maintaining flexibility to adapt if conditions, plans, or regulations change.

The project timeline extends from 2025 through 2028 and follows a phased sequence beginning with schematic design from June through October 2025, followed by design development from October 2025 through January 2026. Construction documents will be completed between February and May 2026, with bidding and contract award occurring from June through July 2026. Material procurement is scheduled from July through September 2026, followed by construction of the new building from September 2026 through December 2027. Construction of the existing building will then take place from January through April 2028.

The risk review identifies several factors that may impact the project. Inflation is expected to increase costs by approximately \$2.2M annually. Building codes, which are updated every six years, are anticipated to change in 2026, while energy codes, updated every three years, are expected to change in 2027. If the project is delayed, some level of redesign should be assumed to accommodate these updates, with potential cost impacts that are currently unknown but could be significant, particularly related to energy code updates. Seasonal construction conditions, especially during winter, may also affect scheduling and bid outcomes, making the timing of construction mobilization an important consideration in the event of any project delays. The current bidding environment is favorable, with strong contractor interest and competitive pricing; however, future conditions remain uncertain and could shift due to market changes or global impacts. Additionally, amendments to the professional services agreements may be necessary depending on the duration of any delay, significant scope modifications, redesign efforts, and increases in construction costs, including inflationary impacts on labor and materials consistent with industry trends in professional services.

Council Member T'Kach asked about potential future building code changes and whether it would be beneficial to design beyond current minimum standards, given the long-term lifespan of the facility and the opportunity to evaluate cost versus long term value.

Mr. Francois explained that while code changes are anticipated, requirements must be met as they evolve, and designing significantly beyond current standards can increase costs without clear benefit. In some areas, such as energy efficiency, designs often already exceed minimum code, but other changes may impact materials or structural requirements without necessarily improving performance. Ongoing design efforts consider potential changes while maintaining alignment with the established budget.

Council Member T'Kach emphasized the importance of avoiding future costs by ensuring the building remains functional over its lifespan.

Connolly noted that future code changes are uncertain and not yet defined, and that projects are typically designed to current standards with awareness of potential updates. Timing allows for progression under current codes, with typical transition periods providing flexibility, and the potential for changes remains a known risk.

Council Member Gliva asked about the cost of site work, including grading and retaining walls.

Mr. Francois stated that total site costs are approximately \$6.5 million, including earthwork, utilities, paving, and related infrastructure. He noted that significant improvements in site design have reduced earthwork from approximately 120,000 cubic yards to about 61,000 cubic yards, contributing to overall cost savings.

Mr. Loose added that while the project includes substantial site work, the ratio of site costs to building costs is consistent with similar projects.

Connolly reported that the retaining wall design has been scaled back from previous plans and the volume of dirt and soil requiring removal and disposal will be reduced also.

Finance Director Hove provided an overview of funding discussions held throughout 2025, noting that a draft report outlining potential bond scenarios was presented to the Council on February 24, followed by a May 5 review from the City's financial advisor, Ehlers, on the process for issuing General Obligation CIP Bonds. A public hearing was held on July 28 on the project and proposed bonds, after which the City received a valid petition with more than 2,000 signatures requiring a voter referendum. On October 6, the Council reviewed the process and timing for proceeding with GO CIP Bonds, including petition and reverse referendum considerations, and discussed the potential use of a Citywide Sales Tax. Lease Revenue Bonds were identified as the only viable option to finance the project if the intent is to move forward in 2026.

Costs to date have been funded through Fund 437, the Central Maintenance Facility Fund. A total of \$3.8 million from the Host Community Fund between 2021 and 2023 has supported initial land acquisition, farm building demolition, the CMF needs analysis, and final design. To date, \$1,908,000 has been spent, including \$730,000 for land and farm demolition, \$177,000 for the needs analysis study and report, and \$1,001,000 for final design. An additional \$1,344,000 is under contract, including \$1,144,000 for construction documents and \$190,000 for procurement and bidding, bringing the total committed amount to \$3,252,000.

Council Member Scales asked whether being under contract for construction documents means the City is fully committed to proceeding.

Connolly explained that the City is under contract with Wold and Kraus Anderson through the bidding phase, which generally reflects a commitment, but options remain depending on Council direction. These could include pausing or terminating the contracts, though there may be associated costs if delays or changes are requested. The City is not obligated to incur costs for phases that do not proceed, but decisions will depend on timing and Council direction.

Mayor Dietrich asked if the farm demolition site was previously used for fire department training.

Connolly confirmed that training did occur at the site prior to demolition.

Previous funding discussions related to CIP Bonds included the potential issuance of GO bonds for \$58,000,000, as identified in the Bond CIP, compared to an original estimate of \$50,850,000 and a mid-range estimate of \$56,220,000. The bonds were structured as 20-year bonds to be issued in two increments in 2026 and 2027. The total estimated impact to a median valued residential property was projected to range from \$252 to \$287 annually, depending on the total amount of bonds issued, with the increase spread over the two-year issuance period. By comparison, the City's 2026

tax levy increase of 5.74% resulted in an approximate \$90 increase in property taxes for a median valued property.

Council Member T'Kach asked whether the estimated \$252 to \$287 annual cost would be spread over 20 years and how it would be structured if issued in two bond phases.

Hove explained that if the bonding is split, the first year would include approximately half the amount, with the full annual debt payment reached in the following year. The approach is intended to level out the bonding rather than issuing significantly different amounts in separate years.

Council Member T'Kach asked if the full amount would remain consistent after the initial years and whether inflation would impact the payment.

Hove confirmed that once the debt is issued, the payment is fixed, like a mortgage, and does not increase due to inflation.

Council Member T'Kach asked how the debt levy would interact with future levy increases.

Hove explained that the debt levy would increase when the bonds are issued and then remain stable at that level until debt is paid down. Existing debt levels have remained flat for several years, and while this would increase the levy, it would stabilize until older debt begins to roll off in future years.

Mayor Dietrich asked how the City's 2026 tax levy compares to other Dakota County cities.

Hove stated that the City had the lowest levy increase in Dakota County for 2026 and noted that other cities undertaking similar facility projects have experienced levy increases ranging from approximately 10% to 16%, which informed the strategy to phase bonding and minimize impacts.

Council Member Murphy asked what interest rate was assumed for the bonds.

Hove indicated an assumed rate of approximately 5% to 5.2%.

A financial review of potential internal funding sources includes several identified sources. The Host Community Fund includes \$4,000,000, along with \$2,416,124 in redistributed TIF funds, both of which are also being considered for HHOF. The Central Equipment Fund provides \$2,500,000, with excess fund balance potentially available as an interfund loan for HHOF land acquisition. The Closed Bond Fund includes \$44,000 and is planned to be spent down and closed. The Risk Management Fund, at \$500,000, and the Technology Fund, at \$250,000, are both intended for spend down of fund balance. The City Properties Fund includes \$340,200 and is also being considered for HHOF. The Water Capital Fund includes \$1,000,000 that could be allocated to the project. Park Acquisition and Development funds, including \$1,400,000 in ARPA funds, are currently designated for a new NWA park investment. The CMF Fund Balance (Fund 437) includes \$540,000 in unencumbered funding.

Council Member Scales asked for clarification that the amounts shown are not the total funds available, but rather what could be allocated.

Hove confirmed that the figures represent amounts that could be utilized and do not reflect drawing the funds down to zero.

Council Member Gliva asked about the total amount available outside of the funds not already in consideration for another project.

Hove answered with an estimate of about \$5,000,000.

Council Member Murphy expressed concern regarding the inclusion of \$1.4 million that has been discussed for many years, noting disappointment that commitments to children and families have not yet been fulfilled.

Council Member T'Kach noted that approximately \$5 million could potentially be applied toward the project but questioned how that aligns with broader priorities for the Host Community Fund, including other community needs such as public safety facilities, stormwater, and pavement management, and indicated that those priorities have not yet been fully discussed by the Council.

Hove explained that staff provides an annual long-range plan for the Host Community Fund, which has supported areas such as sewer, stormwater, and community center needs. Use of these funds reduces future availability, as once spent they are no longer available beyond ongoing annual revenues. The intent of presenting these options is to provide flexibility in funding approaches, including reducing the debt levy impact, while allowing the Council to determine priorities and direction.

Hove presented an example scenario to reduce the amount of bond issuance by lowering the total from \$58M to \$40.6M, based on an estimated net project cost of \$52.4M in 2027, less \$1.2M already expended on design development (Fund 437), and the use of \$10.6M from internal funding sources. The bonds would be structured as 20-year bonds issued in two increments in 2026 and 2027, resulting in an estimated increase of approximately \$183 annually for a median valued residential property, spread over the two-year issuance period. This reflects a reduction from prior estimates of \$252 to \$287 and can be compared to the City's 2026 tax levy increase of 5.74%, which resulted in an approximate \$90 increase in property taxes for a median valued property.

Mayor Dietrich noted that the City is in a unique position this year without a strategic planning session and thanked staff for the explanation regarding the Host Community Fund. Clarification was requested regarding misinformation that the original bond issuance was \$61 million and whether that figure had been considered.

Hove explained that the \$61 million figure likely referred to an earlier total project cost estimate, which was reduced to a \$58 million bonding amount after accounting for approximately \$3 million in available project funds.

Mayor Dietrich confirmed that the \$61 million estimate did not include a police component and clarified that the valid petition received included just over 2,000 signatures, not 20,000.

Council Member T'Kach expressed appreciation for efforts to reduce project scope and cost but noted that the Council has not had sufficient discussion with the community regarding priorities for the Host Community Fund, emphasizing the importance of broader community input.

Council Member Scales stated that the Host Community Fund has historically been used to reduce the tax burden on residents and cautioned against treating it as discretionary funding for non-essential projects.

Council Member T'Kach acknowledged that perspective but noted there may be opportunities to invest in additional community amenities beyond basic needs.

Council Member T'Kach asked about the impact of delaying the project, including how inflation could affect costs and property tax impacts.

Hove explained that while exact figures would require updated bond scenarios, current estimates provide a reasonable benchmark, with a potential \$2 million annual increase still falling within the previously discussed range of impacts.

Council Member Gliva asked about the cost comparison between Lease Revenue Bonds and GO Bonds.

Hove noted that while Lease Revenue Bonds may carry slightly higher interest rates, the required levy structure results in a relatively neutral impact compared to GO Bonds.

Further discussion clarified that GO Bonds require a 105% levy to account for potential tax delinquency, while Lease Revenue Bonds allow for more flexibility, with any excess funds contributing to bond reserves.

Connolly added that final bonding amounts will align with the established project budget, including contingency, and unused contingency funds would remain available depending on the bonding structure.

Council Member Murphy asked whether the assumed interest rate reflects the City's bond rating.

Hove confirmed that the estimates assume the City's favorable AAA rating, while also noting potential variability in interest rates depending on market conditions.

Council Member T'Kach asked how the reverse referendum process factors into the overall funding approach.

Connolly stated that two current options were identified. Option 1 to move the Central Maintenance Facility project forward now would require Wold Architects and Kraus Anderson to continue with final bid documents as soon as possible. This work is already under contract and can proceed immediately, with a June 2026 deadline to release documents for bidding. The bid document compilation phase represents the most expensive portion of the design process at approximately \$1.1M. Staff are requesting Council action regarding the funding mechanism, including direction to use Lease Revenue Bonds through a formal resolution. This would signal the Council's intent to utilize Lease Revenue Bonds for financing and authorize staff to proceed with bond counsel work in conjunction with final design. The Council may also consider reducing the bond amount using internal funds and can determine the final bond amount at the time of approval in Fall 2026. Further discussion may be guided by any additional information the Council wishes to review.

Option #2 involves pausing the CMF Project and presents several potential paths forward. The first option is to take no action, which would require staff direction regarding how and when to proceed. The second option is to move forward under the current GO CIP Bond Referendum, up to \$58,000,000, with timing aligned to either the August primary or November general election; however, the current referendum is considered unlikely to succeed, and if it fails, the same request cannot be brought back for 180 days. The third option is to initiate a new public hearing and

resolution for GO CIP Bonds after August 28, 2026, which marks one year from the original referendum petition; this approach may include the use of internal funds to reduce the bond amount but would still be subject to a reverse referendum, even at a lower amount. The fourth option is to proceed with Lease Revenue Bonds, which could also incorporate internal funds to reduce the overall bond amount and does not have a specified timeframe or funding limitations.

Option #2, which pauses the CMF Project, also requires additional direction from Council on several key items. Council guidance is needed on when to proceed with next steps, including the preparation of construction documents, with potential timing options of Fall 2026 or Winter 2027, as well as whether there are specific triggers that would prompt advancing a Council decision. Direction is also requested on whether to use internal funds to offset or reduce the overall bonding value. In addition, Council input is needed on implementing a coordinated public outreach effort, including updating the website with next steps and project schedule, identifying whether the funding approach will change between GO CIP Bonds and Lease Revenue Bonds and the rationale for that decision, and determining what information should be shared with the public and how that engagement should occur.

Council Member Murphy asked whether Option 2.4 reflects a lack of time to consider internal funds and why that approach is not included under Option 1.

Connolly clarified that Option 1 focuses on lease revenue bonds, while Option 2 allows for their use later without advancing the decision immediately.

Council Member Murphy noted that internal funds appear to be included under Option 1 and questioned the distinction.

Council Member Scales opposed using lease revenue bonds at this time, citing concerns with the reverse referendum process and uncertainty in the project cost. He emphasized the need for stronger community engagement and suggested continued outreach, including an open house and exploring phased construction options. He noted several unanswered questions remain.

Council Member Murphy stated the project is a critical need and significantly overdue, with rising costs. He supported further information on lease revenue bonds and using internal funds to reduce overall costs.

Council Member Gliva stated initial opposition to lease revenue bonds based on community feedback, noting approximately 2,000 residents expressed concerns out of 17,000 to 18,000 voters. Residents generally support the need for a new building but question the scale. Perspective has shifted toward supporting lease revenue bonds as a necessary long-term investment, with continued uncertainty on whether to proceed now or wait until July.

Council Member T'Kach asked what the purpose is of waiting until July.

Council Member Gliva indicated a preference for a defined and reasonable timeframe, suggesting a mid-year or approximately six-month period.

Council Member T'Kach stated there is general agreement on the need for a long-term community asset but raised concerns about multiple unknowns, including potential costs related to the Hockey Hall of Fame, land acquisition, a future fire station, and stormwater impacts. Concern was expressed

about the number of competing priorities and unclear total financial impact. Support was noted for pausing to better align all information, consider outcomes of the legislative session, and improve community outreach by clearly communicating the value, efficiency, and safety benefits of the project.

Council Member Scales stated that rising costs alone should not drive decision making, noting that using that logic would justify purchasing everything immediately rather than evaluating timing and affordability.

Council Member Murphy emphasized the distinction between need and want, stating the maintenance facility is essential for core City services such as road maintenance, vehicle repair, and employee safety, while other projects are secondary. He noted the issue will persist if delayed.

Council Member Scales added that the reverse referendum must be addressed as part of the decision-making process.

Council Member T'Kach asked whether analysis has been done on future tax capacity growth, including potential impacts from development, and how that might reduce costs over time.

Hove stated that annual projections include modest assumed growth in tax capacity when calculating median value property impacts. She noted that no detailed modeling has been completed based on specific developments or timelines due to uncertainty, though some data exists on potential future development and fee collections without assumptions on timing.

Council Member T'Kach noted that using modest growth assumptions is appropriate and avoids overcommitting based on uncertain projections.

Mayor Dietrich acknowledged the work completed to date and noted that earlier public engagement was limited. She emphasized the need for improved communication, including consideration of a public relations effort to better explain the project and address misinformation. Support was expressed for pausing until the legislative session concludes, recognizing associated costs, while reaffirming that the project remains a long-standing need and expressing support for lease revenue bonds.

Council Member T'Kach asked whether the referendum petition signatures become invalid after August 28.

Interim City Administrator Hiniker explained that while the signatures still reflect prior input, the one-year period would lapse, allowing the City to initiate a new GO CIP bond referendum process.

Council Member T'Kach asked if a new petition effort would be required.

Interim City Administrator Hiniker confirmed that a new set of signatures would be needed to reverse a future GO bond referendum.

Connolly stated that multiple funding options remain available and additional information can be provided to support decision making. He noted that Option 1 does not appear to have support and that Council may be leaning toward another option with a timeline aligned to the end of the legislative session.

Mayor Dietrich noted consensus around exploring lease revenue bonds and suggested focusing first on areas of agreement before addressing remaining decisions.

Council Member T'Kach noted key timing considerations related to the Hockey Hall of Fame land purchase, including deadlines in July and October, and asked how those timelines may impact the decision.

Interim City Administrator Hiniker stated that upcoming work sessions will focus on funding strategies for the Hockey Hall of Fame, including use of internal funds and potential sales tax options. She noted these discussions will help clarify how resources may be allocated between infrastructure and economic development projects, as well as determine an appropriate amount of internal funding to reduce bond issuance for the Central Maintenance Facility.

Council Member Scales expressed concern that the proposed timeline does not allow sufficient time for community engagement or to fully understand project costs and develop an accurate estimate.

Council Member T'Kach agreed, noting that outcomes from the legislative session could significantly impact funding decisions and will require additional time to evaluate.

Mayor Dietrich suggested engaging a public relations firm to help establish a timeline and approach for effectively communicating information to residents.

Interim City Administrator Hiniker added that cost and scope of such an effort could be evaluated as part of that option.

Council Member T'Kach suggested identifying gaps in public understanding and using a public relations approach to address them.

Mayor Dietrich expressed interest in receiving a recommendation from a public relations firm, including timeline, while noting a preference to avoid extended delays and considering alignment with the end of the legislative session.

Council Member Murphy noted the process may take significant time but supported obtaining input from a public relations firm to better understand expectations.

Council Member T'Kach indicated additional time may be needed beyond the legislative session to evaluate outcomes and potential funding scenarios.

Interim City Administrator Hiniker stated staff will not move forward immediately with lease revenue bonds and noted potential consideration later, depending on timing, public engagement, and additional analysis. She added that feedback suggests refining information, including potential staging, rather than restarting the project.

Mayor Dietrich asked whether there is majority support for requesting additional information to guide next steps.

Council Member Gliva questioned whether the project scope could be reduced and asked if all elements are necessary at the current scale.

Interim City Administrator Hiniker stated that future communication efforts, whether internal or through a public relations firm, will focus on clearly explaining the need for the proposed scope to support Council discussions with residents.

Council Member T'Kach raised concerns about how to address the approximately 4,000 petition signatures and how a public relations effort would communicate potential decisions regarding a referendum.

Mayor Dietrich stated there is not majority support to place the question on the ballot and does not support the additional expense.

Council Member T'Kach noted that if a referendum is not pursued, a strong public education effort is necessary to explain the decision to residents.

Mayor Dietrich agreed that improved communication is needed and acknowledged it was not handled effectively earlier.

Council Member T'Kach added that referendums of this type are unlikely to succeed without significant public understanding and support.

Interim City Administrator Hiniker clarified that challenges with a referendum are not specific to this project but reflect the broader difficulty of gaining support for public infrastructure funding, which can be less tangible and harder to communicate.

Council Member T'Kach noted concerns from residents about trust and perception, stating that lease revenue bonds may be viewed similarly and will require direct engagement to address.

Interim City Administrator Hiniker stated staff will evaluate options for a public relations effort, including cost and timeline, and provide recommendations to improve communication, explain the project need, and explore ways to reduce overall costs.

Council Member T'Kach acknowledged efforts to reduce scope and cost and suggested additional strategies such as phased construction.

Council Member Murphy asked whether a public relations firm had been engaged.

Interim City Administrator Hiniker confirmed no firm has been hired and stated staff will research options and report back. She added that communication will need to extend beyond work sessions to clearly explain next steps and responses to the petition.

Council Member T'Kach suggested targeted outreach to petition signers, potentially through direct mail, to provide information, acknowledge concerns, and gather feedback.

Connolly questioned the purpose of hiring a public relations firm, noting uncertainty about whether the intent is to inform, persuade, or gather feedback, and emphasized that project information is already available with no final Council decision made.

Interim City Administrator Hiniker explained the intent would be to communicate the project need, scope, and rationale more clearly and intentionally in an accessible and transparent way, not to seek input on design.

Mayor Dietrich added that a public relations effort would serve as a tool to better articulate the need and address misinformation, not to sell the project.

Council Member T'Kach suggested offering tours of the existing facility to help residents better understand current conditions and the need for the project. She noted confusion in the community regarding multiple projects and emphasized the importance of clearly communicating costs and priorities. She added that if staff capacity is limited, hiring a public relations firm may be appropriate.

Mayor Dietrich emphasized the need for consistent messaging among Council Members to avoid misinformation and ensure alignment,

Connolly noted that Council Members T'Kach and Scales were involved in the design process and that design work is complete. He stated the project can be paused while remaining prepared to move forward when direction is provided and confirmed no recommendation to proceed in the near term without a funding decision. He also asked whether a public relations effort would be limited to this project or expanded to broader City initiatives.

Mayor Dietrich stated the City is only in the early stages of exploring a public relations firm and has not decided on whether to proceed.

Connolly noted that the scope of a public relations effort depends on Council goals, whether focused solely on the maintenance facility or expanded to include other potential projects.

Mayor Dietrich clarified that the current discussion is limited to the maintenance facility, with other topics such as the Hockey Hall of Fame to be addressed separately, and no current plans identified for a new fire station.

Council Member T'Kach noted a prior study regarding a potential fire station and added that residents have questioned whether the existing facility could be repaired or expanded as a temporary solution, suggesting that information should be revisited and clearly communicated.

Connolly stated that prior studies and analysis, including evaluation of phasing and renovation options, have been completed and are available, noting that revisiting earlier decisions would require restarting the process. He emphasized that Council has continued advancing the project to refine costs and details and that clearer direction is needed to support next steps.

Council Member Gliva acknowledged that Council previously supported moving forward but is now responding to resident feedback following the reverse referendum.

Connolly reiterated that the project need remains and that Council must decide based on available information and community input.

Council Member Murphy emphasized the responsibility to represent the entire community and questioned the value of hiring a public relations firm, noting similar projects moved forward without one and expressing concern about further delays.

Council Member Scales stated willingness to decide but indicated uncertainty about whether the current scope and cost are appropriate, raising concerns about design elements and potential phasing.

Council Member T’Kach expressed confidence that additional outreach could improve public understanding and support, noting the importance of bringing the community along given multiple concurrent projects.

Council Member Murphy reiterated the need to make a timely decision and questioned whether additional outreach would significantly change public opinion.

Hiniker stated staff will return with options for broader communication efforts, including potential use of a public relations firm or internal strategies, along with insights from other cities’ experiences.

5. ADJOURN:

Motion to Adjourn at 8:53 p.m. by T’Kach, second by Gliva.

Ayes: 5

Nays: 0 Motion carried.

Minutes prepared by Recording Secretary Tammy Greenlee

**INVER GROVE HEIGHTS CITY COUNCIL WORK SESSION
MONDAY, MARCH 2, 2026, 6:05 P.M. - 8150 BARBARA AVENUE**

1. CALL TO ORDER:

The City Council of Inver Grove Heights met in regular session on Monday, January 12, 2026, in person. Acting Mayor Murphy called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

2. ROLL CALL:

Present In-Person: Council Members: Gliva, Murphy, T’Kach, and Scales

Remote Attendance: Mayor Dietrich (Present for only session in Community Room #1)

Staff In Attendance: Interim City Administrator Hiniker, Finance Director Hove, Public Works Director Connolly, Chief Chiodo, Parks and Recreation Director Lares, Community Development Director Ziemer, City Attorney Nason, Utility Superintendent Kramer, Sergeant Winget, Investigator Malcom, Officer DeRosier, Officer Steinberg, and Deputy City Clerk Malott

Motion to Recess and reconvene in Community Room #1 by T’Kach, second by Scales.

Ayes: 4

Nays: 0 Motion carried.

Motion to Reconvene meeting in Community Room #1 by Scales; Second by Gliva.

Ayes: 5

Nays: 0 Motion carried.

3. APPROVAL OF AGENDA:

Motion to approve agenda by Scales; second by T’Kach.

Ayes: 5

Nays: 0 Motion carried.

4. DISCUSSION ITEMS:

A. Minnesota Hockey Hall of Fame Development Update

Community Development Director Ziemer stated that the Minnesota Hockey Hall of Fame (MNHHOF) Development Project includes several discussion topics, including an overview of the MNHHOF and a development rewind from the beginning to the present. He noted that updates and next steps address Development & Planning, Parks & Recreation considerations, Site & Public Improvements, Funding & Financing, and Legislative efforts. Additional items include decision timelines and Council discussion points, including initiating schematic (30%) civil plan work and reviewing a draft Pre Development Agreement.

The development rewind outlines the process leading to the MNHHOF project. The site selection process began with the initial MNHHOF meeting on September 18, 2025, followed by the Site Purchase Agreement on December 8, 2025, and the public announcement on December 17, 2025. The Purchase Agreement totals \$8,740,200. Due diligence was authorized on January 26, 2026 and includes surveys (ALTA & Topo) estimated at \$27,000 beginning February 9 and completing March 20, a tree inventory estimated at \$5,500 beginning February 9, a Phase 1 ESA estimated at \$3,800 beginning February 10 and completing March 6, and soil borings and geotechnical work

estimated at \$27,000 beginning March 9 and completing April 17. The estimated total for these due diligence activities is \$63,300.

The development rewind also includes plans to provide a development ready site. This includes acquiring land totaling 46.43 acres, including approximately 5.5 acres of right of way. Site and civil work will include mass grading, constructing roads and parking, and installing utilities. Specific elements include site grading and excavation, an internal road and parking lot, Argenta Boulevard and Vikings Parkway extensions, and installation of water, sanitary sewer, and stormwater infrastructure. The project also includes relocating overhead power lines. The total updated public investment for these improvements is \$18,754,175, which includes land acquisition but excludes overhead power line relocation.

Current target timelines and decisions related to the project include completion of due diligence items such as surveys by March 20, the Phase 1 ESA draft by March 6, and soil borings and geotechnical work by April 17. The legislative session addressing potential State appropriations is currently underway and is scheduled to end May 18. The Purchase Agreement includes earnest money provisions where \$100,000 becomes non-refundable on July 1, with a review planned in June. The land transaction closing date is October 31, with another review also planned in June.

Planning and development activities include land use and development applications. The Comprehensive Plan Amendment was approved February 23, 2026, and sent to the Metropolitan Council, amending the 2040 Plan for the area from Office to Mixed Use. Future applications will include a Concept or Sketch Plan, Rezoning, Planned Unit Development (PUD), a Preliminary Plat, and a Final Plat.

Council Member Murphy asked how the potential bonding request was split.

Director Ziemer stated that the potential bonding request includes \$20 million for the Hockey Hall of Fame and \$5 million for the City.

Parks and Recreation Director Lares explained that, consistent with other development projects, park dedication is typically required through either land or cash and that the same expectation would apply to the MNHHOF development as it advances.

He noted that the proposed development could affect operations at the VMCC, particularly ice utilization and revenue. The Community Center currently operates 2 sheets of ice with approximately 1,200 hours of available ice each season. If the MNHHOF project includes 1 or more additional sheets of ice nearby, it could affect demand for the City's existing ice time and impact partnerships with youth associations and other agencies that help support capital investments and cost recovery for the facility. While additional ice is needed in the region and opportunities may exist for collaboration on tournaments, leagues, and programming, potential long-term revenue and operational impacts should be considered, particularly as the City prepares for future capital projects such as the anticipated arena compressor conversion.

Public benefit was also identified as an important consideration. If public funding supports the development, discussion should include how residents and community programming could access the arena and event space, including whether reduced rate or no cost use opportunities should be incorporated into future agreements.

Council Member Scales inquired about the current level of utilization of the facility.

Director Lares stated that the west rink is currently being removed to prepare the space for turf due to a facility issue with the mechanical unit. During the hockey season, the facility typically operates at approximately 98% to 100% capacity, reflecting strong demand for ice time in the community and surrounding area.

The City currently maintains partnerships with youth associations and other agencies that help support capital needs at the VMCC. If the MNHHOF development were to add additional sheets of ice, potentially creating about 1,200 additional hours of billable ice time nearby, those partners could shift their use to that facility, which could impact existing partnerships and operations.

The arena is currently operating near cost neutral. However, the facility is operating without certain key arena positions, and adding those positions would likely move operations beyond the break-even point.

Council Member Murphy asked for clarification on what positions were being referenced, specifically asking whether they related to marketing roles.

Director Lares clarified that the positions referenced were full time operational roles, not marketing positions. Facilities of this size typically include a dedicated arena manager responsible for overseeing day to day operations.

Currently, those responsibilities are handled through a hybrid approach across the entire 200,000 square foot facility, which places limits on staff capacity and can affect user experience and customer service. The facility is operating with limited staffing resources and is managing operations as effectively as possible.

Adding a dedicated arena manager position would increase operating costs and move the facility beyond its current break-even status. While rates have been adjusted in recent years to better align with the market, the facility must balance revenue generation with maintaining affordable access for local associations and residents.

Council Member Murphy stated that while supply and demand are well understood, there appears to be a shortage of indoor ice in the region, which may limit the development of some programs. He noted that the City also experiences cooling challenges with its second sheet of ice and must continue to navigate those issues. He suggested that during future discussions, information from other cities could be reviewed to better understand comparable facilities and conditions that may serve as a study reference.

Director Lares stated that local hockey associations within a 5-to-10-mile radius are seeking additional ice time. Historically, capital improvements at the VMCC arena have been supported through partnerships with surrounding agencies that commit to guaranteed ice hours in exchange for contributing to capital projects.

The anticipated 2029 compressor conversion project is estimated at approximately \$4.5 million. The addition of 1 or more sheets of ice associated with the MNHHOF development could create an additional 1,200 to 2,400 hours of billable ice time nearby. If surrounding agencies shift their use to that facility, it could reduce the City's leverage in securing future partnership contributions toward capital improvements.

Council Member T'Kach asked whether the refrigeration was an issue and inquired about the timing of existing contracts with partner organizations that may contribute toward the anticipated \$4.5 million project.

Director Lares stated that the City recently entered into a 10-year agreement with the local youth hockey association, which is expected to run through approximately 2035. A previous partnership with the City of Rosemount that supported capital investments is scheduled to expire at the end of 2028.

The City's Capital Improvement Plan identifies 2029 for the arena compressor conversion project, currently estimated at \$4.5 million. With projected increases of 2% to 4% annually, the cost could approach \$4,870,945 to \$5,264,364. The addition of new ice sheets associated with the MNHHOF development could affect future partnerships and revenue if surrounding associations shift their ice usage.

Council Member T'Kach asked how the proposed event space might compete with the event space currently available at the City facility and noted that some events such as worship services, weddings, and receptions could potentially be held there.

Director Lares responded that the potential impact would likely be small. The proposed event space would likely be designed for larger or more formal events, while the City facility primarily supports youth programs and community activities that would continue to be hosted locally. There may also be opportunities to work within an agreement that allows the Parks and Recreation Department access to the space for certain programming. While he could not speak to the fees that the MNHHOF may charge, he noted there appears to be sufficient market demand and the facilities would not be directly competing. He added that if City residents are investing in the project, it would be beneficial to explore opportunities for public access to the space at a free or reduced rate.

Council Member T'Kach stated that the discussion was focused on the development agreement and identifying the key issues the Council wants to ensure are addressed moving forward.

Director Lares agreed and stated that these are items that should be considered to ensure all potential impacts are reviewed. He noted that the impacts are not necessarily negative but rather issues that should be thoughtfully worked through as the project moves forward.

Site and public improvements include civil plan work and construction necessary to provide a development ready site. Estimated civil work includes construction, soft costs, and contingency based on a high-level concept analysis rather than detailed design. Construction is estimated at \$6,966,242, contingency at 15% totals \$1,044,938, and soft costs at 25% total \$2,002,795, resulting in total estimated civil work costs of \$10,013,975. Additional development ready work includes relocation of overhead power lines coordinated with Xcel Energy.

Overhead transmission line work includes several identified steps and estimated timelines. These include exploring alternative location options over approximately two to three months through May 2026, selecting a location and providing a scoping estimate in June 2026, commencing detailed design in June 2026, and starting construction in Summer 2027. Temporary relocation of overhead utilities may be required to allow development to proceed.

Council Member T'Kach asked whether relocating the lines would require public utility approvals from Xcel Energy, whether any public comment or similar considerations would be required, and whether cost estimates have been identified.

Director Ziemer responded that based on experience working with Xcel Energy on similar projects, relocating power lines typically does not require review by the Public Utilities Commission. Instead, Xcel determines how and where to locate its facilities, and the City or developer works directly with the utility to coordinate the relocation. He noted that Public Utilities Commission involvement generally occurs only when issues related to rates or changes in service territory are being considered.

Director Ziemer stated that during the initial discussion with Xcel Energy, relocating the transmission lines from overhead to overhead was estimated to cost approximately \$1.5M. He noted that placing transmission lines underground would be significantly more expensive and is likely not a feasible option. As part of the next step, potential alternative locations would be identified along with options for overhead or underground placement and the associated costs.

Funding strategy for the Minnesota Hockey Hall of Fame includes development costs and financing assumptions. The County estimated assessed value for the development is \$34,600,000 with a potential taxable value of \$23,850,000, assuming the ice arena is not taxable. Estimated annual property taxes are projected at \$775,000 for the taxable area, compared with current property taxes of \$2,884.

Interim City Administrator Hiniker asked to confirm whether the \$775,000 estimated are the total annual property taxes generated would be divided among multiple jurisdictions.

Director Ziemer confirmed that the total annual property tax amount referenced would be distributed among the State, County, City, and School District.

Council Member T'Kach asked what portion of the total property taxes would be received by the City.

Director Ziemer responded that the distribution is often roughly a third, a third, and a third among jurisdictions. He noted that the estimate had not been broken down to that level of detail.

The total development estimate for the project is \$147,754,175, which was revised down from the original estimate of \$151,000,000. Funding sources include \$43,000,000 from the developer, \$66,000,000 from MNHHOF fundraising, \$20,000,000 from State funding, and \$18,754,175 from the City of Inver Grove Heights which includes land acquisition of \$8,740,200. Site and civil work totaling \$10,013,975 that includes mass site grading to create a development ready site, internal roads and parking areas, public roadway extensions, public utilities and stormwater facilities.

Land acquisition totaling \$8,740,200 has a plan to close on or before October 31, 2026, and could be reimbursed through City bonding. Funding sources include \$4,000,000 from the Host Community Fund, \$2,400,000 from the Closed TIF Fund, \$340,200 from the City Properties Fund, and a \$2,000,000 Central Equipment Interfund Loan.

The funding structure includes site and public improvements totaling \$10,013,975 and repayment of the \$2,000,000 interfund loan. Estimated City bonding through a debt levy totals \$12,950,000,

with \$5,000,000 anticipated from State GO Bonds, resulting in a potential net bonding debt levy of \$7,013,975.

Property tax impacts associated with the project include total project debt of \$12,950,000 with an average annual debt levy of \$1,122,844. For residential property with a median estimated market value of \$362,200, the estimated property tax impact is \$64.63. For commercial property with an estimated market value of \$400,000, the estimated property tax impact is \$85.73.

Grant funding opportunities include the Minnesota DEED Host Community Grant. Fiscal Year 2025 funding of \$415,625 would support schematic civil plan design at 30%. Fiscal Year 2026 funding of \$337,250 would support development design up to 70%. Fiscal Year 2027 funding of \$337,250 would support final civil plans at 100%. Additional grant opportunities may also be explored.

Council Member Scales asked whether those funds could only be used for economic development purposes.

Director Ziemer stated that the City would be responsible for spending those funds and could not provide them directly to the developer.

Council Member T'Kach asked whether the development agreement or financial discussions would include any reductions in utility fees, TIF, or other incentives during the early years of the project, noting that similar incentives have been used with developers in the northwest area.

Director Ziemer stated that at this point there have been no specific discussions with the development team regarding reductions or assistance with development fees, and that the expectation is that the developer would pay the fees associated with the project. He noted there have been some early conversations about whether tax abatement could be considered, including whether it might help stabilize the project in its early years or support public improvements related to the site. However, he stated that this concept has only been discussed at a preliminary level and has not been explored further or evaluated in detail.

Council Member T'Kach asked what would occur if the City does not receive the \$5M requested from the legislature and how that would affect the project costs and potential impacts to commercial or residential property owners.

Director Ziemer stated that if the City does not receive the GO bonds from the State, the estimated levy would be approximately \$12.9M. He noted that the levy amount would decrease if State funding were received.

Council Member T'Kach stated that the same question would apply to the \$20M figure and expressed concern about the overall project cost, noting that she had previously understood the project to be approximately \$70M and asked whether the current total was now closer to \$147M.

Mike Breese, Consumer Science North (CSN), developer, explained that the previously referenced \$70M estimate reflected only the cost of the museum and event space and did not include the rink. The rink was originally planned as a second phase but based on a market study conducted by Gallagher and feedback from the hockey community, it was determined that the rink should be constructed at the same time to support the project's sustainability. The \$70M estimate covered approximately 93,000 sq ft for the museum and venue. The rink component adds approximately

\$51M, and an additional \$20M is associated with land and infrastructure that would be provided by the City, resulting in the current overall project estimate.

Council Member T'Kach referenced a prior work session discussion regarding the use of the Host Community Fund and the interloan fund. She asked whether there would be a mechanism for the City to repay the \$4M from the Host Community Fund if those funds were used, or if using those funds would simply reduce the balance. She also asked whether the Council could consider using cash on an interim basis to close on the land.

Director Ziemer explained that if the City used cash to purchase the land and later wanted to replenish the Host Community Fund or other funds, the repayment mechanism would be through bonding. He noted that the amount used in cash could be added to the debt levy and repaid over time through the City's annual levy. As an example, adding approximately \$6.7M to the previously discussed \$12.9M levy would result in a total bond amount of about \$18M.

Council Member Gliva stated that during prior discussions the Council had agreed that using the \$4M from the Host Community Fund was sustainable and would not need to be repaid. She added that this approach was intended to keep the bond levy at a more reasonable level and noted that the Council had already discussed this previously.

Council Member T'Kach stated that the idea of repaying the funds had been discussed as a possibility during a prior work session and noted that it had not yet been formally addressed. She added that either approach would still involve the use of City funds.

Council Member Gliva stated that repaying the funds through bonding would increase the bond amount which would result in higher taxes for residents.

Council Member T'Kach asked whether there was another method, other than bonding, to replenish the Host Community Fund

Council Member Scales stated that the funds could be used to support economic development in a way that best serves residents and noted that this would include repaying the interfund loan.

Director Ziemer noted that the \$12M estimate includes repayment of the interfund loan.

Andrew Heydt, President of the Minnesota Hockey Hall of Fame noted that he is leading the project along with CEO Natalie Darwitz and Amy Hamilton on the hockey side. Michael Breese also introduced himself as Chief Real Estate Officer for Consumer Science North, and Chris Winkler introduced himself as CEO of Consumer Science North.

The development structure includes participation by both a developer and a non-profit entity. CSN IGH 1, LLC will serve as the developer and provide financing and equity totaling \$43,000,000. The MNHHOF organization will serve as the non-profit entity responsible for private fundraising, corporate sponsors, and naming rights totaling \$66,000,000, along with pursuing State Legacy and Heritage grants. Corporate sponsorship opportunities include multiple tier levels such as Title, Platinum, Gold, Corporate, Restaurant, and Activation elements with branded opportunities including the facility, ice arena, performance venue, museum, exhibit wing, banquet suites, museum theater, taproom, bar and grille, jersey wall, and multimedia elements. The corporate sponsorship goal is \$60,000,000.

Council Member Scales asked whether the project team feels confident about their fundraising progress.

Heydt responded that the team feels positive about fundraising efforts. He noted that while the project centers on the Minnesota Hockey Hall of Fame, it is also intended to highlight communities across the State. He added that many corporate companies and brands throughout Minnesota have shown interest in being associated with the project, viewing the rink, multipurpose spaces, banquet areas, restaurants, and entertainment components as opportunities for marketing visibility and brand exposure.

Council Member Scales asked when the project team would provide an update to the Council on the overall progress of the project.

Heydt responded that the project team plans to continue providing updates as key milestones occur. He noted that Greiner Mortenson has been announced as the general contractor and that two additional announcements are expected within the next 30 days, with the Council being informed prior to those announcements. He explained that the approach is part of a broader public relations and marketing strategy intended to maintain momentum and build community awareness as the project moves closer to construction. He added that efforts include engaging corporate partners, high net worth private donors, and broader community initiatives such as the Founders Puck Wall campaign, which allows individuals to participate in supporting the project. He concluded that the team feels positive about the project's progress at this time.

Council Member T'Kach asked whether some of the commitments being discussed are structured as 10-year commitments.

Heydt responded that each partnership agreement is structured differently. He noted that the \$66M fundraising goal assumes a 10-year term, although some partners may contribute funds upfront or commit to shorter terms with larger initial contributions.

Council Member T'Kach asked what level of funding commitments would need to be secured in writing before construction begins.

Heydt stated that the project team is focused on securing commitments ahead of the July 1 timeline related to earnest money. He noted that meetings with potential partners are ongoing and that recent discussions have resulted in verbal commitments, with additional meetings scheduled. Heydt stated that each partnership will vary but emphasized that the July timeline is a key milestone for the project.

Council Member T'Kach referenced the goal of securing \$60M by July.

Legislative initiative efforts include initial State funding requests totaling \$25,000,000. This request includes \$20,000,000 in cash appropriations for MNHHOF and \$5,000,000 in GO Bonds requested for the City.

Council Member T'Kach asked whether the City would have long term ownership or maintenance responsibilities for the parking lot.

Director Ziemer stated that the parking lot would be addressed through future user agreements and would be included as part of the land conveyance that the City would ultimately have as part of the project.

Lobbyist Katy Sen introduced herself and explained that her firm has represented the City of Inver Grove Heights at the Capitol for approximately 10 years and works on a variety of legislative issues, noting that the Minnesota Hockey Hall of Fame request is a top priority this session. She explained that the current legislative session is a non-budget year in Minnesota, meaning the two-year State budget was adopted last year and the focus this year is typically on bonding. The House is evenly split between Democrats and Republicans, and the Senate has a one seat DFL majority, making bipartisan support necessary to pass legislation. Bonding bills require a two thirds majority vote, so bipartisan support is always required. General obligation bonds from the State function as an appropriation to the City and do not require repayment by the City.

She also reviewed the February budget forecast, which showed a surplus in the current two-year budget cycle, and an improved outlook compared to the November forecast. However, spending is still projected to outpace revenues over time, which is making legislators cautious about approving new spending. One time spending such as bonding or limited cash appropriations may still be considered. The session is short and fast paced, ending May 18, and lawmakers must determine within a few months whether to pursue bonding, supplemental spending, tax changes, or other legislation.

She noted that the legislative environment has also been shaped by several significant events and policy debates that are drawing attention and could make bipartisan negotiations more challenging. Despite these factors, there has been strong legislative interest in the MNHHOF proposal because of its potential statewide and regional impact and Minnesota's strong connection to hockey. State funding requests are often evaluated based on whether a project provides benefits beyond the local community. She added that the City's legislative delegation has expressed interest in the project and is asking detailed questions as part of the process of potentially authoring the bill. Projects involving City infrastructure are often well suited for bonding bills, while cash requests for nonprofit related components can be more challenging but are still possible for significant projects.

Director Ziemer stated that discussions with legislators indicate bipartisan interest in the project. He noted that both DFL and GOP members have expressed interest in the request and are willing to serve as sponsors and co-sponsors of the bill, which he described as a positive development.

Lobbyist Katy Sen explained that the next step is for the bill request to receive hearings in both the House and Senate. She noted that the legislature typically combines individual project requests into one large omnibus bonding bill. The key decisions on which projects are included are made by the Republican and Democratic chairs and leads in both chambers. She added that discussions have been ongoing with those leaders to gauge interest and that many were waiting for the recent budget forecast to better understand how it might influence the size of the bonding bill and the availability of cash funding.

Council Member Murphy asked if there is a timeline for when the bill could receive a hearing.

Lobbyist Katy Sen responded that a timeline for the hearing has not yet been established. She explained that the bonding committees are currently reviewing the Governor's bonding

recommendations and have not yet begun hearings on specific bills. She added that there is a commitment that the bill will receive a hearing, noting that tax and bonding committees typically move more slowly and often take up their bills later in the legislative process.

Council Member Gliva asked whether there is a possibility that the legislature could decide to provide partial funding.

Lobbyist Katy Sen responded that partial funding is a possibility. She noted that the project team has been preparing for the possibility that the legislature may not provide the full requested amount and may instead ask what level of funding would still allow the project to move forward. She explained that legislators typically prefer to fund projects that can proceed rather than allocating funds that may remain unused. She added that the GO bond portion related to City improvements and site preparation could potentially move forward if partial funding were provided, while discussions would continue regarding how to advance the broader project.

Council Member T'Kach asked whether discussions have occurred regarding how the City and project partners would respond if the legislature were to ask what level of partial funding could still allow the project to proceed.

Heydt stated that the team has reviewed several potential scenarios and remains hopeful that the full funding request will be received. He noted the \$20M State request represents less than 13% of the overall project cost and that most funding will come from private and local sources. If the State provides less funding, alternatives could include phasing the request over multiple years or identifying additional funding sources.

Council Member T'Kach asked whether it would be possible for the City to prioritize the \$5M GO bond request while continuing to support the overall project.

Lobbyist Katy Sen responded that this approach has been discussed with the Minnesota Hockey Hall of Fame team and there is agreement that the \$5M GO bond request for City site preparation would likely be the priority since that work must occur before other elements of the project can proceed.

Council Member T'Kach asked whether the City could receive partial GO bond funding this year and return in a future session to request the remaining amount, noting it could delay site preparation.

Lobbyist Katy Sen responded that phasing funding for large projects is not unusual and that receiving some funding in the current session could position the City to request additional funding in a future session. She noted that requesting the full amount helps set expectations with legislators, even if the final allocation is smaller. She added that it may be difficult to secure smaller amounts unless the City can demonstrate that the funds would be used in the near term, such as for site preparation. She also cautioned that the current legislative environment and limited funding could make the bonding process more challenging this year.

Council Member T'Kach asked whether funding contingencies would be addressed in the development agreement if the \$5M GO bond funding is not received, noting that securing resources is an important part of moving the development forward.

Director Ziemer stated that the pre-development agreement could include triggering mechanisms that outline when certain actions would occur, such as if the City receives State bond funding. He explained that these triggers would help define the obligations of each party and determine when specific steps in the project would move forward.

Council Member T'Kach asked whether the agreement could include flexibility in timing if either party does not receive expected funding.

Director Ziemer stated that if funding is not received, all parties would need to reassess the project and determine how that would affect the project scope and timeline moving forward.

Council Member Scales asked whether the City would know about the GO bond funding before July 1.

Lobbyist Katy Sen responded that the legislative session is scheduled to end on May 18, so the City would likely know the outcome before July 1. She noted that while the legislature can enter a special session, it is unlikely.

Council Member Scales stated that the City should know the outcome before the deadline to decide.

Director Ziemer stated that the July 1 deadline in the purchase agreement was established in part to align with the expected timing of the legislative decision.

Mayor Dietrich thanked Lobbyist Katy Sen and noted that legislators she has met with have been supportive of the project.

The predevelopment agreement will establish the framework for the project. The agreement will be with CSN IGH 1, LLC as the developer and will identify general terms and obligations for both the City and the developer related to the MNHHOF development. The agreement will allow both entities to continue forward on certain aspects of work and will establish requirements for future agreements and other contractual items.

Anticipated City obligations include purchasing the land and conveying development property, while retaining certain parcel areas for future development. The developer has expressed interest in negotiating the purchase of retained land in the future. The City will complete platting requirements for development, consider public financial assistance for development, and construct site and public improvements including mass site grading, internal roads and parking areas, public roadway extensions, and public utilities and stormwater facilities.

Council Member T'Kach inquired about the nature of the public financial assistance.

Director Ziemer stated that if public financial assistance is requested, the applicant would apply for evaluation, and the request would ultimately come before the City for consideration.

Anticipated developer and MNHHOF obligations include constructing all components of Phase 1, including the facility, outdoor plazas, development features, and landscaping. The developer will confer on relocation and associated costs related to overhead power utilities and reimburse the City approximately \$560,000 for grading costs of the building pad area. The developer and MNHHOF will apply for public financial assistance if requested and will pay all development application and development related fees. The agreement will also include provisions that land

may not be conveyed to a non-taxable entity except for land under the ice arena to be owned by the MNHHOF non-profit.

Council Member T'Kach asked whether the provisions could differ depending on whether the property is conveyed to a nonprofit or sold to a for profit entity.

Director Ziemer explained that the provisions would require the property to remain owned by a for profit entity, excluding the area beneath the ice arena. He noted that developers sometimes transfer ownership between related entities or to another developer, and provisions can be included to address those situations while ensuring the land remains privately owned.

Additional agreement provisions include a right of reverter if the project is not delivered according to established milestones and timelines. The agreement will also include execution of facility use and related agreements addressing Parks and Recreation considerations, including public access and use of the facility and associated fees. A non-compete clause for ice time with current entities leasing VMCC arenas will require written City permission.

Milestone targets for the agreement will identify milestones that trigger next steps for the City. These may include State funding for site and public improvements through \$5,000,000 in GO bonding and State funding for development construction potentially totaling \$20,000,000 or a percentage of the funding request. Milestones may also include private fundraising thresholds such as achieving a certain percentage of the fundraising goal, along with identifying corresponding steps once each milestone is achieved.

Discussion topics moving forward include initiating civil plan design for site and public improvements. The proposal includes completing schematic design at the 30% plan design level. Survey and geotechnical work are currently underway. The schematic plan design will shift from 2D concepts to 3D plans, complete a fit analysis layout using site assumptions, constraints, needs, and alternatives, and develop a general site plan inclusive of all project elements based on zoning requirements, engineering standards, and agency input. Cost estimates will also be updated. This work is expected to leverage the DEED Host Community Grant with a target completion in mid-May.

Additional discussion topics include discussing the general terms of the predevelopment agreement and providing feedback on milestones for commencing work. The predevelopment agreement will require feedback and direction on the proposed terms and obligation.

Council Member Gliva asked whether the 30% design plan would reflect the full \$415,000 or if that has not yet been determined.

Director Ziemer stated that based on discussions with staff and the firm assisting with the initial layout, the estimated cost for the 30% design is expected to be between \$350,000 and \$375,000, which is less than the \$415,000 budget. He noted that if the cost is lower, the City could evaluate incorporating additional related work to maximize the use of the allocated funds.

Council Member Gliva asked whether the 30% design work would still provide value to the City if bonding funding were not received or the project is delayed, noting a concern about investing \$415,000 in a study without long term benefit.

Director Ziemer stated that the design work could still provide value to the City even if the project is delayed or bonding is not received. He noted that elements such as traffic analysis, building on prior interchange footprint studies, and identifying potential infrastructure locations would provide information useful for future development planning.

Council Member Scales asked whether the Public Works Department has been involved in the project and if they have the capacity to meet the proposed timeline.

Director Ziemer stated that he has discussed staff capacity with Public Works Director Connolly. He noted that the work will be led by a consultant, Kimley-Horn, with planning managed by his department and engineering input from Public Works staff to limit the impact on staff workload.

Council Member T'Kach asked whether the facility is intended to be oriented toward Interstate 494, the surrounding community, or both.

Heydt responded that the project is intended to serve both orientations. The Grand Parkway or Grand Walkway portion would be community facing, while signage and Minnesota Hockey Hall of Fame visibility would face Interstate 494. He added that the main entrance to the facility would be located on the south side and accessed from Argenta Boulevard.

Council Member Murphy stated that the additional information and Council discussion were helpful and expressed support for the incremental approach, noting that proceeding with the 30% design phase is a reasonable step.

Director Ziemer asked Council if there was any general feedback on the development agreement, noting that the discussion had reviewed key terms at a high level and outlined potential milestones and expectations moving forward.

Council Member T'Kach asked how the estimate of 400 new full and part time jobs was determined and whether that number would be included or guaranteed in the development agreement.

Heydt stated that the job figures are estimates based on anticipated development, construction, and operational staffing associated with the project. He noted that employment would include positions related to the development team, construction contractors, restaurant operations within the facility, and the Minnesota Hockey Hall of Fame.

Heydt added that once the Minnesota Hockey Hall of Fame is operational, the facility would include full time staff along with seasonal and part time employees. He noted that staffing levels would support multiple events occurring simultaneously and would include positions related to security, guest services, banquet operations, museum staff, and other event related functions.

Council Member T'Kach asked whether the projected employment levels would occur upon opening of the facility or develop over a one-to-two-year period.

Heydt responded that front office staffing would be established prior to the grand opening, approximately six to eight months in advance. He noted that seasonal and part time staffing would be developed through a pool of workers, like staffing models used at large event venues, to support operations and events once the facility opens.

Council Member T'Kach asked whether public financing, including potential State funding, would require standards such as prevailing wage for construction, union contractors, or family supporting wage requirements.

Lobbyist Katy Sen stated that GO bond funding, such as the \$5M request, would typically include prevailing wage requirements. She noted that cash appropriations do not always include the same requirements, but the specific conditions would depend on the provisions included by the bill authors in the final bonding legislation.

Breese stated that Greiner Mortenson is a union contractor and follows prevailing wage requirements, noting that the construction approach would already align with potential State funding requirements.

Director Ziemer stated that job targets included in development agreements are typically set at reasonable levels to ensure they are achievable while still providing a benchmark to evaluate whether the development is meeting its employment goals.

Council Member T'Kach asked whether the projected jobs are limited to the proposed development or if they include potential employment from surrounding mixed use development and asked whether a traffic study is anticipated as part of the project and whether it would be funded through DEED dollars.

Director Ziemer stated that the projected jobs are linked to the proposed Hockey Hall of Fame development.

Council Member T'Kach stated that the matter may warrant further discussion between Council and staff regarding whether allocating three years of DEED funding to the project could affect other City development priorities, including potential projects along Concord or revitalization efforts on Cahill.

Director Ziemer explained that discussions with DEED indicated a preference to amend the 2026 grant to support this project because it represents a more certain development opportunity compared to other previously considered projects. The City has not yet applied for the 2027 DEED funding cycle, and Council will still have the opportunity to determine how those funds are used when that application is considered. DEED prefers funding to be directed toward projects that are likely to move forward, which was part of the reasoning behind the recommendation to shift the 2026 funds.

Council Member T'Kach emphasized the importance of clearly understanding the potential total cost to the City and asked that future agreements or discussions identify possible financial requests such as TIF or infrastructure costs. She noted the importance of identifying decision points so Council can evaluate whether additional City participation is feasible or if project elements may need to be phased over time.

Council Member Scales noted that similar questions and requests are common with most development projects and stated that such items are typically addressed as they arise during the development process.

Director Ziemer stated that those issues would likely be addressed later in the development contracting stage rather than in the pre-development agreement. He also noted that TIF is not an eligible use for this project, although tax abatement could be considered.

Mayor Dietrich stated that she supports the predevelopment agreement as presented.

Council Member Murphy stated that he believes the project could have a positive impact on Inver Grove Heights and expressed interest in reviewing additional financial and impact information as the project progresses beyond the 30% design phase.

Council Member T'Kach asked whether the traffic study would identify potential needs for additional turn lanes or other roadway improvements beyond what Public Works currently anticipates.

Director Ziemer confirmed that the traffic study would identify whether additional roadway improvements may be needed.

5. ADJOURN:

Motion to Adjourn at 7:57 p.m. by Gliva; second by Scales.

Ayes: 5

Nays: 0 Motion carried.

Minutes prepared by Recording Secretary Tammy Greenlee

**INVER GROVE HEIGHTS CITY COUNCIL MEETING
MONDAY, MARCH 23, 2026 - 6:00 P.M. - 8150 BARBARA AVENUE**

1. CALL TO ORDER:

The City Council of Inver Grove Heights met in regular session on Monday, March 23, 2026, in person. Acting Mayor Murphy called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

2. ROLL CALL:

Present In-Person: Council Members: Gliva, Murphy, Scales, and T’Kach

Absent: Mayor Dietrich

Staff In Attendance: Interim City Administrator Ellen Hiniker, City Clerk Rebecca Kiernan, City Attorney Bridget Nason, Community Development Director Jason Ziemer, Parks & Recreation Director Adam Lares, Planning Manager Kevin Shay, Senior Planner Ben Schneider, and City Engineer Paul Merchlewicz.

3. APPROVAL OF AGENDA:

Motion to approve the Agenda as published by Gliva; seconded by Scales.

Ayes: 4

Nays: 0 Motion carried.

4. PRESENTATIONS: None

5. CONSENT AGENDA:

- A.** Approval of March 9, 2026, City Council Special Meeting
- B.** Approval of Minutes of the March 9, 2026, City Council Meeting
- C.** Approval of Disbursements, **Resolution 2026-043**
- D.** Personnel Actions
- E.** Resolution for the Removal and Replacement of Municipal State Aid Street Designations, **Resolution 2026-044**
- F.** Approval of Storm Water Facilities Maintenance Agreement for 10125 Rich Valley Blvd
- G.** Resolution Approving a Wetland Replacement Plan for Nord 61°, **Resolution 2026-045**
- H.** Approval of Equipment Use Agreement with Creative Color Graphic and Print Studio
- I.** Resolution Authorizing Preparation of a Final Grant Agreement with the Metropolitan Council for the 2024 Inflow & Infiltration Reduction Grant Program. **Resolution 2026-046**
- J.** Resolution Approving the 2026 Tree Replacement Plan, **Resolution 2026-047**
- K.** Approve Memorandum of Understanding with Inver Grove Heights (ISD 199) Public School District for Sheltering and Mass Care Facility Utilization at the Veterans Memorial Community Center
- L.** Approval of R-22 Refrigerant Purchase for Veteran Memorial Community Center Ice Arena

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

Ayes: 4

Nays: 0 Motion carried.

A resident requested that the City work with the Environmental Advisory Committee to establish tree canopy and planting targets, assess existing tree cover, and identify species diversity. The resident also asked whether the City provides ongoing maintenance after planting to improve

tree survival and inquired about plans to update the 2003 policy to reflect current conditions in 2026.

Parks and Recreation Director Lares explained that the tree replacement plan is intended to support tree canopy within public spaces, including parks and stormwater areas, based on evaluations conducted by the City Forester and Park Superintendent identifying hazardous, diseased, or needed replacements. The policy is tied to development agreements requiring one for one tree replacement, with unmet obligations contributing to a tree replacement fund that may be used for planting, though only up to 50%, leaving an estimated balance of approximately \$400,000 after current actions. The fund is only replenished when developers cannot meet replacement requirements, and the policy is not a comprehensive tree canopy policy but is focused on replacing trees lost due to development across City properties. The City does not currently maintain a full tree canopy inventory but could explore a feasibility study or audit if directed by the Council, with such an effort involving additional cost.

Council Member Murphy asked whether the policy dated from 2003 should be updated to reflect the City's current size and conditions.

Director Lares clarified that the tree replacement policy is not a citywide canopy policy but is specific to development, serving as a tool to replace trees lost during development through a one for one approach or contributions to the replacement fund. The policy would not typically require revision unless there is interest in adjusting developer contributions. A broader tree canopy policy, including targets for coverage or species diversity, would be a separate effort requiring inventory and analysis of existing conditions compared to regional or national metrics. The replacement fund may also be used to address tree loss from storms or disease, and hazardous trees are proactively identified and removed. Additional tree planting is supported through the operating budget and a nursery at Salem Hills Park.

Council Member Murphy confirmed that Item J is specifically focused on replacing trees lost due to development and asked whether residents with broader input on tree planning should direct their comments to the Parks and Recreation Department.

Director Lares clarified that the tree replacement fund is not limited to a single development year but consists of contributions collected over time, allowing the City to replace trees as needs arise across public spaces. The fund serves as a tool to address tree loss in a timely manner. He also explained that tree replacements include a two-year warranty through contracted vendors, which covers watering, mulching, and maintenance, with a guarantee that any trees that do not survive will be replaced, helping ensure long term success beyond initial planting.

Council Member T'Kach asked whether it would be beneficial to take a broader look at the City's tree resources, including educating the public on existing tree species across both public and private lands to support ecological balance. She suggested exploring whether the Parks and Recreation Advisory Commission or Environmental Commission could review practices in other cities related to tree ordinances and consider ways to enhance tree canopy on private property, including providing guidance and information to residents in areas with limited tree coverage.

Director Lares stated that understanding the City's tree canopy across both public and private land would be valuable but would require significant resources, staffing, or the use of a consulting firm. Initial efforts would likely focus on public properties, as assessing private land presents additional challenges. Current management is shared between Parks and Public Works, with the Park Superintendent also serving as the City Forester, and without a dedicated natural resources division like some neighboring communities. Advancing this effort would require additional capacity and direction from the Environmental Commission, PRAC, and Council.

Council Member T’Kach asked whether this type of effort could be considered as part of the 2027 budget, noting it may not be feasible within the current budget but could begin as a discussion for future planning, particularly as other cities have made progress in this area.

Director Lares stated that reviewing practices from other communities is feasible but would depend on organizational structure, resource allocation, and the level of commitment to managing natural resources. Establishing a baseline would be a necessary first step, and any advancement would be part of a broader prioritization discussion if directed by the Council.

Motion to approve Item J by Gliva; seconded by Scales.

Ayes: 4

Nays: 0 Motion carried.

6. PUBLIC HEARINGS:

A. Approval of a New Massage Therapist

Clerk Kiernan stated that Amanda Keating has applied for a massage therapist license to be employed at a OyeSpa LLC located at 7741 Amana Trail. The application was submitted with the required fee and supporting documentation. A background investigation completed by the Police Department found no basis for denial of the license. Staff recommended holding the public hearing and approving the massage therapist license for Amanda Keating.

Acting Mayor Murphy opened the public hearing. There were no public comments.

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

Ayes: 4

Nays: 0 Motion carried.

Motion to approve Massage Therapist License for Amanda Kaeding, OyeSpa LLC by Gliva; seconded by Scales.

Ayes: 4

Nays: 0 Motion carried.

7. REGULAR BUSINESS:

A. Ordinance Amending 2026 City Fee Schedule, **Ordinance 1525**

City Clerk Kiernan outlined the 2026 Fee Schedule additions within Parks & Recreation and Parks Usage, including pickleball court rental for all courts at a frequency of per day with 2026 Resident fees of \$500 and 2026 Non-Resident fees of \$520.

Within the Veteran’s Memorial Community Center, 10x pass Adult per person is \$90 for residents and \$108 for non-residents, and 10x pass Youth per person is \$63 for residents and \$81 for non-residents. Indoor Playground Fees include infants under 12 months with daily admission free for both resident and non-resident, admission youth ages 1 to 11 playground only daily at \$7 for residents and \$9 for non-residents, 10x punch pass at \$63 for residents and \$81 for non-residents, accompanying guest ages 12+ daily free for both, youth VMCC member daily \$5 for both, youth VMCC member 10x punch pass \$45 for both, youth playground plus VMCC daily admission at \$10 for residents and \$14 for non-residents, and socks add on cost playground each at \$2 for both. Pool rental includes the diving well per hour at \$100 for residents and \$110 for non-residents.

The 2026 Fee Schedule Change under Building & Development Fees identified building permits for a pool permit, specifically in-ground swimming pools under Code Section 3-4-1 with a 2026 fee of \$300.

Staff recommends waiving the three-reading rule and approving the Ordinance as presented as this is a housekeeping item.

Motion to suspend rules and approve final reading of Ordinance 1525 amending the 2026 City Fee Schedule by Scales; seconded by Gliva.

Ayes: 4

Nays: 0 Motion carried.

B. Ordinance Amending Title 4, Chapter 9 Body Art Establishments, Ordinance 1526

City Clerk Kiernan presented an Ordinance amending Title 4, Chapter 9 Body Art Establishments and provided background information noting that in 2011 the Minnesota Department of Health implemented statewide licensing requirements for both body art establishments and technicians. In 2014 the City Council limited the number of Body Art Establishments to 2 for the entire City, and in 2026 staff have been made aware of more than 2 establishments operating within the City.

Discussion included Council advising staff to maintain local regulation and amend Chapter 9 to update the allowable number of licensed establishments to a level that more accurately reflects the City's current size, demand, and regulatory needs. Upon conducting research, staff is proposing to change City code to allow for up to 6 establishments within the City.

Staff recommends waiving the three-reading rule, and approving the Ordinance presented.

Follow up noted that the next two items on the agenda are regarding the change to this Ordinance, if approved in one reading, as there is a new establishment looking to obtain a City license

Council Member Gliva asked how many licensed massage therapists are currently operating in the City.

Clerk Kiernan stated there are currently 4 licensed massage therapists in the City.

Council Member Scales asked how other cities compare based on population.

Clerk Kiernan stated that most cities do not limit or license massage therapists, noting that larger cities do not license them at all. She added that South Saint Paul and West Saint Paul issue licenses but do not impose a cap.

Council Member T'Kach stated hesitation to waive the third reading if the limit of six remains and suggested removing the cap, noting that other cities do not impose limits and that market demand would naturally regulate the number of businesses.

Acting Mayor Murphy expressed support for maintaining the limit of six, noting a preference for free markets but cautioning against the City becoming a destination for certain businesses if other cities impose restrictions.

Council Member Gliva and Council Member Scales both indicated support for maintaining the limit of six.

Motion to suspend rules and approve final reading of Ordinance 1526 Amending Title 4, Chapter 9 Body Art Establishments by Murphy; seconded by Gliva.

Ayes: 4

Nays: 0 Motion carried.

C. Resolution Approving a Conditional Use Permit for Body Art Establishment for 1848 50th Street East, Resolution 2026-048

Senior Planner Schneider presented a Conditional Use Permit request for 1848 50th Street East to operate a body art establishment.

The property is zoned I-1, Limited Industry and guided LI, Light Industrial, and is a multi-tenant building. The request is for a Conditional Use Permit to operate a body art establishment. Evaluation of the request noted that buffer requirements are met, licensing requirements will be met, and general CUP standards are met.

General CUP Standards include that the use is consistent with the goals, policies and plans of the City Comprehensive Plan, consistent with Zoning Code, would not be materially injurious to existing or planned properties or improvements in the vicinity, does not have an undue adverse impact on existing or planned City facilities, is generally compatible with existing and future uses of surrounding properties, the property is appropriate for the use considering natural and physical features, does not have an undue adverse impact on public health, safety, or welfare, and does not have an undue adverse impact on the environment. Staff finds all these criteria are met.

The Planning Commission voted 8-0 to recommend approval. The recommended action is a motion to approve the Conditional Use Permit request to operate a body art establishment at 1848 50th Street East with the condition that the applicant must obtain all required licenses from the City and the Minnesota Department of Health.

Council Member Scales asked whether the state or City license is obtained first.

Planner Schneider confirmed that the City license is obtained first.

Property Owner Steve Bulach, 1848 50th Street East, stated the space is ready for occupancy on April 1 and that Madison Taylor is the applicant. He noted the process has taken longer than expected and that the third reading requirement would delay occupancy until late April or early May, resulting in lost rent and added costs for the applicant. He requested consideration to allow the business to proceed sooner.

Motion to approve Resolution 2026-048 Conditional Use Permit for Body Art Establishment located at 1848 50th Street East by T’Kach; seconded by Scales.

Ayes: 4

Nays: 0 Motion carried.

D. New Body Art Establishment License – Minnesota Official Ink

Clerk Kiernan stated that the City received an application from Madison Taylor for a new body art license for Minnesota Official, Inc., located at 1848 50th Street East. The application was reviewed by staff, found to be complete and qualified, and a background investigation by the Police Department found no basis for denial. Staff recommended approval of the new body art license.

Motion to approve a new body art establishment license for Minnesota Official Ink by Scales; seconded by Gliva.

Ayes: 4

Nays: 0 Motion carried.

E. Approval of a Scope of Work and Work Order, Authorizing the Drafting of Schematic Civil and Engineering Plan Designs Related to the Minnesota Hockey Hall of Fame Development.

Community Development Director Ziemer presented civil and engineering plans for the Minnesota Hockey Hall of Fame project.

The scope of work includes an initial traffic assessment and civil and engineering plans up to 30% design, with a cost of \$388,855. Bolton & Menk was identified as the consultant, selected from the authorized municipal engineering consulting pool. Funding is proposed through a DEED Host Community grant, with a maximum grant funding available of \$415,625, and commencement of work pending grant approval and contract execution.

A development recap noted the Minnesota Hockey Hall of Fame as a \$148 million project consisting of a 140,000 square foot facility including a Hall of Fame and museum, a 1,300-seat ice arena, performance venue, events center with ballrooms and meeting rooms, and a hockey-themed restaurant and taproom. The project is located at 65th Street and Argenta Boulevard; adjacent to I-494. Previous action items include a Purchase Agreement approved on December 8, 2025, for \$8,740,200, a location and community announcement on December 17, 2025, due diligence work authorized on January 26, 2026, for \$63,300, and the introduction of State funding bills in the Senate on March 9, 2026, and in the House on March 12, 2026.

A legislative funding request was outlined totaling \$25,000,000, including \$5,000,000 in City General Obligation Bonds and \$20,000,000 in cash appropriations for the MNHHOF. The request is identified as Senate File 4238 and House File 4239. The funding breakdown includes \$43,000,000 from the Developer through private financing and equity, \$66,000,000 from MNHHOF through corporate sponsorships, private donors and fundraising, \$25,000,000 from the State through cash appropriations and general obligation bonds, and \$14,000,000 from the City through cash, grants and debt levy.

Upcoming decision timelines include moving forward with schematic civil and engineering plans, consideration of a Pre-Development Agreement in April or May 2026, and confirmation that 50% of the \$200,000 earnest money deposit has been paid and is non-refundable.

The recommended action is to approve the Work Order and Scope of Work at a cost of \$388,855 and authorize Bolton & Menk to proceed with completing the proposed schematic civil and engineering plans and traffic assessment for the Minnesota Hockey Hall of Fame Development, with commencement of work pending DEED grant approval and execution of the grant agreement.

T'Kach asked what would occur if the scope of work were not approved and whether action could be delayed until legislative funding is known. It was noted that delaying would result in the loss of the current DEED grant, and there was brief discussion about whether future DEED funding over the next two years could be used, though no clear alternative was identified.

Director Ziemer explained that the City must apply annually for DEED grant funding, which is awarded based on the merits of the proposed project. For 2026, the intent is to advance the design to approximately 30% and potentially expand to 50% to 70%, supported by approximately \$337,000 in available funding. A similar amount is anticipated for FY 2027. He noted that these funds are intended to offset costs the City would otherwise incur out of pocket for this work.

Council Member Scales asked whether the Hockey Hall of Fame's fundraising efforts appear to be on track.

Director Ziemer responded that while they are hopeful fundraising is on track, a more definitive update is expected mid to late April, aligned with the timeline for legislative funding decisions.

Council Member Gliva asked about the status of DEED's review and approval process for the project.

Director Ziemer stated that the application has been submitted to the commissioner's office for approval, and the next step is execution of the grant agreement. He noted that prior Council action authorizes the Mayor and City Clerk to sign the agreement once received.

Council Member T'Kach stated the request is premature and not a current priority.

Council Member Murphy acknowledged concerns from Council and residents, noting there are many unknowns, but expressed support for the project as a positive benefit to the City.

Motion to Approve Scope of Work and Work Order, Authorizing the Drafting of Schematic Civil and Engineering Plan Designs Related to the Minnesota Hockey Hall of Fame Development by Murphy; seconded by Scales.

Ayes: 3

Nays: 0 (T'Kach) Motion carried.

F. Resolution for Preliminary Plat, Final Plat, Easement Vacation and Variance to create one new lot from the existing 2615 80th Street Property, **Resolution 2026-049, 2026-050, & 2026-051**

Planning Manager Shay presented requests for a Preliminary Plat, Final Plat, Variance, and Easement Vacation for the property located at 2615 80th Street East.

The property is zoned R-1C, One-Family Residential and guided LDR, Low Density Residential, and contains an existing single-family home. The application requests are to create an additional single-family home. Evaluation of the request noted that the new lot meets requirements except for lot width, and no additional access is allowed on 80th Street.

An easement vacation was included, noting the City has a purchase agreement for the street easement portion of Lot 12 and the easement is no longer needed as it will be dedicated as right of way.

Variance criteria were reviewed and found to be met, including harmony with the City Code and Comprehensive Plan, use of the property in a reasonable manner, circumstances unique to the property and not created by the landowner, no alteration to the essential character of the locality, and that the request does not rely on economic considerations alone.

The Planning Commission reviewed this item at its March 3 Planning Commission meeting and unanimously recommended approval of all four items.

The recommended action is to approve the Preliminary Plat, Final Plat, Variance and Easement Vacation request to create one additional single-family lot with a reduced lot width at 2615 80th Street East, with the conditions listed in the resolutions.

Council Member T'Kach asked whether there is a plan to build more than one home on the lot or if it is intended to remain a single-family lot with a defined building pad.

Manager Shay stated that single-family use is permitted in the district, and while other permitted uses could be considered, the current intent is to build a single-family home. He noted that plans are not yet finalized and will be completed during the building permit process, including review of site layout, utilities, and access by the City's engineering and building departments to ensure code compliance.

Council Member T'Kach asked whether approval would prevent a future request to further subdivide the lot, such as splitting it into a half-acre parcel that still meets zoning requirements.

Planning Manager Shay stated that further subdivision would not be feasible due to limited access. He explained that the access from Boudreaux Court is already at the minimum, and without extending a public roadway to provide additional frontage, the lot could not be subdivided further.

Motion to approve Resolution 2026-049 approving the preliminary plat and final plat for a two lot subdivision to be known as Krech's Landing, approve Resolution 2026-050 approving the vacation of a right of way easement dedicated on Lots 12 and 13, Block 2, Demma Addition, approve Resolution 2026-051 approving a variance to allow a reduced lot width of 41 feet where 85 feet is required for a newly created lot at 2615 80th Street by Scales; seconded by T'Kach.

Ayes: 4

Nays: 0 Motion carried.

8. PUBLIC COMMENT

Relative to tree removal in the Birchwood Ponds HOA, Council Member Murphy explained the March 23 deadline was set to include tree removal quantities in bid documents, keeping costs lower. He noted changes can still be made, with HOAs able to remove trees independently or request case by case consideration if maintenance plans are provided. He added that staff will work with HOAs, and final determinations will be made by the City.

Several residents from the Birchwood Ponds HOA expressed concerns about proposed tree removals, citing lack of clear communication, limited documentation on tree conditions, and uncertainty around the need for removal. They questioned the number of trees identified, noted many appear healthy, and requested more detailed information and collaboration with the City, including consideration of existing maintenance plans and alternatives to preserve trees.

Damon Roth - 8418 College Trail
Nick Raykov - 8360 Carew Court
Katrina Lassegard - 8377 Carew Court
Kathleen Tacke - 8588 Birch Boulevard
Steve Benke - 8453 Casey Court
Nanci Brown - 8531 Birch Boulevard
Brandon Bernardy - 8466 College Trail
Rob Thomas - 8597 Birch Court
Sue LeVahn - 8598 Birch Court
Linda Videen - 8605 Birch Court

Kelly Kayser, 1953 59th Court East, spoke regarding House File 3895 and Senate File 4123, expressing concern that the requirements may not align with the City and encouraging renewed focus on preserving local control through communication with state legislators. She noted Representative Mary Frances Clardy is not currently signed onto the bill and referenced strong public support for local control based on recent community feedback.

9. MAYOR AND COUNCIL COMMENTS:

Council Member T'Kach suggested the City consider a future tree inventory to assess value, acknowledged resident concerns, expressed confidence in staff's efforts, and emphasized the importance of clear communication.

Council Member Scales and Gliva encouraged residents to get involved by applying for openings on the Parks and Recreation Commission and the Environmental Commission, noting it as an opportunity to participate in and help shape the City's direction.

Council Member Murphy requested a copy of the City's agreement with Town Square Television and the related meeting minutes, as well as an update on short term rentals. He also raised concerns regarding House File 3895 and Senate File 4123, noting potential impacts on zoning, density, and local control, and encouraged residents to contact their legislators.

10. ADJOURN:

Motion to Adjourn at 7:14 p.m. by Scales, second by Gliva.

Ayes: 4

Nays: 0 Motion carried.

Minutes prepared by Recording Secretary Tammy Greenlee



Request for Council Action

SUBJECT: **Approval of Disbursements**

MEETING DATE: April 13, 2026
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 March 18, 2026 – April 7, 2026.

BACKGROUND

The following chart represents a summary by fund type of the disbursements processed during the period of March 18, 2026 – April 7, 2026. Disbursement details are attached to this memo.

Fund Type	Amount
General Fund	\$1,134,234.56
Special Revenue	304,368.33
Debt Service	-
Capital Projects	152,806.82
Enterprise	121,254.45
Internal Service	124,464.37
Escrows	14,898.77
Total - All Funds	\$1,852,027.30

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 4.13.2026
2. Disbursements Listing (3.18.2026 - 4.7.2026)

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

RESOLUTION NO. _____

**RESOLUTION APPROVING DISBURSEMENTS FOR THE PERIOD OF
MARCH 18, 2026 - APRIL 7, 2026.**

WHEREAS, a detailed listing of disbursements for the period of March 18, 2026 - April 7, 2026 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	\$1,134,234.56
Special Revenue	304,368.33
Debt Service	-
Capital Projects	152,806.82
Enterprise	121,254.45
Internal Service	124,464.37
Escrows	14,898.77
Total - All Funds	\$1,852,027.30

Approved by the City of Inver Grove Heights, Minnesota this 13th day of April 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



Payment Dates 3/18/2026 - 4/7/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 101 - GENERAL FUND					
LANGUAGE LINE SERVICES	11830144	03/19/2026	Interpretation services 01.2026	101.2000.000.5310	236.13
EXPERT TREE SERVICE AND SC...	14207	03/19/2026	Prune and remove brush - Aral...	101.3200.000.5310	2,100.00
EXPERT TREE SERVICE AND SC...	14217	03/19/2026	Prune and remove brush- Cun...	101.3200.000.5310	3,500.00
KENNEDY & GRAVEN	192297	03/19/2026	Antenna Lease Reviews	101.1000.000.5305	52.50
CAMPBELL KNUTSON, P.A.	2/28/2026	03/19/2026	Court Hearings/Prep	101.2000.000.5306	2,799.33
CAMPBELL KNUTSON, P.A.	2/28/2026	03/19/2026	Prosecution services 02.2026	101.2000.000.5306	17,025.67
CAMPBELL KNUTSON, P.A.	2/28/2026	03/19/2026	Forfeiture review 24001115	101.2000.000.5306	28.13
MINNESOTA CHIEFS OF POLICE..	22428	03/19/2026	2026 Chiefs of Police Assoc. D...	101.2000.000.5335	225.00
JORGENSON, VICKI	26-3041	03/19/2026	New event tablecloths (2), stic...	101.2000.000.5182	1,515.00
KIRI ANN FAUL	2649	03/19/2026	Pre-employment psych eval - ...	101.2000.000.5312	675.00
METROPOLITAN COUNCIL	3/2/2026	03/19/2026	SAC Fee 2.2026 - Less Retaina...	101.0000.000.4300	-24.85
MN GLOVE & SAFETY, INC.	356149	03/19/2026	Quarter zip - Jackson	101.3200.000.5175	54.99
ASPEN MILLS	371725	03/19/2026	New officer uniform -Carlson	101.2000.000.5175	2,076.78
ASPEN MILLS	372121	03/19/2026	New officer boots & handcuffs...	101.2000.000.5175	240.92
DAKOTA COUNTY FINANCIAL ...	434021	03/19/2026	2026 Emergency Services Ma...	101.2000.000.5314	6,578.00
DAKOTA COUNTY FINANCIAL ...	437014	03/19/2026	2026 DPC Participation Dues	101.2000.000.5314	30,102.11
BCA BUREAU OF CRIMINAL A...	45629	03/19/2026	Crime Reporting Training - Kill...	101.2000.000.5340	150.00
VERTEX UNMANNED SOLUTI...	5394	03/19/2026	RC Plus Controller Repair	101.2000.000.5160	250.00
USI CONSULTING GROUP INC	90122179	03/19/2026	OPEB-GASB 75 Actuarial Discl...	101.1800.000.5310	1,125.00
INVER GROVE HEIGHTS ANIM...	971915	03/19/2026	Chase vet services 3.3.2026	101.2000.000.5180	595.84
MN DEPARTMENT OF REVEN...	February 2026	03/19/2026	Taxes	101.0000.000.2205	316.39
MN DEPARTMENT OF REVEN...	February 2026C	03/19/2026	Taxes	101.0000.000.2205	-0.93
STREICHER'S	I1813366	03/19/2026	Badge holders - Madsen	101.2000.000.5160	22.99
INNOVATIVE OFFICE SOLUTIO...	IN5067881	03/19/2026	1/2 labels (10 pack)	101.2000.000.5105	164.35
WRAP TECHNOLOGIES, INC.	INV3375	03/19/2026	Bola Wrap Cassettes (x36)	101.2000.000.5179	2,186.31
INT'L ASSN FOR PROPERTY & ...	M26-C668340	03/19/2026	2026 IAPE Dues - Daniels	101.2000.000.5335	65.00
ST. PAUL PIONEER PRESS	SPA27241	03/19/2026	Summary Pub. Ord 1522 -Priv...	101.3100.000.5330	48.64
ST. PAUL PIONEER PRESS	SPA27242	03/19/2026	NoPH: Massage Therapist Lic...	101.1140.000.5330	18.71
XCEL ENERGY	967465705	03/20/2026	FD natural gas charges	101.2200.000.5352	6,812.59
XCEL ENERGY	967465705	03/20/2026	FD electric charges	101.2200.000.5355	3,029.98
XCEL ENERGY	967465705	03/20/2026	Street lighting electric charges	101.3400.000.5355	1,050.65
XCEL ENERGY	967465705	03/20/2026	Parks natural gas charges	101.4200.000.5352	1,191.86
XCEL ENERGY	967465705	03/20/2026	Parks electric charges	101.4200.000.5355	3,402.61
ICMA RETIREMENT TRUST - 4...	INV0237164	03/20/2026	457 PLAN -AGE 50+ %	101.0000.000.2038	1,387.80
ICMA RETIREMENT TRUST - 4...	INV0237164	03/20/2026	457 - ROTH AGE 50+	101.0000.000.2038	20.00
ICMA RETIREMENT TRUST - 4...	INV0237164	03/20/2026	457 - ROTH AGE <50	101.0000.000.2038	1,075.00
ICMA RETIREMENT TRUST - 4...	INV0237164	03/20/2026	457 - ROTH AGE <50 %	101.0000.000.2038	2,115.40
ICMA RETIREMENT TRUST - 4...	INV0237164	03/20/2026	457 -AGE <49	101.0000.000.2038	5,875.38
ICMA RETIREMENT TRUST - 4...	INV0237164	03/20/2026	457 -AGE <49 %	101.0000.000.2038	11,111.78
ICMA RETIREMENT TRUST - 4...	INV0237164	03/20/2026	457 -AGE 50+	101.0000.000.2038	2,300.29
ICMA RETIREMENT TRUST - 4...	INV0237164	03/20/2026	ROTH-AGE <49 %	101.0000.000.2039	233.71
ICMA RETIREMENT TRUST - 4...	INV0237164	03/20/2026	ROTH IRA (AGE 49 & UNDER)	101.0000.000.2039	3,445.11
ICMA RETIREMENT TRUST - 4...	INV0237164	03/20/2026	ROTH IRA (AGE 50 & OVER)	101.0000.000.2039	738.46
AFSCME COUNCIL 5	INV0237165	03/20/2026	UNION DUES (AFSCME FULL S...	101.0000.000.2041	822.64
AFSCME COUNCIL 5	INV0237165	03/20/2026	UNION DUES (AFSCME FULL S...	101.0000.000.2041	47.46
MN DEPARTMENT OF HUMAN...	INV0237166	03/20/2026	CASE #000115468905	101.0000.000.2220	69.22
MN DEPARTMENT OF HUMAN...	INV0237166	03/20/2026	CASE #001570640001	101.0000.000.2220	136.59
MN DEPARTMENT OF HUMAN...	INV0237166	03/20/2026	CASE #001563363401	101.0000.000.2220	445.31
TEXAS STATE DISBURSEMENT...	INV0237167	03/20/2026	CASE #0012022247	101.0000.000.2220	230.77
WI SCTF (WI SUPPORT COLLEC...	INV0237168	03/20/2026	PARTICIPANT ID#0004986316	101.0000.000.2220	433.06
IGH FIRE RELIEF ASSN	INV0237169	03/20/2026	MEMBERSHIP DUES - FIRE REL...	101.0000.000.2041	295.20
IGH FIRE RELIEF ASSN	INV0237169	03/20/2026	MEMBERSHIP DUES - FIRE REL...	101.0000.000.2041	379.05
MEDSURETY ACH ONLY	INV0237170	03/20/2026	HSA ELECTION-FAMILY	101.0000.000.2031	5,061.95

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Payment Dates: 3/18/2026 - 4/7/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
MEDSURETY ACH ONLY	INV0237170	03/20/2026	HSA ELECTION-SINGLE	101.0000.000.2031	7,188.01
IGH PROFESSIONAL FIREFIGHT...	INV0237171	03/20/2026	UNION DUES (IAFF)	101.0000.000.2041	581.55
MN STATE RETIREMENT SYST...	INV0237172	03/20/2026	MINNESOTA DEFERRED COM...	101.0000.000.2038	1,675.00
MN STATE RETIREMENT SYST...	INV0237172	03/20/2026	457 ROTH IRA (AGE 49 & UND...	101.0000.000.2038	228.05
MN STATE RETIREMENT SYST...	INV0237172	03/20/2026	MINNESOTA DEFERRED COM...	101.0000.000.2038	832.07
MN STATE RETIREMENT SYST...	INV0237172	03/20/2026	457 ROTH IRA (AGE 49 & UND...	101.0000.000.2038	1,668.00
PERA	INV0237173	03/20/2026	EMPLOYER SHARE (POLICE & F...	101.0000.000.2225	58,572.60
PERA	INV0237173	03/20/2026	PERA COORDINATED PLAN	101.0000.000.2225	58,131.64
PERA	INV0237173	03/20/2026	PERA POLICE & FIRE PLAN	101.0000.000.2225	39,048.37
PERA	INV0237173	03/20/2026	EMPLOYER SHARE (EXTRA PE...	101.0000.000.2225	4,471.62
PERA	INV0237173	03/20/2026	EMPLOYER SHARE (PERA DEF...	101.0000.000.2225	15.77
PERA	INV0237173	03/20/2026	PERA DEFINED PLAN	101.0000.000.2225	15.77
EFTPS	INV0237174	03/20/2026	SOCIAL SECURITY WITHHOLDI...	101.0000.000.2210	60,178.02
EFTPS	INV0237174	03/20/2026	MEDICARE WITHHOLDING	101.0000.000.2211	23,729.22
EFTPS	INV0237174	03/20/2026	FEDERAL WITHHOLDING	101.0000.000.2213	83,051.35
MN DEPT OF REVENUE (PAYR...	INV0237175	03/20/2026	STATE WITHHOLDING	101.0000.000.2215	36,739.02
WELLS FARGO CREDIT CARD A...	1083 M&s Edina Accounts P ...	03/21/2026	Conf Meal 2.5.2026	101.1800.000.5340	35.44
WELLS FARGO CREDIT CARD A...	Ace Hardware 693 Mike Sperl...	03/21/2026	fasteners	101.4200.000.5125	14.92
WELLS FARGO CREDIT CARD A...	Action Targets Melissa Ch WF ...	03/21/2026	Gun Range Targets & Backers ...	101.2000.000.5179	539.63
WELLS FARGO CREDIT CARD A...	Afp Mapet Emily Heid WF 2/26	03/21/2026	MAPET 2026 Dues - Daniels	101.2000.000.5335	35.00
WELLS FARGO CREDIT CARD A...	Amazon Mktpl 0b2ox8ee3 Ac...	03/21/2026	Disinfectant Wipes & Ink Cartr...	101.1800.000.5190	16.62
WELLS FARGO CREDIT CARD A...	Amazon Mktpl 364jn65r3 Chel...	03/21/2026	Balloons for princess dance	101.4300.453.5190	7.64
WELLS FARGO CREDIT CARD A...	Amazon Mktpl 6h9a00503 M...	03/21/2026	garage door opener	101.2200.000.5125	30.88
WELLS FARGO CREDIT CARD A...	Amazon Mktpl Ad09q4ry3 Pub...	03/21/2026	Keep off Grass signs for Parks	101.4200.000.5190	127.96
WELLS FARGO CREDIT CARD A...	Amazon Mktpl B101d2uo0 Ma...	03/21/2026	Scanner	101.1140.000.5160	3,795.00
WELLS FARGO CREDIT CARD A...	Amazon Mktpl B10mq6u20 M...	03/21/2026	(3) Walking Treadmills & Anti-...	101.2000.000.5160	2,711.97
WELLS FARGO CREDIT CARD A...	Amazon Mktpl B92pj30l1 Meli...	03/21/2026	Protection Plans - (3) Walking ...	101.2000.000.5160	230.97
WELLS FARGO CREDIT CARD A...	Amazon Mktpl B94ce4u12 Pub...	03/21/2026	Keep off grass sign for parks	101.4200.000.5190	31.99
WELLS FARGO CREDIT CARD A...	Amazon Mktpl B95165m21 Em...	03/21/2026	Work towels	101.2000.000.5190	38.93
WELLS FARGO CREDIT CARD A...	Amazon Mktpl B95189h31 Emi...	03/21/2026	q-tips for gun cleaning	101.2000.000.5190	16.95
WELLS FARGO CREDIT CARD A...	Amazon Mktpl Mf56q26u3 Ch...	03/21/2026	Cupcake holder, stickers & fo...	101.4300.455.5190	37.94
WELLS FARGO CREDIT CARD A...	Amazon Mktpl Mx8vm2sf3 Ra...	03/21/2026	whistles for youth b-ball & v-b...	101.4300.453.5190	8.88
WELLS FARGO CREDIT CARD A...	Amazon Mktpl Mx8vm2sf3 Ra...	03/21/2026	Wristbands for field trips	101.4300.454.5190	12.88
WELLS FARGO CREDIT CARD A...	Amazon Mktpl Mx8vm2sf3 Ra...	03/21/2026	Clipboards & whistles for yout...	101.4300.454.5190	41.37
WELLS FARGO CREDIT CARD A...	Amazon Mktpl N23kh7ey3 Che...	03/21/2026	Decorations & art supplies - Pr...	101.4300.453.5190	336.57
WELLS FARGO CREDIT CARD A...	Amazon Mktpl Td57i16q3 Publ...	03/21/2026	magnetic hooks for utility truc...	101.4200.000.5125	69.68
WELLS FARGO CREDIT CARD A...	Amazon Mktplace Pmts Chels...	03/21/2026	Automatic refund - Seller canc...	101.4300.459.5190	-53.22
WELLS FARGO CREDIT CARD A...	Amazon.Com 1493d9wz3 Mon...	03/21/2026	toilet bowl cleaner	101.2200.000.5125	18.90
WELLS FARGO CREDIT CARD A...	American Heart Shopcpr Eric ...	03/21/2026	BLS instructor & provider ebo...	101.2200.000.5179	70.82
WELLS FARGO CREDIT CARD A...	American Heart Shopcpr Eric ...	03/21/2026	BLS Instructor Essentials Onlin...	101.2200.000.5179	368.92
WELLS FARGO CREDIT CARD A...	American Planning Asso Kevin...	03/21/2026	Annual AICP certification ren...	101.5100.000.5335	753.40
WELLS FARGO CREDIT CARD A...	Amy Looze WF 2/26	03/21/2026	Currency exchange fee	101.1300.000.5335	5.35
WELLS FARGO CREDIT CARD A...	Bca Training Education Jessica...	03/21/2026	Basic Operator Training - Killian	101.2000.000.5340	75.00
WELLS FARGO CREDIT CARD A...	Canal Park Lodge Steven Joh ...	03/21/2026	MOWA Conference hotel - Jo...	101.5200.000.5340	295.10
WELLS FARGO CREDIT CARD A...	Canal Park Lodge Steven Joh ...	03/21/2026	MOWA Conference hotel - Br...	101.5200.000.5340	295.10
WELLS FARGO CREDIT CARD A...	Cmc Rescue Inc. Monica Chi ...	03/21/2026	Tubular webbing - new FD rec...	101.2200.000.5190	168.00
WELLS FARGO CREDIT CARD A...	Crown Trophy Cora Henke WF...	03/21/2026	Gold plating for bowling trophy	101.1120.000.5178	18.00
WELLS FARGO CREDIT CARD A...	Cub Foods #1639 Christophe ...	03/21/2026	Water for PRAC mtg. 2.11.2026	101.4200.000.5190	3.89
WELLS FARGO CREDIT CARD A...	Cub Foods #1639 Emily Heid ...	03/21/2026	GF and DF desserts, buns for al...	101.2000.000.5190	30.76
WELLS FARGO CREDIT CARD A...	Cub Foods #1639 Rachel Mik ...	03/21/2026	Cookies & Cleaning Supplies fo...	101.4300.453.5190	101.19
WELLS FARGO CREDIT CARD A...	Department Of Labor An Stev...	03/21/2026	DLI BO license renewal - Stee...	101.5200.000.5335	85.00
WELLS FARGO CREDIT CARD A...	Department Of Labor An Stev...	03/21/2026	DLI CBO License Exam Fee - Br...	101.5200.000.5335	50.00
WELLS FARGO CREDIT CARD A...	Dept Of Natural Resour Public...	03/21/2026	DNR Permits Simley Lake & G...	101.4200.000.5310	70.00
WELLS FARGO CREDIT CARD A...	Duluth Entertainment C Steve...	03/21/2026	MOWA Conference Parking - J...	101.5200.000.5340	10.00
WELLS FARGO CREDIT CARD A...	Duluth Entertainment C Steve...	03/21/2026	MOWA Conference Parking - J...	101.5200.000.5340	10.00
WELLS FARGO CREDIT CARD A...	Eden K9 Consulting & T Haugl...	03/21/2026	K9 deployment/training tracki...	101.2000.000.5395	378.00
WELLS FARGO CREDIT CARD A...	Fsp Mn Govt Finance Of Acco...	03/21/2026	2026 MN GFOA Membership - ...	101.1800.000.5335	80.00
WELLS FARGO CREDIT CARD A...	Fsp Mpstma Brian Swob WF 2...	03/21/2026	MPSFMA Member Dues - Swo...	101.4200.000.5335	80.00
WELLS FARGO CREDIT CARD A...	Fsp Mpstma Brian Swob WF 2...	03/21/2026	MPSFMA Addtl Member - Ha...	101.4200.000.5335	60.00
WELLS FARGO CREDIT CARD A...	Fsp Mpstma Brian Swob WF 2...	03/21/2026	MPSFMA Spring Workshop - ...	101.4200.000.5340	395.00

Expense Approval Report

Payment Dates: 3/18/2026 - 4/7/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
WELLS FARGO CREDIT CARD A...	Government Finance Off Acco...	03/21/2026	GFOA Membership Renewal	101.1800.000.5335	500.00
WELLS FARGO CREDIT CARD A...	Hanks Sports Bar & Gri Steven ..	03/21/2026	MOWA Conference meal- Joh...	101.5200.000.5340	34.01
WELLS FARGO CREDIT CARD A...	Haugland D WF 2/26	03/21/2026	CC processing fee	101.2000.000.5395	3.78
WELLS FARGO CREDIT CARD A...	Iaai Monica Chi WF 2/26	03/21/2026	New membership dues - Lt. L...	101.2200.000.5335	153.00
WELLS FARGO CREDIT CARD A...	In Prior Performance Monica ...	03/21/2026	UTV air-assisted suspension sy...	101.2200.000.5125	3,999.95
WELLS FARGO CREDIT CARD A...	In Sioux Falls Rubber Administ...	03/21/2026	Renewed Notary Stamp - Talia	101.1140.000.5335	30.25
WELLS FARGO CREDIT CARD A...	Intl Code Council Inc Scott Os...	03/21/2026	online subscription for fire co...	101.2200.000.5335	106.00
WELLS FARGO CREDIT CARD A...	Jimmy Johns 1436 - Eco Steven..	03/21/2026	Permit Tech Training Lunch (4 ...	101.5200.000.5340	52.28
WELLS FARGO CREDIT CARD A...	Kwik Trip #1168 Melissa Ch W...	03/21/2026	Fuel purchase 2.2.2026	101.2000.000.5340	27.09
WELLS FARGO CREDIT CARD A...	L.E.A.D. Inc. Emily Heid WF 2/...	03/21/2026	Credit for L.E.A.D. materials re...	101.2000.000.5182	-1,851.69
WELLS FARGO CREDIT CARD A...	Loom Subscription Cora Henke...	03/21/2026	Loom business & AI subscrip...	101.1120.000.5395	240.00
WELLS FARGO CREDIT CARD A...	Menards West St Paul M Joe ...	03/21/2026	Shelter paint	101.4200.000.5125	36.11
WELLS FARGO CREDIT CARD A...	Menards West St Paul M Joe ...	03/21/2026	Lumber for picnic tables	101.4200.000.5125	49.05
WELLS FARGO CREDIT CARD A...	Menards West St Paul M Joe ...	03/21/2026	Wood stainer & Sanding pad	101.4200.000.5125	66.29
WELLS FARGO CREDIT CARD A...	Menards West St Paul M Kyle ...	03/21/2026	Utility heater	101.4200.000.5125	19.97
WELLS FARGO CREDIT CARD A...	Menards West St Paul M Kyle ...	03/21/2026	Garage heater	101.4200.000.5125	407.20
WELLS FARGO CREDIT CARD A...	Metro Institute Inc Public Wor...	03/21/2026	pesticides license testing A & E...	101.4200.000.5335	120.00
WELLS FARGO CREDIT CARD A...	Michaels Stores 9841 Hauglan...	03/21/2026	Frames for awards	101.2000.000.5190	115.43
WELLS FARGO CREDIT CARD A...	Mn Iaai Monica Chi WF 2/26	03/21/2026	Conference registration - McN...	101.2200.000.5340	325.00
WELLS FARGO CREDIT CARD A...	Nfsa Monica Chi WF 2/26	03/21/2026	Membership renewal - Oswald	101.2200.000.5335	50.00
WELLS FARGO CREDIT CARD A...	Officemax/Depot 6337 Jessica...	03/21/2026	legal & premium paper for bo...	101.2000.000.5105	102.58
WELLS FARGO CREDIT CARD A...	Oregon Permit Technici Steven...	03/21/2026	ICC Permit Tech test prep - St...	101.5200.000.5340	50.00
WELLS FARGO CREDIT CARD A...	Oregon Permit Technici Steven...	03/21/2026	ICC Permit Tech test prep - Bo...	101.5200.000.5340	50.00
WELLS FARGO CREDIT CARD A...	Oregon Permit Technici Steven...	03/21/2026	ICC Permit Tech test prep - Do...	101.5200.000.5340	50.00
WELLS FARGO CREDIT CARD A...	Oregon Permit Technici Steven...	03/21/2026	ICC Permit Tech test prep - Lein	101.5200.000.5340	50.00
WELLS FARGO CREDIT CARD A...	Paypal Michiganpub Cora Hen...	03/21/2026	MI Pub. Emp. Labor Relations ...	101.1120.000.5335	50.00
WELLS FARGO CREDIT CARD A...	Pioneer Press Circ Amy Looze...	03/21/2026	pioneer press monthly subscri...	101.1300.000.5335	34.00
WELLS FARGO CREDIT CARD A...	Py Advanced Sportswea Steve...	03/21/2026	IGH logo embroidery - Hempel	101.5200.000.5175	45.00
WELLS FARGO CREDIT CARD A...	Qr-Code-Generator.Com Amy ...	03/21/2026	QR code generator website fe...	101.1300.000.5335	534.91
WELLS FARGO CREDIT CARD A...	Sams Club.Com Chelsea Sw W...	03/21/2026	Cups & Utensils for Princess D...	101.4300.453.5190	27.46
WELLS FARGO CREDIT CARD A...	Sams Club.Com Chelsea Sw W...	03/21/2026	Water & Grain Bars for Mosaic...	101.4300.459.5190	18.96
WELLS FARGO CREDIT CARD A...	Samsclub #4738 Emily Heid W...	03/21/2026	Gift cards for drawings	101.2000.000.5182	251.70
WELLS FARGO CREDIT CARD A...	Samsclub #4738 Emily Heid W...	03/21/2026	Food & supplies for all-dept m...	101.2000.000.5190	128.74
WELLS FARGO CREDIT CARD A...	Sensible Land Use Coal Stacy ...	03/21/2026	Lunch n' Learn Monthly Meeti...	101.5100.000.5340	116.00
WELLS FARGO CREDIT CARD A...	Sherwin-Williams703096 Joe ...	03/21/2026	picnic table paint	101.4200.000.5125	106.88
WELLS FARGO CREDIT CARD A...	Sherwin-Williams703096 Joe ...	03/21/2026	Shelter paint	101.4200.000.5125	38.94
WELLS FARGO CREDIT CARD A...	Sherwin-Williams703233 Joe ...	03/21/2026	shelter paint	101.4200.000.5125	38.94
WELLS FARGO CREDIT CARD A...	Smk Surveymonkey.Com Julie...	03/21/2026	Survey Monkey Annual Plan A...	101.4300.459.5335	432.00
WELLS FARGO CREDIT CARD A...	Sp Fasteners Plus Barry Unde...	03/21/2026	Anchor Screws	101.3200.000.5125	235.32
WELLS FARGO CREDIT CARD A...	Sq Minnesota Cit Offi Emily He...	03/21/2026	CIT Training - Adamski 4.13.20...	101.2000.000.5340	975.00
WELLS FARGO CREDIT CARD A...	Sq Minnesota Cit Offi Jessica S...	03/21/2026	MN CIT Certificate Class - Tho...	101.2000.000.5340	975.00
WELLS FARGO CREDIT CARD A...	Sq Minnesota Cit Offi Jessica S...	03/21/2026	MN CIT Certificate Class - Sim...	101.2000.000.5340	975.00
WELLS FARGO CREDIT CARD A...	Sq Minnesota Cit Offi Melissa ...	03/21/2026	MN CIT Training - Makres & K...	101.2000.000.5340	1,950.00
WELLS FARGO CREDIT CARD A...	Stormtraininggroup.Com Ryan...	03/21/2026	Report Writing Class - Prail	101.2000.000.5340	299.00
WELLS FARGO CREDIT CARD A...	Target 00025197 Chelsea Sw ...	03/21/2026	Chocolates & Spritz - V-ball A...	101.4300.455.5190	59.85
WELLS FARGO CREDIT CARD A...	The Corner Store Rachel Mik ...	03/21/2026	Ice for Princess Dance	101.4300.453.5190	5.99
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Chels...	03/21/2026	Large décor supplies for Princ...	101.4300.453.5190	10.98
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Joe R...	03/21/2026	Lumber for picnic tables	101.4200.000.5125	82.92
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Joe R...	03/21/2026	Lumber for picnic tables	101.4200.000.5125	87.26
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Kyle ...	03/21/2026	Brine sprayer for tool cat repl...	101.4200.000.5125	15.98
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Kyle ...	03/21/2026	Drill bits / Washers	101.4200.000.5125	40.99
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Mike ...	03/21/2026	Composite Shims	101.4200.000.5125	2.28
WELLS FARGO CREDIT CARD A...	The Westin Edina Accounts P...	03/21/2026	Conference Hotel Stay - Hove	101.1800.000.5340	468.28
WELLS FARGO CREDIT CARD A...	The Westin Edina Accounts P...	03/21/2026	Conference Hotel Stay - Ellison	101.1800.000.5340	468.28
WELLS FARGO CREDIT CARD A...	Tigertough Monica Chi WF 2/...	03/21/2026	Seat covers for fire truck (#E21)	101.2200.000.5125	576.00
WELLS FARGO CREDIT CARD A...	Trader Joe S #716 Chelsea Sw...	03/21/2026	Gluten free cookies for prince...	101.4300.453.5190	4.99
WELLS FARGO CREDIT CARD A...	Trader Joe S #717 Chelsea Sw...	03/21/2026	Gluten free cookies for prince...	101.4300.453.5190	4.99
WELLS FARGO CREDIT CARD A...	Tst Leye - Bb - Edina Accounts...	03/21/2026	Conf Meal - Hove & Ellison 2.4...	101.1800.000.5340	50.52
WELLS FARGO CREDIT CARD A...	Tst Turittos Pizza - Christophe...	03/21/2026	Pizzas for PRAC mtg. 2.11.2026	101.4200.000.5190	94.94
WELLS FARGO CREDIT CARD A...	Wal-Mart #5089 Chelsea Sw ...	03/21/2026	Decorations & other supplies -...	101.4300.453.5190	90.94

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
WELLS FARGO CREDIT CARD A...	Wal-Mart #5089 Judy Wonic ...	03/21/2026	Batteries	101.3100.000.5105	11.36
WELLS FARGO CREDIT CARD A...	Yarusso Brothers Itali Chelsea ...	03/21/2026	Catering for Princess Dance e...	101.4300.453.5310	1,518.00
EMERGENCY TECHNICAL DEC...	00001236	03/26/2026	Decon turnout gear & patchin...	101.2200.000.5175	213.00
CENTRAL-MCGOWAN INC	0000463149	03/26/2026	cylinder rental	101.2200.000.5125	223.87
CENTRAL-MCGOWAN INC	0001166501	03/26/2026	rental of nitrogen container	101.2200.000.5125	411.97
WAKOTA MUTUAL AID FIREFI...	1/1/2026	03/26/2026	yearly dues	101.2200.000.5335	50.00
OCCUPATIONAL HEALTH CEN...	104364556	03/26/2026	pre-employment physicals	101.1120.000.5310	430.00
OCCUPATIONAL HEALTH CEN...	104368688	03/26/2026	pre-employment screening	101.1120.000.5310	215.00
MN STATE FIRE CHIEFS ASSOC...	10832	03/26/2026	Kitchen fire safety unit rental	101.2200.000.5430	75.00
ANCOM COMMUNICATIONS, ...	132655	03/26/2026	Antenna scan button fixed	101.2200.000.5405	53.25
EXPERT TREE SERVICE AND SC...	14249	03/26/2026	Remove trees & grind stumps -...	101.3200.000.5310	2,745.00
FIRST IMPRESSION GROUP	178195	03/26/2026	Summer 2026 brochure posta...	101.4300.459.5325	134.40
FIRST IMPRESSION GROUP	178195	03/26/2026	Summer 2026 brochure maili...	101.4300.459.5333	6,544.00
FIRST IMPRESSION GROUP	178497	03/26/2026	PD Property Cards	101.2000.000.5190	185.00
FIRST IMPRESSION GROUP	179242P	03/26/2026	Insights postage for spring 20...	101.1300.000.5325	3,805.96
KENNEDY & GRAVEN	192296	03/26/2026	General City Business 2.26	101.1000.000.5305	10,354.50
KENNEDY & GRAVEN	192296	03/26/2026	NWA Park Acquisition 2.26	101.1000.000.5305	140.25
KENNEDY & GRAVEN	192296-A	03/26/2026	HR & Personnel Matters	101.1120.000.5310	910.00
CENTURY LINK	2/19/2026	03/26/2026	phone line for alarm system	101.2200.000.5320	55.85
KENISON, TERRI	2/28/2026	03/26/2026	Monthly fire stations (1-3) cle...	101.2200.000.5310	1,600.00
HINIKER, ELLEN	2026-02	03/26/2026	Interim CA Services 2.8-3.6.20...	101.1100.000.5310	14,275.00
TRIDISTRICT COMMUNITY ED	2526-1345	03/26/2026	Basketball classes gym rental 2...	101.4300.454.5430	145.00
GERTENS	254563/12	03/26/2026	Material for sod repair	101.3200.000.5415	264.75
TAHO SPORTSWEAR	26T01196	03/26/2026	Summer work clothes - Parks	101.4200.000.5175	1,186.85
SOCCER SHOTS	3/17/2026	03/26/2026	Soccer classes for preschool 1...	101.4300.454.5310	2,415.00
IGH FIRE RELIEF ASSN	3/25/2026	03/26/2026	2026 Supplemental Benefit	101.2200.000.5065	1,000.00
RACHEL ANDERSON KANGAS	3/26/2026	03/26/2026	Lacrosse Fundamentals - Wint...	101.4300.454.5310	790.40
ASPEN MILLS	372157	03/26/2026	Leather name tags	101.2200.000.5175	267.30
CINTAS CORPORATION	4262741090	03/26/2026	Uniform laundry-streets	101.3200.000.5175	135.80
CINTAS CORPORATION	4262741090	03/26/2026	Uniform laundry- Parks	101.4200.000.5175	25.50
CINTAS CORPORATION	4263484616	03/26/2026	Uniform laundry - Streets	101.3200.000.5175	135.80
CINTAS CORPORATION	4263484616	03/26/2026	Uniform laundry - Parks	101.4200.000.5175	25.50
TIMOTHY BROOKS	45903	03/26/2026	Fire helmets	101.2200.000.5175	3,275.83
ABDO, LLP	520356	03/26/2026	Progress Billing-2025 Audit	101.1800.000.5310	30,975.00
INNOVATIVE OFFICE SOLUTIO...	CIN132686	03/26/2026	New office chair	101.2000.000.5160	612.30
ENTERPRISE FM TRUST	FBN5582060	03/26/2026	Equinox Initial Reg DMV Fee	101.2000.000.5430	552.50
ENTERPRISE FM TRUST	FBN5582060	03/26/2026	Sales Tax New vehicle Equinox	101.2000.000.5430	2,459.56
ENTERPRISE FM TRUST	FBN5582060	03/26/2026	Vehicle leases 03.2026	101.2000.000.5430	18,537.82
INNOVATIVE OFFICE SOLUTIO...	IN5070756	03/26/2026	Copy paper & 2 staplers	101.2200.000.5105	147.52
INNOVATIVE OFFICE SOLUTIO...	IN5071013	03/26/2026	Sharpies	101.2200.000.5105	12.17
INNOVATIVE OFFICE SOLUTIO...	IN5074456	03/26/2026	File folder	101.2200.000.5105	7.29
PLUNKETT'S PEST CONTROL	10399029	04/02/2026	pest control service for stations	101.2200.000.5310	640.33
CULLIGAN	157984591006x033126	04/02/2026	bottled water for fire station 1	101.2200.000.5190	67.83
CULLIGAN	157984591188X033126	04/02/2026	bottled water for fire station 3	101.2200.000.5190	104.90
CULLIGAN	157986034674x033126	04/02/2026	bottled water for fire station 2	101.2200.000.5190	197.44
BLOOMINGTON SECURITY SO...	249866	04/02/2026	Bathroom lock repairs - South...	101.4200.000.5400	368.00
PACE ANALYTICAL SERVICES L...	26100510636	04/02/2026	Soil testing	101.3200.000.5310	396.00
GO PERMITS LLC	3/12/2026	04/02/2026	Refund Permit #PRBD202500...	101.0000.000.2207	1.00
GO PERMITS LLC	3/12/2026	04/02/2026	Refund Permit #PRBD202500...	101.5200.000.4184	108.00
CENTURY LINK	3/19/2026	04/02/2026	phone line for alarm panel	101.2200.000.5320	98.61
DAKOTA COUNTY WATER RES...	3/26/2026	04/02/2026	2026 JPA Pump Maintenance	101.5200.000.5310	4,632.00
KENISON, TERRI	3/31/2026	04/02/2026	Fire stations (1-3) cleaning 3.2...	101.2200.000.5310	1,600.00
ASPEN MILLS	372959	04/02/2026	Uniform name tag - Renteria	101.2200.000.5175	14.85
ASPEN MILLS	373371	04/02/2026	freight charge for shipment on...	101.2200.000.5175	14.00
CINTAS CORPORATION	4261986717	04/02/2026	Uniform Laundry - Streets	101.3200.000.5175	135.80
CINTAS CORPORATION	4261986717	04/02/2026	Uniform Laundry - Parks	101.4200.000.5175	25.50
TIMOTHY BROOKS	46070	04/02/2026	New fire helmets	101.2200.000.5175	1,363.56
MESSERLI & KRAMER, P.A.	502362	04/02/2026	2026 Q2 Retainer for Legislati...	101.1000.000.5310	11,875.00
CINTAS CORPORATION	5321011403	04/02/2026	Medical Cabinet Restock - Park...	101.4300.459.5190	7.53
HOLMES DESIGN, INC.	5664	04/02/2026	P&R marketing materials desi...	101.4300.459.5310	1,120.00

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
HOLMES DESIGN, INC.	5665	04/02/2026	P&R marketing materials desi...	101.4300.459.5310	1,000.00
HOLMES DESIGN, INC.	5668	04/02/2026	Summer 2026 brochure	101.4300.459.5310	1,440.00
BOUND TREE MEDICAL LLC	86154526	04/02/2026	medical supplies for fire trucks	101.2200.000.5125	1,348.53
TYLER TECHNOLOGIES, INC	CI100-00255856	04/02/2026	ERP Pro Financials Annual Fee...	101.1800.000.5395	9,024.83
LEXIPOL LLC	IINVLEX11267703	04/02/2026	annual fire manual and proce...	101.2200.000.5190	10,847.98
INNOVATIVE OFFICE SOLUTIO...	IN5076814	04/02/2026	Desk Organizer and Post-Its	101.4300.459.5105	16.76
ST. PAUL PIONEER PRESS	SPA35491	04/02/2026	Ord 1526 Body Art Establishm...	101.1140.000.5330	40.66
ST. PAUL PIONEER PRESS	SPA35492	04/02/2026	Ord 1525 2026 Revised Fee Sc...	101.1140.000.5330	106.39
ICMA RETIREMENT TRUST - 4...	INV0237811	04/03/2026	457 - ROTH AGE 50+	101.0000.000.2038	20.00
ICMA RETIREMENT TRUST - 4...	INV0237811	04/03/2026	457 -AGE <49 %	101.0000.000.2038	11,417.45
ICMA RETIREMENT TRUST - 4...	INV0237811	04/03/2026	457 - ROTH AGE <50	101.0000.000.2038	1,075.00
ICMA RETIREMENT TRUST - 4...	INV0237811	04/03/2026	457 PLAN -AGE 50+ %	101.0000.000.2038	1,387.80
ICMA RETIREMENT TRUST - 4...	INV0237811	04/03/2026	457 - ROTH AGE <50 %	101.0000.000.2038	1,918.95
ICMA RETIREMENT TRUST - 4...	INV0237811	04/03/2026	457 -AGE <49	101.0000.000.2038	5,900.38
ICMA RETIREMENT TRUST - 4...	INV0237811	04/03/2026	457 -AGE 50+	101.0000.000.2038	2,300.29
ICMA RETIREMENT TRUST - 4...	INV0237811	04/03/2026	ROTH IRA (AGE 50 & OVER)	101.0000.000.2039	738.46
ICMA RETIREMENT TRUST - 4...	INV0237811	04/03/2026	ROTH-AGE <49 %	101.0000.000.2039	234.14
ICMA RETIREMENT TRUST - 4...	INV0237811	04/03/2026	ROTH IRA (AGE 49 & UNDER)	101.0000.000.2039	3,595.11
AFSCME COUNCIL 5	INV0237812	04/03/2026	UNION DUES (AFSCME FULL S...	101.0000.000.2041	822.64
AFSCME COUNCIL 5	INV0237812	04/03/2026	UNION DUES (AFSCME FULL S...	101.0000.000.2041	47.46
MN DEPARTMENT OF HUMAN...	INV0237813	04/03/2026	CASE #001563363401	101.0000.000.2220	445.31
MN DEPARTMENT OF HUMAN...	INV0237813	04/03/2026	CASE #000115468905	101.0000.000.2220	69.22
MN DEPARTMENT OF HUMAN...	INV0237813	04/03/2026	CASE #001570640001	101.0000.000.2220	136.59
TEXAS STATE DISBURSEMENT...	INV0237814	04/03/2026	CASE #0012022247	101.0000.000.2220	230.77
WI SCTF (WI SUPPORT COLLEC...	INV0237815	04/03/2026	PARTICIPANT ID#0004986316	101.0000.000.2220	433.06
MEDSURETY ACH ONLY	INV0237816	04/03/2026	HSA ELECTION-FAMILY	101.0000.000.2031	5,061.95
MEDSURETY ACH ONLY	INV0237816	04/03/2026	HSA ELECTION-SINGLE	101.0000.000.2031	7,248.01
IGH PROFESSIONAL FIREFIGHT...	INV0237817	04/03/2026	UNION DUES (IAFF)	101.0000.000.2041	620.32
INVER GROVE HEIGHTS POLICE...	INV0237818	04/03/2026	IGH POLICE ASSOCIATION CO...	101.0000.000.2041	441.00
MN STATE RETIREMENT SYST...	INV0237819	04/03/2026	457 ROTH IRA (AGE 49 & UND...	101.0000.000.2038	236.60
MN STATE RETIREMENT SYST...	INV0237819	04/03/2026	MINNESOTA DEFERRED COM...	101.0000.000.2038	1,675.00
MN STATE RETIREMENT SYST...	INV0237819	04/03/2026	MINNESOTA DEFERRED COM...	101.0000.000.2038	832.07
MN STATE RETIREMENT SYST...	INV0237819	04/03/2026	457 ROTH IRA (AGE 49 & UND...	101.0000.000.2038	1,668.00
ING DIRECT	INV0237820	04/03/2026	MSRS-HCSP	101.0000.000.2035	33,399.04
PERA	INV0237821	04/03/2026	PERA COORDINATED PLAN	101.0000.000.2225	59,693.14
PERA	INV0237821	04/03/2026	EMPLOYER SHARE (EXTRA PE...	101.0000.000.2225	4,591.75
PERA	INV0237821	04/03/2026	EMPLOYER SHARE (PERA DEFI...	101.0000.000.2225	15.77
PERA	INV0237821	04/03/2026	PERA DEFINED PLAN	101.0000.000.2225	15.77
PERA	INV0237821	04/03/2026	EMPLOYER SHARE (POLICE & F...	101.0000.000.2225	56,455.66
PERA	INV0237821	04/03/2026	PERA POLICE & FIRE PLAN	101.0000.000.2225	37,637.15
EFTPS	INV0237822	04/03/2026	SOCIAL SECURITY WITHHOLDI...	101.0000.000.2210	61,117.66
EFTPS	INV0237822	04/03/2026	MEDICARE WITHHOLDING	101.0000.000.2211	23,611.80
EFTPS	INV0237822	04/03/2026	FEDERAL WITHHOLDING	101.0000.000.2213	87,520.07
MN DEPT OF REVENUE (PAYR...	INV0237823	04/03/2026	STATE WITHHOLDING	101.0000.000.2215	37,918.27
EFTPS	INV0237824	04/03/2026	MEDICARE WITHHOLDING	101.0000.000.2211	430.52
EFTPS	INV0237824	04/03/2026	FEDERAL WITHHOLDING	101.0000.000.2213	3,266.02
MN DEPT OF REVENUE (PAYR...	INV0237825	04/03/2026	STATE WITHHOLDING	101.0000.000.2215	927.85

Fund 101 - GENERAL FUND Total: 1,134,234.56

Fund: 201 - C.V.B. FUND

CATHERINE PIEPER	10285	03/26/2026	Google/Facebook Ads & Cam...	201.5600.000.5330	872.65
MILLER, LILLYANNA	3/11/2026	03/26/2026	Google Workplace Subscriptio...	201.5600.000.5335	16.80
MILLER, LILLYANNA	3/11/2026	03/26/2026	QR Code Generator Yearly Sub...	201.5600.000.5335	150.00
MILLER, LILLYANNA	3/11/2026	03/26/2026	Hospitality Day at the Capital ...	201.5600.000.5340	85.00
CATHERINE PIEPER	10201	04/02/2026	Annual Domain Renewal & W...	201.5600.000.5335	475.00
CATHERINE PIEPER	10201	04/02/2026	Annual Renewal Software Plug...	201.5600.000.5395	149.00
RIVER HEIGHTS CHAMBER OF ...	1063	04/02/2026	Monthly Office Rent 4.2026	201.5600.000.5430	600.00

Fund 201 - C.V.B. FUND Total: 2,348.45

Fund: 205 - COMMUNITY CENTER-OPERATING FUND

XCEL ENERGY	968988394	03/18/2026	Aquatics electric	205.4420.000.5355	5,297.59
XCEL ENERGY	968988394	03/18/2026	Aquatics electric	205.4430.000.5355	3,531.72

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XCEL ENERGY	968988394	03/18/2026	Ice arena load profile natural ...	205.4440.000.5352	6,934.59
XCEL ENERGY	968988394	03/18/2026	Ice arena load profile electric	205.4440.000.5355	3,608.67
XCEL ENERGY	968988394	03/18/2026	Ice arena load profile natural ...	205.4450.481.5352	2,311.53
XCEL ENERGY	968988394	03/18/2026	Ice arena load profile electric	205.4450.481.5355	1,202.89
OXYGEN SERVICE COMPANY, ...	0008921474	03/19/2026	CO2 Rental - Pool	205.4420.000.5125	491.01
TWIN SOURCE SUPPLY	00521874	03/19/2026	VMCC Janitorial Supplies	205.4420.000.5125	263.44
TWIN SOURCE SUPPLY	00521874	03/19/2026	VMCC Janitorial Supplies	205.4430.000.5125	175.63
TWIN SOURCE SUPPLY	00521874	03/19/2026	VMCC Janitorial Supplies	205.4440.000.5125	329.30
TWIN SOURCE SUPPLY	00521874	03/19/2026	VMCC Janitorial Supplies	205.4450.481.5125	109.77
APEC	126478	03/19/2026	Arena Side HVAC filters	205.4440.000.5125	202.77
APEC	126478	03/19/2026	Arena Side HVAC filters	205.4450.481.5125	67.59
SQUEAKY CLEANERS & PAINT...	2255	03/19/2026	Cleaning service - VMCC 3.20...	205.4410.470.5310	469.87
SQUEAKY CLEANERS & PAINT...	2255	03/19/2026	Cleaning service - VMCC 3.20...	205.4420.000.5310	2,114.44
SQUEAKY CLEANERS & PAINT...	2255	03/19/2026	Cleaning service - VMCC 3.20...	205.4430.000.5310	2,114.44
CINTAS CORPORATION	60013202	03/19/2026	VMCC Rug Rentals	205.4420.000.5430	226.91
CINTAS CORPORATION	60013202	03/19/2026	VMCC Rug Rentals	205.4430.000.5430	151.28
CINTAS CORPORATION	60013202	03/19/2026	VMCC Rug Rentals	205.4440.000.5430	121.56
CINTAS CORPORATION	60013202	03/19/2026	VMCC Rug Rentals	205.4450.481.5430	40.52
T & M JOHNSON INC	96323-18-25	03/19/2026	2026 Metro Dining Cards	205.4450.480.5190	1,312.50
MN DEPARTMENT OF REVEN...	February 2026	03/19/2026	Taxes	205.0000.000.2205	10,881.69
XCEL ENERGY	967465705	03/20/2026	Aquatic center natural gas cha...	205.4420.000.5352	15,910.25
XCEL ENERGY	967465705	03/20/2026	Aquatic center natural gas cha...	205.4430.000.5352	5,303.42
WELLS FARGO CREDIT CARD A...	Ace Hardware 693 Rick Roach...	03/21/2026	AA Batteries	205.4440.000.5125	19.99
WELLS FARGO CREDIT CARD A...	Ace Hardware 693 Rick Roach...	03/21/2026	Sink parts for concession stand	205.4440.000.5125	44.96
WELLS FARGO CREDIT CARD A...	Ace Hardware 693 Rick Roach...	03/21/2026	Putty, strainer & cleaner for c...	205.4440.000.5125	79.96
WELLS FARGO CREDIT CARD A...	Acme Tools Eagan Rick Roach...	03/21/2026	Drill bits, knife, scissors & glov...	205.4420.000.5160	144.24
WELLS FARGO CREDIT CARD A...	Acme Tools Eagan Rick Roach...	03/21/2026	Wrenches, screwdrivers, ratc...	205.4430.000.5160	144.24
WELLS FARGO CREDIT CARD A...	Acme Tools Eagan Rick Roach...	03/21/2026	Right angle adapter, Center p...	205.4440.000.5160	144.24
WELLS FARGO CREDIT CARD A...	Acme Tools Eagan Rick Roach...	03/21/2026	Padlocks, Pliers, Impact socket...	205.4450.481.5160	144.23
WELLS FARGO CREDIT CARD A...	Amazon Mark 3q32k2pu3 Dan...	03/21/2026	New member folders	205.4410.471.5190	119.96
WELLS FARGO CREDIT CARD A...	Amazon Mark Xs8jl2gg3 Denze...	03/21/2026	Organizer, Wire Caddy, Glue R...	205.4420.000.5190	93.56
WELLS FARGO CREDIT CARD A...	Amazon Mktpl 1i4p53rz3 Kate...	03/21/2026	Custom plastic sports bottles -...	205.4430.000.5190	473.19
WELLS FARGO CREDIT CARD A...	Amazon Mktpl 1m7sh8853 Ka...	03/21/2026	Yoga Mat Replacements (6 ma...	205.4430.000.5190	85.49
WELLS FARGO CREDIT CARD A...	Amazon Mktpl B98ib4ys2 Kate...	03/21/2026	Resistance band (w/handles)	205.4430.000.5190	10.18
WELLS FARGO CREDIT CARD A...	Amazon Mktpl Be0es8pi2 Kate...	03/21/2026	St. Patty's Day Bracelets (500 ...	205.4430.000.5190	39.59
WELLS FARGO CREDIT CARD A...	Amazon Mktpl Be5c46t72 Kate...	03/21/2026	Resistance bands (w/handles)	205.4430.000.5190	81.44
WELLS FARGO CREDIT CARD A...	Amazon Mktpl H71eb9qa3 Ka...	03/21/2026	Foam roller, massage balls & r...	205.4430.000.5190	80.52
WELLS FARGO CREDIT CARD A...	Amazon Mktpl R80969l23 Kate...	03/21/2026	Resistance bands, bodyfat mo...	205.4430.000.5190	471.31
WELLS FARGO CREDIT CARD A...	Amazon Mktpace Pmts Katel...	03/21/2026	Returned foam roller - wrong s...	205.4430.000.5190	-22.99
WELLS FARGO CREDIT CARD A...	Amazon.Com B97613xq2 Kate...	03/21/2026	Foam roller (returned the foa...	205.4430.000.5190	29.98
WELLS FARGO CREDIT CARD A...	Amazon.Com Vs57a1n83 Aar...	03/21/2026	Microwave for Aquatics break...	205.4420.000.5160	111.11
WELLS FARGO CREDIT CARD A...	Bcs Monticello Communi Den...	03/21/2026	Lifeguard Instructor Course - F...	205.4420.000.5335	300.00
WELLS FARGO CREDIT CARD A...	Cub Foods #1639 Aaron Fitz ...	03/21/2026	Laundry detergent for cleaning...	205.4440.000.5125	29.38
WELLS FARGO CREDIT CARD A...	Dollartree Denzel Flo WF 2/26	03/21/2026	Snacks & Treats for Staff	205.4420.000.5190	41.00
WELLS FARGO CREDIT CARD A...	Harbor Freight Tools 2 Rick Ro...	03/21/2026	Tool Cart	205.4440.000.5160	99.99
WELLS FARGO CREDIT CARD A...	Horizonpool Aaron Fitz WF 2/...	03/21/2026	Pool Operator Cert. Class - Ly...	205.4420.000.5340	234.00
WELLS FARGO CREDIT CARD A...	Horizonpool Aaron Fitz WF 2/...	03/21/2026	Pool Operator Cert. Class - Ly...	205.4430.000.5340	156.00
WELLS FARGO CREDIT CARD A...	Hsem Tier 2 Reporting Aaron F...	03/21/2026	Credit card servicing fee	205.4440.000.5335	2.15
WELLS FARGO CREDIT CARD A...	Hsem Tier 2 Reporting Aaron F...	03/21/2026	Hazard Reporting Arena Fee	205.4440.000.5335	100.00
WELLS FARGO CREDIT CARD A...	Kaivac Aaron Fitz WF 2/26	03/21/2026	Spray gun - Kaivac machine	205.4440.000.5405	115.15
WELLS FARGO CREDIT CARD A...	Mn Recreation And Park Al Va...	03/21/2026	MASS Annual Conference - Va...	205.4450.480.5340	169.00
WELLS FARGO CREDIT CARD A...	Playground Julie Dors WF 2/26	03/21/2026	Kids Rock Program Registratio...	205.4450.483.5335	2,052.00
WELLS FARGO CREDIT CARD A...	Robert Brooke & Assoc Rick R...	03/21/2026	door latch	205.4430.000.5125	354.53
WELLS FARGO CREDIT CARD A...	Smk Surveymonkey.Com Julie...	03/21/2026	Survey Monkey Annual Plan	205.4410.470.5335	648.00
WELLS FARGO CREDIT CARD A...	Sp Superior Sauna Rick Roach...	03/21/2026	HI Limit for sauna heater	205.4420.000.5125	177.45
WELLS FARGO CREDIT CARD A...	The Home Depot #2813 Rick ...	03/21/2026	Wire stripper, Voltage tester, ...	205.4420.000.5160	195.38
WELLS FARGO CREDIT CARD A...	The Home Depot #2813 Rick ...	03/21/2026	Jab saw, Wrenches, Screwdriv...	205.4430.000.5160	195.38
WELLS FARGO CREDIT CARD A...	The Home Depot #2813 Rick ...	03/21/2026	Bit set, File set, socket set Level	205.4440.000.5160	195.38
WELLS FARGO CREDIT CARD A...	The Home Depot #2813 Rick ...	03/21/2026	Pliers, GFCI Adapter & Kneelin...	205.4450.481.5160	195.36
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Rick ...	03/21/2026	outlet covers for rink	205.4440.000.5125	9.30

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Rick ...	03/21/2026	Vacuum filter and N98 Masks	205.4440.000.5125	84.45
WELLS FARGO CREDIT CARD A...	United States Ice Rink Aaron Fi..	03/21/2026	Rink conference & HVAC class ...	205.4440.000.5340	387.50
TWIN SOURCE SUPPLY	00521950	03/26/2026	Bathroom soap dispensers	205.4450.481.5160	36.95
TWIN SOURCE SUPPLY	00522013	03/26/2026	Paper towel dispensers	205.4450.481.5160	47.36
MEDICINE LAKE TOURS	1/20/2026	03/26/2026	"Guys & Dolls" TIS trip payme...	205.4450.480.5343	1,725.00
FIRST IMPRESSION GROUP	178195	03/26/2026	Summer 2026 brochure posta...	205.4410.472.5325	201.60
FIRST IMPRESSION GROUP	178195	03/26/2026	Summer 2026 brochure maili...	205.4410.472.5333	9,816.00
UNITED RENTALS, INC	259653717-001	03/26/2026	Forklift carpet rod rental for t...	205.4440.000.5430	545.00
DANIEL BAUER - TRUE MECH...	2766	03/26/2026	Hot water heater repair - VM...	205.4420.000.5400	589.20
DANIEL BAUER - TRUE MECH...	2766	03/26/2026	Hot water heater repair - VM...	205.4430.000.5400	392.80
CINTAS CORPORATION	60030418	03/26/2026	VMCC Rug Rentals 3.2026	205.4420.000.5430	241.98
CINTAS CORPORATION	60030418	03/26/2026	VMCC Rug Rentals 3.2026	205.4430.000.5430	161.32
CINTAS CORPORATION	60030418	03/26/2026	VMCC Rug Rentals 3.2026	205.4440.000.5430	129.63
CINTAS CORPORATION	60030418	03/26/2026	VMCC Rug Rentals 3.2026	205.4450.481.5430	43.22
MHI SMART INFRASTRUCTURE ...	601562423	03/26/2026	Old Zamboni Battery cell repla...	205.4440.000.5405	1,379.73
GRAINGER	9841515480	03/26/2026	Couplings - Pool Repairs	205.4420.000.5125	58.95
GRAINGER	9843917577	03/26/2026	Water shut off valves - CR 1 &...	205.4450.481.5125	154.38
OXYGEN SERVICE COMPANY, ...	'0008924759	04/02/2026	CO2 Rental - Pool	205.4420.000.5125	471.14
TWIN SOURCE SUPPLY	00522076	04/02/2026	Industrial cleaners & towel rol...	205.4420.000.5125	516.26
TWIN SOURCE SUPPLY	00522076	04/02/2026	Industrial cleaners & towel rol...	205.4430.000.5125	344.17
TWIN SOURCE SUPPLY	00522076	04/02/2026	Industrial cleaners & towel rol...	205.4440.000.5125	645.33
TWIN SOURCE SUPPLY	00522076	04/02/2026	Industrial cleaners & towel rol...	205.4450.481.5125	215.11
TWIN SOURCE SUPPLY	00522157	04/02/2026	Industrial cleaner & Disinfecta...	205.4420.000.5125	273.91
TWIN SOURCE SUPPLY	00522157	04/02/2026	Industrial cleaner & Disinfecta...	205.4430.000.5125	182.61
TWIN SOURCE SUPPLY	00522157	04/02/2026	Industrial cleaner & Disinfecta...	205.4440.000.5125	342.39
TWIN SOURCE SUPPLY	00522157	04/02/2026	Industrial cleaner & Disinfecta...	205.4450.481.5125	114.13
FIRST IMPRESSION GROUP	179248	04/02/2026	Membership Guest Passes - Si...	205.4410.471.5190	85.00
ULINE	206094783	04/02/2026	Grove Locker room mat rentals	205.4420.000.5125	487.74
ULINE	206094783	04/02/2026	Grove Locker room mat rentals	205.4430.000.5125	325.16
DAMMINGA, GREG	3/10/2026	04/02/2026	Gym Rental Damage Deposit ...	205.4450.481.4380	500.00
SCHOWALTER, KATHY	3/18/2026	04/02/2026	TIS trip surcharge refund	205.4450.480.5343	124.28
TOTAL CONSTRUCTION & EQU...	45409	04/02/2026	VMCC Kitchen Remodels Co...	205.4450.481.5400	1,495.00
TOTAL CONSTRUCTION & EQU...	45410	04/02/2026	Add receptacles in pool air ha...	205.4420.000.5400	1,740.71
TOTAL CONSTRUCTION & EQU...	45411	04/02/2026	Remove receptacle for swimsu...	205.4420.000.5400	181.76
TOTAL CONSTRUCTION & EQU...	45411	04/02/2026	Remove receptacle for swimsu...	205.4430.000.5400	121.17
CINTAS CORPORATION	5321011403	04/02/2026	Medical Cabinet Restock - Gue...	205.4410.470.5190	122.75
CINTAS CORPORATION	5321011403	04/02/2026	Medical Cabinet Restock - Chil...	205.4410.471.5190	7.53
CINTAS CORPORATION	5321011403	04/02/2026	Medical Cabinet Restock - Fitn...	205.4430.000.5190	71.84
HOLMES DESIGN, INC.	5664	04/02/2026	P&R marketing materials desi...	205.4410.472.5310	1,680.00
HOLMES DESIGN, INC.	5665	04/02/2026	P&R marketing materials desi...	205.4410.472.5310	1,500.00
HOLMES DESIGN, INC.	5668	04/02/2026	Summer 2026 brochure	205.4410.472.5310	2,160.00
SHERWIN-WILLIAMS CO.	58948121130326	04/02/2026	Restroom paint	205.4450.481.5125	151.74
COMCAST	8772105910127188X021226	04/02/2026	VMCC Cable 3.2026	205.4430.000.5335	327.47
COMCAST	8772105910127188X031226	04/02/2026	VMCC Cable 4.2026	205.4430.000.5335	327.47
GRAINGER	9850435398	04/02/2026	Hot water circulating pump - ...	205.4440.000.5125	359.13
GRAINGER	9850435398	04/02/2026	Hot water circulating pump - ...	205.4450.481.5125	119.71
GRAINGER	9860527150	04/02/2026	Water hoses & nozzles - Pool	205.4420.000.5125	314.64
INNOVATIVE OFFICE SOLUTIO...	IN5076814	04/02/2026	Sharpie Markers	205.4410.470.5105	12.71
INNOVATIVE OFFICE SOLUTIO...	IN5076814	04/02/2026	Washable Markers	205.4410.471.5190	17.00
INNOVATIVE OFFICE SOLUTIO...	IN5077501	04/02/2026	Washable Markers	205.4410.471.5190	9.13
INNOVATIVE OFFICE SOLUTIO...	IN5082794	04/02/2026	Binder Clips & Plastic Wall Sig...	205.4410.470.5105	118.88
INNOVATIVE OFFICE SOLUTIO...	IN5082794	04/02/2026	Pencils	205.4410.471.5190	15.76
				Fund 205 - COMMUNITY CENTER-OPERATING FUND Total:	102,214.73
Fund: 206 - COMMUNITY CENTER-CAPITAL FUND					
TOTAL CONSTRUCTION & EQU...	45188	03/26/2026	Updated LED light for Brightsi...	206.4410.470.5605	2,618.21
INNOVATIVE OFFICE SOLUTIO...	CIN132738	03/26/2026	VMCC lobby & workstation fu...	206.4410.470.5615	13,746.86
WEBBER RECREATIONAL DESI...	1634A	04/02/2026	Brightside indoor playground ...	206.4410.470.5615	180,145.68
CREATIVE COLOR INC	30421-1B	04/02/2026	Wall mural for indoor playgro...	206.4410.470.5310	1,748.75
				Fund 206 - COMMUNITY CENTER-CAPITAL FUND Total:	198,259.50

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 270 - HOST COMMUNITY FUND					
JR'S APPLIANCE DISPOSAL	117581	03/19/2026	Appliances Recycling	270.5900.000.5389	59.00
Fund 270 - HOST COMMUNITY FUND Total:					59.00
Fund: 290 - EDA-OPERATING FUND					
KENNEDY & GRAVEN	192296	03/26/2026	McGroarty Park/Adjacent Pro...	290.5800.000.5305	810.90
KENNEDY & GRAVEN	192296	03/26/2026	MN HHOF Property Acquisitio...	290.5800.000.5305	675.75
Fund 290 - EDA-OPERATING FUND Total:					1,486.65
Fund: 401 - PARK CAPITAL IMPROVEMENT FUND					
ST. PAUL PIONEER PRESS	SPA27239	03/26/2026	Ad for Bid - 2026PMI - Salem H...	401.4210.000.5330	5.57
KENNEDY & GRAVEN	192298	04/02/2026	So. Valley & Heritage Park Pro...	401.4210.000.5305	61.25
Fund 401 - PARK CAPITAL IMPROVEMENT FUND Total:					66.82
Fund: 402 - PARK ACQUISITION & DEVELOPMENT FUND					
KENNEDY & GRAVEN	192298	04/02/2026	So. Valley & Heritage Park Pro...	402.4210.000.5305	61.25
Fund 402 - PARK ACQUISITION & DEVELOPMENT FUND Total:					61.25
Fund: 440 - PAVEMENT MGMT-LOCAL STREETS					
PATCHIN MESSNER APPRAISA...	22581	03/19/2026	Benefit Appraisal-Upper 55th ...	440.3210.000.5310	15,130.00
PATCHIN MESSNER APPRAISA...	22581	03/19/2026	Benefit Appraisal-Audrey Ave...	440.3210.000.5310	8,000.00
PATCHIN MESSNER APPRAISA...	22581	03/19/2026	Benefit Appraisal-S Blackberry...	440.3210.000.5310	10,000.00
SHORT ELLIOTT HENDRICKSON..	505061	03/19/2026	2026 PMI Final Design-Upper ...	440.3210.000.5310	13,498.90
SHORT ELLIOTT HENDRICKSON..	505061	03/19/2026	2026 PMI Final Design-S Black...	440.3210.000.5310	5,760.05
SHORT ELLIOTT HENDRICKSON..	505061	03/19/2026	2026 PMI Final Design-85th/C...	440.3210.000.5310	28,196.75
SHORT ELLIOTT HENDRICKSON..	505061	03/19/2026	2026 PMI Final Design-N Blac...	440.3210.000.5310	8,399.44
SHORT ELLIOTT HENDRICKSON..	505061	03/19/2026	2026 PMI Final Design-Audrey	440.3210.000.5310	37,579.45
WSB & ASSOCIATES, INC.	R-024458-000-14	03/26/2026	Bacardi Ave & 88th St Record ...	440.3210.000.5310	99.50
ST. PAUL PIONEER PRESS	SPA27239	03/26/2026	Ad for Bid - 2026PMI-College T...	440.3210.000.5330	91.99
ST. PAUL PIONEER PRESS	SPA27239	03/26/2026	Ad for Bid - 2026PMI - South B...	440.3210.000.5330	75.26
ST. PAUL PIONEER PRESS	SPA27239	03/26/2026	Ad for Bid - 2026PMI - Audrey...	440.3210.000.5330	33.45
ST. PAUL PIONEER PRESS	SPA27239	03/26/2026	Ad for Bid - 2026PMI - Angus ...	440.3210.000.5330	13.94
ST. PAUL PIONEER PRESS	SPA27239	03/26/2026	Ad for Bid - 2026PMI - 52nd St...	440.3210.000.5330	16.72
ST. PAUL PIONEER PRESS	SPA27239	03/26/2026	Ad for Bid - 2026PMI - Alta Ave...	440.3210.000.5330	11.15
ST. PAUL PIONEER PRESS	SPA27239	03/26/2026	Ad for Bid - 2026PMI - Alamed...	440.3210.000.5330	30.66
ST. PAUL PIONEER PRESS	SPA27243	03/26/2026	Ad for Bid - 2026-09A Crack S...	440.3210.000.5330	94.81
ST. PAUL PIONEER PRESS	SPA35488	04/02/2026	Ad for Bid - 2027PMI - Barbara...	440.3210.000.5330	137.18
ST. PAUL PIONEER PRESS	SPA35489	04/02/2026	Ad for Bid - 2027PMI - Boyd (2...	440.3210.000.5330	143.82
ST. PAUL PIONEER PRESS	SPA35490	04/02/2026	Ad for Bid - 2027PMI - Blaine ...	440.3210.000.5330	135.86
Fund 440 - PAVEMENT MGMT-LOCAL STREETS Total:					127,448.93
Fund: 441 - PAVEMENT MGMT-PARTNERSHIP PROJECTS					
SHORT ELLIOTT HENDRICKSON..	504818	03/26/2026	Babcock Trail Construction Su...	441.3220.000.5310	1,617.82
KIMLEY-HORN & ASSOCIATES, ...	34940926	04/02/2026	80th St Realign Final Design	441.3220.000.5310	23,612.00
Fund 441 - PAVEMENT MGMT-PARTNERSHIP PROJECTS Total:					25,229.82
Fund: 510 - WATER-OPERATING FUND					
GOPHER STATE ONE-CALL	6020493	03/19/2026	Locating Services 2.2026	510.7100.000.5310	222.75
MN DEPARTMENT OF REVEN...	February 2026	03/19/2026	Taxes	510.0000.000.2205	2,097.86
XCEL ENERGY	967465705	03/20/2026	Water natural gas charges	510.7100.000.5352	3,596.67
XCEL ENERGY	967465705	03/20/2026	Water electric charges	510.7100.000.5355	18,163.86
WELLS FARGO CREDIT CARD A...	Ace Hardware 693 Matt Johns...	03/21/2026	Spray paint for gate valve keys	510.7100.000.5190	10.99
WELLS FARGO CREDIT CARD A...	Mn Pollution Control A Matt J...	03/21/2026	Collection System Operator R...	510.7100.000.5340	23.00
WELLS FARGO CREDIT CARD A...	Mn Pollution Control S Matt J...	03/21/2026	CC processing fee	510.7100.000.5340	0.49
WELLS FARGO CREDIT CARD A...	Mnawwa Matt Johns WF 2/26	03/21/2026	Water school registration - Ol...	510.7100.000.5340	640.00
WELLS FARGO CREDIT CARD A...	Psn Minnesota Rwa Mn Eric K...	03/21/2026	MRWA Conference - Kramer	510.7100.000.5340	350.00
CITY OF BLOOMINGTON	26277	03/26/2026	Bacteria Samples 2.2026	510.7100.000.5310	560.00
CINTAS CORPORATION	4262979216	03/26/2026	Rugs for WTP	510.7100.000.5430	120.92
EVERETT J. PRESCOTT, INC.	6600739	03/26/2026	Misc. Meter Parts	510.7100.000.5158	5,354.52
HAWKINS, INC.	7360489	03/26/2026	WTP Chemicals	510.7100.000.5135	10.00
HAWKINS, INC.	7366189	03/26/2026	WTP Chemicals	510.7100.000.5135	7,866.50
KIMBALL MIDWEST	104309831	04/02/2026	Hydrant Bolts, Screws & Hex ...	510.7100.000.5125	1,762.00
JESSE OR VELITA FRANDRUP	3700	04/02/2026	Welding Parts for Water Plant...	510.7100.000.5125	175.00

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
LONE OAK COMPANIES	98968	04/02/2026	3.2026 UB Delinquent Notices ..	510.7100.000.5310	158.68
				Fund 510 - WATER-OPERATING FUND Total:	41,113.24
Fund: 520 - SEWER-OPERATING FUND					
XCEL ENERGY	967465705	03/20/2026	Sewer natural gas charges	520.7200.000.5352	715.38
XCEL ENERGY	967465705	03/20/2026	Sewer electric charges	520.7200.000.5355	1,007.94
WELLS FARGO CREDIT CARD A... Mn Pollution Control A Scott ...		03/21/2026	Collection System Operator R...	520.7200.000.5340	23.00
WELLS FARGO CREDIT CARD A... Mn Pollution Control S Scott ...		03/21/2026	Credit Card Processing Fee	520.7200.000.5340	0.49
LONE OAK COMPANIES	98968	04/02/2026	3.2026 UB Delinquent Notices ..	520.7200.000.5310	158.67
				Fund 520 - SEWER-OPERATING FUND Total:	1,905.48
Fund: 521 - SEWER-CAPITAL FUND					
METROPOLITAN COUNCIL	3/2/2026	03/19/2026	SAC Fee 2.2026	521.0000.000.2207	2,485.00
ST. PAUL PIONEER PRESS	SPA27240	03/26/2026	Ad for Bid - Sewer Cleaning & ...	521.7210.000.5330	100.89
				Fund 521 - SEWER-CAPITAL FUND Total:	2,585.89
Fund: 530 - STORMWATER-OPERATING FUND					
XCEL ENERGY	967465705 CR	03/20/2026	Storm water electric charges	530.7300.000.5355	-660.43
WELLS FARGO CREDIT CARD A... Arrow Mower Ray Rivera WF ...		03/21/2026	plate & screen mufflers	530.7300.000.5125	46.14
WELLS FARGO CREDIT CARD A... Arrow Mower Ray Rivera WF ...		03/21/2026	Chainsaw chain	530.7300.000.5125	125.97
WELLS FARGO CREDIT CARD A... Tractor-Supply-Co #019 Ray Ri...		03/21/2026	Spray cleaner	530.7300.000.5125	6.99
WELLS FARGO CREDIT CARD A... U Of M Contlearning Ol Ray Ri...		03/21/2026	Ecological restoration training ...	530.7300.000.5340	750.00
ADVANCED ENGINEERING AN...	109454	04/02/2026	Stormwater Utility Rate Study ...	530.7300.000.5310	19,578.00
				Fund 530 - STORMWATER-OPERATING FUND Total:	19,846.67
Fund: 531 - STORMWATER-CAPITAL FUND					
BARR ENGINEERING COMPANY	23191572.00-10	04/02/2026	WRMP update & hydrologic/h...	531.7310.000.5310	5,153.50
ST. PAUL PIONEER PRESS	SPA30596	04/02/2026	Ad for Bid - 2026-10 Marcott ...	531.7310.000.5330	103.93
				Fund 531 - STORMWATER-CAPITAL FUND Total:	5,257.43
Fund: 550 - GOLF COURSE-OPERATING FUND					
UNIFIRST CORPORATION	1410208888	03/19/2026	GC uniform & towel laundry	550.7700.000.5175	57.61
UNIFIRST CORPORATION	1410212732	03/19/2026	GC uniforms & towels laundry	550.7700.000.5175	57.61
MTI DISTRIBUTING CO	1501845-02	03/19/2026	Pivot bushing for equip. repairs	550.7700.000.5125	64.00
MTI DISTRIBUTING CO	1502662-00	03/19/2026	Hose assembly	550.7700.000.5125	206.91
MTI DISTRIBUTING CO	1508744-00	03/19/2026	Brackets, bushing, screws & fil...	550.7700.000.5125	367.29
MTI DISTRIBUTING CO	1508744-01	03/19/2026	Brackets for equip. repairs	550.7700.000.5125	41.01
MTI DISTRIBUTING CO	1508744-02	03/19/2026	bushing & lever for equip. rep...	550.7700.000.5125	113.98
MTI DISTRIBUTING CO	1508744-03	03/19/2026	Bracket to repair equip.	550.7700.000.5125	41.01
MTI DISTRIBUTING CO	1509033-00	03/19/2026	Bearings, seals & washers for ...	550.7700.000.5125	969.31
MTI DISTRIBUTING CO	1509172-00	03/19/2026	Bushing, spacer & filters for e...	550.7700.000.5125	94.48
MTI DISTRIBUTING CO	1509188-00	03/19/2026	Dual wheel removal tool	550.7700.000.5125	85.45
MTI DISTRIBUTING CO	1509261-00	03/19/2026	Basket rods for equip. repairs	550.7700.000.5125	57.01
MTI DISTRIBUTING CO	1509640-00	03/19/2026	Control knob, seat and pins for..	550.7700.000.5125	296.86
PING	2026100101267	03/19/2026	golf bags for resale	550.7600.000.5193	1,642.55
MOR GOLF & UTILITY, INC.	59442	03/19/2026	Oil seal, ball & axle bearings fo...	550.7700.000.5125	146.21
FILTER RECYCLING SERVICES	59447	03/19/2026	Used oil filter disposal	550.7700.000.5389	85.00
SUPERIOR TURF SERVICES INC	8588	03/19/2026	Sand rakes + golf hole cutter &...	550.7700.000.5160	2,302.90
SUPERIOR TURF SERVICES INC	8589	03/19/2026	cups, ropes, towels, paint & fl...	550.7700.000.5125	1,824.56
ROGER CLEVELAND GOLF CO...	883571250	03/19/2026	golf bags for resale	550.7600.000.5195	450.60
ROGER CLEVELAND GOLF CO...	884619150	03/19/2026	Hats for resale	550.7600.000.5193	233.61
TITLEIST	922338232	03/19/2026	golf balls for resale	550.7600.000.5195	2,294.88
TITLEIST	922396579	03/19/2026	golf balls for resale	550.7600.000.5195	3,562.68
TITLEIST	922446722	03/19/2026	Hats for resale	550.7600.000.5193	117.60
MN DEPT OF LABOR & INDUS...	ABR0371916X	03/19/2026	air compressor check	550.7700.000.5310	25.00
MN DEPARTMENT OF REVEN...	February 2026	03/19/2026	Taxes	550.0000.000.2205	4,563.99
XCEL ENERGY	967465705	03/20/2026	GC natural gas charges	550.7600.000.5352	340.48
XCEL ENERGY	967465705	03/20/2026	GC electric charges	550.7600.000.5355	281.52
XCEL ENERGY	967465705	03/20/2026	GC maintenance natural gas c...	550.7700.000.5352	1,178.02
XCEL ENERGY	967465705	03/20/2026	GC maintenance electric char...	550.7700.000.5355	542.33
WELLS FARGO CREDIT CARD A... Afp Minnesota Golf Cou Joel ...		03/21/2026	MGCSA Membership Renewal ...	550.7700.000.5335	180.00
WELLS FARGO CREDIT CARD A... Amazon Mktpl Uz4685gx3 Le...		03/21/2026	Pricing Labels	550.7600.000.5105	32.43
WELLS FARGO CREDIT CARD A... Amazon Reta B94r01me1 Mar...		03/21/2026	Golf WIFI equipment	550.7600.000.5160	40.44
WELLS FARGO CREDIT CARD A... Benchmarkemailcom Matt M...		03/21/2026	annv memb email marketing li...	550.7600.000.5335	279.00

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
WELLS FARGO CREDIT CARD A...	Facebk Chzc8gvgy2 Matt Moy...	03/21/2026	annv memb facebook ads 1.29...	550.7600.000.5330	198.98
WELLS FARGO CREDIT CARD A...	Facebk Ff9v3ezgy2 Matt Moyn..	03/21/2026	annv memb facebook ads 1.26...	550.7600.000.5330	900.00
WELLS FARGO CREDIT CARD A...	Grainger Joel Metz WF 2/26	03/21/2026	23 Gal Trash Can - GC	550.7700.000.5125	165.73
WELLS FARGO CREDIT CARD A...	Harbor Freight Tools 6 Timoth...	03/21/2026	brush kit for electrical cleaning	550.7700.000.5160	16.80
WELLS FARGO CREDIT CARD A...	In Great Places Minne Matt M...	03/21/2026	Yearly golf listing/promos	550.7600.000.5330	200.00
WELLS FARGO CREDIT CARD A...	Menards West St Paul M Timo...	03/21/2026	Marking wand, Carbon Cartrid...	550.7700.000.5125	128.03
WELLS FARGO CREDIT CARD A...	Napa Store 3279003 Timothy ...	03/21/2026	2-position toggle switch	550.7700.000.5125	20.73
WELLS FARGO CREDIT CARD A...	Napa Store 3279003 Timothy ...	03/21/2026	Transmission fluid & Air filters	550.7700.000.5125	396.71
WELLS FARGO CREDIT CARD A...	Nicollet Ace Hardware Timoth...	03/21/2026	Insulated male disconnect co...	550.7700.000.5125	17.43
WELLS FARGO CREDIT CARD A...	Target 00025197 Leon Otnes...	03/21/2026	Copy paper	550.7600.000.5105	26.89
UNIFIRST CORPORATION	1410214426	03/26/2026	GC uniforms & towels laundry	550.7700.000.5175	57.60
PING	2026100131364	03/26/2026	golf bag for resale	550.7600.000.5195	163.40
PETTY CASH	3/24/2026	03/26/2026	2026 Change Drawers	550.0000.000.1030	2,600.00
WAGGLE GOLF, LLC.	409741	03/26/2026	Hats for resale	550.7600.000.5193	423.00
THE TORO COMPANY - NSN	412943252	03/26/2026	New GC irrigation comp. syst...	550.7700.000.5395	403.65
THE TORO COMPANY - NSN	412952642	03/26/2026	Monthly NSN software 3.2026	550.7700.000.5395	373.00
IBKUL CORP	481130	03/26/2026	Shirts & sweaters for resale	550.7600.000.5193	985.25
THE CIT GROUP COMMERCIAL...	483293	03/26/2026	Sweaters for resale	550.7600.000.5193	206.00
TITLEIST	922545841	03/26/2026	Golf socks for resale	550.7600.000.5193	433.06
GRAINGER	9849417168	03/26/2026	Trash cans - GC	550.7700.000.5190	1,164.76
COPY RIGHT	99034	03/26/2026	Anniversary membership cards	550.7600.000.5190	754.26
CUTTER & BUCK	0099501304	04/02/2026	sweatshirts for resale	550.7600.000.5193	1,273.99
UNIFIRST CORPORATION	1410216226	04/02/2026	GC uniforms & towels laundry	550.7700.000.5175	57.61
PING	2026100133738	04/02/2026	Hats & visors for resale	550.7600.000.5193	1,809.06
CINTAS CORPORATION	5326484408	04/02/2026	first aid supplies - GC	550.7600.000.5190	152.24
MOR GOLF & UTILITY, INC.	59528	04/02/2026	GC maintenance carts repair p...	550.7700.000.5125	184.83
ROGER CLEVELAND GOLF CO...	889052750	04/02/2026	driving range balls	550.7600.000.5195	10,400.00
TITLEIST	922458960	04/02/2026	Hats for resale	550.7600.000.5193	117.60
TITLEIST	922487056	04/02/2026	Hats for resale	550.7600.000.5193	352.80
TITLEIST	922497782	04/02/2026	Hats for resale	550.7600.000.5193	176.40
TITLEIST	922545479	04/02/2026	Hats for resale	550.7600.000.5193	58.80
TITLEIST	922545480	04/02/2026	golf bag for resale	550.7600.000.5195	163.66
TITLEIST	922589766	04/02/2026	Hats for resale	550.7600.000.5193	117.60
TITLEIST	922653309	04/02/2026	gloves and rain jacket	550.7600.000.5193	308.34
GRAINGER	9853488139	04/02/2026	Recycling Containers - GC	550.7700.000.5190	278.67
MANSFIELD SERVICE PARTNE...	IN-00334068	04/02/2026	Dyed diesel fuel	550.7700.000.5130	1,424.04
MANSFIELD SERVICE PARTNE...	IN-00361790	04/02/2026	fuel for golf cart fleet	550.7600.000.5130	1,215.16
GEMPLER'S INC.	INV0004633176	04/02/2026	Rain jacket & pants	550.7700.000.5175	243.33
Fund 550 - GOLF COURSE-OPERATING FUND Total:					50,545.74

Fund: 603 - CENTRAL EQUIPMENT

OXYGEN SERVICE COMPANY, ...	0008919389	03/19/2026	Paint marker & Inserts	603.8300.000.5125	31.85
HOSE / CONVEYORS INC	00117797	03/19/2026	Tractor (#523) Hyd hose	603.8300.000.5125	101.84
ZARNOTH BRUSH WORKS	0205354-IN	03/19/2026	Toro mower (#535) broom rep...	603.8300.000.5125	464.80
ZARNOTH BRUSH WORKS	0205356-IN	03/19/2026	Toolcat (#332) broom refill	603.8300.000.5125	582.00
NORTH AMERICAN TRAILER S...	030004261638	03/19/2026	Dump truck (#304) brake fitti...	603.8300.000.5125	51.28
KREMER SERVICES LLC	100379	03/19/2026	Police squad (#1800) front end..	603.8300.000.5410	178.08
MIDWEST MACHINERY	10789117	03/19/2026	Hydraulic filters	603.8300.000.5125	206.44
FACTORY MOTOR PARTS COM...	1-11532590	03/19/2026	Stock filters	603.8300.000.5125	18.78
FLEETPRIDE	132889027	03/19/2026	blacktop machine (#302) slack...	603.8300.000.5125	81.99
NORTHLAND CHEMICAL CORP	14618	03/19/2026	Lubricants	603.8300.000.5125	272.52
SCHLOMKA'S VAC TRUCK SERV..	15829	03/19/2026	Cleaned floor drains	603.8300.000.5400	3,265.48
H & L MESABI	16248	03/19/2026	Plow blades	603.8300.000.5125	724.00
H & L MESABI	16249	03/19/2026	Plow blades	603.8300.000.5125	724.00
SQUEAKY CLEANERS & PAINT...	2255	03/19/2026	Cleaning service - PW 3.2026	603.8300.000.5310	1,044.75
MANSFIELD OIL COMPANY	27638383	03/19/2026	Unleaded fuel	603.8300.000.5130	10,683.88
MANSFIELD OIL COMPANY	27638384	03/19/2026	Winterized Fuel	603.8300.000.5130	6,085.05
MN DEPT OF REVENUE	3/19/2026	03/19/2026	Fuel Tax 2.2026	603.8300.000.5130	394.13
THE REINALT- THOMAS CORP...	5061531300	03/19/2026	Police Explorer (#1603) tires	603.8300.000.5125	383.40
THE REINALT- THOMAS CORP...	5063642255	03/19/2026	Police Toyota (#1600) tires & c...	603.8300.000.5125	802.80
INVER GROVE FORD	5366034	03/19/2026	Fire truck (#E21) transmission ...	603.8300.000.5125	100.86

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INVER GROVE FORD	5366135	03/19/2026	Squad (#2330) brake lining, ro...	603.8300.000.5125	427.93
INVER GROVE FORD	5366136	03/19/2026	Squad car (#2330) shock abso...	603.8300.000.5125	140.30
TOWMASTER TRAILERS INC	90005713	03/19/2026	Dump truck (#304) tailgate air...	603.8300.000.5125	287.07
POMP'S TIRE SERVICE, INC.	980145278	03/19/2026	Stock recap tires, valves & cas...	603.8300.000.5125	810.00
SNAP-ON INDUSTRIAL	ARV/67324267	03/19/2026	Diagonal cutter & 2-piece tool...	603.8300.000.5160	291.74
CENTENNIAL GLASS	I00015605	03/19/2026	Fire truck (#E33) windshield w...	603.8300.000.5410	350.00
PRECISE MRM	IN001-2140506	03/19/2026	F550 (#316) Hyd check valve	603.8300.000.5125	133.07
ZIEGLER INC	IN002330551	03/19/2026	Cutting edge bolt	603.8300.000.5125	953.77
ZIEGLER INC	IN002332297	03/19/2026	Loader (#L1) cutting edges	603.8300.000.5125	697.02
MACQUEEN EMERGENCY GR...	P13901	03/19/2026	Alternator (#T26) Regulator &...	603.8300.000.5125	6,717.21
MACQUEEN EMERGENCY GR...	P13968	03/19/2026	Fire truck (#T26) air cylinders	603.8300.000.5125	2,108.24
NUSS TRUCK AND EQUIPMENT	PSO286291-1	03/19/2026	blacktop truck (#302) brake pa...	603.8300.000.5125	919.00
INTERSTATE POWER SYSTEMS,...	R001230677-01	03/19/2026	Fire truck (#L13) engine misfir...	603.8300.000.5410	1,068.06
XCEL ENERGY	967465705	03/20/2026	PW natural gas charges	603.8300.000.5352	69.83
XCEL ENERGY	967465705	03/20/2026	PW electric charges	603.8300.000.5355	1,852.39
WELLS FARGO CREDIT CARD A...	Acme Tools Eagan Joel Jacks ...	03/21/2026	Drill press for shop	603.8300.000.5160	1,649.00
WELLS FARGO CREDIT CARD A...	Amazon Mark B993r7352 Rick ..	03/21/2026	2 Back up alarms	603.8300.000.5125	118.66
WELLS FARGO CREDIT CARD A...	Amazon Mark li2hm2973 Rick ...	03/21/2026	Ozone machine	603.8300.000.5160	46.86
WELLS FARGO CREDIT CARD A...	Dakota Awards & Engrav Joel ...	03/21/2026	Wall plaque honoring current ...	603.8300.000.5190	316.00
WELLS FARGO CREDIT CARD A...	Fury Motors Rick Jacks WF 2/...	03/21/2026	Squad car (#2528) tire pressur...	603.8300.000.5125	146.80
WELLS FARGO CREDIT CARD A...	Menards West St Paul M Joel ...	03/21/2026	Building wash bay hose nozzles	603.8300.000.5125	21.96
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Tire pressure sensors	603.8300.000.5125	143.55
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Stock Hyd fittings & hoses	603.8300.000.5125	480.90
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Stock Hyd fittings	603.8300.000.5125	676.52
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	F550 (#316) Hyd Hose	603.8300.000.5125	826.75
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Oil filter	603.8300.000.5125	5.29
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	String inserts (tire plugs)	603.8300.000.5125	10.79
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Roller (#310) heater hose	603.8300.000.5125	11.50
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Grease hose	603.8300.000.5125	23.98
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Batteries	603.8300.000.5125	23.98
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Respirator face mask	603.8300.000.5125	38.40
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Micro-V belt	603.8300.000.5125	45.41
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Air compressor air filter & oil	603.8300.000.5125	45.94
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Battery	603.8300.000.5125	46.26
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	TPMS sensor	603.8300.000.5125	127.26
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Spark plugs, wire set & air filter	603.8300.000.5125	174.18
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Stock Hyd fittings	603.8300.000.5125	149.16
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Camera van (#418) battery	603.8300.000.5125	97.17
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	HD Fuel Filters	603.8300.000.5125	66.03
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Micro-V Belts & TPMS Sensor	603.8300.000.5125	99.64
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Stock Hyd fittings	603.8300.000.5125	73.45
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Roller (#310) fuel filter,air filte...	603.8300.000.5125	79.66
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Dump truck (#325) Cabling	603.8300.000.5125	68.00
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Seat covers	603.8300.000.5125	84.99
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Ball joint & sway link kit	603.8300.000.5125	92.70
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/26	03/21/2026	Spring compressor	603.8300.000.5160	48.99
WELLS FARGO CREDIT CARD A...	Oreilly 1767 Rick Jacks WF 2/2...	03/21/2026	credit	603.8300.000.5125	-45.41
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Rick J...	03/21/2026	Drill bits	603.8300.000.5125	41.02
KIMBALL MIDWEST	104269845	03/26/2026	Weights, cleaner, terminals & ...	603.8300.000.5125	1,101.07
METRO JANITORIAL SUPPLY I...	11016168	03/26/2026	cleaning supplies - PW	603.8300.000.5125	514.00
WORLD FUEL SERVICES	26-594663	03/26/2026	Windshield washer fluid	603.8300.000.5125	139.69
WORLD FUEL SERVICES	26-599656	03/26/2026	Diesel Exhaust Fluid	603.8300.000.5125	211.20
HANCO CORPORATION	310429-00	03/26/2026	mower tires	603.8300.000.5125	237.28
CINTAS CORPORATION	4262741090	03/26/2026	Uniform laundry-Mechanics	603.8300.000.5175	75.48
CINTAS CORPORATION	4262741090	03/26/2026	Shop rentals	603.8300.000.5430	59.02
CINTAS CORPORATION	4263484616	03/26/2026	Uniform laundry - Mechanics	603.8300.000.5175	85.44
CINTAS CORPORATION	4263484616	03/26/2026	Shop Rentals	603.8300.000.5430	93.78
TOTAL CONSTRUCTION & EQU...	45330	03/26/2026	Welding outlet addition & loo...	603.8300.000.5400	4,372.97
INVER GROVE FORD	5366541	03/26/2026	Squad car (#2321) brake parts	603.8300.000.5125	438.15
NORTHERN SAFETY TECHNOL...	60698	03/26/2026	squad car (#2334) ignition ove...	603.8300.000.5125	186.48

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
CRYSTEEL TRUCK EQUIPMENT	FP203930	03/26/2026	F550 (#513) plow frame	603.8300.000.5125	588.08
PRECISE MRM	IN001-2143591	03/26/2026	Dump truck (#311) sander mo...	603.8300.000.5125	410.28
PRECISE MRM	IN001-2143703	03/26/2026	Volvo loader (#306) plow valve	603.8300.000.5125	260.28
ABM EQUIPMENT & SUPPLY	INV11016	03/26/2026	305-346 MV sidewalk tractor ...	603.8300.000.5125	3,930.13
ALLDATA LLC	INVC06698455	03/26/2026	Online vehicle repair manuals	603.8300.000.5335	1,500.00
ROSSMAN ENTERPRISES, INC.	PSI26-0416	03/26/2026	Fire truck (#E17) exhaust parts	603.8300.000.5125	520.76
MACQUEEN EMERGENCY GR...	W07820	03/26/2026	Fire truck (#E17) repaired foa...	603.8300.000.5410	1,729.72
SO ST PAUL STEEL SUPPLY CO	01176750	04/02/2026	Steel tubes for shop projects	603.8300.000.5125	527.60
NORTH AMERICAN TRAILER S...	030004262695	04/02/2026	Fire boat (#B1) bearing caps	603.8300.000.5125	5.74
NORTH AMERICAN TRAILER S...	030004262696	04/02/2026	Fire boat (#B1) bearing caps	603.8300.000.5125	5.74
NORTH AMERICAN TRAILER S...	030004262697	04/02/2026	Boat plug (#B1)	603.8300.000.5125	1.71
NORTH AMERICAN TRAILER S...	030004262978	04/02/2026	Trailer (#349) brakes	603.8300.000.5125	247.00
MIDWEST MACHINERY	10746404	04/02/2026	Mower (#532) Hyd cylinder kit	603.8300.000.5125	315.83
FLEETPRIDE	133368865	04/02/2026	trailer (#549) light	603.8300.000.5125	31.39
FACTORY MOTOR PARTS COM...	1-239360	04/02/2026	Stock battery	603.8300.000.5125	206.96
ADVANCED GRAPHIX, INC.	218979	04/02/2026	New squad graphics units 21, ...	603.8300.000.5621	3,697.00
GERLACH OUTDOOR POWER ...	295616	04/02/2026	Mower (#534) oil filter	603.8300.000.5125	136.28
HANCO CORPORATION	32626-99	04/02/2026	Invoice 310429-00 finance cha...	603.8300.000.5125	3.56
HANCO CORPORATION	336866-00	04/02/2026	mower (#539) tires	603.8300.000.5125	621.08
LITTLE FALLS MACHINE INC	376470	04/02/2026	Loader (#347) plow shoes	603.8300.000.5125	987.63
CINTAS CORPORATION	4261986717	04/02/2026	Uniform Laundry - Mechanics	603.8300.000.5175	54.00
CINTAS CORPORATION	4261986717	04/02/2026	Shop Rental	603.8300.000.5430	52.44
CINTAS CORPORATION	4262741061	04/02/2026	Rug Rental - PW	603.8300.000.5430	236.06
INVER GROVE FORD	5366614	04/02/2026	Fire squad (#S3) window regul...	603.8300.000.5125	150.15
INVER GROVE FORD	5366639	04/02/2026	Fire squad (#S3) returned win...	603.8300.000.5125	-163.30
INVER GROVE FORD	5366756	04/02/2026	F150 (#703) mirror glass	603.8300.000.5125	88.68
NORTHERN SAFETY TECHNOL...	60429	04/02/2026	Squad car (#2525) spotlight m...	603.8300.000.5125	68.44
FURY MOTORS INC	6427979/1	04/02/2026	Squad car (#2523) a/c repair (...)	603.8300.000.5410	281.33
TOWMASTER TRAILERS INC	90006195	04/02/2026	Dump truck (#324) on spot cha...	603.8300.000.5125	1,351.63
POMP'S TIRE SERVICE, INC.	980145860	04/02/2026	Trailer (#540) tires	603.8300.000.5125	234.24
POMP'S TIRE SERVICE, INC.	980145917	04/02/2026	Stock squad tires	603.8300.000.5125	1,500.00
POMP'S TIRE SERVICE, INC.	980146167	04/02/2026	Trailer (#440) tires	603.8300.000.5125	218.04
I-STATE TRUCK CENTER	C242969675-01	04/02/2026	Fire truck (#L13) hose clamps	603.8300.000.5125	68.32
DAVIS EQUIPMENT CORPORAT...	EI21896	04/02/2026	Aerator (#553) tines & clamps	603.8300.000.5125	1,177.59
PRECISE MRM	IN001-2145695	04/02/2026	Dump truck (#314) sander mo...	603.8300.000.5125	410.28
PRECISE MRM	IN001-2145695	04/02/2026	Dump truck (#329) sander mo...	603.8300.000.5125	410.28
PRECISE MRM	IN001-2146069	04/02/2026	Loader (#306) plow valve	603.8300.000.5125	81.91
PRECISE MRM	IN200-2011788	04/02/2026	Precise subscription for plow t...	603.8300.000.5335	120.00
MACQUEEN EMERGENCY GR...	P14040	04/02/2026	Fire truck (#L13) radiator & fan...	603.8300.000.5125	9,468.18
POWERPLAN OIB	P8420001	04/02/2026	Sweeper (#325) oil filters	603.8300.000.5125	192.52
MACQUEEN EMERGENCY GR...	W07879	04/02/2026	Fire truck (#L13) replaced resis...	603.8300.000.5125	735.74
Fund 603 - CENTRAL EQUIPMENT Total:					88,836.81

Fund: 605 - CITY FACILITIES

MITCHELL, KENNETH HOLMES	1162	03/19/2026	605.8500.000.5400	605.8500.000.5310	3,558.89
SQUEAKY CLEANERS & PAINT...	2255	03/19/2026	Cleaning services - CH/PD 3.2...	605.8500.000.5310	4,567.50
WASCHE COMMERCIAL FINIS...	40113	03/19/2026	CH- Painting of new finance ar...	605.8500.000.5400	7,980.00
GIP III ZEPHYR ACQUISITION P...	INVRGRV-12603	03/19/2026	Solar garden fees 1.2026	605.8500.000.5357	16,152.88
GIP III ZEPHYR ACQUISITION P...	INVRGRV-22603	03/19/2026	solar garden fees 1.2026	605.8500.000.5357	5,554.48
XCEL ENERGY	967465705 CR	03/20/2026	Solar credits	605.8500.000.4671	-20,856.53
WELLS FARGO CREDIT CARD A...	Amazon Mktpl Be7ni5ow2 Aa...	03/21/2026	Whiteboard for engineering of...	605.8500.000.5105	143.01
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Aaron...	03/21/2026	Anchors & Fasteners	605.8500.000.5125	51.87
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Patric...	03/21/2026	New tire gauge & inflation gun...	605.8500.000.5160	32.46
WELLS FARGO CREDIT CARD A...	The Home Depot #2843 Patric...	03/21/2026	Power strips for city hall cubic...	605.8500.000.5190	199.76
WELLS FARGO CREDIT CARD A...	United States Ice Rink Aaron Fi...	03/21/2026	Rink conference & HVAC class ...	605.8500.000.5340	387.50
APEC	126460	03/26/2026	HVAC Filters - Water Plant	605.8500.000.5125	60.87
DANIEL BAUER - TRUE MECH...	2764	03/26/2026	FS #2 boiler leak repairs	605.8500.000.5400	275.00
CINTAS CORPORATION	60032353	03/26/2026	Rug Rentals - CH	605.8500.000.5430	188.15
HILLYARD INC	90071517	03/26/2026	Trash bags, cleaners, TP & to...	605.8500.000.5125	620.30
HILLYARD INC	90079018	03/26/2026	Sanitizer, Cleaning Pads & Ha...	605.8500.000.5125	244.53
GRAINGER	9837941633	03/26/2026	FS #2 thermostatic mixing val...	605.8500.000.5125	593.02

Expense Approval Report

Payment Dates: 3/18/2026 - 4/7/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
GRAINGER	9849352944	03/26/2026	Credit - Returned Parts	605.8500.000.5125	-53.72
GRAINGER	9849352951	03/26/2026	Fire Station 2 repair parts - ba...	605.8500.000.5125	45.24
TOTAL CONSTRUCTION & EQU...45433		04/02/2026	FS #1 Electrical Repairs	605.8500.000.5400	312.46
Fund 605 - CITY FACILITIES Total:					20,057.67

Fund: 606 - TECHNOLOGY FUND

DELL MARKETING	10815553677	03/19/2026	Laptops (16), Desktops (2) & P...	606.8600.000.5160	13,060.62
WELLS FARGO CREDIT CARD A... Amazon Mark B18fz3r50 Marc...		03/21/2026	USB-C to A cabling & power str..	606.8600.000.5160	128.57
WELLS FARGO CREDIT CARD A... Amazon Mark B936l6fb0 Marc...		03/21/2026	New SSDs for PD	606.8600.000.5160	836.91
WELLS FARGO CREDIT CARD A... Amazon Mktpl 0b2ox8ee3 Ac...		03/21/2026	Disinfectant Wipes & Ink Cartr...	606.8600.000.5105	78.95
WELLS FARGO CREDIT CARD A... Amazon Reta Vg17q68k3 Marc...		03/21/2026	HDMI Cable	606.8600.000.5160	21.38
WELLS FARGO CREDIT CARD A... Amazon Reta Y84vm8343 Marc...		03/21/2026	Keyboard & Mouse	606.8600.000.5160	91.48
WELLS FARGO CREDIT CARD A... Duo Com Marc Gade WF 2/26		03/21/2026	2026 2FA software	606.8600.000.5395	240.00
WELLS FARGO CREDIT CARD A... Microsoft#g138758528 Marc ...		03/21/2026	2026 Microsoft Planner softw...	606.8600.000.5395	1,080.00
WELLS FARGO CREDIT CARD A... Zoom.Com 888-799-9666 Mar...		03/21/2026	Zoom 3.2026	606.8600.000.5395	31.98
Fund 606 - TECHNOLOGY FUND Total:					15,569.89

Fund: 702 - ESCROW FUND

DAKOTA COUNTY ATTORNEY	2/27/2026	03/19/2026	Vehicle Forfeiture Case 20-00...	702.2000.006.2050	89.70
BUILDER'S LOT GROUP, LLC.	3/10/2026	03/19/2026	Refund Planning Application E...	702.5100.255.2050	10,602.94
PETTY CASH	3/18/2026	03/19/2026	Replenish Confidential Funds	702.2000.005.2050	1,167.98
ST. PAUL PIONEER PRESS	SPA 30598	03/26/2026	Notice of PH: Xcel Energy - Ca...	702.5100.274.2050	27.36
ST. PAUL PIONEER PRESS	SPA30597	03/26/2026	PH Notice: Kimley-Horn & Ass...	702.5100.273.2050	27.36
DAKOTA COUNTY ATTORNEY	03/31/2026	03/31/2026	Vehicle Forfeiture (20%)-Case ...	702.2000.005.2050	1,306.08
DAKOTA COUNTY ATTORNEY	3/31/2026	04/02/2026	Vehicle Forfeiture (30%)-Case ...	702.2000.005.2050	1,024.31
MN DEPT OF MANAGEMENT &...	3/31/2026	04/02/2026	Vehicle Forfeiture (10%)-Case ...	702.2000.005.2050	653.04
Fund 702 - ESCROW FUND Total:					14,898.77

Grand Total: 1,852,027.30



Request for Council Action

SUBJECT: **Personnel Actions**

MEETING DATE: April 13, 2026

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 4.13.26 (hires-terms)



Request for Council Action

SUBJECT: **Resolutions Awarding Contract and Approving Budget for 2026 Pavement Management Initiative**

MEETING DATE: April 13, 2026

ITEM TYPE: Consent Agenda

CONTACT: David Ray, Assistant City Engineer, 651.450.2541

ACTION REQUESTED

The Council is asked to adopt the attached Resolutions, awarding a contract and approving budgets for City Project Nos. 2026-09D (52nd Street Area), 2026-09E (Angus Avenue Area), 2026-09F (Alta Avenue Area), 2026-09G (Audrey Avenue Area), 2026-09I (South Blackberry Trail Area), 2026-09K (85th St Area, College Trail Area, and Birch Blvd Area), 2026-09L (Alameda Area), and 2026-13 (Salem Hills Park Parking Lot Improvement).

BACKGROUND

Bids for the 2026 Pavement Management Initiative (PMI) project areas were received and opened on April 7, 2026, with four bids received. McNamara Contracting is the low bidder with a total bid of \$9,976,441.28, which is approximately 23% under the Engineer's Estimate of \$13,017,662.30 and within the approved feasibility budgets for:

- 2026-09D - 52nd Street Area
- 2026-09E - Angus Avenue Area
- 2026-09F - Alta Avenue Area
- 2026-09G - Audrey Avenue Area
- 2026-09I - South Blackberry Trail Area
- 2026-09K - 85th St Area, College Trail Area, and Birch Blvd Area
- 2026-09L - Alameda Area
- 2026-13 - Salem Hills Park Parking Lot Improvement

The names and bid amounts of all bidders can be found in the attached Resolution awarding the contract to McNamara Contracting.

FISCAL IMPACT

The costs for City Project No. 2026-09D (52nd Street Area) are summarized as follows:

Improvement Type	Feasibility Estimate (Total Costs)	Low Bid (Contract Award)	28% LEAF (Legal, Eng, Admin, & Finance Costs)	5% Construction Contingency	Proposed Budget	Difference From Feasibility Estimate (over/(under))
Street	\$707,126.00	\$435,881.00	\$122,046.68	\$21,794.05	\$579,721.73	(\$127,404.27)
Storm	\$177,978.00	\$132,066.75	\$36,978.69	\$6,603.34	\$175,648.78	(\$2,329.22)
Sidewalk & Trail	\$37,384.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$37,384.00)
TOTAL	\$922,488.00	\$567,947.75	\$159,025.37	\$28,397.39	\$755,370.51	(\$167,117.49)

The costs for City Project No. 2026-09E (Angus Avenue Area) are summarized as follows:

Improvement Type	Feasibility Estimate (Total Costs)	Low Bid (Contract Award)	28% LEAF (Legal, Eng, Admin, & Finance Costs)	5% Construction Contingency	Proposed Budget	Difference From Feasibility Estimate (over/(under))
Street	\$693,506.00	\$455,161.10	\$127,445.11	\$22,758.06	\$605,364.26	(\$88,141.74)
Storm	\$57,648.00	\$73,412.65	\$20,555.54	\$3,670.63	\$97,638.82	\$39,990.82
Water	\$0	\$12,650.00	\$3,542.00	\$632.50	\$16,824.50	\$16,824.50
Sanitary	\$0	\$8,837.50	\$2,474.50	\$441.88	\$11,753.88	\$11,753.88
TOTAL	\$751,154.00	\$550,061.25	\$154,017.15	\$27,503.06	\$731,581.46	(\$19,572.54)

The costs for City Project No. 2026-09F (Alta Avenue Area) are summarized as follows:

Improvement Type	Feasibility Estimate (Total Costs)	Low Bid (Contract Award)	28% LEAF (Legal, Eng, Admin, & Finance Costs)	5% Construction Contingency	Proposed Budget	Difference From Feasibility Estimate (over/(under))
Street	\$468,721.00	\$288,754.35	\$80,851.22	\$14,437.72	\$384,043.29	(\$84,677.71)
Storm	\$86,476.00	\$84,201.00	\$23,576.28	\$4,210.05	\$111,987.33	\$25,511.33
Water	\$2,978.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,978.00)
TOTAL	\$558,175.00	\$372,955.35	\$104,427.50	\$18,647.77	\$496,030.62	(\$62,144.38)

The costs for City Project No. 2026-09G (Audrey Avenue Area) are summarized as follows:

Improvement Type	Feasibility Estimate (Total Costs)	Low Bid (Contract Award)	28% LEAF (Legal, Eng, Admin, & Finance Costs)	5% Construction Contingency	Proposed Budget	Difference From Feasibility Estimate (over/(under))
Street	\$797,404.00	\$553,172.76	\$154,888.37	\$27,658.64	\$735,719.77	(\$61,684.23)
Storm	\$386,716.00	\$277,499.50	\$77,699.86	\$13,874.98	\$369,074.34	(\$17,641.67)
Water	\$366,330.00	\$290,678.00	\$81,389.84	\$14,533.90	\$386,601.74	\$20,271.74
Sanitary	\$235,483.00	\$206,686.50	\$57,872.22	\$10,334.33	\$274,893.05	\$39,410.05
TOTAL	\$1,785,933.00	\$1,328,036.76	\$371,850.29	\$66,401.84	\$1,766,288.89	(\$19,644.11)

The costs for City Project No. 2026-09I (South Blackberry Trail Area) are summarized as follows:

Improvement Type	Feasibility Estimate (Total Costs)	Low Bid (Contract Award)	28% LEAF (Legal, Eng, Admin, & Finance Costs)	5% Construction Contingency	Proposed Budget	Difference From Feasibility Estimate (over/(under))
Street	\$2,472,576.00	\$1,287,464.30	\$360,490.00	\$64,373.22	\$1,712,327.52	(\$760,248.48)
Storm	\$944,329.00	\$696,640.00	\$195,059.20	\$34,832.00	\$926,531.20	(\$17,797.80)
Water	\$25,306.00	\$46,900.00	\$13,132.00	\$2,345.00	\$62,377.00	\$37,071.00
Sanitary	\$456,530.00	\$949,862.25	\$265,961.43	\$47,493.11	\$1,263,316.79	\$806,786.79
TOTAL	\$3,898,741.00	\$2,980,866.55	\$834,642.63	\$149,043.33	\$3,964,552.51	\$65,811.51

The costs for City Project No. 2026-09K (85th St Area, College Trail Area, and Birch Blvd Area) are summarized as follows:

Improvement Type	Feasibility Estimate (Total Costs)	Low Bid (Contract Award)	28% LEAF (Legal, Eng, Admin, & Finance Costs)	5% Construction Contingency	Proposed Budget	Difference From Feasibility Estimate (over/(under))
Street	\$4,465,322.00	\$2,371,870.90	\$664,123.85	\$118,593.55	\$3,154,588.30	(\$1,310,733.70)
Storm	\$173,698.00	\$372,478.00	\$104,293.84	\$18,623.90	\$495,395.74	\$321,697.74
Water	\$15,043.00	\$20,900.00	\$5,852.00	\$1,045.00	\$27,797.00	\$12,754.00
Sanitary	\$34,192.00	\$26,462.50	\$7,409.50	\$1,323.13	\$35,195.13	\$1,003.13
Sidewalk & Trail	\$159,307.00	\$81,367.25	\$22,782.83	\$4,068.36	\$108,218.44	(\$51,088.56)
TOTAL	\$4,847,562.00	\$2,873,078.65	\$804,462.02	\$143,653.93	\$3,821,194.60	(\$1,026,367.40)

The costs for City Project No. 2026-09L (Alameda Area) are summarized as follows:

Improvement Type	Feasibility Estimate (Total Costs)	Low Bid (Contract Award)	28% LEAF (Legal, Eng, Admin, & Finance Costs)	5% Construction Contingency	Proposed Budget	Difference From Feasibility Estimate (over/(under))
Street	\$2,565,134.00	\$1,120,700.40	\$313,796.11	\$56,035.02	\$1,490,531.53	(\$1,074,602.47)
Storm	\$14,885.00	\$45,451.25	\$12,726.35	\$2,272.56	\$60,450.16	\$45,565.16
TOTAL	\$2,580,019.00	\$1,166,151.65	\$326,522.46	\$58,307.58	\$1,550,981.69	(\$1,029,037.31)

The costs for City Project No. 2026-13 (Salem Hills Park Parking Lot Improvement) are summarized as follows:

Improvement Type	Feasibility Estimate (Total Costs)	Low Bid (Contract Award)	28% LEAF (Legal, Eng, Admin, & Finance Costs)	5% Construction Contingency	Proposed Budget	Proposed Budget
Parks	\$200,000.00	\$137,343.32	\$38,456.13	\$6,867.17	\$182,666.62	(\$17,333.38)
TOTAL	\$200,000.00	\$137,343.32	\$38,456.13	\$6,867.17	\$182,666.62	(\$17,333.38)

Funding for City Project Nos. 2026-09D, 2026-09E, 2026-09F, 2026-09G, 2026-09I, 2026-09K, 2026-09L, and 2026-13 is recommended to be from the Pavement Management - Local Streets Fund (Fund 440), Water Capital Fund (Fund 511), Sewer Capital Fund (Fund 521), Storm Water Capital Fund (Fund 531), Park Capital Improvement Fund (Fund 401) and Special Assessments as indicated in the accompanying budget Resolutions.

RECOMMENDATION

Staff recommends adoption of the attached Resolutions, awarding the contract to McNamara Contracting in the amount of \$9,976,441.28 and approving the budgets for City Project Nos. 2026-09D, 2026-09E, 2026-09F, 2026-09G, 2026-09I, 2026-09K, 2026-09L, and 2026-13.

ATTACHMENTS

1. Resolution Awarding Contract for 2026 PMI
2. Resolution Approving Budget (2026-09D)
3. Resolution Approving Budget (2026-09E)
4. Resolution Approving Budget (2026-09F)
5. Resolution Approving Budget (2026-09G)
6. Resolution Approving Budget (2026-09I)
7. Resolution Approving Budget (2026-09K)
8. Resolution Approving Budget (2026-09L)
9. Resolution Approving Budget (2026-13)

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

RESOLUTION NO. _____

**RESOLUTION AWARDING CONTRACT TO MCNAMARA CONTRACTING FOR THE 2026
PAVEMENT MANAGEMENT INITIATIVE PROJECs,**

WHEREAS, pursuant to an advertisement for bids for the 2026 Pavement Management Initiative, City Project Nos. 2026-09D, 2026-09E, 2026-09F, 2026-09G, 2026-09I, 2026-09K, 2026-09L, and 2026-13, bids were received and opened online on April 7, 2026, at 11:00 a.m., read aloud, and tabulated according to law. The following bids were received complying with the advertisement:

Contractor	5% Bid Bond	Base Bid
McNamara Contracting	Yes	\$9,976,441.28
Max Steininger, Inc.	Yes	\$11,827,032.24
Bituminous Roadways, Inc.	Yes	\$11,941,307.70
Park Construction Company	Yes	\$12,587,866.39

WHEREAS, McNamara Contracting is the lowest responsible bidder for a total contract amount of \$9,976,441.28.

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

1. The Mayor and City Clerk are hereby authorized and directed to enter a contract with McNamara Contracting in the name of the City of Inver Grove Heights, for the 2026 Pavement Management Initiative, City Project Nos. 2026-09D, 2026-09E, 2026-09F, 2026-09G, 2026-09I, 2026-09K, 2026-09L, and 2026-13, according to plans and specifications on file at the Office of the City Clerk.
2. The City Clerk is hereby authorized and directed to return, forthwith, to all bidders, the deposits made with their bids except for the deposition of the successful bidder and the next lowest bidder shall be retained until the contract has been fully executed.
3. Project funding for City Project Nos. 2026-09D, 2026-09E, 2026-09F, 2026-09G, 2026-09I, 2026-09K, 2026-09L, and 2026-13 in the contract amount of \$9,976,441.28 shall be provided by the Pavement Management – Local Streets, Water Capital, Sewer Capital, Storm Water Capital, Park Capital Improvement, and through Special Assessments.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, on this 13th day of April 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

RESOLUTION APPROVING BUDGET FOR CITY PROJECT NO. 2026-09D – 52ND STREET AREA

WHEREAS, the City Council has considered City Project No. 2026-09D providing a full depth reclamation, paving, spot driveway replacement, spot curb and gutter replacement, storm sewer improvements, utility casting adjustments and replacements, and restoration along 52nd Street from Babcock Trail west to the terminus; and

WHEREAS, finding the project to be necessary and beneficial to the orderly and efficient construction and/or maintenance of city infrastructure, the City Council has ordered the project and awarded a contract for project construction.

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

1. That the following budget is hereby adopted for City Project No. 2026-09D.

PROJECT COSTS	2026-09D
Construction Bid	\$567,947.75
Legal, Engineering, Administrative, & Finance (LEAF) ⁽¹⁾	\$159,025.37
Construction Contingency (5%)	\$28,397.39
TOTAL	\$755,370.51

FUNDING SOURCES	2026-09D
Pavement Management – Local Streets (Fund 440) ⁽²⁾	\$349,643.82
Storm Water Capital (Fund 531) ⁽²⁾	\$105,937.91
Special Assessments ⁽²⁾	\$299,788.78
TOTAL	\$755,370.51

(1) Cost based on 28% of contract bid costs for the work.

(2) Assessments, pavement management, and storm water are prorated based on the final cost estimate using bid pricing.

2. The Public Works Director is authorized to direct the use of contingency funds up to the approved amount for project work in the case of changes in site conditions, quantity adjustment, or unforeseen expenses necessary to complete the project as proposed.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 13th day of April 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION APPROVING BUDGET FOR CITY PROJECT NO. 2026-09E – ANGUS AVENUE
AREA**

WHEREAS, the City Council has considered City Project No. 2026-09E providing a full depth reclamation, paving, spot driveway replacement, spot curb and gutter replacement, storm sewer improvements, watermain adjustments and repairs, select hydrant replacement, select gate valve replacement, sanitary sewer improvements, utility casting adjustments and replacements, appurtenances, and restoration along Angus Avenue south of Upper 55th St, 56th St, and Annette Avenue; and

WHEREAS, finding the project to be necessary and beneficial to the orderly and efficient construction and/or maintenance of city infrastructure, the City Council has ordered the project and awarded a contract for project construction.

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

1. That the following budget is hereby adopted for City Project No. 2026-09E.

PROJECT COSTS	2026-09E
Construction Bid	\$550,061.25
Legal, Engineering, Administrative, & Finance (LEAF) ⁽¹⁾	\$154,017.15
Construction Contingency (5%)	\$27,503.06
TOTAL	\$731,581.46

FUNDING SOURCES	2026-09E
Pavement Management – Local Streets (Fund 440) ⁽²⁾	\$426,166.88
Storm Water Capital (Fund 531) ⁽²⁾	\$66,712.67
Water Capital Fund (Fund 511)	\$16,824.50
Sewer Capital Fund (Fund 521)	\$11,753.88
Special Assessments ⁽²⁾	\$210,123.53
TOTAL	\$731,581.46

(1) Cost based on 28% of contract bid costs for the work.

(2) Assessments, pavement management, and storm water are prorated based on the final cost estimate using bid pricing.

2. The Public Works Director is authorized to direct the use of contingency funds up to the approved amount for project work in the case of changes in site conditions, quantity adjustment, or unforeseen expenses necessary to complete the project as proposed.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 13th day of April 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION APPROVING BUDGET FOR CITY PROJECT NO. 2026-09F – ALTA AVENUE
AREA**

WHEREAS, the City Council has considered City Project No. 2026-09F providing a full depth reclamation, paving, spot driveway replacement, spot curb and gutter replacement, storm sewer improvements, watermain adjustments and repairs, utility casting adjustments and replacements, appurtenances, and restoration along Alta Avenue north of Upper 55th St, 54th St between Alta Avenue and South Robert Trail; and

WHEREAS, finding the project to be necessary and beneficial to the orderly and efficient construction and/or maintenance of city infrastructure, the City Council has ordered the project and awarded a contract for project construction.

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

1. That the following budget is hereby adopted for City Project No. 2026-09F.

PROJECT COSTS	2026-09F
Construction Bid	\$372,955.35
Legal, Engineering, Administrative, & Finance (LEAF) ⁽¹⁾	\$104,427.50
Construction Contingency (5%)	\$18,647.77
TOTAL	\$496,030.62

FUNDING SOURCES	2026-09F
Pavement Management – Local Streets (Fund 440) ⁽²⁾	\$172,819.48
Storm Water Capital (Fund 531) ⁽²⁾	\$50,394.30
Special Assessments ⁽²⁾	\$272,816.84
TOTAL	\$496,030.62

(1) Cost based on 28% of contract bid costs for the work.

(2) Assessments, pavement management, and storm water are prorated based on the final cost estimate using bid pricing.

2. The Public Works Director is authorized to direct the use of contingency funds up to the approved amount for project work in the case of changes in site conditions, quantity adjustment, or unforeseen expenses necessary to complete the project as proposed.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 13th day of April 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION APPROVING BUDGET FOR CITY PROJECT NO. 2026-09G – AUDREY AVENUE
AREA**

WHEREAS, the City Council has considered City Project No. 2026-09G providing a full roadway reconstruction, driveway apron replacement, new curb and gutter, new storm sewer, new watermain pipe and structures, new sanitary sewer pipe and structures, and restoration along Audrey Avenue south of Upper 55th St, 58th Court East; and

WHEREAS, finding the project to be necessary and beneficial to the orderly and efficient construction and/or maintenance of city infrastructure, the City Council has ordered the project and awarded a contract for project construction.

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

1. That the following budget is hereby adopted for City Project No. 2026-09G.

PROJECT COSTS	2026-09G
Construction Bid	\$1,328,036.76
Legal, Engineering, Administrative, & Finance (LEAF) ⁽¹⁾	\$371,850.29
Construction Contingency (5%)	\$66,401.84
TOTAL	\$1,766,288.89

FUNDING SOURCES	2026-09G
Pavement Management – Local Streets (Fund 440) ⁽²⁾	\$553,882.54
Storm Water Capital (Fund 531) ⁽²⁾	\$277,855.56
Water Capital Fund (Fund 511)	\$386,601.74
Sewer Capital Fund (Fund 521)	\$274,893.05
Special Assessments ⁽²⁾	\$273,056.00
TOTAL	\$1,766,288.89

(1) Cost based on 28% of contract bid costs for the work.

(2) Assessments, pavement management, and storm water are prorated based on the final cost estimate using bid pricing.

2. The Public Works Director is authorized to direct the use of contingency funds up to the approved amount for project work in the case of changes in site conditions, quantity adjustment, or unforeseen expenses necessary to complete the project as proposed.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 13th day of April 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION APPROVING BUDGET FOR CITY PROJECT NO. 2026-09I – SOUTH
BLACKBERRY TRAIL AREA**

WHEREAS, the City Council has considered City Project No. 2026-09I providing a full roadway reconstruction, driveway disturbance replacements, new curb and gutter, new storm sewer, watermain adjustments and repairs, utility casting adjustments and replacements, appurtenances, and restoration along Blackberry Trail East south of Upper 55th St, Blackberry Bridge Path; and

WHEREAS, finding the project to be necessary and beneficial to the orderly and efficient construction and/or maintenance of city infrastructure, the City Council has ordered the project and awarded a contract for project construction.

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

1. That the following budget is hereby adopted for City Project No. 2026-09I.

PROJECT COSTS	2026-09I
Construction Bid	\$2,980,866.55
Legal, Engineering, Administrative, & Finance (LEAF) ⁽¹⁾	\$834,642.63
Construction Contingency (5%)	\$149,043.33
TOTAL	\$3,964,552.51

FUNDING SOURCES	2026-09I
Pavement Management – Local Streets (Fund 440) ⁽²⁾	\$1,303,315.68
Storm Water Capital (Fund 531) ⁽²⁾	\$705,217.10
Water Capital Fund (Fund 511)	\$62,377.00
Sewer Capital Fund (Fund 521)	\$1,263,316.79
Special Assessments ⁽²⁾	\$630,325.94
TOTAL	\$3,964,552.51

(1) Cost based on 28% of contract bid costs for the work.

(2) Assessments, pavement management, and storm water are prorated based on the final cost estimate using bid pricing.

2. The Public Works Director is authorized to direct the use of contingency funds up to the approved amount for project work in the case of changes in site conditions, quantity adjustment, or unforeseen expenses necessary to complete the project as proposed.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 13th day of April 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION APPROVING BUDGET FOR CITY PROJECT NO. 2026-09K – 85TH ST AREA,
COLLEGE TRAIL AREA, AND BIRCH BLVD AREA**

WHEREAS, the City Council has considered City Project No. 2026-09K providing a full depth reclamation and partial reconstruction, spot driveway apron replacements, spot curb and gutter replacement, storm sewer improvements, watermain adjustments and repairs, utility casting adjustments and replacements, appurtenances, and restoration along 85th St, Brewster Ave, 85th St E, Bryce Ct, Bradford Ct, Bechtel Ave, Bechtel Ct, Birch Blvd, Campbell Ave, Birch Ct, Carew Ct, Calvin Ct, College Trl, Casey Ct, and Carson Ct; and

WHEREAS, finding the project to be necessary and beneficial to the orderly and efficient construction and/or maintenance of city infrastructure, the City Council has ordered the project and awarded a contract for project construction.

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

1. That the following budget is hereby adopted for City Project No. 2026-09K.

PROJECT COSTS	2026-09K
Construction Bid	\$2,873,078.65
Legal, Engineering, Administrative, & Finance (LEAF) ⁽¹⁾	\$804,462.02
Construction Contingency (5%)	\$143,653.93
TOTAL	\$3,821,194.60

FUNDING SOURCES	2026-09K
Pavement Management – Local Streets (Fund 440) ⁽²⁾	\$1,586,260.68
Storm Water Capital (Fund 531) ⁽²⁾	\$240,843.80
Water Capital Fund (Fund 511)	\$27,797.00
Sewer Capital Fund (Fund 521)	\$35,195.12
Special Assessments ⁽²⁾	\$1,931,098.00
TOTAL	\$3,821,194.60

(1) Cost based on 28% of contract bid costs for the work.

(2) Assessments, pavement management, and storm water are prorated based on the final cost estimate using bid pricing.

2. The Public Works Director is authorized to direct the use of contingency funds up to the approved amount for project work in the case of changes in site conditions, quantity adjustment, or unforeseen expenses necessary to complete the project as proposed.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 13th day of April 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

RESOLUTION APPROVING BUDGET FOR CITY PROJECT NO. 2026-09L – ALAMEDA AREA

WHEREAS, the City Council has considered City Project No. 2026-09L providing a full depth reclamation, spot driveway apron replacements, spot curb and gutter replacement, storm sewer improvements, and restoration along Alameda Path, Alameda Ave, Alameda Ct, Alexandria Ct, and 114th St W; and

WHEREAS, finding the project to be necessary and beneficial to the orderly and efficient construction and/or maintenance of city infrastructure, the City Council has ordered the project and awarded a contract for project construction.

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

1. That the following budget is hereby adopted for City Project No. 2026-09L.

PROJECT COSTS	2026-09L
Construction Bid	\$1,166,151.65
Legal, Engineering, Administrative, & Finance (LEAF) ⁽¹⁾	\$326,522.46
Construction Contingency (5%)	\$58,307.58
TOTAL	\$1,550,981.69

FUNDING SOURCES	2026-09L
Pavement Management – Local Streets (Fund 440) ⁽²⁾	\$734,817.99
Storm Water Capital (Fund 531) ⁽²⁾	\$29,801.35
Special Assessments ⁽²⁾	\$786,362.35
TOTAL	\$1,550,981.69

(1) Cost based on 28% of contract bid costs for the work.

(2) Assessments, pavement management, and storm water are prorated based on the final cost estimate using bid pricing.

2. The Public Works Director is authorized to direct the use of contingency funds up to the approved amount for project work in the case of changes in site conditions, quantity adjustment, or unforeseen expenses necessary to complete the project as proposed.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 13th day of April 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION APPROVING BUDGET FOR CITY PROJECT NO. 2026-13 – SALEM HILLS PARK
PARKING LOT**

WHEREAS, the City Council has considered City Project No. 2026-13 providing a full parking lot reconstruction, new curb and gutter replacement, storm sewer improvements, and restoration to the Saleme Hills Park Parking Lot; and

WHEREAS, finding the project to be necessary and beneficial to the orderly and efficient construction and/or maintenance of city infrastructure, the City Council has ordered the project and awarded a contract for project construction.

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

1. That the following budget is hereby adopted for City Project No. 2026-13.

PROJECT COSTS	2026-13
Construction Bid	\$137,343.32
Legal, Engineering, Administrative, & Finance (LEAF) ⁽¹⁾	\$38,456.13
Construction Contingency (5%)	\$6,867.17
TOTAL	\$182,666.62

FUNDING SOURCES	2026-13
Park Capital Improvement (Fund 401)	\$182,666.62
TOTAL	\$182,666.62

(1) Cost based on 28% of contract bid costs for the work.

2. The Public Works Director is authorized to direct the use of contingency funds up to the approved amount for project work in the case of changes in site conditions, quantity adjustment, or unforeseen expenses necessary to complete the project as proposed.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 13th day of April 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



Request for Council Action

SUBJECT: **Adoption of a Building Permit and Plan Review Refund Policy**

MEETING DATE: April 13, 2026

ITEM TYPE: Consent Agenda

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

ACTION REQUESTED

Motion to approve the Building Permit and Plan Review Refund Policy.

BACKGROUND

Minnesota Rules 1300.0160 requires the City to formally adopt a written policy for issuing building permit refunds. Chief Building Official Steve Johnson drafted a policy and refund procedure; Finance Director Amy Hove and Community Development Director Jason Ziemer reviewed the policy and are recommending City Council approval of the policy. In addition to building permits, the policy will also be used for issuing refunds for rental licenses, which is administered by Inspections staff. The 2026 Fee Schedule did include a “fee structure” for such refunds.

Building permits generally include two major fees: permit fee for the building permit and plan check review for staff time to review, approve and issue permits. The attached policy generally states the following regarding refunds:

- No refund for permit or plan check fees shall be issued for work that has been abandoned, the permit is cancelled after the work has started, or the permit surpasses 180 days.
- Permit fees may be refunded up to 80% of the fee when no work was performed under a permit. The City may retain up to 80% of the plan check fee for any costs associated with a permit review prior to its requested withdrawal or cancellation.
- The full plan check fee may be refunded if an applicant requests withdrawal or cancellation of a permit prior to the start of any plan review.

State surcharge, technology and merchant process fees are not refundable. The City may refund the state surcharge fee if a permit application is withdrawn or cancelled prior to that fee being reported to and/or paid to the State. Building permits are only valid for 180 days from the date of issuance.

FISCAL IMPACT

N/A

RECOMMENDATION

City staff recommend approval of the attached policy.

ATTACHMENTS

1. Final_Permit Refund Policy_04-13-2026

Building Permit and Plan Review Refund Policy



Purpose

Minnesota building permit refund policies, guided by MN Rules 1300.0160, exist to ensure fair reimbursement when projects are canceled, mistakenly permitted, or fees are paid in error while ensuring a municipality is reimbursed to cover administrative or inspection costs.

This policy shall govern the refunding of applicable permit fees for building, mechanical, plumbing, fire and related development permits, and rental license applications, all collectively referred to hereafter as "permit."

Application Process

- Refund requests must be submitted, in writing, within 180 days of the permit being issued. The issued date is listed on the permit.
- Refunds will only be issued to the original permit applicant.
- Permit Fee Refund:
 - Up to 80% of a permit fee may be refunded when no work has been performed under a permit.
 - No permit fee shall be refunded if work has been abandoned or if the permit has been canceled after the start of work, or if the permit surpassed 180 days.
- Plan Check Fee Refund:
 - No plan review fees shall be refunded if a permit application has been reviewed and/or issued by the City, or if the work under the permit has been abandoned or if the permit has been canceled after start, or if the permit surpassed 180 days.
 - The full plan review fee may be refunded if an applicant has withdrawn or canceled a permit prior to the start of any plan review.
 - The City reserves the right to retain up to 80% of the plan check fee for any costs associated with a permit plan review prior to the withdrawal or cancellation of any permit.
- Non-Refundable Fees:
 - State surcharge fees are not refundable, if reported and/or paid to the State.
 - Technology fees are not refundable.
 - Merchant processing fees are not refundable.
- A full refund may be granted if the city collected permit or plan fees in error or it was determined a permit was not necessary.
- Refunds are issued by check only. Please allow 4-6 weeks for a refund check to be issued.



Request for Council Action

SUBJECT: **Resolution Approving Lawful Charitable Gambling Premises Permit at Drkula's 32 Bowl**

MEETING DATE: April 13, 2026

ITEM TYPE: Consent Agenda

CONTACT: Rebecca Kiernan, City Clerk, 651.450.2513

ACTION REQUESTED

The City Council is asked to approve a premises permit for the Loyal Order of Moose Lodge #1088 to conduct lawful charitable gambling operations at Drkula's 32 Bowl, located at 6710 Cahill Ave, Inver Grove Heights, MN 55076

BACKGROUND

The Loyal Order of Moose Lodge #1088 has submitted an application for a premises permit to conduct lawful charitable gambling operations at Drkula's 32 Bowl, subject to approval by the State Charitable Gambling Board and the IGH City Council. The Loyal Order of Moose Lodge #1088 also conducts charitable gambling at their location of 5927 Concord Blvd. The organization's gambling manager, Peter Gaarder, has reviewed the city's local gambling ordinance and can confirm that their organization would fulfill the intent of the ordinance, which is to continue to maintain the use of the proceeds within the defined trade area.

FISCAL IMPACT

NA

RECOMMENDATION

Staff recommends approval of the Lawful Gambling Premises permit at Drkula's 32 Bowl.

ATTACHMENTS

1. Resolution Approving Gambling Premise Permit - Drkula's
2. LG214 Premise Permit Application - Drkula's - LOOM #1088_Redacted
3. LG215 Lease for Lawful Gambling Activity form

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

RESOLUTION NO. _____

**RESOLUTION APPROVING THE APPLICATION OF LOYAL ORDER OF MOOSE LODGE
#1088 FOR A PREMISES PERMIT TO CONDUCT LAWFUL PURPOSE GAMBLING AT
DRKULA'S 32 BOWL, 6710 CAHILL AVE, INVER GROVE HEIGHTS, MINNESOTA**

WHEREAS, Minnesota Statutes require premises on which lawful gambling is conducted to be licensed by the Minnesota Charitable Gambling Control Board, and

WHEREAS, the Loyal Order of Moose Lodge #1088 has submitted an application for a Lawful Gambling Premises Permit at Drkula's 32 Bowl, 6710 Cahill Ave, Inver Grove Heights, and

WHEREAS, the City of Inver Grove Heights has conducted the required background investigation on the application which has not developed any facts that would constitute the basis for denial.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Inver Grove Heights, Minnesota, hereby approves the application of the Loyal Order of Moose Lodge #1088 for a lawful gambling premises permit at Drkula's 32 Bowl, 6710 Cahill Ave, Inver Grove Heights, subject to compliance with the provisions of the City's Gambling Ordinance and Minnesota Statutes relating to charitable gambling.

BE IT FURTHER RESOLVED that staff is directed to forward a copy of this resolution to the Minnesota Charitable Gambling Control Board.

Adopted this 13th day April, 2026.

Brenda Dietrich, Mayor

Attest:

Rebecca Kiernan, City Clerk

MINNESOTA LAWFUL GAMBLING
LG214 Premises Permit Application

Annual Fee \$150 (NON-REFUNDABLE)

REQUIRED ATTACHMENTS TO LG214

1. If the premises is leased, attach a copy of your lease. Use **LG215 Lease for Lawful Gambling Activity**.
2. \$150 annual premises permit fee, for each permit (non-refundable). Make check payable to "State of Minnesota."

Mail the application and required attachments to:

Minnesota Gambling Control Board
1711 West County Road B, Suite 300 South
Roseville, MN 55113

Questions? Call 651-539-1900 and ask for Licensing.

ORGANIZATION INFORMATION

Organization Name: Moose Lodge 1088 License Number: 00110
Chief Executive Officer (CEO) Kieth Momper Daytime Phone: 6512534061
Gambling Manager: Peter Gaarder Daytime Phone: 6512708468

GAMBLING PREMISES INFORMATION

Current name of site where gambling will be conducted: DrKulas 32 Bown

List any previous names for this location:

Street address where premises is located: 6710 Cahill Ave Inver Grove Heights MN 55076
(Do not use a P.O. box number or mailing address.)

City: OR Township:	County:	Zip Code:
<u>Inver Grove Heights</u>	<u>Dakota</u>	<u>55076</u>

Does your organization own the building where the gambling will be conducted?
 Yes No **If no, attach LG215 Lease for Lawful Gambling Activity.**

A lease is not required if only a raffle will be conducted.
Is any other organization conducting gambling at this site? Yes No Don't know

Note: Bar bingo can only be conducted at a site where another form of lawful gambling is being conducted by the applying organization or another permitted organization. Electronic games can only be conducted at a site where paper pull-tabs are played.

Has your organization previously conducted gambling at this site? Yes No Don't know

GAMBLING BANK ACCOUNT INFORMATION; MUST BE IN MINNESOTA



ALL TEMPORARY AND PERMANENT OFF-SITE STORAGE SPACES

Address (Do not use a P.O. box number):	City:	State:	Zip Code:
<u>2500 50th St E</u>	<u>Inver Grove Heights</u>	<u>MN</u>	<u>55076</u>
_____	_____	<u>MN</u>	_____
_____	_____	<u>MN</u>	_____

ACKNOWLEDGMENT BY LOCAL UNIT OF GOVERNMENT: APPROVAL BY RESOLUTION

<p>CITY APPROVAL for a gambling premises located within city limits</p> <p>City Name: _____</p> <p>Date Approved by City Council: _____</p> <p>Resolution Number: _____ (If none, attach meeting minutes.)</p> <p>Signature of City Personnel: _____ _____</p> <p>Title: _____ Date Signed: _____</p> <div style="border: 1px solid black; padding: 10px; text-align: center; margin: 20px 0;"> <p>Local unit of government must sign.</p> </div>	<p>COUNTY APPROVAL for a gambling premises located in a township</p> <p>County Name: _____</p> <p>Date Approved by County Board: _____</p> <p>Resolution Number: _____ (If none, attach meeting minutes.)</p> <p>Signature of County Personnel: _____ _____</p> <p>Title: _____ Date Signed: _____</p> <p>TOWNSHIP NAME: _____</p> <p>Complete below only if required by the county. On behalf of the township, I acknowledge that the organization is applying to conduct gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minnesota Statutes 349.213, Subd. 2.)</p> <p>Print Township Name: _____</p> <p>Signature of Township Officer: _____</p> <p>Title: _____ Date Signed: _____</p>
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ACKNOWLEDGMENT AND OATH

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. I hereby consent that local law enforcement officers, the Board or its agents, and the commissioners of revenue or public safety and their agents may enter and inspect the premises. 2. The Board and its agents, and the commissioners of revenue and public safety and their agents, are authorized to inspect the bank records of the gambling account whenever necessary to fulfill requirements of current gambling rules and law. 3. I have read this application and all information submitted to the Board is true, accurate, and complete. 4. All required information has been fully disclosed. 5. I am the chief executive officer of the organization. | <ol style="list-style-type: none"> 6. I assume full responsibility for the fair and lawful operation of all activities to be conducted. 7. I will familiarize myself with the laws of Minnesota governing lawful gambling and rules of the Board and agree, if licensed, to abide by those laws and rules, including amendments to them. 8. Any changes in application information will be submitted to the Board no later than ten days after the change has taken effect. 9. I understand that failure to provide required information or providing false or misleading information may result in the denial or revocation of the license. 10. I understand the fee is non-refundable regardless of license approval/denial. |
|--|---|

Signature of Chief Executive Officer (designee may not sign) _____
Date

<p>Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process your organization's application. Your organization's name and address will be public</p>	<p>information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public. If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to: Board members, Board staff whose work requires access to the information;</p>	<p>Minnesota's Department of Public Safety, Attorney General, Commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.</p>
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MINNESOTA LAWFUL GAMBLING
LG215 Lease for Lawful Gambling Activity

LEASE INFORMATION

Organization: Moose Lodge 1088	License/Site Number: 00110	Daytime Phone: 6512708468
Address: 5927 Concord Blvd	City: Inver Grove Heights	State: Zip: MN 55076
Name of Leased Premises: DrKulas 32 Bowl	Street Address: 6710 Cahill Ave	
City: Inver Grove Heights	State: Zip: MN 55076	Daytime Phone: 6514511717
Name of Legal Owner:	Business/Street Address: 6710 Cahill Ave	
City: Inver Grove Heights	State: Zip: MN 55076	Daytime Phone: 6514511717
Name of Lessor (if same as legal owner, write "SAME"): Same	Address:	
City:	State: Zip:	Daytime Phone:

Check applicable item:
 New or amended lease. Effective date: May 1 2026. Submit changes at least ten days **before** the effective date of the change.
 New owner. Effective date: _____. Submit new lease **within** ten days after new lessor assumes ownership.

CHECK ALL ACTIVITY THAT WILL BE CONDUCTED (no lease required for raffles)

<input checked="" type="checkbox"/> Pull-Tabs (paper)	<input checked="" type="checkbox"/> Electronic Pull-Tabs
<input type="checkbox"/> Pull-Tabs (paper) with dispensing device	<input checked="" type="checkbox"/> Electronic Linked Bingo
<input checked="" type="checkbox"/> Bar Bingo <input type="checkbox"/> Bingo	Electronic games may only be conducted:
<input checked="" type="checkbox"/> Tipboards	1. at a premises licensed for the on-sale of intoxicating liquor or the on-sale of 3.2% malt beverages; or
<input checked="" type="checkbox"/> Paddlewheel <input type="checkbox"/> Paddlewheel with table	2. at a premises where bingo is conducted as the primary business and has a seating capacity of at least 100.

PULL-TAB, TIPBOARD, AND PADDLEWHEEL RENT (separate rent for booth and bar ops)

BOOTH OPERATION: Some or all sales of gambling equipment are conducted by an employee/volunteer of a licensed organization at the leased premises.

ALL GAMES, including electronic games: Monthly rent to be paid: 10 %, not to exceed **10%** of gross profits for that month.
 • Total rent paid from all organizations for only booth operations at the leased premises **may not exceed \$1,750**.
 • The rent cap does not include **BAR OPERATION** rent for electronic games conducted by the lessor.

BAR OPERATION: All sales of gambling equipment conducted by the lessor or lessor's employee.

ELECTRONIC GAMES: Monthly rent to be paid: 15 %, not to exceed **15%** of the gross profits for that month from electronic pull-tab games and electronic linked bingo games.

ALL OTHER GAMES: Monthly rent to be paid: 20 %, not to exceed **20%** of gross profits from all other forms of lawful gambling.
 • If any booth sales conducted by a licensed organization at the premises, rent may not exceed **10%** of gross profits for that month and is subject to booth operation **\$1,750** cap.

BINGO RENT (for leased premises where bingo is the primary business conducted, such as bingo hall)

Bingo rent is limited to one of the following:

- Rent to be paid: _____ %, not to exceed **10%** of the monthly gross profit from all lawful gambling activities held during bingo occasions, excluding bar bingo.
- OR -
- Rate to be paid: \$ _____ per square foot, not to exceed 110% of a comparable cost per square foot for leased space, as approved by the director of the Gambling Control Board. The lessor must attach documentation, verified by the organization, to confirm the comparable rate and all applicable costs to be paid by the organization to the lessor.
 - ⇒ **Rent may not be paid for bar bingo.**
 - ⇒ Bar bingo does not include bingo games linked to other permitted premises.

LEASE TERMINATION CLAUSE (must be completed)

The lease may be terminated by either party with a written 30 day notice. Other terms:

LG215 Lease for Lawful Gambling Activity

Lease Term: The term of this agreement will be concurrent with the premises permit issued by the Gambling Control Board (Board).

Management: The owner of the premises or the lessor will not manage the conduct of lawful gambling at the premises. The organization may not conduct any activity on behalf of the lessor on the leased premises.

Participation as Players Prohibited: The lessor will not participate directly or indirectly as a player in any lawful gambling conducted on the premises. The lessor's immediate family and any agents or gambling employees of the lessor will not participate as players in the conduct of lawful gambling on the premises, except as authorized by Minnesota Statutes, Section 349.181.

Illegal Gambling: The lessor is aware of the prohibition against illegal gambling in Minnesota Statutes 609.75, and the penalties for illegal gambling violations in Minnesota Rules 7865.0220, Subpart 3. In addition, the Board may authorize the organization to withhold rent for a period of up to 90 days if the Board determines that illegal gambling occurred on the premises or that the lessor or its employees participated in the illegal gambling or knew of the gambling and did not take prompt action to stop the gambling. Continued tenancy of the organization is authorized without payment of rent during the time period determined by the Board for violations of this provision, as authorized by Minnesota Statutes, Section 349.18, Subd. 1(a).

To the best of the lessor's knowledge, the lessor affirms that any and all games or devices located on the premises are not being used, and are not capable of being used, in a manner that violates the prohibitions against illegal gambling in Minnesota Statutes, Section 609.75.

Notwithstanding Minnesota Rules 7865.0220, Subpart 3, an organization must continue making rent payments under the terms of this lease, if the organization or its agents are found to be solely responsible for any illegal gambling, conducted at this site, that is prohibited by Minnesota Rules 7861.0260, Subpart 1, item H, or Minnesota Statutes, Section 609.75, unless the organization's agents responsible for the illegal gambling activity are also agents or employees of the lessor.

The lessor must not modify or terminate the lease in whole or in part because the organization reported, to a state or local law enforcement authority or to the Board, the conduct of illegal gambling activity at this site in which the organization did not participate.

Other Prohibitions: The lessor will not impose restrictions on the organization with respect to providers (distributor or linked bingo game provider) of gambling-related equipment and services or in the use of net profits for lawful purposes.

The lessor, the lessor's immediate family, any person residing in the same residence as the lessor, and any agents or employees of the lessor will not require the organization to perform any action that would violate statute or rule. The lessor must not modify or terminate this lease in whole or in part due to the lessor's violation of this provision. If there is a dispute as to whether a violation occurred, the lease will remain in effect pending a final determination by the Compliance Review Group (CRG) of the Board. The lessor agrees to arbitration when a violation of this provision is alleged. The arbitrator shall be the CRG.

Access to Permitted Premises: Consent is given to the Board and its agents, the commissioners of revenue and public safety and their agents, and law enforcement personnel to enter and inspect the permitted premises at any reasonable time during the business hours of the lessor. The organization has access to the premises during any time reasonable and when necessary for the conduct of lawful gambling.

Lessor Records: The lessor must maintain a record of all money received from the organization, and make the record available to the Board and its agents, and the commissioners of revenue and public safety and their agents upon demand. The record must be maintained for 3-1/2 years.

Rent All-Inclusive: Amounts paid as rent by the organization to the lessor are all-inclusive. No other services or expenses provided or contracted by the lessor may be paid by the organization, including but not limited to:

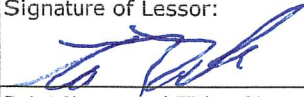
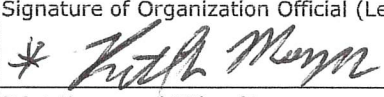
- trash removal
- electricity, heat
- snow removal
- storage
- janitorial and cleaning services
- other utilities or services
- lawn services
- security, security monitoring
- cost of any communication network or service required to conduct electronic pull-tabs games or electronic bingo
- in the case of bar operations, cash shortages.

Any other expenditures made by an organization that is related to a leased premises must be approved by the director of the Board. Rent payments may not be made to an individual.

ACKNOWLEDGMENT OF LEASE TERMS

I affirm that this lease is the total and only agreement between the lessor and the organization, and that all obligations and agreements are contained in or attached to this lease and are subject to the approval of the director of the Gambling Control Board.

Other terms of the lease:

Signature of Lessor: 	Date: 3-30-26	Signature of Organization Official (Lessee): 	Date: 4-2-26
Print Name and Title of Lessor: Tom Detak VP		Print Name and Title of Lessee: Keith Momper President	

<p>Questions? Contact the Licensing Section, Gambling Control Board, at 651-539-1900. This publication will be made available in alternative format (i.e. large print, braille) upon request. Data privacy notice: The information requested on this form and any attachments will become public information when received by the Board, and will be used to determine your compliance with Minnesota statutes and rules governing lawful gambling activities.</p>	<p>Mail or fax lease to: Minnesota Gambling Control Board 1/11 W. County Road B, Suite 300 South Roseville, MN 55113 Fax: 651-639-4032</p>
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Request for Council Action

SUBJECT: **Resolution Approving Final Plans & Specifications and Authorizing Advertisement for Bids for Upper 55th Street and North Blackberry Trail**

MEETING DATE: April 13, 2026

ITEM TYPE: Consent Agenda

CONTACT: David Ray, Assistant City Engineer, 651.450.2541

ACTION REQUESTED

The Council is asked to adopt the attached Resolution, approving final plans and specifications and authorizing advertisement for bids for City Project Nos. 2026-09H and 2026-09J as part of the City's 2026 Pavement Management Initiative (PMI).

BACKGROUND

On May 12, 2025, the Council held a public hearing and then ordered projects and authorized the preparation of plans and specifications for the following 2026 Pavement Management Initiative (PMI) projects:

- 2026-09H – Upper 55th Street (Blaine Ave. to Cahill Ave) and 57th Street by Full Reconstruction/Full Depth Reclamation
- 2026-09J – North Blackberry by Mill & Overlay/Full Depth Reclamation

The Council previously approved plans and authorized bidding for the remaining 2026 PMI projects (2026-09D,E,F,G,I,K, and L) on February 23, 2026, and is considering contract award as part of a separate item on this meeting agenda. These two project areas were separated from that initial bid effort due to the use of State Aid funding for Upper 55th Street, the need to draft assessment waivers for adjacent benefiting properties, and to ensure adequate time for coordination of work with the City of South St. Paul on the 57th Street reconstruction components of the project.

The final plans and specifications have been completed and are now available for viewing at the Engineering Division's office at City Hall. These pavement rehabilitation projects are proposed to be bid together to take advantage of economies of scale and to streamline contract administration efforts. The bid opening is tentatively scheduled for June 9, 2026, with the Council receiving bids and considering a contract award on June 22, 2026.

FISCAL IMPACT

Funding for the projects will be from the Pavement Management — Local Streets Fund (440), Water Capital Fund (511), Sewer Capital Fund (521), Storm Water Capital Fund (531), the City of South St. Paul, Municipal State Aid funding, and Special Assessments. Final budgets for the projects will be brought forth for City Council consideration at the time of the contract award.

RECOMMENDATION

Staff recommends adoption of the attached Resolution, approving final plans and specifications and authorizing advertisement for bids for City Project Nos. 2026-09H, and 2026-09J.

ATTACHMENTS

1. Resolution - Approve Plans & Specs and Authorize Ad for Bid Upperr 55th & N Blackberry

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

RESOLUTION NO. _____

**RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING
ADVERTISEMENT FOR BIDS FOR THE CITY PROJECT NOS. 2026-09H AND 2026-09J**

WHEREAS, on May 12, 2025, following published notice given pursuant to Chapter 429 of the Minnesota Statutes and after holding a public hearing, the City Council ordered City Project Nos. 2026-09H, and 2026-09J; and

WHEREAS, pursuant to a resolution passed by the City Council on June 9, 2025 (Resolution No. 2025-140), plans and specifications for City Project Nos. 2026-09H, and 2026-09J were authorized to be prepared by Short Elliot Hendrickson Inc. (SEH), a consultant, and staff; and

WHEREAS, staff have prepared plans and specifications for bidding the following projects for Council review and approval:

- 2026-09H – Upper 55th Street (Blaine Ave. to Cahill Ave) and 57th Street
- 2026-09J – North Blackberry

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

1. The plans and specifications for City Project Nos. 2026-09H and 2026-09J, are on file with the City and are hereby approved as the plans and specifications, in accordance with which said improvements shall be constructed.
2. The City Engineer is hereby authorized to advertise for bids pursuant to the provisions of Minnesota Statutes Chapter 429, with respect to City Project Nos. 2026-09H and 2026-09J.
3. The contract for these improvements shall be executed no later than two years after the adoption of this Resolution.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 13th day of April 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



Request for Council Action

SUBJECT: **Resolution Awarding an Engineering Contract for City Project No. 2025-11 - Cahill Ave. Traffic Study**

MEETING DATE: April 13, 2026

ITEM TYPE: Consent Agenda

CONTACT: Paul Merchlewicz, City Engineer, 651.450.2572

ACTION REQUESTED

The Council is asked to adopt the attached Resolution, approving the Traffic Study for Cahill Avenue from Concord Boulevard to Upper 55th Street (City Project No. 2025-11), and awarding a preliminary engineering contract to Kimley Horn for the same project.

BACKGROUND

Cahill Avenue has long been considered the "main street" of Inver Grove Heights. Much of the roadway between Upper 55th Street and Concord Boulevard consists of a four-lane wide collector street. There are limited/no turn lanes located north of 80th Street, and there is a lack of both on-road and off-road bicycle facilities. The areas adjacent to Cahill Avenue are fully developed. Utilities within portions of Cahill Avenue will likely need rehabilitation or replacement in the next ten years, as will the general pavement surface.

This study endeavors to identify if current and future traffic volumes may mandate a revision to the lane configuration, consideration of additional "complete street" improvements to accommodate bicyclists and pedestrians, and to assist with future scoping of a comprehensive capital improvement for Cahill Avenue in future CIP revisions.

The City solicited proposals from three firms qualified to perform traffic analysis within the City's consultant engineering pool, and received proposals from all three. City staff have reviewed the proposals and found Kimley Horn to be the lowest responsible proposer with a proposal that will meet the goals of the project.

FISCAL IMPACT

The total cost for the work as proposed is \$188,968.50, which includes a 5% contingency. This cost is \$93,968.50 more than what is allocated in the City's Capital Improvement Plan (CIP) for the study efforts in 2025. The full funding for the Cahill Ave. Traffic Study, including the additional costs above the estimated CIP budget value, is proposed to be paid through Fund 440 (Pavement Management – Local Streets Fund).

Although staff worked to refine the project scope to minimize the cost of the work to the greatest extent possible, staff also recognized that the original estimate was likely underestimated for the overall traffic scoping need. The efforts put forth in the traffic study will help streamline the number of viable traffic configuration options to be reviewed in a future feasibility review for the Cahill Ave. corridor, and reduce future costs of that study effort. The City had savings of over \$1.1 million in

Fund 440 (Pavement Management - Local Street Fund) in 2025, through construction cost savings in the 2025 PMI maintenance and reconstruction projects. The estimated additional costs for the Cahill Ave. Traffic Study (\$93,968.50) will utilize approximately 8% of these realized cost savings.

RECOMMENDATION

Staff recommend adoption of the attached Resolution, accepting the proposal and awarding a contract to Kimley Horn for the completion of a Traffic Study for City Project No. 2025-11.

ATTACHMENTS

1. Resolution - Cahill Traffic Study Contract Award
2. KH Proposal_Cahill Traffic Study_Signed

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

RESOLUTION NO. _____

**RESOLUTION ACCEPTING PROPOSAL FROM KIMLEY-HORN, INC AND AWARDED
CONTRACT FOR CITY PROJECT NO. 2025-11 – CAHILL AVENUE TRAFFIC STUDY**

WHEREAS, the City of Inver Grove Heights desires to complete a traffic study for Cahill Avenue from Concord Boulevard to Upper 55th Street to identify if current and future traffic volumes may mandate a revision to the lane configuration, as proposed in the City's 2025-2029 Capital Improvement Plan; and

WHEREAS, the study will help identify and consider additional "complete street" improvements to accommodate bicyclists and pedestrians; and

WHEREAS, the effort will assist with future scoping of a comprehensive capital improvement for Cahill Avenue in future CIP revisions; and

WHEREAS, Kimley Horn has been determined to be the responsible proposer for the Project; and

WHEREAS, The City has engaged in direct negotiations with Kimley Horn to provide a negotiated final cost and contract for the Cahill Avenue Traffic Study.

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

1. Kimley Horn, Inc's proposal in the amount of \$179,970.00 is hereby accepted for the final design of Project No. 2025-11 – Cahill Avenue Traffic Study.
2. As part of the final design fee for the project, the City Engineer is authorized to direct the use of contingency funds up to \$8,998.50 for changes in scope that may occur through the preliminary engineering efforts. These contingency funds equal 5% of the proposed total and include additional contingency funds to be utilized to complete the preliminary study effort.
3. The Mayor and City Clerk are hereby authorized and directed to enter a Professional Services Agreement with Kimley Horn, Inc. for Project No. 2025-11 in the not-to-exceed amount of \$188,968.50, to be funded from Fund 440 – Pavement Management – Local Streets Fund.

Approved by the City Council of the City of Inver Grove Heights, Minnesota this 13th day of April 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

Cahill Traffic Study

Project Identification: This work involves conducting traffic analysis, corridor study, preliminary engineering and right-of-way needs aligned with the most effective/efficient lane configuration for Cahill Avenue. This work will involve identifying the appropriate roadway section for each corridor segment which may include a four-lane section, a three-lane section, or through lane/turn lane configurations. The goal is to provide a more efficient north/south corridor and increase all modes of safety of the transportation system.

This written authorization to proceed and work order contract (work order contract) is between the City of Inver Grove Heights (City) and Kimley-Horn and Associates, Inc., a Corporation, Address: 14800 Galaxie Avenue, Suite 200, Apple Valley, MN 55124 ("Contractor"). This work order contract is issued under the authority of the City of Inver Grove Heights Master Professional Services Agreement between the City and Contractor ("Master Services Agreement") and is subject to all applicable provisions of the Master Services Agreement, which is incorporated herein by reference.

Recitals

1. The Contractor will furnish all products and perform all services defined in Article 2 of this Work Order Contract, Scope of Work and Deliverables, below.
2. The City needs a Contractor to provide professional services for preliminary engineering that includes traffic analysis, corridor study, and right of way needs for Cahill Avenue for consideration of the most optimal roadway configuration based on location, need, and use. The extents of this study are from Concord Boulevard at the southern termini to Upper 55th Street at the north. Components of this study will include pedestrian crossings, lane reduction, signal analysis, the use of curblin bump-outs and utility relocations (including stormwater to the extent of estimated structure/system relocations if necessary).
3. This study will also include potential preliminary designs: the approaches to Cahill Avenue on 80th Street and the associated reconfiguration of the intersection and signal system.
4. The signal at Cahill Avenue and 80th Street will be evaluated for upgrades associated with flashing yellow arrows.
5. The signal at Cahill Avenue and 70th Street will be evaluated for upgrades associated with flashing yellow arrows.
6. The signal at Cahill Avenue and Concord Boulevard will not be evaluated for upgrades or modifications.

Work Order Contract

- 1 Term of Contract; Survival of Terms; Incorporation of Exhibits:

1.1 Effective Date:

This work order contract will be effective on the date that all required signatures are obtained by City. The Contractor must not begin work under this work order contract until ALL required signatures have been obtained and Contractor has been notified in writing to begin such work by City's Authorized Representative.

1.2 Expiration Date:

This work order contract will expire on June 30, 2027, or when all obligations have been satisfactorily fulfilled, whichever occurs first.

1.3 Exhibits:

Exhibits A through Exhibit B are attached and incorporated into this work order contract.

Exhibit A = Specifications, Duties, and Scope of Work

Exhibit B = Progress Report Form

2 Scope of Work and Deliverables:

2.1 The Contractor, who is not a city employee, will provide the following services under this work order contract: complete the tasks listed in Exhibit A. The Contractors' assumptions for the work required to deliver the identified scope are included as part of this Contract Attachment 1. The Contractor's assumptions or estimate of work will not supersede or take precedence over the requirements to deliver the specific scope items listed in this contract.

2.2 Deliverables are defined as the work product created or supplied by the Contractor pursuant to the terms of this work order contract.

3 Items Provided and/or Completed by the City:

3.1 After authorizing the Contractor to begin work, the City will furnish any data or material in its possession relating to the project that may be of use to the Contractor in performing the work.

3.2 All such data furnished to Contractor, will remain the property of the City and will be promptly returned upon the City's request or upon the expiration or termination of this work order contract.

3.3 The Contractor will analyze all such data furnished by the City. If Contractor finds any such data to be incorrect or incomplete, Contractor will bring the facts to the attention of City before proceeding with the part of the project affected. The City will investigate the matter, and if it finds that such data is incorrect or incomplete, it will

promptly determine a method for furnishing corrected data. Delay in furnishing data will not be considered justification for an adjustment in compensation.

4 Consideration of Payment:

4.1 Consideration:

The City will pay for all services performed by Contractor under this contract as follows:

4.2 Compensation:

Contractor will be paid for hours worked during each invoice period on a Unit Rate basis not to exceed a maximum aggregate value greater than the Total Obligation shown in Section 4.1.5:

Labor Rate Costs*: \$176,970.00

Direct Expense Costs: \$3,000.00

* Labor Rate includes direct labor, overhead and profit

4.3 Overtime:

The City will not pay directly for any overtime worked by a Contractor or a subcontractor.

4.4 Direct Expense Costs:

Allowable direct expense costs include project specific costs and are items not otherwise included in overhead costs. Travel expenses and open house materials specific to this project are examples of Direct Expense Costs. Any Direct Expense Costs that are necessary for Contractor to reasonably conduct day to day work must be approved, in writing, by the City's Authorized Representative prior to expenditure (i.e., costs that would normally be considered overhead costs).

4.5 Travel Expenses:

The Contractor will be reimbursed for travel and subsistence expenses in the same manner and in no greater amount than provided in the current "IRS Publication 463, Travel, Gift, and Car Expenses".

4.6 Total Obligation:

The total obligation of City for all compensation and reimbursements to Contractor under this contract will not exceed \$179,970.00.

5 Terms of Payment:

5.1 The City will promptly pay all valid obligations under this work order contract as required.

5.2 The Contractor must submit invoices electronically for payment, monthly, using the cover letter format set forth in Exhibit B. Attach supporting hourly breakdown demonstrating work performed over the invoice period.

5.3 The Contractor must submit the signed invoice, the signed progress report and all required supporting documentation, for review and payment, to the City's Finance Department, at invoices@ighmn.gov. If the Contractor cannot support electronic submission of the invoice package, the Contractor must contact the City's Authorized Representative for possible alternatives.

6 Contractor's Project Manager:

6.1 Contractor's Project Manager for this work order contract will be:

Name/Title: Luke Moren, P.E. - Project Manager
Address: 14800 Galaxie Avenue, Suite 200, Apple Valley, MN 5124
Telephone: 651-643-0489
E-Mail: Luke.Moren@kimley-horn.com

7 City's Project Manager and Authorized Representative:

7.1 City's Project Manager and Authorized Representative for this work order contract will be:

Authorized Representative	Project Manager
Name/Title: Paul Merchlewicz, P.E.	Name/Title: Paul Merchlewicz, P.E.
Address: 8150 Barbara Ave Inver Grove Heights MN, 55077	Address: 8150 Barbara Ave Inver Grove Heights MN, 55077
Telephone: 651-450-2572	Telephone: 651-450-2572
E-Mail: pmerchlewicz@ighmn.gov	E-Mail: pmerchlewicz@ighmn.gov

7.2 City's Authorized Representative, or his/her successor, will sign progress reports, review billing statements, and make recommendations to City's Finance Department for certification of payment of each Invoice submitted by the Contractor.

8 Termination and Suspension

8.1 Termination by the City

The City or the City's Administrator may terminate this contract at any time, with or without cause. Upon termination, the Contractor will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

8.2 Termination for Insufficient Funding

The City may immediately terminate this work order contract if it does not obtain funding from the City Council, or other funding source; or if funding cannot be continued at a level sufficient to allow for payment of the services covered here. Termination must be by written notice to the Contractor. The City is not obligated to pay for any services that are provided after notice and effective date of termination. However, the Contractor will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. The City will not be assessed any penalty if the work order contract is terminated because of the decision of the City Council, or other funding source, not to appropriate funds. The City must provide the Contractor with notice of the lack of funding within a reasonable time of the City's receiving that notice.

8.3 Suspension

The City may immediately suspend this work order contract in the event of a total or partial government shutdown due to failure to have an approved budget by the legal deadline. Work performed by the Contractor during a period of suspension will be deemed unauthorized and undertaken at risk of non-payment.

9 Plain Language; Accessibility Standards

9.1 Plain Language

Except for designs, plans, layouts, maps and similar documents, the Contractor must provide all deliverables in "Plain Language". Plain Language is a communication which an audience can understand the first time they read or hear it. To achieve that, the Contractor will take the following steps in the deliverables:

- Use language commonly understood by the public.
- Write in short and complete sentences.
- Present information in a format that is easy-to-find and easy-to-understand; and
- Clearly state directions and deadlines to the audience.

City Contract No.: 23-27_IGHMSA_E_WO_57

City Project: Cahill Traffic Study

In witness whereof, Consultant and City and caused this Agreement to be executed on their behalf by the proper officers.

Date: _____, 20__

CITY OF INVER GROVE HEIGHTS

BY: _____

Brenda Dietrich, Mayor

ATTEST: _____

Rebecca Kiernan, City Clerk

Date: April 3rd, 2026

CONSULTANT



BY: Eric Fosmo, P.E.

IT'S: Vice President

Cahill Traffic Study – Scope of Work

- 1 Project Overview
 - 1.1 General Statement of Scope of Work
 - 1.1.1 The delivery of this contract includes providing surveying and mapping, engineering studies and reports, public involvement process, geotechnical information, drainage designs, traffic evaluation of various alternatives, preliminary layouts (30% Plans), and right-of-way needs. This effort will serve as the basis for the development of a feasibility study that will follow the 429 process at a later date.
 - 1.1.2 This project is required to comply with all County and City standards, State-Aid design standards, and MnDOT standards and specifications.
 - 1.2 Project Background
 - 1.2.1 Inver Grove Heights is looking to determine the most appropriate roadway section for Cahill Avenue which may include doing nothing, reducing the number of lanes from four lanes to three lanes, or a combination along with a reconfiguration of lanes (i.e. dedicated turn lanes) and key intersections. This change may allow for more efficient use of the roadway and provide better accommodation for safety.
 - 1.2.2 The extents of this study are from Concord Boulevard at the southern termini to Upper 55th Street at the northern termini.
 - 1.2.3 Signal systems at 70th Street and 80th Street will be evaluated to determine applicability of upgrades (flashing yellow arrow, etc.). The signal system at 80th Street will include an analysis on lane configuration for both, 80th Street and Cahill Avenue (including slip ramps, etc.). The signal system at Concord Boulevard will remain unchanged with no evaluation necessary.
 - 1.3 Project Deliverables
 - 1.3.1 As part of the final project deliverables, the Contractor will provide electronic copies of all documents and source information produced during the preparation of the project.
 - 1.4 The Contractor will:
 - 1.4.1 Provide CAD (AutoCAD) base files used to develop project plans
 - 1.4.2 Provide project plans in CAD format. The Contractor may bind all references to create a stand-alone plan sheet for each plan.
 - 1.4.3 Provide any model information used for the design. Examples of model information may include traffic, or other.

1.5 Project Schedule

Items	Date Due
Expected Notice to Proceed.....	March 2026
Project Kick-Off Meeting	March 2026
Preliminary Layout.....	June 2026
Preliminary Stormwater Report	July 2026
30% Design Plans and Estimate	September 2026

2 Project Management

2.1 Project Coordination and Administration

2.1.1 Project management includes work necessary for communicating and completing the project tasks on time and within budget. The Contractor must not reassign the project manager or their primary duties without the written consent of the City's project manager. The Contractor's staff must have the training and expertise necessary for the work tasks to which they are assigned.

2.1.2 Meeting summaries must be submitted no later than three business days after each meeting. Final meeting summaries must be submitted no later than one business day after receiving comments on draft summaries.

2.1.3 The Contractor will:

- a. Prepare invoices accompanied by:
 - i. Progress report form (Exhibit B).
 - ii. Supporting data for direct expenses.
 - iii. Manage, coordinate, direct, and monitor subcontractor services, including reviewing progress reports, deliverables, schedule, and invoices.
- b. Update the City's project manager on the status of the project schedule, budget, and general status/progress at the weekly progress meetings.
- c. Store all deliverables in an organized electronic document management system and make deliverables available to the City's project manager as needed whether the file is incomplete, in draft form, or the final deliverable.
- d. Track issues and action items that develop during the project that either need resolution or implementation. The Contractor will review project issues and action items with the City's project manager at the weekly progress meetings.

2.2 Project Meetings

2.2.1 Kickoff Meeting

- a. The Contractor will schedule and facilitate a project kickoff meeting to confirm the basic project objectives, solidify a work plan, and obtain consensus on the project requirements. This meeting must occur no later than five business days after notice to proceed. The meeting will be held via Microsoft Teams or at Inver Grove Heights City Hall and will include up to two Contractor staff.

2.2.2 Project Management Team (PMT) Meetings

- a. The Contractor will facilitate monthly PMT meetings with the City's project manager and other personnel as identified by the City's project manager. The PMT meetings are intended to provide a management-level view of project development.
- b. Coordination for all projects may be combined into each weekly PMT meeting.
- c. The Contractor will:
 - i. Meet with the City's project manager bi-weekly to review progress of deliverables, issues, and team effectiveness.
 - ii. Solicit feedback from the City's project manager to assess whether all services meet the requirements of the project.
 - iii. Identify needs and issues and discuss steps.
- d. Progress meeting attendees may vary depending on issues that need discussion. The Contractor's project manager must attend these meetings.
- e. PMT meetings may be used to address City comments for each of the review submittals to discuss City comments and provide resolution before finalizing all deliverables necessary for bidding.

3 Public Engagement

3.1 Stakeholder Involvement/Meetings

3.1.1 Stakeholder involvement and meetings include the work necessary to gather input on the proposed project improvements.

3.1.2 The Contractor will:

- a. Plan for up to three (3) Stakeholder Involvement Meetings. Other involvement may occur during regular PMT meetings.
- b. Develop information that identifies critical project impacts.
- c. Work to coordinate with project stakeholders which may include Metro Transit, South St. Paul, Independent School District 199, and Dakota County. Direct coordination is not expected but instead support for the City's project manager will be necessary.

3.2 Public Meetings

3.2.1 Public meetings are opportunities to share project related information to the public and for City Officials to discuss, ask questions, and make decisions surrounding the project.

3.2.2 The Contractor will:

- a. Plan for up to two City Council meetings or work sessions. One during concept development to gain input and one after the recommended design configuration(s) is chosen to provide information.
- b. Provide project exhibits (layouts, concepts, etc.), collect comments and feedback, while attending one public open house hosted by the City.
- c. Attendance at two regular City Council meetings or work sessions are intended to provide City support for Council approval of preliminary engineering and plans.

4 Preliminary Design Survey

4.1 File Format

4.1.1 Deliverable format for survey data will be an ASCII file using linework and comment coding for inclusion into AutoCAD files, using the current versions of AutoCAD.

4.2 Standards and Guidance

4.2.1 Survey work must meet best management practices (BMPs) for surveying.

4.2.2 All work shall be completed using the Dakota County Coordinate System North American Datum (NAD) 83, 1986 adjustment and North American Vertical Datum (NAVD) 88 vertical datum.

4.3 Items Provided by the City

- a. Known drainage, water, and sewer infrastructure information within project area (note: drainage structure information may not be all inclusive).
- b. Horizontal and vertical datum requirements.

4.4 Conduct Topography

4.4.1 The Contractor will:

- a. Review existing topographic survey information and identify additional survey necessary to complete the design.
- b. Send out a mass mailing to notify landowners of survey intention.
- c. Prepare a topo survey work plan and schedule for all survey activities and will review work progress with the City at scheduled PMT meetings.

- d. Collect survey data necessary to complete design and provide information necessary for construction field work.

4.4.2 Deliverables:

- a. Topo survey work plan and project schedule
- b. ASCII file with all survey data, including header information containing horizontal and vertical datum
- c. Field shots imported into AutoCAD
- d. Survey report

5 Traffic, Signal, and Access Analysis

5.1 Traffic Analysis

5.1.1 Prior to preliminary design, the consultant shall produce a memorandum that evaluates available data, traffic and land use projections, and guidelines from the Inver Grove Heights 2040 Comp Plan and determines key design and functional characteristics of the roadway. This analysis will include:

- a. Confirmation of the appropriate facility.
- b. Recommended approach for median/turn lane configuration with consideration to access management for current and future streets and private driveways.
- c. Recommendations for configuration of the following intersections:
 - i. Brooks Blvd./Birch Blvd. and Cahill Avenue
 - ii. College Trail and Cahill Avenue
 - iii. 81st Street and Cahill Avenue (access to Inver Grove Middle School)
 - iv. 80th Street and Cahill Avenue
 - v. 70th Street and Cahill Avenue
 - vi. 65th Street and Cahill Avenue
 - vii. Upper 55th Street and Cahill Avenue
- d. Review and recommendation of all other minor roadway and driveway access points throughout the corridor
- e. Review of crash data.
- f. Review of bicycle and non-motorized traffic throughout the corridor.
- g. Photometric analysis and recommendations for new or modified intersection lighting
- h. As needed, the consultant shall supplement the available travel volume and turn movement data by performing additional traffic counts.

5.2 Intersection and Signal Evaluation

5.2.1 Existing Intersection Review

- a. The Contractor will conduct existing intersection conditions review that includes the following information for all study intersections:
 - i. Documentation of a field assessment including intersection geometry, utilities, operations, access, and other factors that may influence the design alternatives.
 - ii. A large-scale map (1 inch = 500 feet) showing the intersection in relationship to nearby roadways, access points, or other significant land uses.
 - iii. An existing aerial layout (1 inch = 50 feet) of the intersection identifying lane configuration, shoulders, medians, pedestrian and bicycle facilities, right-of-way limits, access driveways, buildings, drainage structures, posted speed limits, and current intersection traffic control.
 - iv. A review of historical crash data and safety analysis that includes developing a collision diagram and determining the main contributing factors for the crashes.
 - v. AM and PM peak hour traffic operations analyses for existing conditions and document key measures of effectiveness including delays, level of service (LOS), and 95th percentile queue lengths.
 - vi. Consider school traffic dismissal volumes as part of the analysis where applicable.
 - vii. Use SimTraffic for analysis in areas of schools, churches, and other identified traffic generators
- b. Deliverables:
 - i. Field assessment documentation
 - ii. Intersection exhibits
 - iii. Crash analysis summary
 - iv. Existing traffic operations summary

5.2.2 Intersection and Signal Alternatives Analysis

- a. The Contractor will complete a capacity analysis of intersection geometric improvements for alternatives at all study intersections. Alternatives analyzed will include a No-Build scenario and both conventional and innovative intersection alternatives. Alternatives to be analyzed will be recommended by the Contractor and approved by the City.
- b. As part of the Signal Alternative Analysis, the Contractor will evaluate the incorporation of Flashing Yellow Arrows at existing signalized intersections into the final proposed solution, whether existing or a modified solution.
- c. Deliverables:
 - i. No-Build traffic operations analysis summary
 - ii. Alternatives capacity analysis summary

- iii. Summary of multi-modal pros and cons for each alternative
- iv. Flashing Yellow Arrow analysis.
- v. Benefit-cost analysis results and memorandum

5.3 Concept Layouts and Cost Estimates

5.3.1 The Contractor will develop concept sketches to support the alternatives screening at the study intersection(s). The concept(s) will attempt to minimize impacts to right-of-way, cost, and other environmental factors.

5.3.2 The Contractor will:

- a. Create an in-place topography file based upon an aerial photo. Right-of-way limits will be estimated based upon State and County records. Review in-place topographic, right-of-way, and utility information to determine design constraints.
- b. Prepare and submit a preliminary construction cost estimate. The preliminary cost estimate will include costs for major construction items, project contingency representing expected but non-quantified costs, and risk assumptions. The preliminary cost estimate will be used as a tool to help determine a preferred project alternative.

5.4 Preferred Alternatives

5.4.1 The Contractor will:

- a. Generate an assessment and evaluation matrix that compares each geometric layout concepts safety benefits, benefit/cost, environmental impacts, right-of-way impacts, and construction cost.
- b. Review the layout concepts and matrix with City and potential stakeholders as determined by City. The preferred alternative will be identified based on input from the City following a thorough review of the construction costs and comparison matrix evaluation.
- c. Refine the concept layouts to a preferred alternative layout level by incorporating mitigation measures identified through the traffic modeling, City comments, and additional information established during the traffic analysis.
- d. Establish right-of-way impacts expected or anticipated.
- e. Finalize traffic safety and operations analyses of the preferred alternative and summarize results for measures of effectiveness.
- f. Finalize construction cost estimate.

5.4.2 Deliverables:

- a. Preferred alternative layout
- b. Anticipated right-of-way impact summary
- c. Traffic operations and safety summary
- d. Final construction cost estimate

5.5 Access Evaluation and Control

5.5.1 The Contractor will:

- a. Evaluate public and private access points throughout the corridor to determine impacts to traffic, traffic safety, and roadway function under existing configurations as well as all proposed options. This evaluation will be used to assist in determining the preferred Cahill Avenue configuration.
- b. The Contractor will evaluate whether access consolidation is feasible and also determine the appropriate level of traffic control for each condition (i.e., signal, turn lanes with stop control, uncontrolled, etc.).

6 Utility Coordination

6.1.1 This task is for utility coordination only.

6.2 Initiate GSOC Utility Design Ticket and Collect Responses

6.2.1 Initiate and collect utility information within the project limits.

6.2.2 The Contractor will:

- a. Initiate the GSOC Utility Design Locate Ticket and collect information provided, including any maps that may be collected.
- b. Catalog all utility information, including ticket numbers, clear/no conflict information, noted utility conflicts, and utility design contact information into the City's file system for use during final design.
- c. Incorporate utility information into preliminary design plans

7 Preliminary Hydraulic Design and Stormwater Design

7.1 General

7.1.1 The Contractor will assess the current roadway stormwater system configuration and its compatibility with each configuration evaluated.

7.2 Preliminary Stormwater System Analysis

7.2.1 The Contractor will compile available water resources-related information, regulatory requirements applicable to the project, and develop a water resources design criteria summary document.

7.2.2 The summary document must include and identify:

- a. Existing stormwater drainage plans, models, and survey data including available data on culverts, ditches, storm sewer systems, and stormwater treatment systems within the project area.
- b. Information collected during the field survey relating to existing conditions.

- c. Water resources issues including, but not limited to, areas with historically inadequate drainage (e.g., known flooding areas, citizen-identified concerns and complaints), environmentally sensitive areas, localized flooding, and maintenance problems associated with drainage, erosion areas, high groundwater table areas, areas known to contain contaminated soil or water, karst areas, ERAs, and DWSMAs including the degree of vulnerability of each DWSMA throughout the project area.
- d. Existing drainage systems that require relocation to align with recommended design configuration(s).

7.2.3 The Contractor will prepare drainage overview map(s) for the project area including:

- a. Utilize existing information in the final analysis to determine if storm sewer configuration is necessary for the final lane configuration determined.

7.2.4 Deliverables:

- a. Incorporation of preferred design into preliminary engineering deliverables

8 Geotechnical Engineering and Analysis

8.1 Geotechnical Investigation

8.1.1 Provide the City's Project Manager with a Geotechnical Plan identifying the appropriate number of tests on each roadway section to develop a Pavement Management solution. Expected investigations, among others, include:

- a. Standard Penetration Test (SPT) borings along the roadway alignment to a depth of 10 feet.
- b. Coring to determine pavement thickness for each roadway segment at a minimum of two per road segment.
- c. Potholing and patching.
- d. Visual inspections.

9 Preliminary Roadway Design

9.1.1 All design and layout work shall comply with applicable MnDOT State Aid requirements. Electronic file sharing is required.

9.1.2 The consultant shall integrate the information produced in earlier tasks to develop a preferred alternative originating from multiple alternatives for the various segments of Cahill Avenue for consideration by the City and County (County intersections).

9.1.3 The preferred alternative will be used as a basis for a feasibility study that will follow the 429 process during future project development work.

- 9.1.4 These plans shall provide enough detail to define required temporary and permanent easements, new or modified traffic controls, and as well as proposed modifications to access management.
- 9.1.5 The design shall include the following layout and plan sheets for the preferred alternative:
 - a. Preliminary typical sections
 - b. Horizontal and vertical alignments (if necessary)
 - c. Preliminary construction limits
 - d. Preliminary utility relocation layouts
 - e. Preliminary major drainage features
- 9.1.6 Through the design process, the consultant shall develop an engineer's estimate of the cost to deliver the Project for planning and budgeting purposes. The engineer's estimate will be:
 - a. A preliminary level (CIP level - major pay items with defined contingencies) estimate broken down by MnDOT's standard pay items
 - b. Include an estimate of Legal, Engineering, Administration, and Finance (LEAF) costs

March 11, 2026

Attn: Paul Merchlewicz, PE / Project Manager
8150 Barbara Avenue
Inver Grove Heights, MN 55077

RE: Cahill Traffic Study

Dear Mr. Merchlewicz and Members of the Selection Committee:

The Cahill Avenue Traffic Study encompasses completion of a traffic analysis, corridor study, and preliminary engineering for Cahill Avenue from Upper 55th Street to Concord Boulevard. The outcomes of this study will inform pedestrian, bicycle, and roadway improvements to be included in future City pavement management initiative projects. The Cahill Avenue corridor includes a unique blend of land uses, intersection control types, and access needs that all must be considered to identify recommended infrastructure improvements to the roadway. The City requires a consultant who knows the City and is experienced in delivering large-scale, preliminary-level corridor studies focused on traffic operations, safety, and access. Kimley-Horn is well-versed in local City priorities and the traffic, safety, and access control challenges that will be central to this project, making us the right team for this project.

Led by Luke Moren, PE, our team will leverage our expertise in delivering comprehensive traffic studies and preliminary design, particularly within Inver Grove Heights, to identify preferred typical sections, intersection improvements, pedestrian and bicycle improvements, and overall safety improvements to address the needs of the corridor and the City. Luke will partner with JoNette Kuhnau, PE, PTOE, who will lead the traffic and safety analysis portion of the project. Luke and JoNette have a longstanding history of delivering similar projects together, including in Inver Grove Heights, and are well-positioned to deliver this project. We have fully reviewed the RFP and have included our additional scope of work items and detailed assumptions in Attachment 1. We have further highlighted our approach and benefits to the City for this project below.

EXTENSIVE, RELEVANT EXPERIENCE

Our team brings extensive experience delivering similar corridor traffic and preliminary design studies in the Twin Cities metro area, including in the city of Inver Grove Heights. Highlighted below are a few recent Kimley-Horn led projects near Inver Grove Heights that involved extensive traffic analysis and preliminary roadway engineering to address corridor safety, planning for future redevelopment, and transportation needs.

Delaware Avenue (CSAH 63) Improvements, Dakota County, West St. Paul, and Mendota Heights, MN

Kimley-Horn has partnered with Dakota County and the cities of West St. Paul and Mendota Heights since 2022 on planning and preliminary engineering for improvements along Delaware Avenue, a corridor with safety, access, and multimodal challenges similar to Cahill Avenue. The work included



corridor-level traffic analysis, alternatives development, and public engagement to address pedestrian and bicycle safety gaps, particularly near Two Rivers High School. The study also evaluated lane configuration changes, access management strategies, pedestrian crossing treatments, and safety improvements. Public and stakeholder input played a key role in

refining alternatives and identifying preferred improvements. The recommended design balanced traffic operations, right-of-way impacts, construction cost, and neighborhood context.

This planning-level effort provided a clear foundation for implementation, with initial safety improvements constructed in 2024 between TH 62 and Marie Avenue and full corridor reconstruction planned for 2027 and 2028. This experience reflects Kimley-Horn's approach to studies like Cahill Avenue focusing on data-driven analysis that supports informed City decision-making and positions corridors for future feasibility and project development.

Concord Street (TH 156) Improvements, South St. Paul, MN

Kimley-Horn led the Concord Street (TH 156) corridor planning and feasibility effort for the City of South St. Paul, establishing a long-term vision for a 3.5-mile urban arterial transitioning from a state highway to a city facility. The initial planning and feasibility study evaluated corridor needs, lane configuration, multimodal facilities, utilities, drainage, right-of-way impacts, and implementation considerations to support City decision-making.

The study provided a strong framework that guided subsequent phases of project development, including preliminary engineering, environmental documentation, right-of-way acquisition, and final design. Throughout the process, Kimley-Horn worked through competing needs in traffic operations, access, multimodal connectivity, infrastructure needs, and cost to identify a preferred corridor configuration that aligned with community goals.

This experience demonstrates Kimley-Horn's ability to deliver planning-level corridor studies that reduce risk, establish defensible recommendations, and position projects for future feasibility, funding, and implementation—an approach directly applicable to the Cahill Avenue Traffic Study.

Adjacent Area Project Experience

In addition to delivering similar recent studies in neighboring communities, our project team has partnered with the City of Inver Grove Heights on multiple local projects in the Cahill Avenue corridor area. These projects include:

- CP 26-68 (DAKOTA COUNTY) CSAH 26 (70TH STREET) IMPROVEMENTS FROM TH 52 TO CAHILL AVENUE – We are actively working with Dakota County and the City on this project and have already completed traffic and intersection alternatives analysis at the 70th Street and Cahill Avenue intersection.
- CP 2016-09F CARLEDA WAY AREA RECONSTRUCTION – We delivered the final design of Carleda Way, which was constructed in 2021. This project identified stormwater issues on Cahill Avenue that will need to be considered with this study and our team is familiar with this area.
- CP 2014-09D COLLEGE TRAIL STREET RECONSTRUCTION – We completed final design of College Trail between Broderick Boulevard and Cahill Avenue, and are familiar with the traffic and safety issues in this area of Cahill Avenue.



- SCHOOL TRAVEL SAFETY ASSESSMENT – We completed Dakota County’s school travel safety assessment in 2021, recommending safety improvements near schools across Dakota County, including Simley High School and Inver Grove Middle School. We will leverage relationships and recommend options from this study for consideration within the Cahill Avenue traffic study.

Our detailed understanding of the project area is further displayed on the project forces and issues map included in Attachment 1.

INCORPORATING TECHNICAL DATA WITH STAKEHOLDER AND PUBLIC INPUT

A cornerstone of our approach is the deliberate integration of technical analysis with stakeholder and public input throughout the study process. Traffic operations, safety data, access evaluation, preliminary layouts, and cost information will be used to clearly frame tradeoffs and inform discussions with City staff, stakeholders, and the public. Feedback received through stakeholder coordination, public engagement, and City Council discussions will be used to refine alternatives and focus technical effort on the issues most important to the community. For longer corridor studies like Cahill Avenue, we recommend using Kimley-Horn’s interactive mapping tool, PublicCoordinate, to concisely obtain input from the public. Using an interactive mapping style tool will significantly improve the project team’s ability to obtain location-specific input on a long corridor such as Cahill and allows stakeholders to actively view and provide additional comments on others’ project input. Additional information on this tool is included as Attachment 2.

This integrated, iterative process ensures that recommendations are both technically defensible and publicly informed, resulting in a preferred corridor configuration that the City can confidently advance into future feasibility and project development phases.

STREAMLINED SCHEDULE

We understand the City desires to complete this study by September 2026. This timeline will be met by adhering to the schedule that we have thoughtfully developed and included in Attachment 1. Each critical scope item, including traffic analysis, public engagement, and preliminary engineering, has been detailed in our schedule to reinforce our understanding of the project issues and ensure our team is sensitive to the overall timeline required for on-time delivery. Adequate agency review periods have also been considered in our schedule. To maintain accountability, we propose using an action items spreadsheet, organized by discipline, for discussion at the beginning of each Project Management Team (PMT) meeting. This tool will keep the City informed, hold the entire PMT accountable to the schedule, and ensure the timely delivery of the scope items most critical to maintaining project progress.

Kimley-Horn is excited about the opportunity to partner with the City on this important project and is well-positioned to deliver this preliminary design effort. Please contact me at 651-643-0489 or Luke.Moren@kimley-horn.com with any questions regarding our proposal.



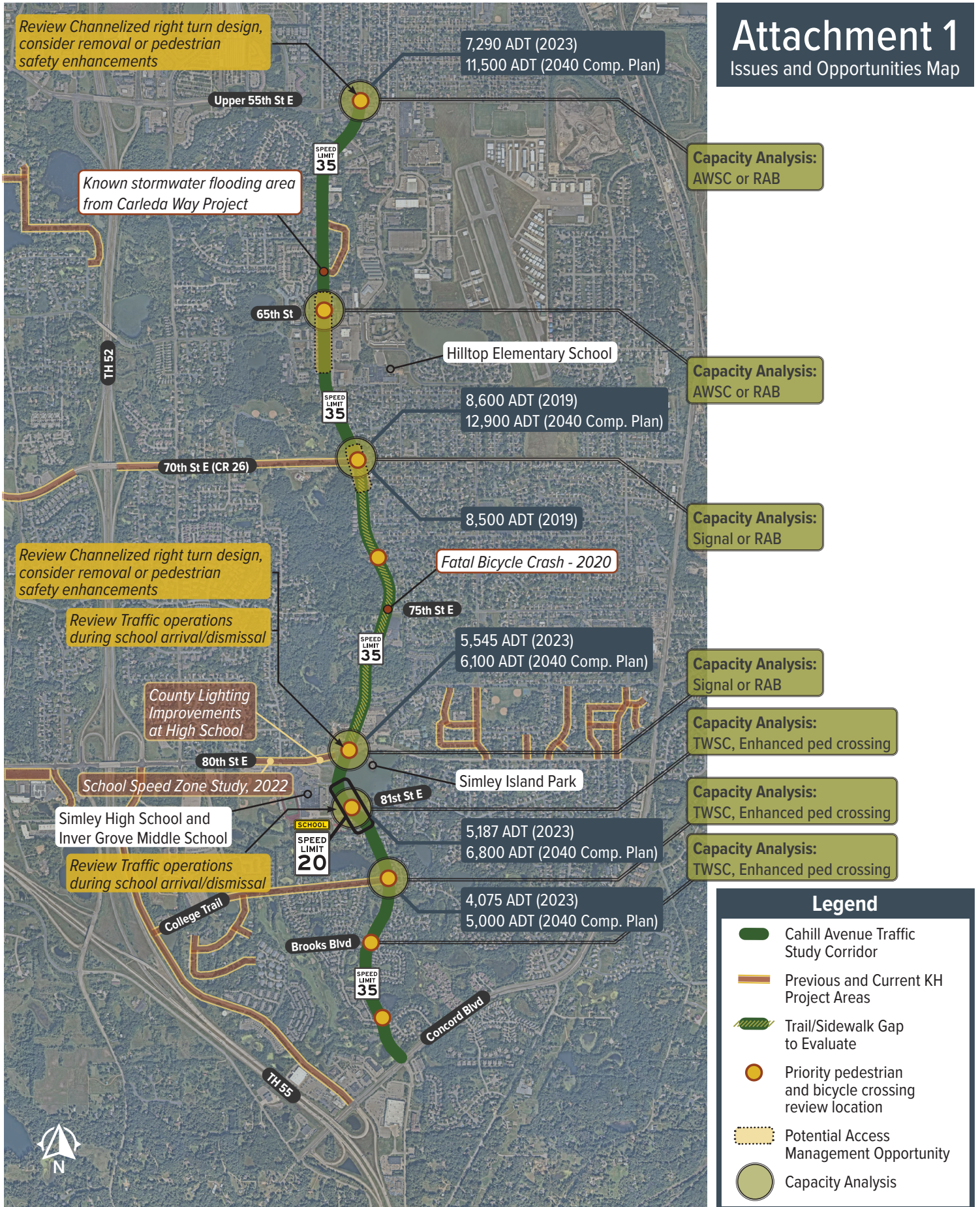
Luke Moren, PE
Project Manager



JoNette Kuhnau, PE, PTOE
Senior Vice President

Attachment 1

Issues and Opportunities Map



Task Description		2026						
		Mar	Apr	May	Jun	Jul	Aug	Sep
TASK 2 : PROJECT MANAGEMENT								
2.1	Project Coordination and Administration		[Task Duration]					
2.2	Project Meetings (One Kick-off and Up to 6 PMT)	★	✓	✓	✓	✓	✓	✓
TASK 3 : PUBLIC ENGAGEMENT								
3.1	Stakeholder Involvement/Meetings		[Task Duration]					
3.2	Public Meetings				[Task Duration]			
	City Council Meeting #1				★			
	Open House					★		
	City Council Meeting #2							★
TASK 4 : PRELIMINARY DESIGN SURVEY								
4.4	Conduct Topographic Survey		[Task Duration]				[Task Duration]	
TASK 5 : TRAFFIC ACCESS ANALYSIS								
5.1	Traffic Analysis		[Task Duration]					
5.2	Intersection and Signal Evaluation		[Task Duration]					
5.3	Concept Layouts and Cost Estimates			[Task Duration]				
5.4	Preferred Alternatives					[Task Duration]		
5.5	Access Evaluation and Control		[Task Duration]					
TASK 6 : UTILITY COORDINATION								
6.2	Initiate GSOC Utility Design Ticket and Collect Responses		[Task Duration]					
TASK 7 : PRELIMINARY HYDRAULIC DESIGN AND STORMWATER DESIGN								
7.2	Preliminary Stormwater System Analysis				[Task Duration]			★
TASK 8 : GEOTECHNICAL ENGINEERING AND ANALYSIS								
8.1	Obtain Geotechnical Investigation						[Task Duration]	
TASK 9 : PRELIMINARY ROADWAY DESIGN								
9.1	Preliminary Project Layout						[Task Duration]	
9.2	Cost Estimates						[Task Duration]	

ATTACHMENT 1 - Project Schedule

- ★ Key Milestone/Engagement Meeting
- ✓ PMT Meeting
- [Yellow Bar] Task Duration

ATTACHMENT 1 - DETAILED FEE PROPOSAL AND ASSUMPTIONS TO EXHIBIT A			Project Manager/Senior Project Advisor	Task Lead	Staff Engineer	Graduate Engineer	CAD/Graphics Designer	Admin	Sub-Consultant (Survey - Gorman)	Sub-Consultant (Geotech - AET)	Design/Project Delivery Totals		
			Total Hours	Expenses	Estimated Fees								
TASK 1 PROJECT OVERVIEW													
We have reviewed the Exhibit A: Scope of Work in detail and are familiar with the project background, deliverables, and overall project schedule. In addition to the scope of work in Exhibit A, our assumptions of the various work tasks are included below. Scope items not included in Exhibit A but that are recommended for consideration as part of the project are included as Task 10.													
TASK 2 PROJECT MANAGEMENT													
2.1	Project Coordination and Administration	- Regular email and phone communication with City project manager. - Prepare and submit meeting summaries as noted in the RFP. - Project schedule, invoicing, and deliverables to be consistent with RFP. - Quality assurance and quality control functions are included in Task 2.1. - Assumes a 6 month overall project schedule starting in late March 2026 and ending in September 2026. - Prepare and manage a shared action item spreadsheet via Microsoft Teams page.	24	6				12			42		\$7,290
2.2	Project Meetings	- Prepare materials for and conduct up to one (1) project kickoff meeting and six (6) PMT meetings through September 2026. - Up to three (3) KH staff to attend PMT meetings based on agenda for the meeting. Up to two (2) KH staff to attend the project kickoff meeting per the RFP. - Maintain updated schedule and action item tracking spreadsheet for each PMT Meeting. - Prepare materials for and conduct up to six (6) bi-weekly check-in meetings with the City project manager. These meetings to be held once a month, 2 weeks from regular monthly PMT meetings.	14	26	18						58	\$500	\$10,030
Subtotal			38	32	18	0	0	12	0	0	100	\$ 500	\$17,320
TASK 3 PUBLIC ENGAGEMENT													
3.1	Stakeholder Involvement/Meetings	- We anticipate meetings with Metro Transit, ISD 199, South St. Paul, and Dakota County may be necessary and will be led by the City. We will prepare exhibits and supply information to City staff to support the City in leading these meetings, consistent with the scope of work listed in Exhibit A. - We have assumed materials and assistance to the City for up to three (3) meetings.	2	4	6						12		\$1,980
3.2	Public Meetings	- Prepare materials for and attend up to one (1) open house with up to two (2) KH staff present and hosted by the City. Feedback will be collected via comment cards and a meeting summary will be prepared. - Up to one (1) KH staff attend up to two (2) City Council meetings or work sessions. Prepare presentation materials for the City Council meetings or work sessions.	12	12	16	24	24				88	\$1,500	\$13,480
Subtotal			14	16	22	24	24	0	0	0	100	\$ 1,500	\$15,460
TASK 4 PRELIMINARY DESIGN SURVEY													
4.1	File Format	- ASCII file in State format for AutoCAD files.										Effort included in Task 4.4	
4.2	Standards and Guidance	- Meet BMPs for surveying. - Complete work using Dakota County Coordinate System (NAD) 83.										Effort included in Task 4.4	
4.3	Items Provided by the City	- City to provide as-built and GIS files for information in the project area.										Effort included in Task 4.4	
4.4	Conduct Topography	- Identify specific areas along the Cahill Ave corridor that would benefit from obtaining topographic survey at the study phase of this project. - We have assumed a \$5,000 allowance for topographic survey with the location of the additional survey to be determined as the study progresses. - Full topographic survey of the Cahill Ave right-of-way corridor is not assumed in the base scope of work but is included as an optional service under Task 10.1. - For the purpose of developing corridor concepts, we will compile a basemap based on available Dakota County GIS data, City GIS data, and other available data from recent projects completed in the surrounding area.			1	2	8	2	40		53		\$6,785
Subtotal			0	0	1	2	8	2	40	0	53	\$ -	\$6,785

ATTACHMENT 1 - DETAILED FEE PROPOSAL AND ASSUMPTIONS TO EXHIBIT A			Project Manager/Senior Project Advisor	Task Lead	Staff Engineer	Graduate Engineer	CAD/Graphics Designer	Admin	Sub-Consultant (Survey - Gorman)	Sub-Consultant (Geotech - AET)	Design/Project Delivery Totals		
											Total Hours	Expenses	Estimated Fees
TASK 5 TRAFFIC, SIGNAL, AND ACCESS ANALYSIS													
5.1	Traffic Analysis	<ul style="list-style-type: none"> - Review City Comprehensive Plan, existing average daily traffic and projections, roadway functional classifications, and access management policy. - Develop Traffic Forecasts for Design Year based on Comprehensive Plan and historic trends. - Model Existing and Future No-Build Conditions in Synchro/SimTraffic for AM/PM peak for 7 intersections. <ul style="list-style-type: none"> - Model school arrival/dismissal peak hour at Cahill Ave & 80th Street. - Analyze Build Conditions for up to 2 cross section alternatives for the corridor and up to 2 lane geometry or intersection control alternatives at 7 study intersections using forecasted volumes. Analysis of RAB alternatives is listed as an optional task. - Review 5 years of crash data, calculate intersection and segment crash rates and prepare 7 intersection crash diagrams to review trends. Prepare map summarizing segment crash trends. - Summarize findings in traffic memorandum or report. 	6	30	40	86	10				172		\$24,910
5.2	Intersection and Signal Evaluation	<ul style="list-style-type: none"> - Field Review/Site visit for all 7 intersections to identify and confirm traffic operations and safety needs. The site visit will include city staff, if desired. - Prepare 7 layouts identifying existing conditions and constraints. - Perform intersection control warrant analysis for up to 5 intersections based on existing and forecast volumes to inform concept development. - Evaluate flashing yellow arrow (FYA) needs and feasibility at existing and proposed traffic signals. - Conduct photometric analysis for any new or modified intersection lighting. - Review multi-modal needs throughout the corridor. - Review of corridor access management is included in task 5.5. - Prepare Benefit - Cost Analysis for up to two concepts at each intersection. - Summarize findings in traffic memorandum or report. 	8	24	36	74	6				148	\$250	\$21,550
5.3	Concept Layouts and Cost Estimates	<ul style="list-style-type: none"> - Identify up to four (4) typical section options for Cahill Avenue to be evaluated along different segments of Cahill Avenue dependent on the outcomes of the traffic analysis in Task 5. We anticipate these typical sections options to include elements of the following: Through lane reduction to one through lane in each direction, shared center left turn lanes, center median for access control, right and left turn lanes, and potentially two through lanes in each direction if traffic volumes warrant. - Prepare up to two (2) intersection layout alternatives at the following intersection locations: Upper 55th Street/Cahill Avenue, 65th Street/Cahill Avenue, 70th Street/Cahill Avenue, 80th Street/Cahill Avenue, 81st Street/Cahill Avenue, College Trail/Cahill Avenue, and Brooks Blvd/Birch Blvd/Cahill Avenue. We anticipate these intersection layout alternatives to potentially include all way stop control, traffic signal control, and varying turn lane or median configurations. Roundabout layouts and analysis are included as Optional Task 10.5. - Identify and recommend pedestrian and bicycle crossing improvements at spot locations along Cahill Avenue. - Identify temporary and permanent easement locations. Extent of easements will be estimated for this study and future project phases will set final limits for easement acquisition. - Prepare preliminary construction cost estimates for inclusion in the evaluation matrix and alternatives evaluation. Cost estimates will include major construction items and will allow for comparison between alternatives. Detailed cost estimates for each alternative will not be developed. 	16	32	50	60	120				278		\$41,330
5.4	Preferred Alternatives	<ul style="list-style-type: none"> - Prepare evaluation matrix to summarize the typical section alternatives and intersection control alternatives. We anticipate the evaluation criteria of this project to include access control, traffic safety, pedestrian and bicycle safety and accommodations, future development planning, construction cost, right-of-way impacts, utility relocations, and other items identified by the PMT. - Incorporate concepts developed in Task 5.3 into public engagement activities as a part of Task 2 to assist in identifying a recommended alternative. - Preparation of the preliminary project layout and detailed cost estimate for the preferred alternative is included in Task 9. 	2	2	4	8	8				24		\$3,540

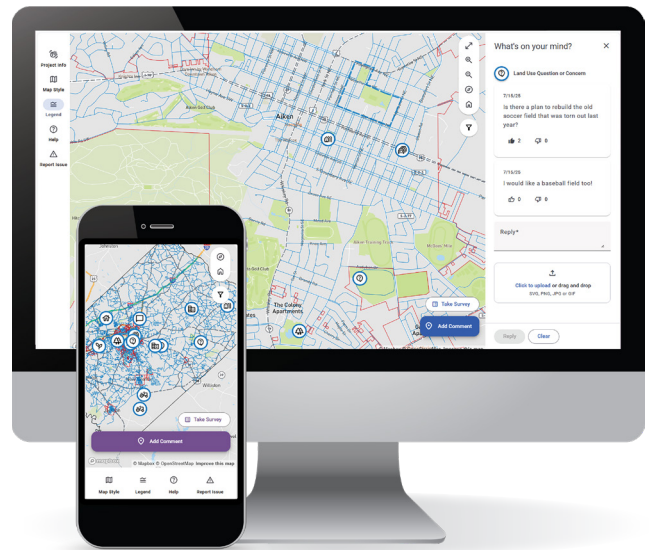
ATTACHMENT 1 - DETAILED FEE PROPOSAL AND ASSUMPTIONS TO EXHIBIT A			Project Manager/Senior Project Advisor	Task Lead	Staff Engineer	Graduate Engineer	CAD/Graphics Designer	Admin	Sub-Consultant (Survey - Gorman)	Sub-Consultant (Geotech - AET)	Design/Project Delivery Totals		
			Total Hours	Expenses	Estimated Fees								
5.5	Access Evaluation and Control	- Prepare existing access spacing map. - Compare existing access to access management best practices. - Prepare future access spacing and turn lane map summarizing recommendations.	2	10		18					30		\$4,500
Subtotal			34	98	130	246	144	0	0	0	652	\$ 250	\$95,830
TASK 6 UTILITY COORDINATION													
6.2	Initiate GSOC Utility Design Ticket and Collect Responses	- Perform a Gopher One Call (GSOC) Design ticket for mapping information. - Provide City with all utility information summarized in table format for use in final design . - Incorporate private utility information into overall project basemap. - No private utility coordination meetings are assumed to be held.		2	4	12					18		\$2,490
Subtotal			0	2	4	12	0	0	0	0	18	\$ -	\$2,490
TASK 7 PRELIMINARY HYDRAULIC DESIGN AND STORMWATER DESIGN													
7.1	General	- Site visit to assess current drainage patterns and note drainage features that may be impacted.	2	4		8					14	\$250	\$2,150
7.2	Preliminary Stormwater System Analysis	- Provide a summary document that compiles water resources design criteria, regulatory requirements, and water-related resources. - Review existing city-wide H/H model to identify locations of possible regional flooding along the corridor. - Provide drainage area overview maps for existing and proposed drainage features, delineated drainage areas, waters that receive project runoff, and existing drainage infrastructure recommendations.	6	18	2	30	4				60		\$9,150
Subtotal			8	22	2	38	4	0	0	0	74	\$ 250	\$11,300
TASK 8 GEOTECHNICAL ENGINEERING AND ANALYSIS													
8.1	Geotechnical Investigation	- Prepare a geotechnical plan identifying number of borings, pavement cores, or other soils data collection recommendations for future geotechnical investigations. - The geotechnical plan will be a short memorandum documenting assumptions and will include an exhibit depicting locations for future investigation. - A full geotechnical investigation is included as an optional service in Task 10.3.		1	6	6					13		\$1,825
Subtotal			0	1	6	6	0	0	0	0	13	\$ -	\$1,825
TASK 9 PRELIMINARY ROADWAY DESIGN													
9.1	Preliminary Project Layout	- Prepare a preliminary project layout based on the preferred alternatives identified in Task 9.1, generally following MnDOT Level 2 Layout standards. The layout will include preliminary typical sections, horizontal alignment, existing utilities, and major drainage features. We have assumed no vertical profile work will be completed with this study. Construction limits shown on the layout will be representative of the anticipated construction for identifying potential right-of-way acquisition parcels but a 3D model will not be completed with the project. - 30% plans will not be completed and the final deliverable for Task 9.1 is a final preliminary project layout.	4	12	20	32	80				148	\$500	\$21,580
9.2	Cost Estimates	- Develop a preliminary level estimate with MnDOT standard pay items based on the preferred alternative. - Construction contingency and LEAF costs will be included in the estimate.	2	4	10	14					30		\$4,380
Subtotal			6	16	30	46	80	0	0	0	178	\$ 500	\$25,960
SUBTOTAL OF ESTIMATED PROJECT COSTS											\$3,000	\$176,970	
TOTAL ESTIMATED PROJECT COST (FEES AND EXPENSES)											\$179,970		
TOTAL PROJECT HOURS			100	187	213	374	260	14	40	0	1188		
Staff Billing Rates (Per Hour)			\$225-\$305 per hour	\$165-\$240 per hour	\$130-\$190 per hour	\$130-\$175 per hour	\$125-\$240 per hour	\$90-\$170 per hour	\$100-\$250 per hour	\$120-\$250 per hour			

ATTACHMENT 1 - DETAILED FEE PROPOSAL AND ASSUMPTIONS TO EXHIBIT A			Project Manager/Senior Project Advisor	Task Lead	Staff Engineer	Graduate Engineer	CAD/Graphics Designer	Admin	Sub-Consultant (Survey - Gorman)	Sub-Consultant (Geotech - AET)	Design/Project Delivery Totals		
											Total Hours	Expenses	Estimated Fees
TASK 10 OPTIONAL CONSULTANT PROPOSED TASKS													
10.1	Complete Topographic Survey	- Full topographic survey of the right-of-way corridor of Cahill Avenue between Upper 55th Street and 80th Street. - If included in the scope of work, Task 10.1 would fully replace task 4.4 in the proposal. - Includes preparing and sending out a notification to property owners along the corridor.		1	2	4	16	4	552		579	\$1,000	\$72,745
10.2	Interactive Mapping	- We recommend utilizing Kimley-Horn's PublicCoordinate interactive mapping tool as part of the open house included in task 3.2 to obtain input from the public on the corridor in an electronic mapping format. Use of this mapping software will streamline receipt of comments from the public and allows for expanded input from residents who are unable to attend the in-person open house meeting. - We assumed the interactive map would be embedded on the City's project website and a link to make comments on the map would be included on the open house mailer invitation and City's social media postings. - We will prepare a summary of the comments received on the mapping and include this information in presentations to City Council as a part of Task 3.2.	1	2	12	48	12	8			83	\$2,000	\$11,155
10.3	Full Geotechnical Investigation	- Obtain a right-of-way permit from the City prior to performing the work, if required. - Provide traffic control per MNMUTCD as required to obtain borings. - Perform eighteen (18) SPT borings at approximately 1,000 LF spacing to a depth of 10-feet. At each boring location, extract a 4-inch diameter pavement core. - Prepare recommendations for pavement design on an assumed R-value and also include recommendations for preparing utility subgrades and bedding. - Summary report will include discussion of recommended rehabilitation methods, including FDR, mill and overlay, and full reconstruction in conjunction with the proposed typical section alternative.		1	6	12		2		190	211		\$28,475
10.4	Traffic Counts	- Perform 24-hour turning movement count for up to 6 intersections (Cahill Ave & CSAH 26 counted in 2024).		2	8	20					30	\$3,500	\$4,110
10.5	Roundabout Intersection Analysis	- Analysis of roundabout concepts in RODEL/ARCADY for up to 4 intersections. - Prepare concept roundabout layouts at up to 4 intersections.	6	8	18	40	20				92		\$13,340
Subtotal			7	14	46	124	48	14	552	190	995	\$ 6,500	\$129,825
TOTAL CONSULTANT PROPOSED OPTIONAL TASKS (FEES AND EXPENSES)												\$136,325	

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Reach Out Today:



Request for Council Action

SUBJECT: **Resolutions Awarding the Contract and Approving the Budget for 2026 Sewer Cleaning and Televising (City Project 2026-06)**

MEETING DATE: April 13, 2026
ITEM TYPE: Consent Agenda
CONTACT: Chris English, Graduate Civil Engineer, 651-248-0157

ACTION REQUESTED

The Council is asked to adopt the attached Resolutions, awarding the contract and approving the budget for City Project No. 2026-06 for the 2026 Contract Sewer Cleaning and Televising project.

BACKGROUND

Bids for City Project No. 2026-06, 2026 Contract Sewer Cleaning and Televising, were opened on April 2, 2026, with eight total bids received. Pipe Services was the low bidder with a total bid of \$257,981.75. A copy of the bid tabulation is included with the attached Resolution awarding a contract.

FISCAL IMPACT

The costs for City Project No. 2026-06 are summarized as follows:

Utility Type	2026 CIP & Approved Budget	Low Bid (Contract Award)	10% LEAF (Legal, Engineering, Admin, Finance)	Construction Contingency	Proposed Budget	Difference from 2026 CIP & 2026 Budget
Sanitary	\$390,000	\$214,373.42	\$21,437.34	\$53,593.36 ⁽¹⁾	\$289,404.12	\$(100,595.88)
Storm	\$65,200	\$43,608.33	\$4,360.83	\$4,360.83 ⁽²⁾	\$52,329.99	\$(12,670.01)
Total	\$455,000	\$257,981.75	\$25,798.17	\$57,954.19	\$341,734.11	\$(113,265.89)

(1) 25% Contingency

(2) 10% Contingency

Through the letting of the project, City staff identified several neighborhoods within the project area with clay piping that have historically experienced significant root intrusion within the sanitary sewer system. As such, an additional construction contingency has been added to the sanitary sewer budget (25%) to cover possible needs for additional root cutting at the unit prices contained within the project bid. The construction contingency for the storm sewer budget (10%) is a standard contingency for a project of this size and scope.

Funding for City Project No. 2025-07 is recommended from the Sewer Capital Fund (Fund 521) and Storm Sewer Capital Fund (Fund 531) for sanitary sewer and storm sewer work, respectively.

RECOMMENDATION

Staff recommends adoption of the attached Resolutions, awarding the contract to Pipe Services in the amount of \$257,981.75 and approving the budget for City Project No. 2026-06.

ATTACHMENTS

1. Resolution Awarding Contract for 2026-06
2. Resolution Approving Budget - 2026-06

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

RESOLUTION NO. _____

**RESOLUTION AWARDING CONTRACT TO PIPE SERVICES FOR
CITY PROJECT NO. 2026-06 - 2026 CONTRACT SEWER CLEANING AND TELEVISIONING**

WHEREAS, pursuant to an advertisement for bids for the 2026 Contract Sewer Cleaning and Televising Project (City Project No. 2026-06), bids were received and opened online on April 2, 2026, at 10:00 a.m., read aloud, and tabulated according to law. The following bids were received complying with the advertisement:

Contractor	5% Bid Bond	Base Bid
Pipe Services	Yes	\$257,981.75
Empire Pipe Services	Yes	\$343,413.30
Superior Sewer Services	Yes	\$343,495.49
Hydro-Klean	Yes	\$343,956.20
Equix Integrity, Inc.	Yes	\$355,484.00
Visu-Sewer	Yes	\$470,772.30
National Power Rodding Corp	Yes	\$558,609.00
American Environmental	Yes	\$566,306.50

WHEREAS, Pipe Services is the lowest responsible bidder for a total contract amount of \$257,981.75.

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

1. The Mayor and the City Clerk are hereby authorized and directed to enter a contract with Pipe Services in the name of the City of Inver Grove Heights, for 2026 Contact Sewer Cleaning and Televising, City Project No. 2026-06, according to plans and specifications on file at the Office of the City Clerk.
2. The City Clerk is hereby authorized and directed to return, forthwith, to all bidders, the deposits made with their bids except for the deposition of the successful bidder and the next lowers bidder shall be retained until the contract has been fully executed.
3. Project funding for City Project No. 2026-06 in the contract amount of \$257,981.75 shall be provided by the Sewer Capital (Fund 521) and Storm Water Capital (Fund 531) funds.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, on this 13th day of April 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION APPROVING THE BUDGET FOR CITY PROJECT NO. 2026-06 - 2026 CONTRACT
SEWER CLEANING AND TELEVISIONING**

WHEREAS, the City Council has considered City Project No. 2026-06 providing for the cleaning and televising of sanitary sewer and storm sewer in locations as identified in the project plans and specifications; and

WHEREAS, finding the project to be necessary and beneficial to the orderly and efficient construction and/or maintenance of city infrastructure, the City Council has ordered the project and awarded a contract for project construction.

NOW, THEREFORE, BE IT RESOLVED BY THE INVER GROVE HEIGHTS CITY COUNCIL, that the following budget is hereby adopted for City Project No. 2026-06:

PROJECT COSTS	2026-06
Construction Bid	\$257,981.75
Legal, Engineering, Administrative, & Finance (LEAF)	\$25,798.17
Construction Contingency (22.5%) ⁽¹⁾	\$57,954.19
TOTAL	\$341,734.11

FUNDING SOURCES⁽²⁾	2026-06
Sewer Capital (Fund 521)	\$289,404.12
Storm Water Capital (Fund 531)	\$52,329.99
TOTAL	\$341,734.11

(1) Contingency based on 25% of as-bid costs for sanitary sewer, and 10% for storm sewer (22.5% average)

(2) Funding sources based on as bid percentages of unit bid prices for sanitary sewer and storm sewer work

BE IT FUTHER RESOLVED that the Public Works Director is authorized to direct the use of contingency funds up to the approved amount for project work in the case of changes in site conditions, quantity adjustment, or unforeseen expenses necessary to complete the project as proposed.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 13th day of April 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



Request for Council Action

SUBJECT: **Monopole Lease Agreement for 5030 Babcock Trail - AT&T**

MEETING DATE: April 13, 2026

ITEM TYPE: Consent Agenda

CONTACT: Brian Connolly, Public Works Director, 651.450.2571

ACTION REQUESTED

The Council asked to approve the attached Monopole Lease Agreement with New Cingular Wireless PCS, LLC (d.b.a. AT&T Mobility) for the City-owned monopole site to be located at 5030 Babcock Trail (current Northside Booster Station property).

BACKGROUND

The City has been working to design and construct a stand-alone monopole facility at 5030 Babcock Trail (City Project No. 2024-18). The project is currently posted for public bidding, with bids set to be opened on April 16, 2026, and a contract for construction brought forth for City Council award on April 27, 2026. In preparation for this project, the City has been negotiating with AT&T to finalize a lease agreement for this new monopole site, where AT&T will relocate their existing facilities on the Northside Water Tower to this new site when the monopole is ready for occupation in late-summer, 2026.

This contract has been reviewed by the Public Works Director and the City Attorney, and has been executed by AT&T representatives. The lease terms are standardized for all antenna carriers, and they include:

1. \$75,000 lease commencement fee, due within 45 days of execution of this Agreement.
2. \$60,000 annual lease, to commence on January 1, 2027, and extend for an initial period of 5 years. Annual lease escalators of 4%.
3. Up to four (4) five-year extension periods, commencing in 2032, 2037, 2042, and 2047, with a total lease period of 25 years.

It is anticipated that an additional lease approval with T-Mobile will be brought forth with the monopole construction contract award on April 27, 2026. A future lease approval with Verizon is anticipated to be in 2028, following the expiration of their current site lease at the Northside Booster Station.

City staff supports this lease agreement as part of the comprehensive efforts to relocate antenna facilities off of the Northside Water Tower through construction and maintenance of a City-owned monopole at 5030 Babcock Trail.

FISCAL IMPACT

As noted, this five-year monopole lease with AT&T will bring in revenue of \$5,000/month (\$60,000/year) starting in 2027, and increasing by 4% per year thereafter, with up to four (4) five-year lease extensions through 2051 (a total lease period of 25 years). An additional \$75,000 lease commencement fee will be paid by AT&T to help offset the costs of the construction of the City-owned monopole proposed for the site. All revenue from antenna leases are budgeted annually in the City's General Fund.

RECOMMENDATION

Staff recommend approval of the attached Monopole Lease Agreement with New Cingular Wireless PCS, LLC (d.b.a. AT&T Mobility), and execution of the agreement by the Mayor and City Clerk.

ATTACHMENTS

1. Monopole Lease Agreement - AT&T
2. Memorandum of Lease - AT&T

MONOPOLE LEASE AGREEMENT

THIS MONOPOLE LEASE AGREEMENT ("Lease Agreement"), made this _____ day of _____ 20____ (the "Effective Date") between **City of Inver Grove Heights**, a Minnesota municipal corporation, having a mailing address of 8150 Barbara Avenue, Inver Grove Heights, Minnesota 55077 ("**Landlord**"), and **New Cingular Wireless PCS, LLC**, a Delaware limited liability company ("**Tenant**"), whose address is 1025 Lenox Park Blvd NE, 3rd Floor, Atlanta, GA 30319.

BACKGROUND

Landlord owns the real property located at 5030 Babcock Trail, Inver Grove Heights, MN 55077 and legally described on the attached **Exhibit A**. (the "**Property**"). Landlord owns a monopole structure located on the Property (the "**Monopole**") that is designed to accommodate multiple cellular antenna arrays. Tenant wishes to install certain communications fixtures and related equipment, including antennas, cables, equipment shelters or cabinets, fencing and any other items necessary to the successful and secure use of the Leased Premises for Tenant's telecommunications operations (the "**Antenna Facilities**") to be located on a portion of the Property. Landlord desires to grant to Tenant the right to install its Antenna Facilities on the Monopole and to use a portion of the Property for related cable/utility boxes in accordance with this Lease Agreement.

FOR GOOD AND VALUABLE CONSIDERATION, the parties agree as follows:

1. LEASED PREMISES.

Subject to the terms and conditions of this Lease, Landlord hereby leases to Tenant and Tenant leases from Landlord a portion of the Property consisting of:

(a) space on the Monopole described and depicted on the attached **Exhibit B**, dedicated for Tenant's exclusive use and consisting of an envelope of twelve (12) contiguous vertical feet of space centered at 170 feet above ground level on the Monopole on which Tenant's antennas and related equipment will be attached and located including any area on a horizontal plane, extending in all directions from the Monopole, not to exceed ten (10) feet from the center of the Monopole, that is perpendicular to such 12-foot vertical envelope (the "**RAD Space**");

(b) space adjacent to the Monopole for the placement of Tenant's ground-based equipment, as shown on **Exhibit B** (the "**Ground Space**"); and

(c) those certain areas where Tenant's conduits, wires, cables, cable trays and other necessary connections (and the cables, wires, and other necessary connections and improvements of such third parties related to Tenant, such as Tenant's utility providers) are located between the Ground Space, the RAD Space and the electric power, telephone, fiber, and fuel sources for the Property (hereinafter collectively referred to as the "**Connection Space**").

The Ground Space, RAD Space, and Connection Space are hereinafter collectively referred to as the "**Leased Premises**." Landlord also grants to Tenant, for the term of this Lease Agreement, a non-exclusive right of ingress and egress over the Property for the purposes of access to the Leased Premises and for the installation and maintenance of utility lines and cables across that portion of Landlord's Property shown on the attached **Exhibit C** to provide electricity and other utilities to the Antenna Facilities.

Tenant shall have the right, without any increase in Annual Rent, and subject to the applicable requirements of this Lease Agreement, to add to, replace, amend or modify the equipment in the RAD Space, provided that the aggregate of all such equipment installed within the RAD Space does not, at any time, exceed the "Maximum Loading" as identified in the structural report in **Exhibit E**.

2. TERM AND RENEWAL.

- a. The initial lease term for this Lease Agreement (the "**Initial Term**") will commence on the date that the first Antenna Facilities are installed on the Monopole (the "**Term Commencement Date**"), and terminate on the fifth anniversary of the first day of January following the Term Commencement Date. Notwithstanding the earlier Term Commencement Date, Tenant shall not be obligated to pay Annual Rent until January 1, 2027.
- b. This Lease Agreement will automatically renew for four (4) additional five (5) year term(s) (each five (5) year term shall be defined as an "**Extension Term**"), upon the same terms and conditions herein unless Tenant notifies Landlord in writing of Tenant's intention not to renew this Lease Agreement at least sixty (60) days prior to the expiration of the then-existing Term.
- c. For purposes of this Lease Agreement, the Initial Term and any Extension Terms are collectively referred to as the Term (the "**Term**").

3. RENT AND ESCROW.

- a. Initial Rent Amount, Adjustments. As consideration for this Lease, Tenant shall pay Landlord an annual yearly rent in the amount of \$ **60,000.00** (the "**Annual Rent**") for the initial year which is \$ **5,000.00** /month. Yearly rent shall be increased each year on January 1 by four percent (4.0%) of the previous year's annualized rental as shown on the attached **Exhibit D**.
- b. Time of Payment. The Annual Rent shall be paid in four (4) equal, quarterly installments on January 1, April 1, July 1 and October 1, of each year, provided that for the first quarter following the Term Commencement Date, the quarterly payment of Annual Rent shall be prorated for the remaining number of days through the end of such quarter. The Tenant agrees to timely pay any permit or regulatory fees directly attributable to the installation and/or use of the Tenant's Antenna Facilities upon the Property.
- c. Lease Commencement Fee. Within forty-five (45) days of the date of execution of this Lease Agreement by the last party to sign the Lease Agreement, Tenant shall pay Landlord a one-time lease commencement fee of Seventy-Five Thousand and 00/100 Dollars (**\$75,000.00**).
- d. Cash Escrow: The Tenant shall deposit a cash escrow in the amount of Ten Thousand and 00/100 Dollars (\$10,000.00) at the time of execution of this Lease Agreement. The cash escrow shall remain in place throughout the Initial Term and any Renewal Terms. The cash escrow shall be used to ensure the Tenant's compliance with the terms of this Lease Agreement, and may be used by the Landlord to pay for any costs incurred by the Landlord, the payment of which is Tenant's responsibility under the terms of this Lease Agreement, or as a result of the Tenant's breach of this Lease Agreement, provided the Tenant does not first pay for the same in accordance with the other terms and conditions of this Lease Agreement regarding such payment. If any portion of the cash escrow is used during the Term of this Lease Agreement, Landlord shall send notice to Tenant of the amount used, and the Tenant shall replenish the cash escrows in the amount stated in the letter within thirty (30) days of the date of the letter.
- e. Performance Bond at Termination. See Section 17(b) of this Lease Agreement.
- f. Sublease. Subleasing by Tenant is prohibited. Tenant shall not be allowed to sublease space on the

Monopole. Notwithstanding the foregoing, Tenant may use the Leased Premises for FirstNet purposes, without the same being considered an assignment or subletting or otherwise being in violation of this Lease Agreement.

4. APPROVALS.

- a. **Tenant Application.** Tenant's right to use the Leased Premises is expressly made contingent upon it obtaining all of the certificates, permits, zoning and other approvals that may be required by any federal, state, or local authority. This shall include the engineering studies specified in subparagraph 4(b) below on the Monopole to be conducted at Tenant's expense. Landlord shall cooperate with Tenant in its efforts to obtain and retain such approval and shall take no action that would adversely affect the status of the Leased Premises with respect to the Tenant's proposed use thereof. Tenant shall not consider this Lease Agreement, or the negotiations to enter into a lease, as alleviating the Tenant from any and all requirements for Tenant to obtain needed certificates, permits, zoning, and other approvals including conditional use permits or other special approvals required by Landlord, County, State or Federal authorities.

Landlord agrees that Tenant's ability to use the Leased Premises is contingent upon the suitability of the Leased Premises and Property for Tenant's Permitted Use and Tenant's ability to obtain and maintain all Government Approvals. Landlord authorizes Tenant to prepare, execute and file all required applications to obtain Government Approvals for Tenant's Permitted Use under this Lease Agreement and agrees to reasonably assist Tenant with such applications and with obtaining and maintaining the Government Approvals.

- b. **Interference and Engineering Studies.** Prior to placement of any Antenna Facilities on the Monopole, Tenant must provide (i) a radio frequency interference study, carried out by an independent and qualified professional selected by the Tenant and approved by Landlord, whose approval shall not be unreasonably withheld, showing that Tenant's intended use will not interfere with any existing communications facilities located on the Monopole; and (ii) an engineering study, carried out by an independent and qualified professional selected by Tenant and approved by Landlord, whose approval shall not be unreasonably withheld, showing that the Monopole is able to support the Tenant's Antenna Facilities to be placed on the Monopole without materially adversely affecting Landlord's use of the Monopole or the use of the Monopole by a pre-existing tenant.
- c. **Site Condition Verification:** Tenant has the right to obtain a title report or commitment for a leasehold title policy from a title insurance company of its choice and to have the Property surveyed by a surveyor of its choice.
- d. **Non-Approval.** In the event that any application necessary under subparagraph 4(a) above is finally rejected or any certificate, permit, license, or approval issued to Tenant is canceled, expires, lapses, or is otherwise withdrawn or terminated by a government authority so that Tenant, in its sole discretion, will be unable to use the Leased Premises for its intended purposes, or if an interference or engineering study, whether conducted pursuant to subparagraph 4(b) and 4(c) above or otherwise, should indicate, in Tenant's sole discretion, that the Leased Premises are unsatisfactory for Tenant's intended use, Tenant shall have the right to terminate this Lease Agreement and in the event the Lease Agreement is terminated pursuant to this subparagraph 4(d) prior to installation of the Antenna Facilities, Landlord shall reimburse Tenant for the Lease Commencement Fee. Notice of Tenant's exercise of its right to terminate pursuant to this subparagraph shall be given to Landlord in writing as provided in accordance with paragraph 18, Notices, of this Lease Agreement.

5. PERMITTED TENANT USE.

- a. **User Priority.** Tenant agrees that the following priorities of use, in descending order, shall apply in the event of communication interference or other conflict while this Lease Agreement is in effect, and Tenant's use shall be subordinate accordingly:
- i. Landlord;
 - ii. Public safety agencies, including law enforcement, fire, and ambulance services that are not part of the Landlord;
 - iii. Other governmental agencies where use is not related to public safety; and
 - iv. Tenant and other government-regulated entities whose antennas offer a service to the general public for a fee in a manner similar to public utility, such as long distance and cellular telephone, not including radio or television broadcasters and pre-existing tenants.
- b. **Permitted Use.** Tenant shall use the Leased Premises only for the purpose of installing, maintaining, replacing, upgrading and operating Landlord-approved (which approval shall not be unreasonably withheld or delayed) Antenna Facilities for providing wireless telecommunications services which Tenant is legally authorized to provide to the public. Landlord grants Tenant the right to enter upon Landlord's Property to conduct Tenant's engineering/technical feasibility studies prior to installation of Tenant's Antenna Facilities on the Leased Premises. Tenant's permitted use shall be non-exclusive, and Landlord specifically reserves the right to allow the Landlord's Property, except the Leased Premises, to be used by other parties and to make additions, deletions, or modifications to its own facilities on the Property. Tenant's installation, maintenance and operation of the Antenna Facilities shall at all times comply with all applicable ordinances, statutes and regulations of local, state and federal governmental agencies. Tenant shall have exclusive use of its Antenna Facilities, Ground Space and RAD Space.
- c. **Construction.** Tenant may erect and operate Antenna Facilities in accordance with its submitted and approved application attached as **Exhibit E**. Tenant agrees that it will install only antennas and Antenna Facilities that Tenant knows will not interfere with existing antennas or antenna facilities located on the Monopole as of the Commencement Date or with antennas with higher priority. If Tenant seeks to modify the Antenna Facilities on the Monopole, then, Tenant must first provide at Tenant's sole cost and expense an evaluation carried out by an independent and qualified professional selected by the Tenant demonstrating that (i) each additional antenna will not interfere with existing antennas, and that (ii) the Monopole can structurally support the additional antennas. Tenant must obtain Landlord consent prior to installation of additional antennas on the Leased Premises; however, such consent will not be unreasonably withheld.
- d. **Construction Plans.** For the initial installation of all Antenna Facilities and for any and all subsequent revisions and/or modifications to the Antenna Facilities on the Monopole, or additions to the Antenna Facilities on the Monopole, Tenant shall provide Landlord and Landlord's Monopole Construction Engineer ("Construction Engineer") each with preconstruction drawings ("Construction Plans") of the equipment and improvements to be installed on the Leased Premises consisting of the following:
- 1) Preconstruction CAD drawings in PDF format showing the actual physical location of all planned installations plus materials and construction methods;
 - 2) specifications for all planned installations;
 - 3) diagrams of proposed Antenna Facilities;
 - 4) A detailed inventory of all equipment and personal property of Tenant actually placed on the Monopole (**Exhibit F**).

Construction Plans shall be easily readable and subject to prior written approval by the Construction Engineer, which shall not be withheld, conditioned or delayed without cause. Landlord shall have thirty (30) days to review the Construction Plans. If Landlord fails to either approve the Construction Plans or provide written request for changes of said Construction Plans to Tenant within the thirty (30) day period, the Construction Plans will be deemed approved. Tenant maintains the right to perform routine maintenance, repairs, like replacements and upgrades without Landlord approval when no additions to the Antenna Facilities on the Monopole are made, provided there are no changes to the Maximum Loading in the approved design drawings in **Exhibit B**.

Tenant shall provide Landlord, within thirty (30) days after Tenant activates the Antenna Facilities, with a Site Plan in electronic file format compatible to the Landlord's record file system to be attached to the Lease as a replacement for the previously-approved **Exhibit B** consisting of post-construction as-built drawings of the Antenna Facilities and the improvements installed on the Property, which show the actual location of all equipment and improvements. Said drawings shall be accompanied by a complete and detailed site survey of the property, inventory of all equipment, personal property, and Antenna Facilities.

- e. Contractor Approval. Any Contractor chosen by Tenant to carry out construction, installation, maintenance or any other work on the Monopole must be identified to Landlord prior to the pre-construction meeting. Landlord shall have the right to disapprove of any contractor proposed to perform work on the Leased Premises. At the request of the Landlord, the Tenant shall submit contractor information to include at the minimum:
- Name and contact information
 - Experience (with monopole installations)
 - OSHA violations within the previous three years.

The Landlord retains sole discretion and reserves the right to reject any and all contractors the Tenant may choose for the installation work as determined to be in the best interests of the Landlord and to waive any informalities.

- f. Inspection. In connection with a modification of the Antenna Facilities on the Monopole, Landlord will conduct a consulting engineering inspection beginning with the pre-construction conference and continuing through installation/construction/punch-list and verification of as-builts at project completion, as determined solely by Landlord, at Tenant's expense, not to exceed Fifteen Thousand and 00/100 Dollars (\$15,000) at the time of lease commencement, with an allowable annual escalator equal to the annual rent escalator percent as identified in Subparagraph 3(a). Landlord will not arbitrarily require more inspection than is reasonably necessary to ensure the continued delivery of service and security of Landlord's property. Tenant shall pay for all commercially reasonable third party expenses of Landlord's inspections/installation project management costs related to the installation of any initial or replacement Antenna Facilities within thirty (30) days after Landlord sends an invoice for such fees to Tenant, provided that Landlord shall provide estimates of all such costs for Tenant's approval prior incurring the obligation. Prior to energizing Tenant's system (start-up), all punch list items related to installation must be substantially complete, except as otherwise permitted in writing by Landlord.
- g. Operation. Tenant shall have the right, at its sole expense, to operate and maintain the Antenna Facilities on the Leased Premises in accordance with good engineering practices with all applicable FCC rules and regulations. Tenant's installation of all Antenna Facilities on the Monopole shall be done according to plans approved by Landlord, which approval shall not be unreasonably withheld

or delayed. Any damage done by Tenant, its employees or agents to the Leased Premises or other Landlord Property including the Monopole during installation or during operations, shall be repaired by Tenant at Tenant's expense within thirty (30) days after notification of damage. The Antenna Facilities shall remain the exclusive property of the Tenant, unless otherwise provided herein.

- h. **Maintenance and Improvement Expenses.** All modifications to the Leased Premises and all improvements made for Tenant's benefit shall be at the Tenant's expense and such improvements, including antenna, facilities and equipment, shall be maintained in a good state of repair, at least equal to the standard of maintenance of the Landlord's facilities on or adjacent to the Leased Premises, and secured by Tenant.
 - i. **Improvements or Replacements.** A replacement should be considered the direct replacement of items of the same equipment, with the same size, weight, and location as the equipment originally approved and documented in **Exhibit B**. Before the Tenant may update the Antenna Facilities, Tenant must notify and provide a detailed proposal to Landlord in accordance with Subparagraph 4(d) above.
 - j. **No Interference.** Tenant shall, at its own expense, maintain any equipment on or attached to the Leased Premises and owned by Tenant in a safe condition, in good repair and in manner reasonably suitable to Landlord so as not to conflict with the use of the surrounding Landlord's Property by Landlord. Tenant shall not interfere with the operations of any prior tenant using the Monopole, provided such tenants are operating within their respective frequencies and in accordance with all applicable laws and regulations.
 - k. **Payment of Utilities.** Except as provided in subparagraph 14(b) below, Landlord makes no representations that utilities adequate for Tenant's use of the Leased Premises are available. Tenant shall separately meter charges for the consumption of electricity and other utilities associated with its use of the Leased Premises and shall be responsible to promptly pay all costs associated therewith.
 - l. **Quiet Enjoyment.** Tenant, upon paying the Rent shall peaceably and quietly have, hold and enjoy the Leased Premises and shall not be disturbed in its possession, use and enjoyment of the Leased Premises. Landlord shall not cause or permit any use of the Landlord's Property that interferes with or impairs (a) the integrity of the Monopole to which the Antenna Facilities are attached or (b) the quality of the communication services being rendered by Tenant from the Leased Premises. Except in cases of emergency, Landlord shall not have access to the Antenna Facilities within the Ground Space unless accompanied by Tenant's personnel.
6. **ACCESS.**
Tenant, at all times during the Term of this Lease Agreement, shall have access to its Antenna Facilities located on the Leased Premises in order to install, operate, repair, replace, upgrade and maintain its Antenna Facilities. The Tenant shall maintain a written record of all site visits, including the names of all personnel accessing the Leased Premises.
7. **ADDITIONAL MAINTENANCE EXPENSES.**
Upon notice from Landlord, Tenant shall promptly pay to Landlord all reasonable additional Landlord expenses, which are directly caused by Tenant's occupancy of the Leased Premises. The Landlord will be responsible for driveway plowing and maintenance from the public roadway access at Babcock Trail up to the perimeter fencing of the Monopole site. The Landlord agrees to plow within 48 hours of a snowfall event of 2" or more. Snow removal within the fenced perimeter of the Monopole facility will be the responsibility of the Tenant, as necessary for Tenant to access the Tenant's Antenna Facilities.

8. ADDITIONAL BUILDINGS and INTERFERENCE.

Tenant acknowledges that Landlord may permit additional buildings or structures to be constructed on Landlord's Property, provided such buildings or structures do not cause electronic or physical obstruction with, or degradation of, the communications signals from the Antenna Facilities. Landlord agrees that it will not grant a future lease on the Property to any party, if such party's use is reasonably anticipated to interfere with Tenant's operation of its Antenna Facilities. Landlord agrees further that any future lease of the Property will prohibit a subsequent user from interfering with Tenant's operation of its Antenna Facilities. Landlord agrees that it will require any subsequent occupants of the Property to provide Tenant these same assurances against interference. Landlord shall have the obligation to eliminate, within forty-eight (48) hours after receiving Tenant's written notice, any interference with the operation of the Antenna Facilities caused by such subsequent occupants or other prior occupants, whose equipment has been subsequently modified or is malfunctioning; and if such interference is not eliminated, it shall be an event of default and Tenant shall have the right to terminate this Lease or seek injunctive relief against the interfering occupant, at Tenant's expense.

9. MONOPOLE RECONDITIONING AND REPAIRS.

Tenant shall remove its Antenna Facilities at Tenant's sole cost, upon reasonable notice from Landlord to allow Monopole maintenance, repair, repainting, restoration or other activity as required by Landlord. Except in the case of an emergency, Landlord shall give Tennant 180 days' notice of repair, repainting or restoration of the Monopole. In case of emergency, Landlord may require Tenant to promptly remove the Antenna Facilities upon notice by telephone or e-mail. An "emergency" shall be deemed to exist only in those situations which constitute an immediate threat to the health or safety of the public or immediate risk of damage to the Monopole or Property. In the event the use of Tenant's Antenna Facilities is interrupted, Tenant shall have the right to maintain mobile cellular equipment on the Property, at a location to be approved by the Landlord. Oldest Tenants will have priority if space is limited. If the site will not accommodate mobile equipment, it is Tenant's responsibility to locate auxiliary sites.

10. WARRANTIES.

- a. Tenant and Landlord each acknowledge and represent that it is duly organized, validly existing and in good standing and has the right, power and authority to enter into this Lease Agreement and bind itself hereto through the party set forth as signatory for the party below.
- b. Landlord represents, warrants and agrees that: (i) Landlord solely owns the Property as a legal parcel in fee simple; (ii) the Property is not and will not be encumbered by any liens, restrictions, mortgages, covenants, conditions, easements, leases, or any other agreements of record or not of record, which would adversely affect Tenant's permitted use and enjoyment of the Leased Premises under this Lease Agreement; (iii) as long as Tenant is not in default then Landlord grants to Tenant actual, quiet and peaceful use, enjoyment and possession of the Leased Premises; (iv) Landlord's execution and performance of this Agreement will not violate any laws, ordinances, covenants or the provisions of any mortgage, lease or other agreement binding on Landlord; and (v) if the Property is or becomes encumbered by a deed to secure a debt, mortgage or other security interest, Landlord will provide promptly to Tenant a mutually agreeable subordination, non-disturbance and attornment agreement.

11. ENVIRONMENTAL.

- a. Hazardous Substances. Landlord represents and warrants that, to the best of its knowledge, (i) the Property, as of the date of this Agreement, is free of hazardous substances, including asbestos-containing materials and lead paint, and (ii) the Property has never been subject to any contamination or hazardous conditions resulting in any environmental investigation, inquiry or remediation. Landlord and Tenant agree that each will be responsible for compliance with any and all applicable governmental laws, rules, statutes, regulations, codes, ordinances, or principles of common law regulating or imposing standards of liability or standards of conduct with regard to protection of the environment or worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to that party's activity conducted in or on the Property.
- b. Indemnification. Landlord and Tenant agree to hold harmless and indemnify the other from, and to assume all duties, responsibilities, and liabilities at the sole cost and expense of the indemnifying party for payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding ("**Claims**"), to the extent arising from that party's breach of its obligations or representations under Section 11(a). Landlord agrees to hold harmless and indemnify Tenant from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Landlord for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from subsurface or other contamination of the Property with hazardous substances prior to the effective date of this Lease Agreement or from such contamination caused by the acts or omissions of Landlord during the Term of this Lease Agreement. Tenant agrees to hold harmless and indemnify Landlord from, and to assume all duties, responsibilities, and liabilities at the sole cost and expense of Tenant for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from hazardous substances brought onto the Property by Tenant or Tenant's employees or agents. The indemnifications of this Section specifically include reasonable costs, expenses and fees incurred in connection with any investigation of Property conditions or any clean-up, remediation, removal or restoration work required by any governmental authority. The provisions of this Section will survive the expiration or termination of this Agreement.
- c. Termination Due to Environmental Condition. In the event Tenant becomes aware of any hazardous substances on the Property, or any environmental, health or safety condition relating to the Property, that, in Tenant's reasonable determination, renders the condition of the Leased Premises or Property unsuitable for Tenant's use, Tenant will have the right, in addition to any other rights it may have at law or in equity, to terminate this Lease Agreement upon 180 days' written notice to Landlord.

12. INSURANCE.

The Tenant, at its sole expense, shall carry and maintain in effect for the duration of this Agreement the following insurance coverages:

- a. Commercial General Liability. The Tenant shall maintain Commercial General Liability Insurance in an amount equal to \$3,000,000 per occurrence; \$6,000,000 annual aggregate. The policy shall cover liability arising from premises, operations, products-completed operations, personal injury, advertising injury, and contractually assumed liability. In addition, such insurance must include coverage for damage to rented premises, with a limit equal to \$100,000 per occurrence. The Landlord shall be included as additional insured by endorsement, as respects

this agreement.

- b. Business Automobile Liability. The Tenant shall maintain Business Automobile Liability Insurance, including owned, hired, and non-owned automobiles, with a combined single liability limit of \$2,000,000 per accident.
- c. Workers' Compensation. The Tenant shall maintain Workers' Compensation insurance for all its employees in accordance with the statutory requirements of the State of Minnesota. The Tenant shall also carry Employers' Liability Coverage with limits as follows:
 - \$500,000 – Bodily Injury by Disease per employee
 - \$500,000 – Bodily Injury by Disease aggregate
 - \$500,000 – Bodily Injury by Accident
- d. Property Insurance. The Tenant shall maintain property insurance for the full replacement value of all the Tenant's equipment and personal property installed on the Leased Premises. The Tenant may self-insure any of its property if such self-insurance provides protection equivalent to that which would have been provided by a commercial property insurance policy meeting the requirements of the agreement. If the Tenant self-insures its property coverage, it shall include the Landlord as joint loss payee in satisfaction of the waiver of subrogation requirement.
- e. Additional Insurance Conditions.
 - The Tenant shall deliver to the Landlord a Certificate of Insurance as evidence that the above coverages are in effect and thereafter shall annually deliver a certificate of insurance to the Landlord at least 10 days prior to the expiration of the current policy period.
 - The insurance requirements may be met through any combination of primary and umbrella/excess insurance. Any umbrella/excess policy must provide coverage at least as broad as the underlying policies. The Landlord must be included as an additional insured policy by endorsement as respects this agreement on any umbrella/excess policy.
 - The Tenant's policies shall be primary insurance and non-contributory to any other valid and collectible insurance maintained by the Landlord with respect to any claim arising out of the Tenant's performance under this Agreement.
 - Tenant will provide 30 day written notice of cancellation of required coverage that is not replaced, or ten (10) days written notice for non-payment of premium.
- f. Additional Insured - Certificate of Insurance. The Tenant shall provide, prior to tenancy, evidence of the required insurance in the form of a Certificate of Insurance issued by a company eligible to do business in the State of Minnesota, which includes all coverage's required in this Section. Tenant will include Landlord as an Additional Insured by endorsement as respects this agreement on the Commercial General Liability Policies. Tenant will provide 30-day notice of cancellation or non-renewal of any required coverage that is not replaced, or ten (10) days written notice for non-payment of premium. **Note:** A Certificate of Insurance with landlord being included as additional insured must be supplied at each yearly renewal date.

13. **REMOVAL/RESTORATION.**

All Antenna Facilities brought onto the Property by Tenant will be and remain Tenant's personal property and, at Tenant's option, may be removed by Tenant at any time during the Term. Landlord covenants and agrees that no part of the Antenna Facilities constructed, erected or placed on the Monopole or Leased Premises by Tenant will become, or be considered as being affixed to or a part of, the Property, it being the specific intention of Landlord that all improvements of every kind and nature constructed, erected or placed by Tenant on the Leased Premises will be and remain the property of Tenant and may be removed by Tenant at any time during the Term. Landlord waives any and all lien rights it may have, statutory or otherwise, concerning the Antenna Facilities or any portion thereof.

Refer to paragraph 17(c) for site restoration requirements upon termination of the Lease Agreement.

14. **MAINTENANCE/UTILITIES.**

- a. **Maintenance of Antenna Facilities.** Tenant will keep and maintain its Antenna Facilities in good condition, reasonable wear and tear and damage from the elements excepted. Landlord will maintain and repair the Property and access thereto and all areas of the Premises where Tenant does not have exclusive control, in good and tenable condition, subject to reasonable wear and tear and damage from the elements. Landlord will be responsible for maintenance of landscaping on the Property, including any landscaping installed by Tenant as a condition of this Agreement or any required permit. Landlord shall maintain the Monopole's structural integrity at all times (which shall mean that at no time will Landlord allow the Monopole's condition to become, or remain, overstressed under the applicable structural standards set forth in the then-current version of the ANSI TIA-222) (hereinafter "**Structural Standards**"). Landlord shall at all times during the Term of this Agreement reserve and have ready for Tenant's immediate use sufficient structural loading capacity of the Monopole to support Tenant's installation of equipment on the Monopole up to the Maximum Loading. Landlord shall be responsible for the costs of all structural modifications to the Monopole to support the Maximum Loading. In the event that Tenant has used the Maximum Loading and an installation of Antenna Facilities within the RAD Space will require structural modifications to comply with the Structural Standards, Tenant will pay Landlord for the portion of the structural modifications that is necessary to support Tenant's loading in excess of the Maximum Loading.
- b. **Utilities.** Tenant will be responsible for providing all necessary private utility services for the Antenna Facilities and for payment of all required utility bills. Tenant will have the right to install utilities, at Tenant's expense, and to improve present utilities on the Property and the Leased Premises. Landlord will provide two (2) four-inch (4") conduits in a shared duct bank and a handhole for Tenant to access their assigned conduits within the fenced perimeter of the Monopoly facility, and within the eastern boulevard area of Babcock Trail. Electrical service will be provided via a 4-gang meter socket to be installed by the Landlord within the fenced perimeter of the Monopole site; Tenant will be responsible for coordinating an electric meter installation with Xcel Energy or other provider of electric service. Landlord hereby grants a non-exclusive right of ingress and egress over the Property for the purposes of access to the Leased Premises and for the installation and maintenance of utility lines and cables across that portion of Landlord's Property shown on the attached **Exhibit C** as the Connection Space to provide electricity and other utilities to the Antenna Facilities. Tenant is responsible for all ongoing maintenance associated with private utility service.

15. DEFAULT AND RIGHT TO CURE.

- a. **Tenant Default.** The following will be deemed a default by Tenant and a breach of this Agreement: (i) non- payment of Rent if such Rent remains unpaid for more than thirty (30) days after receipt of written notice from Landlord of such failure to pay; or (ii) Tenant's failure to perform any other term or condition under this Agreement within forty-five (45) days after receipt of written notice from Landlord specifying the failure. No such failure, however, will be deemed to exist if Tenant has commenced to cure such default within such period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Tenant. If Tenant remains in default beyond any applicable cure period, Landlord will have the right to exercise any and all rights and remedies available to it under law and equity.
- b. **Landlord Default.** The following will be deemed a default by Landlord and a breach of this Agreement: (i) Landlord's failure to provide access to the Leased Premises as required by this Lease within twenty-four (24) hours after written notice of such failure; (ii) Landlord's failure to cure an interference problem as required by Section 8 of this Lease Agreement within forty-eight (48) hours after written notice of such failure; or (iii) Landlord's failure to perform any term, condition or breach of any warranty or covenant under this Agreement within forty-five (45) days after receipt of written notice from Tenant specifying the failure. No such failure, however, will be deemed to exist if Landlord has commenced to cure the default within such period and provided such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Landlord. If Landlord remains in default beyond any applicable cure period, Tenant will have: (i) the right to cure Landlord's default and to deduct the costs of such cure from any monies due to Landlord from Tenant, and (ii) any and all other rights available to it under law and equity.

16. ASSIGNMENT.

Tenant will have the right to assign its interest under this Lease Agreement, in whole or part, without Landlord's consent, to: (a) Tenant's affiliate, or (b) any entity that acquires all or substantially all of the Tenant's assets in the market as defined by the Federal Communications Commission in which the Property is located. Tenant may not otherwise assign this Lease Agreement without Landlord's consent, Landlord's consent not to be unreasonably withheld, conditioned or delayed. Upon execution by Landlord, Tenant, and the approved assignee of a written assignment agreement, Tenant will be relieved of all future performance, liabilities and obligations under this Agreement to the extent of such assignment.

17. TERMINATION.

- a. **Termination.** This Agreement may be terminated, without penalty or further liability other than required removal of Antenna Facilities, as provided herein as follows:
 - i) by either party on thirty (30) days prior written notice if the other party remains in default under Section 15 of this Agreement after the applicable cure periods; or
 - ii) by Tenant upon written notice to Landlord, if Tenant is unable to obtain, or maintain, after use of commercially reasonable efforts, any required approval(s) or the issuance of a license or permit by any agency, board, court or other governmental authority necessary for the construction or operation of the

Antenna Facilities; or

- iii) by Tenant if Landlord fails to complete construction of the Monopole prior to August 1, 2026, in which case Tenant shall be reimbursed for the Lease Commencement Fee; or
 - iv) After the first two years, by Tenant for any or reason upon ninety (90) day written notice to Landlord, provided that the Tenant pays an early termination fee equal to the greater of either the remaining lease value for the calendar year in which the termination is requested, or six (6) months' Rent at the then current rate (the "Early Termination Fee")
- b. Performance Bond at Termination. Upon notification by the Landlord or the Tenant of the intent to terminate or not renew this Lease Agreement, within ten (10) days of receipt of such notice, the Tenant shall provide the Landlord with a performance bond in the amount of Twenty Five Thousand and 00/100 Dollars (\$25,000.00), which shall be used to ensure the Tenant's compliance with the terms of this Lease Agreement, including those related to the removal of Antenna Facilities from the Property. Within thirty (30) days of termination of this Lease Agreement and subject to the Tenant's compliance with all terms of this Lease, including site restoration, any remaining cash escrow or performance bond shall be returned to the Tenant.
- c. Site Restoration. In the event that this Lease Agreement is terminated or not renewed, Tenant shall have one hundred twenty (120) days from the termination or expiration date to remove its Antenna Facilities and related equipment from the Leased Premises, repair the site and, to the extent reasonable, restore the Leased Premises to its condition at the commencement of this Lease Agreement, reasonable wear and tear and loss by casualty or other causes beyond Tenant's control excepted. Notwithstanding the foregoing, Tenant will not be responsible for the replacement of any trees, shrubs or other vegetation not damaged in the removal of the Tenant's facilities or equipment, nor will Tenant be required to remove from the Leased Premises or the Property any structural steel or any foundations. Should this situation occur during the winter season, the one hundred twenty-day period shall commence at the start of weather permissible to the quality of workmanship required by Landlord. Such time period shall be agreeable to Landlord and Tenant. In the event that Tenant's Antenna Facilities and related equipment are not removed to the reasonable satisfaction of the Landlord, they shall be deemed abandoned and become the property of the Landlord, and Tenant shall have no further rights thereto. In the event that Tenant's Antenna Facilities, and related equipment are not removed to the reasonable satisfaction of the Landlord, the Landlord shall have the right to fully decommission the Antenna Facilities, have the Antenna Facilities removed, and repair the site and restore the Monopole and Property, and utilize the Cash Escrow, draw on the Performance Bond, and/or bill the Tenant for the cost of such actions.

18. NOTICES.

- a. All notices, requests, demands and communications hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows:

If to Landlord: City of Inver Grove Heights
 ATTN: City Administrator
 8150 Barbara Avenue

Inver Grove Heights, MN 55077

With a Copy to: Kennedy & Graven, Chartered
ATTN: Inver Grove Heights City Attorney
150 South Fifth Street, Suite 700
Minneapolis, MN 55402

If to Tenant: New Cingular Wireless PCS, LLC
Attn: Network Real Estate Administration
Re: Site #: MNL92060, Site Name: Babcock Trail Relo (MN)
Fixed Asset #: 16679868
1025 Lenox Park Blvd NE, 3rd Floor
Atlanta, Georgia 30319

With a copy to: New Cingular Wireless PCS, LLC
Attn.: Legal Dept – Network Operations
Re: Site #: MNL92060, Site Name: Babcock Trail Relo (MN)
Fixed Asset #: 16679868
208 S. Akard Street
Dallas, TX 75202-4206

Either party hereto may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other as provided herein.

19. CONDEMNATION.

In the event Landlord receives notification of any condemnation proceedings affecting the Property, Landlord will provide notice of the proceeding to Tenant within forty-eight (48) hours. If a condemning authority takes all of the Property, or a portion sufficient, in Tenant's reasonable determination, to render the Leased Premises unsuitable for Tenant, this Agreement will terminate as of the date the title vests in the condemning authority. The parties will each be entitled to pursue their own separate awards in the condemnation proceeds, which for Tenant will include, where applicable, the value of its Antenna Facilities, moving expenses, prepaid Rent, and business relocation expenses. Tenant will be entitled to reimbursement for any prepaid Rent on a pro rata basis.

20. CASUALTY.

Landlord will provide notice to Tenant of any casualty or other harm affecting the Monopole or Property within forty-eight (48) hours of the casualty or other harm. If any part of the Monopole or Property is damaged by casualty or other harm as to render the Leased Premises unsuitable, in Tenant's reasonable determination, for continued use for its Antenna Facilities, and Landlord fails to repair or restore the Monopole or Property to a condition similar to that prior to the event of casualty within ninety (90) days of the event of casualty, then Tenant may terminate this Lease Agreement by providing written notice to Landlord, which termination will be effective as of the date of such casualty or other harm. Upon such termination, Tenant will be entitled to collect all insurance proceeds payable to Tenant on account thereof and to be reimbursed for any prepaid Rent on a pro rata basis. If Landlord or Tenant undertakes to rebuild or restore the Monopole or Antenna Facilities, as applicable, Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Property at no additional Rent until the reconstruction of the Monopole

and/or the Antenna Facilities is completed. If Landlord determines not to rebuild or restore the Monopole, Landlord will notify Tenant of such determination within thirty (30) days after the casualty or other harm. If Landlord does not so notify Tenant, then Landlord will promptly rebuild or restore the Monopole to substantially the same condition as existed before the casualty or other harm. Landlord agrees that the Rent shall be abated until the Monopole is rebuilt or restored, unless Tenant places temporary transmission and reception facilities on the Property.

21. TAXES.

Landlord shall be responsible for payment of all ad valorem taxes levied upon the lands, improvements and other property of Landlord. Tenant shall be responsible for all taxes levied upon Tenant's leasehold improvements (including Tenant's Antenna Facilities) on the Leased Premises. Landlord shall provide Tenant with copies of all assessment notices on or including the Leased Premises immediately upon receipt, along with sufficient written documentation detailing any assessment increases attributable to the leasehold improvements, but in no event later than thirty (30) days after receipt by Landlord. If Landlord fails to provide such notice within such time frame, Landlord shall be responsible for all increases in taxes for the year covered by the assessment, and all subsequent years to the extent (a) Landlord continues to fail in providing notice, or (b) Tenant is precluded from challenging such assessment with the appropriate government authorities. Tenant shall have the right to contest, in good faith, the validity or the amount of any tax or assessment levied against the Leased Premises by such appellate or other proceedings as may be appropriate in the jurisdiction, and may defer payment of such obligations, pay same under protest, or take such other steps as Tenant may deem appropriate. This right shall include the ability to institute any legal, regulatory or informal action in the name of Landlord, Tenant, or both, with respect to the valuation of the Premises. Landlord shall cooperate in the institution and prosecution of any such proceedings and will execute any documents required therefor. The expense of any such proceedings shall be borne by Tenant and any refunds or rebates secured as a result of Tenant's action shall belong to Tenant. Tenant shall have the right but not the obligation to pay any taxes due by Landlord hereunder if Landlord fails to timely do so, in addition to any other rights or remedies of Tenant. In the event that Tenant exercises its rights under this Section 21 due to such Landlord default, Tenant shall have the right to deduct such tax amounts paid from any monies due to Landlord from Tenant. Notwithstanding anything to the contrary contained in this Section 21, Tenant shall have no obligation to reimburse any tax or assessment for which the Landlord is reimbursed or rebated by a third party.

22. SALE OF PROPERTY

- a. Landlord shall not be prohibited from the selling, leasing or use of any of the Property except as provided below.
- b. If Landlord, at any time during the Term of this Lease Agreement, decides to rezone or sell, subdivide or otherwise transfer all or any part of the Monopole or the Property to a purchaser other than Tenant, Landlord shall promptly notify Tenant in writing, and such rezoning, sale, subdivision or transfer shall be subject to this Lease Agreement and Tenant's rights hereunder.
- c. Landlord agrees not to sell, lease or use any areas of the Property for the installation, operation or maintenance of other wireless communications facilities if such installation, operation or maintenance would interfere with Tenant's Permitted Use or Antenna Facilities as determined by radio propagation tests performed by Tenant in its sole discretion, any such testing to be at the expense of Landlord or Landlord's prospective tenant or purchaser, and not Tenant. If the radio

frequency propagation tests demonstrate levels of interference unacceptable to Tenant, Landlord shall be prohibited from selling, leasing or using any areas of the Property for purposes of any installation, operation or maintenance of any other wireless communications facility or equipment.

- d. The provisions of this Section shall in no way limit or impair the obligations of Landlord under this Agreement, including interference and access obligations.

23. MISCELLANEOUS.

- a. **Amendment/Waiver.** This Lease Agreement cannot be amended, modified or revised unless done in writing and signed by Landlord and Tenant. No provision may be waived except in a writing signed by both parties. The failure by a party to enforce any provision of this Lease Agreement or to require performance by the other party will not be construed to be a waiver, or in any way affect the right of either party to enforce such provision thereafter.
- b. **Memorandum/Short Form Lease.** Contemporaneously with the execution of this Lease Agreement, the parties will execute a recordable Memorandum or Short Form of Lease. Either party may record this Memorandum or Short Form of Lease at any time during the Term, in its absolute discretion. Thereafter during the Term of this Agreement, either party will, at any time upon fifteen (15) business days' prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum or Short Form of Lease.
- c. **Limitation of Liability.** Except for the indemnity obligations set forth in this Agreement, and otherwise notwithstanding anything to the contrary in this Lease Agreement, Tenant and Landlord each waives any claims that each may have against the other with respect to consequential, incidental or special damages, however caused, based on any theory of liability.
- d. **Bind and Benefit.** The terms and conditions contained in this Lease Agreement will run with the Property and bind and inure to the benefit of the parties, their respective heirs, executors, administrators, successors and assigns.
- e. **Entire Agreement.** This Agreement and the exhibits attached hereto, all being a part hereof, constitute the entire agreement of the parties hereto and will supersede all prior offers, negotiations and agreements with respect to the subject matter of this Lease Agreement. Exhibits are numbered to correspond to the Section wherein they are first referenced.
- f. **Governing Law.** This Agreement will be governed by the laws of the state of Minnesota, without regard to conflicts of law. Any lawsuit regarding this Lease Agreement shall be venued in Dakota County District Court.
- g. **Interpretation.** Unless otherwise specified, the following rules of construction and interpretation apply: (i) captions are for convenience and reference only and in no way define or limit the construction of the terms and conditions hereof; (ii) use of the term "including" will be interpreted to mean "including but not limited to"; (iii) whenever a party's consent is required under this Lease Agreement, except as otherwise stated in this Lease Agreement or as same may be duplicative, such consent will not be unreasonably withheld, conditioned or delayed; (iv) exhibits are an integral part of this Agreement and are incorporated by reference into this Lease Agreement; (v) use of the terms "termination" or "expiration" are interchangeable; (vi) reference to a default will take into consideration any applicable notice, grace and cure periods; (vii) to the extent there is any issue with respect to any alleged, perceived or actual ambiguity in this Lease Agreement, the ambiguity shall not be resolved on the basis of who drafted the Lease Agreement; and (viii) the singular use of words includes the plural where appropriate.

- h. **Survival.** Any provisions of this Lease Agreement relating to indemnification shall survive the termination or expiration hereof. In addition, any terms and conditions contained in this Agreement that by their sense and context are intended to survive the termination or expiration of this Agreement shall so survive.
- i. **W-9.** Landlord agrees to provide Tenant with a completed IRS Form W-9, or its equivalent, upon execution of this Lease Agreement and at such other times as may be reasonably requested by Tenant.
- j. **No Electronic Signature/No Option.** The submission of this Agreement to any party for examination or consideration does not constitute an offer, reservation of or option for the Leased Premises based on the terms set forth herein. This Lease Agreement will become effective as a binding Lease Agreement only upon the handwritten legal execution, acknowledgment and delivery hereof by Landlord and Tenant.
- k. **Severability.** If any provision of this Lease Agreement is held invalid, illegal or unenforceable by a court or agency of competent jurisdiction, (a) the validity, legality and enforceability of the remaining provisions of this Lease Agreement are not affected or impaired in any way if the overall purpose of the Lease Agreement is not rendered impossible and the original purpose, intent or consideration is not materially impaired; and (b) the parties shall negotiate in good faith in an attempt to agree to another provision (instead of the provision held to be invalid, illegal or unenforceable) that is valid, legal and enforceable and carries out the parties' intentions to the greatest lawful extent. If any such action or determination renders the overall performance of this Lease Agreement impossible or materially impairs the original purpose, intent or consideration of this Lease Agreement, and the parties are, despite the good faith efforts of each, unable to amend this Lease Agreement to retain the original purpose, intent and consideration in compliance with that court or agency determination, either party may terminate this Agreement upon sixty (60) days' prior written notice to the other party.
- l. **Counterparts.** This Agreement may be executed in two (2) or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties. All parties need not sign the same counterpart.
- m. **Noise.** All Antenna Facilities shall be constructed and operated in such a manner as to minimize the amount of noise impacts to residents of nearby homes and the users of recreational areas, such as public parks and trails. Noise attenuation measures shall be required for all air-conditioning units. Backup generators shall only be operated during power outages and for testing and maintenance purposes. At any time, noise attenuation measures may be required by the City of Inver Grove Heights when deemed necessary. Testing and maintenance activities of antenna facilities which generate audible noise shall occur between the hours of eight o'clock (8:00) A.M. and five o'clock (5:00) P.M., weekdays (Monday through Friday, non-holiday) excluding emergency repairs, unless allowed at other times by the City's Director of Public Works. Testing and maintenance activities that do not generate audible noise may occur at any time, unless otherwise restricted by the Landlord.
- n. **Installation of a Generator.** Tenant shall not install or replace any generator on the Property without Landlord's prior written approval. Notwithstanding the foregoing, Tenant shall be permitted to place an emergency generator within its Leased Premises for a period up to seven (7) days in the event of a power failure to the Antenna Facilities. In the event that Landlord grants approval for the placement of a generator on the Property, or Tenant is permitted to place a

generator within its Leased Premises due to an emergency power failure, Tenant agrees to maintain or repair any such generator within its Leased Premises. Tenant further agrees that Landlord may reasonably limit the noise level at the Property that may prohibit the use of the generator and that the installation of any generator must fall within the noise level limits set by Landlord. In the event that Tenant exceeds the noise level set forth by Landlord, Tenant shall take all such steps requested by Landlord to reduce the sound levels to the level reasonably approved by Landlord, including, but not limited to, installing additional mufflers, or any other requirements that may be requested by Landlord, including but not limited to ceasing all operations of the generator. All sound reduction measures requested by Landlord shall be performed at Tenant's sole cost and expense. If Tenant fails to immediately comply with Landlord's proposed sound reduction measures, Tenant shall be deemed in default hereunder and Landlord may take any and all measures to stop the use of the generator. Tenant shall further repair any and all damage caused by the use of the generator upon the Property. All expenses incurred by Landlord hereunder, including attorneys' fees, shall be paid by Tenant to Landlord upon demand.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the parties hereto have caused this Lease Agreement to be executed as of the date and year written below effective as of the Effective Date.

**LANDLORD
CITY OF INVER GROVE HEIGHTS**

By: _____
Brenda Dietrich
Its: Mayor

By: _____
Rebecca Kiernan
Its: City Clerk

STATE OF MINNESOTA)
)
COUNTY OF DAKOTA) ss:

On this ___ day of _____, 20__, before me a Notary Public within and for said County, personally appeared Brenda Dietrich and Rebecca Kiernan, to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and City Clerk of the City of Inver Grove Heights, the municipality named in the foregoing instrument, and that the seal affixed to said instrument was signed and sealed on behalf of said municipality by the authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipality.

Notary Public

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Real property located in Dakota County, Minnesota legally described as follows:

That part of Lot 1, Born's Homestead in the Village (now City) of Inver Grove Heights, according to the recorded plat thereof on file in the office of the County Recorder in and for Dakota County, Minnesota, and of the Northwest Quarter of the Northwest Quarter of Section 33, Township 28 North, Range 22 West, legally described as follows: Beginning at Right of Way Boundary Corner B715 as shown on Minnesota Department of Transportation Right of Way Plat No. 19-68 as the same is on file and of record in the office of said County Recorder; thence run easterly on an azimuth of 89 degrees 44 minutes 01 seconds (azimuth oriented to Minnesota State Plane Coordinate System) along the boundary of said Plat No. 19-68 for 444.26 feet to Right of Way Boundary Corner B716; thence on an azimuth of 233 degrees 36 minutes 45 seconds for 508.46 feet; thence on an azimuth of 357 degrees 36 minutes 12 seconds for 41.99 feet; thence deflect to the left on a tangential curve, having a radius of 1507.39 feet and a delta angle of 09 degrees 53 minutes 07 seconds for 260.07 feet to the point of beginning.

EXHIBIT B
PLANS AND SPECIFICATIONS (CD'S AND SA) SHOWING LOCATION OF
ANTENNA FACILITIES AND RELATED UTILITY CABINETS AND STRUCTURES

Tenant shall have the right, without any increase in Annual Rent, to add to, replace, amend or modify the equipment in the RAD Space, provided that the aggregate of all such equipment installed within the RAD Space does not, at any time, exceed Thirty Thousand (30,000) square inches of Wind Load Surface Area (“**Maximum Loading**”), and provided that Tenant submits the plans, specifications, or details of such equipment to Landlord prior to any work or installation being performed. The term “Wind Load Surface Area” shall mean the Flat Plate Equivalent Area, as defined in ANSI TIA standards, of any appurtenance (excluding all mounts, platforms, cables and other non-operating equipment) at ninety degrees (90°) perpendicular to wind direction, possessing the characteristics of flat material, with associated drag factors.

*Construction Drawings, Revision C, dated March 16th, 2026, by Westchester, Approved by
VMC, LLC, March 23rd, 2026.*

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE MINNESOTA BUILDING CODE AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES NOTHING IN THESE PLANS IS TO BE CONSIDERED TO RELIEVE WORKER FROM COMPLIANCE TO THESE CODES

BUILDING CODE 2020 MINNESOTA BUILDING CODE
 PLUMBING CODE 2020 MINNESOTA PLUMBING CODE
 ELECTRICAL CODE 2020 NATIONAL ELECTRICAL CODE
 FIRE & SAFETY CODE 2020 MINNESOTA FIRE CODE

PROJECT TEAM

ARCHITECT
 JOHN M. BANKS
 604 FOX GLEN
 CONTRACT JOHN M. BANKS
 PHONE (612) 277-0070

STRUCTURE LAYOUTING
 BRUNN CONSULTING
 1900 W. WISCONSIN AVE. S. 3RD FLOOR
 ST. LOUIS, MO 63103
 PH: (314) 431-1100
 WWW.BRUNNCONSULTING.COM

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 JACQUES ARCHITECTURE
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 MASTERS SOLUTIONS
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REGISTERED ENGINEERS
 JOHN M. BANKS
 604 FOX GLEN
 CONTRACT JOHN M. BANKS
 PHONE (612) 277-0070

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REGISTERED ENGINEERS
 JOHN M. BANKS
 604 FOX GLEN
 CONTRACT JOHN M. BANKS
 PHONE (612) 277-0070

REFERENCE NOTES

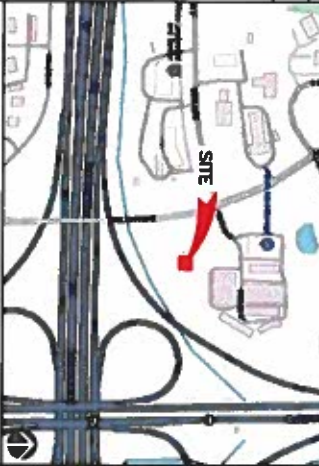
1. ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE MINNESOTA BUILDING CODE AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES NOTHING IN THESE PLANS IS TO BE CONSIDERED TO RELIEVE WORKER FROM COMPLIANCE TO THESE CODES

ANY DEVIATION THAT ORDERS SUBSTANTIALLY FROM WHAT IS SHOWN ON THE CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE ENGINEER OF RECORD. NO CHANGES THAT ALTER THE SCOPE OR CHARACTER OF THE WORK SHALL BE MADE WITHOUT A CHANGE ORDER. CONTACT JOHN BANKS - JMBANKS@MASTERSOLUTIONS.COM



AT&T

VICINITY MAP



LOCAL MAP



SITE NAME: BABCOCK TRAIL RELO
FA LOCATION: 16679868
SITE ID: MNL03043
SITE ADDRESS: 5030 BABCOCK TRAIL
INVER GROVE HTS, MN 55077
STRUCTURE: 175'-0" MONOPOLE
USID: 504377

FINAL JOB NUMBER	OBJECT EFTN	JOB SCORE
MNL00000170	3511WST14M	NEW BULL. LITE/FIBER OPT. SITE REPLACEMENT
MNL00000171	3511WST14M	LITE OVERLAY LITE/FIBER OPT.
MNL00000172	3511WST14M	LITE OVERLAY LITE/FIBER OPT.
MNL00000173	3511WST14M	LITE OVERLAY LITE/FIBER OPT.
MNL00000174	3511WST14M	LITE OVERLAY LITE/FIBER OPT.
MNL00000175	3511WST14M	LITE OVERLAY LITE/FIBER OPT.
MNL00000176	3511WST14M	LITE OVERLAY LITE/FIBER OPT.
MNL00000177	3511WST14M	LITE OVERLAY LITE/FIBER OPT.
MNL00000178	3511WST14M	LITE OVERLAY LITE/FIBER OPT.
MNL00000179	3511WST14M	LITE OVERLAY LITE/FIBER OPT.
MNL00000180	3511WST14M	LITE OVERLAY LITE/FIBER OPT.

PROJECT DESCRIPTION

REPLACEMENT OF AN UNLAWFUL TELECOMMUNICATIONS FACILITY BASED ON DE 103 SCOPE AND DATE - CONSULTING OF THE FOLLOWING SCOPE

APPROX. LOCATION:

- 1) AT&T TOWER LOCATED WITH SECTOR FRAMES
- 2) EXISTING TELECOMMUNICATIONS FACILITY
- 3) EXISTING LANTERN POLE WITH ANTENNAS WITH PARTICIPATED BOARD
- 4) EXISTING LANTERN POLE WITH ANTENNAS WITH PARTICIPATED BOARD
- 5) EXISTING LANTERN POLE WITH ANTENNAS WITH PARTICIPATED BOARD
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- 12) EXISTING LANTERN POLE WITH ANTENNAS WITH PARTICIPATED BOARD
- 13) EXISTING LANTERN POLE WITH ANTENNAS WITH PARTICIPATED BOARD

REMOVE LOCATIONS:

- 1) 175' MONOPOLE
- 2) 175' MONOPOLE
- 3) 175' MONOPOLE
- 4) 175' MONOPOLE
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- 12) 175' MONOPOLE
- 13) 175' MONOPOLE

GENERAL CONTRACTOR NOTES

DO NOT SCALE THESE DRAWINGS
 THESE PLANS ARE FOR INFORMATION ONLY. CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING CONDITIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIALS. CONTRACTORS SHALL BE RESPONSIBLE FOR THE SCALE

DRIVING DIRECTIONS



SCAN FOR DRIVING DIRECTIONS

GENERAL NOTES

THE FACILITY IS UNLAWFUL AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE TO DETERMINE THE EXISTING CONDITIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIALS. CONTRACTORS SHALL BE RESPONSIBLE FOR THE SCALE

STATEMENTS

STRUCTURAL ANALYSIS IS NOT NEARLY THE SCOPE OF WORK. CONTRACTORS AT THE DRAWINGS SET FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS REFER TO STRUCTURAL ANALYSIS AND SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY ENGINEERING SERVICES. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY ENGINEERING SERVICES. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY ENGINEERING SERVICES.

SHEET INDEX

TITLE SHEET	OVERALL ELECTRICAL PLAN
01 GENERAL NOTES	01 ELECTRICAL PLAN
02 GENERAL NOTES	02 ELECTRICAL DETAILS
03 GENERAL NOTES	03 CONDUIT/DRINKING PLAN
04 GENERAL NOTES	04 GROUNDEDING DETAILS
05 GENERAL NOTES	05 GROUNDEDING DETAILS
06 GENERAL NOTES	06 GROUNDEDING DETAILS
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Know what's Below.
 Call before you dig.
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 TOLL FREE: 1-800-252-1186 OR
 FAX: A LOCATE: 1-800-236-4867

AT&T

smartlink
 A BROADBAND CONNECTION
 TO THE FUTURE

WESTCHESTER
 SITE DESIGN
 604 FOX GLEN
 PHONE: 612-277-0070
 EMAIL: JMBANKS@MASTERSOLUTIONS.COM

JOHN M. BANKS
 ARCHITECT
 604 FOX GLEN
 PHONE: 612-277-0070
 EMAIL: JMBANKS@MASTERSOLUTIONS.COM

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	01/07/20	ISSUED FOR REVIEW	JMB
2	02/11/20	ISSUED FOR REVIEW	OC
3	02/16/20	ISSUED FOR REVIEW	OC

**NOT FOR CONSTRUCTION UNLESS
 LABELED AS CONSTRUCTION SET**

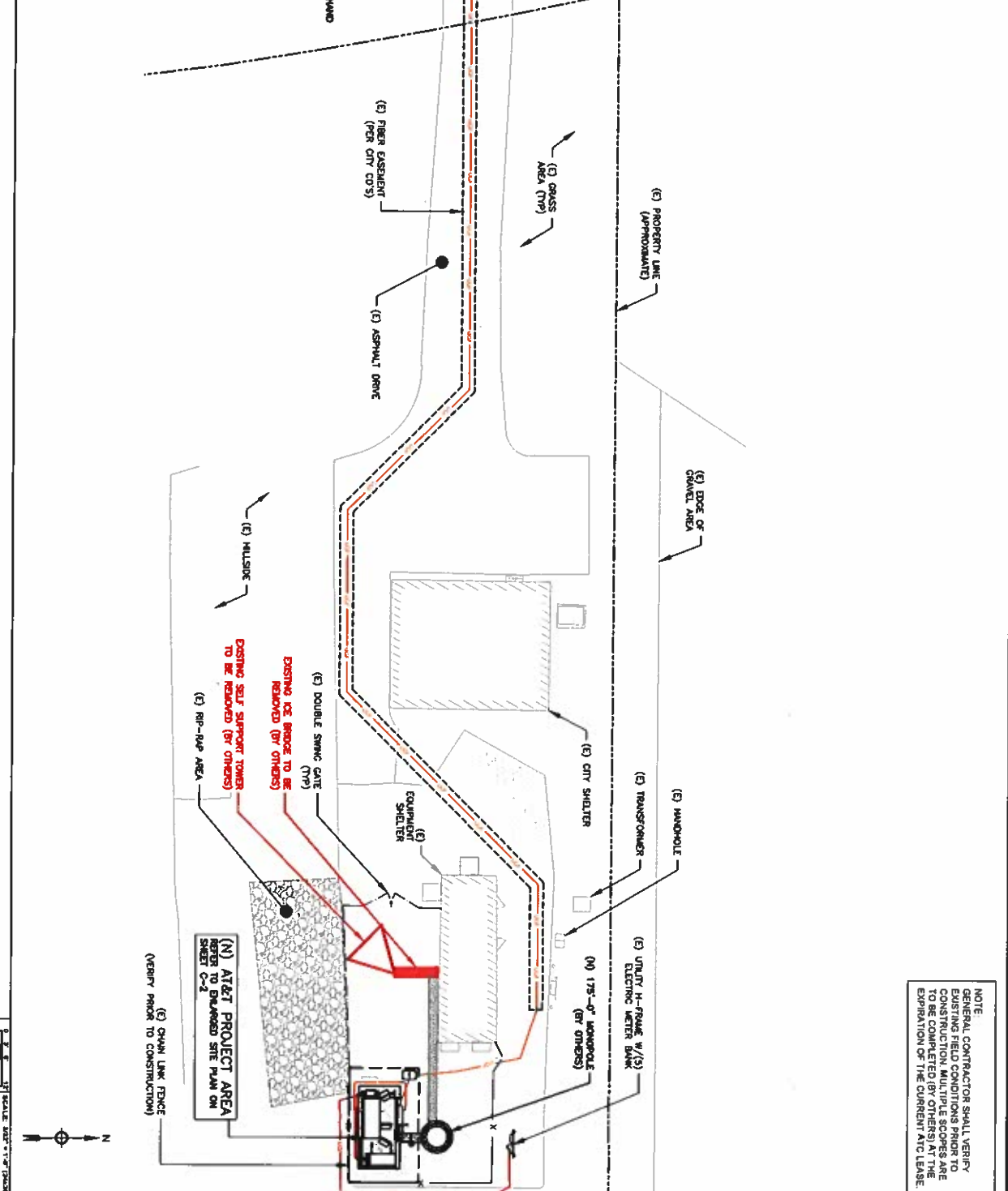
IF A VARIATION OF LAW OR ANY FEDERAL, STATE OR LOCAL ORDINANCE AFFECTS THE PROJECT, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY BY THE USER OF THESE DOCUMENTS.

SITE NUMBER: MNL03043
FA: 16679868
SITE NAME: BABCOCK TRAIL
INVER GROVE HTS, MN 55077

TITLE SHEET

SHEET NUMBER
T-1

1 OVERALL SITE PLAN



NOTE:
GENERAL CONTRACTOR SHALL VERIFY
EXISTING FIELD CONDITIONS PRIOR TO
CONSTRUCTION. MULTIPLE SCOPES ARE
TO BE COMPLETED (BY OTHERS) AT THE
EXPIRATION OF THE CURRENT ATC LEASE

1/2" = 1' SCALE (SEE TITLE BLOCK)
DATE: 03/19/2010

SHEET NUMBER
C-0
03/19/2010

SHEET TITLE
OVERALL SITE PLAN

SITE NUMBER: JAN.03.003.3
SITE NAME: BELLO BIRDCOCK TRAIL
F.A.#: 16079848
5030 BELLO BIRDCOCK TRAIL
INNER GROVE HTS. JAN 55077

1. LICENSEE CHECKS THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

IF IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT, TO REPRODUCE OR TRANSMIT THESE DOCUMENTS.

NOT FOR CONSTRUCTION UNLESS DETAILED AS CONSTRUCTION SET

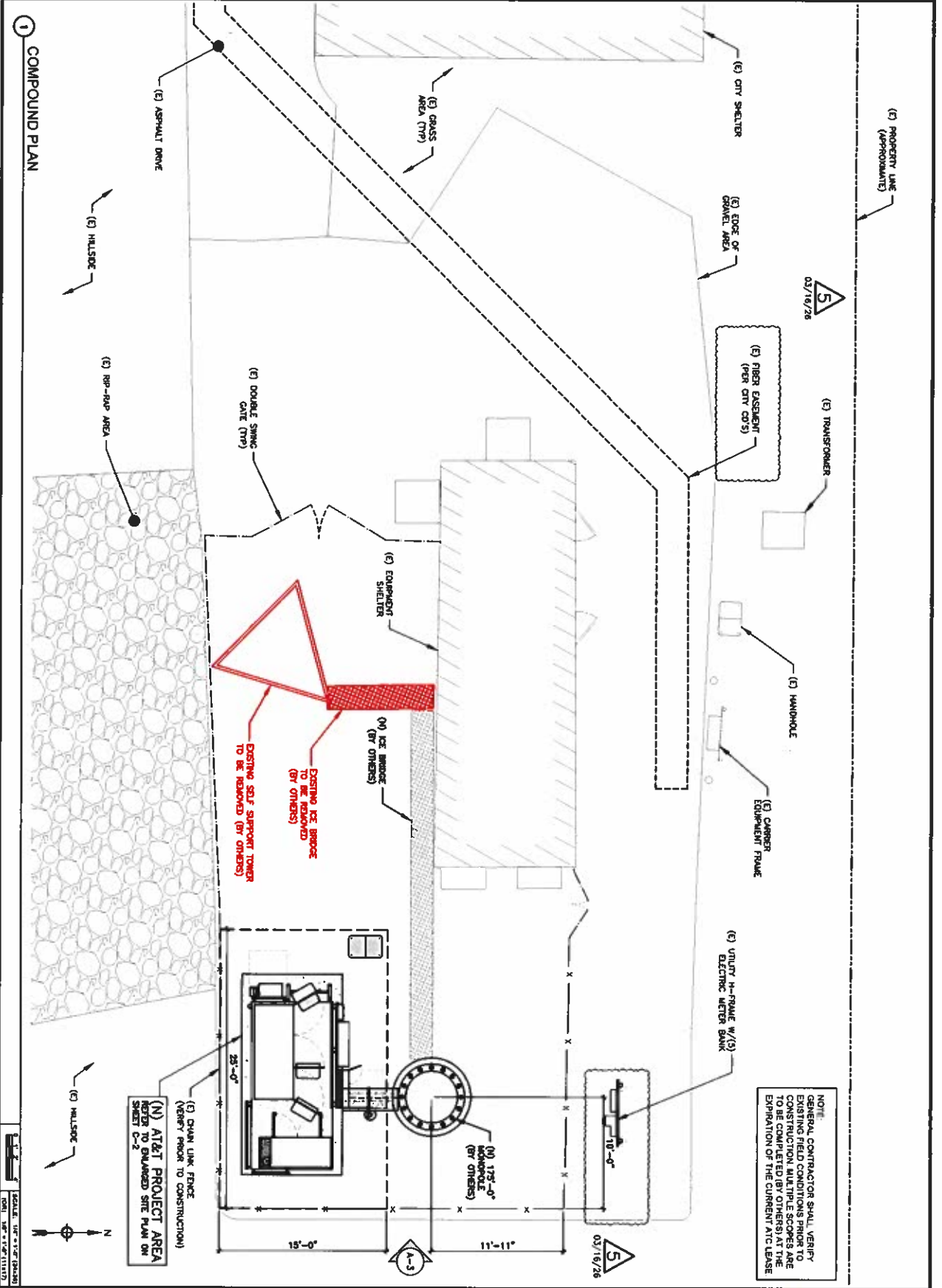
NO.	DATE	DESCRIPTION	BY
A	01/07/20	ISSUED FOR REVIEW	JAN
B	02/11/20	ISSUED FOR REVIEW	CS
C	03/19/20	ISSUED FOR REVIEW	CS

JOHN M. BANKS
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FAX: 301-277-0070
EMAIL: JMBANKS@JOHNMBANKS.COM

smartlink
AN ORANGE COUNTY
COMMUNITY DEVELOPMENT
CORPORATION

AT&T



SHEET NUMBER
C-1

SHEET TITLE
COMPOUND PLAN

SITE NUMBER: JNL103043
SITE NAME: BARCOCK TRAIL
F/A: 16079888
5035 ALABAMA AVE
INNER GROVE HTS, TN 37077

THIS DOCUMENT CONTAINS TRADE SECRETS AND PROPRIETARY INFORMATION OF JOHN M. BANKS ARCHITECT, P.C. ANY DISCLOSURE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF JOHN M. BANKS ARCHITECT, P.C. IS STRICTLY PROHIBITED.

IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF JOHN M. BANKS ARCHITECT, P.C.

REV. NO.	DATE	DESCRIPTION
A	01/07/26	ISSUED FOR REVIEW JAN
B	02/11/26	ISSUED FOR REVIEW CS
C	03/16/26	ISSUED FOR REVIEW CS

NOT FOR CONSTRUCTION USE
UNLESS AS CONSTRUCTION SET

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NASHVILLE, TN 37203
PHONE: 615-277-0070
FAX: 615-277-0070
EMAIL: JMB@JOHNBANKSARCHITECT.COM

- NOTE:
1. CONTRACTOR TO REFER TO AIT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION
 2. CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (ON ENGINEER APPROVED EQUAL)

FINAL ANTENNA AND TRANSMISSION EQUIPMENT REQUIREMENTS (VERIFY WITH LATEST RFDS)									
SECTOR	RAD CENTER	POSITION	ANTENNA TILT		AZIMUTH	ANTENNA MODEL	TECHNOLOGY	RRH / TMA	SOURCE & DISTRIBUTION
			MECH	ELC					
A	171-0°	1	-	-	60°	CELLUX 120728 (LUMH = 96.0°/24.0°/8.1°)	LTE	ERISSON 4404 B5/B12A	SOURCE & DISTRIBUTION MODEL CABLE (GTY) TYPES (2) RAYCAP DCS-48-40-24-8C-6V (4) #6 AWG DC POWER TRUNKS (1) 24-PAIR FIBER TRUNK (2) 2" SCHED-DUCT
		2	-	-	60°	ERISSON A96472 B77C B77A W/INTERMATED RRH (LUMH = 30.4°/115.9°/8.1°)	5G C-BAND	ERISSON 4404 B14/B29	
		3	-	-	60°	CELLUX 120728 (LUMH = 96.0°/24.0°/8.1°)	LTE	ERISSON 4890 B25/796A	
		4	-	-	-	-	-	-	
B	171-0°	1	-	-	180°	CELLUX 120728 (LUMH = 96.0°/24.0°/8.1°)	LTE	ERISSON 4404 B5/B12A	SOURCE & DISTRIBUTION MODEL CABLE (GTY) TYPES (2) RAYCAP DCS-48-40-24-8C-6V (4) #6 AWG DC POWER TRUNKS (1) 24-PAIR FIBER TRUNK (2) 2" SCHED-DUCT
		2	-	-	180°	ERISSON A96472 B77C B77A W/INTERMATED RRH (LUMH = 30.4°/115.9°/8.1°)	5G C-BAND	ERISSON 4404 B14/B29	
		3	-	-	180°	CELLUX 120728 (LUMH = 96.0°/24.0°/8.1°)	LTE	ERISSON 4890 B25/796A	
		4	-	-	-	-	-	-	
C	171-0°	1	-	-	280°	CELLUX 120728 (LUMH = 96.0°/24.0°/8.1°)	LTE	ERISSON 4404 B5/B12A	SOURCE & DISTRIBUTION MODEL CABLE (GTY) TYPES (2) RAYCAP DCS-48-40-24-8C-6V (4) #6 AWG DC POWER TRUNKS (1) 24-PAIR FIBER TRUNK (2) 2" SCHED-DUCT
		2	-	-	280°	ERISSON A96472 B77C B77A W/INTERMATED RRH (LUMH = 30.4°/115.9°/8.1°)	5G C-BAND	ERISSON 4404 B14/B29	
		3	-	-	280°	CELLUX 120728 (LUMH = 96.0°/24.0°/8.1°)	LTE	ERISSON 4890 B25/796A	
		4	-	-	-	-	-	-	

1 ANTENNA & RRH REQUIREMENTS

SHEET NO.

A-2

SHEET NUMBER

ANTENNA & RRH REQUIREMENTS

SHEET TITLE

INTEGR GROUP HTS, INC. 559077

5020 BARGOCK TRAIL

TEL: 410-298-8888

5020 BARGOCK TRAIL

FAI, MD

SITE NUMBER: IN10304.3

THE STATE OF MARYLAND

REGISTERED PROFESSIONAL ENGINEER

NO. 10304.3

DATE: 08/14/2018

PROJECT: 10304.3

ISSUED FOR REVIEW

DATE: 08/14/2018

ISSUED FOR REVIEW

DATE: 08/14/2018

ISSUED FOR REVIEW

DATE: 08/14/2018

ISSUED FOR REVIEW

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DATE: 08/14/2018

ISSUED FOR REVIEW

DATE: 08/14/2018

ISSUED FOR REVIEW

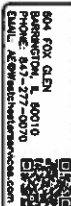
DATE: 08/14/2018

ISSUED FOR REVIEW

DATE: 08/14/2018

ISSUED FOR REVIEW

DATE: 08/14/2018



JOHN M. BANKS ARCHITECT

REV.	DATE	DESCRIPTION
A	01/07/28	ISSUED FOR REVIEW
B	02/11/28	ISSUED FOR REVIEW
C	03/14/28	ISSUED FOR REVIEW

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE LICENSURED UNDER THE PROFESSIONAL ENGINEERING ACT OF 1901 TO PREPARE OR SIGN THESE DOCUMENTS.

REGISTERED PROFESSIONAL ENGINEER

NO. 10304.3

DATE: 08/14/2018

ISSUED FOR REVIEW

12 NOT USED
N.T.S.

9 NOT USED
N.T.S.

8 GENERATOR SPECIFICATIONS
N.T.S.

NOTE: FUEL STORAGE TANK MUST BE A DOUBLE-WALLED TANK
GENERAC, SINCOSD-2.2L 30KW GENERATOR

Label & photos attached to generator

Model No. 6025343728
Serial No. 01040 017645788
Net Power 30 KW
Gross Power 30 KW
Fuel Type Diesel
Voltage 120V
L 18" x 24" x 36" H 48"

03/18/26

3 ANTENNA MOUNTING DETAIL
N.T.S.

ANTENNA TILT BRACKET (AS REQ'D) BY ANTENNA MFR

PIPE MOUNTING BRACKETS BY ANTENNA MFR

PIPE MOUNT BY ANTENNA MFR

PANEL ANTENNA

11 GPS ANTENNA DETAIL
N.T.S.

GPS ANTENNA

1-1/2" x 3/4" - 0" MAX GALVANIZED STEEL MOUNTING PIPE

CANOPY POST OR SHIMMER POST

PIPE MOUNT KIT (COMPASSCOPE PART # GP-S24 (OR EQUAL))

GROUND KIT

6 AWG GROUND WIRE TO CROWNED ON POST OR LUG ON GROUND BAR (COPLY CABLE AND GROUND KIT (AS REQUIRED BY ANTENNA MANUFACTURER))

6 SURGE PROTECTION DETAIL
N.T.S.

NEW SURGE PROTECTION UNIT (RAYCOE P/N DC3-48-60-24-8C-EV)

2 3/8" x 24" SCH 40 GALV STL PIPE MOUNT

STAND-OFF ARM MOUNT (COMPASSCOPE P/N SP-187-S OR ENGINEER APPROVED EQUAL)

EXISTING PLATFORM MEMBER

5 ANTENNA SPECIFICATIONS
N.T.S.

COLUML 130224 ANTENNA

DIMENSIONS, HAWMO: 38" x 24" x 18.1"

WEIGHT, WITHOUT MOUNTING KIT: 7.3 kg

24"

8.1"

TOP VIEW

FRONT VIEW

SIDE VIEW

2 ANTENNA SPECIFICATIONS
N.T.S.

MANUFACTURER: ERICSSON

MODEL NO: AIR 6472 8776 877M

WEIGHT: 81.9 LBS

BAND: MULTI-BAND

POLARIZATION: DUAL

FREQUENCIES: 3700-3800MHz

30.4"

8.1"

TOP VIEW

BOTTOM VIEW

ISOMETRIC VIEW

10 RRUS SPECIFICATIONS
N.T.S.

ERICSSON RRUS 4480 RB/2B12A

DIMENSIONS, HAWMO: 17.48" x 15.12" x 6.77"

WEIGHT, WITHOUT MOUNTING KIT: 31 kg (68.3 lbs)

17.48"

6.77"

15.12"

TOP VIEW

FRONT VIEW

BOTTOM VIEW

SIDE VIEW

7 RRUS SPECIFICATIONS
N.T.S.

ERICSSON RRUS 4480 RB2/BB4A

DIMENSIONS, HAWMO: 17.48" x 15.12" x 6.93"

WEIGHT, WITHOUT MOUNTING KIT: ±31 kg (68.3 lbs)

17.48"

6.93"

15.12"

TOP VIEW

FRONT VIEW

BOTTOM VIEW

SIDE VIEW

4 RRUS SPECIFICATIONS
N.T.S.

ERICSSON RRUS 4484 B1A

DIMENSIONS, HAWMO: 17.48" x 15.12" x 6.93"

WEIGHT, WITHOUT MOUNTING KIT: ±31 kg (68.3 lbs)

17.48"

6.93"

15.12"

TOP VIEW

FRONT VIEW

BOTTOM VIEW

SIDE VIEW

1 AIR ANTENNA MOUNTING KIT SPECIFICATIONS
N.T.S.

MANUFACTURER: ERICSSON

MODEL NO: SW700004/1

WEIGHT: 16.8 LBS

30.4"

8.1"

TOP VIEW

BOTTOM VIEW

ISOMETRIC VIEW

AT&T

smartlink

WESTCHESTER SERVICES

604 FOX DEN 50910
DENVER, CO 80231
PHONE: 847-277-0070
FAX: 847-277-0070
EMAIL: JEWEL@WESTCHESTER-SERVICES.COM

JOHN M. BANKS ARCHITECT
ARCHITECT FOR C&D
1001 S. WASHINGTON ST.
DENVER, CO 80202
PHONE: 847-212-8344

NO.	DATE	DESCRIPTION	BY
A	01/07/26	ISSUED FOR REVIEW	JAK
B	02/11/26	ISSUED FOR REVIEW	CS
C	03/18/26	ISSUED FOR REVIEW	CS

NOT FOR CONSTRUCTION UNLESS LABELLED AS CONSTRUCTION SET

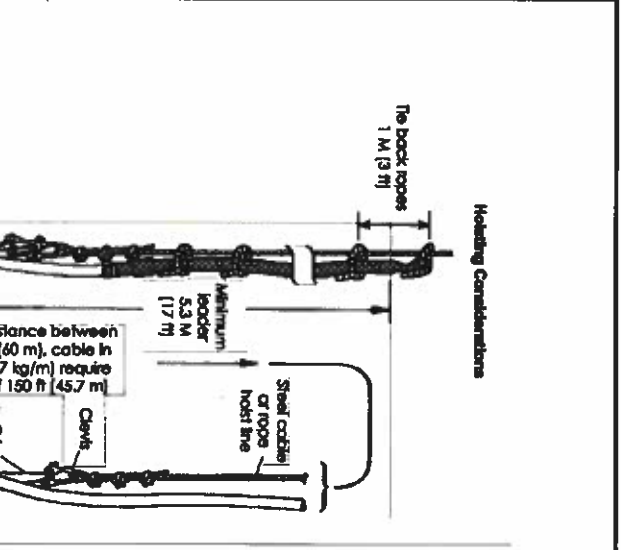
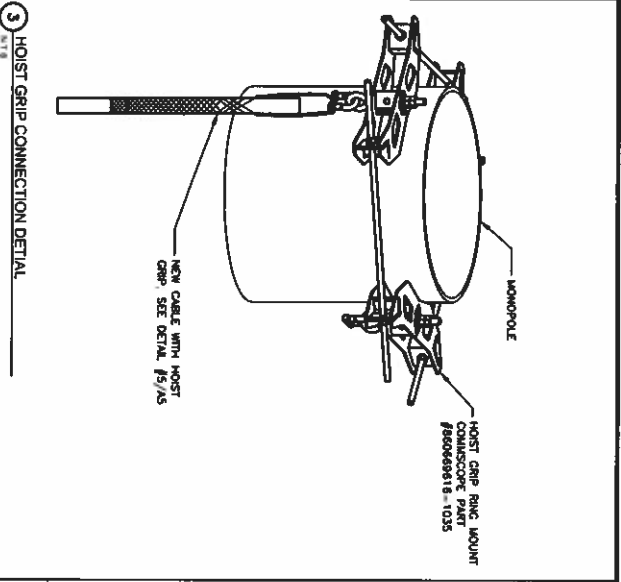
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F&I: 16078688
5034 WASHINGTON ST. DENVER, CO 80202
INNER GROVE HHS, IAN 55077

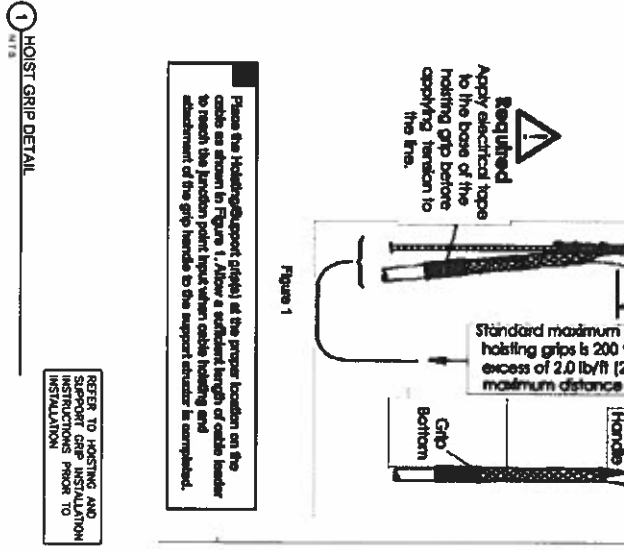
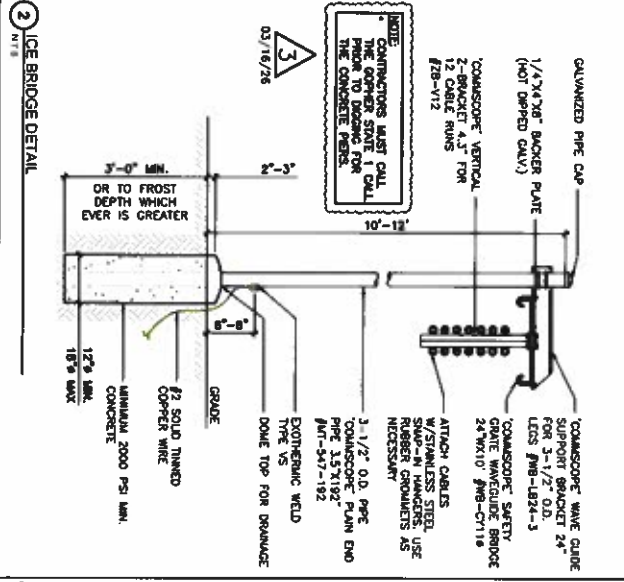
SHEET TITLE: DETAILS

SHEET NUMBER: D-1

5 NOT USED



4 NOT USED



804 FOX GLEN
BLVD
BIRMINGHAM, AL 35209
PHONE: 647-277-0070
FAX: 647-277-0071
EMAIL: westchester@westchester.com

JOHN M. BANKS
ARCHITECT
1000 FOX GLEN BLVD
BIRMINGHAM, AL 35209
TELEPHONE: 647-212-8334

REVISIONS

NO.	DATE	DESCRIPTION
A	01/07/26	ISSUED FOR REVIEW / JMK
B	02/11/26	ISSUED FOR REVIEW / CG
C	03/16/26	ISSUED FOR REVIEW / CG

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CHECKED AS INDICATED IN SET

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CONSENT OF WESTCHESTER.

3-1/2\"/>

3-1/2\"/>

3-1/2\"/>

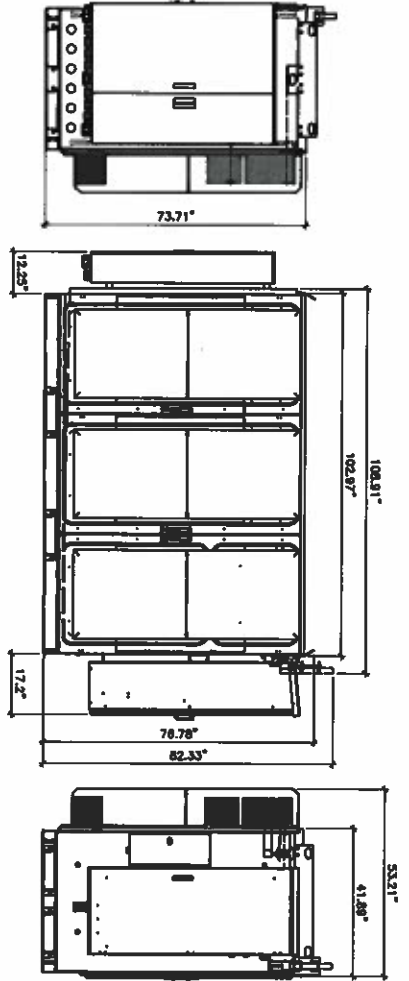
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3-1/2\"/>

3-1/2\"/>

SHEET TITLE
DETAILS

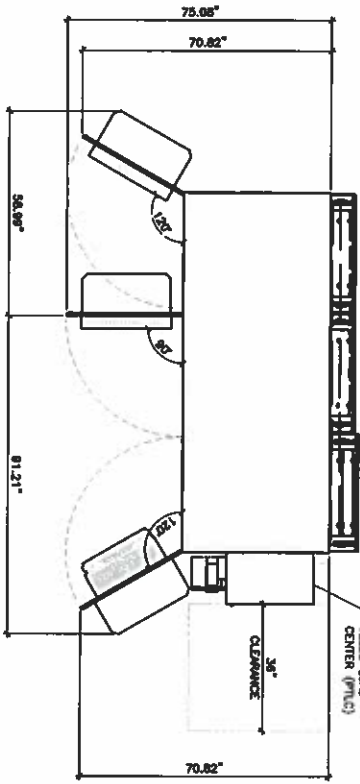
SHEET NUMBER
D-2



LEFT VIEW

FRONT VIEW

RIGHT VIEW

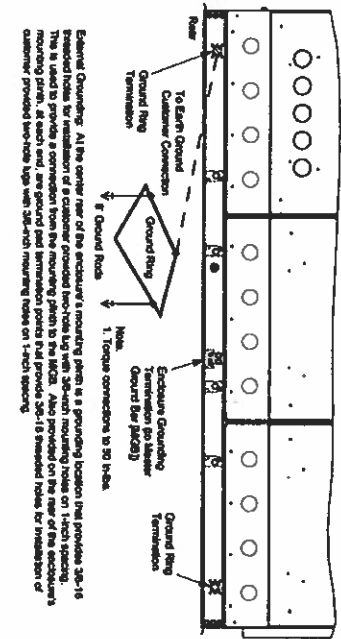


TOP VIEW

SPECIFICATIONS:
 VENDOR: VERTY 3-BAY ENCLOSURE
 DIMENSIONS (HMMH): 82.33" x 102.97" x 53.21"
 WEIGHT: SHIPPING: 1,642 lbs
 2,942 lbs
 ON P.W.D. 4,442 lbs (incl. BATTERIES & 1,200 hrs CUSTOMER EQUIP)
 LIFT: COOL WHITE

3 WALK UP CABINET (W.U.C.) DETAIL
 N.T.S.

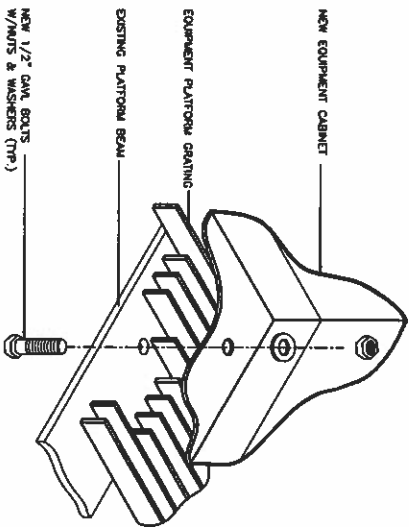
NO SCALE



External Grounding: At the center rear of the enclosure's mounting plate is a grounding location that provides 36-18 threaded holes for installation of a customer provided (to be used by the installer) mounting plate. Also provided on the rear of the enclosure's mounting plate is a 1/4" ground rod. A 1/8" threaded hole of termination of customer provided two-hole type with 26-18 inch mounting holes on 1-inch spacing.

2 CABINET GROUNDING DETAILS
 N.T.S.

NO SCALE



CONTRACTOR TO VERIFY ALL
 CABINET MOUNTING POINTS
 ALIGN WITH PLATFORM BEAMS

1 CABINET MOUNTING SPECIFICATIONS
 N.T.S.

NO SCALE



804 FOX CREEK RD
 SUITE 200
 BIRMINGHAM, AL 35210
 PHONE: 847-277-0070
 FAX: 847-277-0070
 EMAIL: KEVIN@WESTCHESTER-SERVICES.COM

JOHN M. BANKS
 ARCHITECT
 1000 10TH AVENUE
 BIRMINGHAM, AL 35203
 TELEPHONE: 847-212-1334

NO.	DATE	DESCRIPTION	BY
1	01/07/78	ISSUED FOR REVIEW	AKR
2	02/11/78	ISSUED FOR REVIEW	CS
3	03/16/78	ISSUED FOR REVIEW	CS

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 LABELED AS CONSTRUCTION SET

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 ANY INFORMATION CONTAINED HEREIN
 WITHOUT THE WRITTEN PERMISSION OF
 WESTCHESTER SERVICES, INC. IN THE
 STATE OF ALABAMA.

SITE NUMBER: NAK-03043
FA#: TELCO 09848
SITE NAME: BARBDOCK TRAIL
 5030 BARBDOCK TRAIL
 INNER GROVE HTS. MN 55077

CABINET DETAILS

SHEET NUMBER
D-3

180" x 87 1/4" WUC/Combo Platform with Canopy & Optional Wing Kit for 30KW Genset

Part Number	Elevation
AT&T-CEQ.53654	EMI-1000-0010-0102-FC ↓ Ground
AT&T-CEQ.53679	EMI-1000-0010-0102-SC ↓ Ground
AT&T-CEQ.56505	EMI-1000-0010-0102-04-FC ↓ 4 ft
AT&T-CEQ.56504	EMI-1000-0010-0102-04-SC ↓ 4 ft

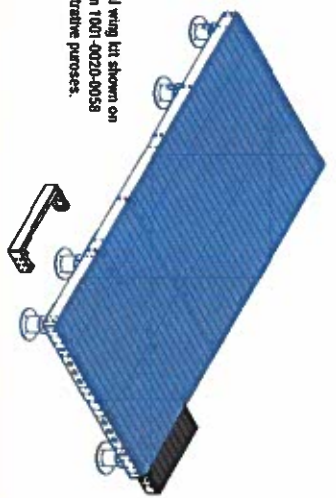
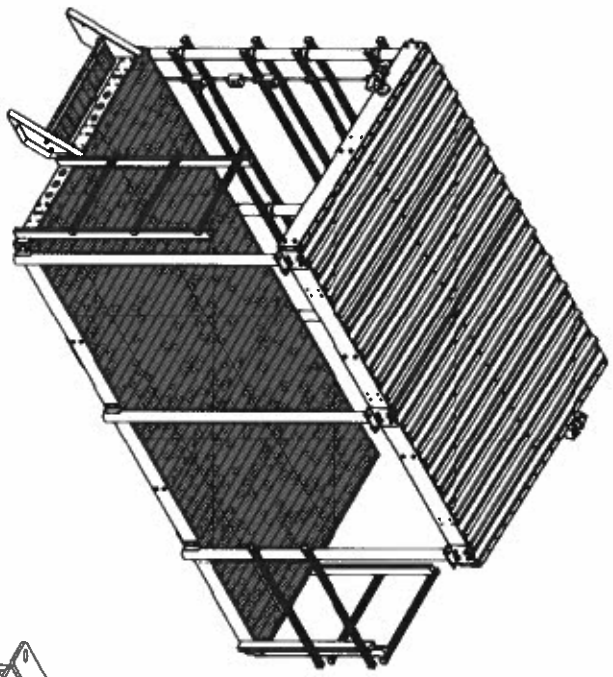
↓ Click the EMI part number to download drawing.

Description	OD cabinet equipment platform w/canopy 180" x 87 1/4". Includes stair kit, lighting, and unistruts.
Special Notes	FC - Factory Configured - Pre-assembled unit SC - Site Configured - on-site assembly
Part Number	4 ft elevated unit uses ladder for compact footprint
AT&T-CEQ.53681	EMI-1000-0020-0032 ↓
Description	OD cabinet platform 30KW generator extension with two 12" extension wings set.

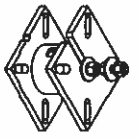
Helical and Concrete Foundations Sold Separately

Part Number	AT&T-CEQ.53658	EMI-1008-0030-0011 ↓
Description	10" dia. x 10' high helical foundation (4 unit kit), single stud leveling.	
Part Number	AT&T-CEQ.53682	EMI-1008-0030-0005 ↓
Description	6" dia. x 8' high concrete mount extension with single stud leveling hardware. (4 unit kit)	

1 EQUIPMENT PLATFORM DETAILS



Optional wing kit shown on platform 100T-0020-0058 for illustrative purposes.



NO SCALE



WESTCHESTER SERVICES LLC
 604 FOX GLEN RD
 GARDNER, MA 01901
 PHONE: 977-277-0070
 FAX: 977-277-0070
 EMAIL: WESTCHESTER@WESTCHESTER-SERVICES.COM

JOHN M. BANKS ARCHITECT
 104 FOX GLEN RD
 GARDNER, MA 01901
 TELEPHONE: 977-215-8354

REV	DATE	DESCRIPTION	BY	CHKD
A	09/07/08	ISSUED FOR REVIEW	ATK	
B	09/11/08	ISSUED FOR REVIEW	CS	
C	09/16/08	ISSUED FOR REVIEW	CS	

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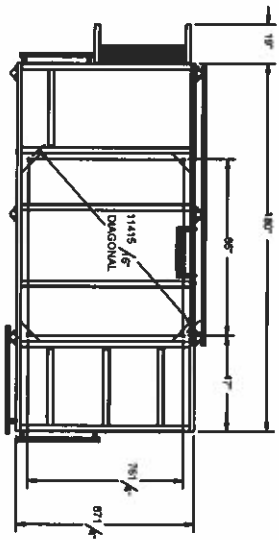
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SITE NUMBER: JMN.03043
 SITE NAME: BARBOCK TRAIL
 PLOT NUMBER: 0029868
 5030 BARBOCK TRAIL
 LINER GROVE HTS. MN 55077

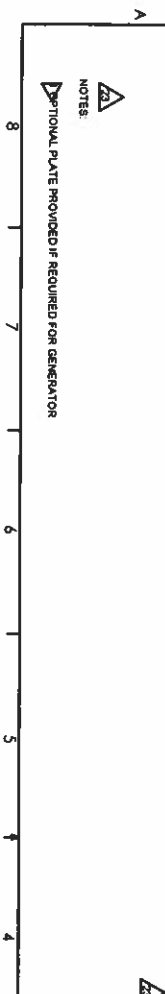
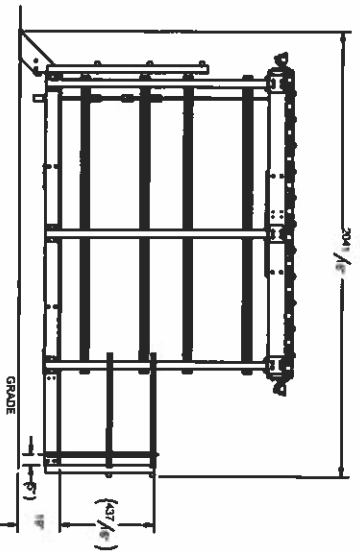
SHEET TITLE
EQUIPMENT PLATFORM DETAILS

SHEET NUMBER
D-4

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CANOPY & GRATING
MODER FOR CLARITY



NOTES:
▲ OPTIONAL PLATE PROVIDED IF REQUIRED FOR GENERATOR

1 EQUIPMENT PLATFORM DETAILS

NO.	REV.	DESCRIPTION	DATE	BY	APPROVED
23	1	AS PER 1807T BOLT TO 1807T	04/03/02	JTB	

NO.	REV.	QTY	UNIT	DESCRIPTION	LENGTH	WEIGHT
1	1	1001-0000-0066		EMERSON BOLT TOGETHER PLATFORM 87" X 180"		1800.8
2	1	1001-0000-0029		BOLT TOGETHER CANOPY 148.875" X 87" W/5"		891.9
3	1	1000-0000-0002		TREX 40 STAIR ASSTY (42" WIDE)		50.4
4	1	1000-0000-0119		ELECTRICAL KIT		20.8
5	3	P-008-282		VERT HANGROUN, UNISTRUT	20"	12.2
6	3	P-008-283		SHORT SIDE MOUNTING RAIL, UNISTRUT	20"	4.1
7	8	P-008-284		LONG SIDE MOUNTING RAIL, UNISTRUT	138"	15.6
8	2	P-008-285		END SIDE HANGROUN, UNISTRUT	20"	5.0
9	2	P-008-286		SHORT SIDE HANGROUN, UNISTRUT	40"	4.6
10	2	P-008-287		VERT MOUNTING RAIL, UNISTRUT	24"	18.0
11	4	A-000-289		CORNER FOOT MOUNT ASSTY 2 LEGS/40 WASHERS		14.1
12	1	1000-0000-0075		GROUNING BAR KIT		8.84
13	12	002-080-0258		NUT, 3/8" DIA X 4.50 LG, PT X 1.00, GR & HDG	4.50	0.158
14	64	002-080-0016		NUT, HEK, 3/8" DIA, GR & GALV		0.02
15	78	002-078-0005		WASHER, FLAT, 3/8", GALV		0.01
16	64	002-078-0005		WASHER, SPURT LOCK, 3/8", GALV		0.01
17	26	002-000-0246		ROCK 1.75" DIA X 1.75" THICKNESS, 2.855" DIA X 3.25" HT GALV		0.032
18	2	002-058-0001		WASHER, SQUARE, 3/8" DIA X 7.1" HT		0.27
19	30	300-000-0008		STRUT CHANNEL, C&R 1.625" X 1.825"		0.05
20	10	002-080-0010		NUT, 3/8" DIA X 1.50 LG, PT X 1.00, GR & HDG	1.50	0.14
21	12	002-080-0012		NUT, 3/8" DIA, 300" STAINL X 1.75 LG, RSTAINLSS		0.2
22	44	002-080-0002		NUT, 5/8" DIA, HDG		0.02
23	22	002-078-0000		WASHER, SPURT LOCK, 5/8", GALV		0.01
24	22	002-080-0010		NUT, HEK, 5/8" DIA, GR 2H, GALV		0.08
25	1	P-008-288		ROOFER GUARD		2.7

87" X 180" BOLT TOGETHER PLATFORM

1000-001-0102

NO SCALE

DATE: 04/03/02

BY: JTB

APPROVED: [Signature]

REVISIONS:

NO.	DATE	REVISION
A	01/07/02	ISSUED FOR REVIEW
B	02/11/02	ISSUED FOR REVIEW
C	03/16/02	ISSUED FOR REVIEW

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IF A MODIFICATION OF ANY KIND IS REQUIRED, THE ARCHITECT MUST BE NOTIFIED IN WRITING. THE ARCHITECT WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. ALSO THE CONTRACTOR.

3. I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MISSOURI.

SITE NUMBER: NML020343
 SITE NAME: BARCOCK TROLL
 F&P: 740-99859
 5030 BARCOCK TROLL
 HANCOCK GROVE HIS, MN 55077

SHEET TITLE
EQUIPMENT PLATFORM DETAILS

SHEET NUMBER
D-5

AT&T

smartlink

WESTCHESTER

604 FOX CREEK
 BERKSHIRE, MA 01010
 PHONE: 947-277-0070
 FAX: 947-277-0070
 EMAIL: AEW@WESTCHESTERMA.COM

JOHN M. BANKS ARCHITECT

1000-001-0102

DATE: 04/03/02

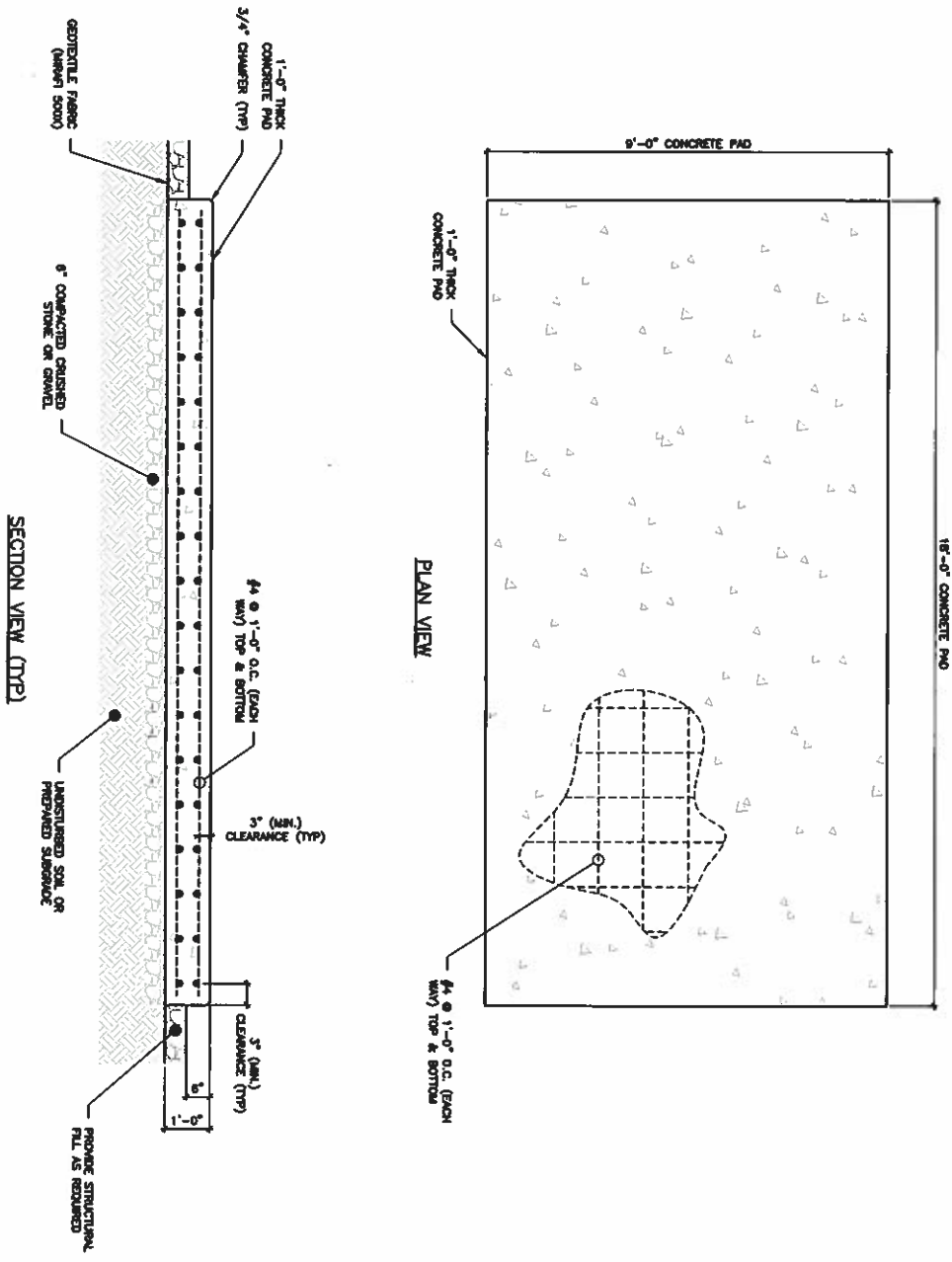
BY: JTB

APPROVED: [Signature]

1000-001-0102

NO SCALE

1 CONCRETE PAD DETAILS



PLAN VIEW

SECTION VIEW (TYP)

SCALE: 3/8" = 1'-0" (AS SHOWN)

SHEET NUMBER
D-6

SHEET TITLE
**CONCRETE PAD
DETAILS**

SITE NUMBER: **IND03043**
 SITE NAME: **BARBOCK TRAIL**
 FAX: **16379669**
 5030 BARBOCK TRAIL
 INNER GROVE HTS. MN 55077

1. I, THE UNDERSIGNED, ARCHITECT, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

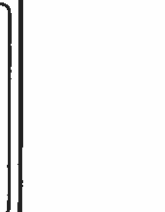
2. I AM A HOLDING OF LAW FOR ANY PERSON WHOSE NAME IS APPEARED ON THESE PLANS AND WHOSE NAME IS APPEARED ON THESE PLANS TO AUTHORIZE THE EXECUTION OF THESE PLANS.

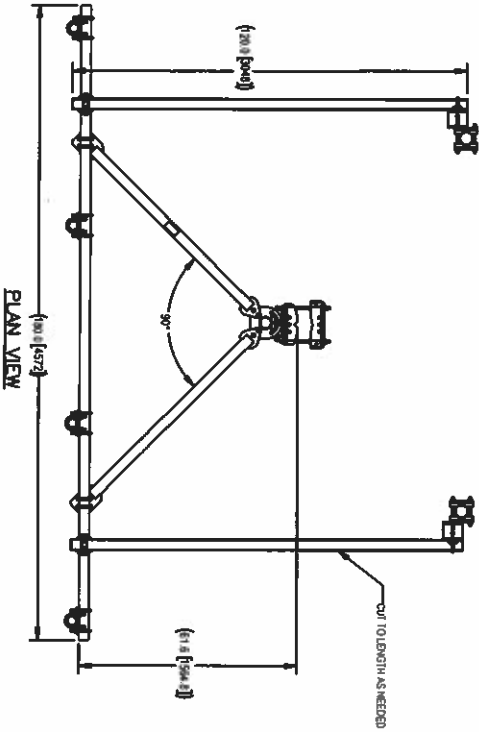
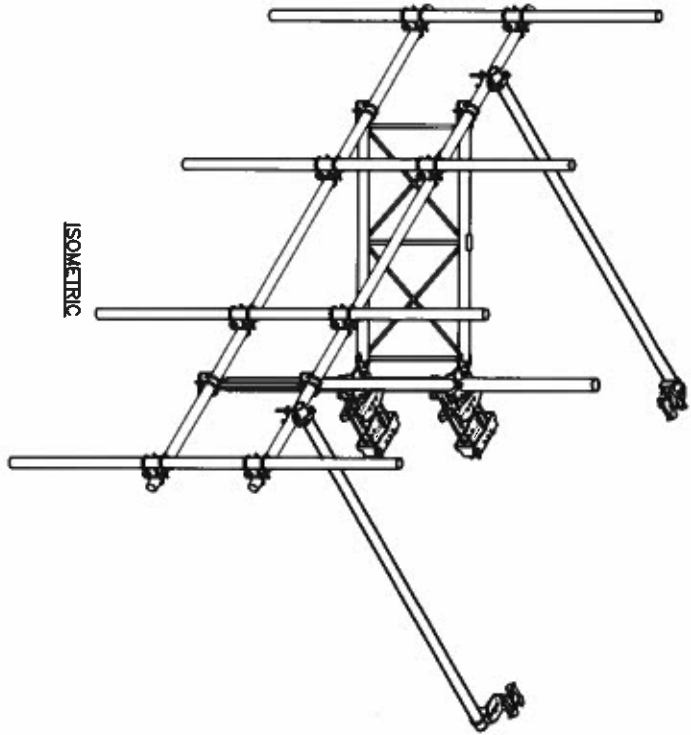
NOT FOR CONSTRUCTION UNLESS CHECKED IN CONSTRUCTION SET

NO.	DATE	DESCRIPTION	BY
A	01/07/78	ISSUED FOR REVIEW	AK
B	02/11/78	ISSUED FOR REVIEW	CS
C	03/14/78	ISSUED FOR REVIEW	CS

JOHN M. BANKS
 ARCHITECT
 50010
 TELEPHONE: 947-212-8354

804 FOX GLEN
 BURNSVILLE, MN 55010
 PHONE: 947-277-0070
 FAX: 947-277-0070
 EMAIL: JEB@WESTCHESTERARCHITECTS.COM



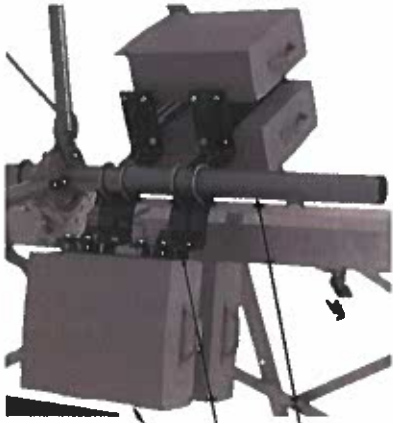
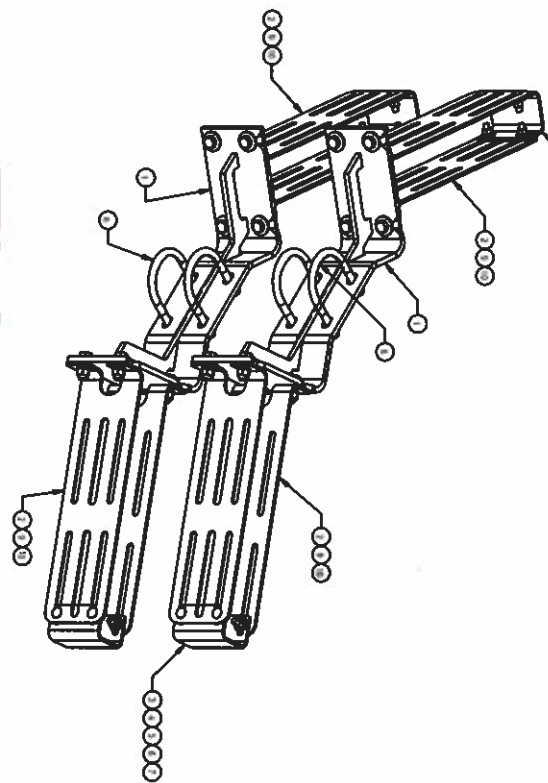


2 SEQ23RHDXL 15-4-128 SECTOR FRAMES DETAIL

SCALE
AS SH.

- NOTES
- 1.0 GENERAL
 - 1.1 ALL DIMENSIONS ARE IN BRACKETS
 - 2.0 DESIGN NOTES
 - 3.0 MATERIALS/MECHANICAL REQUIREMENTS
 - 4.0 FINISHES
 - 5.0 PACKAGING

ITEM	QTY	DESCRIPTION	UNIT
1	2	RRU MOUNT BRACKET	
2	4	RRU MOUNT BRACKET	
3	4	RRU MOUNT BRACKET	
4	4	RRU MOUNT BRACKET	
5	4	RRU MOUNT BRACKET	
6	4	RRU MOUNT BRACKET	
7	4	RRU MOUNT BRACKET	
8	4	RRU MOUNT BRACKET	
9	4	RRU MOUNT BRACKET	
10	4	RRU MOUNT BRACKET	



1 RRU MOUNT DETAIL

SCALE
AS SH.

<p>COMMSCOPE, INC. OF NORTH CAROLINA</p> <p>17000 COMMSCOPE BLVD., SUITE 100</p> <p>RAVENHILL, NC 27040</p> <p>TEL: 704.875.3000</p> <p>FAX: 704.875.3001</p> <p>WWW.COMMSCOPE.COM</p>		<p>DATE: 11/07/08</p> <p>SCALE: 1:1</p> <p>PROJECT: RR-APEX4</p> <p>DRAWING NO: 15-4-128</p>												
<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>11/07/08</td> <td>ISSUED FOR REVIEW</td> </tr> <tr> <td>2</td> <td>11/17/08</td> <td>ISSUED FOR REVIEW</td> </tr> <tr> <td>3</td> <td>11/17/08</td> <td>ISSUED FOR REVIEW</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	11/07/08	ISSUED FOR REVIEW	2	11/17/08	ISSUED FOR REVIEW	3	11/17/08	ISSUED FOR REVIEW	<p>NOT FOR CONSTRUCTION UNLESS LABELLED AS CONSTRUCTION SET</p>	<p>IF A MODIFICATION OF LAW FOR ANY PROVISION OF THESE DOCUMENTS IS APPLICABLE TO THE PROJECT, THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.</p>
NO.	DATE	DESCRIPTION												
1	11/07/08	ISSUED FOR REVIEW												
2	11/17/08	ISSUED FOR REVIEW												
3	11/17/08	ISSUED FOR REVIEW												

AT&T

smartlink

WESTCHESTER

JOHN M. BANKS ARCHITECT

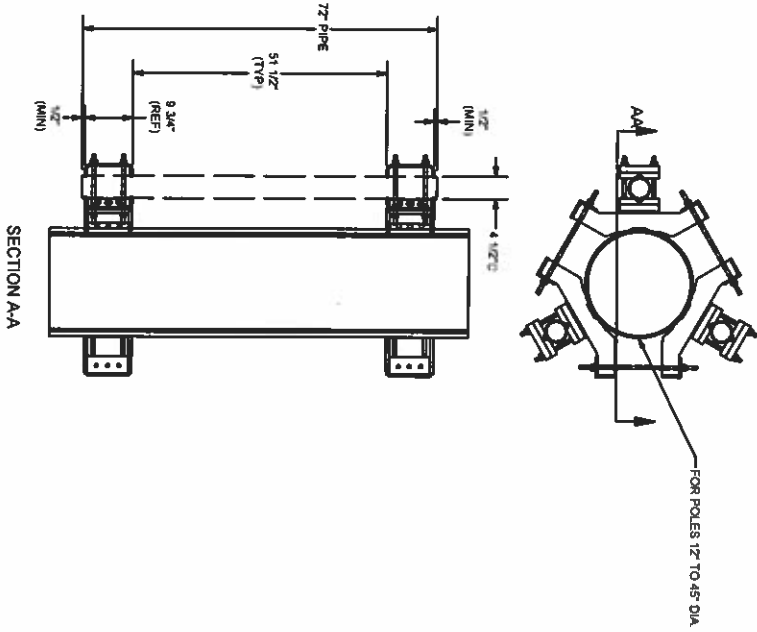
REVISIONS

15-4-128 SECTOR FRAMES DETAIL

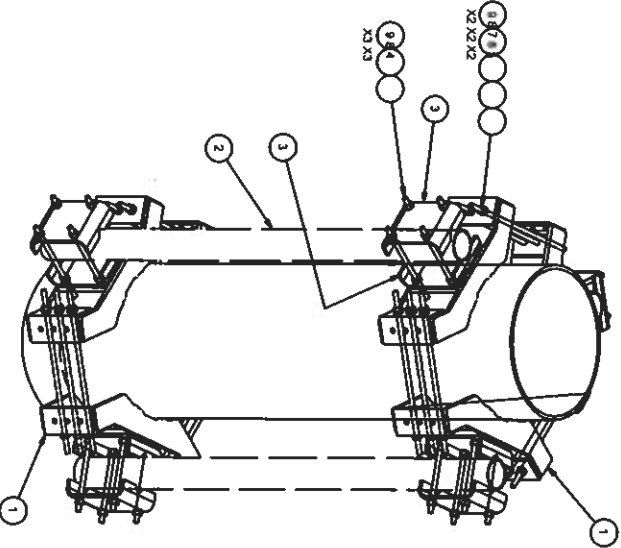
MOUNT DETAILS

D-7

1 MSFAA RING MOUNT WITH SECTOR PIPES DETAIL



ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT	NET WT
1	6	A-1438A	RING MOUNT WELDMENT	72 m	68.16	408.96
2	3	P472	4-1/2" X 1/2" SCH 40 GALVANIZED PIPE	64.89	194.68	584.04
3	12	X-214130	BENT PLATE V-CLAMP	12.92 m	11.43	137.16
4	24	G56R-14	5/8" X 1/4" THREADED ROD (HOG)	14 m	0.40	9.57
5	18	G56R-48	5/8" X 1/4" THREADED ROD (HOG)	48 m	0.55	9.90
6	18	G56R-24	5/8" X 24" THREADED ROD (HOG)	24 m	0.55	9.90
7	36	A56RW	5/8" HOG A235 FLATWASHER		0.03	1.08
8	108	CS8LW	5/8" HOG LOCKWASHER		0.03	3.24
9	108	AS8WU	5/8" HOG A325 HEX NUT		0.13	14.04
TOTAL WT #					188.53	



TOLERANCE NOTES

TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:
 SAWED, SHEARED AND GAS CUT EDGES IS 0.0007
 DRILLED AND GAS CUT HOLES IS 0.0007 - NO CONING OF HOLES
 ALL OTHER DIMENSIONS IS 0.0007 - NO CONING OF HOLES
 BENDS ARE A 1/2 DEGREE
 ALL OTHER MACHINING IS 0.0007
 ALL OTHER ASSEMBLY IS 0.0007

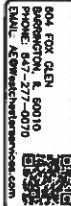
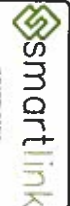
Engineering Notes:
 THE DATA AND INFORMATION CONTAINED IN THIS MANUAL AND DOCUMENT ARE THE PROPERTY OF SATELITE
 AND SHALL BE KEPT CONFIDENTIAL BY THE USER AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

DESCRIPTION	MONOPOLE SECTOR FRAME ATTACHMENT ASSEMBLY
DATE	01/01
DESIGNED BY	KCB
CHECKED BY	3RD PARTY
CUSTOMER	SMC 5/22/2016
PART NO.	MSFAA
PROJECT	MSFAA



Engineering
 5030 BANGCOCK TRAIL
 IRVING, TX 75038-7537
 1-888-753-7446

Location:
 Austin, CA
 Los Angeles, CA
 Phoenix, AZ
 Dallas, TX



804 FOX CREEK
 BIRMINGHAM, AL 35210
 PHONE: 847-277-0070
 FAX: 847-277-0070
 EMAIL: AEW@westchesterwireless.com

JOHN M. BANKS
 ARCHITECT
 BIRMINGHAM, AL 35210
 TELEPHONE: 847-212-1354

REV.	DATE	DESCRIPTION
A	01/07/20	ISSUED FOR REVIEW
B	02/11/20	ISSUED FOR REVIEW
C	02/19/20	ISSUED FOR REVIEW

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 SHOWN AS CONSTRUCTION SET

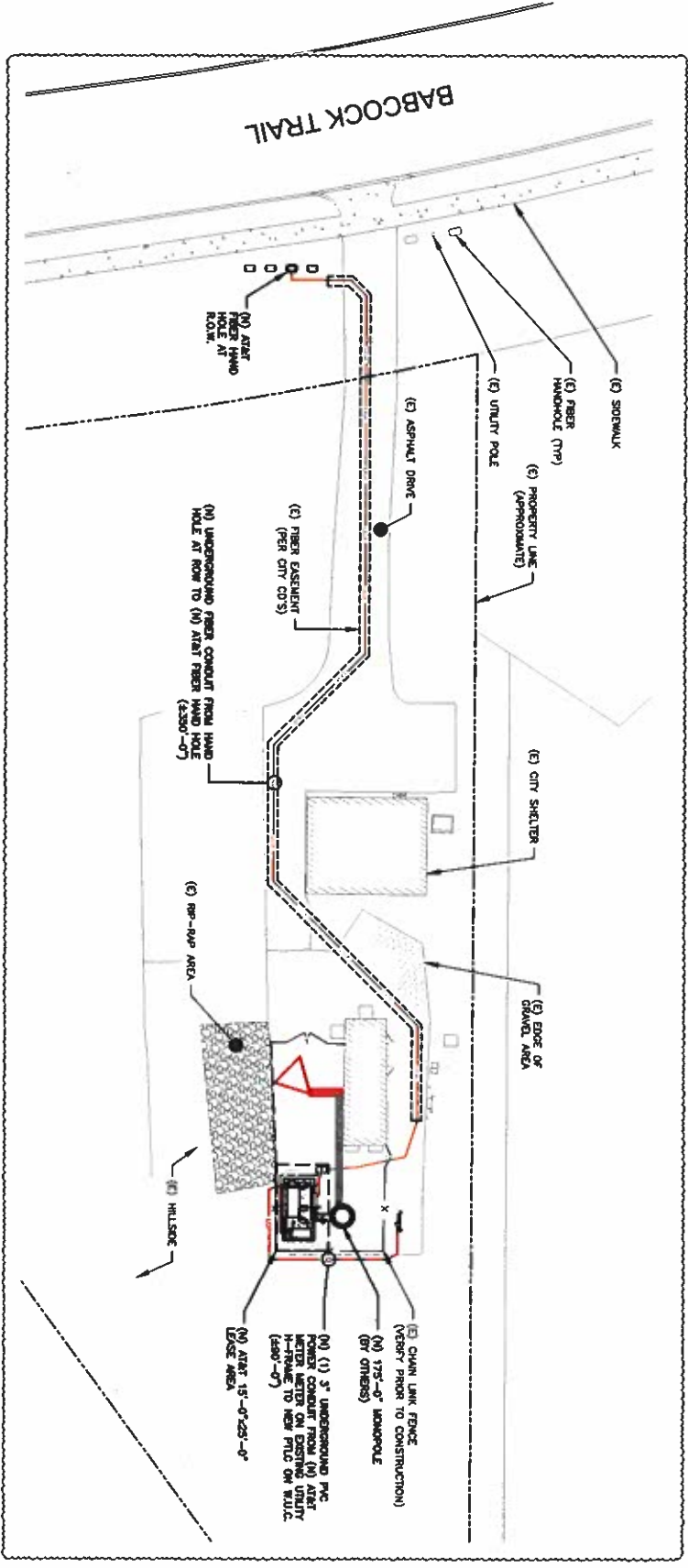
IT IS A VIOLATION OF LAW FOR ANY PERSON
 TO REPRODUCE OR TRANSMIT IN ANY FORM OR
 BY ANY MEANS, ELECTRONIC OR MECHANICAL,
 INCLUDING PHOTOCOPYING, RECORDING, OR BY
 ANY INFORMATION STORAGE AND RETRIEVAL
 SYSTEM, WITHOUT THE WRITTEN PERMISSION
 OF THE COPYRIGHT OWNER.

SITE NUMBER: NML03043
 SITE NAME: BIRDCOCK TRAIL
 FAX: 1-888-753-7446
 5030 BANGCOCK TRAIL
 IRVING GROVE HTS, TX 75037

SHEET TITLE
 MOUNT DETAILS

SHEET NUMBER
 D-8

1 OVERALL ELECTRICAL PLAN



03/19/28

NOTE:
 AIRAT UTILITIES COMING NEAR NEW TOWER SHALL BE MAINTAINED AS NOTED ON THE ATTACHED WITH THE EXISTING SET TOWER AND BE PLACED WITH THE AIRAT UTILITIES SHALL NOT BE DAMAGED WHEN SET TOWER EVENTUALLY GETS REMOVED



SCALE: HORIZ. = 1" = 20' (PLAN)
 VERT. = 1" = 10' (ELEV.)

LEGEND

PROPOSED DC SERVICE	(Symbol: Dashed line with dots)
EXISTING DC SERVICE	(Symbol: Solid line with dots)
OVERHEAD POWER	(Symbol: Solid line with cross-ticks)
UNDERGROUND POWER	(Symbol: Solid line with diagonal ticks)
OVERHEAD UTILITY	(Symbol: Solid line with cross-ticks)
UNDERGROUND UTILITY	(Symbol: Solid line with diagonal ticks)
UNDERGROUND FIBER	(Symbol: Dashed line with dots)

OVERALL ELECTRICAL PLAN

SHEET NUMBER
E-1

SITE NUMBER: UNK0303A3
 SITE NAME: FIELD
 5030 BABCOCK TRAIL
 INVER GROVE HTS. MN 55077

1. I, JOHN M. BANKS, ARCHITECT, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED MEMBER OF THE SOCIETY OF PROFESSIONAL ENGINEERS IN THE STATE OF MINNESOTA.

REVISIONS

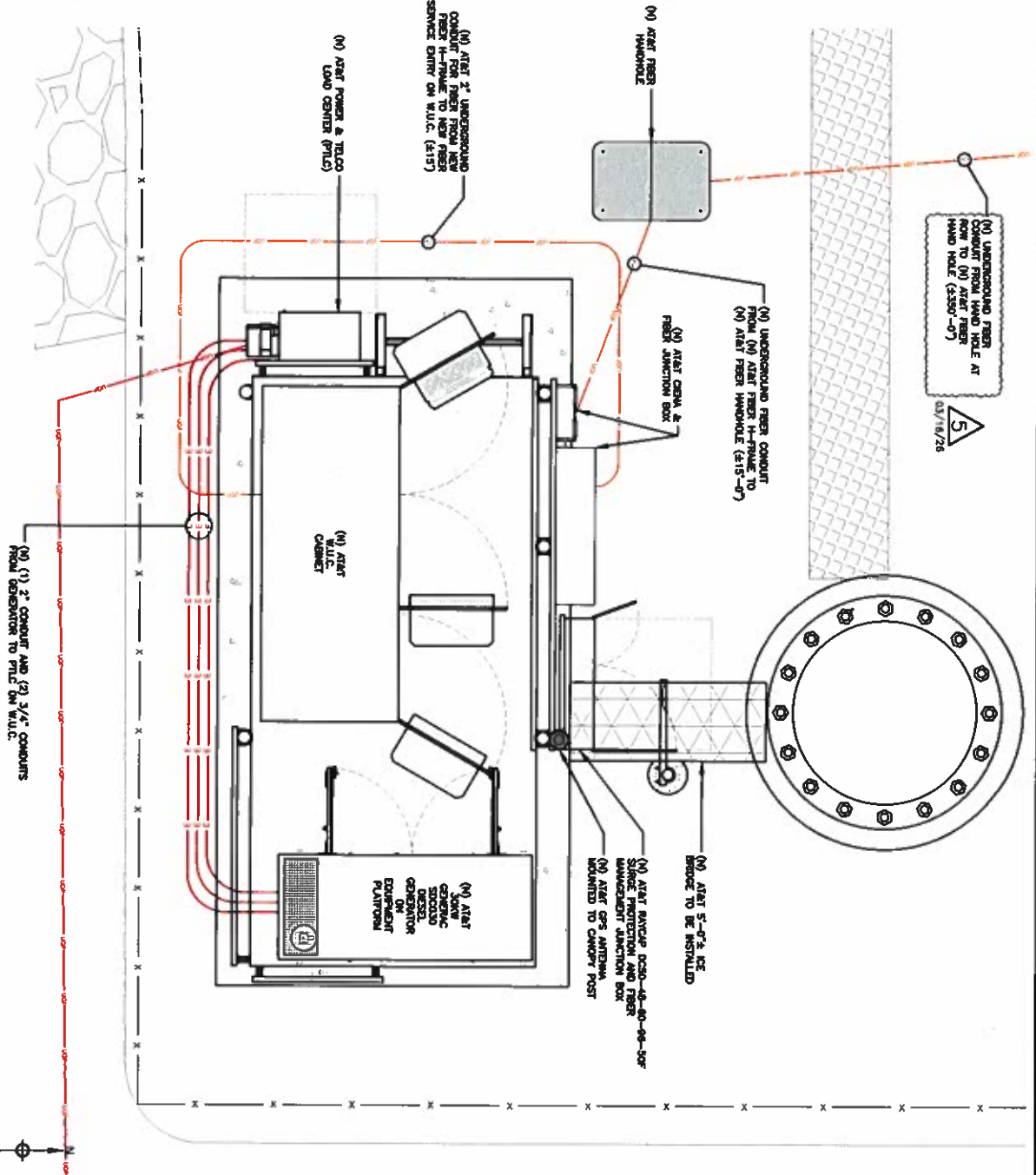
NO.	DATE	DESCRIPTION
A	01/07/28	ISSUED FOR REVIEW
B	02/11/28	ISSUED FOR REVIEW
C	03/15/28	ISSUED FOR REVIEW

JOHN M. BANKS
 ARCHITECT
 BARRINGTON, MN 55015
 TELEPHONE: 612-212-8344

504 FOX CLUB
 BARRINGTON, MN 55015
 PHONE: 612-277-0070
 FAX: 612-277-0070
 EMAIL: JMB@WESTCHESTERSERVICES.COM



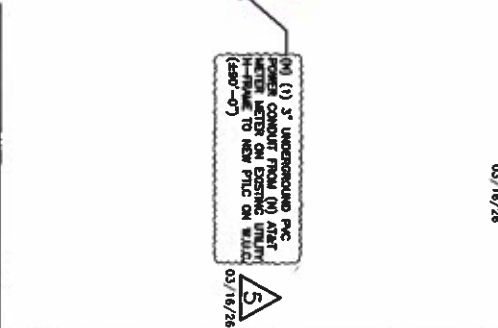
1 OVERALL ELECTRICAL PLAN



SCALE: 3/4" = 1'-0" (AS SHOWN)
 DATE: 03/16/26

LEGEND

PRINCIPAL WIRE	REINFORCED CONCRETE
EXPOSED ICE BRICK	UNDERGROUND POWER
UNDERGROUND POWER	OVERHEAD UNDERGROUND POWER
UNDERGROUND UNDERGROUND POWER	UNDERGROUND UNDERGROUND POWER
UNDERGROUND UNDERGROUND POWER	UNDERGROUND UNDERGROUND POWER



NOTES:

- HAND DIGGING SHALL BE PERFORMED WHERE REQUIRED TO PREVENT INTERFERING WITH OR CAUSING DAMAGE TO THE EXISTING STRUCTURE OR ANY OTHER STRUCTURE IN THE VICINITY OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES IN THE VICINITY OF ANY OTHER EXISTING STRUCTURE, AND IN THE VICINITY OF EXISTING UNDERGROUND CONDUITS, UTILITY LINES, ETC.
- THE SITE SHALL BE SCANNED TO A DEPTH OF 3' MINIMUM TO REVEAL VEGETATIVE MATTER EXCESS MATERIAL AND DEBRIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXCESS MATERIAL AND DEBRIS FROM THE PROJECT SITE. THE CONTRACTOR AND BE DISPOSED OF OFF-SITE.
- EXCAVATION MATERIAL SHALL BE USED FOR BACKFILLING AND SHALL BE COMPACTED TO THE MINIMUM SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF OFF-SITE.
- CONTRACTOR TO PROVIDE A MINIMUM OF 4' CLEARANCE TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES. ALL DISTURBED AREAS TO BE RESTORED WITH CRUSHED STONE THAT MATCHES THE EXISTING. SEED MIX SHALL BE APPLIED TO ALL EXPOSED AREAS AND SHALL BE COVERED BY THE CITY.

LEGEND

SHEET NUMBER: E-1.1

ELECTRICAL PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	01/07/26	ISSUED FOR REVIEW	AM
2	02/11/26	ISSUED FOR REVIEW	OC
3	02/16/26	ISSUED FOR REVIEW	OC

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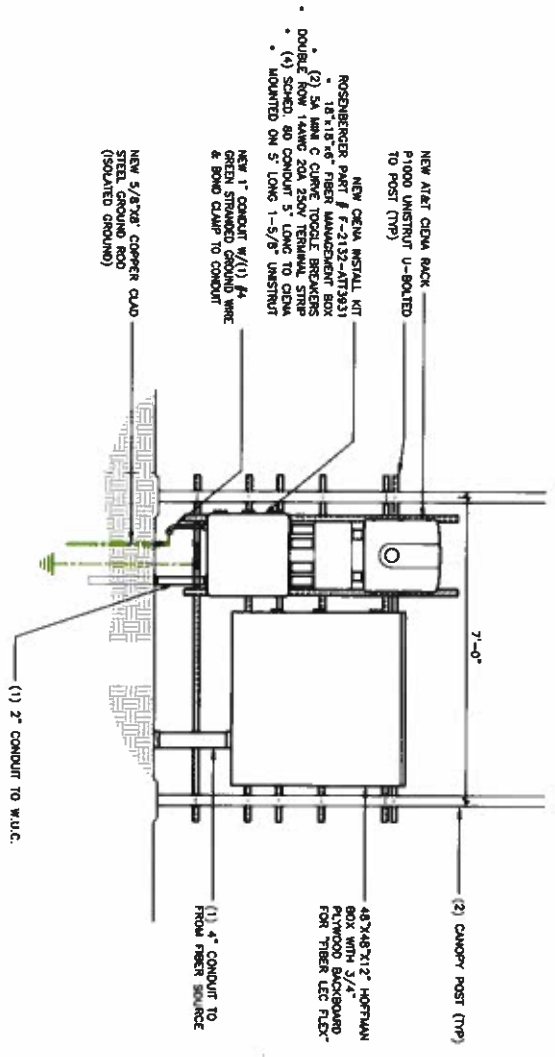
JOHN M. BANKS
 ARCHITECT
 604 FOX GLEN
 BARRINGTON, IL 60010
 TELEPHONE: 815-212-4554
 EMAIL: jmbanks@jmbanks.com

WESTCHESTER
 16 OAKWOOD DRIVE
 BARRINGTON, IL 60010
 TEL: 815-212-4554
 FAX: 815-212-4555
 EMAIL: kfehr@westchester.com

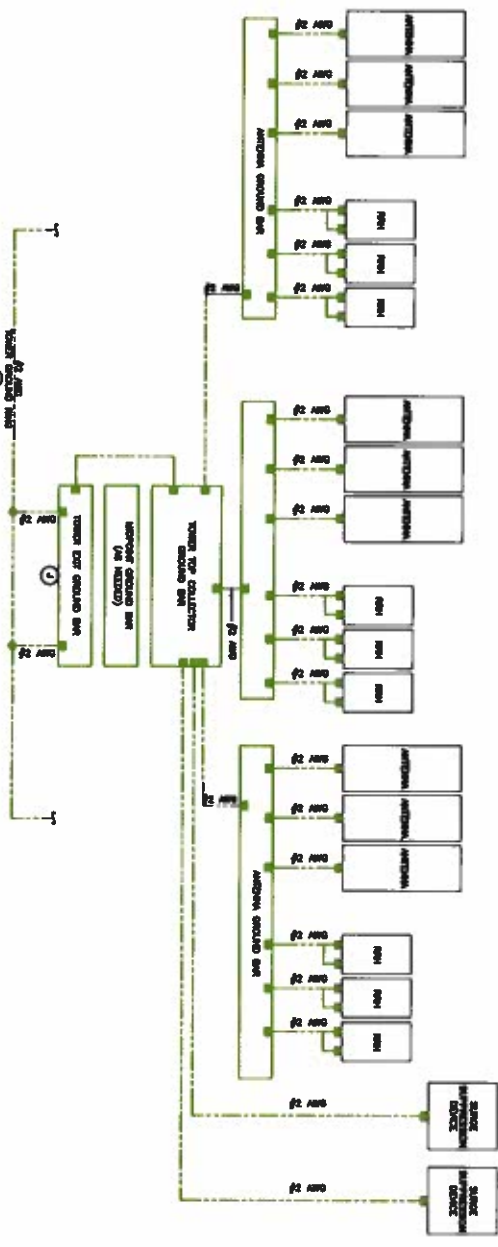
AT&T
 smartlink
 16 OAKWOOD DRIVE
 BARRINGTON, IL 60010

PROJECT: 3030 BARBOCK TRAIL
 SITE NAME: BARBOCK TRAIL
 PA#: 16679888
 3030 BARBOCK TRAIL
 LINER GROVE HTS. MN 55077

2 H-FRAME DETAIL (TYP)



1 TOWER ANTENNA EQUIPMENT GROUNDING ONE-LINE



JOHN M. BANKS
 ARCHITECT
 604 FOX GLEN
 BARRINGTON, IL 60010
 TELEPHONE: 847-212-8554

NO.	DATE	DESCRIPTION	BY
A	01/07/78	ISSUED FOR REVIEW	JMB
B	02/11/78	ISSUED FOR REVIEW	CS
C	02/16/78	ISSUED FOR REVIEW	CS

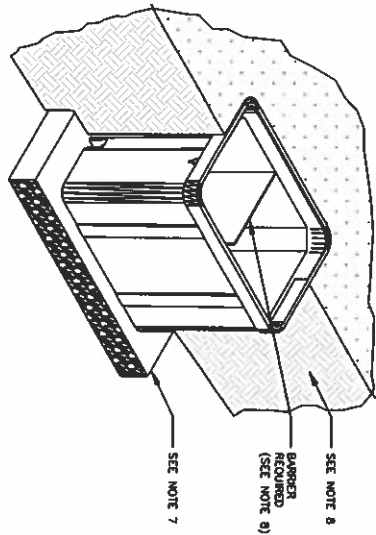
NOT FOR CONSTRUCTION UNLESS
 UNLESS THEY ARE KNOWN UNDER THE
 CONTRACT WITH THIS DOCUMENT
 WITH THE CONTRACT

**ELECTRICAL
 DETAILS**

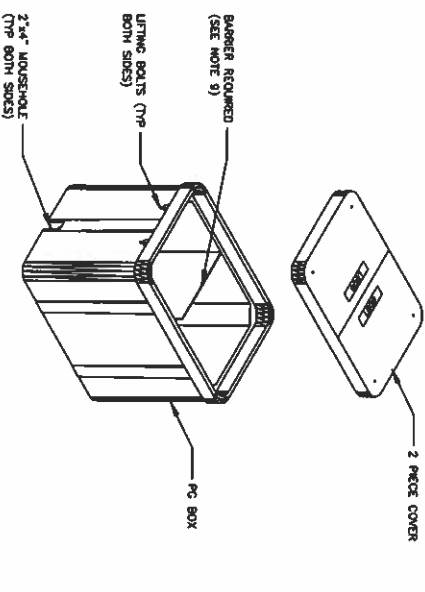
**SHEET NUMBER
 E-2**

SHEET TITLE

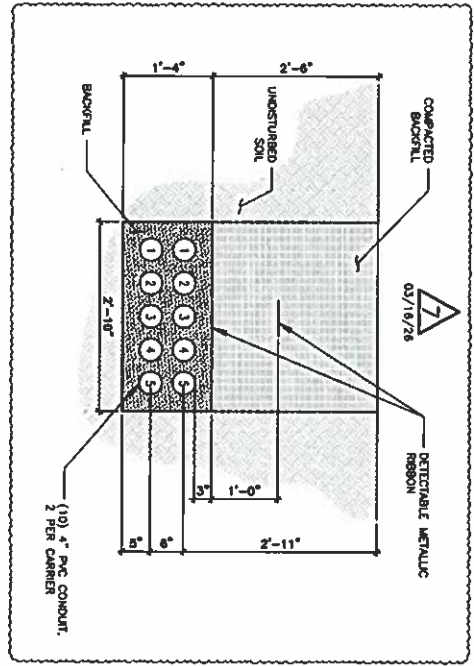
SITE NUMBER: NUN.03043
SITE NAME: BARCOCK TRAIL
FIELD
PA# 16879868
5035 BARCOCK TRAIL
INNER GROVE TNS, MN 55077



5 CONCRETE COLLAR APPLICATION MOUNTED IN COMPACTED SOIL



4 TOWER ANTENNA EQUIPMENT GROUNDING ONE-LINE



3 FIBER TRENCH DETAIL

2 NOT USED

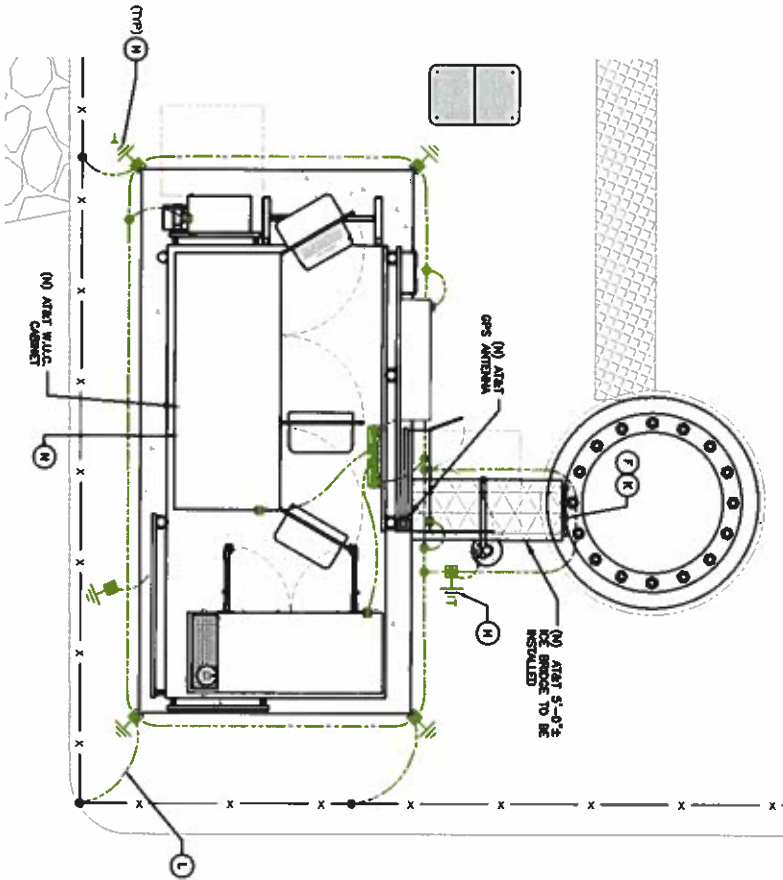
1 NOT USED

1. CONCRETE COLLARS MAY BE DESIGNED FOR INSTALLATIONS IN DRINKING, PARKING LOTS AND OTHER HOUSING APPLICATIONS WHERE SUBJECT TO OCCASIONAL, NON-DELIBERATE TRAFFIC. THIS APPLIES TO BOXES MADE FROM ANY MATERIAL TO PROVIDE ADDED PROTECTION FROM THE TOP. THIS IS NOT TO BE TAKEN AS AN INDICATION OF CROSS ANCHORS OR SUBJECT TO PROTECTION TRAFFIC.
2. CONCRETE ENCLOSURE TO BE 3,000 PSI MIN.
3. CONCRETE ENCLOSURE COLLAR DIMENSION 10" TO BE EQUAL TO DESIGN PAVEMENT DEPTH.
4. PAVEMENT AND SURGRADE TO BE SHOWN ON THE ENGINEERING PLANS.
5. EXCAVATE THE HOLE APPROXIMATELY 8 TO 8" DEEPER THAN SUGGESTED HAND HOLE EQUAL DEPTH.
6. CONCRETE THE SURFACE WITH A BACK-HOE OR A HYDRAULIC TAMPER AND APPROXIMATELY 8 TO 8" OF GRAVEL TO THE BOTTOM OF HOLE.
7. PLACE THE HAND HOLE ON THE LEVELLED GRAVEL BED.
8. BACK-FILL WITH LOOSE EARTH MATERIAL UP TO THE TOP SURFACE OF THE HAND HOLE. DO NOT BACK-FILL WITH SURFACING OF FROZEN MATERIAL OR LARGE ROCKS NEXT TO THE SURFACE. SET THE BACK-FILL MATERIAL BY FOOT TAMPING, NO MACHINE TAMING.
9. PROVIDE BARRIER MATERIAL QUOTE # PC 2458330 OR APPROVED 24"x28"x28" UL TIER 22 HAND HOLE.

NOTES

				<p>604 FOX GLEN 604 FOX GLEN 604 FOX GLEN 604 FOX GLEN TELEPHONE: 81-212-554</p>	<p>JOHN M. BANKS ARCHITECT</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>A</td> <td>01/07/28</td> <td>ISSUED FOR REVIEW</td> <td>JM</td> </tr> <tr> <td>B</td> <td>02/11/28</td> <td>ISSUED FOR REVIEW</td> <td>CS</td> </tr> <tr> <td>C</td> <td>02/19/28</td> <td>ISSUED FOR REVIEW</td> <td>CS</td> </tr> </table>	NO.	DATE	DESCRIPTION	BY	A	01/07/28	ISSUED FOR REVIEW	JM	B	02/11/28	ISSUED FOR REVIEW	CS	C	02/19/28	ISSUED FOR REVIEW	CS	<p>NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET</p>	<p>IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF AN ENGINEER REGISTERED WITH THE STATE OF WASHINGTON, TO REPRODUCE OR TRANSMIT IN ANY MANNER ANY INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF THE STATE OF WASHINGTON.</p>	<p>SITE NUMBER: UN103043 SITE NAME: BARGOCK TRAIL RELO P#1 18679888 5030 BARGOCK TRAIL INTER GROVE, WA, WA 98077</p>	<p>SHEET TITLE ELECTRICAL DETAILS</p>	<p>SHEET NUMBER E-3</p>
NO.	DATE	DESCRIPTION	BY																								
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1 COMPOUND GROUNDING PLAN



- (A) GROUNDING BAR, EXTEND TWO (2) #2 AND THREE (3) GROUNDING RODS FROM THE BUILDING TO THE WATER-TABLE GROUNDING BAR AND MAKE A MECHANICAL CONNECTION.
- (B) GROUNDING BAR, COPPER CLAD STEEL, 5/8" (10) TYP. PER GROUNDING MANUFACTURER'S RECOMMENDATIONS WITH INSPECTION SLEEVES.
- (C) USE BRIDGE SUPPORT POST GROUNDING, EXTEND #2 BARS TO ALL ICE BRIDGE SUPPORT POSTS AND GROUNDING EXTERNALLY WELD.
- (D) BRIDGE GROUNDING #2 BARS IS WITHIN #4 OF CONDUCTOR FROM BRIDGE SUPPORT POSTS. BRIDGE POSTS SHALL BE GROUNDING AT ADJACENT CORNER POST (2) REVD. GROUND INTERMEDIATE POST TO MAINTAIN 25'-0" MAX SPACING.
- (E) PROPOSED TOWER GROUNDING, EXTEND TWO (2) #2 #2 AND THREE (3) GROUNDING RODS FROM THE BUILDING TO THE PROPOSED TOWER. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR GROUNDING CONNECTIONS TO THE TOWER. (REFERABLE TO NEW TOWERS ONLY.)
- (F) ANTENNA GROUNDING BAR, EXTEND TWO (2) #2 AND THREE (3) GROUNDING RODS FROM THE BUILDING TO THE ANTENNA. ANTENNA SHALL BE GROUNDING AT ADJACENT CORNER POST (2) REVD. GROUND INTERMEDIATE POST TO MAINTAIN 25'-0" MAX SPACING.
- (G) DATE GROUNDING, EXTEND #2 AND THREE (3) GROUNDING RODS FROM THE BUILDING TO THE DATE POSTS AND EXTERNALLY WELD. SEE DETAIL 9-4.
- (H) TEST GROUNDING BAR WITH INSPECTION SLEEVES, COPPER CLAD STEEL, 5/8" DIA. TYP. (10) FEET LONG WITH INSPECTION SLEEVE.
- (I) MASTER GROUNDING BAR, EXTEND TWO (2) #2 AND THREE (3) GROUNDING RODS FROM THE BUILDING TO THE MASTER GROUNDING BAR. MAKE A MECHANICAL CONNECTION.
- (J) GROUNDING BAR LOCK SIZE, TESSCO PART # 3515446. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- (K) THE AIR GROUNDING BAR, (2) REVD.
- (L) ANTENNA GROUNDING BAR, EXTEND TWO (2) #2 AND THREE (3) GROUNDING RODS FROM THE BUILDING TO THE ANTENNA. ANTENNA SHALL BE GROUNDING AT ADJACENT CORNER POST (2) REVD. GROUND INTERMEDIATE POST TO MAINTAIN 25'-0" MAX SPACING.
- (M) PROPOSED EQUIPMENT CHASSIS, SEE MANUFACTURER'S SPECIFICATIONS FOR ALL INTERIOR EQUIPMENT GROUNDING.

KEYNOTES

1. GROUNDING IS SHOWN DISAPPROXIMATELY ONLY FOR GROUNDING DETAILS SEE DRAWINGS E-6 THROUGH E-7.
2. TESTING SHALL BE PERFORMED AT ALL SITES WHERE EXISTING GROUNDING SYSTEMS ARE IN PLACE. TESTING STANDARDS TP-76116, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING TESTING STANDARDS (CONSTRUCTION AND POST-CONSTRUCTION QUALITY TESTING - CONSTRUCTION RESULTS AND BE IN COMPLIANCE WITH ALLET GROUNDING AND BONDING STANDARDS TP-76116.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A "TRIAL OR POTENTIAL" TEST ON THE PROPOSED SUPPLEMENTAL GROUNDING FIELD PRIOR TO FINAL CONNECTION OF THE GROUNDING SYSTEM TO A CONTRACTOR'S TEST SHALL BE PERFORMED TO VERIFY INDEPENDENT TEST RESULTS TO THE PROJECT MANAGER FOR REVIEW. THE GROUNDING SYSTEM RESISTANCE TO EARTH GROUNDING SHALL NOT EXCEED (5) OHMS. IF THE GROUNDING TEST EXCEEDS THE MAXIMUM OF (5) OHMS, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL GROUNDING RODS AND CONNECTIONS AS REQUIRED TO MEET THE (5) OHMS' MAXIMUM.
4. THE INSPECTOR HAVING JURISDICTION SHALL INSPECT ALL GROUNDING CONNECTIONS FOR TIGHTNESS. EXTERNAL WELDED CONNECTIONS SHALL BE APPROVED BEFORE BEING PERMANENTLY CONCEALED.
5. FOR ALL CONNECTIONS TO THE GROUNDING BAR, SEE THE SHIELDER MANUFACTURER'S DRAWINGS.
6. WHEN AN EXISTING WATER MAIN IS FOUND UNLINED AND RACK, THE GROUNDING RODS AND GROUNDING CONDUCTORS OF THE EXISTING GROUNDING SYSTEM SHALL BE EXTENDED TO THE PROPOSED GROUNDING BAR AND MAKE A COMPLETE GROUNDING SYSTEM CONNECTIONS SHALL GROUND ALL EQUIPMENT INCLUDING ANTENNAS, NET WORKS, TOWER CABLES AND NET CONTROL DEVICES IN COMPLETE SYSTEM GROUNDING COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
7. FOR GROUNDING INSTALLATIONS WHERE UNLIMITED LATERAL AREA AND IS BEING REQUIRED TO BE INSTALLED WITHIN THE LATERAL AREA ONLY, THE GROUNDING BARS CONDUCTORS CAN BE INSTALLED UNDER THE SHIELDER'S FOOTINGS.
8. MAIN GROUNDING CONDUCTORS SHALL BE ROUTED AND BOUND TO ALL EXISTING GROUNDING POINTS IN ACCORDANCE WITH FIELD GROUNDING AND BONDING STANDARDS TP-76116. THE NEW TO ALL EXISTING GROUNDING SYSTEMS, INCLUDING BUT NOT LIMITED TO BUILDING STEEL STRUCTURE, LIGHTNING PROTECTION SYSTEMS, BUILDING MAIN GROUNDING SYSTEM AND/OR MAIN WATER SUPPLY IF APPLICABLE. BUILDINGS AND/OR NET TOWERS GREATER THAN 75 FEET IN HEIGHT AND THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO CHASE ONE (1) FOOT FROM THE MAIN GROUNDING BAR. THE CONTRACTOR SHALL ROUTE TWO GROUNDING BARS TO EACH CHASE. THE GROUNDING BARS SHALL BE BOUND TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL STRUCTURE, LIGHTNING PROTECTION SYSTEM AND BUILDING MAIN WATER LINE (TYPICAL OR NON-TYPICAL) BONDING STANDARDS TP-76116 SPECIFICATION 8.2.2.

LEGEND

- CONTINUOUS TYPE CONNECTIONS
- COMPRESSION TYPE CONNECTIONS
- OPEN END ELECTROLYTIC GROUNDING SYSTEM
- GROUND ROD WITH INSPECTION SLEEVE
- TEST DETAILS ROD WITH INSPECTION SLEEVE
- EXISTING TEST WITH INSPECTION SLEEVE
- GROUNDING CONDUCTOR
- GROUNDING BAR

AT&T

smartlink

WESTCHESTER

604 FOX CREEK 60110
PHILADELPHIA, PA 19115
PHONE: 610-277-0070
FAX: 610-277-0070
EMAIL: westchester@atandt.com

JOHN M. BANKS
ARCHITECT
PHILADELPHIA, PA 19101
TELEPHONE: 610-212-3554

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	01/07/28	ISSUED FOR REVIEW	AK
2	02/11/28	ISSUED FOR REVIEW	CG
3	03/14/28	ISSUED FOR REVIEW	CG

NOT FOR CONSTRUCTION UNLESS NOTED BY OTHERWISE SET

IF A MODIFICATION OF LAW FOR ANY FEDERAL OR STATE AGENCY IS REQUIRED, THE ARCHITECT SHALL BE NOTIFIED BY THE OWNER WITHIN THE TIME FRAME SPECIFIED IN THE CONTRACT.

1. OWNER CONFIRMS THAT THESE PLANS WERE PREPARED BY AN ARCHITECT OR ENGINEER REGISTERED IN THE STATE OF PENNSYLVANIA.

2. SITE NUMBER: NIND03033

3. SITE NAME: BERKCOCK TRAIL

4. FA# 156799848

5. 5030 BARGCOCK TRAIL

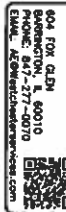
6. INNER GROVE HTS. MN 55077

SHEET TITLE

COMPOUND GROUNDING PLAN

SHEET NUMBER

E-4



JOHN M. BANKS
ARCHITECT
 5000 BANGCOCK TRAIL
 INVER GROVE HTS, MN 55077
 TELEPHONE: 952-212-5544

REVISIONS

NO.	DATE	DESCRIPTION
A	9/10/78	ISSUED FOR REVIEW
B	9/21/78	ISSUED FOR REVIEW
C	10/11/78	ISSUED FOR REVIEW

NOT FOR CONSTRUCTION UNLESS
 LABELED AS CONSTRUCTION SET

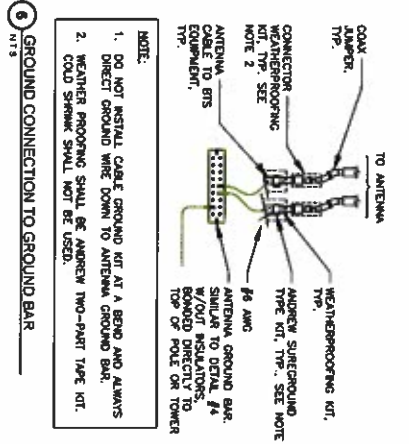
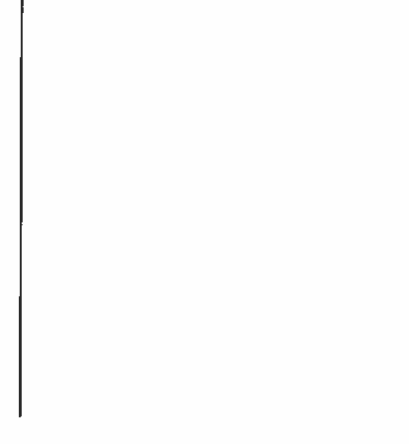
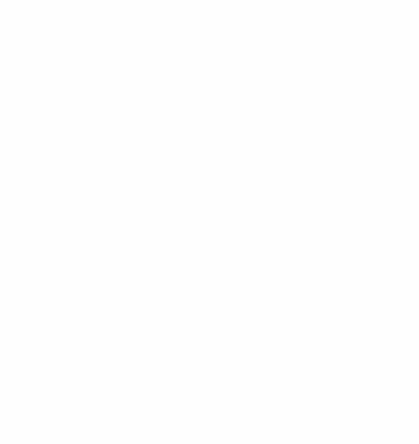
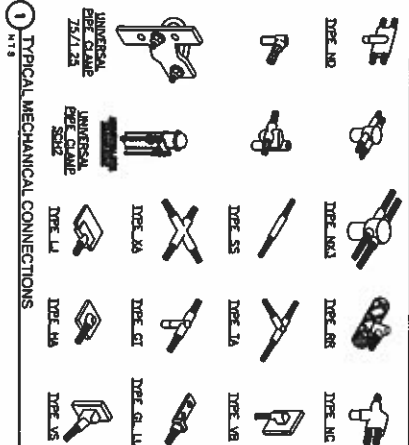
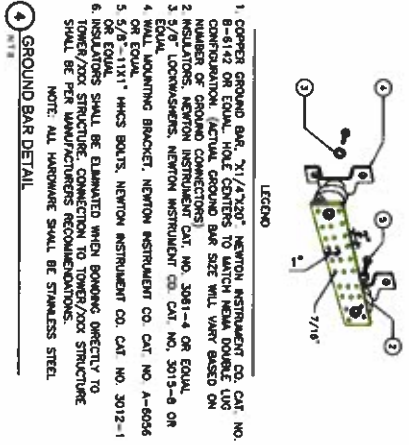
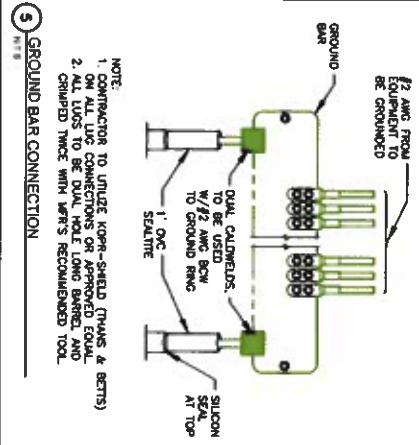
IT IS A VIOLATION OF LAW FOR ANY PERSON
 TO REPRODUCE OR TRANSMIT IN ANY MANNER
 ANY INFORMATION CONTAINED HEREIN TO
 ANY OTHER PERSON WITHOUT THE WRITTEN
 CONSENT OF THE ARCHITECT.

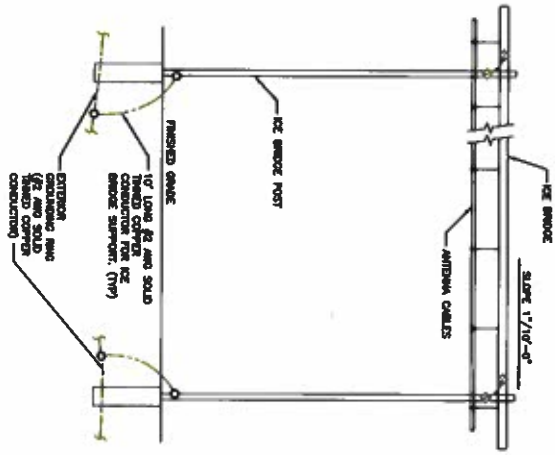
1. LICENSEE CERTIFY THAT THESE PLANS WERE
 PREPARED BY ME OR UNDER MY CLOSE
 PERSONAL SUPERVISION AND THAT I AM A
 LICENSED ARCHITECT UNDER THE LAWS OF
 THE STATE OF MINNESOTA.

SITE NUMBER: INND03043
SITE NAME: BANGCOCK TRAIL
FA#: 164579849
5030 BANGCOCK TRAIL
INVER GROVE HTS, MN 55077

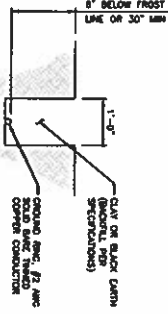
**GROUNDING
 PLANS & NOTES**

**SHEET NUMBER
 E-5**





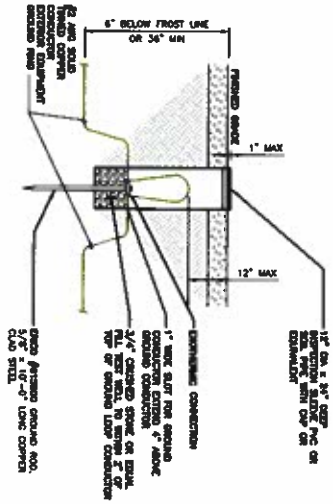
8 ICE BRIDGE DETAIL
N.T.S.



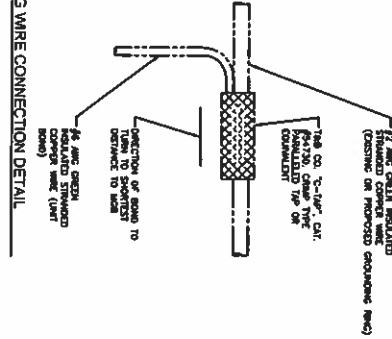
7 GROUNDING TRENCH DETAIL
N.T.S.

NOTE
1. NO ELECTRICAL SERVICE AND
NO OTHER SERVICES SHALL
BE INSTALLED IN THE
ICE BRIDGE AREA UNLESS
APPROVED BY THE
ASSIGNED SITE CONTRACTOR.

6 NOT USED
N.T.S.

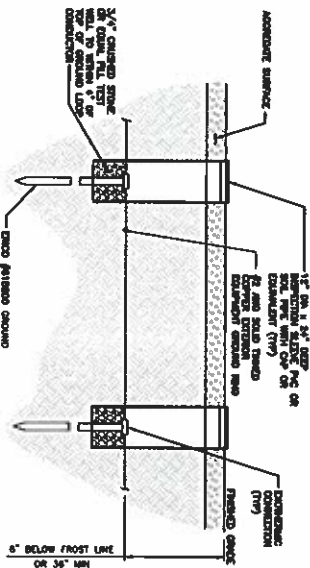


5 TEST GROUND ROD WINSPECTION SLEEVE DETAIL
N.T.S.

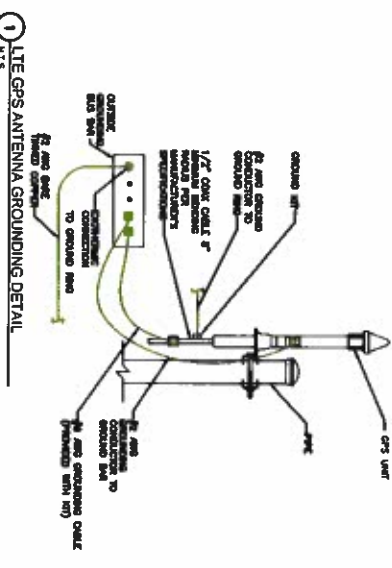


4 GROUNDING WIRE CONNECTION DETAIL
N.T.S.

3 NOT USED
N.T.S.



2 GROUNDING ROD WINSPECTION SLEEVE DETAIL
N.T.S.



1 LTE GPS ANTENNA GROUNDING DETAIL
N.T.S.

804 FOX GLD
804 FOX GLD
PHONE: 917-277-0070
FAX: 917-277-0070
EMAIL: 423westchester@westchester.com

JOHN M. BANKS
ARCHITECT
804 FOX GLD
SUITE 100
TELEPHONE: 917-212-8554

NO.	DATE	REVISIONS	BY
A	1/10/20	ISSUED FOR REVIEW	AKK
B	02/11/20	ISSUED FOR REVIEW	CC
C	02/19/20	ISSUED FOR REVIEW	CC

NOT FOR CONSTRUCTION UNLESS
CHECKED AS SHOWN

THIS SET OF CONSTRUCTION DOCUMENTS IS THE PROPERTY OF JOHN M. BANKS ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF JOHN M. BANKS ARCHITECT IS STRICTLY PROHIBITED.

SITE NUMBER: INK0303A3
SITE NAME: BARBOCK TRAIL
P&I: 18673988
S&S: BARBOCK TRAIL
INNER GROVE, N.J., 08077

SHEET TITLE
**GROUNDING
DETAILS**

SHEET NUMBER
E-6

EXHIBIT C
SITE SURVEY SHOWING LICENSED AREA FOR INSTALLATION OF POWER AND
OTHER UTILITIES TO SERVE ANTENNA FACILITIES LOCATED ON MONOPOLE



CITY OF
INVER GROVE
HEIGHTS

NORTHSIDE BOOSTER STATION MONOPOLE NEW BUILD

PROJECT INFORMATION

SITE NAME: NORTHSIDE BOOSTER STATION
 SITE ADDRESS: 6000 BARCOCK TR
 INVER GROVE HEIGHTS, MN 55077
 COUNTY: DAKOTA
 LATITUDE: N 44° 52' 33.86"
 LONGITUDE: W 92° 02' 48.78"

SHEET INDEX

SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, TOWER ELEVATION & SHEET INDEX
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	TOWER ELEVATION
A-4	8FT FENCE DETAIL, DRIVEWAY DETAIL, & FENCE DETAIL
U-1	HAND HOLE PLAN, CONDUIT PLAN, CONDUIT SECTION
U-2	4-METER FRAME DETAILS

VICINITY MAP



LOCATION SCAN



MAP DATA ©2025 GOOGLE

ISSUE SUMMARY

REV	DESCRIPTION	SHEET/DETAIL
A	ISSUED FOR REVIEW	ALL
B	ISSUED FOR OWNER SIGNOFF	ALL
C	ISSUED FOR SUBCONSTRUCTION	ALL

DEPARTMENTAL APPROVALS

JOB TITLE	NAME	DATE
RF ENGINEER		
OPERATIONS MANAGER		
CONSTRUCTION ENGINEER		

LESSOR / LICENSOR APPROVAL

SIGNATURE	PRINTED NAME	DATE
<i>Brian Connolly</i>	Brian Connolly	3/19/28

LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW
 NO CHANGES. CHANGES NEEDED. SEE COMMENTS.

CONTACTS

LESSOR / LICENSOR:	CITY OF INVER GROVE HEIGHTS
LESSOR:	VMC, LLC 1510 EDW BLVD, SUITE 100 ST LOUIS PARK, MN 55416 PHONE: 763.259.5787 EMAIL: INFO@VMCLLC.COM
LESSEE:	AT&T 208 S ALVARO ST DALLAS, TX 75202 (214) 851-1105
LESSEE:	T-MOBILE 13902 SEE 38TH ST BELLEVUE, WA 98006 1-800-937-4897
LESSEE:	VERIZON WIRELESS 1700 WILSON RD BLOOMINGTON, MN 55408 CONSTRUCTION DEPT (852) 948-4700
POWER UTILITY COMPANY CONTACT:	XCEL ENERGY 414 MIDCOURT MALL MINNETONKA, MN 55341 1-800-426-3121
TELECO UTILITY COMPANY CONTACT:	T.B.D.
DESIGNER:	DESIGN 1 OF EDEN PRairie 973 VALLEY VIEW ROAD EDEN PRAIRIE, MN 55244 (952) 903-3098
SURVEYOR:	WISSETH 610 PULLMOORE STREET - PO BOX 1028 ALEXANDRIA, MN 56004-1028 252-763-6149
STRUCTURAL ENGINEER:	T.B.D.
GEOTECHNICAL ENGINEER:	AMERICAN ENGINEERING TESTING CORPORATION ST PAUL, MN 55114 JAY BRECKE, PE (651) 659-9001

HERZOG ENGINEERING
 1334 87th AVE NW
 SPRING LAKE PARK, MN 55432
 WWW.HERZOGENGINEERING.COM

DESIGNED BY: JAMES HERZOG
 DRAWN BY: JAMES HERZOG
 CHECKED BY: JAMES HERZOG
 DATE: 03/19/2028
 LICENSE NUMBER: 02922
 ME # 281130

DESIGN 1 OF EDEN PRAIRIE
 973 VALLEY VIEW RD
 EDEN PRAIRIE, MN 55244
 (952) 903-3098
 WWW.DESIGN1OFEDEN.COM

VMC
 • Management
 • Engineering
 • Surveying
 • Technical Services
 1620 WEST 240 BLVD, STE 100
 ST LOUIS PARK, MN 55416
 PHONE: 763.259.5787
 EMAIL: INFO@VMCLLC.COM

PROJECT #
 2024-18
 NORTHSIDE
 BOOSTER
 STATION
 MONOPOLE
 5000 BARCOCK TR
 INVER GROVE HEIGHTS,
 MN 55077

SHEET CONTENTS:
 CONTRACTS
 SHEET INDEX
 DEPARTMENTAL APPROVALS
 LESSOR APPROVAL
 PROJECT INFORMATION
 DESIGN & VICINITY MAPS
 GENERAL NOTES
 TOWER ELEVATION
 SITE PLAN
 ENLARGED SITE PLAN
 TOWER ELEVATION
 8FT FENCE DETAIL, DRIVEWAY DETAIL, & FENCE DETAIL
 HAND HOLE PLAN, CONDUIT PLAN, CONDUIT SECTION
 4-METER FRAME DETAILS

HERZOG ENGINEERING
 1324 27th AVE NE
 SPRING LAKE PARK, MN 55027
 PHONE: 763.434.1234
 FAX: 763.434.1234
 WWW.HERZOGENGINEERING.COM

DESIGNER / ARCHITECT / PLANNING
 PLAN SPECIFICATION OR REPORT
 WAS PREPARED BY ME OR UNDER
 MY CLOSE PERSONAL SUPERVISION
 THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER
 THE LAWS OF THE STATE OF
 MINNESOTA.

SIGNATURE: *[Signature]*
 NAME: **ARVID HILTON**
 DATE: 02/19/2028
 LICENSE NUMBER: 43287
 HE P: 281130

DESIGNA
 8073 VALLEY VIEW RD
 EDEN PRAIRIE, MN 55424
 (952) 953-2700
 WWW.DESIGNA-EP.COM

VMC
 • Management
 • Engineering
 • Technical Services
 1680 WEST END BLVD, STE 100
 ST. LOUIS PARK, MN 55418
 PHONE: 763.256.5767
 EMAIL: INFO@VMCLLC.COM

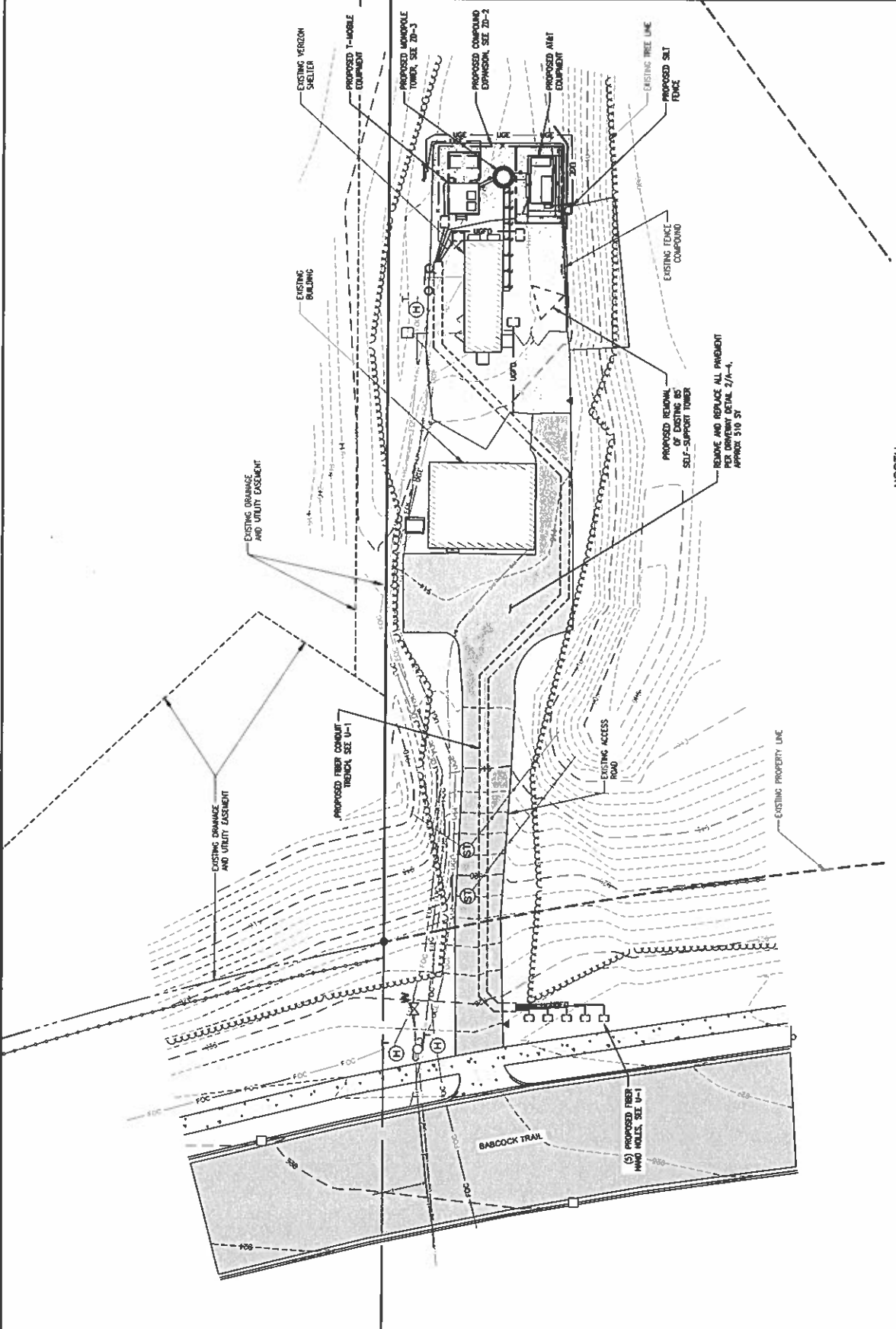
PROJECT #
 2024-18

**NORTHSIDE
 BOOSTER
 STATION
 MONOPOLE**
 5030 BABCOCK TR
 INVER GROVE HEIGHTS,
 MN 55077

SHEET CONTENTS
 SITE PLAN

TRD	TAB
DRAWN BY:	03/25/28
DESIGNED BY:	03/25/28
CHECKED BY:	03/27/28
DATE:	03/19/28

A-1



1 SITE PLAN
 SCALE: 1" = 30'-0"



HERZOG ENGINEERING
 1334 BT AVE NE
 SPRING LAKE PARK, MN 55412
 (612) 835-1234
 WWW.HERZOGENGINEERING.COM

I HEREBY CERTIFY THAT THIS
 DRAWING WAS PREPARED BY
 MY DIRECT SUPERVISOR AND
 I AM A LICENSED PROFESSIONAL
 ENGINEER IN THE STATE OF
 MINNESOTA.

SIGNATURE: [Signature]
 NAME: [Name]
 DATE: 03/18/2018
 LICENSE NUMBER: 42392
 ME # 281130



9075 VALLEY VIEW RD
 SUITE 100
 ROSELAND, MN 55369
 WWW.DESIGNEP.COM

VMC
 Management
 Engineering
 Research
 Technical Services
 1650 WEST END BLVD, STE 100
 ST LOUIS PARK, MN 55416
 (612) 835-1234
 EMAIL: INFO@VMCCLC.COM

PROJECT #
 2024-18

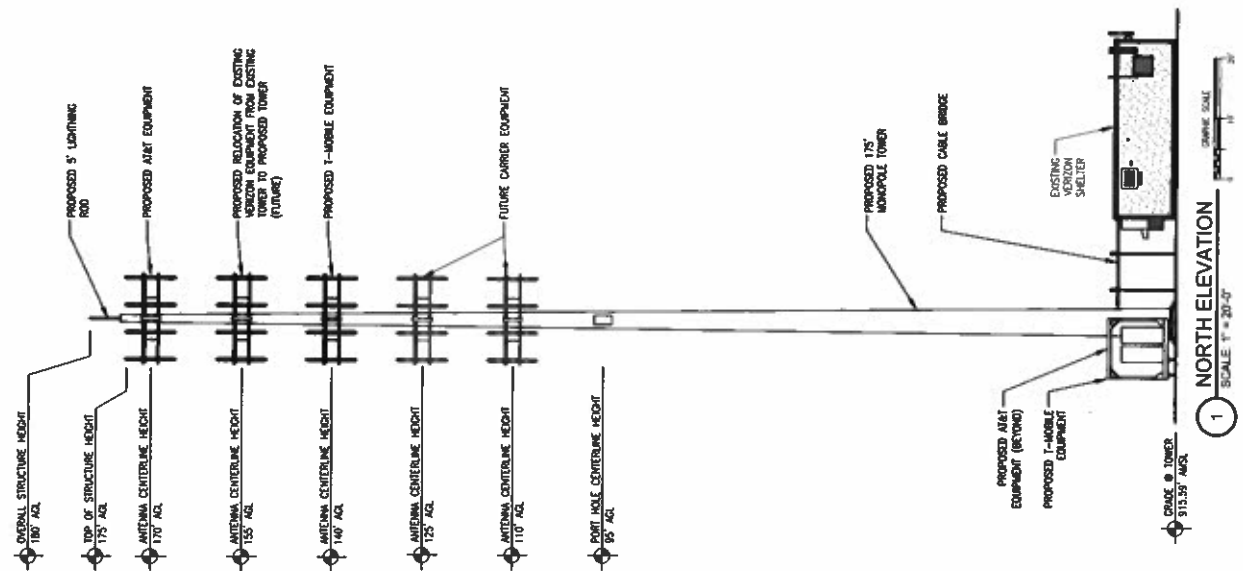
**NORTHSIDE
 BOOSTER
 STATION
 MONOPOLE**
 5070 BARCOCK TR
 INVER GROVE HEIGHTS,
 MN 55177

SHEET CONTENTS:
 TOWER ELEVATION

DRAWN BY	TRO
CHECKED BY	TAB
REV. A	03-02-20
REV. B	03-17-20
REV. C	03-18-20

A-3

- NOTE:**
 1. TOWER TO BE CREATED AND INSTALLED IN ACCORDANCE WITH TOWER
 CONSTRUCTION MANUAL (TOWER) AND DESIGN DRAWINGS TO BE
 SUBMITTED TO THE DESIGNER IMMEDIATELY.
 2. TOWER FOUNDATION, EQUIPMENT SLAB, GENERATOR FOUNDATION, AND THE
 TOWER STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH
 RECOMMENDATIONS AND SPECIFICATIONS OF THE DESIGNER AND
 AMERICAN ENGINEERING TESTING PROJECT (A-030517). DISCREPANCIES
 BETWEEN THE REPORT AND THE OTHER DOCUMENTS TO BE IMMEDIATELY
 REPORTED TO THE DESIGNER.
 3. CONTRACTOR TO ENSURE TIP OF ANTENNAS DO NOT EXCEED TOWER HEIGHT.
 4. ELEVATION IS SHOWN FOR GENERAL DIAGRAMMATIC PURPOSES ONLY. DO NOT
 SCALE.
 5. THESE DRAWINGS DO NOT CONSTITUTE A WARRANTY, EXPRESSED OR IMPLIED,
 OF THE ACCURACY OF THE STRUCTURAL ANALYSIS AND THE PERFORMANCE
 OF THE COMPLETED CONSTRUCTION AS SHOWN ON THESE DOCUMENTS AND
 THE STRUCTURAL ANALYSIS.
 6. NO STRUCTURAL ANALYSIS FOR THE TOWER OR FOUNDATION HAVE BEEN
 PERFORMED AS PART OF THESE DRAWINGS. THE STRUCTURAL ANALYSIS FOR
 THE TOWER AND FOUNDATION ARE BY THE TOWER SUPPLIER AND SHALL BE
 REVIEWED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE
 PROJECT.
 7. PLEASE COORDINATE ANY STRUCTURAL CONCERNS/MATTERS OR ANY LOADING
 MODIFICATIONS TO THE CONSULTANT WHO AUTHORED THE ANALYSIS AND
 NOTIFY DESIGN IMMEDIATELY OF THE ISSUE.



HERZOG ENGINEERING
 1334 87th AVE NE
 SPRING LAKE PARK, MN 55423
 (612) 844-1234
 WWW.HERZOGENGINEERING.COM

I HEREBY CERTIFY THAT THIS PROJECT AND ALL THE WORK WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *John Herzog*
 NAME: John Herzog
 DATE: 05/16/2018
 LICENSE NUMBER: 43282
 REG. # 261130

903 VALLEY VIEW RD
 WILSONVILLE, IN 46394
 (773) 963-9298
 WWW.DESIGNRP.COM

Management
 Engineering
 Research
 Technical Services

1620 WEST END BLVD. STE 100
 WILSONVILLE, IN 46394
 PHONE: 763-288-3700
 EMAIL: INFO@VMCLLC.COM

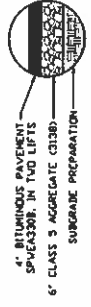
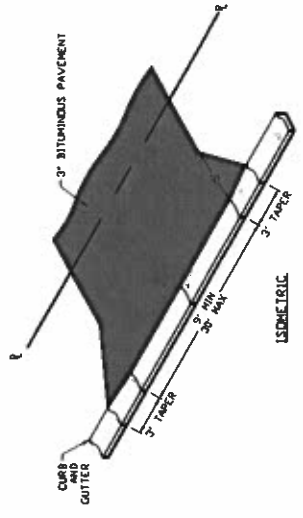
PROJECT #
 2024-18

NORTHSIDE BOOSTER STATION MONOPOLE
 5030 BABCOCK TR
 INVER GROVE HEIGHTS, MN 55077

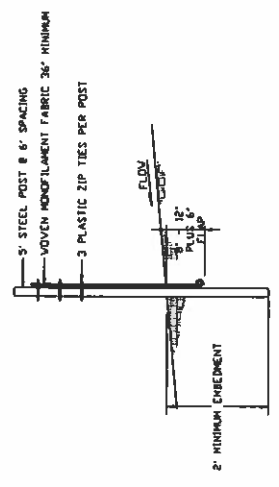
SHEET CONTENTS:
 SILT FENCE DETAIL
 DRIVEWAY DETAIL
 CABLE BRIDGE DETAIL
 FENCE DETAIL

DRAWN BY	TRD
CHECKED BY	TAB
REV. A	03-02-20
REV. B	03-17-20
REV. C	03-19-20

A-4



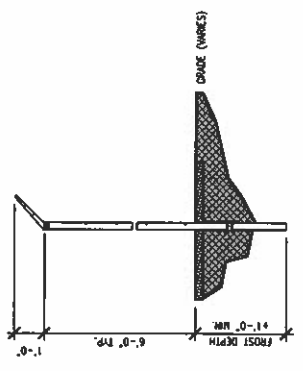
- NOTES:**
1. BITUMINOUS MAY BE PAVED IN ONE LIFT UP TO 3" THICK. PAVE IN TWO LIFTS IF MATCHING EXISTING THICKNESS OVER 3".
 2. DRIVEWAY GRADE AT PROPERTY LINE SHALL BE A MINIMUM OF 4" ABOVE THE FLOWLINE.



- NOTES:**
1. THE CITY WILL ALLOW WOOD POSTS IN NON-CRITICAL AREAS. SPACE WOOD POSTS AT MAXIMUM 4' APART.
 2. USE STEEL POSTS WHEN HEAVY DUTY SILT FENCE IS SPECIFIED.
 3. CLEAN OR REPLACE SILT FENCE WHEN SILT DEPTH IS 1/2 HEIGHT OF FABRIC OR WHEN SILT FENCE BECOMES NON-FUNCTIONAL.



NOTE: ALL FENCE MATERIALS SHALL BE CALIBRATED



3 NOT USED



HERZOG ENGINEERING
 1334 67 AVE NE
 SPRING LAKE PARK, MN 55362
 (612) 844-1291
 WWW.HERZOGENGINEERING.COM

HERZOG ENGINEERING, INC. IS A PROFESSIONAL CORPORATION REGISTERED UNDER THE PROFESSIONAL ENGINEER ACT OF THE STATE OF MINNESOTA.
 I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 SIGNATURE: *John Herzog*
 NAME: John Herzog
 DATE: 03/13/2028
 LICENSE NUMBER: 43292
 ME # 281130



803 VALLEY VIEW RD
 WILSON, MN 55394
 (612) 940-9208
 WWW.DESIGN1EP.COM



Management
 Engineering
 Research
 Technical Services
 1620 WEST END BLVD, STE 100
 ST. PAUL, MN 55106
 PHONE: 763.282.5700
 EMAIL: INFO@VMCLLC.COM

PROJECT #
 2024-18
NORTHSIDE BOOSTER STATION MONOPOLE
 5030 BARCOCK TR
 INVER GROVE HEIGHTS, MN 55077

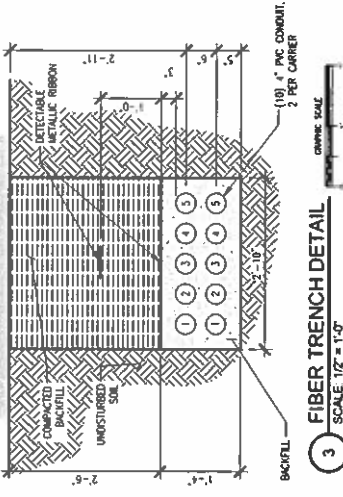
SHEET CONTENTS:
 SITE UTILITY PLAN
 PULLBOX LOCATION PLAN

DRAWN BY:	TRO
CHECKED BY:	TAB
REV A	03-02-28
REV B	03-17-28
REV C	03-19-28

U-1

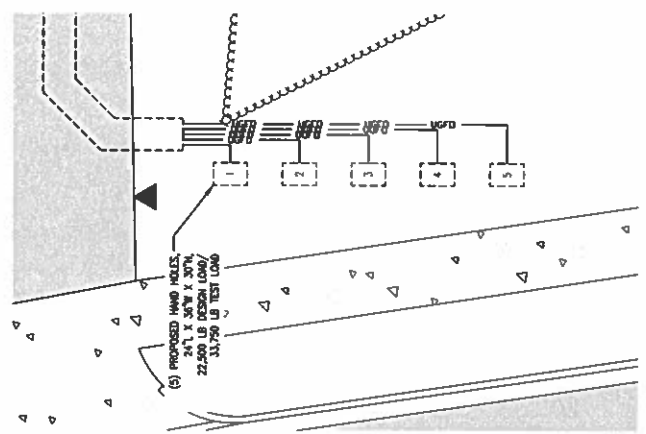
POWER TYPE:
 120/240V, SINGLE PHASE, 200 AMPS

- GENERAL NOTES:
- CONTRACTOR TO COORDINATE PUBLIC & PRIVATE UTILITY LOCATES PER STATE LAW PRIOR TO EXCAVATION. EXISTING UTILITY LINES DEVIATING FROM THAT SHOWN HEREIN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT & VTR CONSTRUCTION ENGINEER.
 - CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO EXCAVATION.
 - SECONDARY ELECTRICAL -
 INSTALL CONDUIT 3" BELOW GRADE WITH TWO (2) DETECTABLE RIBBONS.
 INSTALL CONDUIT PER 3/0-1, CONDUIT TO INCLUDE PULL STRING AND INDETECTABLE WIRE.
 - FIBER OPTIC -

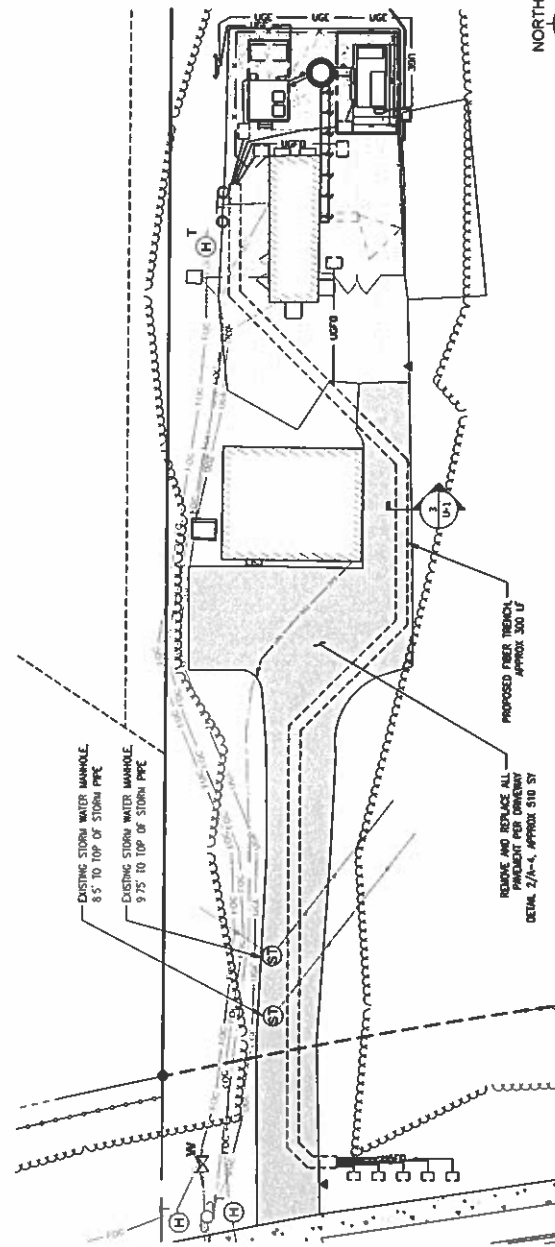


3 FIBER TRENCH DETAIL
 SCALE: 1/2" = 1'-0"

- CONDUIT LEGEND:
- 1-MOBILE
 - 2-ATAI
 - 3-FUTURE CARRIER
 - 4-FUTURE CARRIER
 - 5-FUTURE CARRIER



2 PULLBOX LOCATION PLAN
 SCALE: 3/32" = 1'-0"



1 SITE UTILITY PLAN
 SCALE: 1" = 30'-0"



WHERE CERTAIN THAT THE PLAN EXPOSITION REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *[Signature]*
 NAME: Joshua Herzog
 DATE: 03/19/2025
 LICENSE NUMBER: 42392
 HE # 281130

DESIGN
 875 VALLEY VIEW RD
 EGG VALLEY, MN 55044
 (763) 982-2700
 WWW.DESIGNER.COM

QVMC
 • Management
 • Engineering
 • Inspection
 • Technical Services
 1850 WEST 190 BLVD, STE 100
 ST. LOUIS PARK, MN 55416
 PHONE 763 258 5787
 EMAIL INFO@QVMC.COM

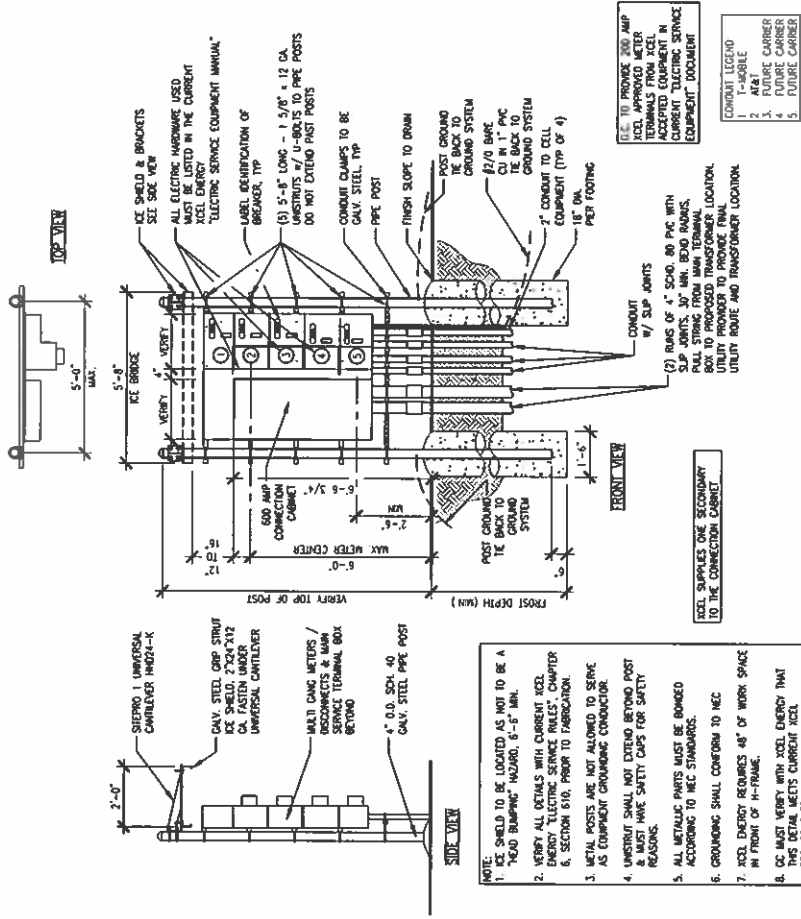
PROJECT #
 2024-13

**NORTHSIDE
 BOOSTER
 STATION
 MONOPOLE**
 5030 BARCOCK TR
 INVER GROVE HEIGHTS,
 MN 55077

SHEET CONTENTS:
 5-METER H-FRAME DETAILS

DRAWN BY:	TRE
CHECKED BY:	TAB
REV A	03-05-25
REV B	03-17-25
REV C	03-19-25

U-2



1 5-METER H-FRAME DETAILS
 SCALE: 1/4" = 1'-0"

**EXHIBIT D
ANNUAL RENT**

Initial Rent (2027) \$60,000
Annual Escalator 4%

<u>Calendar Year</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>
2027	\$5,000.00	\$60,000.00
2028	\$5,200.00	\$62,400.00
2029	\$5,408.00	\$64,896.00
2030	\$5,624.32	\$67,491.84
2031	\$5,849.29	\$70,191.51
If Monopole Lease Agreement Renewed (Extension Term #1)		
2032	\$6,083.26	\$72,999.17
2033	\$6,326.60	\$75,919.14
2034	\$6,579.66	\$78,955.91
2035	\$6,842.85	\$82,114.14
2036	\$7,116.56	\$85,398.71
If Monopole Lease Agreement Renewed (Extension Term #2)		
2037	\$7,401.22	\$88,814.66
2038	\$7,697.27	\$92,367.24
2039	\$8,005.16	\$96,061.93
2040	\$8,325.37	\$99,904.41
2041	\$8,658.38	\$103,900.59
If Monopole Lease Agreement Renewed (Extension Term #3)		
2042	\$9,004.72	\$108,056.61
2043	\$9,364.91	\$112,378.87
2044	\$9,739.50	\$116,874.03
2045	\$10,129.08	\$121,548.99
2046	\$10,534.25	\$126,410.95
If Monopole Lease Agreement Renewed (Extension Term #4)		
2047	\$10,955.62	\$131,467.39
2048	\$11,393.84	\$136,726.08
2049	\$11,849.59	\$142,195.13
2050	\$12,323.58	\$147,882.93
2051	\$12,816.52	\$153,798.25

**EXHIBIT E
SUBMITTED APPLICATION**

N/A

EXHIBIT F
INVENTORY OF EQUIPMENT AND PERSONAL PROPERTY LOCATED ON
LEASED PREMISES

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE CODES SHALL BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2020 MINNESOTA BUILDING CODE
- 2020 MINNESOTA ELECTRICAL CODE
- 2020 MINNESOTA MECHANICAL CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2020 MINNESOTA FIRE CODE

PROJECT TEAM

CLIENT
AT&T MOBILITY
7300 REDWOOD AVE S, 3RD FLOOR
MINNETONKA, MN 55342
PA: VERNIA SWAN, VERNIA@AT&T.COM
CA: ANDREW GRIMMETT, ANDREW@AT&T.COM

PROJECT MANAGEMENT
SMARTLINK
JACQUES W. SPOR, JWS@SMARTLINKGROUP.COM
(612) 786-1111

CONSTRUCTION MANAGEMENT
MASTEC SOLUTIONS
DYLAN DAVIS, DD@MASTEC.COM
(313) 353-3307

ARCHITECT ENGINEERING
JOHN M. BANKS ARCHITECT
BARRINGTON, IL 60010
CONTACT: JOHN M. BANKS
PHONE: (847) 571-0054

SITE INFORMATION

STRUCTURE LANDLORD CITY OF INVER GROVE HEIGHTS
LANDLORD CONTACT BRIAN CONNOLLY
LANDLORD CONSULTANT UNICUS LLC (715) 643-6000
(www.unicus.com)

PERMITS YES
CITY CITY OF INVER GROVE HEIGHTS
PARCEL# 261-0809-01-07

CURRENT ZONING U
EXISTING USE MUNICIPAL COMMUNICATIONS FACILITY
PROPOSED USE MUNICIPAL COMMUNICATIONS FACILITY

LOCATION (NAD 83)
LATITUDE (NAD 83) 44 07 55.97 N 69 57 34.91 W
LONGITUDE (NAD 83) 93 03 04.47 W 83 07 48.38 W
SITE ELEVATION 918' ± A M S L

POWER PROVIDER XCEL ENERGY

ACCESSIBILITY REQUIREMENTS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED.

REFERENCE NOTES

THESE PLANS WERE COMPLETED PER FINAL APPROVAL, THE CITY OF INVER GROVE HEIGHTS, ON 07/26/2020.
CONTRACTOR SHALL REQUEST CURRENT RFDOS & WORKBOOK FROM CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
GC SHALL REVIEW AND COMPLY WITH THE MOUNT STRUCTURAL ANALYSIS COMPLETED BY JOHN M. BANKS ARCHITECT (DATED PERIODIC).
A STRUCTURAL ANALYSIS OF THE TOWER SHALL BE COMPLETED PRIOR TO THE START OF ANY CONSTRUCTION.

ANY DEVIATION THAT DIFFERS SUBSTANTIALLY FROM WHAT IS SHOWN ON THE CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE CITY OF INVER GROVE HEIGHTS PRIOR TO CONSTRUCTION. THE CHARACTER OF THE WORK CAN BE CHANGED WITHOUT A CHANGE ORDER.
CONTACT JOHN BANKS - JBANKS@SMARTLINKSERVICES.COM



AT&T

SITE NAME: BABCOCK TRAIL RELO
FA LOCATION: 16679868
SITE ID: MNL03043
SITE ADDRESS: 5030 BABCOCK TRAIL
STRUCTURE: 175'-0" MONOPOLE
USID: 504377

VICINITY MAP



LOCAL MAP



PROJECT DESCRIPTION

INSTALLATION OF AN UNMANNED TELECOMMUNICATIONS FACILITY BASED ON 19 SCOPING DATED... CONSISTING OF THE FOLLOWING SCOPE:

ANTENNA LOCATION:

- (1) AT&T RING MOUNT WITH VECTOR FRAMES
- (2) COMPOSITE MOUNTING RAIL MOUNTING
- (3) ERICSSON 4800 820969A RRH
- (4) ERICSSON 4800 820969A RRH
- (5) COMPOSITE RRU MOUNTS
- (6) RAYCAP DCS-4800 244C-EV
- (7) 150WATT POWER SUPPLY
- (8) DC POWER TRUNKING
- (9) 7" INNERDUCT CONDUITS

EQUIPMENT LOCATION:

- (1) 35A W/UC AND GENERATOR ON EQUIPMENT PLATFORM WITH CANOPY
- (2) GPS ANTENNA
- (3) UTILITY FRAME

GENERAL CONTRACTOR NOTES

DO NOT SCALE THESE DRAWINGS
THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. AN ORIGINAL ORIGINAL SHALL BE RESPONSIBLE FOR THE SAME.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.
ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING. SET FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS. REFER TO INTERIM MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

STATEMENTS

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THE DRAWINGS SET FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.
ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING. SET FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS. REFER TO INTERIM MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

DRIVING DIRECTIONS

SCAN FOR DRIVING DIRECTIONS



811
Know what's below.
Call before you dig.
EXCAVATE

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN MINNESOTA, CALL GOPHER STATE ONE CALL
TOLL FREE: 1-800-252-1166 OR
FAX A LOCATE: 1-800-236-4967
www.gopherstateonecall.org
MINNESOTA STATE
REQUIRES MIN OF 48 HOURS
NOTICE BEFORE YOU
EXCAVATE

SHEET INDEX

T-1	TITLE SHEET	E-1	OVERALL ELECTRICAL PLAN
CH-1	GENERAL NOTES	E-1.1	ELECTRICAL PLAN
CH-2	GENERAL NOTES	E-2	ELECTRICAL DETAILS
CH-3	GENERAL NOTES	E-3	ELECTRICAL DETAILS
CH-4	GENERAL NOTES	E-4	COMPOUNDING PLAN
CH-5	GENERAL NOTES	E-5	COMPOUNDING PLANS & NOTES
CO-0	OVERALL SITE PLAN	E-6	COMPOUNDING DETAILS
C-1	EQUIPMENT PLAN	RFD-0	RFD-0 SHEETS
E-1	EQUIPMENT PLAN		
A-1	ANTENNA & RPH REQUIREMENTS		
A-2	ANTENNA & RPH REQUIREMENTS		
A-3	ELEVATION		
D-1	DETAILS		
D-2	DETAILS		
D-3	EQUIPMENT PLATFORM DETAILS		
D-4	EQUIPMENT PLATFORM DETAILS		
D-5	CONCRETE PAD DETAILS		
D-6	MOUNT DETAILS		
D-7	MOUNT DETAILS		
D-8	MOUNT DETAILS		



JOHN M. BANKS ARCHITECT
BARRINGTON, IL 60010
TELEPHONE: 847-212-8354

REVISIONS

NO.	DATE	DESCRIPTION	BY
A	01/20/20	ISSUED FOR REVIEW	ATK
B	02/17/20	ISSUED FOR REVIEW	CG
C	03/16/20	ISSUED FOR REVIEW	CG

NOT FOR CONSTRUCTION UNLESS LABELLED AS CONSTRUCTION SET

IF IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THIS DOCUMENT OR TO DIRECTOR OF A REGISTERED ARCHITECT, TO ALTER THIS DOCUMENT

1. NOBODY OTHER THAN THE ARCHITECT SHALL MAKE ANY CHANGES TO THESE PLANS. ANY CHANGES MADE BY ANY OTHER PARTY SHALL BE MADE BY THE ARCHITECT UNDER THE SIGNATURE OF THE ARCHITECT.

SITE NUMBER: MNL03043
SITE NAME: BABCOCK TRAIL
FA: 16679868
5030 BABCOCK TRAIL
INVER GROVE HTS, MN 55077

TITLE SHEET

SHEET NUMBER
T-1

Market: Northern Plains (MN)
Cell Site Number: MNL92060
Cell Site Name: BABCOCK TRAIL RELO
Fixed Asset Number: 16679868
State: Minnesota
County: Dakota

MEMORANDUM OF LEASE

This Memorandum of Lease is entered into on this _____ day of _____, 2026, by and between City of Inver Grove Heights, a Minnesota municipal corporation, having a mailing address of 8150 Barbara Avenue, Inver Grove Heights, Minnesota 55077 ("**Landlord**"), and New Cingular Wireless PCS, LLC, a Delaware limited liability company ("**Tenant**"), whose address is 1025 Lenox Park Blvd NE, 3rd Floor, Atlanta, GA 30319.

1. Landlord and Tenant entered into a certain Monopole Lease Agreement ("**Lease Agreement**") on _____, 2026, for the purpose of installing, operating and maintaining a antenna/communication facility and other improvements. All of the foregoing is set forth in the Lease Agreement.
2. The initial lease term will be five (5) years, commencing on the date that the first Antenna Facilities are installed on the Monopole, with four (4) successive automatic five (5) year extension terms.
3. The real property being leased to Tenant is located on the real property described in **Exhibit A** annexed hereto.
4. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Lease Agreement, the provisions of the Lease Agreement shall control. The Lease Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Lease Agreement.

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Real property located in Dakota County, Minnesota legally described as follows:

That part of Lot 1, Born's Homestead in the Village (now City) of Inver Grove Heights, according to the recorded plat thereof on file in the office of the County Recorder in and for Dakota County, Minnesota, and of the Northwest Quarter of the Northwest Quarter of Section 33, Township 28 North, Range 22 West, legally described as follows: Beginning at Right of Way Boundary Corner B715 as shown on Minnesota Department of Transportation Right of Way Plat No. 19-68 as the same is on file and of record in the office of said County Recorder; thence run easterly on an azimuth of 89 degrees 44 minutes 01 seconds (azimuth oriented to Minnesota State Plane Coordinate System) along the boundary of said Plat No. 19-68 for 444.26 feet to Right of Way Boundary Corner B716; thence on an azimuth of 233 degrees 36 minutes 45 seconds for 508.46 feet; thence on an azimuth of 357 degrees 36 minutes 12 seconds for 41.99 feet; thence deflect to the left on a tangential curve, having a radius of 1507.39 feet and a delta angle of 09 degrees 53 minutes 07 seconds for 260.07 feet to the point of beginning.



Request for Council Action

SUBJECT: **Approval of Joint Powers Agreement with DNR for Aquatic Plant Management at Simley Lake and Lions Lake**

MEETING DATE: April 13, 2026

ITEM TYPE: Consent Agenda

CONTACT: Adam Lares, Parks & Recreation Director, 651.450.2587
Brian Swoboda, Parks Superintendent, 651.450.2582

ACTION REQUESTED

The City Council is asked to approve and authorize the execution of a Joint Powers Agreement (JPA) with the Minnesota Department of Natural Resources (MNDNR) to conduct aquatic plant management activities at Simley Lake and Lions Park Lake.

BACKGROUND

In February of this year, staff provided an update regarding a proposed partnership with the Minnesota Department of Natural Resources (MNDNR) to perform aquatic plant management at Simley Lake and Lions Park Lake. The project focuses on targeted weed harvesting and treatment of invasive aquatic species, particularly in areas surrounding fishing piers, to improve overall lake health and enhance fishing access.

MNDNR Fisheries, through funding provided by the Legislative-Citizen Commission on Minnesota Resources (LCCMR), has committed \$8,000 toward the total estimated project cost of approximately \$9,000. The remaining balance will be the responsibility of the City and will come from the approved annual operating parks budget for professional services.

The scope of work will include designated treatment and harvesting areas within both lakes, with work anticipated to begin in June and continue through August.

The Joint Powers Agreement has been reviewed by City staff and the City Attorney, and both have determined that the agreement is acceptable and provides a clear framework to carry out the aquatic plant management and natural resource restoration activities.

FISCAL IMPACT

The total project cost is estimated at \$9,000. MNDNR funding will cover \$8,000 of the cost, resulting in an estimated City contribution of approximately \$1,000. Funding is available within the department's approved budget.

RECOMMENDATION

Staff recommends that the City Council approve the Joint Powers Agreement with the Minnesota Department of Natural Resources as presented and authorize its execution.

ATTACHMENTS

1. JPA - City and DNR Aquatics Plant Management



State of Minnesota

Joint Powers Agreement

SWIFT Contract Number: 287531

This Agreement is between the State of Minnesota, acting through its Commissioner of Natural Resources (“State”) and the City of Inver Grove Heights (“Governmental Unit”).

Recitals

Under Minnesota Statutes § 471.59, subd. 10, the State is empowered to engage such assistance as deemed necessary. The State is in need of removal of aquatic invasive species and nuisance vegetation management at the Gun Club Fishing Pier and the Fishing Pier and shoreline fishing areas of Simley Lake.

Agreement

1. Term of Agreement

- 1.1 Effective Date: May 1, 2026, or the date the State obtains all required signatures under Minn. Stat. § 16C.05, subd. 2, whichever is later.
- 1.2 Expiration Date: June 30, 2027, or until all obligations have been satisfactorily fulfilled, whichever occurs first.

2. Agreement between the Parties

The Governmental Unit will hire a contractor to provide the following services at the Gun Club Fishing Pier and the Fishing Pier and shoreline fishing areas of Simley Lake:

- 2.1 Mechanical high-capacity harvesting for large scale removal of submerged and floating nuisance vegetation within the red service areas for each location shown in **Exhibit A: Maps**, which is attached and incorporated into this agreement.
- 2.2 Based on regrowth, herbicide application is needed in early August, to minimize re-growth and the spread of invasives.
- 2.3 Optionally, aquatic invasive species and nuisance vegetation removal via SCUBA Removal Specialists, to allow precise vegetation root removal of tight areas around and under fishing piers.
- 2.4 Completed aquatic vegetation surveys.
- 2.5 Transportation of the vegetation to the municipal compost site.
- 2.6 The Governmental Unit is responsible for obtaining the required permits needed for this work.

3. Payment

The total obligation of the State under this Agreement will not exceed \$8,000.00.

4. Authorized Representatives

The State’s Authorized Representative is Rebecca Buller, 651-259-5723, rebecca.bullers@state.mn.us, or

successor.

The Governmental Unit's Authorized Representative is Brian Swoboda, 651-450-2582, bswoboda@ighmn.gov or successor.

5. Assignment, Amendments, Waiver, and Contract Complete.

- 5.1 Assignment. The Governmental Unit may neither assign nor transfer any rights or obligations under this Agreement without the prior consent of the State and a fully executed assignment agreement, executed and approved by the authorized parties or their successors.
- 5.2 Amendments. Any amendment to this Agreement must be in writing and will not be effective until it has been executed and approved by the authorized parties or their successors.
- 5.3 Waiver. If the State fails to enforce any provision of this Agreement, that failure does not waive the provision or its right to enforce it.
- 5.4 Contract Complete. This Agreement contains all negotiations and agreements between the State and the Contractor. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

6. Indemnification.

- 6.1 In the performance of this Agreement, the Indemnifying Party must indemnify, save, and hold harmless the State, its agents, and employees, from any claims or causes of action, including attorney's fees incurred by the State, to the extent caused by Indemnifying Party's:
 - Intentional, willful, or negligent acts or omissions; or
 - Actions that give rise to strict liability; or
 - Breach of contract or warranty.

The Indemnifying Party is defined to include the Governmental Unit, the Governmental Unit's reseller, any third party that has a business relationship with the Governmental Unit, or Governmental Unit's agents or employees, and to the fullest extent permitted by law. The indemnification obligations of this section do not apply in the event the claim or cause of action is the result of the State's sole negligence. This clause will not be construed to bar any legal remedies the Indemnifying Party may have for the State's failure to fulfill its obligation under this Agreement.

- 6.2 Nothing within this Agreement, whether express or implied, shall be deemed to create an obligation on the part of the State to indemnify, defend, hold harmless or release the Indemnifying Party. This shall extend to all agreements related to the subject matter of this Contract, and to all terms subsequently added, without regard to order of precedence.

7. State Audits.

Under Minn. Stat. § 16C.05, subd. 5, the Governmental Unit's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the State, the State Auditor, or Legislative Auditor, as appropriate, for a minimum of six years from the expiration or termination of this Agreement.

8. Government Data Practices.

The Governmental Unit and State must comply with the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, (or, if the State contracting party is part of the Judicial Branch, with the Rules of Public Access to Records

of the Judicial Branch promulgated by the Minnesota Supreme Court as the same may be amended from time to time) as it applies to all data provided by the State under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Governmental Unit under this Contract. The civil remedies of Minn. Stat. § 13.08 apply to the release of the data governed by the Minnesota Government Practices Act, Minn. Stat. Ch. 13, by either the Governmental Unit or the State.

If the Governmental Unit receives a request to release the data referred to in this clause, the Governmental Unit must immediately notify and consult with the State's Authorized Representative as to how the Governmental Unit should respond to the request. The Governmental Unit's response to the request shall comply with applicable law.

9. Venue

Venue for all legal proceedings out of this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

10. Termination

- 10.1 Termination. The State or the Governmental Unit may terminate this agreement at any time, with or without cause, upon 30 days' written notice to the other party.
- 10.2 Termination for Insufficient Funding. The State may immediately terminate this Agreement if it does not obtain funding from the Minnesota Legislature, or other funding source; or if funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination must be by written or fax notice to the Governmental Unit. The State is not obligated to pay for any services that are provided after notice and effective date of termination. However, the Governmental Unit will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. The State will not be assessed any penalty if the agreement is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds. The State must provide the Governmental Unit notice of the lack of funding within a reasonable time of the State's receiving that notice.

11. E-Verify Certification (in accordance with Minn. Stat. § 16C.075).

For services valued in excess of \$50,000, the Governmental Unit certifies that as of the date of services performed on behalf of the State, Governmental Unit and all its subcontractors will have implemented or be in the process of implementing the federal E-Verify Program for all newly hired employees in the United States who will perform work on behalf of the State. The Governmental Unit is responsible for collecting all subcontractor certifications and may do so utilizing the E-Verify Subcontractor Certification Form available at <http://www.mmd.admin.state.mn.us/doc/EverifySubCertForm.doc>. All subcontractor certifications must be kept on file with Contractor and made available to the State upon request.

12. Invasive Species

The DNR requires active steps to prevent or limit the introduction, establishment, and spread of invasive species during contracted work. The contractor shall prevent invasive species from entering or spreading within a project site by cleaning equipment prior to arriving at the project site.

If the equipment, vehicles, gear, or clothing arrives at the project site with soil, aggregate material, mulch, vegetation (including seeds) or animals, it shall be cleaned by contractor furnished tool or equipment (brush/broom, compressed air or pressure washer) at the staging area. The contractor shall dispose of material cleaned from equipment and clothing at a location determined by the DNR Contract Administrator. If the

material cannot be disposed of onsite, secure material prior to transport (sealed container, covered truck, or wrap with tarp) and legally dispose of offsite.

The contractor shall ensure that all equipment and clothing used for work in infested waters has been adequately decontaminated for invasive species (ex. zebra mussels) prior to being used in non-infested waters. All equipment and clothing including but not limited to waders, tracked vehicles, barges, boats, turbidity curtain, sheet pile, and pumps that comes in contact with any infested waters must be thoroughly decontaminated.

13. Exhibits

The following Exhibits are attached and incorporated into this Contract. In the event of a conflict between the terms of this Contract and its Exhibits, or between Exhibits, the order of precedence is first the Contract, and then in the following order:

Exhibit A: Maps

State Encumbrance Verification

Individual certifies that funds have been encumbered as required by Minn. Stat. §§ 16A.15 and 16C.05

Print Name: Sacia Matheson

Signature: _____

Title: Contracts Officer Date: _____

SWIFT Contract No. 287531/3000296154

Governmental Unit

Print Name: _____

Signature: _____

Title: _____ Date: _____

Print Name: _____

Signature: _____

Title: _____ Date: _____

State Agency

With delegated authority

Print Name: Bradford Parsons

Signature: _____

Title: Wildlife Section Manager Date: _____

Commissioner of Administration

As delegated to The Office of State Procurement

Print Name: _____

Signature: _____

Title: _____ Date: _____

Admin ID: _____

2026 Management Plan

Simley Lake: Aerial Mock-Up (subject to change based on DNR permit)

- Area 1: 3.45 acres (Red)

Proposed Service Area: 3.45 Acres



Gun Club Lake: Aerial Mock-Up (subject to change based on DNR permit)

- Area 1: 1.54 acres

Proposed Service Area: 1.54 Acres



From
10/10/19 Change Log - 10/10/19
10/10/19 Change Log - 10/10/19

Date: 10/10/19

10/10/19 Change Log - 10/10/19

10/10/19 Change Log - 10/10/19
10/10/19 Change Log - 10/10/19





Request for Council Action

SUBJECT: **Resolution to approve 2026 Information Technology Budget Amendment– VMware License Renewal**

MEETING DATE: April 13, 2026

ITEM TYPE: Consent Agenda

CONTACT: Marc Gade, Technology Manager, 651.450.2576

ACTION REQUESTED

Approval is requested to amend the 2026 Information Technology budget to include the renewal of VMware licenses. Due to the substantial cost increase and to allow time for evaluation of alternative solutions, staff recommends proceeding with a one-year renewal.

BACKGROUND

The City previously purchased a three-year VMware licensing agreement in 2023 at a total cost of \$5,791. The renewal of these licenses was not included in the adopted 2026 Information Technology budget. Since that time, VMware pricing has increased significantly following its acquisition by Broadcom.

FISCAL IMPACT

The cost for the one-year VMware license renewal is \$16,801.20. Funding for this expense will be provided through the Technology Fund.

RECOMMENDATION

Approve the budget amendment to the 2026 Information Technology budget in the amount of \$16,801.20 for a one-year VMware license renewal, with funding from the Technology Fund.

ATTACHMENTS

1. Resolution for VMWare Licenses
2. Quote - IGH VCF Cloud - 12 month

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE 2026 INFORMATION TECHNOLOGY BUDGET TO
AUTHORIZE THE RENEWAL OF VMWARE LICENSES**

WHEREAS, the City previously purchased a three-year VMware licensing agreement in 2023 at a total cost of \$5,791; and

WHEREAS, the renewal of these licenses was not included in the adopted 2026 Information Technology budget; and

WHEREAS, VMware licensing costs have increased significantly following its acquisition by Broadcom; and

WHEREAS, staff has evaluated the current licensing needs and recommends proceeding with a one-year renewal to allow time for further evaluation of alternative solutions; and

WHEREAS, the cost of the one-year VMware license renewal is \$16,801.20; and

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

1. The 2026 Information Technology budget is hereby amended to include \$16,801.20 for the renewal of VMware licenses.
2. Funding for this expenditure shall be provided from the Technology Fund.
3. City staff are authorized to take all necessary actions to execute the one-year VMware license renewal.

Approved by the City Council of the City of Inver Grove Heights, Minnesota this 13th day of April, 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

Account name: 11263708

CITY OF INVER GROVE HEIGHTS
 8150 BARBARA AVE
 INVER GROVE HEIGHTS MN 55077-3410

SHIP-TO

CITY OF INVER GROVE HEIGHTS
 8150 BARBARA AVE
 INVER GROVE HEIGHTS MN 55077-3410

We deliver according to the following terms:

Payment Terms : Net 30 days
Ship Via : Electronic Delivery
Terms of Delivery : FOB destination
Currency : USD

Quotation	
Quotation Number	: 0229199033
Document Date	: 16-FEB-2026
PO Number	:
PO Release	:
Sales Rep	: Shawn Wood
Email	: SHAWN.WOOD@INSIGHT.COM
Phone	: 6515236161
Sales Rep 2	: Jeana Adeva
Email	: JEANA.ADEVA@INSIGHT.COM
Phone	:

Material	Material Description	Quantity	Unit Price	Extended Price
VCF-CLD-FND-A-CIGH	BROADCOM VMWARE CLOUD FOUNDATION Coverage Dates: 27-APR-2026 - 26-APR-2027 OMNIA PARTNERS (COBB COUNTY) IT PRODUCTS AND SERVICES(# 23-6692-03) List Price: 269.99 Discount: 13.571%	72	233.35	16,801.20
			Product Subtotal	16,801.20
			TAX	0.00
			Total	16,801.20

Thank you for choosing Insight. Please contact us with any questions or for additional information about Insight's complete IT solution offering.

Sincerely,

Shawn Wood
 6515236161
SHAWN.WOOD@INSIGHT.COM
 Fax 4807609899

Jeana Adeva
JEANA.ADEVA@INSIGHT.COM

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Neither Party shall assign the End User Terms or any of its rights or delegate any of its duties under the End User Terms, either by operation of law, agreement, or any other process, without the prior written consent of the other Party, except that Broadcom shall have the right to assign the End User Terms or any of its rights or delegate any of its duties under the Agreement at any time to any Broadcom Affiliate(s), or to a successor in interest of all or substantially all of the business to which the End User Terms relate. Subject to the foregoing, the End User Terms will be binding upon, enforceable by, and inure to the benefit of the parties and their respective successors and assigns. Any attempted assignment in violation of this section shall be null and void. "Affiliate" shall mean any person or entity which directly or indirectly owns, controls, is controlled by, or is under common control with a party, where control is defined as owning or directing more than fifty percent (50%) of the voting equity securities or a similar ownership interest in the controlled entity.

MIGRATION

End User understands that Broadcom may migrate a previously licensed software (the "Original Product(s)") to a new software product (the "Migrated Product(s)"). It is the End User's responsibility to understand which products herein may be migrated products. Any migrated products are provided in consideration of Original Product(s) being terminated. End User shall cease using and de-install the Original Product(s) following a transition period not to exceed ninety (90) days, as of the date of receipt of the Migrated Product(s); The Migrated Product(s) are subject to the Agreement, the Specific Program Documentation (the "SPD") applicable to the Broadcom Software and Maintenance, located at Broadcom's website address at <https://www.broadcom.com/licensing> and this transaction document including all financial obligations relating to the Original Product(s) which remain valid and enforceable and are applicable to the Migrated Product(s). Prior to signature of this Order, End User should ensure it understands the migration for the products licensed herein.

Execution of this order shall constitute acceptance of such migration and shall also constitute a representation and warranty by End User that it has reviewed and fully understands same. Migration path for licensed products can be obtained at <https://www.broadcom.com/docs/productmigration>.

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End User understands that Broadcom may either (i) stabilize software in which no future enhancements, versions, releases, development, or service packs are planned, or (ii) the software may be end of life or a particular version is end of service in which Broadcom will no longer provide (a) operational or technical support and (b) develop and provide new enhancements, features, upgrades, service packs, and fixes for the software offering (the "Software Support Availability"). Prior to acceptance of this Order, End User should ensure it understands the support for the products licensed herein.

Acceptance of this order shall constitute acceptance of such support and shall also constitute a representation and warranty by End User that it has reviewed and fully understands same. Software Support Availability for licensed products can be obtained at <https://www.broadcom.com/docs/end-of-support>.

NON MAINFRAME REPORTING

Except as may be prohibited by law, for Software from the VMware Cloud Foundation business unit ("VCF Software") which is version 9 or higher, End User is required, when explicitly noted in the applicable SPD, to provide Broadcom with a regularly-scheduled verified report detailing End User's installed base and license compliance for such VCF Software using the format and process specified by Broadcom from time to time ("Compliance Report"). In order to fulfill such reporting requirements, End User must ensure that the Compliance Report files generated by the applicable VCF Software are either transmitted by the software or uploaded by End User on the schedule required in the SPD and in accordance with the product Documentation. The VCF Software Documentation and SPD set forth any impacts to the product functionality or other consequences of End User's failure to transmit or upload a timely, unaltered Compliance Report. End User assumes any and all risks associated with the loss of any and all functionality and access to updates, upgrades and patches when caused by End User's failure to provide timely, unaltered Compliance Reports.

PERSONAL DATA

End User acknowledges and agrees that Broadcom will process Personal Data as part of the provision of the Broadcom Offerings in accordance with Broadcom's Privacy Policy located at: [https:// www.broadcom.com/company/legal/privacy](https://www.broadcom.com/company/legal/privacy). End User hereby authorizes Broadcom to make necessary transfers of Personal Data and that any Broadcom Affiliates and subcontractors may process such Personal Data for the purposes of providing the Broadcom Offering contemplated under the End User Terms. Broadcom complies with the provisions of the General Data Protection Regulation ("GDPR"), and/or the Swiss Federal Data Protection Act and/or other applicable local legislation, with respect to such transfers. Where Broadcom is a processor for End User under the GDPR, and/or the Swiss Federal Data Protection Act and/or other applicable local legislation, Broadcom's processing shall be subject to and in accordance with Broadcom's global Data Processing Addendum ("DPA"), including the relevant Standard Contracting Clauses ("SCC") located at: [https:// www.broadcom.com/company/legal/privacy/data-transfers](https://www.broadcom.com/company/legal/privacy/data-transfers) for international data transfer incorporated therein. End User has been advised that during the term of this Order Broadcom will collect Personal Data and process it as a Controller pursuant to the Privacy Policy and to the extent permitted by GDPR, and/or the Swiss Federal Data Protection Act and/or other applicable local legislation.



Request for Council Action

SUBJECT: **Resolution Awarding Contract for Classification-Compensation Study**

MEETING DATE: April 13, 2026

ITEM TYPE: Consent Agenda

CONTACT: Patty Norwig, Human Resources Manager, 651.450.2512

ACTION REQUESTED

The Council is asked to approve the contract with McGrath Human Resources Group for the job classification-compensation study.

BACKGROUND

The City is required to comply with the requirements of the 1984 Minnesota “Pay Equity” Laws (MN Statutes 471.991-471.999) and having a current classification and compensation study is crucial for maintaining compliance with federal compensation equity requirements. It was also a commitment the City made to the unions during recent negotiations to evaluate job descriptions and pay ranges for internal and external compensation equity. The Council approved moving forward with an RFP at the February 9th Council meeting.

A thorough evaluation was done of the nine bids received. The HR Manager and Finance Director compared multiple factors including each company’s experience doing class comp studies, the depth of knowledge of the consulting team, the proposed process, methodology, job description updates, post-contract support, and cost.

Staff narrowed down the candidates to three finalists, requested “best and final” offers, had conversations to clarify questions, and checked references with previous clients. The result was a clear preferred bid that the HR Manager, Finance Director, and City Administrator agreed was the best fit for the City's needs. The final contract has been reviewed by the City Attorney and is attached for Council's approval.

FISCAL IMPACT

The contract is \$59,000, which is \$6,000 less than the \$65,000 budgeted for the project.

RECOMMENDATION

Staff recommends the Council approve the attached Contract for Services by McGrath Human Resources Group to conduct a comprehensive Classification and Compensation Study.

ATTACHMENTS

1. PPT for Consultant Contract approval
2. Contract for Services - FINAL

Rationale for 2026 City-Wide study

- Best practice to complete every 5 years; it has been 9 years since our last city-wide study
- Crucial for compliance with federal pay equity requirements
- City commitment to unions
- Ensures pay ranges are within market value range, which promotes recruitment and retention of valuable employees.
- Anticipated cost to conduct the study is included in the 2026 budget

RFP Bid Evaluation

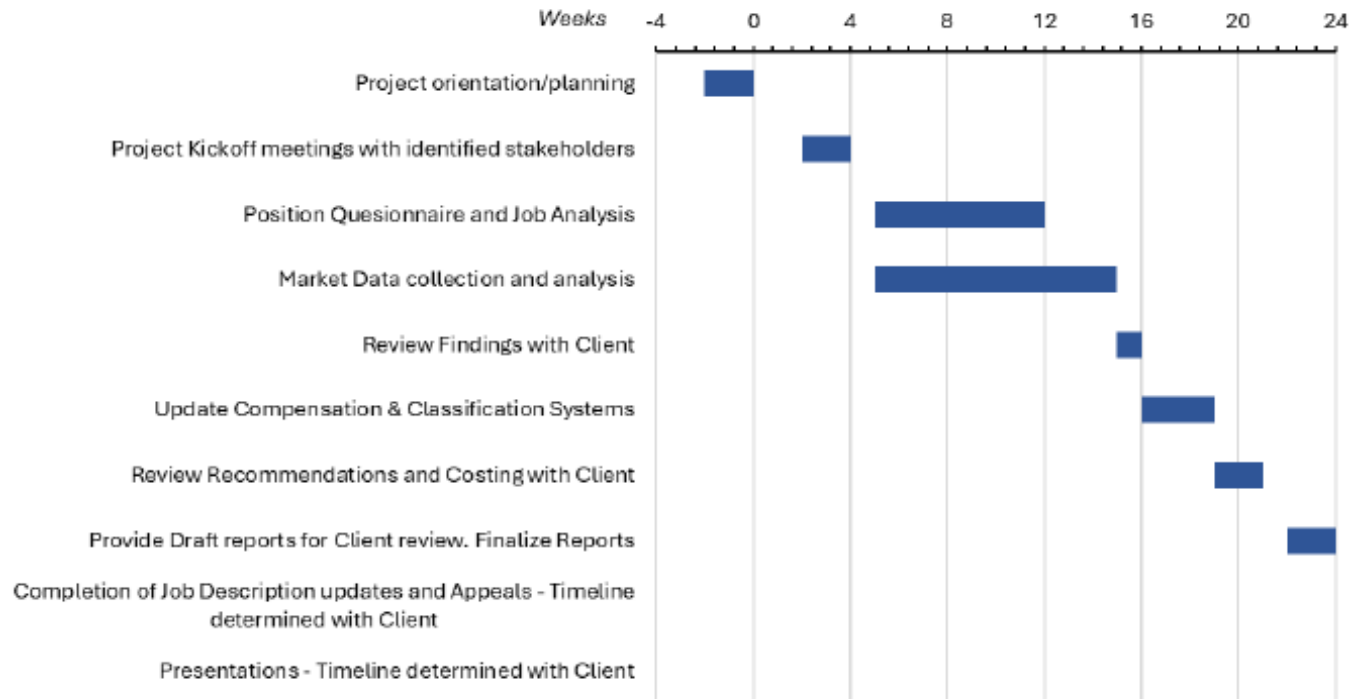
- Bids from 9 different companies were received
- Comparisons included
 - Evaluation methodology
 - Experience – MN clients, cities, depth of class-comp study knowledge and expertise
 - Proposed process – data gathering, market comparisons, job description updates
 - Post contract support
 - Reference checks with previous clients
 - Total Cost
 - Finalists were invited to provide best and final offers

Preferred Vendor – McGrath Human Resources

- Total cost came in under budget (Budgeted \$65k, final bid \$59k)
 - Flexibility to do additional job descriptions above the quoted 100 at a cost of \$150/each if desired.
- Electronic job questionnaires
- “Comparable cities” for market analysis by department if needed; collect city data and align comparable jobs
- Flexible process to meet City’s unique needs
- Excellent post-contract support
- Consulting team has extensive experience and depth of knowledge

Estimated Timeline

4/13/26 – Approval of McGrath Human Resources contract



**AGREEMENT BETWEEN THE CITY OF INVER GROVE HEIGHTS
AND MCGRATH HUMAN RESOURCES GROUP FOR A
CLASSIFICATION, COMPENSATION AND BENEFIT STUDY**

THIS AGREEMENT made the by and between McGrath Human Resources, hereinafter called the consultant, and the City of Inver Grove Heights, Minnesota, hereinafter called the City.

WHEREAS, the consultant submitted a proposal, dated March 3, 2026, to the City to conduct a Compensation and Classification study.

WHEREAS, the City selected the consultant to perform this study.

NOW, THEREFORE, the parties (the City and the Consultant) do mutually agree to the following:

The City shall engage the consultant to perform the work described in its proposal of March 2026 referred to as the PROJECT, which is incorporated herein by reference (the "proposal").

The project shall be undertaken and completed in such sequence as to assure the expeditious completion and best carry out the purposes of the agreement.

The Consultant agrees to complete the Project in the timeline detailed in the Proposal. The Project includes two components: A classification and compensation study in an amount not to exceed \$40,500 and job description update at a cost of \$150/document (distinct job description). The City also agrees to pay the consultant's actual travel expenses, in an amount not to exceed \$4,000. The City agrees to pay the Consultant for work on the classification and compensation study component of the Project and expenses incurred, as the performance of such work is demonstrated by submission of an invoice for \$4,000 upon receipt of the signed contract; \$20,500 upon submission of the draft salary schedule; \$12,000 upon submission of the draft report and the balance of \$4,000 plus travel expenses upon submission of the final report. Travel expenses, if incurred, will not exceed \$4,000.

The job description component of the Project will be billed in two installments: \$4,000 at the start of the project, and the balance, based on a fee of \$150/document (distinct job description) will be billed based on the actual number of job descriptions developed upon submission of the draft job descriptions for each job title.

The City shall remit payment within 30 days of receipt of said billing. In consideration of this agreement, the City agrees to:

- Assure reasonable access to the members of the organization, i.e., City Administrator, department heads, selected supervisors, and other appropriate employees.
- Afford prompt decisions on matters affecting the progress of the work.

GENERAL CONSIDERATIONS

1. **The City Ownership and Proprietary Information** - The parties expressly agree that all data, documents, records, studies, or other information generated, created, found or otherwise completed by consultant in the performance of consultant's duties under the terms of this Agreement shall be the property of the City. The City may use such information for its purposes. The City shall be the copyright owner. The Consultant will provide the City a summary of the collected compensation data.
2. **Nondiscrimination** – In consideration of the signing of this Agreement, the parties hereto for themselves, their agents, officials, employees, and servants agree not to discriminate in any manner on the basis of race, color, creed, or national origin or any other characteristic or classification protected by state or federal law with reference to the performance of this Agreement.
3. **Termination and Suspension**
 - a. This Agreement will continue in full force and effect until completion of the Project as described in the proposal unless it is terminated for nonperformance as outlined below.
 - b. If either party fails to perform as required by this Agreement, the other party may terminate it by giving written notice of such failure to perform and the intent to terminate. If the party receiving such notice does not cure its failure to perform with 20 days of such notice, the party issuing such notice may then terminate the Agreement by giving written notice of termination to the other party.
 - c. In the event of termination, the Consultant will be paid by the City for all services actually, timely, satisfactorily, and faithfully rendered up to the receipt of the notice of termination and

thereafter until the date of termination. The Consultant will provide all work documents developed up to the time of termination after the City renders final payment for service.

4. **Successors and Assigns**- The City and the Consultant each bind the other and assigns, in all respects, to all of the terms, conditions, covenants, and provisions of this Agreement, and any assignment or transfer by the Consultant of it interest in this Agreement without the written consent of the City shall be void.
5. **Compliance with Law** – The Consultant will comply with any and all applicable federal, state, and local laws (known to the Consultant) as the same exist and may be amended from time to time.
6. **Amendment of Agreement** – This Agreement shall not be altered, changed or amended except by mutual written agreement of the parties.
7. **Indemnification Clause** – To the fullest extent permitted by law, the Consultant agrees to defend, indemnify and hold harmless the City, and its employees, officials, and agents from and against all claims, actions, damages, losses and expenses, including reasonable attorney fees, arising out of the Consultant's negligence or the Consultant's performance or failure to perform its obligations under this Agreement. The Consultant's indemnification obligation shall apply to the Consultant's subcontractor(s), or anyone directly or indirectly employed or hired by the Consultant, or anyone for whose acts the Consultant may be liable. The Consultant agrees this indemnity obligation shall survive the completion or termination of this Agreement.
8. **Whole Agreement** – This agreement constitutes the entire agreement between the City and the Consultant. Any modification must be in writing and approved by the City and the Consultant. The agreement incorporates all the agreements, covenants, and understanding between the parties concerning the subject matter hereof, and all such covenants, agreements, and understands have been merged into this written agreement.
9. **Independent Contractors** – The Consultant and its agents and employees are independent contractors performing professional services for the City and are not employees of the City. Nothing herein shall be construed as incurring for the City any liability for Worker's Compensation, FICA, withholding tax, unemployment

compensation, or any other payment, which would be required to be paid by the City if the City and the Consultant were standing in an employer/employee relationship, and the Consultant hereby agrees to assume and pay all such liabilities.

10. **Subcontract** – The Consultant shall not subcontract any portion of the services to be performed under this agreement without the prior written prior approval of the City.

11. **Government Data/Privacy.** The Consultant agrees to abide by the applicable provisions of the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13, HIPAA requirements and all other applicable state or federal rules, regulations or orders pertaining to privacy or confidentiality. The Consultant understands that all of the data created, collected, received, stored, used, maintained or disseminated by the Consultant in performing those functions that the City would perform is subject to the requirements of Chapter 13, and the Consultant must comply with those requirements as if it were a government entity. This does not create a duty on the part of the Consultant to provide the public with access to public data if the public data is available from the City, except as required by the terms of this Agreement.

12. **Audits.** Pursuant to Minn. Stat. Section 16C.05, subd. 5, the Consultant's books, records, documents, and accounting procedures and practices that are relevant to this Agreement, are subject to examination by the City and either the Legislative Auditor or the State Auditor for a minimum of six years from the end of this Agreement.

13. **Insurance.** The Consultant, at its expense, shall procure and maintain in force for the duration of this Agreement the following minimum insurance coverages:

A. General Liability. The Consultant shall maintain Commercial General Liability Insurance in a minimum amount of \$1,000,000 per occurrence; \$2,000,000 annual aggregate. The policy shall cover liability arising from premises, operations, products-completed operations, personal injury, advertising injury, and contractually assumed liability. The City, including its elected and appointed officials, employees, and agents, shall be endorsed as additional insured.

B. Automobile Liability. If the Consultant operates a motor vehicle in performing the Services under this Agreement, the Consultant shall

maintain Business Automobile Liability Insurance, including owned, hired, and non-owned automobiles, with a minimum combined single liability limit of \$1,000,000 per occurrence.

C. Workers' Compensation. The Consultant shall provide Workers' Compensation insurance for all its employees in accordance with the statutory requirements of the State of Minnesota. The Consultant shall also carry Employers' Liability Coverage with minimum limits as follows:

- \$500,000 – Bodily Injury by Disease per employee
- \$500,000 – Bodily Injury by Disease aggregate
- \$500,000 – Bodily Injury by Accident

D. Additional Insurance Conditions.

1. The Consultant shall, prior to commencing the Services, deliver to the City a Certificate of Insurance as evidence that the above coverages are in full force and effect.
2. The insurance requirements may be met through any combination of primary and umbrella/excess insurance. The City must be endorsed as an additional insured on any umbrella/excess policy.
3. The Consultant's policies shall be primary insurance and non-contributory to any other valid and collectible insurance available to the City with respect to any claim arising out of the Consultant's performance under this Agreement.
4. The Consultant's policies and Certificate of Insurance shall contain a provision that coverage afforded under the policies shall not be cancelled without at least thirty (30) days' advanced written notice to the City, or ten (10) days' written notice for non-payment of premium

The parties have executed this Agreement, the day and year first above written.

Approved By:

By:

City of Inver Grove Heights, MN

Victoria McGrath, CEO
McGrath Human Resources Group

Date

Date



Request for Council Action

SUBJECT: **Request Council authorization to create a new Human Resource Coordinator Position**

MEETING DATE: April 13, 2026

ITEM TYPE: Consent Agenda

CONTACT: Ellen Hiniker, Interim City Administrator, 651.450.2511

ACTION REQUESTED

Request Council authorization to create a new Human Resource Coordinator position

BACKGROUND

As outlined in the memorandum dated March 12, 2026, and discussed at the City Council Work Session on April 6, staff is requesting Council approval to proceed with hiring a Human Resources Coordinator. Funding for this position was included in the 2026 annual budget, with the understanding that additional discussion would occur prior to final authorization. Following the work session discussion, and with no additional questions raised by Council, staff recommends approval of this request.

FISCAL IMPACT

RECOMMENDATION

Staff recommends Council to authorize staff to proceed with the advertisement for a new Human Resource Coordinator position.

ATTACHMENTS

1. Staffing recommendations

Memo



To: Mayor and City Councilmembers
From: Ellen Hiniker, Interim City Administrator
Date: March 12, 2026
Re: Staffing recommendations

Staff will be bringing forward three staffing requests for Council's consideration at upcoming meetings in March and April. The following background information is provided in advance to allow time for questions and Council input.

Finance Department: Since her hire in 2020, Finance Director Hove has focused on improving departmental efficiency through updated procedures and the implementation of new financial and planning software. At the same time, the city's growth has expanded the department's workload, requiring support for other departments, employees, and projects. The department continues to face significant workload pressures due to long-standing staffing constraints and the implementation of major new payroll requirements, including changes related to overtime taxation, MN Paid Family and Medical Leave, and Earned Sick and Safe Time. These demands, combined with ongoing support for major city initiatives, reinforce the need for sufficient staffing.

The Director's ability to attend to strategic financial leadership and long-range planning is often limited by her need to perform some duties that would typically be handled by other departmental staff. To help mitigate this need, Director Hove is recommending that a part-time position be upgraded to full-time. The timing of this request is driven by the recent retirement notice from the part-time Accounts Receivable Accounting Technician. Because the position must be filled, this presents an opportunity to consider upgrading the role to full-time, which would also likely expand the pool of qualified candidates.

Human Resources: The recent hire of a new HR Manager has already had a significant impact on the organization. HR Manager Norwig's level of experience and professionalism has provided an opportunity to shift the HR responsibilities that had previously been carried out by the former City Administrator into her role, including the coordination of labor relations issues. However, her professional capacity to take on these responsibilities will impact her ability to attend to the day-to-day transactional duties that had previously been performed in this role, but which would typically be the responsibility of an HR coordinator. For this and other reasons outlined in this memo, staff recommend that the Council authorize the hiring of an additional HR Coordinator position as included in the 2026 budget.

Facilities: Long-time employee Dennis Halverson will be retiring at the end of May. Staff is proposing to backfill the position as a Facilities Maintenance Worker rather than the Custodial II position he currently holds.

Converting the Custodial II position to a Maintenance Worker classification would be budget neutral for 2026. However, it is important to note that the change in classification eventually provides higher wages for years of service.

1) Finance Department - Accounts Receivable Accounting Technician

Request

Finance Director Hove is recommending that the part-time Accounts Receivable Accounting Technician position—currently scheduled to retire at the end of March—be replaced with a full-time position. The estimated additional cost for this upgrade in 2026 is approximately \$31,800. The department proposes using carry-over funds set aside for system improvements to support this request. A decision to convert the position to full-time would instead have a budget impact beginning in 2027.

Background

In preparation for the 2026 retirement of the Parks & Recreation Accounting Technician who is officed at City Hall, the department coordinated a revised job description with Parks & Recreation, as that position was only minimally involved in core finance work. The plan had been to redistribute the position's finance duties internally, including the responsibility it had for serving as the Accounts Payable backup. These responsibilities were to go to the part-time Accounts Receivable Accounting Technician, whose hours increased in the 2026 budget.

However, the part-time Accounts Receivable Accounting Technician submitted her retirement notice a few weeks ago. As a result, the AP backup duties can no longer be transitioned to that position as planned. With this impending vacancy, there is opportunity to upgrade the Accounts Receivable position to full-time, which would strengthen internal workload distribution and provide essential backup coverage for critical Accounts Payable functions.

2) Human Resources – Human Resource Coordinator

Request

Staff is recommending that Council authorize the hiring of a Human Resource Coordinator as contemplated in the 2026 budget. Council budgeted \$87,000 with the understanding that additional information would be provided to help inform their decision on whether to add this position.

Observations

HR Manager Norwig began working here in the first week of January and has since been identifying gaps and opportunities to streamline HR processes, as follows:

- **HR policies and compliance gaps:** Several critical HR policies are missing or outdated, including comprehensive leave procedures, Paid Medical Leave (PML), and formal FMLA guidance. Current processes do not fully meet federal and state requirements, creating potential liability risks.
- **Role alignment issues:** The previous HR Manager position functioned largely at a transactional HR Coordinator level, resulting in the City Administrator assuming responsibilities typically handled by an HR Manager.

- **Recruitment and retention practices are limited:** Hiring is primarily limited to posting positions online, with minimal onboarding or offboarding processes. The City does not currently conduct stay interviews, exit interviews, or workforce trend analysis.
- **Supervisor support and training gaps:** Limited resources and training for supervisors can make it more difficult to address personnel issues early and maintain strong employee relationships.
- **Process and system inefficiencies:** Disconnects between HR and payroll systems create duplication of effort, inconsistent data, and siloed information related to employee compensation and benefits.
- **Seasonal hiring bottlenecks:** Peak hiring periods create workflow constraints due to limited capacity to handle transactional hiring processes.
- **Payroll internal control concerns:** Current processes do not fully meet auditor expectations for separation of duties within payroll functions.
- **Opportunities to modernize programs and reduce costs:** Employee programs such as wellness initiatives are underdeveloped, and some HR-related services and benefits have not been competitively bid in recent years, potentially resulting in higher costs.

HR Recommendations:

- **Process improvements:** Staff is actively addressing identified inefficiencies by improving workflows and better utilizing existing technology, including opportunities to integrate systems such as NeoGov and Tyler. However, this also requires the ability to shift routine administrative work to appropriate staff levels.
- **Additional HR capacity:** A single part-time HR Coordinator cannot effectively support hiring, onboarding, and offboarding for 180 regular employees and more than 300 seasonal or temporary employees. To align responsibilities with the appropriate staff levels and strengthen hiring, engagement, compensation, benefits administration, and regulatory compliance, the City needs additional HR staffing.
- **Move Payroll Technician position from Finance to HR:** A single Payroll Technician currently housed in the finance department is responsible for all payroll and benefits administration, including employee setup, pay changes, deductions, garnishments, taxes, and benefits processing.

Adding another HR staff member and aligning payroll within HR would allow three staff members to coordinate hiring, benefits, and payroll functions, improving efficiency and providing necessary backup coverage. This structure would also allow the HR Manager to focus on strategic initiatives, including recruitment and retention programs, workforce engagement, compensation and benefits planning, and ensuring compliance with evolving federal and state employment laws.



Request for Council Action

SUBJECT: Request Council authorization to convert the Accounts Receivable Technician position from .65 FTE to 1.00 FTE.

MEETING DATE: April 13, 2026

ITEM TYPE: Consent Agenda

CONTACT: Ellen Hiniker, Interim City Administrator, 651.450.2511

ACTION REQUESTED

Request Council authorization to upgrade the Accounts Receivable Technician position from .65 FTE to a 1.00 FTE

BACKGROUND

As described in the staffing recommendations memorandum to Council dated March 12, 2026, and after further discussion at the City Council Work Session on April 6th, staff is requesting authorization to move forward with advertising for the Accounts Receivable Technician position as full-time. The Finance Department continues to experience significant workload pressures driven by longstanding staffing constraints and the implementation of major new initiatives. These increasing demands reinforce the need for adequate staffing levels. Expanding capacity within the Accounts Receivable Technician position will not only support the core responsibilities of that role but also provide critical backup across other finance functions. The timing of this request is driven by the recent retirement of the part-time Accounts Receivable Accounting Technician. Because the position must be filled, this presents an opportunity to consider upgrading the role to full-time, which would also likely expand the pool of qualified candidates.

FISCAL IMPACT

There is no net impact on 2026, but will impact the 2027 personnel budget.

RECOMMENDATION

Staff recommends that Council authorize this request to upgrade the Accounts Payable Technician position from .65 FTE to 1.00 FTE.

ATTACHMENTS

None



Request for Council Action

SUBJECT: Request authorization to reclassify the City Hall & Police Department Custodian II to a City Facilities Maintenance Worker position

MEETING DATE: April 13, 2026

ITEM TYPE: Consent Agenda

CONTACT: Ellen Hiniker, Interim City Administrator, 651.450.2511

ACTION REQUESTED

Request Council authorization to reclassify City Hall & Police Department Custodian II position to a City Facility Maintenance Worker position

BACKGROUND

As discussed at the April 6 work session, staff is recommending reclassifying the Custodial II position at City Hall and the Police Station to a City Facilities Maintenance Worker position, following the anticipated retirement of the current Custodial II employee at the end of May 2026.

There would be modest cost savings associated with this change. The current employee is at Step 10, and a new hire would likely be placed between Steps 1–3. This would result in short-term savings for the remainder of 2026 and into subsequent years, until step progression exceeds the current Step 10 wage.

If approved, as outlined in the work session, the new Maintenance Worker job description would include light custodial duties. In addition, the existing professional cleaning services contract would be amended to incorporate expanded cleaning responsibilities at City Hall and the Police Station. If Council approves the change at its April 13 meeting, a contract amendment would be brought forward for consideration at the April 27 meeting, with a start date of June 1, 2026. This would be needed to continue cleaning both the Police Station and City Hall areas currently being cleaned by our custodian.

FISCAL IMPACT

Based on current projections, any cost differences can be absorbed within the approved 2026 City Facilities operating budget.

RECOMMENDATION

Staff recommends approval of this request to reclassify the City Hall and Police Department Custodial II position to a City Facilities Maintenance Worker position.

ATTACHMENTS

None



Request for Council Action

SUBJECT: **Resolution Approving Utility Permit Revisions with UP Rail for City Project No. 2016-17 - 117th Street Reconstruction**

MEETING DATE: April 13, 2026

ITEM TYPE: Consent Agenda

CONTACT: Brian Connolly, Public Works Director, 651.450.2571

ACTION REQUESTED

The Council is asked to approved the attached Resolution, approving supplemental agreements to existing permit agreements with Union Pacific Railroad for City Project No. 2016-17 - 117th Street Reconstruction.

BACKGROUND

On September 9, 2024, the City Council approved three Agreements with Union Pacific Railroad (UP Rail) for three City utility pipeline crossings associated with City Project No. 2016-17 - 117th Street Reconstruction. A crossing permit is needed for City-owned water and sewer utilities that cross under existing UP Railroad tracks. Since the City is a government agency and not a private utility, UP Railroad enters into formal agreements for such crossings, as opposed to executing permits. This provides protection for both agencies for long-term operation of their respective facilities, and is standard practice for such crossings. The three approved Agreements No's are 0798523, 0798524, and 0798525.

Pursuant to the respective Agreements, modifications to the pipeline crossing design or installation methods require review by UP Rail, and subsequent amendments to the original Agreements. The project contractor for the 117th Street project has requested minor modifications to extend the length and size of the utility casings for each utility crossing, in order to reduce the risk of casing damage due to encountering rocks and boulders, and to maintain a safer distance from the railroad tracks during the pipe jacking operations in the event such issues are encountered and jacking work needs to be postponed to remove possible obstructions.

UP Rail has reviewed the first of the three permit revisions (Agreement No. 0798523), and has submitted that for City approval (attached). In order to streamline this, and future, permit agreement revisions, and to avoid delays in construction, City staff are requesting that the Council designate the Public Works Director as the City's authorized representative to approve Supplemental Agreements for Agreement No's 0798523, 0798524, and 0798526, when received.

FISCAL IMPACT

There is no fiscal impact associated with these Supplemental Agreements. The project contractor has agreed to pay all additional costs with respect to permitting fees and costs associated with the

pipe casing size and length, with no cost to the City or Dakota County (contracting agency for the project).

RECOMMENDATION

Staff recommend approval of the attached Resolution.

ATTACHMENTS

1. 2026.04.13 - Resolution - RR Utility Permit Crossings Revisions
2. 0798523 City of Inver Grove Heights - Inver Grove Heights Dakota MN

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

RESOLUTION NO. _____

**RESOLUTION APPROVING SUPPLEMENTAL AGREEMENTS WITH UNION PACIFIC RAILROAD
FOR CITY UTILITY PIPELINE CROSSINGS ASSOCIATED WITH CITY PROJECT NO. 2016-17**

WHEREAS, on September 9, 2024, the City Council approved three Agreements with Union Pacific Railroad (UP Rail) for three City utility pipeline crossings associated with City Project No. 2016-17 – 117th Street Reconstruction (Agreement No's 0798523, 0798524, and 0798526); and

WHEREAS, pursuant to the respective Agreements, modifications to the pipeline crossings would require review by UP Rail and subsequent amendment to the original pipeline crossing agreements; and

WHEREAS, the project contractor for the 117th Street Project, through Dakota County, as the lead agency for the project, have requested minor modifications to extend the length of utility boring within the UP Rail right of way for construction staging and sequencing purposes, and the project contractor has agreed to pay for the costs of any permit revisions; and

WHEREAS, the project design engineering firm has completed the revisions, submitted them to UP Rail, and UP Rail has drafted and submitted the first of three Supplemental Agreements to revise the original permit Agreements; and

WHEREAS, to streamline the approval of the remaining agreements and prevent delays in the commencement of construction, City staff request that Council provide authorization to allow the Public Works Director to approve the current and similar, future permit Supplemental Agreements on behalf of the City.

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

1. The Supplemental Agreement with Union Pacific Railroad to Agreement No. 0798523 is approved.
2. The Public Works Director is designated by the Council as the City's authorized representative to approve any Supplemental Agreements to original Agreement No's 0798523, 0798524, and 0798526, associated with City utility crossings of Union Pacific Railroad facilities.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 13th day of April 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



April 8, 2026
Project: 0798523

CITY OF INVER GROVE HEIGHTS

RE: Supplemental Agreement for License Audit No. 315033, Covering Use of Railroad Property at Mile Post 516.18 on the Roseport Industrial Lead at or near Roseport, Dakota County, Minnesota.

Attached is an original of the agreement covering your use of the Railroad Company's right of way.
Review and return the partially executed agreement via email.

Payment, **with Project No. 0798523 referenced**, in the amount of **One Thousand Dollars (\$1,000.00)** is due and payable to Union Pacific Railroad Company upon your execution of the agreement. If you require formal billing, you may consider this letter as a formal bill. In compliance with the Internal Revenue Service's new policy regarding their Form 1099, I certify that 946001323 is this Corporation's correct Federal Taxpayer Identification Number.

Send Electronic Payments to:

Name: Bank of America, Dallas, TX
Union Pacific Account = 3752021457

- ACH Routing Number = 1110-0001-2
- Wire Routing Number = 026009593

Mail Checks to:

Union Pacific Railroad Company
P.O. Box 7412567
Chicago, IL 60674-2568

- **CHECKS ONLY – NO AGREEMENTS**

UP does not currently offer a credit card option for these payments.

Railroad Protective Liability Insurance (RPLI) may be obtained from any insurance company which offers such coverage. Union Pacific has also worked with a national broker, Marsh USA, to make available RPLI to you or your contractor. You can find additional information, premium quotes, and application forms at (upr.marsh.com).

If we have not received the executed document within six months from the date of this letter, this proposed offer of an agreement is withdrawn and becomes null and void.

After final approval and processing, the fully-executed agreement will be returned to you via email with instructions for coordinating your work. In no event should you begin work until you have received your counterpart of the fully-executed agreement.

If you have any questions, please contact me at ksjones@up.com.

Sincerely,

A handwritten signature in blue ink that reads "Kris Jones".

Kris Jones
Manager II Real Estate - Contracts

SUPPLEMENTAL AGREEMENT

THIS SUPPLEMENTAL AGREEMENT is entered into on April 8, 2026, between **UNION PACIFIC RAILROAD COMPANY** (“Licensor”) and **CITY OF INVER GROVE HEIGHTS**, whose address is 8150 Barbara Avenue, Inver Grove Heights, Minnesota 55077 (“Licensee”).

RECITALS:

By instrument dated August 20, 2024, Licensor and Licensee, or their predecessors in interest, entered into an agreement (“Basic Agreement”), identified as Audit No. 315033, at Roseport, Minnesota.

AGREEMENT:

NOW, THEREFORE, IT IS AGREED by and between the parties hereto as follows:

Article 1. SUBSTITUTION OF PRINT.

The print dated April 8, 2026, attached hereto as Exhibit 'A', shall be and hereby is substituted for the print dated August 2, 2024 attached to the Basic Agreement, and from and after the effective date herein whenever the term is used in the Basic Agreement, or any amendment or supplement thereto (if any), such reference shall be deemed to refer to the Exhibit 'A', hereto attached.

Article 2. CONSENT TO WORK.

This Supplemental Agreement will serve as notification that the Railroad Company approves of your intentions to perform the work in accordance with Exhibit A.

Article 3. EFFECTIVE DATE.

This Supplemental Agreement shall be effective as of April 8, 2026.

Article 4. AGREEMENT SUPPLEMENT.

Nothing in this Supplemental Agreement shall be construed as amending or modifying the Basic Agreement unless specifically provided herein.

Article 5. ADMINISTRATIVE HANDLING CHARGE.

Upon execution of this Supplemental Agreement, Licensee shall pay to Licensor an Administrative Handling Charge of One Thousand Dollars (\$1,000.00).

Article 6. SPECIAL PROVISION – CONSTRUCTION OBSERVATION.

Licensors requires Licensee to provide monitoring of tracks and construction observation through Licensors approved observer named below during all construction and installation work. Licensee is to directly coordinate services with the named inspector:

Railpros Field Services
Email: RP.Utility@railpros.com
Phone (682)223-5271

IN WITNESS WHEREOF, the parties have executed this Supplemental Agreement as of the day and year first written.

UNION PACIFIC RAILROAD COMPANY

CITY OF INVER GROVE HEIGHTS

By: _____

By: _____

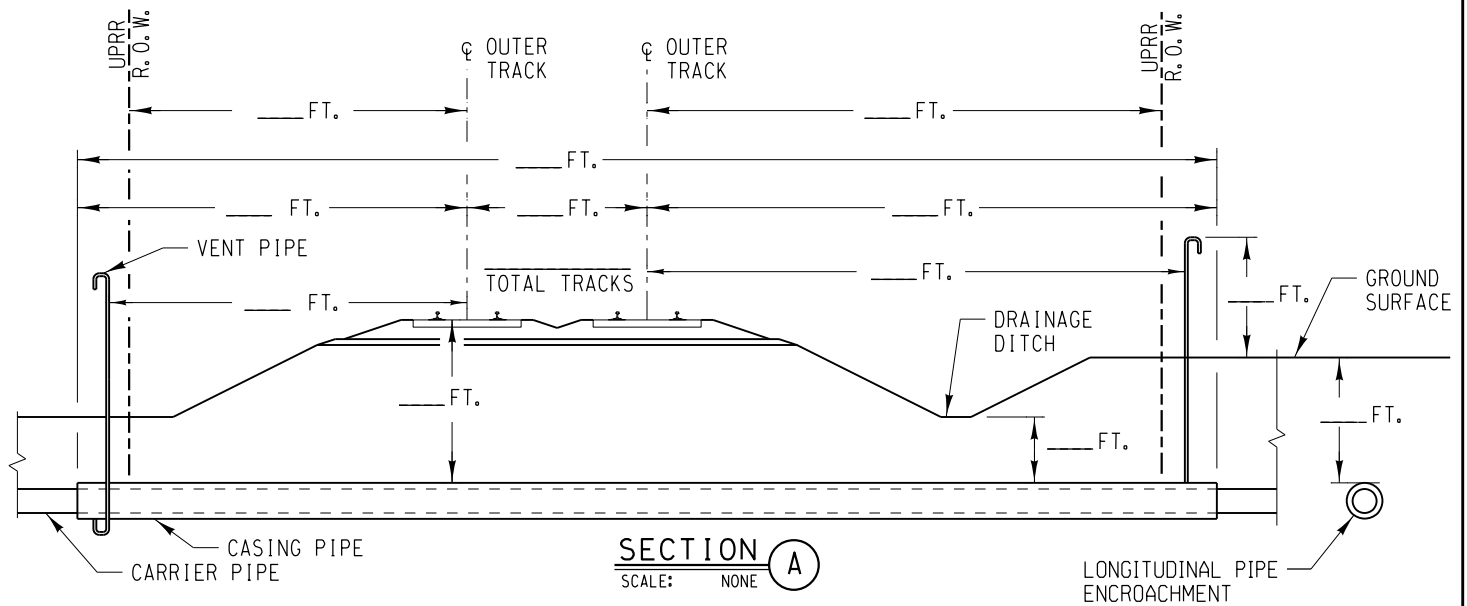
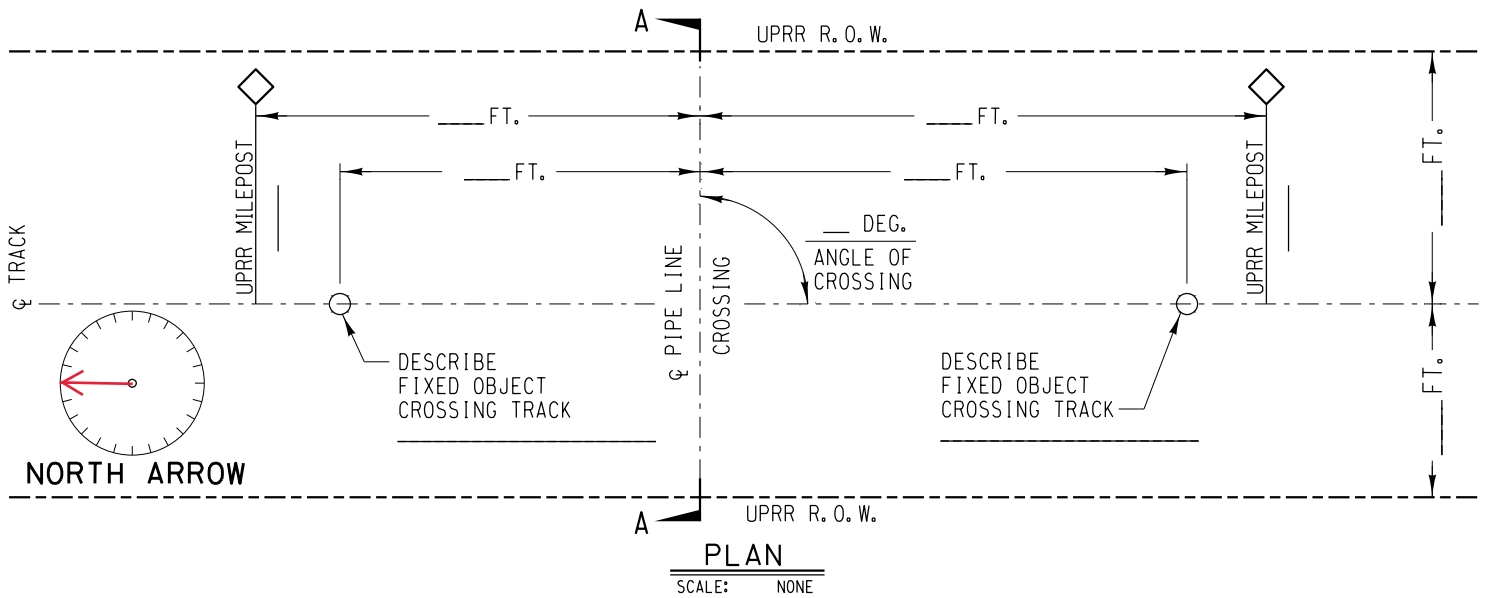
Kris Jones
Manager II Real Estate - Contracts

Name Printed: _____

Title: _____

NON-FLAMMABLE LIQUID PIPELINE

- CROSSING
- ENCROACHMENT
- BOTH



- NOTES:
 1) ALL DIMENSIONS MEASURED PERPENDICULAR TO THE CENTERLINE OF TRACK.
 2) REFER TO AREMA VOLUME 1, CHAPTER 1, PART 5, SECTION 5.3.

- A) METHOD OF INSTALLATION _____
 B) DIST. FROM CENTERLINE OF TRACK TO PIPE ENCROACHMENT _____
 C) SIGNS PROVIDED? _____
 D) CARRIER MATERIAL _____, IF RCP, CLASS V? _____
 COMMODITY TO BE CONVEYED _____,
 OPERATIONAL PRESSURE _____ PSI. MAOP _____ PSI.
 WALL THICKNESS (INCH)/ SCHEDULE _____, DIAMETER _____ IN.
 CATHODIC/COATING PROTECTION _____
 E) CASING MATERIAL _____, IF RCP, CLASS V? _____
 TOTAL LENGTH CASING PIPE: _____ FT.
 WALL THICKNESS _____ IN. DIAMETER _____ IN.
 CATHODIC/COATING PROTECTION _____
 CASING PIPE IS _____ AT THE ENDS.
 F) DISTANCE FROM CENTERLINE OF TRACK TO NEAR FACE OF BORING AND JACKING PITS WHEN MEASURED AT RIGHT ANGLES _____ AND _____.



BUILDING AMERICA®

EXHIBIT "A"

SUBDIVISION:	
TRACK TYPE:	
M.P.:	LAT.:
E.S.M.:	LONG.:
NEAREST CITY:	COUNTY: STATE:
APPLICANT:	
FILE NO.:	DATE: / /



Request for Council Action

SUBJECT: **Approval of New Massage Therapist Licenses**

MEETING DATE: April 13, 2026

ITEM TYPE: Public Hearing

CONTACT: Katie Malott, Deputy City Clerk, 651.450.2470

ACTION REQUESTED

The Council is asked to conduct a public hearing and then consider approval of two new massage therapist licenses for Najay Sparkman and Sareena Yang.

BACKGROUND

Najay Sparkman has applied for a new massage therapist license to be employed at Oye Spa LLC, 7741 Amana Trail. The application was accompanied by the necessary license fee and all other supporting information. The background investigation was completed by the Police Department with no basis found for denial of the license.

Sareena Yang has applied for a new massage therapist license to be employed at Synergy Chiropractic, 2125 Upper 55th St E, Ste 110. The application was accompanied by the necessary license fee and all other supporting information. The background investigation was completed by the Police Department with no basis found for denial of the license.

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommends holding a public hearing and then to approve the two new massage therapist licenses for Najay Sparkman and Sareena Yang.

ATTACHMENTS

None



Request for Council Action

SUBJECT: **Public Hearings and Resolutions Ordering Projects for 2027 Pavement Management Initiative, City Project Nos. 2027-09D, 2027-09E, and 2027-09F**

MEETING DATE: April 13, 2026

ITEM TYPE: Public Hearing

CONTACT: David Ray, Assistant City Engineer, 651.450.2541

ACTION REQUESTED

The Council is asked to:

1. Adopt the attached Resolution, accepting the feasibility report for the 2027 Pavement Management Initiative.
2. Hold public hearings for the 2027 Pavement Management Initiative projects 2027-09D, 2027-09E, and 2027-09F
3. Adopt the attached Resolutions to order City Projects 2027-09D, 2027-09E, and 2027-09F as part of the 2027 Pavement Management Initiative.

BACKGROUND

On July 28, 2025, the City Council authorized preparation of a feasibility report for City Project Nos. 2027-09D, 2027-09E, and 2027-09F, and awarded a contract to Alliant Engineering, Inc to complete field surveying (Resolution 2025-167). City staff subsequently completed the Feasibility Reports for all project areas.

On March 9, 2026, the City Council scheduled the public improvement hearings for these three 2027 Pavement Management Initiative projects (Resolution 2026-035):

- 2026-09D - Barbara Avenue Area (75th St to 80th St)
- 2026-09E - Boyd Avenue and 75th St Area (70th St to 80th St)
- 2026-09F - Blaine Avenue (College Trail to 80th St)

If the projects are ordered, the combining of these projects into final bid package(s) and schedule of bidding will be determined through the final design process and brought before the Council during the winter of 2026/2027 for authorization to advertise for bids in the late-winter or early-spring of 2027.

The 2027 Pavement Management Initiative Feasibility Report covering all three projects areas attached. The following is a summary of the proposed work and recommendations:

2027-09D - Barbara Avenue Area (75th St to 80th St)

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

- Full-depth reclamation (FDR) of the asphalt pavement and underlying base material with spot curb and gutter replacements
- Storm sewer maintenance, select replacement, and adjustment
- Sanitary sewer maintenance, select replacement, and adjustment
- Gate valve adjustments and select gate valve box replacements. Select hydrant replacements.
- Full replacement of the bituminous trail with concrete sidewalk along the west side of Barbara Avenue,
- Full replacement of the bituminous trail along the north side of 75th St.

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

Property Type	Proposed Assessment	Assessment Basis
Single Family Residential	\$10,237	Per Unit
Multifamily/Public Institutional	\$90.01	Per Adjusted Front Foot

2027-09E - Boyd Avenue and 75th St Area (70th St to 80th St)

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

- Full-depth reclamation (FDR) of the asphalt pavement and underlying base material with spot curb and gutter replacements
- Storm sewer maintenance, select replacement, and adjustment
- Sanitary sewer maintenance, select replacement, and adjustment
- Gate valve adjustments and select gate valve box replacements. Select hydrant replacements.
- Full roadway reconstruction of 75th St East of Boyd Ave with the addition of storm sewer and curb and gutter.

The proposed project area consists of single-family residential homes, multifamily residential apartments, multifamily residential duplexes, multifamily residential condos, single-family twin homes and townhomes, as well as City-owned parcels bordering the project area. Per the City's Special Assessment Policy, an assessment rate of 55 percent (55%) will be used for the full-depth reclamation area and 35 percent (35%) will be used for the full reconstruction area for street, sidewalk, trail, and storm improvements (75th Street east of Boyd Ave). The proposed preliminary assessment is noted in the following table:

Property Type	Proposed Assessment	Assessment Basis
Single-Family Residential (Full Depth Reclamation)	\$8,301	Per Unit
Multifamily/Public Institutional (Full Depth Reclamation)	\$696-\$5,546	Per Unit
Single-Family Residential (Full Reconstruction)	\$15,793*	Per Unit

* Staff recommend an independent benefit appraisal be completed during final design to verify the special benefit of the improvements in the full reconstruction area

2027-09F - Blaine Avenue (College Trail to 80th St)

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

- Full-depth reclamation (FDR) of the asphalt pavement and underlying base material with spot curb and gutter replacements
- Storm sewer maintenance, select replacement, and adjustment
- Full replacement of bituminous trail along Blaine Avenue.

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

Property Type	Proposed Assessment	Assessment Basis
Multifamily/Public Institutional	\$10,051	Area (acre)

Public Outreach & Involvement

A neighborhood open house for all project areas was held on March 24, 2026, from 5-8pm. The proposed improvements, preliminary assessments, funding, and proposed final design schedule were presented at this meeting. City staff also provided information regarding this Public Hearing, noting that any residents who wish to make comments directly to the City Council will have the opportunity during the Public Hearing portion of the Council meeting.

FISCAL IMPACT

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

Estimated Project Costs							
Project	Pavement Management Method	Street Improvements ¹	Storm Sewer Imp. ¹	Water Main Imp. ²	Sanitary Sewer Imp. ²	Sidewalk and Trail Imp. ¹	Total
2027-09D	FDR	\$2,523,556	\$553,825	\$91,377	\$85,986	\$385,896	\$3,640,640
2027-09E	FDR & Full Reconstruct	\$7,058,703	\$1,499,226	\$437,408	\$465,451	\$48,938	\$9,509,726
2027-09F	FDR	\$1,117,642	\$487,437	\$0	\$0	\$113,614	\$1,718,692
Total		\$10,699,900	\$2,540,488	\$528,785	\$551,437	\$548,447	\$14,869,058

¹ Assessable improvements are street, sidewalk, trail, and storm sewer improvements paid in part by benefiting property owners

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

Project	Pavement Management Method	Pavement Management – Local Streets (Fund 440)	Municipal State Aid (MSA) Funds	Storm Water Capital (Fund 531)	Water Capital (Fund 511)	Sewer Capital (Fund 521)	Improvement Agreements (Community College)	Special Assessments	Total
2027-09D	FDR	\$1,667,260	\$0	\$285,346	\$91,377	\$85,986	\$0	\$1,510,670	\$3,640,640
2027-09E	FDR & Full Reconstruct	\$3,766,889	\$0	\$762,674	\$437,408	\$465,451	\$0	\$4,077,303	\$9,509,726
2027-09F	FDR	\$0	\$597,209	\$236,427	\$0	\$0	\$774,644	\$110,412	\$1,718,692
Total		\$5,434,149	\$597,209	\$1,284,448	\$528,785	\$551,437	\$774,644	\$5,698,386	\$14,869,058

- Special Assessments paid by benefiting property owners per MN State Statute 429
- Remainder of assessable project costs after special assessments are paid through Pavement Management, Storm Water Capital, Sewer Capital, Water Capital, State Aid, and Improvement Agreements.

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

RECOMMENDATION

Following the public hearing, staff recommends adoption of the attached Resolutions, accepting the feasibility reports, ordering the projects, and authorizing preparation of plans and specifications for City Project Nos. 2027-09D, 2027-09E, and 2027-09F. Approval of the Resolutions accepting the feasibility reports requires a 3/5ths majority vote of the Council, while approval of the Resolutions related to ordering each individual project requires a 4/5ths majority vote of the Council.

ATTACHMENTS

1. Resolution - Accept Feasibility - 2027 PMI
2. Resolution - Order Project 2027-09D

3. Resolution - Order Project 2027-09E
4. Resolution - Order Project 2027-09F
5. 2027 PMI Feasibility Report

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

RESOLUTION NO. _____

**RESOLUTION ACCEPTING FEASIBILITY REPORT FOR 2027 PMI
(CITY PROJECT NOS. 2027-09D, 2027-09E AND 2027-09F)**

WHEREAS, on July 28, 2025, the City Council adopted Resolution 2025-167, authorizing the preparation of a feasibility report by City staff for 2027 Pavement Management Initiative projects (Feasibility Report) which includes the following projects:

Project No.	Location	Improvements
2027-09D	Barbara Avenue Area (75th St to 80th St)	Full Depth Reclamation
2027-09E	Boyd Avenue and 75th St Area (70th St to 80th St)	Full Depth Reclamation/Full Reconstruction
2027-09F	Blaine Avenue (College Trail to 80th St)	Full Depth Reclamation

WHEREAS, the Feasibility Report has been completed by City staff; and

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

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

1. The Feasibility Report for the 2027 Pavement Management Initiative Projects and the improvements identified above is hereby accepted.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 13th day of April 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

RESOLUTION ORDERING IMPROVEMENT AND AUTHORIZING PREPARATION OF PLANS AND SPECIFICATIONS FOR CITY PROJECT NO. 2027-09D

WHEREAS, on April 13, 2026, the City Council received the feasibility report for the 2027 Pavement Management Initiative projects (Feasibility Report), which included City Project No. 2027-09D – Barbara Avenue Area (75th St to 80th St) (the “Improvements”); and

WHEREAS, on March 9, 2026, the City Council, via Resolution 2026-035, called for a public hearing on City Project No. 2027-09D – Barbara Avenue Area (75th St to 80th St), to be held at 6:00 PM on April 13, 2026, in the City Council Chambers, 8150 Barbara Avenue, Inver Grove Heights, MN 55077; and

WHEREAS, published and mailed notice was given pursuant to Minnesota Statutes, Section 429.031, and the public hearing was held thereon on April 13, 2026, at which time all persons desired to be heard were given an opportunity to be heard thereon.

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

1. The City Council has considered the Improvements in accordance with the Feasibility Report which was received by the Council on April 13, 2026, and will assess, or tax, the abutting benefitting properties for all or a portion of the cost of the improvements, pursuant to Chapter 429 of the Minnesota Statutes at an estimated cost of \$3,640,640.
2. The Improvements are necessary, cost-effective, and feasible as detailed in the Feasibility Report.
3. The Improvements are hereby ordered as proposed in this Council resolution.
4. The City Engineer shall be responsible for the preparation of plans and specifications for making the Improvements.
5. The preliminary estimated assessments as shown on the preliminary assessment roll are hereby considered “pending”.
6. The Improvements are being funded by the Pavement Management - Local Streets Fund (Fund 440), Water Capital Fund (Fund 511), Sewer Capital Fund (Fund 521), Storm Water Capital Fund (Fund 531), and Special Assessments.
7. The contract for these Improvements shall be let no later than three years after the adoption of this Resolution.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 13th day of April 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

RESOLUTION ORDERING IMPROVEMENT AND AUTHORIZING PREPARATION OF PLANS AND SPECIFICATIONS FOR CITY PROJECT NO. 2027-09E

WHEREAS, on April 13, 2026, the City Council received the feasibility report for the 2027 Pavement Management Initiative projects (Feasibility Report), which included City Project No. 2027-09E – Boyd Avenue and 75th St Area (70th St to 80th St) (the “Improvements”); and

WHEREAS, on March 9, 2026, the City Council, via Resolution 2026-035, called for a public hearing on City Project No. 2027-09E – Boyd Avenue and 75th St Area (70th St to 80th St), to be held at 6:00 PM on April 13, 2026, in the City Council Chambers, 8150 Barbara Avenue, Inver Grove Heights, MN 55077; and

WHEREAS, published and mailed notice was given pursuant to Minnesota Statutes, Section 429.031, and the public hearing was held thereon on April 13, 2026, at which time all persons desired to be heard were given an opportunity to be heard thereon.

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

1. The City Council has considered the Improvements in accordance with the Feasibility Report which was received by the Council on April 13, 2026, and will assess, or tax, the abutting benefitting properties for all or a portion of the cost of the improvements, pursuant to Chapter 429 of the Minnesota Statutes at an estimated cost of \$9,509,726.
2. The Improvements are necessary, cost-effective, and feasible as detailed in the Feasibility Report.
3. The Improvements are hereby ordered as proposed in this Council resolution.
4. The City Engineer shall be responsible for the preparation of plans and specifications for making the Improvements.
5. City staff are directed to prepare a Benefit Appraisal for the reconstruction portion of City Project No. 2027-09E to verify and if applicable, set an assessment cap for affected parcels.
6. The preliminary estimated assessments as shown on the preliminary assessment roll are hereby considered “pending”.
7. The Improvements are being funded by the Pavement Management - Local Streets Fund (Fund 440), Water Capital Fund (Fund 511), Sewer Capital Fund (Fund 521), Storm Water Capital Fund (Fund 531), and Special Assessments.
8. The contract for these Improvements shall be let no later than three years after the adoption of this Resolution.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 13th day of April 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

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

RESOLUTION NO. _____

RESOLUTION ORDERING IMPROVEMENT AND AUTHORIZING PREPARATION OF PLANS AND SPECIFICATIONS FOR CITY PROJECT NO. 2027-09F

WHEREAS, on April 13, 2026, the City Council received the feasibility report for the 2027 Pavement Management Initiative projects (Feasibility Report), which included City Project No. 2027-09F – Blaine Avenue (College Trail to 80th St) (the “Improvements”); and

WHEREAS, on March 9, 2026, the City Council, via Resolution 2026-035, called for a public hearing on City Project No. 2027-09F – Blaine Avenue (College Trail to 80th St), to be held at 6:00 PM on April 13, 2026, in the City Council Chambers, 8150 Barbara Avenue, Inver Grove Heights, MN 55077; and

WHEREAS, published and mailed notice was given pursuant to Minnesota Statutes, Section 429.031, and the public hearing was held thereon on April 13, 2026, at which time all persons desired to be heard were given an opportunity to be heard thereon.

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

1. The City Council has considered the Improvements in accordance with the Feasibility Report which was received by the Council on April 13, 2026, and will assess, or tax, the abutting benefitting properties for all or a portion of the cost of the improvements, pursuant to Chapter 429 of the Minnesota Statutes at an estimated cost of \$1,718,692.
2. The Improvements are necessary, cost-effective, and feasible as detailed in the Feasibility Report.
3. The Improvements are hereby ordered as proposed in this Council resolution.
4. The City Engineer shall be responsible for the preparation of plans and specifications for making the Improvements.
5. The preliminary estimated assessments as shown on the preliminary assessment roll are hereby considered “pending”.
6. The Improvements are being funded by the Municipal State Aid (MSA) Funds, Storm Water Capital Fund (Fund 531), Special Improvement Agreements, and Special Assessments.
7. The contract for these Improvements shall be let no later than three years after the adoption of this Resolution.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 13th day of April 2026.

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

2027 PAVEMENT MANAGEMENT INITIATIVE

Feasibility Report



City of Inver Grove Heights, Minnesota

City Project Numbers: 2027-09D, 2027-09E, 2027-09F

April 13, 2026

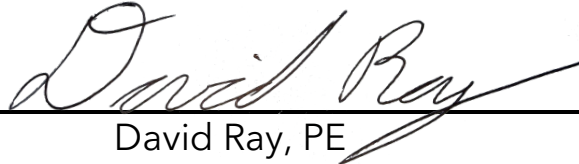
Feasibility Report

2027 Pavement Management Initiative
City of Inver Grove Heights, Minnesota

City Project Numbers: 2027-09D, 2027-09E, 2027-09F

April 13, 2026

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



David Ray, PE

Date: April 13, 2026

License No.: 64073

Executive Summary

This feasibility study has been prepared in accordance with Minnesota Statutes, Chapter 429, to evaluate the proposed 2027 Pavement Management Initiative (PMI) projects within the City of Inver Grove Heights. The purpose of this report is to determine the necessity, scope, estimated costs, and special assessments associated with improvements to existing public infrastructure and to provide a basis for City Council consideration of the proposed projects.

The 2027 PMI includes the following City projects:

- 2027-09D Barbara Ave Area (75th St to 80th St)
- 2027-09E Boyd Ave and 75th St Area (70th St to 80th St)
- 2027-09F Blaine Ave (College Trail to 80th St)

Maps illustrating the project locations can be found in Appendix A.

City projects 2027-09D, 2027-09F, and the majority of 2027-09E include rehabilitation of roadway surfaces and may also involve ancillary improvements such as curb and gutter replacement, sidewalk/trail upgrades, and utility adjustments as needed. A portion of 75th St east of Boyd Ave within project area 2027-09E involves full roadway reconstruction, which will convert the existing rural roadway section to an urban section with the addition of curb and gutter and storm sewer infrastructure. This segment will be fully reconstructed with new sand, aggregate base, and asphalt pavement.

The total length of roadways included in the 2027 PMI projects is 6.6 miles. Detailed information for each of the three project areas is provided in the full report.

The total project cost is estimated to be \$14,869,058. The project is proposed to be funded through a combination of Pavement Management - Local Streets Fund (Fund 440), Water Capital Fund (Fund 511), Sewer Capital Fund (Fund 521), Storm Water Capital Fund (Fund 531), reimbursements from Municipal State Aid, Special Agreements, and Special Assessments to the benefiting property owners. The estimated costs for the proposed improvements are detailed in the [Table 1](#) below. Those costs include a 15% construction contingency and 28% allowance for indirect costs.

Construction of the 2027 PMI projects is anticipated to begin in the spring of 2027, with utility and roadway improvements substantially complete by September 2027.

It is recommended that the 2027 PMI be bid as two separate projects to accommodate special requirements related to Municipal State Aid Streets (MSAS) funding and state-owned property funding agreements. Project 2027-09F - Blaine Ave (College Trail to 80th St) will receive MSAS reimbursement, and abuts property owned by the State of Minnesota subject to Minnesota Statute 435 therefore, it is recommended to be bid as a standalone project (estimated cost: \$1,718,692). Projects 2027-09D - Barbara Ave Area and 2027-09E - Boyd Ave and 75th St Area are similar in scope and are recommended to be bid together as a combined project (estimated cost: \$13,150,366).

The 2027 PMI proposed project areas include 408 single family residential properties, 235 townhome units, 164 condos units, 30 twin home parcels, 13 publicly owned parcels, 8 apartments, and 4 duplex properties.

Table 1 - Estimated Project Cost

Project	Pavement Management Method	Street Imp.	Storm Sewer Imp.	Water Main Imp.	Sanitary Sewer Imp.	Sidewalk and Trail Imp.	Total
2027-09D	FDR	\$2,523,556	\$553,825	\$91,377	\$85,986	\$385,896	\$3,640,640
2027-09E	FDR & Full Reconstruct	\$7,058,703	\$1,499,226	\$437,408	\$465,451	\$48,938	\$9,509,726
2027-09F	FDR	\$1,117,642	\$487,437	\$0	\$0	\$113,614	\$1,718,692
Total		\$10,699,900	\$2,540,488	\$528,785	\$551,437	\$548,447	\$14,869,058

Table 2 - Funding Source

Project	Pavement Management - Local Streets (Fund 440)	Municipal State Aid (MSA) Funds	Storm Water Capital (Fund 531)	Water Capital (Fund 511)	Sewer Capital (Fund 521)	Special Agreements	Special Assessments	Total
2027-09D	\$1,667,260	\$0	\$285,346	\$91,377	\$85,986	\$0	\$1,510,670	\$3,640,640
2027-09E	\$3,766,889	\$0	\$762,674	\$437,408	\$465,451	\$0	\$4,077,303	\$9,509,726
2027-09F	\$0	\$597,209	\$236,427	\$0	\$0	\$774,644	\$110,412	\$1,718,692
Total	\$5,434,149	\$597,209	\$1,284,448	\$528,785	\$551,437	\$774,644	\$5,698,386	\$14,869,058

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

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

Table 3 - Preliminary Assessment Rates

Project	Pavement Management Method	Assessment Method	Single Family Per Lot Rate	Adjusted Front Foot Rate	Net Area Assessment Rate (Acre)
2027-09D	FDR	Adjusted Front Foot/Single Family Per Lot	\$10,237	\$90.01	NA
2027-09E	FDR	Adjusted Front Foot/Single Family Per Lot	\$8,301	\$72.90	NA
	Full Reconstruct	Single Family Per Lot	\$15,793 ¹	NA	NA
2027-09F	FDR	Net Area Assessment Rate	NA	NA	\$10,051

¹ A benefit appraisal is proposed to be completed during final design phase to determine the special benefit amount and final assessment.

The 2027-09D Barbara Ave Area (75th St to 80th St) and 2027-09E Boyd Ave and 75th St Area (70th St to 80th St) projects are feasible, necessary, and cost-effective from an engineering standpoint. Based on the information contained in this report, it is recommended that the City proceed with these improvements as outlined.

2027-09F Blaine Ave (College Trail to 80th St) is necessary and feasible but is not cost-effective without a funding agreement with Inver Hills Community College. It is recommended that the Blaine Ave project proceed with design; however, the project should not be authorized for advertisement for bidding until an agreement with the State is secured or an alternative funding plan is identified that maintains the project's financial feasibility.

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1. Introduction

1.1 Authorization

The City Council authorized the preparation of a feasibility study as part of the City's 2027 Pavement Management Initiative (PMI) on July 28, 2025 (Resolution No. 2025-167).

1.2 Scope

The 2027 PMI project includes three different project areas. The proposed improvements for each area are summarized below.

1.2.1 2027-09D Barbara Ave Area (75th St to 80th St)

- Full-depth reclamation of the existing asphalt pavement and underlying base material with spot curb and gutter replacements.
- Storm sewer structure maintenance, select replacement and adjustment.
- Sanitary sewer structure maintenance, spot repair and adjustments.
- Gate valve adjustments and select gate valve box replacements. Select hydrant replacements.
- Full replacement of the bituminous trail to a new concrete sidewalk with Americans with Disabilities Act of 1990 (ADA) improvements on Barbara Ave.
- Full trail replacements and ADA improvements to the bituminous trail on 75th St.

1.2.2 2027-09E Boyd Ave and 75th St Area (70th St to 80th St)

- Full-depth reclamation of the existing asphalt pavement and underlying base material with spot curb and gutter replacements.
- Storm sewer structure maintenance, select replacement and adjustment.
- Sanitary sewer structure maintenance, spot repair, lining and adjustments.
- Gate valve adjustments and select gate valve box replacement. Select hydrant replacement.
- Full roadway reconstruction of 75th St East of Boyd Ave with the addition of storm sewer and curb and gutter.

1.2.3 2027-09F Blaine Ave (College Trail to 80th St)

- Full-depth reclamation of the existing asphalt pavement and underlying base material with spot curb and gutter replacements, storm, sanitary, and water main adjustments.
- Storm sewer structure maintenance, select replacement and adjustment.
- Full replacement and ADA improvements to the bituminous trail along Blaine Ave.

1.3 Data Available

The following forms of data was gathered and used to determine necessary maintenance and improvements needed for this project:

- Geotechnical borings and pavement cores to determine the existing pavement condition and recommend pavement management method.
- Topographic survey of the three project areas.
- LiDAR topography data from Dakota County.
- Inver Grove Heights (IGH) GIS data inventory of all storm, sanitary and water utilities within project area.
- Structure inspections and measure downs of all storm, sanitary and watermain structures within project limits.
- Televising of all sanitary pipes throughout proposed project areas.
- Televising sections of storm pipes within each proposed project area.
- Analysis of sanitary sewer conditions.
- Pavement rating data.

1.4 Project Location

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

2. Existing Conditions

2.1 Surface and Street

2.1.1 2027-09D Barbara Ave Area (75th St to 80th St)

This residential neighborhood consists of a mix of single-family homes, twin homes, duplexes, townhomes, and apartments, with large portions of City-owned property located along 75th St. All streets within the project area are classified as neighborhood collectors, with their primary function being to provide local access. 75th St and Barbara Ave are designated as a MSAS roadways. The streets are paved with bituminous pavement. Curb and gutter on 75th St is B618, while the remainder of the neighborhood utilizes drive-over curb. Streets within the Barbara Ave neighborhood are 36 feet wide with 60-foot right-of-way (ROW). 75th St is 44 feet wide with an 80-foot ROW. None of the roadways within the project area are currently striped.

All the neighborhood roads (Barbara Ave, Banks Path, Banks Court, 77th Court, and Banning Way) were constructed in 1982, subsequently milled and overlaid in 2006, and seal coated in 2017 with maintenance and repairs occurring as needed. 75th St was constructed in 1991, milled and overlaid in 2006, and seal coated in 2009 with minor maintenance and repairs occurring as needed.

The roadway pavement condition throughout the project area was observed to be poor to marginal condition. The curb and gutter appear to be in marginal condition, there is consistent joint separation and degradation, and missing chunks where the lip of the curb meet the asphalt roadway. Roadway pavement and aggregate base depths vary across the project area. A summary of pavement data for the Barbara Ave area (75th St to 80th St) is provided in [Table 4](#).

Table 4 - Existing Conditions

Street	Bituminous Depth (in)	Aggregate Base Depth (in)
75th St E	4	7
Barbara Ave (N at 78th)	4.5	6-8
Barbara Ave (S of 78th)	4.5	8
Banning Way (E of Barbara)	4	10-12
Banning Way (W of Barbara)	4	10-12
Barbara Court	5.75	8
78th St/Court E	4.5	8
Banks Path	5	10-12
Banks Court	4	10

The aggregate base thicknesses were found to vary but are generally close to or exceed City standards. The average Bituminous thickness was found to be 4 inches, and the average aggregate base thickness was found to be 9 inches. Although aggregate base thicknesses were observed to meet or exceed City standards, the quality of the aggregate material was found to be poor, contributing to potholes and localized failures. In addition, transverse cracking and block cracking are present, largely due to the age of the asphalt binder combined with temperature cycling. These cracks lead to increased water infiltration into the pavement structure. Combined with the poor-quality aggregate base and moisture retained beneath the pavement, this has resulted in pitting and stripping within the asphalt cores, further weakening the pavement structure. This information is based on pavement coring and boring data collected in 2019 and engineering observations of road conditions made in 2025.

2.1.2 2027-09E Boyd Ave and 75th St Area (70th St to 80th St)

This is a residential neighborhood composed of a mix of single-family homes, twin homes, duplexes, townhomes, condos, apartments and some City owned property. Blaine Ave, from 80th St to Blanchard Way, is a MSAS roadway and is classified as a minor collector which functions to gather traffic from neighborhood roads and feed into major collectors. All the other roads within the project are classified as neighborhood collectors and their primary use is for local access. The streets are all paved with bituminous pavement. All the roads except for 75th St east of Boyd Ave are designed to an urban section with curb and gutter. 75th St east of Boyd Ave is a rural section of road with bituminous pavement and ditch section to convey water. The roads with curb and gutter are a mix of drive-over and B618. Borman Way, 75th St west of Boyd Ave, Boyd Ave south of 75th St, 76th St, and 79th St have B618 curb and gutter while the remainder of the roads have drive-over.

The roads within the Boyd Ave and 75th St area are 36 feet wide from face of curb to face of curb except for 75th St between Blaine Ave and Boyd Ave where the roadway width is 44 feet face of curb to face of curb and 75th St east of Boyd Ave which is approximately 26 feet from edge of bituminous to edge of bituminous. There are varying ROW limits within the project area ranging from 60 feet to 80 feet. A summary ROW width is outlined below in Table 5.

Table 5 - Right-of-Way Widths

Street	Right-of-Way Width (ft)
71st St East	60
72nd St East	60
73rd St East	60
74th Court East	60
75th St East	80
76th St East	66
78th St East	60
79th Court East	60
79th St East	60
Blaine Ave	80
Blake Path	60
Blanchard Court	60
Blanchard Way	60
Bond Way	60
Borman Ave	60
Borman Way	60
Boudreau Court	60
Bovey Ave (N of Blake Path)	66
Bovey Ave (S of Blake Path)	60
Bowman Ave	60
Bowman Court	60
Boyd Ave	66
Boyd Circle	60
Boyd Court	66

The roads in the Boyd Ave project area were constructed between 1968 and 1993. The roads built before 1981 were milled and overlayed between 2004 and 2007. All the roads were seal coated between 2007 and 2010 with ongoing maintenance and repairs occurring as needed. 75th St east of Boyd Ave was most recently overlayed in 2013 as part of a broad area patch project by City crews.

The roadway pavement condition throughout the project area was observed to be poor to marginal. The curb and gutter generally appear to be in adequate condition; however, several locations

exhibit cracking and settlement. Roadway pavement and aggregate base depths vary across the project area. A summary of pavement data for the Boyd Ave and 75th St Area (70th St to 80th St) is provided in [Table 6](#).

Table 6 - Existing Conditions

Street	Bituminous Depth (in)	Aggregate Base Depth (in)
71st St East	4.8	8.3
72nd St East	3.8	6.3
73rd St East	6.3	4.8
74th Court East	6.3	8.3
75th St East (E of Boyd Ave)	3	10
75th St East (W of Boyd Ave)	8.1	7.9
76th St East	5.8	7.3
78th St East	5.5	7.8
79th Court East	5	11
79th St East	5.8	6.5
Blaine Ave	8.3	2.5
Blake Path	4.5	5.5
Blanchard Court	5.5	4.5
Blanchard Way	5.5	5.5
Bond Way	4.3	8.3
Borman Ave	6.8	12.4
Borman Way	7.3	4.8
Boudreau Court	4.5	6.5
Bovey Ave	5.4	10.4
Bowman Ave	4.3	5.3
Bowman Court	6.8	4
Boyd Ave	6.8	6.8
Boyd Circle	10.8	9
Boyd Court	7.5	6.5

The aggregate base thicknesses were found to vary widely but are generally close to or exceed City standards. The average Bituminous thickness was found to be 5.9 inches, and the average aggregate base thickness was found to be 7 inches. Generally, the quality of the aggregate material was found to be poor with silty sand, fine- to medium-grained with gravel. There were observed potholes, transverse cracking, alligator cracking, block cracking and localized failures at the surface of the pavement structure in addition to stripping and pitting of the asphalt cores. The transverse and block cracking are indicative of aging asphalt binder combined with temperature cycling. These cracks lead to increased water infiltration into the pavement structure. Combined with the poor-quality aggregate base and moisture retained beneath the pavement, this has resulted in potholes, pitting, and stripping on the surface and within the asphalt cores, further weakening the pavement structure. This information is based on pavement coring and boring data collected in 2018 and engineering observations of road conditions made in 2025.

2.1.3 2027-09F Blaine Ave (College Trail to 80th St)

This project area is composed primarily of State-owned property where Inver Hills Community College resides with the Dakota County Library and an apartment making up the remaining property abutting Blaine Ave. Blaine Ave is a MSAS roadway and classified as a major collector which serves to move traffic efficiently from local streets to arterial roads. It is entirely paved with bituminous pavement and the curb and gutter is B618. The roadway segment is 28 feet wide south of the apartment entrance and widens to 44 feet north of the entrance up to the 80th St intersection. The ROW is 80 feet wide along the entire corridor. The roadway is currently striped as a two-lane section

where the pavement width is 28 feet and as a three-lane section where the pavement widens to 44 feet. Within the three-lane section, there is a designated southbound right-turn lane into the college, transitioning to a designated northbound left-turn lane approaching the 80th St intersection.

This section of Blaine Ave was constructed in 1997 and subsequently seal coated in 2017 with maintenance and repairs occurring as needed.

The roadway pavement throughout the project area was observed to be in poor condition. The curb and gutter generally appear to be in adequate condition; however, several locations exhibit cracking and settlement. Roadway pavement and aggregate base depths vary across the project area. A summary of pavement data for the Blaine Ave (College Trail to 80th St) is provided in [Table 7](#).

Table 7 - Existing Conditions

Street	Bituminous Depth (in)	Aggregate Base Depth (in)
Blaine Ave (200 feet S of 80 th St)	6	6
Blaine Ave (880 feet S of 80 th St)	7.3	5.5
Blaine Ave (960 feet N of College Trail)	7.3	10.8
Blaine Ave (440 feet N of College Trail)	6.8	6.8

The aggregate base thicknesses were found to vary but are generally close to or exceed City standards. The average Bituminous thickness was found to be 6.8 inches, and the average aggregate base thickness was found to be 7.3 inches. Although the aggregate base thickness was observed to be adequate, the quality of the aggregate material was found to be poor. Boring logs describe the aggregate base as silty sand with clay, a trace of gravel and moist. Potholes, transverse cracking, some rutting/shoving, patches, and tenting indicate failures in the pavement structure and aggregate base. It should be noted that despite the presence of moisture and clay in the aggregate base and surface distress there was little to no stripping of the asphalt cores observed in the 2019 pavement cores. The transverse and block cracking are indicative of aging asphalt binder combined with temperature cycling. These cracks lead to increased water infiltration into the pavement structure. Combined with the poor-quality aggregate base and moisture retained beneath the pavement, this has resulted in water being trapped below the pavement leading to the surface failure of the pavement and a weakened pavement structure. This information is based on pavement coring and boring data collected in 2019 and engineering observations of road conditions made in 2025.

2.2 Parking Restrictions

No signage restricting street parking was observed in the Barbara Ave Area (75th St to 80th St).

Blaine Ave from 80th St to College Trail was marked on both sides of the road restricting on street parking.

In the Boyd Ave and 75th St Area (70th St to 80th St), parking was restricted during school days from 8:00 am to 4:00 pm along Boyd Ave south of Boyd Court E to 80th St and the three cul-de-sacs that are present along that stretch of road (Boyd Court E, 79th St E, and Upper 79th Court E).

2.3 Signage

City staff evaluated the condition of existing sign panels throughout all three project areas. Most of the signs are in poor condition, mainly due to fading reflectivity.

2.4 Sanitary Sewer

2.4.1 2027-09D Barbara Ave Area (75th St to 80th St)

Within the Barbara Ave project area, sanitary sewer utilities are located primarily within the roadway, with select trunk sewer segments extending beyond the public ROW within utility easements. The sanitary sewer system serving the neighborhood south of 75th St was originally installed in 1980. The system was later extended east along 75th St to its terminus at Minnesota Department of Transportation (MnDOT) Trunk Highway 52 and west to the water treatment plant in 1994.

Sanitary sewer mains within the neighborhood south of 75th St consist of 8-inch vitrified clay pipe, while the sanitary sewer mains along 75th St are constructed of 8-inch polyvinyl chloride pipe.

The northern portion of the project area conveys sanitary flow east beneath Trunk Highway 52 via side-yard drainage and utility easements. The southern portion drains south to 80th St before flowing back north in the MnDOT ROW to reconnect with the trunk sewer that passes beneath Trunk Highway 52. Despite these differing flow paths, the entire project area is classified within a single regional sanitary sewer district.

Televising of the sanitary sewer within the Barbara Ave Area (75th St to 80th St) was contracted and completed in late 2025. The inspection revealed the pipe is in great condition with no notable deficiencies.

A separate field inspection of the sanitary sewer structures conducted by City staff in 2025 identified a limited number of deficiencies, including deficient manhole castings requiring replacement, minor structural repairs, select manhole replacement, and isolated instances of root intrusion within a structure. These types of issues are typical for sewer infrastructure of this age and are repairable. One structure was found to have inside drop and will require replacement to the City's standard of an outside drop. Overall, the sewer structures were found to be in good condition and to have substantial remaining service life. A map of the existing sanitary sewer utilities within the project area is provided in Appendix B

2.4.2 2027-09E Boyd Ave and 75th St Area (70th St to 80th St)

Within the Boyd Ave project area, sanitary sewer utilities are primarily located within the roadway, with some trunk lines extending outside of the public ROW within utility easements. The sanitary sewer system serving this area was installed between 1969 and 1996, with the system incrementally extended to accommodate new development over time.

The system includes a variety of pipe materials, including vitrified clay pipe, polyvinyl chloride pipe, ductile iron pipe, and reinforced concrete pipe. All the vitrified clay, ductile iron, and reinforced concrete sanitary sewer pipes were installed prior to 1990, while polyvinyl chloride pipes were installed after that time.

Two primary sewer sheds serve the project area: the northern portion of the corridor drains north toward 70th St, while the southern portion drains south toward 80th St. Sanitary sewer laterals serving individual properties within the project area are 8 inches in diameter. The primary trunk lines are 12 inches in diameter in the northern portion of the project area and 18 inches in diameter in the southern portion.

Televising of the sanitary sewer within the Boyd Ave and 75th St Area (70th St to 80th St) was contracted and completed in late 2025. The inspection revealed several structural deficiencies in the pipe primarily vitrified clay pipe. These deficiencies primarily include pipe fractures ranging from mild to severe and groundwater infiltration.

A separate field inspection of the sanitary sewer structures conducted by City staff in 2025 identified a limited number of deficiencies, including deficient manhole castings requiring replacement, and minor structural repairs. These types of issues are typical for sewer infrastructure of this age and are repairable. A few structures were found to have inside drops and will require replacement to the City's standard of an outside drop. Overall, the sewer structures were found to be in good condition and to have substantial remaining service life. A map of the existing sanitary sewer utilities within the project area is included in Appendix C.

2.4.3 2027-09F Blaine Ave (College Trail to 80th St)

Within the Blaine Ave project area, sanitary sewer utilities exist along portions of the roadway, primarily located in the boulevard, except where the line crosses to serve the Community College. Two main sanitary sewer lines are present: a 10-inch vitrified clay pipe installed in 1969 to serve the Community College, which crosses Blaine Ave, and an 8-inch vitrified clay pipe installed in 1987, which connects to the existing 10-inch pipe and extends southward in the boulevard to serve The Commons of Inver Grove Heights apartments. The Dakota County Library is served by sanitary sewer along 80th St.

Televising of the sanitary sewer within the Blaine Ave corridor (College Trail to 80th St) was contracted and completed in late 2025. The inspection revealed the pipe was in good condition and no notable structural deficiencies were noted.

A separate field inspection of the sanitary sewer structures conducted by City staff found the structures to be in adequate condition.

A map of the existing sanitary sewer utilities within the project area is included in Appendix D.

2.5 Water Main

2.5.1 2027-09D Barbara Ave Area (75th St to 80th St)

Water utilities within the Barbara Ave project area are served from 80th St, and 75th St. Most distribution pipes were installed within the roadway. Some trunk water mains are located in the boulevard, with additional piping placed in utility easements to provide system looping. Well pump house No. 7 is located at the southwest corner of 75th St and Barbara Ave and the City's water treatment plant is located at the northeast corner of 75th St and Babcock Trail.

The water distribution system serving the Barbara Ave neighborhood south of 75th St was installed concurrently with the sanitary sewer system in 1980. The system is composed of 6-inch ductile iron pipe and operates within a single pressure zone. Along and near 75th St, there is a 24-inch ductile iron raw watermain and 30-inch prestressed concrete cylinder pipe trunk distribution watermain and an 8-inch ductile iron watermain for local water service to residents along this section of 75th St.

A field inspection of the water infrastructure conducted in late 2025 identified several gate valves in poor condition, including some that were not operating properly. One watermain break was recorded in 2020 on a 6-inch ductile iron watermain in the southern portion of the neighborhood. Overall, the watermain system is considered to be in good condition and remains well within the anticipated service life for ductile iron pipe and prestressed concrete cylinder watermains.

The deficiencies observed in watermain appurtenances are typical for infrastructure of this age and are considered repairable. A map of the existing water and sanitary sewer utilities within the project area is provided in Appendix B.

2.5.2 2027-09E Boyd Ave and 75th St Area (70th St to 80th St)

Water utilities within the Boyd Ave project area are primarily served from Blaine Ave, 80th St, and 75th St. Most distribution pipes are located within the roadway, with some trunk water mains in the boulevard and additional piping within utility easements to provide system looping. Well pump houses No. 5 and No. 6 are located along the eastern extents of 75th St within the project area.

The water distribution system serving this area was largely installed concurrently with the sanitary sewer system between 1969 and 1996, with incremental extensions constructed over time to accommodate new development. The system is composed primarily of ductile iron pipes ranging from 6 inches to 24 inches and operates within a single pressure zone. Additionally, a 30-inch prestressed concrete cylinder trunk water main is located within the south boulevard of 75th St, serving the pressure zone east of the Boyd Ave project area.

A field inspection of the water infrastructure conducted in late 2025 identified several gate valves in poor condition, including some that were not operating properly. Since 2004, there have been four watermain breaks on the ductile iron pipe watermain within the project area. In addition, some hydrants in the project area lack dedicated gate valves and the City's standard is for every hydrant to have a dedicated gate valve. Overall, the watermain system is considered to be in good condition and remains well within the anticipated service life for ductile iron pipe and prestressed concrete cylinder watermains. The deficiencies observed in watermain appurtenances are typical for infrastructure of this age and are considered repairable. The existing water and sanitary sewer utilities within the project area is provided in Appendix C.

2.5.3 2027-09F Blaine Ave (College Trail to 80th St)

There are minimal water utilities within the Blaine Ave project area. A 10-inch ductile iron watermain crosses Blaine Ave north of the library entrance and continues into the Community College, providing water service to the facility. The City owns and maintains the watermain up to the point where it approaches the building, at which time ownership transitions to a private system. This watermain was installed in 1969.

In addition, a 10-inch ductile iron watermain runs parallel to Blaine Ave outside of the roadway ROW within a utility easement. This watermain was installed in 1987.

The condition of the watermains are generally considered good and well within the expected service life for ductile iron pipe. There are no recorded watermain breaks within the project area, and there are no hydrants or gate valves located within or along the roadway.

There are no known deficiencies in the project area. A map of the existing water utilities within the project area is included in Appendix D.

2.6 Storm Sewer and Drainage

2.6.1 2027-09D Barbara Ave Area (75th St to 80th St)

The storm sewer system within the project area consists of reinforced concrete pipes ranging in size from 12-inch to 27-inch diameter and was installed concurrently with the roadway and other utilities in approximately 1980. The northern two-thirds of the project area is piped south and drains through a side-yard drainage and utility easement into a stormwater basin located within MnDOT ROW. The southern one-third of the project area is piped south to the 80th St storm sewer and ultimately discharges to a ditch within MnDOT ROW.

A stormwater retention basin is located at the southeast corner of 75th St and Barbara Ave and does not include an outlet control structure. The basin receives runoff from adjacent residential side and rear yards, and no City-owned storm sewer infrastructure discharges directly into the basin. The basin has been identified as being at risk of localized flooding to adjacent properties. The City maintains a drainage and utility easement over the entire basin area.

A field inspection of the storm sewer structures conducted in 2025 identified storm sewer castings in need of replacement, as well as several catch basins and catch basin manholes requiring replacement or retrofitting to improve overall system performance.

Televising the storm sewer system within the Barbara Ave area was completed in late 2025. The inspection identified deficiencies including conduits bored through storm sewer pipes and fractured pipes, resulting in several sections requiring replacement.

Overall, the storm sewer system would benefit from targeted improvements; however, it is generally in good condition and has substantial remaining service life. The existing storm sewer utilities within the project area can be seen in Appendix B.

2.6.2 2027-09E Boyd Ave and 75th St Area (70th St to 80th St)

The storm sewer system within the project area consists primarily of reinforced concrete pipe ranging in size from 12-inch to 36-inch diameter, with minimal use of high-density polyethylene and corrugated metal pipe. The system was installed incrementally with development and roadway

construction between 1968 and 1996. Several different watersheds and receiving basins exist within the project area, as shown in Appendix C.

A stormwater basin located in the northwest portion of the project area near Blake Path requires the addition of an emergency overflow structure. The basin receives runoff from adjacent residential side and rear yards and collects stormwater from storm sewer infrastructure in the road. This basin currently poses a risk of localized flooding to adjacent properties. The City does not currently maintain a drainage and utility easement over the basin area.

A field inspection of the storm sewer structures conducted in 2025 identified many storm sewer castings in need of replacement, as well as catch basins and catch basin manholes requiring replacement or retrofitting to improve overall system performance. Many stormwater basins were observed to need maintenance, such as dredging and removal of woody vegetation, to improve their function and storage capacity during large rain events. Inspections of the high-density polyethylene and corrugated metal pipes that drain to the basins in South Valley Park identified pipe scouring and joint separation requiring either full replacement or lining.

Televising of the storm sewer system within the Boyd Ave and 75th St area (70th St to 80th St) was completed in late 2025. The inspection identified deficiencies including conduits bored through storm sewer pipes, fractured pipe, offset joints, and scouring, resulting in several sections requiring replacement.

Because the storm sewer system was constructed over a period of time and through multiple projects, the condition of the utilities varies significantly. Many structures require improvement or replacement, and several pipe segments need full replacement. Overall, much of the system is in good condition and has substantial remaining service life. A map of the existing storm sewer utilities within the project area is provided in Appendix C.

2.6.3 2027-09F Blaine Ave (College Trail to 80th St)

The storm sewer system within the project area consists of reinforced concrete pipe and high-density polyethylene pipe ranging in size from 12-inch to 21-inch diameter. The system was installed as part of roadway improvements in 1996-1997. Stormwater from the northern portion of the roadway drains to a low point and is piped west to a stormwater basin. The middle portion of the project area, which also receives additional stormwater from the adjacent community college, is piped to a basin located east of Blaine Ave. The southern portion of Blaine Ave, receives additional stormwater from the college and apartment complex to the east, is conveyed to a stormwater basin on the northwest side of the Blaine Ave and College Trail intersection.

A field inspection conducted in 2025 identified several storm sewer castings in need of replacement, while the catch basins and catch basin manholes were generally in good condition, with only minor repairs recommended. The flared end section at the outlet to the basin receiving stormwater from the middle portion of the project area was found to require replacement, and soil stabilization measures are needed at the outlet structure.

Televising of the storm sewer system within the Blaine Ave area (College Trail to 80th St) was completed in late 2025. The inspection identified deficiencies including separated joints, fractured pipe, and pipe scouring, resulting in several sections requiring replacement.

Overall, the storm sewer system is functioning adequately but would benefit from targeted improvements to isolated structures and replacement of the high-density polyethylene pipe segments. The remaining infrastructure appears to be in good condition and has substantial remaining service life. A map of the existing storm sewer utilities within the project area is included in Appendix D.

2.7 Sidewalks & Trails

2.7.1 2027-09D Barbara Ave Area (75th St to 80th St)

An 8-foot trail exists along the west side of Barbara Ave and the north side of 75th St. The trail along 75th St is in poor condition and the trail along Barbara Ave is in very poor condition, with visible heaving, unevenness, and significant pavement deterioration. There are pedestrian ramps at all the road crossings and many of them appear to be aging and showing signs of distress.

2.7.2 2027-09E Boyd Ave and 75th St Area (70th St to 80th St)

There is a 6-foot concrete sidewalk that exists along the east side of Blaine Ave in very good condition and recently replaced. There are two bituminous trail connections on the east side of Boyd Ave and lead into South Valley Park that are in poor condition but will likely be rehabilitated as part of the upcoming South Valley Park trail improvements. There is an 8-foot bituminous trail that connects 72nd St to Borman Ave through an outlet and transitions into a sidewalk along the south side of 72nd St that appears to be in fair condition. There is an 8-foot bituminous trail on the north and East side of Bond Way from Brittany Lane to 75th St in fair condition. There are pedestrian ramps at one of the trail crossings on Bond Way while the others slope down to the back of the surmountable curb.

2.7.3 2027-09F Blaine Ave (College Trail to 80th St)

An 8-foot bituminous trail exists along the east side of Blaine Ave from College Trail to 80th St. The trail appears to be in poor condition. Pedestrian curb ramps are present and in good condition at the intersections of College Trail and 80th St. No pedestrian ramps are present at the Dakota County Library entrance or The Commons of Inver Grove apartment entrance and there are no pedestrian ramps at the stop signs to allow crossing to the College on the west side of the road.

2.8 Street Lighting

2.8.1 2027-09D Barbara Ave Area (75th St to 80th St)

Existing streetlights are located at the intersection Banning Way and Barbara Ave between 7581 & 7601 Barbara Ave and at the intersection of Barbara Ave and 80th St. The pole at Banning Way and Barbara Ave is a newer style cobra free standing light pole while the light on 80th St. is a cobra style light affixed to an existing transmission pole.

2.8.2 2027-09E Boyd Ave and 75th St Area (70th St to 80th St)

There are existing streetlights located throughout the Boyd Ave Area at intersections along major through streets. There are streetlights located at the intersections along Bond Way, 75th Street, and Boyd Ave south of 75th Street. The light poles along Boyd and 75th Street area cobra style free standing light pole while the lights on Bond Way are lantern style lights.

2.8.3 2027-09F Blaine Ave (College Trail to 80th St)

There are existing streetlights located along the corridor and at intersections. The light poles are all the cobra style free standing light poles except the light at the College Trail intersection which is a cobra style light affixed to a transmission pole on the south side of the intersection.

2.9 Parks

South Valley Park's trails and facilities are adjacent to the Boyd Ave Area. There are no parks in or adjacent to the other project areas. Trail repairs in South Valley Park are scheduled to occur during construction in 2027. At this time, the park trail improvements are not proposed to be included with the roadway project; however, additional coordination with the Parks Department could be considered to evaluate opportunities to leverage economies of scale and streamline contract administration and construction oversight. Any park-related improvements would be funded separately by the Parks Department and would not be assessed to property owners within the project area.

2.10 Subsurface Contamination

Hazardous waste site data were reviewed using the Minnesota Pollution Control Agency's (MPCA) available database to identify any known or potential contamination within the project areas. This review was conducted due to the significant costs and safety concerns associated with encountering contaminated soils during street reconstruction or utility excavation. Based on the MPCA database review, no known hazardous waste sites were identified within the project limits. If contaminated soil is encountered, the MPCA would require proper handling, removal, and disposal by the City's contractor, which could result in additional project costs.

2.11 Agencies

2.11.1 2027-09D Barbara Ave Area (75th St to 80th St)

The City roads in this project area connect with two Dakota County highways: Babcock Trail (CSAH 73) and 80th St (CSAH 28). The project area is also bordered on the east side by Minnesota Highway 52.

2.11.2 2027-09E Boyd Ave and 75th St Area (70th St to 80th St)

The City roads in this project area connect with two Dakota County highways; 70th St (CSAH 26) and 80th St (CSAH 28). In addition, there are two Metro Transit bus stops located near the project area. The stops are located at the northeast corner of Bowman Ave and 80th St (CSAH 28) and the northeast corner of Boyd Ave and 80th St (CSAH 28).

2.11.3 2027-09F Blaine Ave (College Trail to 80th St)

Blaine Ave connects to 80th St (CSAH 28), a Dakota County highway, at the northern end of the project area. Several Metro Transit bus stops are located within and adjacent to the project limits. Dakota County owns the Dakota County Library, and the State of Minnesota owns the Community College, both of which are located within the project area.

Metro Transit bus stops are present at multiple locations along Blaine Ave, including two stops at the 80th St intersection (one on each side of the roadway), two stops just north of the southern Community College entrance (one on each side of the roadway), one stop located within the

Community College property, and one stop on the northwest corner of the College Trail intersection. An additional stop is located at the southwest corner of Cahill Ave and Birch Boulevard, where an existing concrete sidewalk serves as the bus passenger standing area.

2.12 Private Utilities

All project areas are generally served by Xcel Energy, Comcast, CenturyLink, Dakota Electric and Forged Fiber. Further coordination with private utility companies will occur during the design process. It is anticipated that the private utility providers will do projects in tandem with the City led roadway improvements. The utility companies present in each of the three project areas based on information gathered from a Gopher State One ticket are provided in [Table 8](#).

Table 8 - Utility Companies

Utility Company	2027-09D Barbara Ave Area	2027-09E Boyd Ave and 75th St Area	2027-09F Blaine Ave
Arvig		X	
CenturyLink	X	X	X
City of Inver Grove Heights	X	X	X
Comcast	X	X	X
Dakota County	X	X	X
Dakota Electric	X		
Forged Fiber	X	X	X
MCI	X	X	X
MnDOT	X	X	X
Xcel Energy	X	X	X
Zayo		X	

3. Proposed Improvements

3.1 Surface and Street

3.1.1 2027-09D Barbara Ave Area (75th St to 80th St)

Full-depth reclamation (FDR) is proposed for the Barbara Ave project area because the pavement condition was found to be deteriorating, the aggregate base depth was generally sufficient, but the material quality was poor, and only localized utility repairs are required. The proposed improvements include FDR of all existing neighborhood collector streets, including Barbara Ave, Banks Path, Banks Court, Barbara Court, Banning Way, 78th St/Court E, and 75th St E.

Full-depth reclamation will improve the aggregate base by pulverizing the existing bituminous pavement and incorporating it into the underlying aggregate base, followed by regrading and recompaction to create a uniform and structurally sound base. Existing pavement deficiencies, including potholes, transverse and block cracking, stripping, and pitting will be addressed through placement of new non-wear and wearing course bituminous pavement sections over the improved base. The proposed neighborhood collector street section will consist of 4 inches of new bituminous pavement placed over 8 inches of reclaimed aggregate base atop the existing subgrade and 75th St section will consist of 6 inches of new bituminous pavement placed over 8 inches of reclaimed aggregate base atop the existing subgrade.

Existing curb found to be in good condition will remain in place; however, curb and gutter panels will be replaced where settlement or significant cracking has been observed or where utility improvements require curb removal. New curb and gutter will match the existing style of curb. The proposed roadway profile will closely match the existing profile to minimize construction impacts on adjacent properties.

Crash data does not indicate any locations within the project areas with apparent deficiencies in roadway geometry that would warrant upgrades as part of this project.

Mill and overlay of the roadways is not warranted for this project area. The existing bituminous pavement is aging, and observed cracks extend through the full depth of the pavement section. In addition, the aggregate base material is of poor quality. Mill and overlay would not address the underlying aggregate base deficiencies, and the existing full-depth cracks would reflect through the new pavement, resulting in reduced service life.

Full reconstruction is not recommended because the sanitary, storm, and water utilities within the project areas are generally in good condition, with only localized repairs required. Disturbing the subgrade for full reconstruction is therefore not warranted. Improvements to the aggregate base can be achieved more economically through full-depth reclamation while producing an equivalent long-term performance when compared to full reconstruction and minimizing resident impacts.

3.1.2 2027-09E Boyd Ave and 75th St Area (70th St to 80th St)

75th St east of Boyd Ave is proposed to be fully reconstructed. All other streets within the Boyd Ave project area, including Boyd Ave, 71st-79th Streets and Courts, Blaine Ave, Borman Ave, Borman Way, Blake Path, and associated side streets, are proposed for full-depth reclamation. Full-depth reclamation is proposed because the pavement condition was found to be deteriorating, only

localized utility repairs are required, and the quality of the aggregate base was poor, but the depth was generally sufficient.

Full-depth reclamation will improve the aggregate base by pulverizing the existing bituminous pavement and incorporating it into the underlying aggregate base, followed by regrading and re-compaction to create a uniform and structurally sound base. Existing pavement deficiencies, including potholes, transverse and block cracking, stripping, and pitting will be addressed through placement of new non-wear and wearing course bituminous pavement sections over the improved base. The proposed roadway for all the roadway section, except 75th St between Blaine Ave and Boyd Ave, will consist of 4 inches of new bituminous pavement placed over 8 inches of reclaimed aggregate base atop the existing subgrade. The proposed roadway for 75th between Blaine Ave and Boyd Ave will consist of 6 inches of new bituminous pavement placed over 8 inches of reclaimed aggregate base atop the existing subgrade.

Most of the existing curb will remain in place; however, select curb and gutter sections will be replaced where settlement or significant cracking has been observed or where utility improvements require curb removal. New curb and gutter will match the existing style of curb. The proposed roadway profile will closely match the existing profile to minimize construction impacts on adjacent properties.

Mill and overlay of the roadways is not recommended for this project area. The existing bituminous pavement is aging, and observed cracks extend through the full depth of the pavement section. In addition, the aggregate base material is of poor quality. Mill and overlay would not address the underlying aggregate base deficiencies, and the existing full-depth cracks would reflect through the new pavement, resulting in reduced service life.

Full reconstruction is not recommended because the sanitary, storm, and water utilities within the project area are generally in good condition, with only localized repairs required. Disturbing the subgrade for full reconstruction is therefore not warranted. Improvements to the aggregate base can be achieved more economically through full-depth reclamation while producing an equivalent long-term performance when compared to full reconstruction and minimizing resident impacts.

75th St east of Boyd Ave is proposed to be fully reconstructed. The roadway currently functions as a rural section without curb and gutter or storm sewer infrastructure and relies on shallow roadside ditches for drainage. This configuration has resulted in inadequate stormwater conveyance and has contributed to ongoing pavement deterioration. Shallow ditches are ineffective at removing runoff from the roadway edge, allowing water to pond and infiltrate into the pavement structure and underlying aggregate base. Over time, this moisture weakens the pavement, accelerates freeze-thaw damage, and leads to edge cracking, settlement, and premature pavement failure, as evidenced by the roadway's more frequent need for mill-and-overlay projects when compared to other streets.

Upgrading the roadway to an urban section with curb and gutter and a storm sewer system will provide positive drainage by efficiently collecting and conveying runoff away from the pavement surface and subgrade. These improvements will significantly reduce moisture infiltration into the pavement structure, improve long-term pavement performance, extend roadway service life, and reduce the total life-cycle cost to the City and residents when compared to continued reliance on

frequent mill-and-overlay projects. Curb and gutter will also provide better definition of the roadway edge, reduce shoulder erosion, and improve overall drainage control during large rainfall events.

In addition to structural benefits, the installation of curb, gutter, and storm sewer infrastructure will improve roadway safety, allow the ability to treat the stormwater runoff, and reduce long-term maintenance costs associated with ditch grading, erosion repairs, and recurring pavement patching. The proposed upgrade brings the roadway into conformance with current City design standards and supports long-term asset management goals by addressing the underlying drainage deficiencies rather than continuing reactive maintenance.

Because the subgrade of 75th St east of Boyd Ave will already be disturbed for the installation of new storm sewer infrastructure, full replacement of the roadway section and reconfiguration to a 30-foot-wide roadway is warranted. The proposed roadway section consists of 4 inches of new bituminous pavement placed over 8 inches of aggregate base, underlain by 2 feet of select granular material (sand) and geotextile fabric over the existing subgrade.

Crash data does not indicate any locations within the project area with apparent deficiencies in roadway geometry that would warrant additional geometric upgrades as part of this project.

3.1.3 2027-09F Blaine Ave (College Trail to 80th St)

The proposed improvements for Blaine Ave include full-depth reclamation of the existing bituminous pavement along the entire corridor, including the southbound 28-foot section and the 44-foot widened section north of the college entrance. Full-depth reclamation was chosen because the pavement condition was found to be deteriorating, the aggregate base depth was generally sufficient, but the material quality was poor, and only localized utility repairs are required.

Full-depth reclamation will improve the aggregate base by pulverizing the existing bituminous pavement and incorporating it into the underlying aggregate base, followed by regrading and re-compaction to create a uniform and structurally sound base. Existing pavement deficiencies, including potholes, transverse cracking, rutting/shoving, and tenting will be addressed through placement of new non-wear and wearing course bituminous pavement sections over the improved base. The proposed roadway section will consist of 6 inches of new bituminous pavement placed over 8 inches of reclaimed aggregate base atop the existing subgrade.

Most of the existing curb will remain in place; however, select curb and gutter panels will be replaced where settlement or significant cracking has been observed or where utility improvements require curb removal. New curb and gutter will match the existing style of curb. The proposed roadway profile will closely match the existing profile to minimize construction impacts on adjacent properties.

Crash data does not indicate any locations within the project areas with apparent deficiencies in roadway geometry that would warrant upgrades as part of this project.

Mill and overlay of the roadways is not recommended for this project area. The existing bituminous pavement is aging, and observed cracks extend through the full depth of the pavement section. In addition, the aggregate base material is of poor quality. Mill and overlay would not address the underlying aggregate base deficiencies, and the existing full-depth cracks would reflect through the new pavement, resulting in reduced service life.

Full reconstruction is not recommended because the sanitary, storm, and water utilities within the project areas are generally in good condition, with only localized repairs required. Disturbing the subgrade for full reconstruction is therefore not warranted. Improvements to the aggregate base can be achieved more economically through full-depth reclamation while producing an equivalent long-term performance when compared to full reconstruction and minimizing resident impact.

3.2 Parking Restrictions

No new parking restrictions are proposed with the 2027-09D Barbara Ave Area (75th St to 80th St) or 2027-09F Blaine Ave (College Trail to 80th St). Streets currently signed as “No Parking” will remain signed for “No Parking,”

In the 2027-09E Boyd Ave and 75th St Area (70th St to 80th St), existing signage restricting parking during school days is proposed to be removed. The current parking restrictions are inconsistently enforced, reducing their effectiveness and causing confusion among residents and visitors. In addition, these signs are located within the ROW that can detract from the visibility of other important signage, creating clutter and potential safety concerns. There is no documented engineering or design rationale supporting the need for these restrictions, and comparable roadways of similar width within the neighborhood do not impose parking limitations. Removing signs will simplify the regulatory environment, improve sign visibility and compliance, and align parking policies with established neighborhood standards, ensuring a more consistent and equitable approach to parking management. It is recommended that the signs be removed to be consistent with the rest of the neighborhood.

3.3 Street Width Analysis

The scope of this feasibility report included an evaluation of existing street widths within the project areas to determine whether any roadway segments could be reduced in width. Reducing street width provides several potential benefits and is most cost-effective when a roadway is fully reconstructed, as existing curb and gutter, pavement, and storm sewer curb inlets are removed and replaced. Potential benefits of reduced roadway widths include reduced stormwater runoff volumes and improved stormwater quality, lower storm sewer and stormwater management costs, reduced pavement maintenance and snow plowing expenses, and improved roadway safety due to the influence of narrower lanes on driver behavior and vehicle speeds.

All roadways included in the 2027 PMI program are proposed to be improved using full-depth reclamation with only a portion of 75th St east of Boyd Ave planned for full reconstruction. In addition, all roadways within the project areas are constructed at standard widths for their functional classification, except for 75th St.

75th St was originally designed as a major collector with the intent that it would eventually be extended east across South Valley Park and west of Babcock Trail to function as a major east-west collector for the City. As a result, the roadway was constructed to its ultimate build-out width. However, 75th St was never extended and currently terminates just east of Boyd Ave to the east and at Babcock Trail to the west, with no plans for future extension. The section of 75th St between Babcock Trail and Blaine Ave can still function as an east-west corridor but the section east of Blaine Ave that dead ends cannot. In this section of roadway, the width of approximately 44 feet exceeds

the City’s typical standard of 32 feet for a neighborhood roadway and is substantially wider than necessary to accommodate current average daily traffic volumes and could warrant narrowing.

Because only the portion of the roadway east of Boyd Ave is proposed for reconstruction and utility improvements in this area are limited to localized repairs, full reconstruction is not presently planned. However, an estimated cost for roadway narrowing was completed to be able to do a cost-benefit analysis, and the cost is provided in Table 9.

Table 9 - 75th St Narrowing Cost Estimate

Roadway Improvement Type	Item	Cost
FDR	Storm Sewer	\$52,600
FDR	Pavement	\$49,500
FDR	Curb	\$28,800
FDR	Common Excavation	\$7,000
Total Cost		\$138,300
FDR + Narrowing	Storm Sewer	\$75,200
FDR + Narrowing	Pavement	\$0
FDR + Narrowing	Curb	\$72,200
FDR + Narrowing	Common Excavation	\$18,200
FDR + Narrowing	Common Embankment	\$29,200
FDR + Narrowing	Sod and Restoration	\$28,400
Total Cost		\$223,200

The analysis shows there is a significant increase in project cost associated with narrowing the roadway under the current project scope. This increase is primarily due to the need for additional curb and gutter removal and replacement, storm sewer modifications, grading, and restoration that would not otherwise be required with a standard full-depth reclamation approach.

Based on this analysis, roadway narrowing for this segment of 75th St is not recommended at this time, as the additional cost is not justified given the limited scope of proposed improvements and relatively low traffic volumes. However, narrowing may be appropriate in the future if more extensive roadway reconstruction or utility replacement is required. At that time, the incremental cost of narrowing would be reduced, and the long-term benefits associated with a narrower roadway section could be more effectively realized.

3.4 Signage

Due to the poor condition of the existing signage and to meet current retro-reflectivity requirements, it is proposed that all existing signs and posts within each project area be replaced. Replacing signage comprehensively will also improve long-term maintenance efficiency, as the new signs will degrade at a similar rate and can be inspected and maintained on a consistent schedule.

Existing signs and posts will be salvaged where feasible, and any materials found to be in acceptable condition may be reused elsewhere within the City for future repairs or replacements. No additional signage beyond replacement of existing signs is proposed as part of this project.

Costs associated with the proposed signage improvements are included in each project’s respective appendix.

3.5 Sanitary Sewer

3.5.1 2027-09D Barbara Ave Area (75th St to 80th St)

Proposed sanitary sewer improvements will primarily consist of targeted repairs to existing structures within the Barbara Ave project area. These improvements include replacement of deficient manhole castings, minor structural repairs to manhole structures, and removal of isolated root intrusion where present. In addition, the structure containing an inside drop connection will be reconstructed to meet the City's current standard of an outside drop connection. Select manholes may also be replaced where structural condition warrants replacement rather than repair.

3.5.2 2027-09E Boyd Ave and 75th St Area (70th St to 80th St)

Proposed sanitary sewer improvements include localized repairs and trenchless rehabilitation of select pipe segments to restore structural integrity and reduce groundwater infiltration. Where pipe conditions warrant, rehabilitation methods such as cured-in-place pipe (CIPP) lining may be utilized, while segments exhibiting more significant structural damage may require spot replacement.

Sanitary sewer structures will also be improved as part of the project. These improvements include replacement of deteriorated manhole castings, minor structural repairs to existing manholes, reconstruction of structures, and replacing inside drop connections with outside drop connections to meet current City's standards. Select manholes may also be replaced where structural condition warrants replacement rather than repair.

3.5.3 2027-09F Blaine Ave (College Trail to 80th St)

Based on the results of the televising and field review of sanitary sewer structures, no sanitary sewer improvements are proposed within the Blaine Ave project area.

3.6 Water Main

3.6.1 2027-09D Barbara Ave Area (75th St to 80th St)

Proposed water main improvements within the Barbara Ave project area are intended to address deficiencies in watermain appurtenances, improve system reliability, and coordinate water infrastructure upgrades with planned roadway reconstruction. The existing 6-inch ductile iron pipe distribution watermains are generally in good condition and within their anticipated service life; therefore, full watermain replacement is not proposed.

Improvements are anticipated to include targeted replacement of non-operational or deteriorated gate valves, adjustment or replacement of valve boxes, and replacement of aging fire hydrants as needed to meet current City standards.

The 24-inch ductile iron raw watermain, 30-inch prestressed concrete cylinder pipe trunk watermain, and 8-inch ductile iron watermain along 75th St are not proposed for replacement under this project and will remain in service, with adjustments made only as necessary to accommodate roadway improvements.

3.6.2 2027-09E Boyd Ave and 75th St Area (70th St to 80th St)

Proposed water main improvements within the Boyd Ave and 75th St project area focus on improving system reliability, operational flexibility, and maintenance access while coordinating with planned roadway and utility improvements. The existing watermain system is generally in good

condition and remains within its anticipated service life; therefore, complete watermain replacement is not proposed.

Improvements are anticipated to include replacement of non-operational or deteriorated gate valves, installation of additional gate valves on hydrants leads where they are currently absent, and replacement or adjustment of valve boxes and hydrants to meet current City standards. These improvements will enhance the City's ability to isolate portions of the system during maintenance or emergency repairs and improve the overall function of the system.

3.6.3 2027-09F Blaine Ave (College Trail to 80th St)

Given the limited extent of water infrastructure within the Blaine Ave project area and the generally good condition of the existing 10-inch ductile iron pipe watermains, no major watermain replacement is proposed as part of this project.

Proposed improvements are expected to be limited to protection of the existing watermains during roadway construction, verification of valve ownership and system interfaces near the Community College, and adjustments to valve boxes if required to match proposed roadway grades. Minor repairs or localized replacements may be completed if deficiencies are identified during construction.

3.7 Storm Sewer and Drainage

3.7.1 2027-09D Barbara Ave Area (75th St to 80th St)

Proposed storm sewer improvements include replacement of select storm sewer pipe segments identified during inspection as being in poor structural condition. Storm sewer structures will also be improved as part of the project, including replacement of deficient catch basins, catch basin manholes, and storm sewer castings, as well as retrofitting select structures to improve overall system performance and accessibility.

Improvements to the stormwater retention basin located at the southeast corner of 75th St and Barbara Ave will also be evaluated to reduce the potential for localized flooding to adjacent properties. Potential improvements may include grading modifications and the addition of an outlet control structure to better regulate basin discharge.

These improvements are intended to address any identified deficiencies and improve long-term functionality of the stormwater system while coordinating work with the planned roadway improvements.

3.7.2 2027-09E Boyd Ave and 75th St Area (70th St to 80th St)

Proposed storm sewer improvements include replacement of select storm sewer pipe segments identified as being in poor structural condition. In areas where pipe deficiencies are present but full replacement is not required, rehabilitation methods such as lining may be utilized where appropriate to restore pipe integrity and extend service life.

Storm sewer structures will also be improved as part of the project. These improvements include replacement of deficient storm sewer castings, replacement or retrofitting of catch basins and catch basin manholes, and other minor structural repairs to improve system performance and maintainability.

Improvements are also proposed for the stormwater basin located near Blake Path. These improvements include the addition of an emergency overflow structure to reduce the potential for localized flooding to adjacent properties. Maintenance activities such as dredging accumulated sediment and removal of woody vegetation may also be performed within stormwater basins to improve their function and available storage capacity during large storm events.

3.7.3 2027-09F Blaine Ave (College Trail to 80th St)

Proposed storm sewer improvements include replacement of select storm sewer pipe segments identified as being in poor condition, including replacement of existing high-density polyethylene storm sewer pipes. These pipe replacements will restore structural integrity and improve the long-term reliability of the stormwater conveyance system.

Storm sewer structures will also be improved as part of the project. Improvements include replacement of deficient storm sewer castings and minor repairs to select catch basins and catch basin manholes where needed.

Additional improvements include replacement of the flared end section at the outlet to the stormwater basin receiving runoff from the middle portion of the project area, along with soil stabilization measures at the outlet structure to reduce erosion and improve long-term performance.

3.8 Sidewalks

3.8.1 2027-09D Barbara Ave Area (75th St to 80th St)

The existing 8-foot trail along the north side of 75th St is recommended to be removed and repaved as a new 8-foot bituminous trail meeting current City's standard three inch of bituminous pavement. The existing 8-foot bituminous trail along the west side of Barbara Ave is proposed to be upgraded to a 5-foot concrete sidewalk following the same profile as the existing trail. Pedestrian ramps in poor condition are proposed to be reconstructed to comply with ADA requirements.

3.8.2 2027-09E Boyd Ave and 75th St Area (70th St to 80th St)

The 6-foot sidewalk along the east side of Blaine Ave was found to be in good condition and is not proposed to be improved. The 8-foot trails connecting 72nd St to Borman Ave and along Bond Way are proposed to be reclaimed and replaced with the City's standard of three inches of new bituminous pavement and installation of ADA-compliant pedestrian ramps are proposed to be installed at all trail crossings.

3.8.3 2027-09F Blaine Ave (College Trail to 80th St)

The existing 8-foot bituminous trail along the east side of Blaine Ave is proposed to be replaced with the City's standard of three inches of new bituminous pavement. New ADA-compliant pedestrian ramps are proposed to be installed at the Dakota County Library entrance, the Commons of Inver Grove apartment entrance, and at the stop-controlled intersections to provide safe crossings to the west side of the roadway and College facilities.

3.9 Street Lighting

Existing street lighting will be preserved during construction and there are no proposed improvements to street lighting as part of this project.

3.10 Parks

No park improvements are proposed as part of the roadway project at this time. However, given the proximity of South Valley Park to the Boyd Ave Area and the planned park trail repairs currently scheduled for 2027, additional coordination with the Parks Department may be considered as the project advances. Coordination could evaluate opportunities to align construction timing, leverage economies of scale, and streamline contract administration and construction oversight where feasible.

Any park-related improvements, if pursued, would be implemented under a separate Parks Department project, funded by Parks, and would not be assessed to property owners within the roadway project area. Inclusion of park improvements would be subject to further evaluation, funding availability, and approval by the Parks Department and City Council.

3.11 Agencies

3.11.1 2027-09D Barbara Ave Area (75th St to 80th St)

MnDOT could be engaged to determine if there are any improvements to the stormwater basin in their ROW. The County should be coordinated with to determine if they want any intersection improvement made at Babcock Trail (CSAH 73) and 80th St (CSAH 28).

Table 10 - Barbara Ave Area Agency Coordination

Stakeholder/Agency	Interaction Type
MnDOT	Notification
Dakota County	Coordination

3.11.2 2027-09E Boyd Ave and 75th St Area (70th St to 80th St)

Coordination with Dakota County should be undertaken to determine whether any improvements are needed at the intersections of 70th St (CSAH 26) and 80th St (CSAH 28). Dakota County has a proposed project planned for 2027 along 70th St between the Highway 52 bridge and Cahill Ave, which will require coordination to address detour routes and minimize impacts to residents.

In addition, there are two Metro Transit bus stops located near the project area that should be considered during project development and construction.

Table 11 - Boyd Ave and 75th St Area Agency Coordination

Stakeholder/Agency	Interaction Type
Dakota County	Coordination
Metro Transit	Notification

3.11.3 2027-09F Blaine Ave (College Trail to 80th St)

Metro Transit operates several bus stops within the project area. Coordination with Metro Transit and the construction contractor will be required to determine whether route detours or temporary bus stop relocations are necessary during construction. During the design phase, the City will also coordinate with Metro Transit to determine whether improvements to bus landings and bench pads are desired as part of the project; any such improvements would be funded by Metro Transit.

In addition, Inver Hills Community College, which is owned by the State of Minnesota, is the largest property owner in the project area. Coordination with the College and State will be required as part

of the assessment process, as assessments against state-owned property are subject to Minnesota Statute Chapter 435 and may require additional approvals or agreements.

Table 12 - Blaine Ave Agency Coordination

Stakeholder/Agency	Interaction Type
<i>Dakota County</i>	<i>Notification</i>
<i>Metro Transit</i>	<i>Coordination</i>
<i>Inver Hills Community College</i>	<i>Agreement</i>

3.12 Right-of-Way and Easements

The projects are expected to take place within the City’s ROW, within drainage utility easements, or within areas where the City maintains prescriptive rights in its operation and management of public utilities. There are no areas known at this time that will require right-of-way acquisition but there could be a benefit for the City to acquire easement over the stormwater basin north of Blake Path and West of Boyd Ave.

3.13 Permits and Approvals

An NPDES permit for construction activity will be required since more than one acre will be disturbed by construction activities with the project. Dakota County’s “Work in Right-of-Way” permits will be required for the work at CSAH 26 (70th St), CSAH 28 (80th St), and CSAH 73 (Babcock Trail). A MnDOT drainage review or permit may be necessary as the Barbara and 75th St area drains to MnDOT ROW. MnDOT State Aid approvals will be needed for work along Blaine Ave.

3.14 Construction Access and Staging

The contractor will be responsible for maintaining access to all properties throughout construction. Signed detour routes appropriate for each project area will be identified to direct traffic around active construction zones and to inform roadway users of increased truck and construction traffic.

All project areas, except for a small segment of 75th St, are full-depth reclamation with localized utility improvements. As a result, residential access is anticipated to be maintained throughout construction, with minimal access-related impacts.

Due to the size of the Boyd Ave project area and the concurrent Dakota County project along 70th St, it is recommended that construction be staged in two phases, generally divided north and south of 75th St. Additional coordination with Dakota County will be required to manage access impacts and detour routing during overlapping construction activities.

3.15 Public Engagement

The project was initiated and feasibility ordered by the City Council at a public meeting on July 28, 2025 (Resolution No. 2025-167). Following project initiation, a project website was launched on the City’s Pavement Management webpage, and a NotifyMe email distribution list was established to provide ongoing project updates.

In August 2025, all residents and property owners within the three project areas were mailed a postcard notifying residents of the upcoming project by the City’s survey consultant. On December 23, 2025, an additional letter was mailed to residents along and directly adjacent to the portion of 75th St proposed for reconstruction to solicit input on potential design considerations. One property

owner contacted the City and the information was noted, and further coordination with the property owner will occur during the design and construction phases.

All public noticing requirements outlined in Minnesota Statutes, Chapter 429, were completed for the project. This included the City Council calling for a public improvement hearing on March 9, 2026, publication of notices in the Pioneer Press on March 22, 2026, and March 29, 2026, and mailing a notice of the proposed improvement to all affected property owners on March 10, 2026.

In addition to the statutory requirements, the mailed public hearing notice also invited residents to attend an informational open house. City staff hosted the open houses for the project areas on March 24, 2026, at the Veterans Memorial Community Center. During the open house, staff provided a presentation on the project, including the proposed improvements and assessment methodology, and were available to answer questions from residents. A summary of the feedback received at the open house can be found in Appendix E.

4. Financing

4.1 Opinion of Probable Cost

The total project cost is estimated to be \$14,869,058. A detailed breakdown of the cost opinion for each of the proposed projects can be found in Appendix B, Appendix C, and Appendix D respectively. The opinion of cost accounts for estimated 2027 construction costs and includes a 15% contingency factor. Indirect costs are also incorporated and include legal, engineering, administrative, and financing costs which are projected at 28% of the estimated construction cost.

Table 13 - Opinion of Probable Costs

Improvements	Estimated Cost
Street Improvements	\$10,699,900
Storm Sewer Improvements	\$2,540,488
Sanitary Sewer Improvements	\$528,785
Watermain Improvements	\$551,437
Sidewalk & Trail Improvements	\$548,447
Total	\$14,869,058

4.2 Funding

To fund this project, the City will assess a portion of the project cost to the properties that benefit from the improvements which are in accordance with Minnesota Statue Chapter 429. In addition, the City will utilize funds from the Local Streets Fund, Water Capital Fund, Sewer Capital Fund, Storm Water Capital Fund, and reimbursements from Municipal State Aid. The local roads fund is funded from the general tax levy, and the capital funds are funded from the storm, water, and sewer utility rates respectively. A special benefit analysis for the properties being assessed for the reconstruction of 75th St as part of the 2027-09E project is recommended to be completed prior to the final assessment hearing due to the properties within the project areas reaching the assessment cap.

The Blaine Ave (College Trail to 80th St) project abuts property owned by the State of Minnesota and occupied by Inver Hills Community College. Under Minnesota Statutes Chapters 429 and 435, the City has the authority to consider special assessments for improvements that benefit public property. However, pursuant to Minnesota Statutes Section 435.19, while the City may determine the amount that would otherwise be assessed if the property were privately owned, the State retains the authority to determine what amount, if any, it will pay toward the cost of the improvements.

The City has initiated coordination with Inver Hills Community College to discuss the proposed improvements and potential cost participation. The City believes the proposed improvements provide a direct benefit to the College property and has calculated an assessment amount consistent with Chapter 429 procedures and formally requests participation from the State. Any payment toward the project by the State would be voluntary. At this time, no agreement or commitment from the State of Minnesota or Inver Hills Community College has been secured.

For purposes of the feasibility analysis, project costs have been developed assuming that state-owned property would contribute to the project.

The proposed amount from each source is shown in [Table 14](#).

Table 14 - Funding Summary Table

Funding Source	Amount
Pavement Management Funds - Local Streets	\$5,434,149
Municipal State Aid (MSA) Funds	\$597,209
Stormwater Utility Funds	\$1,284,448
Sewer Utility Funds	\$528,785
Water Utility Funds	\$551,437
Special Assessments	\$5,698,386
State Funding Agreement	\$774,644
Total	\$14,869,058

4.3 Preliminary Assessment Roll

Assessments will be levied to the benefiting properties as outlined in Minnesota Statute 429 and the City of Inver Grove Heights' Assessment Policy. The proposed assessment rolls for the 2027 PMI Projects are included in Appendix B, Appendix C, and Appendix D respectively of this report, along with corresponding assessment maps identifying the benefiting properties.

Special Assessments were calculated using the per lot, per front foot and per area methods in different portions of the project for properties abutting the proposed street improvements. Special Assessments were calculated using the total street, storm sewer and tail/sidewalk costs for the project:

Table 15 - Total Eligible Street, Storm, Sidewalk, & Trail Costs

Project	Pavement Management Method	Assessable Street Improvements	Assessable Sidewalk and Trail Imp.	Assessable Storm Sewer Imp.	Total
2027-09D	FDR	\$2,256,411	\$385,896	\$553,825	\$3,196,131
2027-09E	FDR	\$5,858,463	\$48,938	\$1,259,902	\$7,167,303
	Full Reconstruct	\$603,879	\$0	\$239,325	\$843,204
2027-09F	FDR	\$1,117,642	\$113,614	\$487,437	\$1,718,692

In accordance with the City of Inver Grove Heights' Assessment policy, these costs were pro-rated based on the pavement management method (35% for full reconstruction, 55% for full depth reclaim, 80% for mill and overlay) to reflect the construction costs and the assessable costs (street and storm) for the project were calculated to be:

Table 16 - Total Assessable Costs

Project	Pavement Management Method	Assessable Costs	Percentage Assessed	Total Assessable Costs
2027-09D	FDR	\$3,196,131	* 55 =	\$1,757,872
2027-09E	FDR	\$7,167,303	* 55 =	\$3,942,017
	Full Reconstruct	\$843,204	* 35 =	\$295,121
2027-09F	FDR	\$1,718,692	* 55 =	\$945,280

Assessments for projects 2027-09D Barbara Ave Area (75th St to 80th St) and 2027-09E Boyd Ave and 75th St Area (70th St to 80th St) use a combination of the per lot and adjusted front foot methods. Assessments for single family were calculated using the per lot method for the assessable project costs for that proportion of the project. For all other lots, the adjusted front footage of the property (two times the actual front footage for properties with driveways not zoned or used as

single-family residential or the actual front footage for properties without driveways on the improved street) is multiplied by the front foot rate.

Project 2027-09F Blaine Ave (College Trail to 80th St) uses the area method. The assessment was calculated by taking the adjusted lot area (properties receive a credit for pond easement areas) multiplied by the area rate for that the project.

Special assessment rate calculation summaries for each assessment area are shown in the tables below.

Table 17 - 2027-09D Barbara Ave Area (75th St to 80th St) Assessment Calculations

IGH Street & Storm (Full Depth Reclamation) Assessment Rate Calculations			
A	Total Eligible Street & Storm Costs	\$3,196,131	Public Improvement Cost (Street, Storm, Sidewalk, & Trail Only)
B	Assessable Street & Storm Costs	\$1,757,872	= Line A x 55%
C	Total Projected Adjusted Front Footage (LF)	19,529	Total Adjusted Front Footage
D	Net Assessment Rate Per Adjusted Front Footage (\$/LF)	\$90.01	= Line B / Line C
E	Front Footage of Single-Family Residential Parcels (LF)	14,330	Total of Single-Family Front Footage
F	Assessment Applied to Single Family Residential Parcels	\$1,289,864	= Line D x Line E
G	Number of Single-Family Residential Units	126	Total Equivalent Single Family Residential Units
H	Assessment Rate Per Single Family Residential Unit	\$10,237	= Line F / Line G

Table 18 - 2027-09E Boyd Ave and 75th St Area (70th St to 80th St) FDR Assessment Calculations

IGH Street & Storm (Full Depth Reclamation) Assessment Rate Calculations			
A	Total Eligible Street & Storm Costs	\$7,167,303	Public Improvement Cost (Street, Storm, Sidewalk, & Trail Only)
B	Assessable Street & Storm Costs	\$3,942,016	= Line A x 55%
C	Total Projected Adjusted Front Footage (LF)	54,074	Total Adjusted Front Footage
D	Net Assessment Rate Per Adjusted Front Footage (\$/LF)	\$72.90	= Line B / Line C
E	Front Footage of Single-Family Residential Parcels (LF)	37,462	Total of Single-Family Front Footage
F	Assessment Applied to Single Family Residential Parcels	\$2,730,978	= Line D x Line E
G	Number of Single-Family Residential Units	329	Total Equivalent Single Family Residential Units
H	Assessment Rate Per Single Family Residential Unit	\$8,301	= Line F / Line G

Table 19 - 2027-09E Boyd Ave and 75th St Area (70th St to 80th St) Recon Assessment Calculations

IGH Street & Storm (Full Reconstruction) Assessment Rate Calculations			
A	Total Eligible Street & Storm Costs	\$843,204	Public Improvement Cost (Street, Storm, Sidewalk, & Trail Only)
B	Assessable Street & Storm Costs	\$295,121	= Line A x 55%
C	Total Projected Adjusted Front Footage (LF)	1,763	Total Adjusted Front Footage
D	Net Assessment Rate Per Adjusted Front Footage (\$/LF)	\$167.36	= Line B / Line C
E	Front Footage of Single-Family Residential Parcels (LF)	1,603	Total of Single-Family Front Footage
F	Assessment Applied to Single Family Residential Parcels	\$268,344	= Line D x Line E
G	Number of Single-Family Residential Units	15	Total Equivalent Single Family Residential Units
H	Assessment Rate Per Single Family Residential Unit	\$17,890	= Line F / Line G

Table 20 - 2027-09F Blaine Ave (College Trail to 80th St) Assessment Calculations

IGH Street & Storm (Full Depth Reclamation) Assessment Rate Calculations			
A	Total Eligible Street & Storm Costs	\$1,718,692	Public Improvement Cost (Street, Storm, Sidewalk, & Trail Only)
B	Assessable Street & Storm Costs	\$945,281	= Line A x 55%
C	Total Adjusted Area (Acre)	94.05	Total Area
D	Net Assessment Rate Per Acre (\$/ac)	\$10,051	= Line B / Line C

5. Project Schedule

If the City Council chooses to accept this report and schedule a public hearing, we recommend the proposed schedule for this improvement as provided in Table 21 – Project Schedule.

Table 21 – Project Schedule

Task Number	Task Description	Completion Date
1	Public Improvement Hearing Council Receives Report, Orders Project and Authorizes Preparation of Final Plans and Specs	April 13, 2026
2	Final Plans and Specifications Development	May - December 2026
3	Council Approves Plans & Specs, Authorize Ad for Bid	January 2027
4	Bid Opening	February 2027
5	City Council Accepts Bids & Awards the Contract	March 2027
6	Neighborhood Construction Open House	April 2027
7	Begin Construction	Spring 2027
8	Construction is Substantially Complete	September 2027
9	City Council Schedule Assessment Hearing	September 2027
10	Assessment Hearing informational Meeting	September 2027
11	Assessment Hearing	October 2027

6. Summary and Recommendation

The 2027 PMI project includes roadway reconstruction, full-depth reclamation and paving, installation and repair of concrete curb and gutter, watermain improvements, sanitary sewer improvements, drainage and water quality improvements, and spot sidewalk and trail repairs.

The total estimated cost for the 2027 PMI Project, including roadway, watermain, sanitary sewer, drainage, and sidewalk improvements, is \$14,869,058. The project is proposed to be funded through a combination of Local Streets Fund, Water Capital Fund, Sewer Capital Fund, Storm Water Capital Fund, special assessments, and reimbursement from State Aid. Construction costs are based on anticipated 2027 construction prices.

Blaine Ave is a MSAS roadway and is subject to Minnesota State Statutes governing design standards, plan review, and construction requirements. In addition, improvements along Blaine Ave will require special agreements between the City and the State to address project funding. For these reasons, it is recommended that the 2027 PMI be bid as two separate projects. 2027-09D Barbara Ave Area (75th St to 80th St) and 2027-09E Boyd Ave and 75th St Area (70th St to 80th St) as a combined project (estimated \$13,150,366 of total project costs) and 2027-09F Blaine Ave (College Trail to 80th St) as a separate project (estimated \$1,718,692 of total project costs).

The Blaine Ave Road Project addresses necessary infrastructure improvements but in the absence of an executed agreement with the State, the Blaine Ave project would not be considered cost-effective or financially feasible as it is currently structured. It is still recommended the project proceed into the design phase. Advancing the project into design will allow the City to further refine costs, evaluate benefits, and support ongoing negotiations regarding potential State participation. The City has initiated coordination with Inver Hills Community College, and these discussions should continue in good faith during the design phase. However, it is recommended that the project not be authorized for advertisement for bidding unless and until an agreement with the State is secured or an alternative funding plan is identified that maintains the project's financial feasibility.

The 2027-09D Barbara Ave Area (75th St to 80th St) and 2027-09E Boyd Ave and 75th St Area (70th St to 80th St) projects are feasible, necessary, and cost-effective from an engineering standpoint. Based on the information contained in this report, it is recommended that the City proceed with these improvements as outlined.

Appendix A

Project Location Map



City of Inver Grove Heights
PAVEMENT MANAGEMENT
INITIATIVE

City of Inver Grove Heights

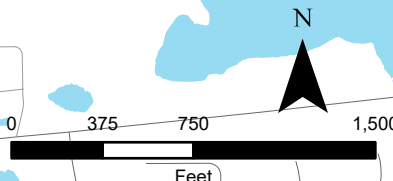
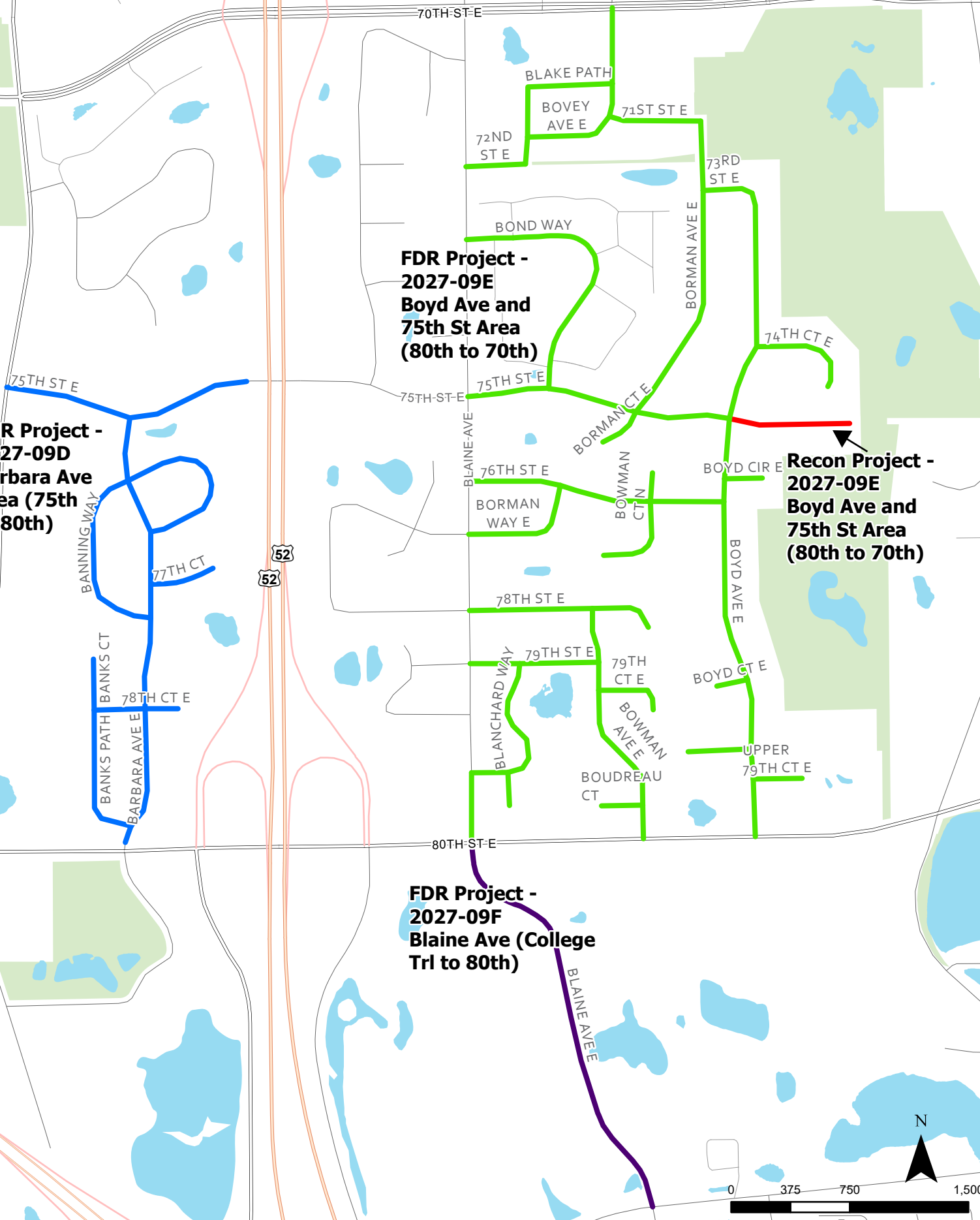
2027 PMI Projects

**FDR Project -
2027-09D
Barbara Ave
Area (75th
to 80th)**

**FDR Project -
2027-09E
Boyd Ave and
75th St Area
(80th to 70th)**

**Recon Project -
2027-09E
Boyd Ave and
75th St Area
(80th to 70th)**

**FDR Project -
2027-09F
Blaine Ave (College
Trl to 80th)**



Appendix B

2027-09D Barbara Ave Area (75th St to 80th St)

2027-09D Proposed Rehabilitation Map

2027-09D Existing Storm Sewer Map

2027-09D Existing Water Map


2027-09D Existing Sanitary Sewer Map

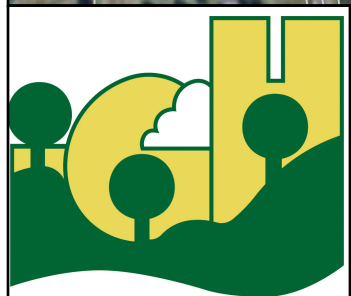
2027-09D Opinion of Probable Cost

2027-09D Assessment Map

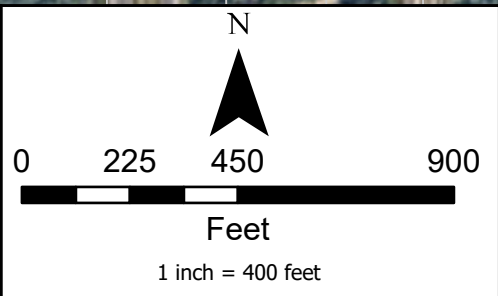
2027-09D Preliminary Assessment Roll

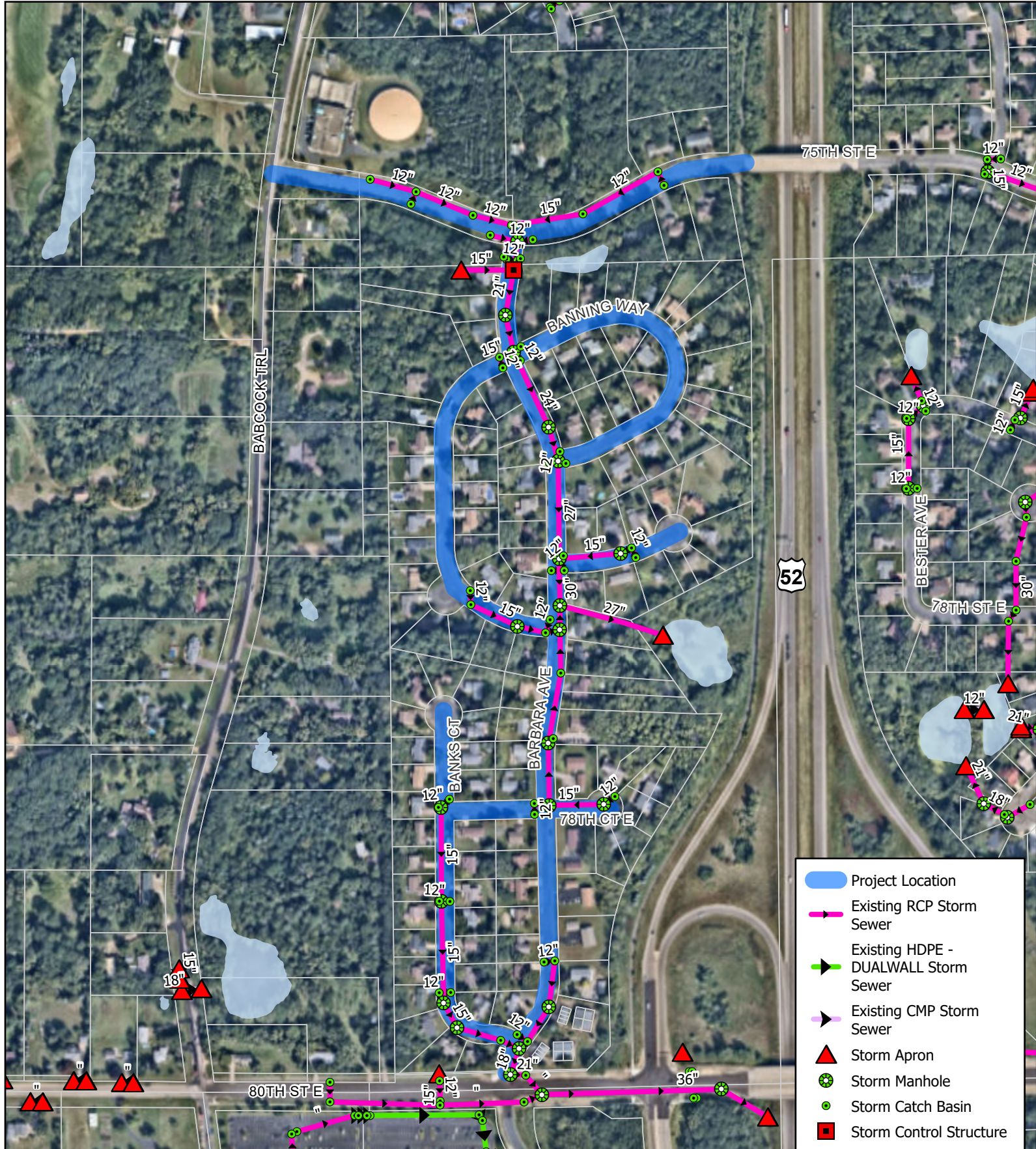










 Full Depth Reclamation

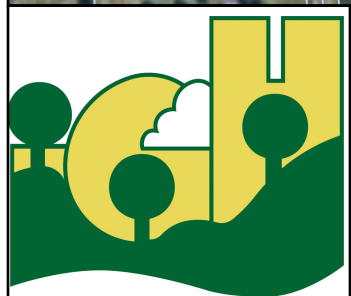


Proposed Street Rehabilitation Method
 2027 PMI Feasibility Study
 2027-09D Barbara Ave Area (75th to 80th)
 Inver Grove Heights, MN

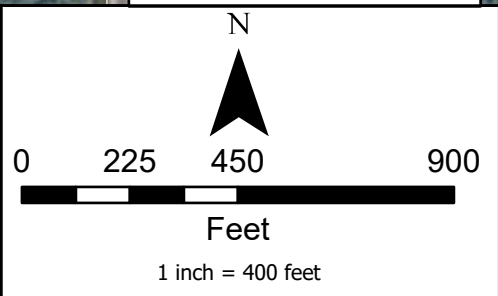


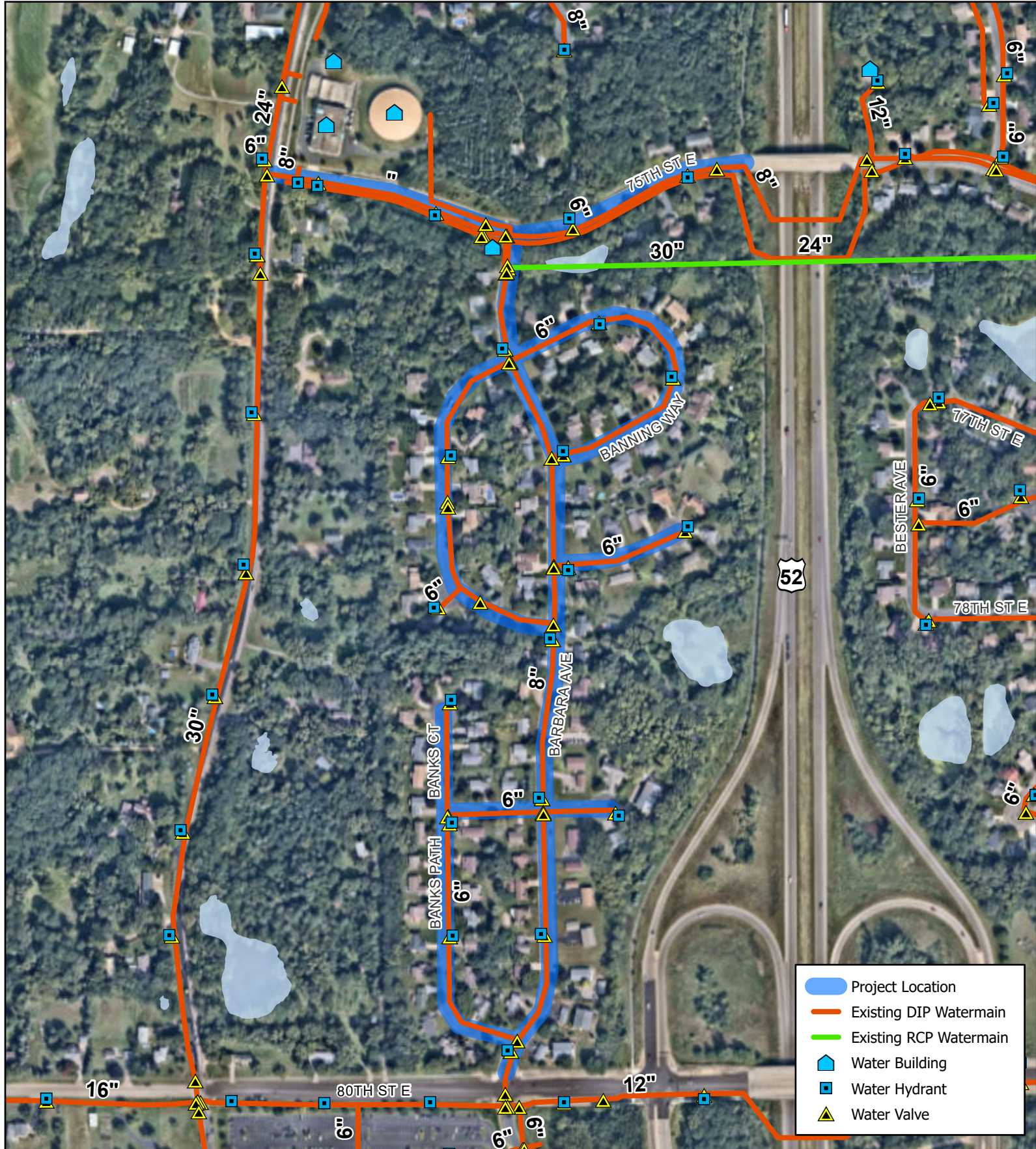


-  Project Location
-  Existing RCP Storm Sewer
-  Existing HDPE - DUALWALL Storm Sewer
-  Existing CMP Storm Sewer
-  Storm Apron
-  Storm Manhole
-  Storm Catch Basin
-  Storm Control Structure



Existing Storm Sewer Map
 2027 PMI Feasibility Study
 2027-09D Barbara Ave Area (75th to 80th)
 Inver Grove Heights, MN





	Project Location
	Existing DIP Watermain
	Existing RCP Watermain
	Water Building
	Water Hydrant
	Water Valve



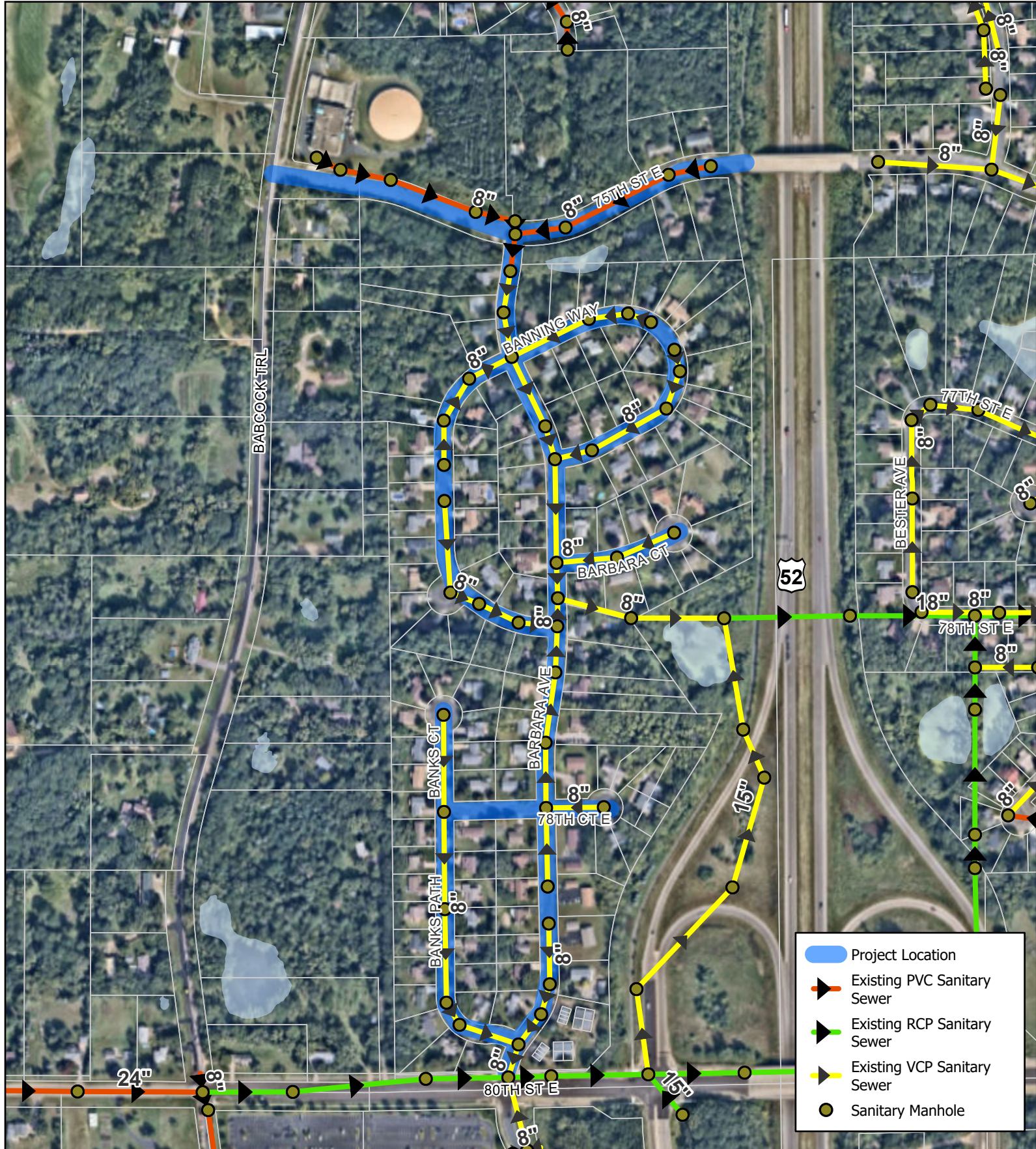
Existing Watermain Map
 2027 PMI Feasibility Study
 2027-09D Barbara Ave Area (75th to 80th)
 Inver Grove Heights, MN

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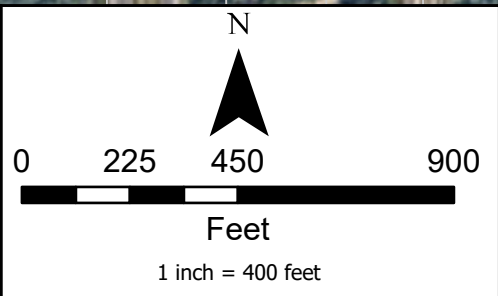
0 225 450 900

Feet

1 inch = 400 feet



Existing Sanitary Sewer Map
 2027 PMI Feasibility Study
 2027-09D Barbara Ave Area (75th to 80th)
 Inver Grove Heights, MN

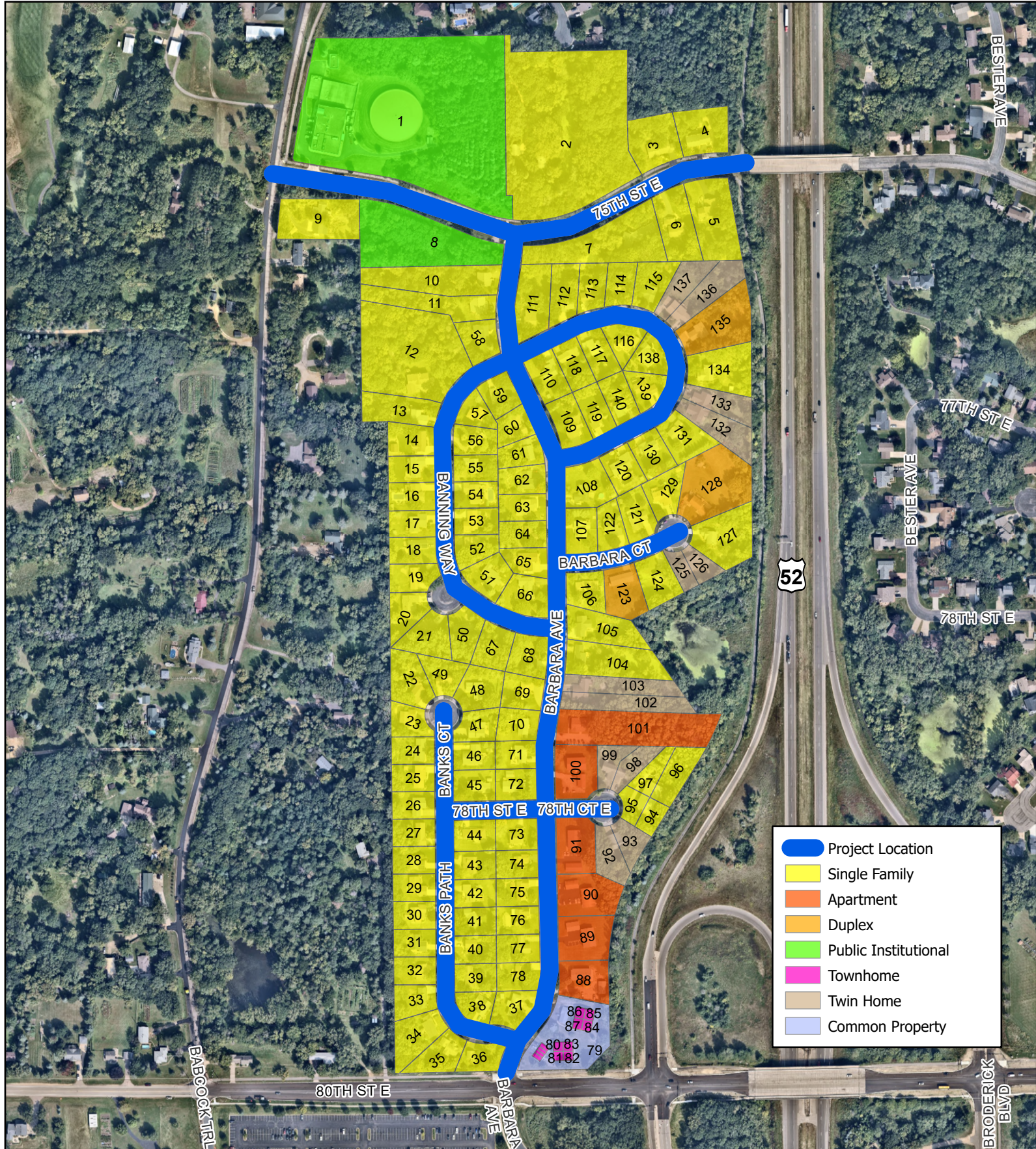










2027 PAVEMENT MANAGEMENT INITIATIVE PROJECTS
Barbara Avenue Area - CITY PROJECT NO. 2027-09D

STATEMENT OF ESTIMATED QUANTITIES											UNIT PRICE	AMOUNT	
LINE NO.	ITEM NO.	ITEM	UNIT	TOTAL QTY	STREET (FDR)	STREET (NA)	STORM SEWER (FDR)	WATER MAIN	SANITARY SEWER	Sidewalk & Trail (FDR)			
1	2021.501	MOBILIZATION	LS	0.25	0.25							\$474,000	\$118,500
2	2104.502	REMOVE CASTING	EACH	48			40		8			\$160	\$7,680
3	2101.502	CLEARING	EACH	15	15							\$300	\$4,500
4	2101.502	GRUBBING	EACH	15	15							\$300	\$4,500
5	2104.502	REMOVE HYDRANT & GATE VALVE	EACH	2				2				\$900	\$1,800
6	2104.502	REMOVE VALVE BOX	EACH	12				12				\$500	\$6,000
7	2104.502	REMOVE VALVE BOX TOP SECTION	EACH	12				12				\$200	\$2,400
8	2104.502	REMOVE GATE VALVE & BOX	EACH	1				1				\$1,000	\$1,000
9	2104.502	REMOVE DRAINAGE STRUCTURE	EACH	14			14					\$660	\$9,240
10	2104.502	SALVAGE SIGN	EACH	29	29							\$85	\$2,465
11	2104.503	REMOVE CURB & GUTTER	LF	5,205	5,205							\$9	\$46,845
12	2104.503	REMOVE SEWER PIPE (STORM)	LF	510			510					\$20	\$10,200
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	270	270							\$3	\$810
14	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	542	542							\$12	\$6,504
15	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	633	633							\$16	\$10,128
16	2104.518	REMOVE BITUMINOUS WALK	SF	34,136						34,136		\$2	\$68,272
17	2106.507	EXCAVATION - COMMON	CY	3,620	3,050	570						\$30	\$108,600
18	2106.507	EXCAVATION - SUBGRADE	CY	240	200	40						\$34	\$8,160
19	2106.507	STABILIZING AGGREGATE (CV)	CY	240	200	40						\$30	\$7,200
20	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	40	40							\$160	\$6,400
21	2130.523	WATER	MGAL	50	50							\$60	\$3,000
22	2215.504	FULL DEPTH RECLAMATION	SY	32,593	27,422	5,171						\$5	\$162,965
23	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3,C)	TON	4,120	3,470	650						\$90	\$370,800
24	2360.509	TYPE SP 19.0 NON WEARING COURSE MIX (3,C)	TON	5,030	4,110	920						\$90	\$452,700
25	2360.604	TYPE SP 9.5 WEARING COURSE MIX (3,B) (3" DRIVEWAY)	SY	542	542							\$60	\$32,520
26	2360.604	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B) (3" WALK)	SY	1,387						1,387		\$35	\$48,533
27	2506.502	CASTING ASSEMBLY	EACH	48			40		8			\$1,200	\$57,600
28	2503.503	12" RC PIPE SEWER CLASS V	LF	220			220					\$90	\$19,800
29	2503.503	15" RC PIPE SEWER CLASS V	LF	290			290					\$95	\$27,550
30	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	10			10					\$2,500	\$25,000
31	2506.502	ADJUST FRAME AND RING CASTING	EACH	39					39			\$750	\$29,250
32	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	EACH	7			7					\$5,000	\$35,000
33	2506.602	CONST DRAINAGE STRUCTURE DESIGN 2'X3'	EACH	6			6					\$3,900	\$23,400
34	2506.502	CONST DRAINAGE STRUCTURE DES 60-4020	EACH	1			1					\$6,000	\$6,000
35	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	23			23					\$3,900	\$89,700
36	2506.602	CLEAN AND FILL DRAINAGE STRUCTURE SUMP	EACH	25			25					\$2,500	\$62,500
37	2506.602	REPLACE DRAINAGE STRUCTURE TOP SLAB	EACH	10			10					\$2,200	\$22,000
38	2511.507	RANDOM RIPRAP CLASS III	CY	10			10					\$250	\$2,500
39	2531.503	CONCRETE CURB AND GUTTER DESIGN B624	LF	1,805	1,805							\$30	\$54,150
40	2531.503	CONCRETE CURB & GUTTER DESIGN D312	LF	3,400	3,400							\$30	\$102,000
41	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SY	1,166	633					533		\$84	\$97,944
42	2521.518	4" CONCRETE WALK	SF	13,535						13,535		\$8	\$108,280
43	2563.601	TRAFFIC CONTROL	LS	0.25	0.25							\$450,000	\$112,500
44	2564.518	SIGN PANELS TYPE C	SF	131	131							\$62	\$8,122
45	2564.602	SIGN PANELS TYPE SPECIAL	EACH	8	8							\$350	\$2,800
46	2573.501	STABILIZED CONSTRUCTION EXIT	LS	0.25	0.25							\$75,000	\$18,750
47	2573.502	STORM DRAIN INLET PROTECTION	EACH	45	45							\$200	\$9,000
48	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	LF	250	250							\$5	\$1,250
49	2574.507	COMPOST GRADE 2	CY	125	125							\$60	\$7,500
50	2574.508	FERTILIZER TYPE 4	LB	15	15							\$5	\$68
51	2575.504	SODDING TYPE SALT TOLERANT	SY	2,082	2,082							\$13	\$27,066
52	2575.523	RAPID STABILIZATION METHOD 3	MGAL	5	5							\$600	\$3,000
53	2575.601	LANDSCAPE CONTINGENCY	LS	0.25	0.25							\$75,000	\$18,750
54	2611.602	HYDRANT & GATE VALVE	EACH	2				2				\$10,000	\$20,000
55	2611.602	VALVE BOX	EACH	12				12				\$1,500	\$18,000
56	2611.602	VALVE BOX TOP SECTION	EACH	12				12				\$600	\$7,200
57	2611.602	8" GATE VALVE & BOX	EACH	1				1				\$7,500	\$7,500
58	2621.602	48" SANITARY SEWER MANHOLE	EACH	1					1			\$5,000	\$5,000
59	2621.602	RECONSTRUCT SANITARY SEWER MANHOLE	EACH	5					5			\$3,000	\$15,000
											TOTAL	\$2,545,902	

2027-09D (Barbara Avenue Area)

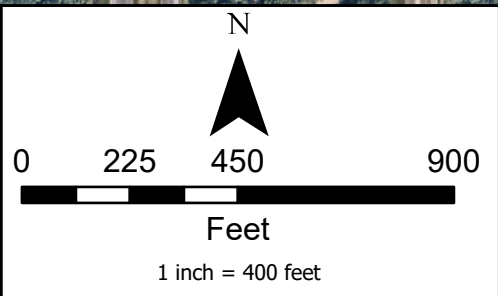
Category	Engineer's Estimate	28% LEAF	15% Contingency	Total		
Assessable Street Costs	\$ 1,577,910	\$ 441,815	\$ 236,686	\$ 2,256,411		
Assessable Sidewalk & Trail Costs	\$ 269,857	\$ 75,560	\$ 40,479	\$ 385,896		
Assessable Storm Costs	\$ 387,290	\$ 108,441	\$ 58,094	\$ 553,825		
Totals	\$ 2,235,057	\$ 625,816	\$ 335,259	\$ 3,196,131		
Fund Name	Engineer's Estimate	28% LEAF	15% Contingency	Prelim Total	Assessment Adjustment	Final Adjusted Cost
Pavement Management – Local Streets (Fund 440)⁽²⁾	\$ 1,018,310	\$ 285,127	\$ 152,747	\$ 1,456,183	\$ 211,077	\$ 1,667,260
Storm Water Capital (Fund 531)⁽²⁾	\$ 174,281	\$ 48,799	\$ 26,142	\$ 249,221	\$ 36,125	\$ 285,346
Water Capital (Fund 511)	\$ 63,900	\$ 17,892	\$ 9,585	\$ 91,377	\$ -	\$ 91,377
Sewer Capital (Fund 521)	\$ 60,130	\$ 16,836	\$ 9,020	\$ 85,986	\$ -	\$ 85,986
Special Assessments⁽²⁾	\$ 1,229,281	\$ 344,199	\$ 184,392	\$ 1,757,872	\$ (247,202)	\$ 1,510,670
Totals	\$ 2,545,902	\$ 712,853	\$ 381,885	\$ 3,640,640	\$ -	\$ 3,640,640



-  Project Location
-  Single Family
-  Apartment
-  Duplex
-  Public Institutional
-  Townhome
-  Twin Home
-  Common Property



Assessment Map
 2027 PMI Feasibility Study
 2027-09D Barbara Ave Area (75th to 80th)
 Inver Grove Heights, MN



City Project 2027-09D Barbara Ave Area (75th St to 80th St)

#	Parcel ID	Property Zoning Code & Description	Owner	Site Address	Driveway Access	Single Family Front Footage (Foot)	Non-Single Family Front Footage (Foot)	Adjusted Front Footage (Foot)	Equivalent PUD Units	Equivalent Single Family Units	Proposed Assessment	Notes
1	208350001010	P - PUBLIC INSTITUTIONAL	CITY OF INVER GROVE HTS	2015 75TH ST E	1		738	1476			-	City Property - Assessment Paid Through Pavement Management Fund Driveway Side (75th St) - 2X Length
2	200090032016	R-1C LOW DENSITY RESIDENTIAL	LEONARD P & MILDRED TSTES BELZ	7210 BABCOCK TRL		447		447		1	-	Driveway access not on project street. No assessment (Assessment Policy Sec. 5.1 Special Consideration #2)
3	201350001010	R-1C LOW DENSITY RESIDENTIAL	GREGORY S & BRENDA L ALSTERLUND	2205 75TH ST E	1	145		145		1	\$10,237	
4	201350001020	R-1C LOW DENSITY RESIDENTIAL	EILEEN M TSTE ERNST	2225 75TH ST E	1	144		144		1	\$10,237	
5	201350002030	R-1C LOW DENSITY RESIDENTIAL	JOSEPH E & ANN M WEBER	2230 75TH ST E	1	146		146		1	\$10,237	
6	201350002020	R-1C LOW DENSITY RESIDENTIAL	JAY & RHONDA SCHULZ	2210 75TH ST E	1	113		113		1	\$10,237	
7	201350002010	R-1C LOW DENSITY RESIDENTIAL	ROGER N JR ANDERSON	2190 75TH ST E	1	505		505		1	\$10,237	
8	208350002010	P - PUBLIC INSTITUTIONAL	CITY OF INVER GROVE HTS	2020 75TH ST E	1		555	1043			-	City Property - Assessment Paid Through Pavement Management Fund Driveway Side (75th St) - 2X Length Non-DW Side (Barbara Ave) - 1X Length
9	200080003010	R-1B LOW DENSITY RESIDENTIAL	DOUGLAS & JANE STEENBERG	7454 BABCOCK TRL E		253		253		1	-	Driveway access not on project street. No assessment (Assessment Policy Sec. 5.1 Special Consideration #2)
10	203640001035	R-1C LOW DENSITY RESIDENTIAL	DANIEL & ELIZABETH BARRETT	7501 BARBARA AVE	1	97		97		1	\$10,237	
11	203640001033	R-1C LOW DENSITY RESIDENTIAL	TRAVIS JEFFREY GLASRUDE	7515 BARBARA AVE	1	78		78		1	\$10,237	
12	203640001054	R-1C LOW DENSITY RESIDENTIAL	JANICE R TSTE KRUSE	7591 BANNING WAY	1	155		155		1	\$10,237	
13	203640001052	R-1C LOW DENSITY RESIDENTIAL	ARIEL LOAHR	7595 BANNING WAY	1	80		80		1	\$10,237	
14	203640001060	R-1C LOW DENSITY RESIDENTIAL	PAUL H & DEANNE TRUDEAU	7601 BANNING WAY	1	91		91		1	\$10,237	
15	203640001070	R-1C LOW DENSITY RESIDENTIAL	MARK P & PAMELA A TSTES ROESLER	7605 BANNING WAY	1	85		85		1	\$10,237	
16	203640001080	R-1C LOW DENSITY RESIDENTIAL	MICHAEL J & ANN BAILEY	7609 BANNING WAY	1	90		90		1	\$10,237	
17	203640001090	R-1C LOW DENSITY RESIDENTIAL	MICHAEL J & SARAH J SPOTT	7615 BANNING WAY	1	85		85		1	\$10,237	
18	203640001100	R-1C LOW DENSITY RESIDENTIAL	KRISTOPHER E & JENNIFER LW RICHARDSON	7621 BANNING WAY	1	85		85		1	\$10,237	
19	203640001110	R-1C LOW DENSITY RESIDENTIAL	JACOB WILLETTE	7627 BANNING WAY	1	110		110		1	\$10,237	
20	203640001120	R-1C LOW DENSITY RESIDENTIAL	DOUGLAS & MARGARET MOLLISON	7633 BANNING WAY	1	57		57		1	\$10,237	
21	203640001130	R-1C LOW DENSITY RESIDENTIAL	GREGORY P & BRENDA FLYNN	7653 BANNING WAY	1	56		56		1	\$10,237	
22	203640001260	R-1C LOW DENSITY RESIDENTIAL	NANCY NAUSED TSTE KIRCHNER	7721 BANKS CT	1	53		53		1	\$10,237	
23	203640001270	R-1C LOW DENSITY RESIDENTIAL	JACK DUANE CARLSON	7741 BANKS CT	1	98		98		1	\$10,237	
24	203640001280	R-1C LOW DENSITY RESIDENTIAL	JORGE ALANIS	7761 BANKS CT	1	87		87		1	\$10,237	
25	203640001290	R-1C LOW DENSITY RESIDENTIAL	RICHARD A STEPHAN	7781 BANKS CT	1	88		88		1	\$10,237	
26	203640001300	R-1C LOW DENSITY RESIDENTIAL	JESSICA URBINA	7801 BANKS PATH	1	87		87		1	\$10,237	
27	203640001310	R-1C LOW DENSITY RESIDENTIAL	JOEL & CHARLENE ROGNESS	7811 BANKS PATH	1	88		88		1	\$10,237	
28	203640001320	R-1C LOW DENSITY RESIDENTIAL	RONITTE R MAAS	7831 BANKS PATH	1	88		88		1	\$10,237	
29	203640001330	R-1C LOW DENSITY RESIDENTIAL	THOMAS J & KATHLEEN PLANTENBERG	7851 BANKS PATH	1	88		88		1	\$10,237	
30	203640001340	R-1C LOW DENSITY RESIDENTIAL	ELIZABETH O ADEBAYO	7871 BANKS PATH	1	88		88		1	\$10,237	
31	203640001350	R-1C LOW DENSITY RESIDENTIAL	EDWARD JOHN YOUNG	7891 BANKS PATH	1	89		89		1	\$10,237	
32	203640001360	R-1C LOW DENSITY RESIDENTIAL	CHRISTOPHER H OLSEN	7901 BANKS PATH	1	89		89		1	\$10,237	
33	203640001370	R-1C LOW DENSITY RESIDENTIAL	CYNTHIA M & MARK W ZAHN	7911 BANKS PATH	1	77		77		1	\$10,237	
34	203640001380	R-1C LOW DENSITY RESIDENTIAL	ADAM C ELLINGSON	7921 BANKS PATH	1	71		71		1	\$10,237	
35	203640001390	R-1C LOW DENSITY RESIDENTIAL	NASSIF & SAMIRA SAFI	7931 BANKS PATH	1	71		71		1	\$10,237	
36	203640001400	R-1C LOW DENSITY RESIDENTIAL	WILLIAM D SKAR	7951 BANKS PATH	1	209		209		1	\$10,237	
37	203640005080	R-1C LOW DENSITY RESIDENTIAL	JOSEPH D & LISA M GAONA	7921 BARBARA AVE	1	245		245		1	\$10,237	
38	203640005070	R-1C LOW DENSITY RESIDENTIAL	CRAIG W BELK	7930 BANKS PATH	1	172		172		1	\$10,237	
39	203640005060	R-1C LOW DENSITY RESIDENTIAL	KAITLYN L ARCHER	7910 BANKS PATH	1	90		90		1	\$10,237	
40	203640005050	R-1C LOW DENSITY RESIDENTIAL	LAURA L HOANG	7890 BANKS PATH	1	90		90		1	\$10,237	
41	203640005040	R-1C LOW DENSITY RESIDENTIAL	NICHOLAS P & MARLEE M SCHLIEF	7870 BANKS PATH	1	90		90		1	\$10,237	
42	203640005030	R-1C LOW DENSITY RESIDENTIAL	DANIEL JAMES & MORA LEE MARTINEZ	7850 BANKS PATH	1	90		90		1	\$10,237	
43	203640005020	R-1C LOW DENSITY RESIDENTIAL	RICK ALLEN TSTE KRECH	7830 BANKS PATH	1	90		90		1	\$10,237	
44	203640005010	R-1C LOW DENSITY RESIDENTIAL	THOMAS & KATHLEEN TIEMANN	2070 78TH ST E	1	234		234		1	\$10,237	
45	203640001210	R-1C LOW DENSITY RESIDENTIAL	JOHN E & BEVERLY J PETERSON	2071 78TH ST E	1	234		234		1	\$10,237	
46	203640001220	R-1C LOW DENSITY RESIDENTIAL	DAVID B & SHERRI L CARPENTER	7760 BANKS CT	1	90		90		1	\$10,237	
47	203640001230	R-1C LOW DENSITY RESIDENTIAL	LAWRENCE P OSHEA	7740 BANKS CT	1	108		108		1	\$10,237	
48	203640001240	R-1C LOW DENSITY RESIDENTIAL	PATRICK LECHNER	7720 BANKS CT	1	58		58		1	\$10,237	
49	203640001250	R-1C LOW DENSITY RESIDENTIAL	THOMAS TSTE HERDTLE	7710 BANKS CT	1	54		54		1	\$10,237	
50	203640001140	R-1C LOW DENSITY RESIDENTIAL	SUSAN D GRAY	7665 BANNING WAY	1	146		146		1	\$10,237	
51	203640002080	R-1C LOW DENSITY RESIDENTIAL	DANIEL E & SANDRA M CLIFFORD	7660 BANNING WAY	1	156		156		1	\$10,237	
52	203640002070	R-1C LOW DENSITY RESIDENTIAL	HALL PETER H TSTE	7620 BANNING WAY	1	118		118		1	\$10,237	
53	203640002060	R-1C LOW DENSITY RESIDENTIAL	MITCHELL TSTE KOHANEK	7616 BANNING WAY	1	85		85		1	\$10,237	
54	203640002050	R-1C LOW DENSITY RESIDENTIAL	BRUCE C & MARY BRUNS	7610 BANNING WAY	1	85		85		1	\$10,237	
55	203640002040	R-1C LOW DENSITY RESIDENTIAL	MICHAEL G & DIANE J BEALKA	7604 BANNING WAY	1	85		85		1	\$10,237	
56	203640002030	R-1C LOW DENSITY RESIDENTIAL	STEVEN D & TOMMIE JOHNSON	7600 BANNING WAY	1	101		101		1	\$10,237	
57	203640002020	R-1C LOW DENSITY RESIDENTIAL	RICHARD C JR & DIANE BRATTEN	7592 BANNING WAY	1	137		137		1	\$10,237	
58	203640001021	R-1C LOW DENSITY RESIDENTIAL	PAUL KIELB	7521 BARBARA AVE	1	209		209		1	\$10,237	
59	203640002010	R-1C LOW DENSITY RESIDENTIAL	JOYCE CAROL SOUTHWORTH	7580 BANNING WAY	1	228		228		1	\$10,237	
60	203640002150	R-1C LOW DENSITY RESIDENTIAL	MATTHEW J HRYNKIW	7561 BARBARA AVE	1	108		108		1	\$10,237	
61	203640002140	R-1C LOW DENSITY RESIDENTIAL	ERICK SANCHEZ BARRITA	7581 BARBARA AVE	1	100		100		1	\$10,237	
62	203640002130	R-1C LOW DENSITY RESIDENTIAL	JUSTIN & ELLEN MASSICOTTE	7601 BARBARA AVE	1	96		96		1	\$10,237	
63	203640002120	R-1C LOW DENSITY RESIDENTIAL	JOHN G & KRISTI MANSUR	7621 BARBARA AVE	1	86		86		1	\$10,237	

City Project 2027-09D Barbara Ave Area (75th St to 80th St)												
#	Parcel ID	Property Zoning Code & Description	Owner	Site Address	Driveway Access	Single Family Front Footage (Foot)	Non-Single Family Front Footage (Foot)	Adjusted Front Footage (Foot)	Equivalent PUD Units	Equivalent Single Family Units	Proposed Assessment	Notes
64	203640002110	R-1C LOW DENSITY RESIDENTIAL	THOMAS G & BEVERLY MEYER	7641 BARBARA AVE	1	86		86		1	\$10,237	
65	203640002100	R-1C LOW DENSITY RESIDENTIAL	MARY C TSTE BENNETT	7661 BARBARA AVE	1	100		100		1	\$10,237	
66	203640002090	R-1C LOW DENSITY RESIDENTIAL	TADD & STEPHANIE NICOLE THOLE	7681 BARBARA AVE	1	303		303		1	\$10,237	
67	203640001150	R-1C LOW DENSITY RESIDENTIAL	TIMOTHY W SIEGEL	7677 BANNING WAY	1	106		106		1	\$10,237	
68	203640001160	R-1C LOW DENSITY RESIDENTIAL	SFR ACQUISITIONS 3 LLC	7701 BARBARA AVE	1	244		244		1	\$10,237	
69	203640001170	R-1C LOW DENSITY RESIDENTIAL	CHARLES JAMES & KATLYN JEANNE HAUCK	7721 BARBARA AVE	1	100		100		1	\$10,237	
70	203640001180	R-1C LOW DENSITY RESIDENTIAL	MELISSA L MARZ	7741 BARBARA AVE	1	95		95		1	\$10,237	
71	203640001190	R-1C LOW DENSITY RESIDENTIAL	MICHAEL L & DEBORAH PATE	7761 BARBARA AVE	1	90		90		1	\$10,237	
72	203640001200	R-1C LOW DENSITY RESIDENTIAL	MARCUS RAMON EDWARDS	2081 78TH ST E	1	232		232		1	\$10,237	
73	203640005140	R-1C LOW DENSITY RESIDENTIAL	EDWARD J & DANA M WHALEY	2080 78TH ST E	1	233		233		1	\$10,237	
74	203640005130	R-1C LOW DENSITY RESIDENTIAL	JAMES LEON MARTIN	7821 BARBARA AVE	1	90		90		1	\$10,237	
75	203640005120	R-1C LOW DENSITY RESIDENTIAL	DEAN A & CONNIE M MARTINEK	7841 BARBARA AVE	1	90		90		1	\$10,237	
76	203640005110	R-1C LOW DENSITY RESIDENTIAL	FATUMA GETAHUN	7861 BARBARA AVE	1	90		90		1	\$10,237	
77	203640005100	R-1C LOW DENSITY RESIDENTIAL	ROLLAND A & COLLEEN M ECK	7881 BARBARA AVE	1	90		90		1	\$10,237	
78	203640005090	R-1C LOW DENSITY RESIDENTIAL	AARON LEHMANN	7901 BARBARA AVE	1	90		90		1	\$10,237	
79			GLENDALE TOWNHOMES (8 TOWNHOMES)									
80	203025001131	R-3B HIGH DENSITY RESIDENTIAL	JACOB MCGINTY	7948 BARBARA AVE	2		278	555	1		\$6,249	Total Assessment shared equally amongst the 8 townhomes lots of Glendale Townhomes
81	203025001141	R-3B HIGH DENSITY RESIDENTIAL	SANDRA J TURPIN	7950 BARBARA AVE					1	\$6,249		
82	203025001151	R-3B HIGH DENSITY RESIDENTIAL	MICHAEL TERRY	7952 BARBARA AVE					1	\$6,249		
83	203025001161	R-3B HIGH DENSITY RESIDENTIAL	ROBERT D JAMES	7954 BARBARA AVE					1	\$6,249		
84	203025001070	R-3B HIGH DENSITY RESIDENTIAL	SHARICE A ZACCARDI	7930 BARBARA AVE					1	\$6,249		
85	203025001080	R-3B HIGH DENSITY RESIDENTIAL	PAMELA J DRONEN	7924 BARBARA AVE					1	\$6,249		
86	203025001050	R-3B HIGH DENSITY RESIDENTIAL	PETER JANSEN	7926 BARBARA AVE					1	\$6,249		
87	203025001060	R-3B HIGH DENSITY RESIDENTIAL	GOOD DOMUS SUB VI LLC	7928 BARBARA AVE					1	\$6,249		
88	203640004350	R-3B HIGH DENSITY RESIDENTIAL	JACOB BECKER	7912 BARBARA AVE E	1		108	217	-		\$19,500	Apartment
89	203640004340	R-3C HIGH DENSITY RESIDENTIAL	JAMES FRANCIS HICKEY	7870 BARBARA AVE	1		143	285	-		\$25,697	Apartment
90	203640004330	R-3B HIGH DENSITY RESIDENTIAL	JOSHUA HOLKUP	7840 BARBARA AVE E	1		135	270	-		\$24,304	Apartment
91	203640004320	R-3C HIGH DENSITY RESIDENTIAL	JAMES F HICKEY	7810 BARBARA AVE	2		314	627	-		\$56,483	Apartment Driveway Sides - 2X Length
92	203640004311	R-3A HIGH DENSITY RESIDENTIAL	SAMANTHA BARBER	2140 78TH CT E	1	50		50		1	\$10,237	Twin Home - 1 unit
93	203640004312	R-3A HIGH DENSITY RESIDENTIAL	JOAN HOOGENAKKER	2156 78TH CT E	1	41		41		1	\$10,237	Twin Home - 1 unit
			INVER GROVE ESTATES (4 UNITS)									
94	203640004303	R-3A HIGH DENSITY RESIDENTIAL	MOMODOU JALLOW	2167 78TH CT E	1	80		80		1	\$10,237	1 Single Family equivalent unit
95	203640004304	R-3A HIGH DENSITY RESIDENTIAL	JESSIE VEGA	2163 78TH CT E						1	\$10,237	1 Single Family equivalent unit
96	203640004302	R-3A HIGH DENSITY RESIDENTIAL	RICARDO A MORILLO PATRICIO	2169 78TH CT E						1	\$10,237	1 Single Family equivalent unit
97	203640004301	R-3A HIGH DENSITY RESIDENTIAL	LARRY W & DAVID WAYNE PARKS	2165 78TH CT E						1	\$10,237	1 Single Family equivalent unit
98	203640004292	R-3A HIGH DENSITY RESIDENTIAL	TROY K BETCHER	2149 78TH CT E	1	29		29		1	\$10,237	Twin Home - 1 unit
99	203640004291	R-3A HIGH DENSITY RESIDENTIAL	JASON PLOWMAN	2133 78TH CT E	1	40		40		1	\$10,237	Twin Home - 1 unit
100	203640004280	R-3B HIGH DENSITY RESIDENTIAL	1031 SUNRISE PROPERTIES LLC	2113 78TH CT E	1		321	497	-		\$44,705	Apartment Driveway Side - 2X Length Non-DW Side - 1X Length
101	203640004270	R-3A HIGH DENSITY RESIDENTIAL	JAYMES P BEZDICEK	7740 BARBARA AVE	1		114	229	-		\$20,599	Apartment
102	203640004262	R-3A HIGH DENSITY RESIDENTIAL	THOMAS GREENGARD	7730 BARBARA AVE	1	57		57		1	\$10,237	Twin Home - 1 unit
103	203640004261	R-3A HIGH DENSITY RESIDENTIAL	KOFFI J ALISSUTIN	7720 BARBARA AVE	1	57		57		1	\$10,237	Twin Home - 1 unit
104	203640004250	R-3A HIGH DENSITY RESIDENTIAL	JEREMY R REEM	7710 BARBARA AVE	1	112		112		1	\$10,237	Single Family House
105	203640004240	R-3A HIGH DENSITY RESIDENTIAL	STEVEN J & VALERI J ZEILINGER	7690 BARBARA AVE	1	112		112		1	\$10,237	Single Family House
106	203640004230	R-2 MEDIUM DENSITY RESIDENTIAL	SAMANTHA GONZAGA	7670 BARBARA CT	1	220		220		1	\$10,237	Single Family House
107	203640004140	R-1C LOW DENSITY RESIDENTIAL	PETER J KOSKI	7640 BARBARA AVE	1	249		249		1	\$10,237	
108	203640004130	R-1C LOW DENSITY RESIDENTIAL	KOREY & MICHELLE KERN	7610 BARBARA AVE	1	244		244		1	\$10,237	
109	203640003020	R-1C LOW DENSITY RESIDENTIAL	DEAN R RECHTZIGEL	7504 BANNING WAY	1	260		260		1	\$10,237	
110	203640003010	R-1C LOW DENSITY RESIDENTIAL	TRACY R CHRISTOPHERSON	7576 BANNING WAY	1	252		252		1	\$10,237	
111	203640004010	R-1C LOW DENSITY RESIDENTIAL	JEFFREY L & DEBRA L MCGRATH	7502 BARBARA AVE	1	367		367		1	\$10,237	
112	203640004020	R-1C LOW DENSITY RESIDENTIAL	MELISSA LEE SCHWAB	7567 BANNING WAY	1	100		100		1	\$10,237	
113	203640004030	R-1C LOW DENSITY RESIDENTIAL	WILLIAM S PERRIN	7561 BANNING WAY	1	91		91		1	\$10,237	
114	203640004040	R-1C LOW DENSITY RESIDENTIAL	STEVE & NICOLE ERRANTE	7555 BANNING WAY	1	88		88		1	\$10,237	
115	203640004050	R-1C LOW DENSITY RESIDENTIAL	JENNA K SOBECK	7549 BANNING WAY	1	74		74		1	\$10,237	
116	203640003070	R-1C LOW DENSITY RESIDENTIAL	HP MINNESOTA I LLC	7550 BANNING WAY	1	157		157		1	\$10,237	
117	203640003080	R-1C LOW DENSITY RESIDENTIAL	DONALD V & JACILYN L VOGEL	7562 BANNING WAY	1	84		84		1	\$10,237	
118	203640003090	R-1C LOW DENSITY RESIDENTIAL	JORGE ANTONIO GUEVARA	7570 BANNING WAY	1	87		87		1	\$10,237	
119	203640003030	R-1C LOW DENSITY RESIDENTIAL	EVAN B & MARYBETH S STOLTZ	7508 BANNING WAY	1	86		86		1	\$10,237	
120	203640004120	R-1C LOW DENSITY RESIDENTIAL	ANTHONY ROBERT DUBEJ	7507 BANNING WAY	1	103		103		1	\$10,237	
121	203640004160	R-1C LOW DENSITY RESIDENTIAL	GREGORY & CATHERINE WEIK	7648 BARBARA CT	1	124		124		1	\$10,237	
122	203640004150	R-1C LOW DENSITY RESIDENTIAL	PETER D TSTE SWANSON	7644 BARBARA CT	1	105		105		1	\$10,237	
123	203640004220	R-2 MEDIUM DENSITY RESIDENTIAL	DAVID D & JESSICA A DONNELLY	7666 BARBARA CT	1	100		100		2	\$20,474	Duplex - 2 units
124	203640004210	R-2 MEDIUM DENSITY RESIDENTIAL	LORA L FLAHERTY	7662 BARBARA CT	1	100		100		1	\$10,237	
125	203640004202	R-2 MEDIUM DENSITY RESIDENTIAL	DCCDA SECTION 18 LLC	7660 BARBARA CT	1	62		62		1	\$10,237	Twin Home - 1 unit
126	203640004201	R-2 MEDIUM DENSITY RESIDENTIAL	DCCDA SECTION 18 LLC	7658 BARBARA CT	1	31		31		1	\$10,237	Twin Home - 1 unit
127	203640004190	R-2 MEDIUM DENSITY RESIDENTIAL	DREW P & JILL R KOCK	7656 BARBARA CT	1	61		61		1	\$10,237	

City Project 2027-09D Barbara Ave Area (75th St to 80th St)												
#	Parcel ID	Property Zoning Code & Description	Owner	Site Address	Driveway Access	Single Family Front Footage (Foot)	Non-Single Family Front Footage (Foot)	Adjusted Front Footage (Foot)	Equivalent PUD Units	Equivalent Single Family Units	Proposed Assessment	Notes
128	203640004180	R-2 MEDIUM DENSITY RESIDENTIAL	MARVIN G & VICKI M SCHUSTER	7654 BARBARA CT	2	60		60		2	\$20,474	Duplex - 2 units
129	203640004170	R-1C LOW DENSITY RESIDENTIAL	DAVID P & MONICA H KOCHSIEK	7652 BARBARA CT	1	70		70		1	\$10,237	
130	203640004110	R-1C LOW DENSITY RESIDENTIAL	ARTURO SANCHEZ	7513 BANNING WAY	1	103		103		1	\$10,237	
131	203640004100	R-1C LOW DENSITY RESIDENTIAL	GLENN C BURKE	7521 BANNING WAY	1	85		85		1	\$10,237	
132	203640004091	R-2 MEDIUM DENSITY RESIDENTIAL	KHANTHALY LYON	7523 BANNING WAY	1	44		44		1	\$10,237	Twin Home - 1 unit
133	203640004092	R-2 MEDIUM DENSITY RESIDENTIAL	NANCY J DEROY	7525 BANNING WAY	1	46		46		1	\$10,237	Twin Home - 1 unit
134	203640004080	R-2 MEDIUM DENSITY RESIDENTIAL	NICOLE HALVERSON	7531 BANNING WAY	1	90		90		1	\$10,237	
135	203640004070	R-2 MEDIUM DENSITY RESIDENTIAL	JO RENTALS LLC	7535 BANNING WAY	1	88		88		2	\$20,474	Duplex - 2 units
136	203640004062	R-2 MEDIUM DENSITY RESIDENTIAL	MARTAVIUS SIMMONS	7541 BANNING WAY	1	44		44		1	\$10,237	Twin Home - 1 unit
137	203640004061	R-2 MEDIUM DENSITY RESIDENTIAL	FAMI HASSEN	7543 BANNING WAY	1	46		46		1	\$10,237	Twin Home - 1 unit
138	203640003060	R-1C LOW DENSITY RESIDENTIAL	ANDREA GITS	7540 BANNING WAY	1	166		166		1	\$10,237	
139	203640003050	R-1C LOW DENSITY RESIDENTIAL	RICHARD A & BARBARA J HENDRICKSON	7518 BANNING WAY	1	159		159		1	\$10,237	
140	203640003040	R-1C LOW DENSITY RESIDENTIAL	HPA II BORROWER 2020-1 GA LLC	7512 BANNING WAY	1	85		85		1	\$10,237	
Totals					130	14,330	2,706	19,529	8	126	\$1,510,670	

IGH STREET & STORM ASSESSMENT (FULL DEPTH RECLAMATION) ASSESSMENT RATE CALCULATIONS			
A	TOTAL ELIGIBLE STREET & STORM COSTS	\$3,196,131	Public Improvement Cost (Street & Storm Only)
B	ASSESSABLE STREET & STORM COSTS	\$1,757,872	= Line A x 55%
C	TOTAL PROJECT ADJUSTED FRONT FOOTAGE (LF)	19,529	From Table Above (Total Adjusted Front Footage)
D	NET ASSESSMENT RATE PER ADJUSTED FRONT FOOTAGE (\$/LF)	\$90.01	= Line B / Line C
E	FRONT FOOTAGE OF SINGLE FAMILY RESIDENTIAL PARCELS (LF)	14,330	From Table Above (Total of Single Family Front Footage)
F	ASSESSMENT APPLIED TO SINGLE FAMILY PARCELS	\$1,289,864	= Line D x Line E
G	NUMBER OF SINGLE FAMILY RESIDENTIAL UNITS	126	From Table Above (Total Equivalent Single Family Residential Units)
H	ASSESSMENT RATE PER RESIDENTIAL UNIT	\$10,237	= Line F / Line G

Appendix C

2027-09E Boyd Ave and 75th St Area (70th St to 80th St)

2027-09E Proposed Rehabilitation Map

2027-09E Existing Storm Sewer Map

2027-09E Existing Water Map

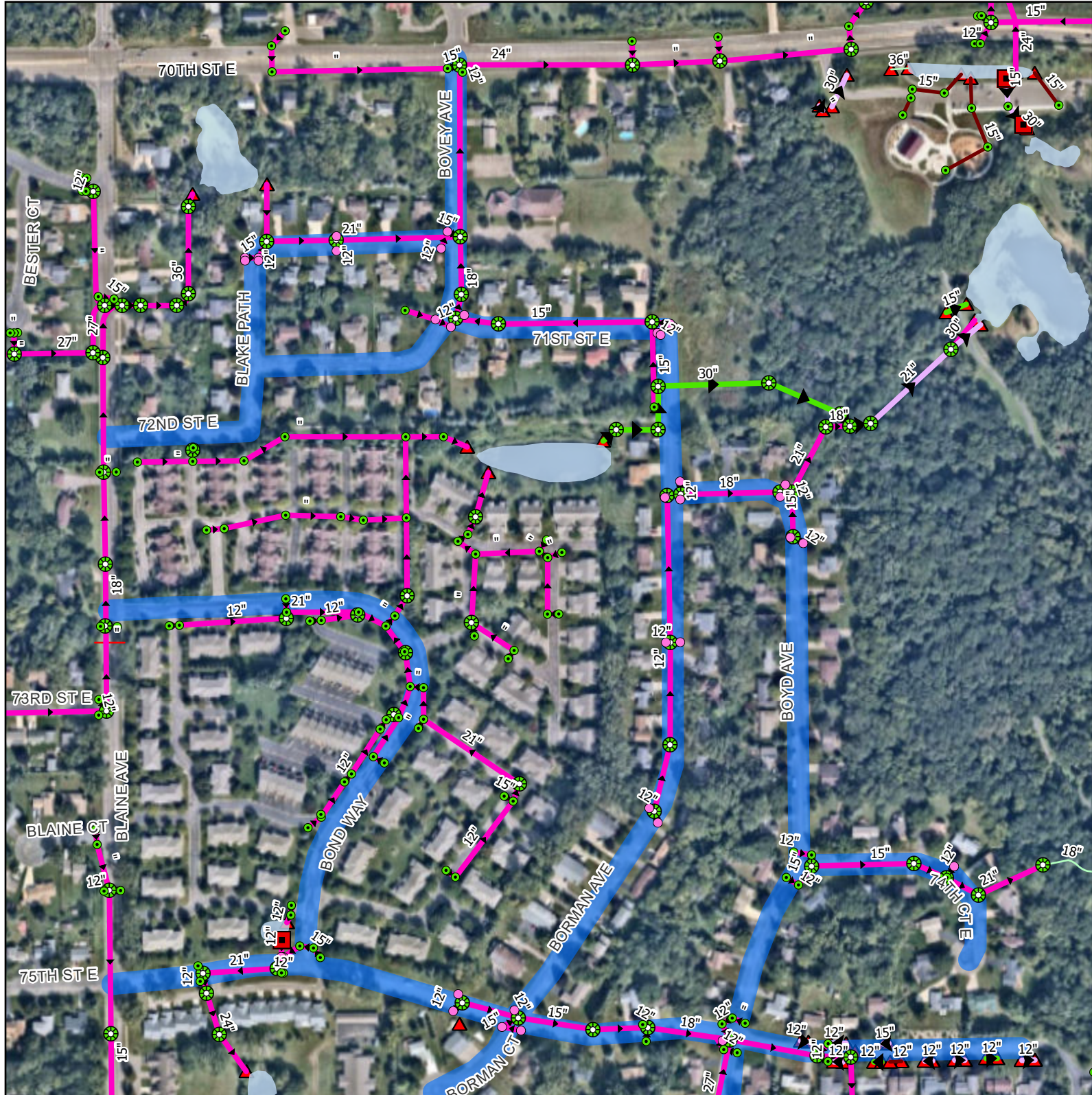
2027-09E Existing Sanitary Sewer Map













2027-09E 75th St Typical Section

2027-09E Opinion of Probable Cost

2027-09E Assessment Map

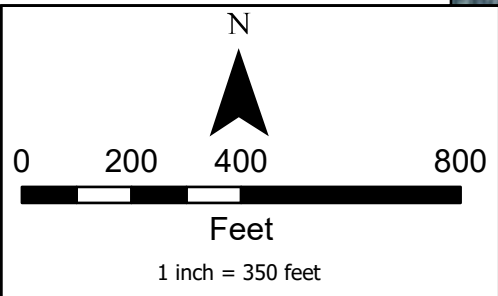
2027-09E Preliminary Assessment Roll



- | | | | | |
|---|--|---|--|---|
|  Project Location |  Existing HDPE - DUALWALL Storm Sewer |  Existing HDPE - SOLIDWALL Storm Sewer |  Unknown |  Storm Environmental Structure |
|  Existing RCP Storm Sewer |  Existing CMP Storm Sewer |  Existing PVC Storm Sewer |  Storm Apron |  Storm Catch Basin |
| | | |  Storm Manhole |  Storm Control Structure |



Existing Storm Sewer Map
 2027 PMI Feasibility Study
 2027-09E Boyd Ave and 75th St Area
 (80th to 70th)
 Inver Grove Heights, MN

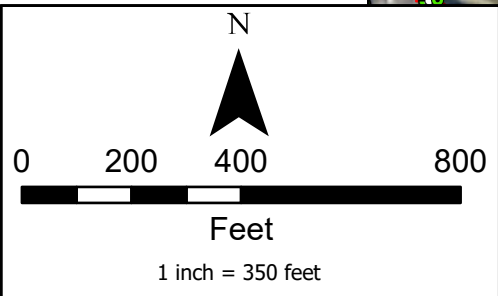


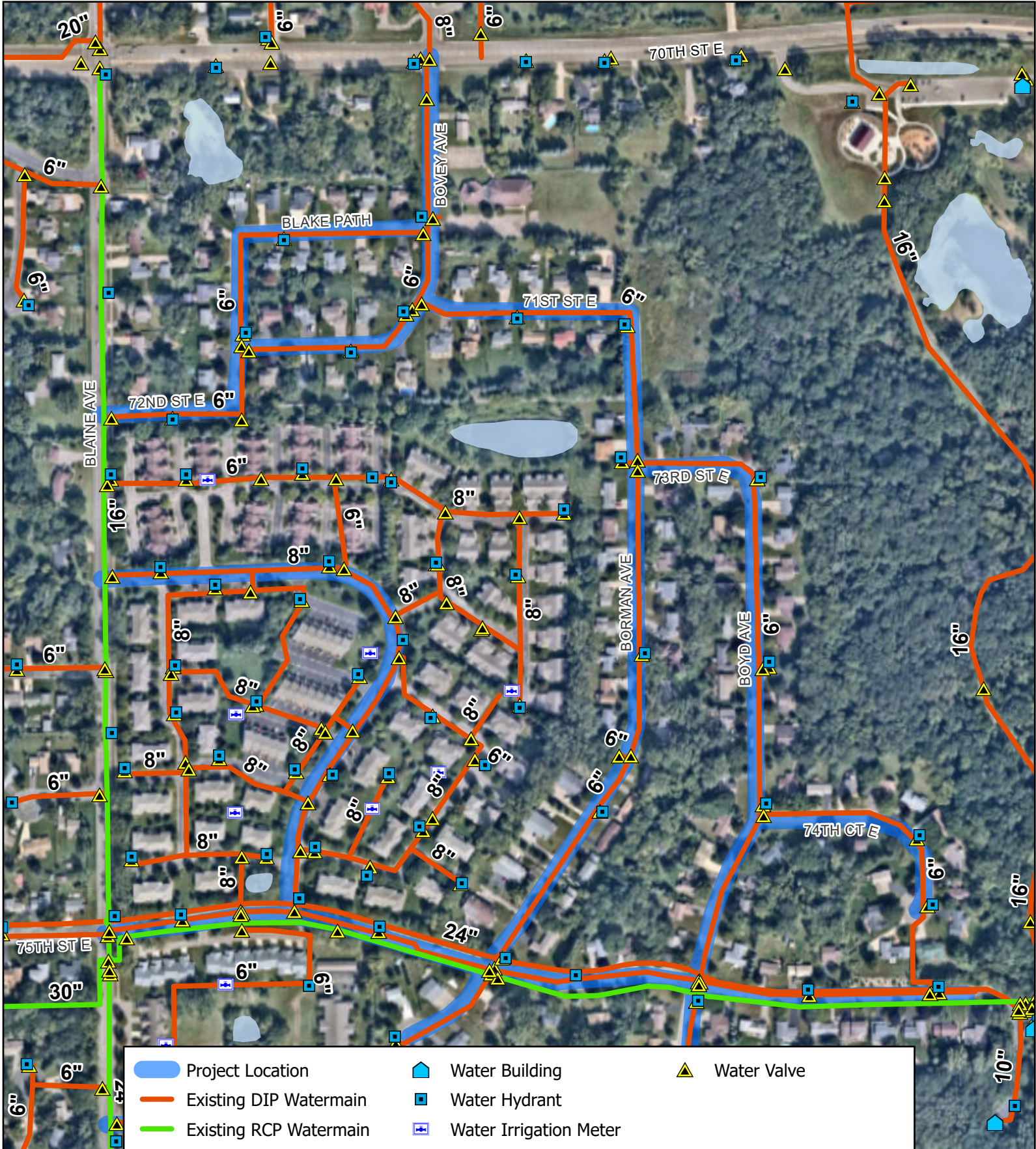


Project Location	Existing HDPE - DUALWALL Storm Sewer	Existing DIP Storm Sewer	Existing PVC Storm Sewer	Storm Environmental Structure
Existing RCP Storm Sewer	Existing CMP Storm Sewer	Existing HDPE - SOLIDWALL Storm Sewer	Unknown	Storm Catch Basin
			Storm Apron	Storm Control Structure
			Storm Manhole	

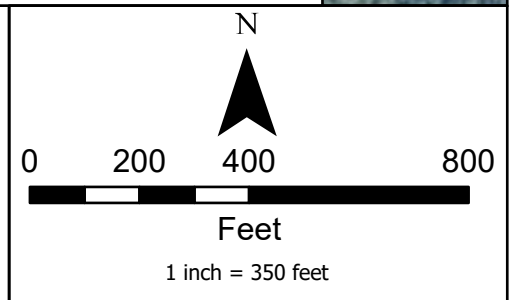


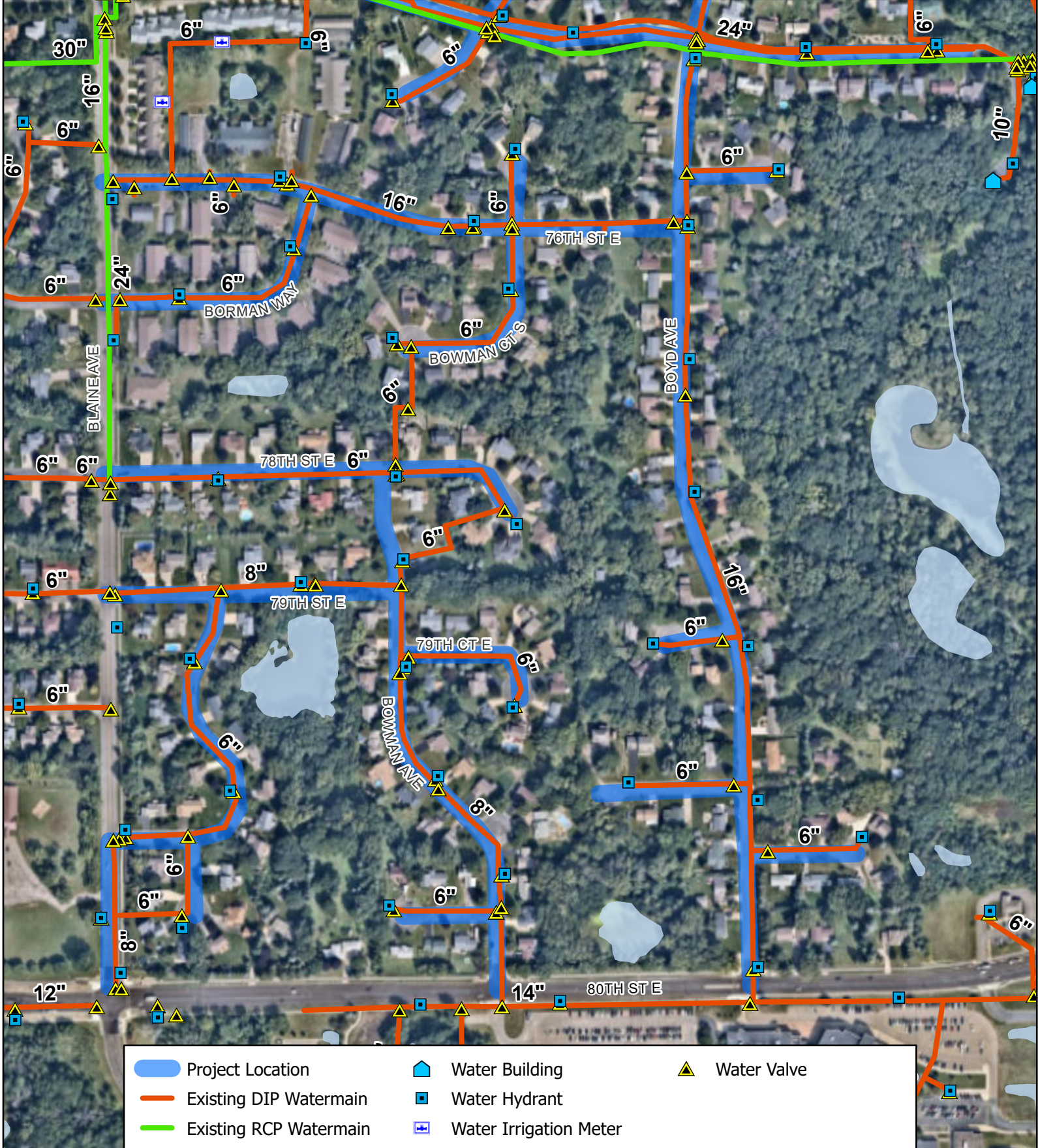
Existing Storm Sewer Map
 2027 PMI Feasibility Study
 2027-09E Boyd Ave and 75th St Area
 (80th to 70th)
 Inver Grove Heights, MN



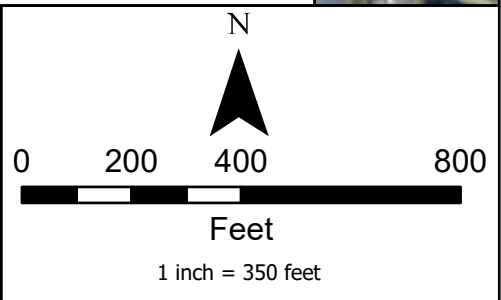


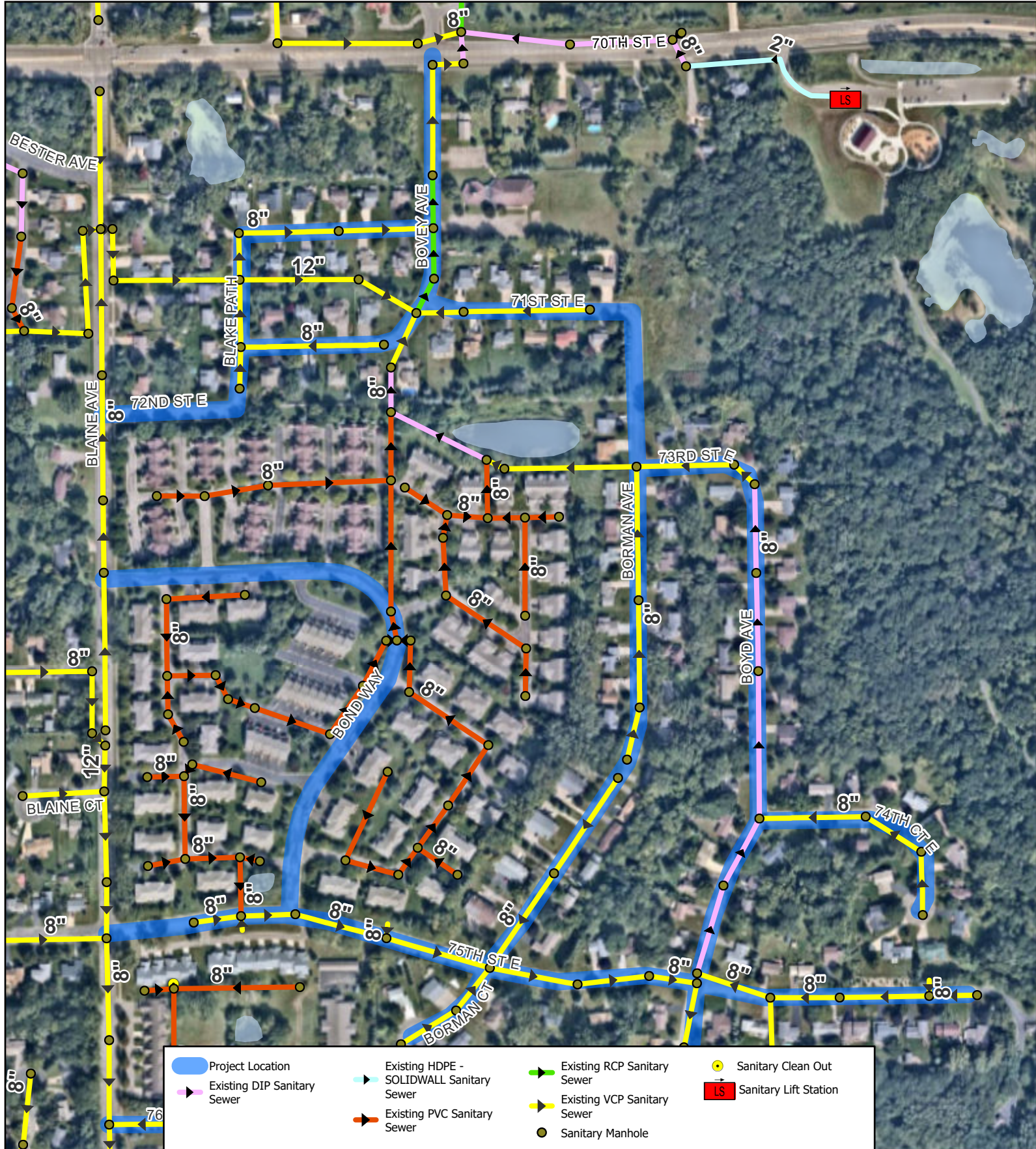
Existing Watermain Map
 2027 PMI Feasibility Study
 2027-09E Boyd Ave and 75th St Area
 (80th to 70th)
 Inver Grove Heights, MN





Existing Watermain Map
 2027 PMI Feasibility Study
 2027-09E Boyd Ave and 75th St Area
 (80th to 70th)
 Inver Grove Heights, MN

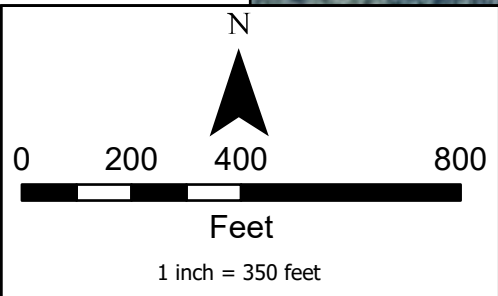


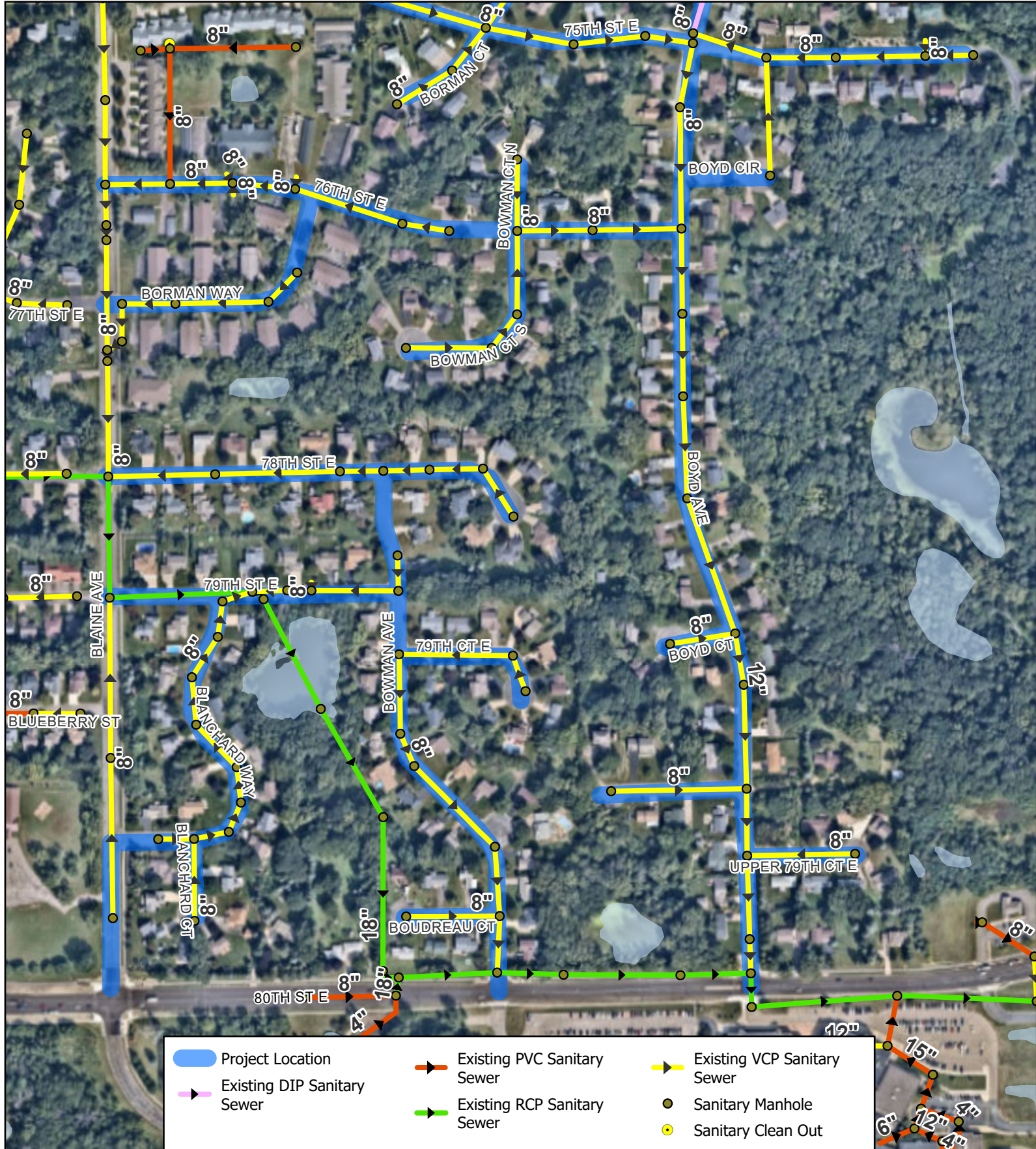


Project Location	Existing HDPE - SOLIDWALL Sanitary Sewer	Existing RCP Sanitary Sewer	Sanitary Clean Out
Existing DIP Sanitary Sewer	Existing VCP Sanitary Sewer	Sanitary Manhole	Sanitary Lift Station
Existing PVC Sanitary Sewer			



Existing Sanitary Sewer Map
 2027 PMI Feasibility Study
 2027-09E Boyd Ave and 75th St Area
 (80th to 70th)
 Inver Grove Heights, MN

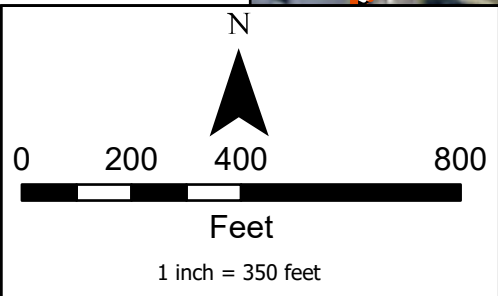


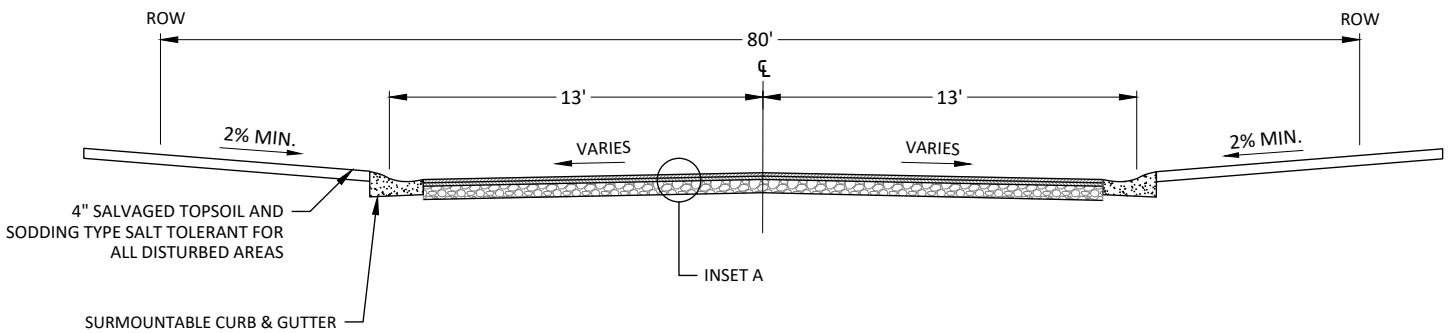


	Project Location		Existing PVC Sanitary Sewer		Existing VCP Sanitary Sewer
	Existing DIP Sanitary Sewer		Existing RCP Sanitary Sewer		Sanitary Manhole
					Sanitary Clean Out

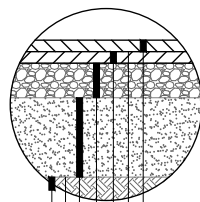


Existing Sanitary Sewer Map
 2027 PMI Feasibility Study
 2027-09E Boyd Ave and 75th St Area
 (80th to 70th)
 Inver Grove Heights, MN





75TH STREET
TYPICAL SECTION - RECONSTRUCT



- 2" WEARING COURSE (SPWEB330C)
- BITUMINOUS TACK COAT (2357) (INCIDENTAL)
- 2" NON-WEARING COURSE (SPNWC330C)
- 6" AGGREGATE BASE (CLASS 5)
- 24" SELECT GRANULAR MATERIAL
- GEOTEXTILE FABRIC (MnDOT TYPE V)
- COMPACTED SUBGRADE

INSET A: 4" PAVEMENT
 NOT TO SCALE



CITY OF INVER GROVE HEIGHTS
 PUBLIC WORKS ENGINEERING DIVISION

75TH ST TYPICAL SECTION

Revised 04/26

2027 PAVEMENT MANAGEMENT INITIATIVE PROJECTS
 Boyd Avenue Area - CITY PROJECT NO. 2027-09E

STATEMENT OF ESTIMATED QUANTITIES												UNIT PRICE	AMOUNT	
LINE NO.	ITEM NO.	ITEM	UNIT	TOTAL QTY	STREET (FDR)	STREET (NA)	STORM SEWER (FDR)	WATER MAIN	SANITARY SEWER	Sidewalk & Trail (FDR)				
1	2021.501	MOBILIZATION	LS	0.57	0.57								\$474,000.00	\$ 270,180
2	2104.502	REMOVE CASTING	EACH	160									\$160.00	\$ 25,600
3	2101.502	CLEARING	EACH	10	10		130			30			\$300.00	\$ 3,000
4	2101.502	GRUBBING	EACH	10	10								\$300.00	\$ 3,000
5	2104.502	REMOVE HYDRANT & GATE VALVE	EACH	11					11				\$900.00	\$ 9,900
6	2104.502	REMOVE VALVE BOX	EACH	37					37				\$500.00	\$ 18,500
7	2104.502	REMOVE VALVE BOX TOP SECTION	EACH	37					37				\$200.00	\$ 7,400
8	2104.502	REMOVE GATE VALVE & BOX	EACH	6						6			\$1,000.00	\$ 6,000
9	2104.502	REMOVE DRAINAGE STRUCTURE	EACH	35									\$660.00	\$ 23,100
10	2104.502	SALVAGE SIGN	EACH	115	115								\$85.00	\$ 9,775
11	2104.503	REMOVE CURB & GUTTER	LF	18,380	18,380								\$9.00	\$ 165,420
12	2104.503	REMOVE SEWER PIPE (STORM)	LF	720				720					\$20.00	\$ 14,400
13	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	1,045	1,045								\$3.00	\$ 3,135
14	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	900	900								\$12.00	\$ 10,800
15	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	900	900								\$16.00	\$ 14,400
16	2104.504	REMOVE BITUMINOUS WALK	SF	8,800							8,800		\$2.00	\$ 17,600
17	2106.507	EXCAVATION - COMMON	CY	9,610	8,230	1,380							\$30.00	\$ 288,300
18	2106.507	EXCAVATION - SUBGRADE	CY	640	550	90							\$34.00	\$ 21,760
19	2106.507	STABILIZING AGGREGATE (CV)	CY	640	550	90							\$30.00	\$ 19,200
20	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	100	100								\$160.00	\$ 16,000
21	2130.523	WATER	MGAL	125	125								\$60.00	\$ 7,500
22	2215.504	FULL DEPTH RECLAMATION	SY	86,465	74,050	12,415							\$5.00	\$ 432,325
23	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3,C)	TON	10,940	9,370	1,570							\$90.00	\$ 984,600
24	2360.509	TYPE SP 19.0 NON WEARING COURSE MIX (3,C)	TON	11,890	10,040	1,850							\$90.00	\$ 1,070,100
25	2360.604	TYPE SP 9.5 WEARING COURSE MIX (3,B) (3" DRIVEWAY)	SY	900	900								\$60.00	\$ 54,000
26	2360.604	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B) (3" WALK)	SY	978							978		\$35.00	\$ 34,222
27	2506.502	CASTING ASSEMBLY	EACH	170			140			30			\$1,200.00	\$ 204,000
28	2503.503	12" RC PIPE SEWER CLASS V	LF	656			656						\$90.00	\$ 59,040
29	2503.503	15" RC PIPE SEWER CLASS V	LF	32			32						\$95.00	\$ 3,040
30	2503.503	18" RC PIPE SEWER CLASS V	LF	16			16						\$100.00	\$ 1,600
31	2503.503	24" RC PIPE SEWER CLASS III	LF	16			16						\$120.00	\$ 1,920
32	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	35			35						\$2,500.00	\$ 87,500
33	2506.502	ADJUST FRAME AND RING CASTING	EACH	158			35			123			\$750.00	\$ 118,500
34	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	EACH	30			30						\$5,000.00	\$ 150,000
35	2506.602	CONST DRAINAGE STRUCTURE DESIGN 2'X3'	EACH	9			9						\$3,900.00	\$ 35,100
36	2506.502	CONST DRAINAGE STRUCTURE DES 60-4020	EACH	3			3						\$6,000.00	\$ 18,000
37	2506.502	CONST DRAINAGE STRUCTURE DES 72-4020	EACH	1			1						\$8,000.00	\$ 8,000
38	2506.602	REPAIR DRAINAGE STRUCTURE	EACH	10			10						\$1,600.00	\$ 16,000
39	2506.602	CLEAN AND FILL DRAINAGE STRUCTURE SUMP	EACH	62			62						\$2,500.00	\$ 155,000
40	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	22			22						\$3,900.00	\$ 85,800
41	2511.507	RANDOM RIPRAP CLASS III	CY	30			30						\$250.00	\$ 7,500
42	2531.503	CONCRETE CURB AND GUTTER DESIGN B624	LF	6,890	6,890								\$30.00	\$ 206,700
43	2531.503	CONCRETE CURB & GUTTER DESIGN D312	LF	11,490	11,490								\$30.00	\$ 344,700
44	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SY	900	900								\$84.00	\$ 75,600
45	2563.601	TRAFFIC CONTROL	LS	1	0.57								\$450,000.00	\$ 256,500
46	2564.518	SIGN PANELS TYPE C	SF	400	400								\$62.00	\$ 24,800
47	2564.602	SIGN PANELS TYPE SPECIAL	EACH	20	20								\$350.00	\$ 7,000
48	2573.501	STABILIZED CONSTRUCTION EXIT	LS	1	0.57								\$75,000.00	\$ 42,750
49	2573.502	STORM DRAIN INLET PROTECTION	EACH	140	140								\$200.00	\$ 28,000
50	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	LF	1,000	1,000								\$5.00	\$ 5,000
51	2574.507	COMPOST GRADE 2	CY	500	500								\$60.00	\$ 30,000
52	2574.508	FERTILIZER TYPE 4	LB	15	15								\$4.50	\$ 68
53	2575.504	SODDING TYPE SALT TOLERANT	SY	5,000	5,000								\$13.00	\$ 65,000
54	2575.523	RAPID STABILIZATION METHOD 3	MGAL	15	15								\$600.00	\$ 9,000
55	2575.601	LANDSCAPE CONTINGENCY	LS	1	0.57								\$75,000.00	\$ 42,750
56	2582.503	12" SOLID LINE PAINT	LF	200	200								\$10.00	\$ 2,000
57	2582.503	24" SOLID LINE PAINT	LF	50	50								\$10.00	\$ 500
58	2611.602	ADJUST VALVE BOX	EACH	9					9				\$620.00	\$ 5,580
59	2611.602	HYDRANT & GATE VALVE	EACH	11					11				\$10,000.00	\$ 110,000
60	2611.602	VALVE BOX	EACH	37					37				\$1,500.00	\$ 55,500
61	2611.602	VALVE BOX TOP SECTION	EACH	37					37				\$600.00	\$ 22,200
62	2611.602	8" GATE VALVE & BOX	EACH	6					6				\$7,500.00	\$ 45,000
63	2503.603	LINING SEWER PIPE 8"	LF	1,600						1,600			\$50.00	\$ 80,000
64	2621.603	8" PVC PIPE SEWER SDR 26	LF	800						800			\$60.00	\$ 48,000
65	2621.602	48" DIAMETER SANITARY SEWER MANHOLE	EACH	4						4			\$5,000.00	\$ 20,000
66	2621.602	CONNECT TO EXISTING SANITARY SEWER	EACH	8						8			\$1,500.00	\$ 12,000
67	2621.602	CONNECT TO EXISTING SANITARY SEWER SERVICE	EACH	30						30			\$300.00	\$ 9,000
68	2621.602	CONNECT TO EXISTING MANHOLES (SAN)	EACH	8						8			\$1,500.00	\$ 12,000
69	2621.602	RECONSTRUCT SANITARY SEWER MANHOLE	EACH	2						2			\$3,000.00	\$ 6,000
												TOTAL	\$ 6,046,865	

2027 PAVEMENT MANAGEMENT INITIATIVE PROJECTS
 Boyd Avenue Area (RECON) - CITY PROJECT NO. 2027-09E

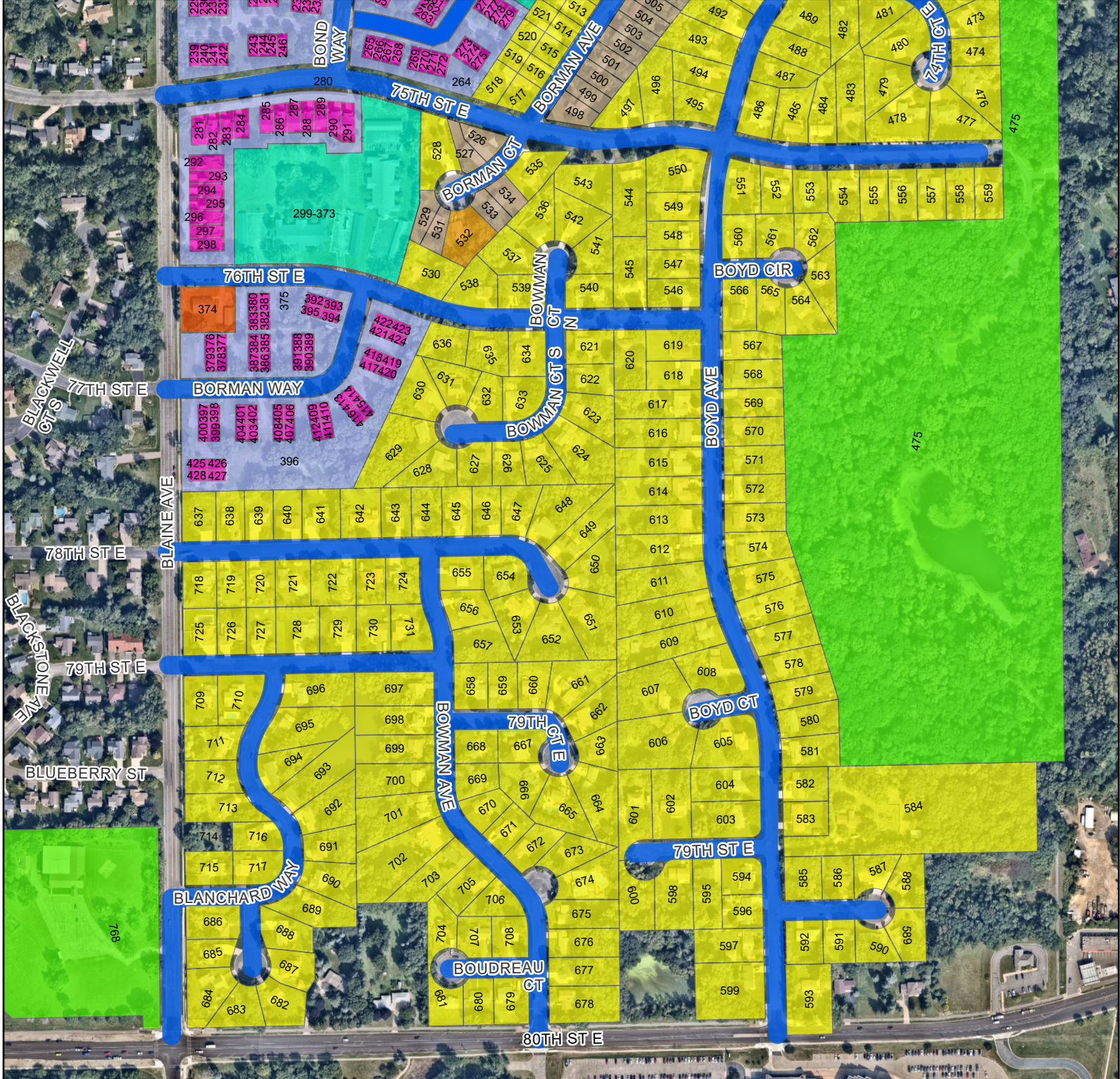
STATEMENT OF ESTIMATED QUANTITIES									UNIT PRICE	AMOUNT	
LINE NO.	ITEM NO.	ITEM	UNIT	TOTAL QTY	STREET (RECON)	STORM SEWER (RECON)	WATER MAIN	SANITARY SEWER			
1	2021.501	MOBILIZATION	LS	0.08	0.08					\$474,000.00	\$37,920.00
2	2104.502	REMOVE CASTING	EACH	4				4		\$160.00	\$640.00
2	2101.502	CLEARING	EACH	2	2					\$300.00	\$600.00
3	2101.502	GRUBBING	EACH	2	2					\$300.00	\$600.00
4	2104.502	REMOVE HYDRANT & GATE VALVE	EACH	2			2			\$900.00	\$1,800.00
5	2104.502	REMOVE VALVE BOX	EACH	2			2			\$500.00	\$1,000.00
6	2104.502	REMOVE DRAINAGE STRUCTURE	EACH	2		2				\$660.00	\$1,320.00
7	2104.502	SALVAGE SIGN	EACH	2	2					\$85.00	\$170.00
8	2104.503	REMOVE CURB & GUTTER	LF	50	50					\$9.00	\$450.00
9	2104.503	REMOVE SEWER PIPE (STORM)	LF	680		680				\$20.00	\$13,600.00
10	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	70	70					\$3.00	\$210.00
11	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	400	400					\$12.00	\$4,800.00
12	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	2,770	2,770					\$7.00	\$19,390.00
13	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	33	33					\$16.00	\$533.33
14	2106.507	EXCAVATION - COMMON	CY	2,460	2,460					\$30.00	\$73,800.00
15	2106.507	EXCAVATION - SUBGRADE	CY	20	20					\$34.00	\$680.00
16	2106.507	STABILIZING AGGREGATE (CV)	CY	20	20					\$30.00	\$600.00
17	2108.504	GEOTEXTILE FABRIC TYPE 5	SY	2,770	2,770					\$3.50	\$9,695.00
18	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	20	20					\$160.00	\$3,200.00
19	2130.523	WATER	MGAL	25	25					\$60.00	\$1,500.00
20	2211.509	AGGREGATE BASE CLASS 5	TON	1,338	1,338					\$28.00	\$37,461.48
21	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3,C)	TON	350	350					\$90.00	\$31,500.00
22	2360.509	TYPE SP 19.0 NON WEARING COURSE MIX (3,C)	TON	350	350					\$90.00	\$31,500.00
23	2360.604	TYPE SP 9.5 WEARING COURSE MIX (3,B) (3" DRIVEWAY)	SY	400	400					\$60.00	\$24,000.00
24	2506.502	CASTING ASSEMBLY	EACH	4				4		\$1,200.00	\$4,800.00
25	2503.503	15" RC PIPE SEWER CLASS V	LF	540		540				\$95.00	\$51,300.00
26	2503.503	27" RC PIPE SEWER CLASS III	LF	477		477				\$120.00	\$57,240.00
27	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	1			1			\$2,500.00	\$2,500.00
28	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	EACH	3			3			\$5,000.00	\$15,000.00
29	2506.602	CONNECT TO EXISTING DRAINAGE STRUCTURE	EACH	2			2			\$1,500.00	\$3,000.00
30	2506.602	CONST DRAINAGE STRUCTURE DESIGN 2'X3'	EACH	4			4			\$3,900.00	\$15,600.00
31	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	2			2			\$3,900.00	\$7,800.00
32	2531.503	CONCRETE CURB AND GUTTER DESIGN B618	LF	1,560	1,560					\$35.00	\$54,600.00
33	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SY	33	33					\$84.00	\$2,800.00
34	2563.601	TRAFFIC CONTROL	LS	0.08	0.08					\$450,000.00	\$36,000.00
35	2564.518	SIGN PANELS TYPE C	SF	18	18					\$62.00	\$1,116.00
36	2564.602	SIGN PANELS TYPE SPECIAL	EACH	2	2					\$350.00	\$700.00
37	2573.501	STABILIZED CONSTRUCTION EXIT	LS	0.08	0.08					\$75,000.00	\$6,000.00
38	2573.502	STORM DRAIN INLET PROTECTION	EACH	8	8					\$200.00	\$1,600.00
39	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	LF	500	500					\$5.00	\$2,500.00
40	2574.507	COMPOST GRADE 2	CY	15	15					\$60.00	\$900.00
41	2574.508	FERTILIZER TYPE 4	LB	15	15					\$4.50	\$67.50
42	2575.504	SODDING TYPE SALT TOLERANT	SY	2,000	2,000					\$13.00	\$26,000.00
43	2575.523	RAPID STABILIZATION METHOD 3	MGAL	10	10					\$600.00	\$6,000.00
44	2575.601	LANDSCAPE CONTINGENCY	LS	0.08	0.08					\$75,000.00	\$6,000.00
45	2611.602	HYDRANT & GATE VALVE	EACH	2			2			\$10,000.00	\$20,000.00
46	2611.602	VALVE BOX	EACH	2			2			\$1,500.00	\$3,000.00
TOTAL										\$621,493.31	










2027-09E (Boyd Avenue Area FDR)						
Category	Engineer's Estimate	28% LEAF	15% Contingency	Total		
Assessable Street Costs	\$ 4,096,828	\$ 1,147,112	\$ 614,524	\$ 5,858,463		
Assessable Sidewalk & Trail Costs	\$ 34,222	\$ 9,582	\$ 5,133	\$ 48,938		
Assessable Storm Costs	\$ 881,050	\$ 246,694	\$ 132,158	\$ 1,259,902		
Totals	\$ 5,012,100	\$ 1,403,388	\$ 751,815	\$ 7,167,303		

Fund Name	Engineer's Estimate	28% LEAF	15% Contingency	Prelim Total	Assessment Adjustment	Final Adjusted Cost
Pavement Management – Local Streets (Fund 440) ⁽²⁾	\$ 2,276,007	\$ 637,282	\$ 341,401	\$ 3,254,691	\$ 32,738	\$ 3,287,429
Storm Water Capital (Fund 531) ⁽²⁾	\$ 396,473	\$ 111,012	\$ 59,471	\$ 566,956	\$ 5,703	\$ 572,659
Water Capital (Fund 511)	\$ 280,080	\$ 78,422	\$ 42,012	\$ 400,514	\$ -	\$ 400,514
Sewer Capital (Fund 521)	\$ 320,050	\$ 89,614	\$ 48,008	\$ 457,672	\$ -	\$ 457,672
Special Assessments ⁽²⁾	\$ 2,756,655	\$ 771,863	\$ 413,498	\$ 3,942,016	\$ (38,441)	\$ 3,903,575
Totals	\$ 6,029,265	\$ 1,688,194	\$ 904,390	\$ 8,621,849	\$ -	\$ 8,621,849

2027-09E (Boyd Avenue Area RECON)						
Category	Engineer's Estimate	28% LEAF	15% Contingency	Total		
Assessable Street Costs	\$ 422,293	\$ 118,242	\$ 63,344	\$ 603,879		
Assessable Sidewalk & Trail Costs	\$ -	\$ -	\$ -	\$ -		
Assessable Storm Costs	\$ 167,360	\$ 46,861	\$ 25,104	\$ 239,325		
Totals	\$ 589,653	\$ 165,103	\$ 88,448	\$ 843,204		

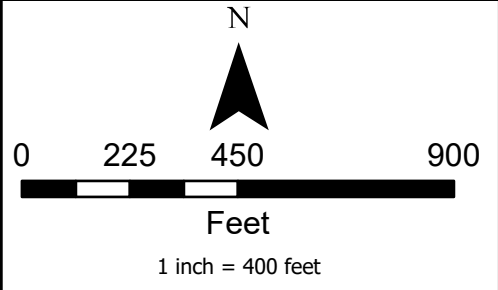
Fund Name	Engineer's Estimate	28% LEAF	15% Contingency	Prelim Total	Assessment Adjustment	Final Adjusted Cost
Pavement Management – Local Streets (Fund 440) ⁽²⁾	\$ 274,491	\$ 76,857	\$ 41,174	\$ 392,522	\$ 86,939	\$ 479,460
Storm Water Capital (Fund 531) ⁽²⁾	\$ 108,784	\$ 30,460	\$ 16,318	\$ 155,561	\$ 34,455	\$ 190,016
Water Capital (Fund 511)	\$ 25,800	\$ 7,224	\$ 3,870	\$ 36,894	\$ -	\$ 36,894
Sewer Capital (Fund 521)	\$ 5,440	\$ 1,523	\$ 816	\$ 7,779	\$ -	\$ 7,779
Special Assessments ⁽²⁾	\$ 206,379	\$ 57,786	\$ 30,957	\$ 295,121	\$ (121,393)	\$ 173,728
Totals	\$ 620,893	\$ 173,850	\$ 93,134	\$ 887,877	\$ -	\$ 887,877



	Project Area		Public Institutional		Common Property
	Single Family		Townhome		Twin Home
	Apartment		Condo		
	Duplex				



Assessment Map
 2027 PMI Feasibility Study
 2027-09E Boyd Ave and 75th St Area
 (80th to 70th)
 Inver Grove Heights, MN



City Project 2027-09E Boyd Avenue Area (80th to 70th) Full Depth Reclamation

#	Parcel ID	Property Zoning Code & Description	Owner	Site Address	Driveway Access	Single Family Front Footage (Foot)	Non-Single Family Front Footage (Foot)	Adjusted Front Footage (Foot)	Equivalent PUD Units	Equivalent Single Family Units	Proposed Assessment	Notes
1	200090002010	R-1C LOW DENSITY RESIDENTIAL	JUAN MARTIN GALLEGOS GARCIA	2644 70TH ST E		270		270		1	-	Driveway access not on project street. No assessment (Assessment Policy Sec. 5.1 Special Consideration #2)
2	206750001010	P - PUBLIC INSTITUTIONAL	SHEPHERD OF HILLS EVANG LUTH	7030 BOVEY AVE	3		491	982			\$71,574	
3	200090001010	P - PUBLIC INSTITUTIONAL	CITY OF INVER GROVE HTS	2810 70TH ST E			60	60				City Property - Assessment Paid Through Pavement Management Fund Non-DW Side - 1X Length
4	204862504050	R-1C LOW DENSITY RESIDENTIAL	RANDALL J & BRENDA K FISCHBECK	2761 71ST ST E	1	106		106		1	\$8,301	
5	204862504040	R-1C LOW DENSITY RESIDENTIAL	KEVIN E & LAURA J MCGLAUCHLEN	2741 71ST ST E	1	90		90		1	\$8,301	
6	204862504030	R-1C LOW DENSITY RESIDENTIAL	MICHELLE R LUCIO	2725 71ST ST E	1	90		90		1	\$8,301	
7	204862504020	R-1C LOW DENSITY RESIDENTIAL	RAYMOND M & JOAN C MARSOLLEK	2705 71ST ST E	1	90		90		1	\$8,301	
8	204862504010	R-1C LOW DENSITY RESIDENTIAL	GE XIONG	2685 71ST ST E	1	260		260		1	\$8,301	
9	204862501010	R-1C LOW DENSITY RESIDENTIAL	JAMES D & TERESA A HARTMAN	7055 BLAKE PATH	1	230		230		1	\$8,301	
10	204862501020	R-1C LOW DENSITY RESIDENTIAL	KATHLEEN M KUBES	7065 BLAKE PATH	1	93		93		1	\$8,301	
11	204862501030	R-1C LOW DENSITY RESIDENTIAL	BRADLEY P & ALLIX B FASBENDER	7075 BLAKE PATH	1	93		93		1	\$8,301	
12	204862501040	R-1C LOW DENSITY RESIDENTIAL	KAREN A & DANA WOLLAK	7083 BLAKE PATH	1	93		93		1	\$8,301	
13	204862501050	R-1C LOW DENSITY RESIDENTIAL	LAWRENCE C UNAMBA	7091 BLAKE PATH	1	93		93		1	\$8,301	
14	204862501060	R-1C LOW DENSITY RESIDENTIAL	LAURIE L ROBINSON	7099 BLAKE PATH	1	71		71		1	\$8,301	
15	204862501070	R-1C LOW DENSITY RESIDENTIAL	SCOTT R & SHERRI K NEUMANN	7107 BLAKE PATH	1	56		56		1	\$8,301	
16	204862501080	R-1C LOW DENSITY RESIDENTIAL	NANCY K TSTE ERICKSON	7115 BLAKE PATH	1	87		87		1	\$8,301	
17	204862501090	R-1C LOW DENSITY RESIDENTIAL	AMBER SALZMAN	7133 BLAKE PATH	1	86		86		1	\$8,301	
18	204862501100	R-1C LOW DENSITY RESIDENTIAL	JOHN E & KATHY J BIRKELO	7141 BLAKE PATH	1	86		86		1	\$8,301	
19	204862501110	R-1C LOW DENSITY RESIDENTIAL	JARRED MARMOLEJO	7159 BLAKE PATH	1	86		86		1	\$8,301	
20	201940001050	R-2 MEDIUM DENSITY RESIDENTIAL	SUSAN M BAUER	7180 BLAINE AVE		177		177		1	-	Driveway access not on project street. No assessment (Assessment Policy Sec. 5.1 Special Consideration #2)
21	204862501120	R-1C LOW DENSITY RESIDENTIAL	TODD C PARSONS	7175 BLAKE PATH	1	240		240		1	\$8,301	
22	204862502010	R-1C LOW DENSITY RESIDENTIAL	CALEB SCHERBER	7090 BLAKE PATH	1	230		230		1	\$8,301	
23	204862502020	R-1C LOW DENSITY RESIDENTIAL	DEBORAH MILLER	7082 BLAKE PATH	1	95		95		1	\$8,301	
24	204862502030	R-1C LOW DENSITY RESIDENTIAL	DEREK SHURSON	7074 BLAKE PATH	1	95		95		1	\$8,301	
25	204862502040	R-1C LOW DENSITY RESIDENTIAL	CHRISTINE LEE BORSCHIED HABECK	7064 BLAKE PATH	1	93		93		1	\$8,301	
26	204862502050	R-1C LOW DENSITY RESIDENTIAL	JAMES & MELISSA EARLY	7054 BLAKE PATH	1	292		292		1	\$8,301	
27	204862502090	R-1C LOW DENSITY RESIDENTIAL	BRIAN M & CARYN BENISH	7141 BOVEY AVE	1	232		232		1	\$8,301	
28	204862502080	R-1C LOW DENSITY RESIDENTIAL	TROY J TSTE BEELEER	7131 BOVEY AVE	1	95		95		1	\$8,301	
29	204862502070	R-1C LOW DENSITY RESIDENTIAL	RICHARD KAPLAN	7121 BOVEY AVE	1	95		95		1	\$8,301	
30	204862502060	R-1C LOW DENSITY RESIDENTIAL	PEDRO A MENENDEZ PERDOMO	7109 BOVEY AVE	1	190		190		1	\$8,301	
31	204862503010	R-1C LOW DENSITY RESIDENTIAL	JODY MARIE LISSON	7140 BOVEY AVE	1	230		230		1	\$8,301	
32	204862503020	R-1C LOW DENSITY RESIDENTIAL	GARY E JR & SHANNA M SALZMAN	7130 BOVEY AVE	1	93		93		1	\$8,301	
33	204862503030	R-1C LOW DENSITY RESIDENTIAL	ROBERT W JR HEGERMAN	7120 BOVEY AVE	1	93		93		1	\$8,301	
34	204862503040	R-1C LOW DENSITY RESIDENTIAL	MARTIN K & KELLY REIBERT	7114 BOVEY AVE	1	97		97		1	\$8,301	
35	204862503050	R-1C LOW DENSITY RESIDENTIAL	CRAIG M ABBOTT	7106 BOVEY AVE	1	161		161		1	\$8,301	
36	204862503060	R-1C LOW DENSITY RESIDENTIAL	SUSAN BURGGRAF	2670 71ST ST E	1	96		96		1	\$8,301	
37	204862503070	R-1C LOW DENSITY RESIDENTIAL	MARK C & DORINDA L ANDERSON	2690 71ST ST E	1	85		85		1	\$8,301	
38	204862503080	R-1C LOW DENSITY RESIDENTIAL	AMY M SWEENEY	2704 71ST ST E	1	86		86		1	\$8,301	
39	204862503090	R-1C LOW DENSITY RESIDENTIAL	SEAN M & SUSAN T NEIBACHER	2724 71ST ST E	1	90		90		1	\$8,301	
40	204862503100	R-1C LOW DENSITY RESIDENTIAL	JOHN PATRICK TSTE LEE	2740 71ST ST E	1	90		90		1	\$8,301	
41	204862503110	R-1C LOW DENSITY RESIDENTIAL	SCOTT J & ERICA J OSWALD	2760 71ST ST E	1	286		286		1	\$8,301	
42	204862500010	R-1C LOW DENSITY RESIDENTIAL	CITY OF INVER GROVE HTS				66	66				City Property - Assessment Paid Through Pavement Management Fund Non-DW Side - 1X Length
BRITTANY LANE CONDOS (68 UNITS)												
43	207315003001	R-3C HIGH DENSITY RESIDENTIAL	BRIAN R CRISP	7211 BRITTANY LN					1		\$1,793	
44	207315003002	R-3C HIGH DENSITY RESIDENTIAL	ADAM GOETZE	7213 BRITTANY LN					1		\$1,793	
45	207315003003	R-3C HIGH DENSITY RESIDENTIAL	TAMI LARSON	7215 BRITTANY LN					1		\$1,793	
46	207315003004	R-3C HIGH DENSITY RESIDENTIAL	LARRY S POOLE	7217 BRITTANY LN					1		\$1,793	
47	207315003005	R-3C HIGH DENSITY RESIDENTIAL	ANN M AVERILL	7209 BRITTANY LN					1		\$1,793	
48	207315003006	R-3C HIGH DENSITY RESIDENTIAL	BRUCE J ALPERN	7207 BRITTANY LN					1		\$1,793	
49	207315003007	R-3C HIGH DENSITY RESIDENTIAL	STEPHEN ANTHONY TUCCITTO	7205 BRITTANY LN					1		\$1,793	
50	207315003008	R-3C HIGH DENSITY RESIDENTIAL	JANET MARIE ANDERSON	7203 BRITTANY LN					1		\$1,793	
51	207315003009	R-3C HIGH DENSITY RESIDENTIAL	BRUCE J WOERDEHOFF	7219 BRITTANY LN					1		\$1,793	
52	207315003010	R-3C HIGH DENSITY RESIDENTIAL	CAITLIN KARLOVICH	7221 BRITTANY LN					1		\$1,793	
53	207315003011	R-3C HIGH DENSITY RESIDENTIAL	KRISTIN L JOHNSON	7223 BRITTANY LN					1		\$1,793	

City Project 2027-09E Boyd Avenue Area (80th to 70th) Full Depth Reclamation

#	Parcel ID	Property Zoning Code & Description	Owner	Site Address	Driveway Access	Single Family Front Footage (Foot)	Non-Single Family Front Footage (Foot)	Adjusted Front Footage (Foot)	Equivalent PUD Units	Equivalent Single Family Units	Proposed Assessment	Notes
54	207315003012	R-3C HIGH DENSITY RESIDENTIAL	THOMAS J & AMANDA M HELFMAN	7225 BRITTANY LN	1		1040	1673	1		\$1,793	Total Assessment shared equally amongst the 68 Condos Driveway Side (Bond Way) - 2X Length Non-DW Side (72nd St) - 1X Length
55	207315003013	R-3C HIGH DENSITY RESIDENTIAL	BRADLEY ANDERSON	7233 BRITTANY LN					1		\$1,793	
56	207315003014	R-3C HIGH DENSITY RESIDENTIAL	JOSEPH TREMBLEY	7231 BRITTANY LN					1		\$1,793	
57	207315003015	R-3C HIGH DENSITY RESIDENTIAL	DELISA COLLETTE	7229 BRITTANY LN					1		\$1,793	
58	207315003016	R-3C HIGH DENSITY RESIDENTIAL	PATRICIA CAROLINA CERON LEMUS	7227 BRITTANY LN					1		\$1,793	
59	207315003017	R-3C HIGH DENSITY RESIDENTIAL	NANCY J HELKENN	7235 BRITTANY LN					1		\$1,793	
60	207315003018	R-3C HIGH DENSITY RESIDENTIAL	BENJAMIN M & ALISON M FOOTH	7237 BRITTANY LN					1		\$1,793	
61	207315003019	R-3C HIGH DENSITY RESIDENTIAL	MOLLY C ERICSON	7239 BRITTANY LN					1		\$1,793	
62	207315003020	R-3C HIGH DENSITY RESIDENTIAL	SHIRLEY VUE	7245 BRITTANY LN					1		\$1,793	
63	207315003021	R-3C HIGH DENSITY RESIDENTIAL	JENNIFER A PIETRICK	7243 BRITTANY LN					1		\$1,793	
64	207315003022	R-3C HIGH DENSITY RESIDENTIAL	JENNIFER ANNE HYNNEK	7241 BRITTANY LN					1		\$1,793	
65	207315003023	R-3C HIGH DENSITY RESIDENTIAL	JACK TRAINER	7247 BRITTANY LN					1		\$1,793	
66	207315003024	R-3C HIGH DENSITY RESIDENTIAL	JENNIFER BENSON	7249 BRITTANY LN					1		\$1,793	
67	207315003025	R-3C HIGH DENSITY RESIDENTIAL	MELISSA BETH SERVAIS	7251 BRITTANY LN					1		\$1,793	
68	207315003026	R-3C HIGH DENSITY RESIDENTIAL	MICHAEL D JR SCHMIDT	7257 BRITTANY LN					1		\$1,793	
69	207315003027	R-3C HIGH DENSITY RESIDENTIAL	SUSAN J TSTE GORDON	7255 BRITTANY LN					1		\$1,793	
70	207315003028	R-3C HIGH DENSITY RESIDENTIAL	BRENDA L STEINHOFF	7253 BRITTANY LN					1		\$1,793	
71	207315003029	R-3C HIGH DENSITY RESIDENTIAL	MAUREEN E STEVENS	7252 BRITTANY LN					1		\$1,793	
72	207315003030	R-3C HIGH DENSITY RESIDENTIAL	MICHAEL W SCHRAM	7250 BRITTANY LN					1		\$1,793	
73	207315003031	R-3C HIGH DENSITY RESIDENTIAL	SEAN C KONOP	7248 BRITTANY LN					1		\$1,793	
74	207315003032	R-3C HIGH DENSITY RESIDENTIAL	BETH A ILLA	7246 BRITTANY LN					1		\$1,793	
75	207315003033	R-3C HIGH DENSITY RESIDENTIAL	BRITTANY MARIE WILLIAMS	7254 BRITTANY LN					1		\$1,793	
76	207315003034	R-3C HIGH DENSITY RESIDENTIAL	LIYING DONG	7256 BRITTANY LN					1		\$1,793	
77	207315003035	R-3C HIGH DENSITY RESIDENTIAL	RIDDHI GROUP LLC	7258 BRITTANY LN					1		\$1,793	
78	207315003036	R-3C HIGH DENSITY RESIDENTIAL	BIRHAN G DIMETROS	7260 BRITTANY LN					1		\$1,793	
79	207315003037	R-3C HIGH DENSITY RESIDENTIAL	DONOVAN J SMITH	7268 BRITTANY LN					1		\$1,793	
80	207315003038	R-3C HIGH DENSITY RESIDENTIAL	JULI MARIE EZELL	7266 BRITTANY LN					1		\$1,793	
81	207315003039	R-3C HIGH DENSITY RESIDENTIAL	PATTIJO VERDEJA	7264 BRITTANY LN					1		\$1,793	
82	207315003040	R-3C HIGH DENSITY RESIDENTIAL	KRISTIN CAROLYN BAKER	7262 BRITTANY LN					1		\$1,793	
83	207315003041	R-3C HIGH DENSITY RESIDENTIAL	CASSANDRA MCBEAIN-MARREEL	7270 BRITTANY LN					1		\$1,793	
84	207315003042	R-3C HIGH DENSITY RESIDENTIAL	KARL JOHAN & LAURIE BOYSEN	7272 BRITTANY LN					1		\$1,793	
85	207315003043	R-3C HIGH DENSITY RESIDENTIAL	RONALD KOMPENIEN	7274 BRITTANY LN					1		\$1,793	
86	207315003044	R-3C HIGH DENSITY RESIDENTIAL	KAYLA SCHINTZ	7276 BRITTANY LN					1		\$1,793	
87	207315003045	R-3C HIGH DENSITY RESIDENTIAL	JOANNE D LOCKWOOD	7259 BRITTANY LN					1		\$1,793	
88	207315003046	R-3C HIGH DENSITY RESIDENTIAL	CAITLIN BROBERG	7261 BRITTANY LN					1		\$1,793	
89	207315003047	R-3C HIGH DENSITY RESIDENTIAL	ROBERT G & JUDITH L ODONNELL	7263 BRITTANY LN					1		\$1,793	
90	207315003048	R-3C HIGH DENSITY RESIDENTIAL	CYNTHIA M KAUTZ	7265 BRITTANY LN					1		\$1,793	
91	207315003049	R-3C HIGH DENSITY RESIDENTIAL	MARY COSTLEY	7273 BRITTANY LN					1		\$1,793	
92	207315003050	R-3C HIGH DENSITY RESIDENTIAL	JEAN FERDERER	7271 BRITTANY LN					1		\$1,793	
93	207315003051	R-3C HIGH DENSITY RESIDENTIAL	JULIE BARNUM	7269 BRITTANY LN					1		\$1,793	
94	207315003052	R-3C HIGH DENSITY RESIDENTIAL	BRITTANY GRANT	7267 BRITTANY LN					1		\$1,793	
95	207315003053	R-3C HIGH DENSITY RESIDENTIAL	ROLLETTE OIL COMPANY INC	7275 BRITTANY LN					1		\$1,793	
96	207315003054	R-3C HIGH DENSITY RESIDENTIAL	GERARDO ELUMBA	7277 BRITTANY LN					1		\$1,793	
97	207315003055	R-3C HIGH DENSITY RESIDENTIAL	DEREK MCCORMICK	7279 BRITTANY LN					1		\$1,793	
98	207315003056	R-3C HIGH DENSITY RESIDENTIAL	ANITA VUE	7281 BRITTANY LN					1		\$1,793	
99	207315003057	R-3C HIGH DENSITY RESIDENTIAL	NOAH ZIMMERMAN	7289 BRITTANY LN					1		\$1,793	
100	207315003058	R-3C HIGH DENSITY RESIDENTIAL	MOHAMMAD NEAMUL HAQUE	7287 BRITTANY LN					1		\$1,793	
101	207315003059	R-3C HIGH DENSITY RESIDENTIAL	JENNIFER SCHEPERS	7285 BRITTANY LN					1		\$1,793	
102	207315003060	R-3C HIGH DENSITY RESIDENTIAL	HOLLY A ZAUN	7283 BRITTANY LN					1		\$1,793	
103	207315003061	R-3C HIGH DENSITY RESIDENTIAL	FINDLEY HOLDINGS LLC	7299 BRITTANY LN					1		\$1,793	
104	207315003062	R-3C HIGH DENSITY RESIDENTIAL	WENDY M HAAVISTO	7301 BRITTANY LN					1		\$1,793	
105	207315003063	R-3C HIGH DENSITY RESIDENTIAL	TOMM W ECKMANN	7303 BRITTANY LN					1		\$1,793	
106	207315003064	R-3C HIGH DENSITY RESIDENTIAL	KATRINA BIRGITTA LEONIDA	7305 BRITTANY LN					1		\$1,793	
107	207315003065	R-3C HIGH DENSITY RESIDENTIAL	JOHN TOMMERAASEN	7297 BRITTANY LN					1		\$1,793	
108	207315003066	R-3C HIGH DENSITY RESIDENTIAL	ALISON MICHELE HOWARD	7295 BRITTANY LN					1		\$1,793	

City Project 2027-09E Boyd Avenue Area (80th to 70th) Full Depth Reclamation

#	Parcel ID	Property Zoning Code & Description	Owner	Site Address	Driveway Access	Single Family Front Footage (Foot)	Non-Single Family Front Footage (Foot)	Adjusted Front Footage (Foot)	Equivalent PUD Units	Equivalent Single Family Units	Proposed Assessment	Notes
109	207315003067	R-3C HIGH DENSITY RESIDENTIAL	KERRY STONE	7293 BRITTANY LN					1		\$1,793	
110	207315003068	R-3C HIGH DENSITY RESIDENTIAL	KARL J & LAURIE A BOYSEN	7291 BRITTANY LN					1		\$1,793	
111, 122	POINTER RIDGE TOWNHOMES (43 TOWNHOMES) CIC#168											
112	201515101070	R-3C HIGH DENSITY RESIDENTIAL	DEBORAH DEERING	7307 BRITTANY LN					1		\$696	Total Assessment shared equally amongst the 43 Townhomes Driveway Side (Bond Way) - 2X Length
113	201515101080	R-3C HIGH DENSITY RESIDENTIAL	MARK K SHIELDS	7309 BRITTANY LN					1		\$696	
114	201515101090	R-3C HIGH DENSITY RESIDENTIAL	HAROLD B TSTE DREYER	7311 BRITTANY LN					1		\$696	
115	201515101100	R-3C HIGH DENSITY RESIDENTIAL	JAMES A & LEANE M HEWITT	7313 BRITTANY LN					1		\$696	
116	201515101060	R-3C HIGH DENSITY RESIDENTIAL	WILLIAM STEPHEN COLLINS	7250 BORDNER DR					1		\$696	
117	201515101050	R-3C HIGH DENSITY RESIDENTIAL	MARY A BAUMANN	7256 BORDNER DR					1		\$696	
118	201515101040	R-3C HIGH DENSITY RESIDENTIAL	JANICE D WRIGHT	7262 BORDNER DR					1		\$696	
119	201515101030	R-3C HIGH DENSITY RESIDENTIAL	SUE ANN MATTHEWS	7268 BORDNER DR					1		\$696	
120	201515101020	R-3C HIGH DENSITY RESIDENTIAL	MARK L PIEPER	7274 BORDNER DR					1		\$696	
121	201515101010	R-3C HIGH DENSITY RESIDENTIAL	ANDREW MOLLER	7280 BORDNER DR					1		\$696	
123	201515201010	R-3C HIGH DENSITY RESIDENTIAL	DEB CLARK	7315 BRITTANY LN					1		\$696	
124	201515201020	R-3C HIGH DENSITY RESIDENTIAL	MICHAEL G HERTAUS	7317 BRITTANY LN					1		\$696	
125	201515201030	R-3C HIGH DENSITY RESIDENTIAL	PAMELA SANFORD	7319 BRITTANY LN					1		\$696	
126	201515201040	R-3C HIGH DENSITY RESIDENTIAL	CAROL L KUHNLY	7321 BRITTANY LN					1		\$696	
127	201515201050	R-3C HIGH DENSITY RESIDENTIAL	KATHRYN ELLEN BENISH	7323 BRITTANY LN					1		\$696	
128	201515201060	R-3C HIGH DENSITY RESIDENTIAL	MICHELE M WHITE	7325 BRITTANY LN					1		\$696	
129	201515201070	R-3C HIGH DENSITY RESIDENTIAL	NANCY JANE PAUL	7327 BRITTANY LN					1		\$696	
130	201515201080	R-3C HIGH DENSITY RESIDENTIAL	THOMAS E TSTE GOOD	7329 BRITTANY LN					1		\$696	
131	201515201330	R-3C HIGH DENSITY RESIDENTIAL	VIRGINIA W NELSEN	7316 BRITTANY LN					1		\$696	
132	201515201320	R-3C HIGH DENSITY RESIDENTIAL	EUGENE A TSTE TINUCCI	7318 BRITTANY LN					1		\$696	
133	201515201310	R-3C HIGH DENSITY RESIDENTIAL	PATRICIA J BAUER	7320 BRITTANY LN					1		\$696	
134	201515201300	R-3C HIGH DENSITY RESIDENTIAL	ROBERT A & LORRAINE AGNES TSTE BERGSTROM	7322 BRITTANY LN			205	411	1		\$696	
135	201515201290	R-3C HIGH DENSITY RESIDENTIAL	CAROL ANN TSTE ROLIG	7259 BRENDON AVE					1		\$696	
136	201515201280	R-3C HIGH DENSITY RESIDENTIAL	CHARLES N KLECKNER	7261 BRENDON AVE					1		\$696	
137	201515201090	R-3C HIGH DENSITY RESIDENTIAL	STEVEN P & SHERRI R JOHNSON	7252 BRENDON AVE					1		\$696	
138	201515201100	R-3C HIGH DENSITY RESIDENTIAL	MARY JANE TSTE ROGERS	7254 BRENDON AVE					1		\$696	
139	201515201110	R-3C HIGH DENSITY RESIDENTIAL	PETER A & KAREN D FISHER	7256 BRENDON AVE					1		\$696	
140	201515201120	R-3C HIGH DENSITY RESIDENTIAL	ALICE E GRAVES	7258 BRENDON AVE					1		\$696	
141	201515201130	R-3C HIGH DENSITY RESIDENTIAL	GREGORY SCHOUWEILER	7260 BRENDON AVE					1		\$696	
142	201515201140	R-3C HIGH DENSITY RESIDENTIAL	HARVARD F HAIKER	7262 BRENDON AVE					1		\$696	
143	201515201150	R-3C HIGH DENSITY RESIDENTIAL	MARYANN T TSTE THOMAS	7264 BRENDON AVE					1		\$696	
144	201515201160	R-3C HIGH DENSITY RESIDENTIAL	JOHN J TSTE JABLONSKI	7266 BRENDON AVE					1		\$696	
145	201515201170	R-3C HIGH DENSITY RESIDENTIAL	ALLAN & DIANA EDWINS	7268 BRENDON AVE					1		\$696	
146	201515201180	R-3C HIGH DENSITY RESIDENTIAL	CRAIG S PETERSON	7270 BRENDON AVE					1		\$696	
147	201515201190	R-3C HIGH DENSITY RESIDENTIAL	JOHN KEIS	7272 BRENDON AVE					1		\$696	
148	201515201200	R-3C HIGH DENSITY RESIDENTIAL	CAROLE ANN TSTE GILBERTSON	7274 BRENDON AVE					1		\$696	
149	201515201270	R-3C HIGH DENSITY RESIDENTIAL	JONETTE K TSTE GRUHLKE	7290 BORDNER DR					1		\$696	
150	201515201260	R-3C HIGH DENSITY RESIDENTIAL	KEVIN KELLEY	7292 BORDNER DR					1		\$696	
151	201515201250	R-3C HIGH DENSITY RESIDENTIAL	MARY MCCAULEY	7294 BORDNER DR					1		\$696	
152	201515201240	R-3C HIGH DENSITY RESIDENTIAL	SHARON G HALLIGAN	7296 BORDNER DR					1		\$696	
153	201515201230	R-3C HIGH DENSITY RESIDENTIAL	ROGER S & TERRI I WIG	7298 BORDNER DR					1		\$696	
154	201515201220	R-3C HIGH DENSITY RESIDENTIAL	STEVEN J & JENNIFER EMBRETSON	7300 BORDNER DR					1		\$696	
155	201515201210	R-3C HIGH DENSITY RESIDENTIAL	CHRISTINE POTTER	7302 BORDNER DR					1		\$696	
	SUMMIT VILLAGE CONDOS (27 UNITS) CIC#202											
156	207325004001	R-3C HIGH DENSITY RESIDENTIAL	TAMMY JENSEN	7328 BOLTON WAY					1		\$1,365	Total Assessment shared equally amongst the 27 Condos Driveway Side (Bond Way) - 2X Length
157	207325004002	R-3C HIGH DENSITY RESIDENTIAL	MARY JASS	7330 BOLTON WAY					1		\$1,365	
158	207325004003	R-3C HIGH DENSITY RESIDENTIAL	KAY L INSLEY	7332 BOLTON WAY					1		\$1,365	
159	207325004004	R-3C HIGH DENSITY RESIDENTIAL	JEROME F & JUDITH A BARTEL	7334 BOLTON WAY					1		\$1,365	
160	207325004005	R-3C HIGH DENSITY RESIDENTIAL	MARVIN & SHARON J BUCKENTIN	7336 BOLTON WAY					1		\$1,365	
161	207325004006	R-3C HIGH DENSITY RESIDENTIAL	NORMA JANE SCHRAMM	7338 BOLTON WAY					1		\$1,365	
162	207325004007	R-3C HIGH DENSITY RESIDENTIAL	COE KROPUENSKE	7340 BOLTON WAY					1		\$1,365	
163	207325004008	R-3C HIGH DENSITY RESIDENTIAL	THOMAS G & DARLENE M PETERSON	7342 BOLTON WAY					1		\$1,365	
164	207325004009	R-3C HIGH DENSITY RESIDENTIAL	NICHOLAS A HENNEN	7346 BOLTON WAY					1		\$1,365	
165	207325004010	R-3C HIGH DENSITY RESIDENTIAL	LYLE A & ANN M ROCK	7348 BOLTON WAY					1		\$1,365	
166	207325004011	R-3C HIGH DENSITY RESIDENTIAL	GORGONIO JR LACAP	7350 BOLTON WAY					1		\$1,365	
167	207325004012	R-3C HIGH DENSITY RESIDENTIAL	JOHN & MARILYN CLARK	7352 BOLTON WAY					1		\$1,365	
168	207325004013	R-3C HIGH DENSITY RESIDENTIAL	BETH H DOWLING	7329 BOLTON WAY					1		\$1,365	
169	207325004014	R-3C HIGH DENSITY RESIDENTIAL	LYNNETTE H PHENIX	7331 BOLTON WAY	1		253	505	1		\$1,365	
170	207325004015	R-3C HIGH DENSITY RESIDENTIAL	KURT D DUHN	7333 BOLTON WAY					1		\$1,365	
171	207325004016	R-3C HIGH DENSITY RESIDENTIAL	JOSEPH TSTE GERTEN	7335 BOLTON WAY					1		\$1,365	
172	207325004017	R-3C HIGH DENSITY RESIDENTIAL	RUSSELL & EILEEN GADDES	7339 BOLTON WAY					1		\$1,365	
173	207325004018	R-3C HIGH DENSITY RESIDENTIAL	NOAH KULLMANN	7341 BOLTON WAY					1		\$1,365	

City Project 2027-09E Boyd Avenue Area (80th to 70th) Full Depth Reclamation

#	Parcel ID	Property Zoning Code & Description	Owner	Site Address	Driveway Access	Single Family Front Footage (Foot)	Non-Single Family Front Footage (Foot)	Adjusted Front Footage (Foot)	Equivalent PUD Units	Equivalent Single Family Units	Proposed Assessment	Notes
174	207325004019	R-3C HIGH DENSITY RESIDENTIAL	FRANCIS P IVORY	7343 BOLTON WAY					1		\$1,365	
175	207325004020	R-3C HIGH DENSITY RESIDENTIAL	JAMES G TSTE KEMP	7345 BOLTON WAY					1		\$1,365	
176	207325004021	R-3C HIGH DENSITY RESIDENTIAL	SELINA ANN BETCHER	7360 BOLTON WAY					1		\$1,365	
177	207325004022	R-3C HIGH DENSITY RESIDENTIAL	MICHELLE S MALONEY	7364 BOLTON WAY					1		\$1,365	
178	207325004023	R-3C HIGH DENSITY RESIDENTIAL	PATRICK J GILBERTSON	7368 BOLTON WAY					1		\$1,365	
179	207325004024	R-3C HIGH DENSITY RESIDENTIAL	JANICE E BEHNKEN	7372 BOLTON WAY					1		\$1,365	
180	207325004025	R-3C HIGH DENSITY RESIDENTIAL	MONIQUE M FURROW	7376 BOLTON WAY					1		\$1,365	
181	207325004026	R-3C HIGH DENSITY RESIDENTIAL	PEGGY SEVERS	7380 BOLTON WAY					1		\$1,365	
182	207325004027	R-3C HIGH DENSITY RESIDENTIAL	JANE E LEE	7384 BOLTON WAY					1		\$1,365	
183, 247, 264			TRAVERSE POINTE TOWNHOMES (94 TOWNHOMES) CIC#203									
184	207750001310	R-3C HIGH DENSITY RESIDENTIAL	AMY E ROOS REV TRUST AGREEMENT	7295 BRADEN TRL					1		\$2,678	
185	207750001300	R-3C HIGH DENSITY RESIDENTIAL	MICHAEL R TSTE FABRY	7301 BRADEN TRL					1		\$2,678	
186	207750001290	R-3C HIGH DENSITY RESIDENTIAL	JEWEL J TSTE ROGNES	7307 BRADEN TRL					1		\$2,678	
187	207750001280	R-3C HIGH DENSITY RESIDENTIAL	MEGHAN TSTE MOMBERGER	7313 BRADEN TRL					1		\$2,678	
188	207750001270	R-3C HIGH DENSITY RESIDENTIAL	LORI A EDGETT	7319 BRADEN TRL					1		\$2,678	
189	207750001260	R-3C HIGH DENSITY RESIDENTIAL	ABDULLAHI J SHEIKH YUSUF	7325 BRADEN TRL					1		\$2,678	
190	207750001250	R-3C HIGH DENSITY RESIDENTIAL	BRYCE W NEUBERT	7331 BRADEN TRL					1		\$2,678	
191	207750001240	R-3C HIGH DENSITY RESIDENTIAL	DEREJE ALEMIE GETAHUN	7337 BRADEN TRL					1		\$2,678	
192	207750001230	R-3C HIGH DENSITY RESIDENTIAL	JAMES A & DEBORAH A TIKALSKY	7343 BRADEN TRL					1		\$2,678	
193	207750001220	R-3C HIGH DENSITY RESIDENTIAL	DANILO L & MARLENE T AVILES	7349 BRADEN TRL					1		\$2,678	
194	207750001210	R-3C HIGH DENSITY RESIDENTIAL	JESSICA SHAW	7355 BRADEN TRL					1		\$2,678	
195	207750001170	R-3C HIGH DENSITY RESIDENTIAL	RAAFAT S SAAD	7379 BRADEN TRL					1		\$2,678	
196	207750001180	R-3C HIGH DENSITY RESIDENTIAL	MARIA KORNEYCHUK	7365 BRADEN TRL					1		\$2,678	
197	207750001190	R-3C HIGH DENSITY RESIDENTIAL	TOHMIA G CASPA	7367 BRADEN TRL					1		\$2,678	
198	207750001200	R-3C HIGH DENSITY RESIDENTIAL	ETHAN TRINH	7361 BRADEN TRL					1		\$2,678	
199	207750001320	R-3C HIGH DENSITY RESIDENTIAL	JENNIE M TSTE MULLERLEILE	7233 BOND WAY					1		\$2,678	
200	207750001330	R-3C HIGH DENSITY RESIDENTIAL	MELISSA H TSTE KING	7235 BOND WAY					1		\$2,678	
201	207750001340	R-3C HIGH DENSITY RESIDENTIAL	GREGORY J & ANNE H KRUMM	7237 BOND WAY					1		\$2,678	
202	207750001350	R-3C HIGH DENSITY RESIDENTIAL	BIRHAN MEKONNEN	7239 BOND WAY					1		\$2,678	
203	207750001360	R-3C HIGH DENSITY RESIDENTIAL	GEOFFREY C HARBINSON	7241 BOND WAY					1		\$2,678	
204	207750001370	R-3C HIGH DENSITY RESIDENTIAL	HAYMANOT HAILU TAFESSE	7243 BOND WAY					1		\$2,678	
205	207750001380	R-3C HIGH DENSITY RESIDENTIAL	MARGARET ZIMMERMAN	7245 BOND WAY					1		\$2,678	
206	207750001390	R-3C HIGH DENSITY RESIDENTIAL	RENEE BECKER	7247 BOND WAY					1		\$2,678	
207	207750001430	R-3C HIGH DENSITY RESIDENTIAL	TODD A TSTE LARIN	7328 BRADEN TRL					1		\$2,678	
208	207750001420	R-3C HIGH DENSITY RESIDENTIAL	JAMES E WENDLER	7332 BRADEN TRL					1		\$2,678	
209	207750001410	R-3C HIGH DENSITY RESIDENTIAL	YAWA KITCHA	7336 BRADEN TRL					1		\$2,678	
210	207750001400	R-3C HIGH DENSITY RESIDENTIAL	JEREMY GEISER	7340 BRADEN TRL					1		\$2,678	
211	207750001440	R-3C HIGH DENSITY RESIDENTIAL	THUY T NGUYEN	7344 BRADEN TRL					1		\$2,678	
212	207750001450	R-3C HIGH DENSITY RESIDENTIAL	MICHAEL J KNUTSON	7348 BRADEN TRL					1		\$2,678	
213	207750001460	R-3C HIGH DENSITY RESIDENTIAL	MING CHEN	7352 BRADEN TRL					1		\$2,678	
214	207750001470	R-3C HIGH DENSITY RESIDENTIAL	BORIS & GALINA SHTERN	7356 BRADEN TRL					1		\$2,678	
215	207750001480	R-3C HIGH DENSITY RESIDENTIAL	CATHLEEN JOAN SMITH	7360 BRADEN TRL					1		\$2,678	
216	207750001490	R-3C HIGH DENSITY RESIDENTIAL	SALLY J JERSHE	7364 BRADEN TRL					1		\$2,678	
217	207750001500	R-3C HIGH DENSITY RESIDENTIAL	CHRISTIAN JUAREZ	7368 BRADEN TRL					1		\$2,678	
218	207750001160	R-3C HIGH DENSITY RESIDENTIAL	SHERIE RATZER	7403 BRADEN TRL					1		\$2,678	
219	207750001150	R-3C HIGH DENSITY RESIDENTIAL	JOHN W CRAVEN	7397 BRADEN TRL					1		\$2,678	
220	207750001140	R-3C HIGH DENSITY RESIDENTIAL	ASHAN JAYASURIYA	7391 BRADEN TRL					1		\$2,678	
221	207750001130	R-3C HIGH DENSITY RESIDENTIAL	MATHEW L MAKI	7385 BRADEN TRL					1		\$2,678	
222	207750001510	R-3C HIGH DENSITY RESIDENTIAL	SOLOMON GEBREHANA ADEM	7372 BRADEN TRL					1		\$2,678	
223	207750001520	R-3C HIGH DENSITY RESIDENTIAL	CHRISTINE EGERT	7376 BRADEN TRL					1		\$2,678	
224	207750001530	R-3C HIGH DENSITY RESIDENTIAL	LILLIAN J WOHL	7380 BRADEN TRL					1		\$2,678	
225	207750001540	R-3C HIGH DENSITY RESIDENTIAL	CARROLINE MOREMA	7384 BRADEN TRL					1		\$2,678	
226	207750001550	R-3C HIGH DENSITY RESIDENTIAL	MARTA HENRICKSON	7388 BRADEN TRL					1		\$2,678	
227	207750001560	R-3C HIGH DENSITY RESIDENTIAL	SUSAN J GLIENKE	7392 BRADEN TRL					1		\$2,678	
228	207750001570	R-3C HIGH DENSITY RESIDENTIAL	VICTORIA M EISCHENS	7396 BRADEN TRL					1		\$2,678	
229	207750001090	R-3C HIGH DENSITY RESIDENTIAL	KRISTINE AMANDA RAYMOND	7427 BRADEN TRL					1		\$2,678	
230	207750001100	R-3C HIGH DENSITY RESIDENTIAL	KIMBERLY WAGNER	7421 BRADEN TRL					1		\$2,678	
231	207750001110	R-3C HIGH DENSITY RESIDENTIAL	BRIAN W GIBSON	7415 BRADEN TRL	3				1		\$2,678	
232	207750001120	R-3C HIGH DENSITY RESIDENTIAL	RANDY D ANDERSON	7409 BRADEN TRL					1		\$2,678	
233	207750001630	R-3C HIGH DENSITY RESIDENTIAL	CHRISTINA TRINH	7400 BRADY PATH			2139		1		\$2,678	
234	207750001620	R-3C HIGH DENSITY RESIDENTIAL	NANCY K BEHAN	7404 BRADY PATH					1		\$2,678	
235	207750001610	R-3C HIGH DENSITY RESIDENTIAL	BENITO GAYTAN GRADO	7408 BRADY PATH					1		\$2,678	
236	207750001600	R-3C HIGH DENSITY RESIDENTIAL	KARIN D ISABELL	7412 BRADY PATH					1		\$2,678	
237	207750001590	R-3C HIGH DENSITY RESIDENTIAL	CHAD HARRINGTON	7416 BRADY PATH					1		\$2,678	
238	207750001580	R-3C HIGH DENSITY RESIDENTIAL	DENISE OLSEN	7420 BRADY PATH					1		\$2,678	
											Total Assessment shared equally amongst the 94 Townhomes Driveway Side (Bond Way) - 2X Length Non-DW Side (75th St) - 1X Length	

City Project 2027-09E Boyd Avenue Area (80th to 70th) Full Depth Reclamation

#	Parcel ID	Property Zoning Code & Description	Owner	Site Address	Driveway Access	Single Family Front Footage (Foot)	Non-Single Family Front Footage (Foot)	Adjusted Front Footage (Foot)	Equivalent PUD Units	Equivalent Single Family Units	Proposed Assessment	Notes
239	207750001080	R-3C HIGH DENSITY RESIDENTIAL	KEVIN ODELL	7451 BRADEN TRL					1		\$2,678	
240	207750001070	R-3C HIGH DENSITY RESIDENTIAL	LINDA DIANE LEDKINS	7445 BRADEN TRL					1		\$2,678	
241	207750001060	R-3C HIGH DENSITY RESIDENTIAL	SARAH J & PATRICK E LANE	7439 BRADEN TRL					1		\$2,678	
242	207750001050	R-3C HIGH DENSITY RESIDENTIAL	DEBORAH L AROCHO	7433 BRADEN TRL					1		\$2,678	
243	207750001040	R-3C HIGH DENSITY RESIDENTIAL	BRETT BRINKMAN	7424 BRADY PATH					1		\$2,678	
244	207750001030	R-3C HIGH DENSITY RESIDENTIAL	CINDY L ANDERTON	7428 BRADY PATH					1		\$2,678	
245	207750001020	R-3C HIGH DENSITY RESIDENTIAL	BRETT GARY TSTE ERICKSON	7432 BRADY PATH					1		\$2,678	
246	207750001010	R-3C HIGH DENSITY RESIDENTIAL	KENNETH C & MARY ELLEN TSTE MARCUS	7436 BRADY PATH					1		\$2,678	
248	207325002080	R-3C HIGH DENSITY RESIDENTIAL	ELIAS G SEIFU	7368 BOND WAY					1		\$2,678	
249	207325002070	R-3C HIGH DENSITY RESIDENTIAL	CAMERON HOSLER	7370 BOND WAY					1		\$2,678	
250	207325002060	R-3C HIGH DENSITY RESIDENTIAL	NANCY R STRONG	7372 BOND WAY					1		\$2,678	
251	207325002050	R-3C HIGH DENSITY RESIDENTIAL	LEESA M SODERLIND	7374 BOND WAY					1		\$2,678	
252	207325002040	R-3C HIGH DENSITY RESIDENTIAL	SCOTT A PEPER	7378 BOND WAY					1		\$2,678	
253	207325002030	R-3C HIGH DENSITY RESIDENTIAL	TED MCMAHON	7380 BOND WAY					1		\$2,678	
254	207325002020	R-3C HIGH DENSITY RESIDENTIAL	CHANDER KAUSHAL	7382 BOND WAY					1		\$2,678	
255	207325002010	R-3C HIGH DENSITY RESIDENTIAL	ROGER AARON	7384 BOND WAY					1		\$2,678	
256	207325002090	R-3C HIGH DENSITY RESIDENTIAL	MARGARET M HENSHAW	7385 BOLTON WAY					1		\$2,678	
257	207325002100	R-3C HIGH DENSITY RESIDENTIAL	MERIAM A & MAGDY S MOSSAAD	7389 BOLTON WAY					1		\$2,678	
258	207325002110	R-3C HIGH DENSITY RESIDENTIAL	CHARLES A JR REIDELL	7393 BOLTON WAY					1		\$2,678	
259	207325002120	R-3C HIGH DENSITY RESIDENTIAL	SEAN J BENCKE	7399 BOLTON WAY					1		\$2,678	
260	207325002130	R-3C HIGH DENSITY RESIDENTIAL	DEBORAH M EGGUM	7403 BOLTON WAY					1		\$2,678	
261	207325002140	R-3C HIGH DENSITY RESIDENTIAL	MARK JAMES PAULSON	7407 BOLTON WAY					1		\$2,678	
262	207325002150	R-3C HIGH DENSITY RESIDENTIAL	DAVILYN K PERKINS	7411 BOLTON WAY					1		\$2,678	
263	207325002160	R-3C HIGH DENSITY RESIDENTIAL	AMY MARIE WERNER	7415 BOLTON WAY					1		\$2,678	
265	207325002170	R-3C HIGH DENSITY RESIDENTIAL	JEANNE M SEIFERT	7454 BOLTON WAY					1		\$2,678	
266	207325002180	R-3C HIGH DENSITY RESIDENTIAL	BORIS & YULIYA MAKHLIN	7452 BOLTON WAY					1		\$2,678	
267	207325002190	R-3C HIGH DENSITY RESIDENTIAL	TRACEY D JACKSON	7450 BOLTON WAY					1		\$2,678	
268	207325002200	R-3C HIGH DENSITY RESIDENTIAL	BRUCE W DEBOER	7448 BOLTON WAY					1		\$2,678	
269	207325002210	R-3C HIGH DENSITY RESIDENTIAL	TINA WRIGHT	7446 BOLTON WAY					1		\$2,678	
270	207325002220	R-3C HIGH DENSITY RESIDENTIAL	TIMMIE V NORSTEN	7444 BOLTON WAY					1		\$2,678	
271	207325002230	R-3C HIGH DENSITY RESIDENTIAL	MONICA NGENO	7442 BOLTON WAY					1		\$2,678	
272	207325002240	R-3C HIGH DENSITY RESIDENTIAL	LESLIE A KRONA	7440 BOLTON WAY					1		\$2,678	
273	207325002250	R-3C HIGH DENSITY RESIDENTIAL	DENISE RENEE MARLOWE	7406 BOLTON WAY					1		\$2,678	
274	207325002260	R-3C HIGH DENSITY RESIDENTIAL	PHILIP L & LORI A TRAYNOR	7410 BOLTON WAY					1		\$2,678	
275	207325002270	R-3C HIGH DENSITY RESIDENTIAL	ILYASAMIN & HASEEN SYED	7414 BOLTON WAY					1		\$2,678	
276	207325002280	R-3C HIGH DENSITY RESIDENTIAL	SHERYL MARIE BATTIS	7402 BOLTON WAY					1		\$2,678	
277	207325002290	R-3C HIGH DENSITY RESIDENTIAL	JOE W & EVA M MORRISON	7404 BOLTON WAY					1		\$2,678	
278	207325002300	R-3C HIGH DENSITY RESIDENTIAL	JEREMY LUTZ	7408 BOLTON WAY					1		\$2,678	
279	207325002310	R-3C HIGH DENSITY RESIDENTIAL	JANEEN VOLK	7412 BOLTON WAY					1		\$2,678	
280			BLAINEWOOD TOWNHOMES (18 TOWNHOMES)									
281	201428001110	R-3C HIGH DENSITY RESIDENTIAL	PAUL & BARBARA DETLEFSEN	2510 75TH ST E					1		\$5,075	
282	201428001100	R-3C HIGH DENSITY RESIDENTIAL	DOROTHY K HEMMER	2518 75TH ST E					1		\$5,075	
283	201428001090	R-3C HIGH DENSITY RESIDENTIAL	THERESA M GULBRANSON	2526 75TH ST E					1		\$5,075	
284	201428001080	R-3C HIGH DENSITY RESIDENTIAL	BARBARA A LHOTKA	2534 75TH ST E					1		\$5,075	
285	201428001070	R-3C HIGH DENSITY RESIDENTIAL	MANLEY D TSTE OLSOE	2550 75TH ST E					1		\$5,075	
286	201428001060	R-3C HIGH DENSITY RESIDENTIAL	STEVEN D ANDERSON	2558 75TH ST E					1		\$5,075	
287	201428001050	R-3C HIGH DENSITY RESIDENTIAL	DONALD M HUNT	2566 75TH ST E					1		\$5,075	
288	201428001040	R-3C HIGH DENSITY RESIDENTIAL	SCOTT GOETTL	2574 75TH ST E					1		\$5,075	
289	201428001030	R-3C HIGH DENSITY RESIDENTIAL	JENNIFER D JONES	2582 75TH ST E					1		\$5,075	
290	201428001020	R-3C HIGH DENSITY RESIDENTIAL	DEBRA A & MICHAEL R DOEDE	2590 75TH ST E	2		707	1253	1		\$5,075	
291	201428001010	R-3C HIGH DENSITY RESIDENTIAL	VALERIYA LEMBITOVNA ARGO	2598 75TH ST E					1		\$5,075	
292	201428001120	R-3C HIGH DENSITY RESIDENTIAL	FRANCIS E & COLLEEN P KAISER	7538 BLAINE AVE					1		\$5,075	
293	201428001130	R-3C HIGH DENSITY RESIDENTIAL	SHANNA N OLEARY	7546 BLAINE AVE					1		\$5,075	
294	201428001140	R-3C HIGH DENSITY RESIDENTIAL	JOAN MADISON	7554 BLAINE AVE					1		\$5,075	
295	201428001150	R-3C HIGH DENSITY RESIDENTIAL	JAMES F TSTE SOLIN	7562 BLAINE AVE					1		\$5,075	
296	201428001160	R-3C HIGH DENSITY RESIDENTIAL	CASSIDY KRUSEMARK	7570 BLAINE AVE					1		\$5,075	
297	201428001170	R-3C HIGH DENSITY RESIDENTIAL	PAUL TAMEH	7578 BLAINE AVE					1		\$5,075	
298	201428001180	R-3C HIGH DENSITY RESIDENTIAL	A W & MELBA M TSTES MCGUIRE	7586 BLAINE AVE					1		\$5,075	
			COLLEGE HIGHLANDS CONDOS (32 UNITS) CONDO FILE #99									
299	201821002101	R-3C HIGH DENSITY RESIDENTIAL	MATTHEW A SCHAAK	2525 76TH ST E #101					1		\$3,066	
300	201821002102	R-3C HIGH DENSITY RESIDENTIAL	KATHLEEN PATE	2525 76TH ST E #102					1		\$3,066	
301	201821002103	R-3C HIGH DENSITY RESIDENTIAL	ADRIENNE WISHART	2525 76TH ST E #103					1		\$3,066	
302	201821002104	R-3C HIGH DENSITY RESIDENTIAL	CONNIE HENDERSON	2525 76TH ST E #104					1		\$3,066	
303	201821002105	R-3C HIGH DENSITY RESIDENTIAL	MARILYN JEAN WOLFF	2525 76TH ST E #105					1		\$3,066	
304	201821002106	R-3C HIGH DENSITY RESIDENTIAL	MICHAEL P GUERTIN	2525 76TH ST E #106					1		\$3,066	

Total Assessment shared equally amongst the 18 Townhomes
 Driveway Side (75th St) - 2X Length
 Non-DW Side (76th St) - 1X Length

City Project 2027-09E Boyd Avenue Area (80th to 70th) Full Depth Reclamation

#	Parcel ID	Property Zoning Code & Description	Owner	Site Address	Driveway Access	Single Family Front Footage (Foot)	Non-Single Family Front Footage (Foot)	Adjusted Front Footage (Foot)	Equivalent PUD Units	Equivalent Single Family Units	Proposed Assessment	Notes
305	201821002107	R-3C HIGH DENSITY RESIDENTIAL	ELLIE SATOH	2525 76TH ST E #107					1		\$3,066	
306	201821002108	R-3C HIGH DENSITY RESIDENTIAL	ROSS M LUNDHOLM	2525 76TH ST E #108					1		\$3,066	
307	201821002111	R-3C HIGH DENSITY RESIDENTIAL	SUSAN DOBOS	2600 75TH ST E #111					1		\$3,066	
308	201821002112	R-3C HIGH DENSITY RESIDENTIAL	PATRICIA J LANNON	2600 75TH ST E #112					1		\$3,066	
309	201821002113	R-3C HIGH DENSITY RESIDENTIAL	NANCY J SCHNEIDER	2600 75TH ST E #113					1		\$3,066	
310	201821002114	R-3C HIGH DENSITY RESIDENTIAL	TALI AHRENS-CHURCH	2600 75TH ST E #114					1		\$3,066	
311	201821002115	R-3C HIGH DENSITY RESIDENTIAL	JONATHAN P MCGRATH	2600 75TH ST E #115					1		\$3,066	
312	201821002116	R-3C HIGH DENSITY RESIDENTIAL	ROBERT & DEBRA JO KELLY	2600 75TH ST E #116					1		\$3,066	
313	201821002117	R-3C HIGH DENSITY RESIDENTIAL	ABIGAIL N REETZ	2600 75TH ST E #117					1		\$3,066	
314	201821002118	R-3C HIGH DENSITY RESIDENTIAL	GEORGE P HOCKING	2600 75TH ST E #118					1		\$3,066	
315	201821002201	R-3C HIGH DENSITY RESIDENTIAL	BECKY M TSTE SIMON	2525 76TH ST E #201					1		\$3,066	
316	201821002202	R-3C HIGH DENSITY RESIDENTIAL	DYLAN M NOVACEK	2525 76TH ST E #202					1		\$3,066	
317	201821002203	R-3C HIGH DENSITY RESIDENTIAL	JULIE A PLETSCH	2525 76TH ST E #203					1		\$3,066	
318	201821002204	R-3C HIGH DENSITY RESIDENTIAL	CAROLYN LUCZKOWSKI	2525 76TH ST E #204					1		\$3,066	
319	201821002205	R-3C HIGH DENSITY RESIDENTIAL	REGINA BARR	2525 76TH ST E #205					1		\$3,066	
320	201821002206	R-3C HIGH DENSITY RESIDENTIAL	ANN L FAFFLER	2525 76TH ST E #206					1		\$3,066	
321	201821002207	R-3C HIGH DENSITY RESIDENTIAL	MICHAEL COSTANZO	2525 76TH ST E #207					1		\$3,066	
322	201821002208	R-3C HIGH DENSITY RESIDENTIAL	TRESTON HALL	2525 76TH ST E #208					1		\$3,066	
323	201821002211	R-3C HIGH DENSITY RESIDENTIAL	KELLY K LANNON	2600 75TH ST E #211					1		\$3,066	
324	201821002212	R-3C HIGH DENSITY RESIDENTIAL	KENDRA L HEMMELMAN	2600 75TH ST E #212					1		\$3,066	
325	201821002213	R-3C HIGH DENSITY RESIDENTIAL	APRIL MARIE TODD	2600 75TH ST E #213					1		\$3,066	
326	201821002214	R-3C HIGH DENSITY RESIDENTIAL	CATHERINE M CARROLL	2600 75TH ST E #214					1		\$3,066	
327	201821002215	R-3C HIGH DENSITY RESIDENTIAL	A & H INVESTMENTS LLC	2600 75TH ST E #215					1		\$3,066	
328	201821002216	R-3C HIGH DENSITY RESIDENTIAL	ROBERT W JORDE	2600 75TH ST E #216					1		\$3,066	
329	201821002217	R-3C HIGH DENSITY RESIDENTIAL	A & H INVESTMENTS LLC	2600 75TH ST E #217					1		\$3,066	
330	201821002218	R-3C HIGH DENSITY RESIDENTIAL	SANDRA JOANNE BINMAN	2600 75TH ST E #218					1		\$3,066	
331	201821005101	R-3C HIGH DENSITY RESIDENTIAL	MATTHEW A SCHAAK								-	
332	201821005102	R-3C HIGH DENSITY RESIDENTIAL	JULIE A PLETSCH								-	
333	201821005103	R-3C HIGH DENSITY RESIDENTIAL	ADRIENNE WISHART								-	
334	201821005104	R-3C HIGH DENSITY RESIDENTIAL	CONNIE HENDERSON								-	
335	201821005105	R-3C HIGH DENSITY RESIDENTIAL	MARILYN JEAN WOLFF								-	
336	201821005106	R-3C HIGH DENSITY RESIDENTIAL	MICHAEL P GUERTIN		4						-	
337	201821005107	R-3C HIGH DENSITY RESIDENTIAL	ELLIE SATOH			673		1346			-	
338	201821005108	R-3C HIGH DENSITY RESIDENTIAL	ROSS M LUNDHOLM								-	
339	201821005111	R-3C HIGH DENSITY RESIDENTIAL	SUSAN DOBOS								-	
340	201821005112	R-3C HIGH DENSITY RESIDENTIAL	PATRICIA J LANNON								-	
341	201821005113	R-3C HIGH DENSITY RESIDENTIAL	NANCY J SCHNEIDER								-	
342	201821005114	R-3C HIGH DENSITY RESIDENTIAL	TALI AHRENS-CHURCH								-	
343	201821005115	R-3C HIGH DENSITY RESIDENTIAL	JONATHAN P MCGRATH								-	
344	201821005116	R-3C HIGH DENSITY RESIDENTIAL	ROBERT & DEBRA JO KELLY								-	
345	201821005117	R-3C HIGH DENSITY RESIDENTIAL	ABIGAIL N REETZ								-	
346	201821005118	R-3C HIGH DENSITY RESIDENTIAL	GEORGE P HOCKING								-	
347	201821005201	R-3C HIGH DENSITY RESIDENTIAL	BECKY M TSTE SIMON								-	
348	201821005202	R-3C HIGH DENSITY RESIDENTIAL	DYLAN M NOVACEK								-	
349	201821005203	R-3C HIGH DENSITY RESIDENTIAL	KATHLEEN PATE								-	
350	201821005204	R-3C HIGH DENSITY RESIDENTIAL	CAROLYN LUCZKOWSKI								-	
351	201821005205	R-3C HIGH DENSITY RESIDENTIAL	REGINA BARR								-	
352	201821005206	R-3C HIGH DENSITY RESIDENTIAL	ANN L FAFFLER								-	
353	201821005207	R-3C HIGH DENSITY RESIDENTIAL	MICHAEL COSTANZO								-	
354	201821005208	R-3C HIGH DENSITY RESIDENTIAL	TRESTON HALL								-	
355	201821005211	R-3C HIGH DENSITY RESIDENTIAL	KELLY K LANNON								-	
356	201821005212	R-3C HIGH DENSITY RESIDENTIAL	KENDRA L HEMMELMAN								-	
357	201821005213	R-3C HIGH DENSITY RESIDENTIAL	APRIL MARIE TODD								-	
358	201821005214	R-3C HIGH DENSITY RESIDENTIAL	CATHERINE M CARROLL								-	
359	201821005215	R-3C HIGH DENSITY RESIDENTIAL	A & H INVESTMENTS LLC								-	
360	201821005216	R-3C HIGH DENSITY RESIDENTIAL	ROBERT W JORDE								-	
361	201821005217	R-3C HIGH DENSITY RESIDENTIAL	A & H INVESTMENTS LLC								-	
362	201821005218	R-3C HIGH DENSITY RESIDENTIAL	SANDRA JOANNE BINMAN								-	
363	201821005300	R-3C HIGH DENSITY RESIDENTIAL	BECKY M TSTE SIMON								-	
364	201821005301	R-3C HIGH DENSITY RESIDENTIAL	BECKY M TSTE SIMON								-	
365	201821005302	R-3C HIGH DENSITY RESIDENTIAL	ELLIE SATOH								-	
366	201821005303	R-3C HIGH DENSITY RESIDENTIAL	MICHAEL COSTANZO								-	
367	201821005304	R-3C HIGH DENSITY RESIDENTIAL	MICHAEL COSTANZO								-	
368	201821005305	R-3C HIGH DENSITY RESIDENTIAL	SUSAN DOBOS								-	
369	201821005306	R-3C HIGH DENSITY RESIDENTIAL	PATRICIA J LANNON								-	

Total Assessment shared equally amongst the 32 Condos
 Driveway Side (75th St) - 2X Length
 Non-DW Side (76th St) - 1X Length
 Garage units have common ownership with Condo owners. Assessment applied to Condo units only.

City Project 2027-09E Boyd Avenue Area (80th to 70th) Full Depth Reclamation

#	Parcel ID	Property Zoning Code & Description	Owner	Site Address	Driveway Access	Single Family Front Footage (Foot)	Non-Single Family Front Footage (Foot)	Adjusted Front Footage (Foot)	Equivalent PUD Units	Equivalent Single Family Units	Proposed Assessment	Notes
370	201821005307	R-3C HIGH DENSITY RESIDENTIAL	A & H INVESTMENTS LLC								-	
371	201821005308	R-3C HIGH DENSITY RESIDENTIAL	A & H INVESTMENTS LLC								-	
372	201821005309	R-3C HIGH DENSITY RESIDENTIAL	ROBERT KELLY								-	
373	201821005310	R-3C HIGH DENSITY RESIDENTIAL	LADONNA F TSTE JOSEPH								-	
374	202660001010	R-3B HIGH DENSITY RESIDENTIAL	DENNIS TSTE CONORYEA	2524 76TH ST	1		163	326	-		\$23,765	Apartment
375, 396	COLLEGE HIGHLANDS TOWNHOMES (52 TOWNHOMES) CIC#692											
376	201640001130	R-3B HIGH DENSITY RESIDENTIAL	DEBRA ANDERSON	7667 BORMAN WAY					1		\$5,546	
377	201640001160	R-3B HIGH DENSITY RESIDENTIAL	JENNIFER M & CATHERINE A SAUNIER	7657 BORMAN WAY					1		\$5,546	
378	201640001150	R-3B HIGH DENSITY RESIDENTIAL	NAWAL MEKHAIL	7659 BORMAN WAY					1		\$5,546	
379	201640001140	R-3B HIGH DENSITY RESIDENTIAL	SUSAN E LORENZ	7669 BORMAN WAY					1		\$5,546	
380	201640001080	R-3B HIGH DENSITY RESIDENTIAL	KAREN ANDERSON	2556 76TH ST E					1		\$5,546	
381	201640001050	R-3B HIGH DENSITY RESIDENTIAL	ANTHONY ROBERT TORREZ	2560 76TH ST E					1		\$5,546	
382	201640001060	R-3B HIGH DENSITY RESIDENTIAL	JOHN H JR SPERL	2558 76TH ST E					1		\$5,546	
383	201640001070	R-3B HIGH DENSITY RESIDENTIAL	ANGELA M FOERTSCH	2554 76TH ST E					1		\$5,546	
384	201640001170	R-3B HIGH DENSITY RESIDENTIAL	ERIKA MENDOZA	7653 BORMAN WAY					1		\$5,546	
385	201640001200	R-3B HIGH DENSITY RESIDENTIAL	DAMIAN J & AMY S DARVEAU	7643 BORMAN WAY					1		\$5,546	
386	201640001190	R-3B HIGH DENSITY RESIDENTIAL	MICHAEL & CHRISTINE ROSENER	7645 BORMAN WAY					1		\$5,546	
387	201640001180	R-3B HIGH DENSITY RESIDENTIAL	HEATHER M CHANDLER	7655 BORMAN WAY					1		\$5,546	
388	201640001210	R-3B HIGH DENSITY RESIDENTIAL	ANTON EVANS	7639 BORMAN WAY					1		\$5,546	
389	201640001240	R-3B HIGH DENSITY RESIDENTIAL	RENEE M BILLINGTON	7625 BORMAN WAY					1		\$5,546	
390	201640001230	R-3B HIGH DENSITY RESIDENTIAL	KYLE D STACEY	7627 BORMAN WAY					1		\$5,546	
391	201640001220	R-3B HIGH DENSITY RESIDENTIAL	SHANNON D HARRISON	7641 BORMAN WAY					1		\$5,546	
392	201640001040	R-3B HIGH DENSITY RESIDENTIAL	FEDERAL NATIONAL MORTGAGE ASSOCIATION	2584 76TH ST E					1		\$5,546	
393	201640001010	R-3B HIGH DENSITY RESIDENTIAL	PENNY IRENE JONES	2586 76TH ST E					1		\$5,546	
394	201640001020	R-3B HIGH DENSITY RESIDENTIAL	WENDELL S TSTE HUFF	7603 BORMAN WAY					1		\$5,546	
395	201640001030	R-3B HIGH DENSITY RESIDENTIAL	ALICE MARIE STEPHENS	7605 BORMAN WAY					1		\$5,546	
397	201640002261	R-3B HIGH DENSITY RESIDENTIAL	ALLISON M GRANER	7676 BORMAN WAY					1		\$5,546	
398	201640002251	R-3B HIGH DENSITY RESIDENTIAL	KATHLEEN A MCGUIRE	7666 BORMAN WAY					1		\$5,546	
399	201640002281	R-3B HIGH DENSITY RESIDENTIAL	MEGHAN JOY NEU	7664 BORMAN WAY					1		\$5,546	
400	201640002271	R-3B HIGH DENSITY RESIDENTIAL	SUSAN DOWNS	7674 BORMAN WAY					1		\$5,546	
401	201640002240	R-3B HIGH DENSITY RESIDENTIAL	PAUL ONOD	7662 BORMAN WAY					1		\$5,546	
402	201640002210	R-3B HIGH DENSITY RESIDENTIAL	JESSICA L BRAUN	7652 BORMAN WAY	18		1978	3956	1		\$5,546	Total Assessment shared equally amongst the 52 Townhomes Driveway Side (76th St, Borman Way) - 2X Length
403	201640002220	R-3B HIGH DENSITY RESIDENTIAL	JAN E KEEHN	7650 BORMAN WAY					1		\$5,546	
404	201640002230	R-3B HIGH DENSITY RESIDENTIAL	ARNOLD E SCHMIDT	7660 BORMAN WAY					1		\$5,546	
405	201640002200	R-3B HIGH DENSITY RESIDENTIAL	CRAIG B KAUL	7648 BORMAN WAY					1		\$5,546	
406	201640002170	R-3B HIGH DENSITY RESIDENTIAL	ADAM E PETERS	7638 BORMAN WAY					1		\$5,546	
407	201640002180	R-3B HIGH DENSITY RESIDENTIAL	ZOEY LYNN ERICKSON	7636 BORMAN WAY					1		\$5,546	
408	201640002190	R-3B HIGH DENSITY RESIDENTIAL	CLAIRE G ECKLEY	7646 BORMAN WAY					1		\$5,546	
409	201640002160	R-3B HIGH DENSITY RESIDENTIAL	BARBARA A ISTA	7634 BORMAN WAY					1		\$5,546	
410	201640002130	R-3B HIGH DENSITY RESIDENTIAL	CHRISTOPHER STEVENS	7630 BORMAN WAY					1		\$5,546	
411	201640002140	R-3B HIGH DENSITY RESIDENTIAL	KAREN LARSON	7628 BORMAN WAY					1		\$5,546	
412	201640002150	R-3B HIGH DENSITY RESIDENTIAL	KAREN JANE VANREESE	7632 BORMAN WAY					1		\$5,546	
413	201640002120	R-3B HIGH DENSITY RESIDENTIAL	JODELL STONE LEHMAN	7618 BORMAN WAY					1		\$5,546	
414	201640002090	R-3B HIGH DENSITY RESIDENTIAL	RACHEL ANN BIGGS	7620 BORMAN WAY					1		\$5,546	
415	201640002100	R-3B HIGH DENSITY RESIDENTIAL	JUDYTH ANN POWELL	7624 BORMAN WAY					1		\$5,546	
416	201640002110	R-3B HIGH DENSITY RESIDENTIAL	NICOLA FANNING	7622 BORMAN WAY					1		\$5,546	
417	201640002080	R-3B HIGH DENSITY RESIDENTIAL	VINCENT MCCAIN	7616 BORMAN WAY					1		\$5,546	
418	201640002050	R-3B HIGH DENSITY RESIDENTIAL	MARY LOU OLSON	7612 BORMAN WAY					1		\$5,546	
419	201640002060	R-3B HIGH DENSITY RESIDENTIAL	THOMAS F RICHES	7610 BORMAN WAY					1		\$5,546	
420	201640002070	R-3B HIGH DENSITY RESIDENTIAL	KELLY FLORENCE JANE	7614 BORMAN WAY					1		\$5,546	
421	201640002040	R-3B HIGH DENSITY RESIDENTIAL	PETER P III BURKHARTZMEYER	7608 BORMAN WAY					1		\$5,546	
422	201640002030	R-3B HIGH DENSITY RESIDENTIAL	JANET C. TSTE FARRINGTON	2620 76TH ST E					1		\$5,546	
423	201640002020	R-3B HIGH DENSITY RESIDENTIAL	KAITLIN MALSOM	2630 76TH ST E					1		\$5,546	
424	201640002010	R-3B HIGH DENSITY RESIDENTIAL	REBECCA L DIMAIO	7606 BORMAN WAY					1		\$5,546	
425	201640002300	R-3B HIGH DENSITY RESIDENTIAL	CHARLES D F HITI	7720 BLAINE AVE					1		\$5,546	
426	201640002290	R-3B HIGH DENSITY RESIDENTIAL	GARY ALTENDORF	7730 BLAINE AVE					1		\$5,546	
427	201640002320	R-3B HIGH DENSITY RESIDENTIAL	TANNER DEZEE	7750 BLAINE AVE					1		\$5,546	
428	201640002310	R-3B HIGH DENSITY RESIDENTIAL	MARY CURTIS	7740 BLAINE AVE					1		\$5,546	
429	201821205080	R-1C LOW DENSITY RESIDENTIAL	DERRICK E TSTE OSTERTAG	7377 BORMAN AVE	1	108		108		1	\$8,301	
430	201821205070	R-1C LOW DENSITY RESIDENTIAL	ERIC R BARBOT	7367 BORMAN AVE	1	97		97		1	\$8,301	
431	201821205060	R-1C LOW DENSITY RESIDENTIAL	DAVID S BOHRER	7357 BORMAN AVE	1	90		90		1	\$8,301	
432	201821205050	R-1C LOW DENSITY RESIDENTIAL	LISA M GERSEMA	7347 BORMAN AVE	1	90		90		1	\$8,301	
433	201821205040	R-1C LOW DENSITY RESIDENTIAL	LEONARD T & BARBARA GARCIA	7337 BORMAN AVE	1	90		90		1	\$8,301	
434	201821205030	R-1C LOW DENSITY RESIDENTIAL	AMANDA M GALLES	7327 BORMAN AVE	1	90		90		1	\$8,301	
435	201821205020	R-1C LOW DENSITY RESIDENTIAL	DALE M & MONICA KURR	7317 BORMAN AVE	1	90		90		1	\$8,301	

City Project 2027-09E Boyd Avenue Area (80th to 70th) Full Depth Reclamation

#	Parcel ID	Property Zoning Code & Description	Owner	Site Address	Driveway Access	Single Family Front Footage (Foot)	Non-Single Family Front Footage (Foot)	Adjusted Front Footage (Foot)	Equivalent PUD Units	Equivalent Single Family Units	Proposed Assessment	Notes
436	201821205010	R-1C LOW DENSITY RESIDENTIAL	PEDRO C DELACRUZ	7307 BORMAN AVE	1	100		100		1	\$8,301	
437	201515001020	R-1C LOW DENSITY RESIDENTIAL	THOMAS D & PAMELA M DAVID	7297 BORMAN AVE	1	110		110		1	\$8,301	
438	201515001010	R-1C LOW DENSITY RESIDENTIAL	TIMOTHY C JOHNSON	7287 BORMAN AVE	1	100		100		1	\$8,301	
439	201821201010	R-1C LOW DENSITY RESIDENTIAL	JUAN JAIME JR FUENTES	2809 73RD ST E	1	250		250		1	\$8,301	
440	201821201020	R-1C LOW DENSITY RESIDENTIAL	FERDINAND & MARIE B OLAES	2827 73RD ST E	1	100		100		1	\$8,301	
441	201821201030	R-1C LOW DENSITY RESIDENTIAL	MARK SIMMONDS	2845 73RD ST E	1	87		87		1	\$8,301	
442	201821204010	R-1C LOW DENSITY RESIDENTIAL	MARNI WILLETT	7310 BORMAN AVE	1	237		237		1	\$8,301	
443	201821204160	R-1C LOW DENSITY RESIDENTIAL	KYLIE MARIE KING	7317 BOYD AVE	1	222		222		1	\$8,301	
444	201821204020	R-1C LOW DENSITY RESIDENTIAL	GRAHAM & SUSAN TRACY ROBERTSON	7320 BORMAN AVE	1	90		90		1	\$8,301	
445	201821204150	R-1C LOW DENSITY RESIDENTIAL	OLIVER A & JEANETTE KROHN	7323 BOYD AVE	1	90		90		1	\$8,301	
446	201821204030	R-1C LOW DENSITY RESIDENTIAL	THOMAS E & TERESA A REICHENSBERGER	7326 BORMAN AVE	1	90		90		1	\$8,301	
447	201821204140	R-1C LOW DENSITY RESIDENTIAL	ROBERT R & NANCY J MECK	7339 BOYD AVE	1	90		90		1	\$8,301	
448	201821204040	R-1C LOW DENSITY RESIDENTIAL	RAMON E & GLORIA B QUIROGA	7330 BORMAN AVE	1	90		90		1	\$8,301	
449	201821204130	R-1C LOW DENSITY RESIDENTIAL	LEON C & SUSAN H JOHNSON	7349 BOYD AVE	1	90		90		1	\$8,301	
450	201821204050	R-1C LOW DENSITY RESIDENTIAL	MAY KIA THAO	7350 BORMAN AVE	1	90		90		1	\$8,301	
451	201821204120	R-1C LOW DENSITY RESIDENTIAL	STEVEN E & COLLEEN S EVANSON	7361 BOYD AVE	1	90		90		1	\$8,301	
452	201821204060	R-1C LOW DENSITY RESIDENTIAL	GILBERT M & JODI M GARCIA	7360 BORMAN AVE	1	90		90		1	\$8,301	
453	201821204110	R-1C LOW DENSITY RESIDENTIAL	DAVID R & SAMANTHA K JUNEAU	7369 BOYD AVE	1	90		90		1	\$8,301	
454	201821204070	R-1C LOW DENSITY RESIDENTIAL	GREGORY J MOLNAR	7370 BORMAN AVE	1	97		97		1	\$8,301	
455	201821204100	R-1C LOW DENSITY RESIDENTIAL	CHARLES & MARGARET ROBINSON	7405 BOYD AVE	1	90		90		1	\$8,301	
456	201821204080	R-1C LOW DENSITY RESIDENTIAL	CHRISKEN PROPERTIES LLC	7380 BORMAN AVE	1	132		132		1	\$8,301	
457	201821204090	R-1C LOW DENSITY RESIDENTIAL	PAMELA GROSAM	7413 BOYD AVE	1	136		136		1	\$8,301	
458	201821202010	R-1C LOW DENSITY RESIDENTIAL	WLODZIMIERZ RUBIN	7302 BOYD AVE	1	54		54		1	\$8,301	
459	201821202020	R-1C LOW DENSITY RESIDENTIAL	MARTIN SPRINGBORG	7318 BOYD AVE	1	97		97		1	\$8,301	
460	201821202030	R-1C LOW DENSITY RESIDENTIAL	SHANNON FRANK	7330 BOYD AVE	1	100		100		1	\$8,301	
461	201821202040	R-1C LOW DENSITY RESIDENTIAL	BRADLEY & CAROLYN LOUNSBERRY	7346 BOYD AVE	1	100		100		1	\$8,301	
462	201821202050	R-1C LOW DENSITY RESIDENTIAL	JON F & SUSAN I MARSDEN	7352 BOYD AVE	1	100		100		1	\$8,301	
463	201821202060	R-1C LOW DENSITY RESIDENTIAL	SASIDHAR KUMPATLA	7366 BOYD AVE	1	100		100		1	\$8,301	
464	201821203010	R-1C LOW DENSITY RESIDENTIAL	WILLIAM C TSTE ROSSINI	7408 BOYD AVE	1	100		100		1	\$8,301	
465	201821203020	R-1C LOW DENSITY RESIDENTIAL	LUJEAN M TSTE ALSTERLUND	7416 BOYD AVE	1	100		100		1	\$8,301	
466	200090005010	P - PUBLIC INSTITUTIONAL	CITY OF INVER GROVE HTS				60	60				City Property - Assessment Paid Through Pavement Management Fund Non-DW Side - 1X Length
467	206450402010	R-1C LOW DENSITY RESIDENTIAL	DOUGLAS & JANICE FANGMEIER	2865 74TH CT E	1	258		258		1	\$8,301	
468	206450402020	R-1C LOW DENSITY RESIDENTIAL	JORGE MARIN GUZMAN	2881 74TH CT E	1	85		85		1	\$8,301	
469	206450402030	R-1C LOW DENSITY RESIDENTIAL	JOSHUA A CAPOCASA	2895 74TH CT E	1	85		85		1	\$8,301	
470	206450402040	R-1C LOW DENSITY RESIDENTIAL	DEANO MICHAEL-ANGELO FARINELLA	2915 74TH CT E	1	77		77		1	\$8,301	
471	206450402050	R-1C LOW DENSITY RESIDENTIAL	JOHN M WILLENBRING	2929 74TH CT E	1	76		76		1	\$8,301	
472	206450402060	R-1C LOW DENSITY RESIDENTIAL	DONALD G & BARBARA KAMPMEIER	2939 74TH CT E	1	76		76		1	\$8,301	
473	206450402070	R-1C LOW DENSITY RESIDENTIAL	WILLIAM H JR & AMY L WEIS	2949 74TH CT E	1	76		76		1	\$8,301	
474	206450402080	R-1C LOW DENSITY RESIDENTIAL	TODD J & JENNIFER J VEITENHEIMER	2959 74TH CT E	1	82		82		1	\$8,301	
476	206450402090	R-1C LOW DENSITY RESIDENTIAL	MICHAEL J & LISA M KNOPIK	2969 74TH CT E	1	57		57		1	\$8,301	
477	206450402100	R-1C LOW DENSITY RESIDENTIAL	SANDRA K SCHMIDT	2975 74TH CT E	1	53		53		1	\$8,301	Driveway on 74th Ct E. Assessed with Partial Recon
478	206450402110	R-1C LOW DENSITY RESIDENTIAL	DANIEL OBERSTADT	2970 74TH CT E	1	53		53		1	\$8,301	Driveway on 74th Ct E. Assessed with Partial Recon
479	206450402120	R-1C LOW DENSITY RESIDENTIAL	BRADLEY P & PATRICIA NASH	2958 74TH CT E	1	53		53		1	\$8,301	
480	206450402130	R-1C LOW DENSITY RESIDENTIAL	DENNIS C & JOYCE G MILLER	2942 74TH CT E	1	223		223		1	\$8,301	
481	206450402140	R-1C LOW DENSITY RESIDENTIAL	ROBERT L TSTE ZAHRADKA	2904 74TH CT E	1	177		177		1	\$8,301	
482	206450402150	R-1C LOW DENSITY RESIDENTIAL	JOHN F & PATRICIA A RUTZ	2884 74TH CT E	1	85		85		1	\$8,301	
486	206450402190	R-1C LOW DENSITY RESIDENTIAL	JACOB & MELISSA SCHMID	7478 BOYD AVE	1	158		158		1	\$8,301	Corner Lot. Driveway on Boyd Ave. Assessed with Partial Recon
487	206450402180	R-1C LOW DENSITY RESIDENTIAL	KEITH PARENDO	7456 BOYD AVE	1	90		90		1	\$8,301	
488	206450402170	R-1C LOW DENSITY RESIDENTIAL	DIMITRI VON RUCKERT	7444 BOYD AVE	1	86		86		1	\$8,301	
489	206450402160	R-1C LOW DENSITY RESIDENTIAL	JAMES RANDALL MUELLER	7430 BOYD AVE	1	219		219		1	\$8,301	
490	206450401010	R-1C LOW DENSITY RESIDENTIAL	KIMBERLY ANNE DOBOS	7421 BOYD AVE	1	192		192		1	\$8,301	
491	206450401020	R-1C LOW DENSITY RESIDENTIAL	DENNIS & NANCY KLOCOW	7429 BOYD AVE	1	94		94		1	\$8,301	
492	206450401030	R-1C LOW DENSITY RESIDENTIAL	FRED B & PAMELA J TSTES LINDEMAN	7435 BOYD AVE	1	80		80		1	\$8,301	
493	206450401040	R-1C LOW DENSITY RESIDENTIAL	DANIEL V & MARY E CRESS	7449 BOYD AVE	1	85		85		1	\$8,301	
494	206450401050	R-1C LOW DENSITY RESIDENTIAL	BENJAMIN EBBERS	7465 BOYD AVE	1	85		85		1	\$8,301	
495	206450401060	R-1C LOW DENSITY RESIDENTIAL	RANDY SANCHEZ GUZMAN	7483 BOYD AVE	1	227		227		1	\$8,301	
496	206450401071	R-1C LOW DENSITY RESIDENTIAL	STEPHEN J BERGER	2779 75TH ST E	1	89		89		1	\$8,301	
497	206450401081	R-1C LOW DENSITY RESIDENTIAL	GREGORY J & DORIS BOYLE	2755 75TH ST E	1	162		162		1	\$8,301	
498	206450401091	R-2 MEDIUM DENSITY RESIDENTIAL	ERWIN LESTER TESTAMENTARY TRUST ZINNEL	7480 BORMAN AVE	1	237		237		1	\$8,301	Twin Home - 1 unit

City Project 2027-09E Boyd Avenue Area (80th to 70th) Full Depth Reclamation

#	Parcel ID	Property Zoning Code & Description	Owner	Site Address	Driveway Access	Single Family Front Footage (Foot)	Non-Single Family Front Footage (Foot)	Adjusted Front Footage (Foot)	Equivalent PUD Units	Equivalent Single Family Units	Proposed Assessment	Notes
499	206450401092	R-2 MEDIUM DENSITY RESIDENTIAL	CHARLES K REUTER	7470 BORMAN AVE	1	56		56		1	\$8,301	Twin Home - 1 unit
500	206450401102	R-2 MEDIUM DENSITY RESIDENTIAL	ROBERT LOCKWOOD JR JACKSON	7452 BORMAN AVE	1	60		60		1	\$8,301	Twin Home - 1 unit
501	206450401101	R-2 MEDIUM DENSITY RESIDENTIAL	MICHAEL A & TIFFANY J ALBERTIN	7450 BORMAN AVE	1	60		60		1	\$8,301	Twin Home - 1 unit
502	206450401111	R-2 MEDIUM DENSITY RESIDENTIAL	MARSHALL CARL PETERSON	7432 BORMAN AVE	1	55		55		1	\$8,301	Twin Home - 1 unit
503	206450401112	R-2 MEDIUM DENSITY RESIDENTIAL	HAILEE HREN	7430 BORMAN AVE	1	55		55		1	\$8,301	Twin Home - 1 unit
504	206450401122	R-2 MEDIUM DENSITY RESIDENTIAL	ALFRED B LOPEZ	7418 BORMAN AVE	1	50		50		1	\$8,301	Twin Home - 1 unit
505	206450401121	R-2 MEDIUM DENSITY RESIDENTIAL	LONNIE L TIMM	7416 BORMAN AVE	1	50		50		1	\$8,301	Twin Home - 1 unit
506	206450401132	R-2 MEDIUM DENSITY RESIDENTIAL	SCOTT K DALLY	7404 BORMAN AVE	1	52		52		1	\$8,301	Twin Home - 1 unit
507	206450401131	R-2 MEDIUM DENSITY RESIDENTIAL	TESSA TIBBOTT	7402 BORMAN AVE	1	53		53		1	\$8,301	Twin Home - 1 unit
508	206450401141	R-2 MEDIUM DENSITY RESIDENTIAL	ROBERT M GEAR	7384 BORMAN AVE	1	44		44		1	\$8,301	Twin Home - 1 unit
509	206450401142	R-2 MEDIUM DENSITY RESIDENTIAL	ROBERT M GEAR	7382 BORMAN AVE	1	45		45		1	\$8,301	Twin Home - 1 unit
510	204060001010	R-3B HIGH DENSITY RESIDENTIAL	SANDRA K DEPPE	7411 BORMAN AVE						1	\$8,301	Townhome - 1 unit
511	204060001040	R-3B HIGH DENSITY RESIDENTIAL	ROBERT A PELTIER	7423 BORMAN AVE	1	172		172		1	\$8,301	Townhome - 1 unit
524	204060001030	R-3B HIGH DENSITY RESIDENTIAL	LAURA LABARRE	7419 BORMAN AVE						1	\$8,301	Townhome - 1 unit
525	204060001020	R-3B HIGH DENSITY RESIDENTIAL	ANASTASIA DOBS	7415 BORMAN AVE						1	\$8,301	Townhome - 1 unit
512	204060001050	R-3B HIGH DENSITY RESIDENTIAL	JOSE A LOPEZ RIVERA	7433 BORMAN AVE						1	\$8,301	Townhome - 1 unit
513	204060001080	R-3B HIGH DENSITY RESIDENTIAL	MADELYN A MENSAH	7445 BORMAN AVE						1	\$8,301	Townhome - 1 unit
522	204060001070	R-3B HIGH DENSITY RESIDENTIAL	XAVIER O VAZQUEZ VAZQUEZ	7441 BORMAN AVE	1	150		150		1	\$8,301	Townhome - 1 unit
523	204060001060	R-3B HIGH DENSITY RESIDENTIAL	7437 BORMAN LLC	7437 BORMAN AVE						1	\$8,301	Townhome - 1 unit
514	204060001090	R-3B HIGH DENSITY RESIDENTIAL	GMH HOMES LLC	7457 BORMAN AVE						1	\$8,301	Townhome - 1 unit
515	204060001120	R-3B HIGH DENSITY RESIDENTIAL	CHARLES & REBECCA LIPINSKI	7469 BORMAN AVE	1	150		150		1	\$8,301	Townhome - 1 unit
520	204060001110	R-3B HIGH DENSITY RESIDENTIAL	TODD M NEUMANN	7465 BORMAN AVE						1	\$8,301	Townhome - 1 unit
521	204060001100	R-3B HIGH DENSITY RESIDENTIAL	DANIEL T POCH	7461 BORMAN AVE						1	\$8,301	Townhome - 1 unit
516	204060001130	R-3B HIGH DENSITY RESIDENTIAL	JOHN MARTIN REIBERT	7481 BORMAN AVE						1	\$8,301	Townhome - 1 unit
517	204060001160	R-3B HIGH DENSITY RESIDENTIAL	LESIA SHVETS	2701 75TH ST E	1	323		323		1	\$8,301	Townhome - 1 unit
518	204060001150	R-3B HIGH DENSITY RESIDENTIAL	KELSEY FRASCONI	2685 75TH ST E						1	\$8,301	Townhome - 1 unit
519	204060001140	R-3B HIGH DENSITY RESIDENTIAL	TEGEGN AYELE DAMIYO	7485 BORMAN AVE						1	\$8,301	Townhome - 1 unit
526	201821207012	R-2 MEDIUM DENSITY RESIDENTIAL	ABERASH GUDETA	7529 BORMAN CT	1	255		255		1	\$8,301	Twin Home - 1 unit
527	201821207011	R-2 MEDIUM DENSITY RESIDENTIAL	MARILYN K HOFFIES	7531 BORMAN CT	1	85		85		1	\$8,301	Twin Home - 1 unit
528	201821207020	R-2 MEDIUM DENSITY RESIDENTIAL	ROBERT K & ALISA M DENZER	7555 BORMAN CT	1	115		115		1	\$8,301	
529	201821207031	R-2 MEDIUM DENSITY RESIDENTIAL	KURT G & JULIE TAYLOR	7580 BORMAN CT	1	48		48		1	\$8,301	Twin Home - 1 unit
530	201821207040	R-2 MEDIUM DENSITY RESIDENTIAL	MARK E & KAREN R SIMMER	2651 76TH ST E	1	140		140		1	\$8,301	
531	201821207032	R-2 MEDIUM DENSITY RESIDENTIAL	COURTNEY ERDMAN	7578 BORMAN CT	1	34		34		1	\$8,301	Twin Home - 1 unit
532	201821207050	R-2 MEDIUM DENSITY RESIDENTIAL	NEW CHALLENGES PROP MCCLISH MANOR APTS	7570 BORMAN CT	1	60		60		2	\$16,602	Duplex - 2 units
533	201821207062	R-2 MEDIUM DENSITY RESIDENTIAL	ADAN MASCOTE ESPINOZA	7546 BORMAN CT	1	70		70		1	\$8,301	Twin Home - 1 unit
534	201821207061	R-2 MEDIUM DENSITY RESIDENTIAL	STEPHANIE PASTIRIK	7544 BORMAN CT	1	73		73		1	\$8,301	Twin Home - 1 unit
535	201821207070	R-2 MEDIUM DENSITY RESIDENTIAL	PATRICIA A FLYNN	7524 BORMAN CT	1	227		227		1	\$8,301	
536	201821101050	R-1C LOW DENSITY RESIDENTIAL	SEBASTIAN GORIS	7555 BOWMAN CT N	1	58		58		1	\$8,301	
537	201821101060	R-1C LOW DENSITY RESIDENTIAL	JOSHUA NORGARD	7565 BOWMAN CT N	1	79		79		1	\$8,301	
538	201821101080	R-1C LOW DENSITY RESIDENTIAL	LOUISE THERESE PIEPER	2673 76TH ST E	1	170		170		1	\$8,301	
539	201821101070	R-1C LOW DENSITY RESIDENTIAL	JONATHAN HEIDERSCHEIT	2699 76TH ST E	1	253		253		1	\$8,301	
540	201821101010	R-1C LOW DENSITY RESIDENTIAL	BARBARA R DAHM TRUST DATED 7/17/2023	2737 76TH ST E	1	253		253		1	\$8,301	
541	201821101020	R-1C LOW DENSITY RESIDENTIAL	CHARLES N MAHOVLICH	7560 BOWMAN CT N	1	81		81		1	\$8,301	
542	201821101030	R-1C LOW DENSITY RESIDENTIAL	MARVIN A & DARLENE SCHABER	7550 BOWMAN CT N	1	58		58		1	\$8,301	
543	201821101040	R-1C LOW DENSITY RESIDENTIAL	ROXIE J SCHWANZ	2738 75TH ST E	1	155		155		1	\$8,301	
544	206450301020	R-1C LOW DENSITY RESIDENTIAL	SAMUEL BYERS	2760 75TH ST E	1	102		102		1	\$8,301	
545	206450301030	R-1C LOW DENSITY RESIDENTIAL	BRADLEY M & PAMELA J JOHNSON	2765 76TH ST E	1	100		100		1	\$8,301	
546	206450201040	R-1C LOW DENSITY RESIDENTIAL	PAMELA KAY MCDOWELL	2795 76TH ST E	1	242		242		1	\$8,301	
547	206450201030	R-1C LOW DENSITY RESIDENTIAL	CRAIG A BONN	7575 BOYD AVE	1	85		85		1	\$8,301	
548	206450201020	R-1C LOW DENSITY RESIDENTIAL	JAMIE & BENJAMIN DOEHNE	7555 BOYD AVE	1	85		85		1	\$8,301	
549	206450201010	R-1C LOW DENSITY RESIDENTIAL	MARK E SPERL	7535 BOYD AVE	1	85		85		1	\$8,301	
550	206450301010	R-1C LOW DENSITY RESIDENTIAL	LOUIS J JR & KIMBERLY J WOLFE	7515 BOYD AVE	1	310		310		1	\$8,301	
551	206450202090	R-1C LOW DENSITY RESIDENTIAL	PAUL J & E A LAPOINTE	7510 BOYD AVE	2	171		171		1	\$8,301	Corner Lot. Address on Boyd Ave. Assessed with Partial Recon
560	206450202100	R-1C LOW DENSITY RESIDENTIAL	DENNIS J & JENNIFER MOYNIHAN	7520 BOYD CIR	1	230		230		1	\$8,301	
561	206450202110	R-1C LOW DENSITY RESIDENTIAL	JOSHUA DYBEDAHL	7530 BOYD CIR	1	125		125		1	\$8,301	
562	206450202120	R-1C LOW DENSITY RESIDENTIAL	ERIC D & ELIZABETH C DUNNING	7540 BOYD CIR	1	55		55		1	\$8,301	
563	206450202130	R-1C LOW DENSITY RESIDENTIAL	TIMOTHY D PIPPERT	7550 BOYD CIR	1	55		55		1	\$8,301	
564	206450202140	R-1C LOW DENSITY RESIDENTIAL	SIDNEY L & RUTHANN E HELSETH	7560 BOYD CIR	1	63		63		1	\$8,301	
565	206450202150	R-1C LOW DENSITY RESIDENTIAL	JEROME W & DEANNA AUGER	7570 BOYD CIR	1	95		95		1	\$8,301	
566	206450202160	R-1C LOW DENSITY RESIDENTIAL	MANUELA IBARRA	7590 BOYD AVE	1	255		255		1	\$8,301	
567	206450202170	R-1C LOW DENSITY RESIDENTIAL	PAUL E BURROWS	7610 BOYD AVE	1	85		85		1	\$8,301	
568	206450202180	R-1C LOW DENSITY RESIDENTIAL	NICOLE M GACKSTETTER	7630 BOYD AVE	1	85		85		1	\$8,301	
569	206450202190	R-1C LOW DENSITY RESIDENTIAL	ROGER A & NANCY JOHNSON	7650 BOYD AVE	1	85		85		1	\$8,301	
570	206450202200	R-1C LOW DENSITY RESIDENTIAL	RONALD F & SUE M ALBRECHT	7670 BOYD AVE	1	85		85		1	\$8,301	

City Project 2027-09E Boyd Avenue Area (80th to 70th) Full Depth Reclamation

#	Parcel ID	Property Zoning Code & Description	Owner	Site Address	Driveway Access	Single Family Front Footage (Foot)	Non-Single Family Front Footage (Foot)	Adjusted Front Footage (Foot)	Equivalent PUD Units	Equivalent Single Family Units	Proposed Assessment	Notes
571	206450202210	R-1C LOW DENSITY RESIDENTIAL	MATTHEW J OTTO	7690 BOYD AVE	1	85		85		1	\$8,301	
572	206450002010	R-1C LOW DENSITY RESIDENTIAL	SKYLAR LAGRO	7710 BOYD AVE	1	85		85		1	\$8,301	
573	206450002020	R-1C LOW DENSITY RESIDENTIAL	MICHAEL R & DORLENE STEGGALL	7700 BOYD AVE	1	85		85		1	\$8,301	
574	206450002030	R-1C LOW DENSITY RESIDENTIAL	ROBERT W & MARY B SCHAEFER	7750 BOYD AVE	1	104		104		1	\$8,301	
575	206450002040	R-1C LOW DENSITY RESIDENTIAL	JEFFREY A & AMY L TOLLEFSON	7760 BOYD AVE	1	104		104		1	\$8,301	
576	206450002050	R-1C LOW DENSITY RESIDENTIAL	JAMES G & SHARON A TSTES MUELLER	7800 BOYD AVE	1	91		91		1	\$8,301	
577	206450002060	R-1C LOW DENSITY RESIDENTIAL	LUCUS THERRIEN	7790 BOYD AVE	1	86		86		1	\$8,301	
578	206450002070	R-1C LOW DENSITY RESIDENTIAL	ALBERT T & JUDITH EIDEN	7810 BOYD AVE	1	84		84		1	\$8,301	
579	206450002080	R-1C LOW DENSITY RESIDENTIAL	MICHAEL F TSTE SWEENEY	7820 BOYD AVE	1	84		84		1	\$8,301	
580	206450002090	R-1C LOW DENSITY RESIDENTIAL	DANIEL J & MARY T NICKLAY	7840 BOYD AVE	1	82		82		1	\$8,301	
581	206450002100	R-1C LOW DENSITY RESIDENTIAL	BRUCE W & COLLEEN LACEY	7860 BOYD AVE	1	86		86		1	\$8,301	
582	206450002110	R-1C LOW DENSITY RESIDENTIAL	ELIZABETH J DANNER	7880 BOYD AVE	1	102		102		1	\$8,301	
583	206450002120	R-1C LOW DENSITY RESIDENTIAL	GIRMA AYANA	7890 BOYD AVE	1	102		102		1	\$8,301	
584	200090078010	R-1C LOW DENSITY RESIDENTIAL	JOHN A & DONNA R PATTERSON	7900 BOYD AVE	1	60		60		1	\$8,301	
585	206450101010	R-1C LOW DENSITY RESIDENTIAL	US BANK TRUST COMPANY NATL ASSN TSTE	2865 UPPER 79TH CT E	1	239		239		1	\$8,301	
586	206450101020	R-1C LOW DENSITY RESIDENTIAL	MYLES J MOELLENHOFF	2875 UPPER 79TH CT E	1	95		95		1	\$8,301	
587	206450101030	R-1C LOW DENSITY RESIDENTIAL	DONALD F & ROSE ANN M TSTES OLSON	2885 UPPER 79TH CT E	1	99		99		1	\$8,301	
588	206450101040	R-1C LOW DENSITY RESIDENTIAL	DAVID M & GINA K TAACK	2895 UPPER 79TH CT E	1	65		65		1	\$8,301	
589	206450101050	R-1C LOW DENSITY RESIDENTIAL	CAPGROW HOLDINGS JV SUB VI LLC	2890 UPPER 79TH CT E	1	67		67		1	\$8,301	
590	206450101060	R-1C LOW DENSITY RESIDENTIAL	WM S & VIVIAN ILLETSCHKO	2880 UPPER 79TH CT E	1	98		98		1	\$8,301	
591	206450101070	R-1C LOW DENSITY RESIDENTIAL	CYNTHIA MACIAS GURROLA	2870 UPPER 79TH CT E	1	95		95		1	\$8,301	
592	206450101080	R-1C LOW DENSITY RESIDENTIAL	WESLEY A & MARY ANN TSTES GIBSON	2860 UPPER 79TH CT E	1	239		239		1	\$8,301	
593	200090079022	R-1C LOW DENSITY RESIDENTIAL	MARK A & JULIA M BERG	2879 80TH ST E		159		159		1	-	Driveway access not on project street. No assessment (Assessment Policy Sec. 5.1 Special Consideration #2)
594	206450003030	R-1C LOW DENSITY RESIDENTIAL	ORLANDO D NEVAREZ	7917 BOYD AVE	1	217		217		1	\$8,301	
595	206450003020	R-1C LOW DENSITY RESIDENTIAL	KENNETH & PAULETTE ANDERSON	2770 79TH ST E	1	85		85		1	\$8,301	
596	206450003031	R-1C LOW DENSITY RESIDENTIAL	WILLIAM PATRICK TSTE MCLEAN	7935 BOYD AVE	1	100		100		1	\$8,301	
597	206450003040	R-1B LOW DENSITY RESIDENTIAL	JOSEPH M SCHNEIDER	7955 BOYD AVE	1	100		100		1	\$8,301	
598	206450003011	R-1C LOW DENSITY RESIDENTIAL	SCOTT F RYDER	2780 79TH ST E	1	138		138		1	\$8,301	
599	206450003050	R-1B LOW DENSITY RESIDENTIAL	DUANE A & DEBRA J RUIZ	7975 BOYD AVE	1	169		169		1	\$8,301	
600	206450003012	R-1C LOW DENSITY RESIDENTIAL	WILLIAM J BERNIER			123		123		1	\$8,301	Undeveloped
601	206450001122	R-1C LOW DENSITY RESIDENTIAL	ROBERT J BIANCHI	2791 79TH ST E	1	120		120		1	\$8,301	
602	206450001121	R-1C LOW DENSITY RESIDENTIAL	JEAN GESKE	2785 79TH ST E	1	116		116		1	\$8,301	
603	206450001111	R-1C LOW DENSITY RESIDENTIAL	TODD A BILLINS	7885 BOYD AVE	1	302		302		1	\$8,301	
604	206450001112	R-1C LOW DENSITY RESIDENTIAL	RICHARD J JR & LEA L BLOCH	7875 BOYD AVE	1	100		100		1	\$8,301	
605	206450001100	R-1C LOW DENSITY RESIDENTIAL	LARRY N & GWEN M SCAPANSKI	7855 BOYD AVE	1	327		327		1	\$8,301	
606	206450001090	R-1C LOW DENSITY RESIDENTIAL	CATHERINE L ONEILL-SAVER	7845 BOYD CT	1	74		74		1	\$8,301	
607	206450001080	R-1C LOW DENSITY RESIDENTIAL	ANTHONY M HASTINGS	7815 BOYD CT	1	70		70		1	\$8,301	
608	206450001070	R-1C LOW DENSITY RESIDENTIAL	DONALD L & RENEE M WEIRICK	7805 BOYD AVE	1	313		313		1	\$8,301	
609	206450001060	R-1C LOW DENSITY RESIDENTIAL	GARY L BAARS	7785 BOYD AVE	1	86		86		1	\$8,301	
610	206450001050	R-1C LOW DENSITY RESIDENTIAL	ADAM GARY & SONJA DEWING	7775 BOYD AVE	1	86		86		1	\$8,301	
611	206450001040	R-1C LOW DENSITY RESIDENTIAL	KEITH & KYRSTIN SCHWARTZ	7755 BOYD AVE	1	82		82		1	\$8,301	
612	206450001030	R-1C LOW DENSITY RESIDENTIAL	SUZETTE F WELLER	7745 BOYD AVE	1	82		82		1	\$8,301	
613	206450001020	R-1C LOW DENSITY RESIDENTIAL	STEVEN T MCMORROW	7725 BOYD AVE	1	85		85		1	\$8,301	
614	206450001010	R-1C LOW DENSITY RESIDENTIAL	MICHAEL B & JO ANN HELLER	7705 BOYD AVE	1	85		85		1	\$8,301	
615	206450302040	R-1C LOW DENSITY RESIDENTIAL	GERALD & ELIZABETH LOWE	7695 BOYD AVE	1	85		85		1	\$8,301	
616	206450302030	R-1C LOW DENSITY RESIDENTIAL	GREGORY & KATHLEEN MALECHA	7675 BOYD AVE	1	85		85		1	\$8,301	
617	206450302020	R-1C LOW DENSITY RESIDENTIAL	DANIEL A ALVAREZ ZUNIGA	7655 BOYD AVE	1	85		85		1	\$8,301	
618	206450203020	R-1C LOW DENSITY RESIDENTIAL	LINDSEY M MASI	7625 BOYD AVE	1	85		85		1	\$8,301	
619	206450203010	R-1C LOW DENSITY RESIDENTIAL	ERIC D & JILL R MORSE	7605 BOYD AVE	1	255		255		1	\$8,301	
620	206450302010	R-1C LOW DENSITY RESIDENTIAL	WINGSPAN LIFE RESOURCES	2760 76TH ST E	1	95		95		1	\$8,301	
621	201821103010	R-1C LOW DENSITY RESIDENTIAL	KATHERINE STALEY	2736 76TH ST E	1	242		242		1	\$8,301	
622	201821103020	R-1C LOW DENSITY RESIDENTIAL	DANIEL KROENINGER	7620 BOWMAN CT S	1	82		82		1	\$8,301	
623	201821103030	R-1C LOW DENSITY RESIDENTIAL	JANE STILES	7630 BOWMAN CT S	1	72		72		1	\$8,301	
624	201821103040	R-1C LOW DENSITY RESIDENTIAL	MICHAEL E & KATHLEEN M HADDAD	7640 BOWMAN CT S	1	72		72		1	\$8,301	
625	201821103050	R-1C LOW DENSITY RESIDENTIAL	TIMOTHY R & COLLEEN BURNS	7650 BOWMAN CT S	1	72		72		1	\$8,301	
626	201821103060	R-1C LOW DENSITY RESIDENTIAL	ANDREW MUELLENBACH	7660 BOWMAN CT S	1	83		83		1	\$8,301	
627	201821103070	R-1C LOW DENSITY RESIDENTIAL	COREY MUELLENBACH	7670 BOWMAN CT S	1	110		110		1	\$8,301	
628	201821103080	R-1C LOW DENSITY RESIDENTIAL	LUCAS MATTESON STOMBAUGH	7680 BOWMAN CT S	1	58		58		1	\$8,301	
629	201821103090	R-1C LOW DENSITY RESIDENTIAL	ROBERT DILLA	7690 BOWMAN CT S	1	57		57		1	\$8,301	
630	201821103100	R-1C LOW DENSITY RESIDENTIAL	JEFFREY A TSTE HOAGLUND	7695 BOWMAN CT S	1	58		58		1	\$8,301	
631	201821103110	R-1C LOW DENSITY RESIDENTIAL	SAMUEL AMODEO	7685 BOWMAN CT S	1	58		58		1	\$8,301	
632	201821103120	R-1C LOW DENSITY RESIDENTIAL	JANE STILES-WAHOSKE	7675 BOWMAN CT S	1	131		131		1	\$8,301	
633	201821103130	R-1C LOW DENSITY RESIDENTIAL	DAVID DEW	7647 BOWMAN CT S	1	218		218		1	\$8,301	

City Project 2027-09E Boyd Avenue Area (80th to 70th) Full Depth Reclamation

#	Parcel ID	Property Zoning Code & Description	Owner	Site Address	Driveway Access	Single Family Front Footage (Foot)	Non-Single Family Front Footage (Foot)	Adjusted Front Footage (Foot)	Equivalent PUD Units	Equivalent Single Family Units	Proposed Assessment	Notes
634	201821103140	R-1C LOW DENSITY RESIDENTIAL	RANDALL M & BARBARA NESS	2700 76TH ST E	1	245		245		1	\$8,301	
635	201821103150	R-1C LOW DENSITY RESIDENTIAL	DOUGLAS A & DELORES SCHAFFER	2680 76TH ST E	1	115		115		1	\$8,301	
636	201821103160	R-1C LOW DENSITY RESIDENTIAL	KATHRYN GONIER-KLOPFLEISCH	2660 76TH ST E	1	116		116		1	\$8,301	
637	204125001010	R-1C LOW DENSITY RESIDENTIAL	CARTER W JOHNS	2515 78TH ST E	1	100		100		1	\$8,301	
638	204125001020	R-1C LOW DENSITY RESIDENTIAL	BRADLEY S RIGGINS	2535 78TH ST E	1	85		85		1	\$8,301	
639	204125001030	R-1C LOW DENSITY RESIDENTIAL	JUSTIN YANG	2555 78TH ST E	1	85		85		1	\$8,301	
640	204125001040	R-1C LOW DENSITY RESIDENTIAL	CARY H & LANA M ONSTED	2565 78TH ST E	1	85		85		1	\$8,301	
641	204350001010	R-1C LOW DENSITY RESIDENTIAL	MARK W & ROBIN R TSTES MAKI	2585 78TH ST E	1	113		113		1	\$8,301	
642	204350001020	R-1C LOW DENSITY RESIDENTIAL	JOSEPHINE A BURK REVOCABLE TRUST	2605 78TH ST E	1	120		120		1	\$8,301	
643	204350001030	R-1C LOW DENSITY RESIDENTIAL	STEPHEN M & KATHLEEN DROBAC	2625 78TH ST E	1	90		90		1	\$8,301	
644	204350001040	R-1C LOW DENSITY RESIDENTIAL	JACOB MAHONEY	2645 78TH ST E	1	90		90		1	\$8,301	
645	204350001050	R-1C LOW DENSITY RESIDENTIAL	SHAWN & LEEANN OCKWIG	2665 78TH ST E	1	90		90		1	\$8,301	
646	204350001060	R-1C LOW DENSITY RESIDENTIAL	AMANDA SCHILLE	2681 78TH ST E	1	85		85		1	\$8,301	
647	204350001070	R-1C LOW DENSITY RESIDENTIAL	LYNNE M BERG	2695 78TH ST E	1	72		72		1	\$8,301	
648	204350001080	R-1C LOW DENSITY RESIDENTIAL	JEFFREY GANSER	2715 78TH ST E	1	70		70		1	\$8,301	
649	204350001090	R-1C LOW DENSITY RESIDENTIAL	MARY F TSTE RIMSTAD	2725 78TH ST E	1	84		84		1	\$8,301	
650	204350001100	R-1C LOW DENSITY RESIDENTIAL	ARON H & VICKI L TSTES LEMKE	2735 78TH ST E	1	50		50		1	\$8,301	
651	204350001110	R-1C LOW DENSITY RESIDENTIAL	SUSAN D SOBASKI	2745 78TH ST E	1	53		53		1	\$8,301	
652	204350001120	R-1C LOW DENSITY RESIDENTIAL	GREGORY W & JANET D CASURA	2736 78TH ST E	1	53		53		1	\$8,301	
653	204350001130	R-1C LOW DENSITY RESIDENTIAL	DANIEL J DUNLEAVY	2726 78TH ST E	1	54		54		1	\$8,301	
654	204350001140	R-1C LOW DENSITY RESIDENTIAL	SHANE & JESSICA FINE	2716 78TH ST E	1	206		206		1	\$8,301	
655	204350001150	R-1C LOW DENSITY RESIDENTIAL	LEONARD C YOUNG	7840 BOWMAN AVE	1	230		230		1	\$8,301	
656	204350001160	R-1C LOW DENSITY RESIDENTIAL	GREGORY & KAREN CARLSON	7850 BOWMAN AVE	1	123		123		1	\$8,301	
657	204350001170	R-1C LOW DENSITY RESIDENTIAL	VERNON E & ANGELA T HUTCHINSON	7860 BOWMAN AVE	1	98		98		1	\$8,301	
658	202010001010	R-1C LOW DENSITY RESIDENTIAL	JAMES M & JULIE A STAPLES	2675 79TH CT E	1	236		236		1	\$8,301	
659	202010001020	R-1C LOW DENSITY RESIDENTIAL	MARK G BERG	2685 79TH CT E	1	88		88		1	\$8,301	
660	202010001030	R-1C LOW DENSITY RESIDENTIAL	ARNULFO RAMON FLORES	2705 79TH CT E	1	81		81		1	\$8,301	
661	202010001040	R-1C LOW DENSITY RESIDENTIAL	JAMES & JUDY ROSSBACH	2725 79TH CT E	1	59		59		1	\$8,301	
662	202010001050	R-1C LOW DENSITY RESIDENTIAL	KIM MARIE EISEN	2735 79TH CT E	1	78		78		1	\$8,301	
663	202010001060	R-1C LOW DENSITY RESIDENTIAL	RANDY E & PATRICIA SELL	2745 79TH CT E	1	60		60		1	\$8,301	
664	202010001070	R-1C LOW DENSITY RESIDENTIAL	MARAH R NICHOLSON	2755 79TH CT E	1	53		53		1	\$8,301	
665	202010001080	R-1C LOW DENSITY RESIDENTIAL	MICHAEL J & JOAN M CLEMENS	2750 79TH CT E	1	53		53		1	\$8,301	
666	202010001090	R-1C LOW DENSITY RESIDENTIAL	WILLIAM B MORTON	2740 79TH CT E	1	48		48		1	\$8,301	
667	202010001100	R-1C LOW DENSITY RESIDENTIAL	KIM T & LINDA S PODRITZ	2720 79TH CT E	1	248		248		1	\$8,301	
668	202010001110	R-1C LOW DENSITY RESIDENTIAL	BRADLEY MATHISON	7908 BOWMAN AVE	1	228		228		1	\$8,301	
669	202010001120	R-1C LOW DENSITY RESIDENTIAL	JOHN T RAUSCHER	7916 BOWMAN AVE	1	113		113		1	\$8,301	
670	202010001130	R-1C LOW DENSITY RESIDENTIAL	FREDRICK J SEEMAN	7924 BOWMAN AVE	1	123		123		1	\$8,301	
671	202010001140	R-1C LOW DENSITY RESIDENTIAL	CAMILLE ANNE MANSUR	7932 BOWMAN AVE	1	90		90		1	\$8,301	
672	202010001150	R-1C LOW DENSITY RESIDENTIAL	ANTONIO DORADO	7940 BOWMAN AVE	1	115		115		1	\$8,301	
673	202010001160	R-1C LOW DENSITY RESIDENTIAL	MICHAEL & CARROLL BUCHHOLZ	7948 BOWMAN AVE	1	81		81		1	\$8,301	
674	202010001170	R-1C LOW DENSITY RESIDENTIAL	LAURA M MILLIGAN	7956 BOWMAN AVE	1	70		70		1	\$8,301	
675	202010001180	R-1C LOW DENSITY RESIDENTIAL	VICTORIA PARKER	7964 BOWMAN AVE	1	104		104		1	\$8,301	
676	202010001190	R-1C LOW DENSITY RESIDENTIAL	SEAN P HEWITT	7972 BOWMAN AVE	1	85		85		1	\$8,301	
677	202010001200	R-1C LOW DENSITY RESIDENTIAL	PAMELA SADOWSKI	7980 BOWMAN AVE	1	85		85		1	\$8,301	
678	202010001210	R-1C LOW DENSITY RESIDENTIAL	TERESA ROGRIGUEZ MATA	7988 BOWMAN AVE	1	110		110		1	\$8,301	
679	202010002150	R-1C LOW DENSITY RESIDENTIAL	GARRY G & PATRICIA WILLIAMS	2680 BOUDREAU CT	1	241		241		1	\$8,301	
680	202010002140	R-1C LOW DENSITY RESIDENTIAL	BETH NOELLE GRUENKE LIVING TRUST	2660 BOUDREAU CT	1	99		99		1	\$8,301	
681	202010002130	R-1C LOW DENSITY RESIDENTIAL	BARBARA K ISAACSON	2640 BOUDREAU CT	1	121		121		1	\$8,301	
682	204125004051	R-1C LOW DENSITY RESIDENTIAL	ELAINE SPARROW	7968 BLANCHARD CT	1	49		49		1	\$8,301	
683	204125004040	R-1C LOW DENSITY RESIDENTIAL	JAMES LESLIE	7974 BLANCHARD CT	1	53		53		1	\$8,301	
684	204125004030	R-1C LOW DENSITY RESIDENTIAL	RICKY & JOAN WORMER	7980 BLANCHARD CT	1	227		227		1	\$8,301	
685	204125004020	R-1C LOW DENSITY RESIDENTIAL	ROBERT L & JUDITH A AHLBERG	7986 BLANCHARD CT	1	153		153		1	\$8,301	
686	204125004010	R-1C LOW DENSITY RESIDENTIAL	RITA SCHNOOR	7990 BLANCHARD CT	1	361		361		1	\$8,301	
687	204125004061	R-1C LOW DENSITY RESIDENTIAL	CHRISTINE WILCOX	7962 BLANCHARD CT	1	85		85		1	\$8,301	
688	204125004071	R-1C LOW DENSITY RESIDENTIAL	GARY G & NATALIE H TSTES PIEPER	7956 BLANCHARD CT	1	132		132		1	\$8,301	
689	204125004080	R-1C LOW DENSITY RESIDENTIAL	JEROME M & DAMARIS JUGOVICH	7948 BLANCHARD WAY	1	127		127		1	\$8,301	
690	204125004090	R-1C LOW DENSITY RESIDENTIAL	DANIEL T & TAMMY M HINGST	7942 BLANCHARD WAY	1	75		75		1	\$8,301	
691	204125004100	R-1C LOW DENSITY RESIDENTIAL	JEFFREY P & KAREN J EICHSTADT	7936 BLANCHARD WAY	1	75		75		1	\$8,301	
692	204125004110	R-1C LOW DENSITY RESIDENTIAL	MICHAEL P NEWBAUER	7930 BLANCHARD WAY	1	71		71		1	\$8,301	
693	204125004120	R-1C LOW DENSITY RESIDENTIAL	CAROL E FERRY	7924 BLANCHARD WAY	1	85		85		1	\$8,301	
694	204125004130	R-1C LOW DENSITY RESIDENTIAL	STEPHANIE B & MICHAEL D GROSSINGER	7918 BLANCHARD WAY	1	131		131		1	\$8,301	
695	204125004140	R-1C LOW DENSITY RESIDENTIAL	MATT & STEPHANIE TAUFEN	7912 BLANCHARD WAY	1	154		154		1	\$8,301	
696	204125004150	R-1C LOW DENSITY RESIDENTIAL	STEVEN C & LISA M EHRET	7906 BLANCHARD WAY	1	308		308		1	\$8,301	
697	202010002010	R-1C LOW DENSITY RESIDENTIAL	KEVIN D LYSDAHL	7901 BOWMAN AVE	1	336		336		1	\$8,301	
698	202010002020	R-1C LOW DENSITY RESIDENTIAL	MARK NICHOLSON	7909 BOWMAN AVE	1	85		85		1	\$8,301	

City Project 2027-09E Boyd Avenue Area (80th to 70th) Full Depth Reclamation

#	Parcel ID	Property Zoning Code & Description	Owner	Site Address	Driveway Access	Single Family Front Footage (Foot)	Non-Single Family Front Footage (Foot)	Adjusted Front Footage (Foot)	Equivalent PUD Units	Equivalent Single Family Units	Proposed Assessment	Notes
699	202010002030	R-1C LOW DENSITY RESIDENTIAL	KATHRINE MARIE OXFORD	7917 BOWMAN AVE	1	85		85		1	\$8,301	
700	202010002040	R-1C LOW DENSITY RESIDENTIAL	STEVEN M DRAIS	7925 BOWMAN AVE	1	83		83		1	\$8,301	
701	202010002050	R-1C LOW DENSITY RESIDENTIAL	GREGORY D & KATHLEEN M TSTES HOLLIDAY	7939 BOWMAN AVE	1	75		75		1	\$8,301	
702	202010002060	R-1C LOW DENSITY RESIDENTIAL	NICK SCHERGER	7941 BOWMAN AVE	1	75		75		1	\$8,301	
703	202010002070	R-1C LOW DENSITY RESIDENTIAL	JAMES & PATRICIA PHILIPSEK	7949 BOWMAN AVE	1	85		85		1	\$8,301	
704	202010002120	R-1C LOW DENSITY RESIDENTIAL	KEN & JOAN LP	2645 BOUDREAU CT	1	124		124		1	\$8,301	
705	202010002080	R-1C LOW DENSITY RESIDENTIAL	THOMAS L HOOPER	7957 BOWMAN AVE	1	85		85		1	\$8,301	
706	202010002090	R-1C LOW DENSITY RESIDENTIAL	MATTHEW NEUDECKER	7965 BOWMAN AVE	1	148		148		1	\$8,301	
707	202010002110	R-1C LOW DENSITY RESIDENTIAL	NEIL L & MARY E DALHEIMER	2665 BOUDREAU CT	1	115		115		1	\$8,301	
708	202010002100	R-1C LOW DENSITY RESIDENTIAL	ANTHONY P DEMMA	2695 BOUDREAU CT	1	232		232		1	\$8,301	
709	204125003010	R-1C LOW DENSITY RESIDENTIAL	ARTEMIO G & DEBRA A TUQUILAR	2518 79TH ST E	1	100		100		1	\$8,301	
710	204125003020	R-1C LOW DENSITY RESIDENTIAL	DANIEL P & TERESE A KEGLEY	2538 79TH ST E	1	304		304		1	\$8,301	
711	204125003030	R-1C LOW DENSITY RESIDENTIAL	BRUCE H TSTE ONSTED	7915 BLANCHARD WAY	1	107		107		1	\$8,301	
712	204125003040	R-1C LOW DENSITY RESIDENTIAL	JOSEPH & TAMMY ROBERTSON	7921 BLANCHARD WAY	1	103		103		1	\$8,301	
713	204125003050	R-1C LOW DENSITY RESIDENTIAL	BRIAN J & JOY T HAYES	7925 BLANCHARD WAY	1	121		121		1	\$8,301	
714	204125003060	R-1C LOW DENSITY RESIDENTIAL	BRIAN J & JOY T HAYES		-	-	-	-	-	-	-	Driveway access not on project street. No assessment (Assessment Policy Sec. 5.1 Special Consideration #2)
715	204125003070	R-1C LOW DENSITY RESIDENTIAL	BRIAN J & ANDREA J HOGENSON	7985 BLANCHARD WAY	1	140		140		1	\$8,301	
716	204125003090	R-1C LOW DENSITY RESIDENTIAL	DONALD J & ANN MARIE NERKA	7935 BLANCHARD WAY	1	94		94		1	\$8,301	
717	204125003080	R-1C LOW DENSITY RESIDENTIAL	TAMMY J HANE	7965 BLANCHARD WAY	1	220		220		1	\$8,301	
718	204125002010	R-1C LOW DENSITY RESIDENTIAL	PAUL JASON ASLESON	2516 78TH ST E	1	100		100		1	\$8,301	
719	204125002020	R-1C LOW DENSITY RESIDENTIAL	GLORIA K MORRISON	2536 78TH ST E	1	87		87		1	\$8,301	
720	204125002030	R-1C LOW DENSITY RESIDENTIAL	PAUL WESLEY ROUSH	2556 78TH ST E	1	87		87		1	\$8,301	
721	204125002040	R-1C LOW DENSITY RESIDENTIAL	JODY ERIN JOHNSON	2566 78TH ST E	1	105		105		1	\$8,301	
722	204350002010	R-1C LOW DENSITY RESIDENTIAL	STEVEN G & DARLENE K TINUCCI	2584 78TH ST E	1	134		134		1	\$8,301	
723	204350002020	R-1C LOW DENSITY RESIDENTIAL	ERIK JEZERSKI	2604 78TH ST E	1	88		88		1	\$8,301	
724	204350002030	R-1C LOW DENSITY RESIDENTIAL	STEVEN J & SALLY T MCHENRY	2624 78TH ST E	1	239		239		1	\$8,301	
725	204125002080	R-1C LOW DENSITY RESIDENTIAL	KATHLEEN A LEARY	2517 79TH ST E	1	100		100		1	\$8,301	
726	204125002070	R-1C LOW DENSITY RESIDENTIAL	MARK A YACKLY	2537 79TH ST E	1	87		87		1	\$8,301	
727	204125002060	R-1C LOW DENSITY RESIDENTIAL	LINO HUERTA GARCIA	2557 79TH ST E	1	87		87		1	\$8,301	
728	204125002050	R-1C LOW DENSITY RESIDENTIAL	TODD M & LAUREEN M RANGITSCH	2567 79TH ST E	1	130		130		1	\$8,301	
729	204350002060	R-1C LOW DENSITY RESIDENTIAL	DANIEL J & DEBRA E PAWLENTY	2595 79TH ST E	1	109		109		1	\$8,301	
730	204350002050	R-1C LOW DENSITY RESIDENTIAL	MARK ANDREW TSTE BARTLETTE	2615 79TH ST E	1	102		102		1	\$8,301	
731	204350002040	R-1C LOW DENSITY RESIDENTIAL	STEVEN T & SANDRA M KLIMAS	2635 79TH ST E	1	268		268		1	\$8,301	
PINNACLE DECKHOMES CONDOS (36 UNITS) CIC#204												
732	205820003001	R-3C HIGH DENSITY RESIDENTIAL	KAREN BURGER	7275 BOND WAY					1		\$3,541	Total Assessment shared equally amongst the 36 Condos Driveway Side (Bond Way) - 2X Length
733	205820003002	R-3C HIGH DENSITY RESIDENTIAL	KENNETH D GUDIN	7279 BOND WAY					1		\$3,541	
734	205820003003	R-3C HIGH DENSITY RESIDENTIAL	SMEETA ANTONY LIVING TRUST	7281 BOND WAY					1		\$3,541	
735	205820003004	R-3C HIGH DENSITY RESIDENTIAL	ELLERY J RINTALA	7283 BOND WAY					1		\$3,541	
736	205820003005	R-3C HIGH DENSITY RESIDENTIAL	LORI A WOLFF	7285 BOND WAY					1		\$3,541	
737	205820003006	R-3C HIGH DENSITY RESIDENTIAL	DARRYL L SR ROSS	7287 BOND WAY					1		\$3,541	
738	205820003007	R-3C HIGH DENSITY RESIDENTIAL	LAHN NGUYEN	7315 BOND WAY					1		\$3,541	
739	205820003008	R-3C HIGH DENSITY RESIDENTIAL	HANRAHAN REVOCABLE TRUST	7319 BOND WAY					1		\$3,541	
740	205820003009	R-3C HIGH DENSITY RESIDENTIAL	GUADALUPE BELSCHNER	7323 BOND WAY					1		\$3,541	
741	205820003010	R-3C HIGH DENSITY RESIDENTIAL	DAPHNEYSE MARCELIN	7327 BOND WAY					1		\$3,541	
742	205820003011	R-3C HIGH DENSITY RESIDENTIAL	DANA L FISCHER	7331 BOND WAY					1		\$3,541	
743	205820003012	R-3C HIGH DENSITY RESIDENTIAL	OLALEKE AMOS AYEGUN	7335 BOND WAY					1		\$3,541	
744	205820003013	R-3C HIGH DENSITY RESIDENTIAL	MATTHEW EDWARD WOLFARD	7317 BOND WAY					1		\$3,541	
745	205820003014	R-3C HIGH DENSITY RESIDENTIAL	TROY JURGENS	7321 BOND WAY					1		\$3,541	
746	205820003015	R-3C HIGH DENSITY RESIDENTIAL	KYLE R VANGUILDER	7325 BOND WAY					1		\$3,541	
747	205820003016	R-3C HIGH DENSITY RESIDENTIAL	ELIZABETH A KRINGLE	7329 BOND WAY					1		\$3,541	
748	205820003017	R-3C HIGH DENSITY RESIDENTIAL	BRADLEY TURNER	7333 BOND WAY					1		\$3,541	
749	205820003018	R-3C HIGH DENSITY RESIDENTIAL	RICHARD BARONE	7337 BOND WAY					1		\$3,541	
750	205820003019	R-3C HIGH DENSITY RESIDENTIAL	STEVEN DYKSTRA	7339 BOND WAY			874	1748	1		\$3,541	
751	205820003020	R-3C HIGH DENSITY RESIDENTIAL	JAMES NGUYEN	7347 BOND WAY					1		\$3,541	
752	205820003021	R-3C HIGH DENSITY RESIDENTIAL	RAYJON R KUBES	7351 BOND WAY					1		\$3,541	
753	205820003022	R-3C HIGH DENSITY RESIDENTIAL	JAYSON J ROGERS	7355 BOND WAY					1		\$3,541	
754	205820003023	R-3C HIGH DENSITY RESIDENTIAL	SHAHID NAZIR	7359 BOND WAY					1		\$3,541	
755	205820003024	R-3C HIGH DENSITY RESIDENTIAL	MARC J JOLICOEUR	7363 BOND WAY					1		\$3,541	
756	205820003025	R-3C HIGH DENSITY RESIDENTIAL	JANET P ULVE	7365 BOND WAY					1		\$3,541	
757	205820003026	R-3C HIGH DENSITY RESIDENTIAL	JOSEPH L KASTENS	7367 BOND WAY					1		\$3,541	
758	205820003027	R-3C HIGH DENSITY RESIDENTIAL	DAVID ESCHBACH	7345 BOND WAY					1		\$3,541	
759	205820003028	R-3C HIGH DENSITY RESIDENTIAL	JENNIFER K ANDERSON	7349 BOND WAY					1		\$3,541	
760	205820003029	R-3C HIGH DENSITY RESIDENTIAL	STEVEN P VALENTO	7353 BOND WAY					1		\$3,541	

City Project 2027-09E Boyd Avenue Area (80th to 70th) Full Depth Reclamation

#	Parcel ID	Property Zoning Code & Description	Owner	Site Address	Driveway Access	Single Family Front Footage (Foot)	Non-Single Family Front Footage (Foot)	Adjusted Front Footage (Foot)	Equivalent PUD Units	Equivalent Single Family Units	Proposed Assessment	Notes
761	205820003030	R-3C HIGH DENSITY RESIDENTIAL	PATRICK HELLIER	7357 BOND WAY					1		\$3,541	
762	205820003031	R-3C HIGH DENSITY RESIDENTIAL	LAURENCE J RUBINOW	7361 BOND WAY					1		\$3,541	
763	205820003032	R-3C HIGH DENSITY RESIDENTIAL	JESSICA L DAHLQUIST	7371 BOND WAY					1		\$3,541	
764	205820003033	R-3C HIGH DENSITY RESIDENTIAL	BRANDON C SCHREINER	7373 BOND WAY					1		\$3,541	
765	205820003034	R-3C HIGH DENSITY RESIDENTIAL	LORI J BOSSARD	7375 BOND WAY					1		\$3,541	
766	205820003035	R-3C HIGH DENSITY RESIDENTIAL	LAND HOLDINGS OF MINNESOTA LLC	7377 BOND WAY					1		\$3,541	
767	205820003036	R-3C HIGH DENSITY RESIDENTIAL	MICHAEL J LEOPOLD	7379 BOND WAY					1		\$3,541	
768	203050001010	P - PUBLIC INSTITUTIONAL	GRACE CH OF NAZARENE	7950 BLAINE AVE			386	773	-		\$56,348	
Totals					346	37,462	9,095	54,074	370	329	\$3,903,575	

**IGH STREET & STORM ASSESSMENT (FULL DEPTH RECLAMATION)
ASSESSMENT RATE CALCULATIONS**

A	TOTAL ELIGIBLE STREET & STORM COSTS	\$7,167,303	Public Improvement Cost (Street & Storm Only)
B	ASSESSABLE STREET & STORM COSTS	\$3,942,016	= Line A x 55%
C	TOTAL PROJECT ADJUSTED FRONT FOOTAGE (LF)	54,074	From Table Above (Total Adjusted Front Footage)
D	NET ASSESSMENT RATE PER ADJUSTED FRONT FOOTAGE (LF)	\$72.90	= Line B / Line C
E	FRONT FOOTAGE OF SINGLE FAMILY RESIDENTIAL PARCELS (LF)	37,462	From Table Above (Total of Single Family Front Footage)
F	ASSESSMENT APPLIED TO SINGLE FAMILY PARCELS	\$2,730,978	= Line D x Line E
G	NUMBER OF SINGLE FAMILY RESIDENTIAL UNITS	329	From Table Above (Total Equivalent Single Family Residential Units)
H	ASSESSMENT RATE PER RESIDENTIAL UNIT	\$8,301	= Line F / Line G

City Project 2027-09E Boyd Avenue Area (80th St to 70th St) Full Reconstruction												
#	Parcel ID	Property Zoning Code & Description	Owner	Site Address	Driveway Access	Single Family Front Footage (Foot)	Non-Single Family Front Footage (Foot)	Adjusted Front Footage (Foot)	Equivalent PUD Units	Equivalent Single Family Units	Proposed Assessment	Notes
475	200090077010	P - PUBLIC INSTITUTIONAL	CITY OF INVER GROVE HTS				80	160			-	City Property - Assessment Paid Through Pavement Management Fund DW Side - 2X Length
477	206450402100	R-1C LOW DENSITY RESIDENTIAL	SANDRA K SCHMIDT	2975 74TH CT E	1	218		218		1	-	Driveway on 74th Ct E. Assessed with Partial Recon
478	206450402110	R-1C LOW DENSITY RESIDENTIAL	DANIEL OBERSTADT	2970 74TH CT E	1	186		186		1	-	Driveway on 74th Ct E. Assessed with Partial Recon
483	206450402220	R-1C LOW DENSITY RESIDENTIAL	JOHN E & LINDA C MIELKE	2885 75TH ST E	1	85		85		1	\$15,793	Capped Assessment based on Assessment Policy
484	206450402211	R-1C LOW DENSITY RESIDENTIAL	LISABETH L DILLEY	2869 75TH ST E	1	85		85		1	\$15,793	Capped Assessment based on Assessment Policy
485	206450402201	R-1C LOW DENSITY RESIDENTIAL	ROBERT D JOHNSON	2851 75TH ST E	1	110		110		1	\$15,793	Capped Assessment based on Assessment Policy
486	206450402190	R-1C LOW DENSITY RESIDENTIAL	JACOB & MELISSA SCHMID	7478 BOYD AVE	2	108		108		1	-	Corner Lot. Driveway on Boyd Ave. Assessed with Partial Recon
551	206450202090	R-1C LOW DENSITY RESIDENTIAL	PAUL J & E A LAPOINTE	7510 BOYD AVE	1	92		92		1	-	Corner Lot. Address on Boyd Ave. Assessed with Partial Recon
552	206450202080	R-1C LOW DENSITY RESIDENTIAL	JOHN M & DENISE M STOFFEL	2840 75TH ST E	1	96		96		1	\$15,793	Capped Assessment based on Assessment Policy
553	206450202070	R-1C LOW DENSITY RESIDENTIAL	AMY L & STEVEN W NIEBUHR	2860 75TH ST E	1	103		103		1	\$15,793	Capped Assessment based on Assessment Policy
554	206450202060	R-1C LOW DENSITY RESIDENTIAL	MARK D & LILIAN FERGUSON	2880 75TH ST E	1	95		95		1	\$15,793	Capped Assessment based on Assessment Policy
555	206450202050	R-1C LOW DENSITY RESIDENTIAL	GLENN W & LINDA J FRANKE	2900 75TH ST E	1	85		85		1	\$15,793	Capped Assessment based on Assessment Policy
556	206450202040	R-1C LOW DENSITY RESIDENTIAL	DAVID J TSTE UBL	2910 75TH ST E	1	85		85		1	\$15,793	Capped Assessment based on Assessment Policy
557	206450202030	R-1C LOW DENSITY RESIDENTIAL	LEE M MILLER	2930 75TH ST E	1	85		85		1	\$15,793	Capped Assessment based on Assessment Policy
558	206450202020	R-1C LOW DENSITY RESIDENTIAL	PAUL PICKARD	2950 75TH ST E	1	85		85		1	\$15,793	Capped Assessment based on Assessment Policy
559	206450202010	R-1C LOW DENSITY RESIDENTIAL	DANIEL J & DENISE SCHAEFFER	2970 75TH ST E	1	85		85		1	\$15,793	Capped Assessment based on Assessment Policy
Totals					16	1,603	80	1,763	0	15	\$173,728	

IGH STREET & STORM ASSESSMENT (FULL RECONSTRUCTION)			
A	TOTAL ELIGIBLE STREET & STORM COSTS	\$843,204	Public Improvement Cost (Street & Storm Only)
B	ASSESSABLE STREET & STORM COSTS	\$295,121	= Line A x 35%
C	TOTAL PROJECT ADJUSTED FRONT FOOTAGE (LF)	1,763	From Table Above (Total Adjusted Front Footage)
D	NET ASSESSMENT RATE PER ADJUSTED FRONT FOOTAGE (LF)	\$167.36	= Line B / Line C
E	FRONT FOOTAGE OF SINGLE FAMILY RESIDENTIAL PARCELS (LF)	1,603	From Table Above (Total of Single Family Front Footage)
F	ASSESSMENT APPLIED TO SINGLE FAMILY PARCELS	\$268,344	= Line D x Line E
G	NUMBER OF SINGLE FAMILY RESIDENTIAL UNITS	15	From Table Above (Total Equivalent Single Family Residential Units)
H	ASSESSMENT RATE PER RESIDENTIAL UNIT	\$17,890	= Line F / Line G

Appendix D

2027-09F Blaine Ave (College Trail to 80th St)

2027-09F Proposed Rehabilitation Map

2027-09F Existing Storm Sewer Map

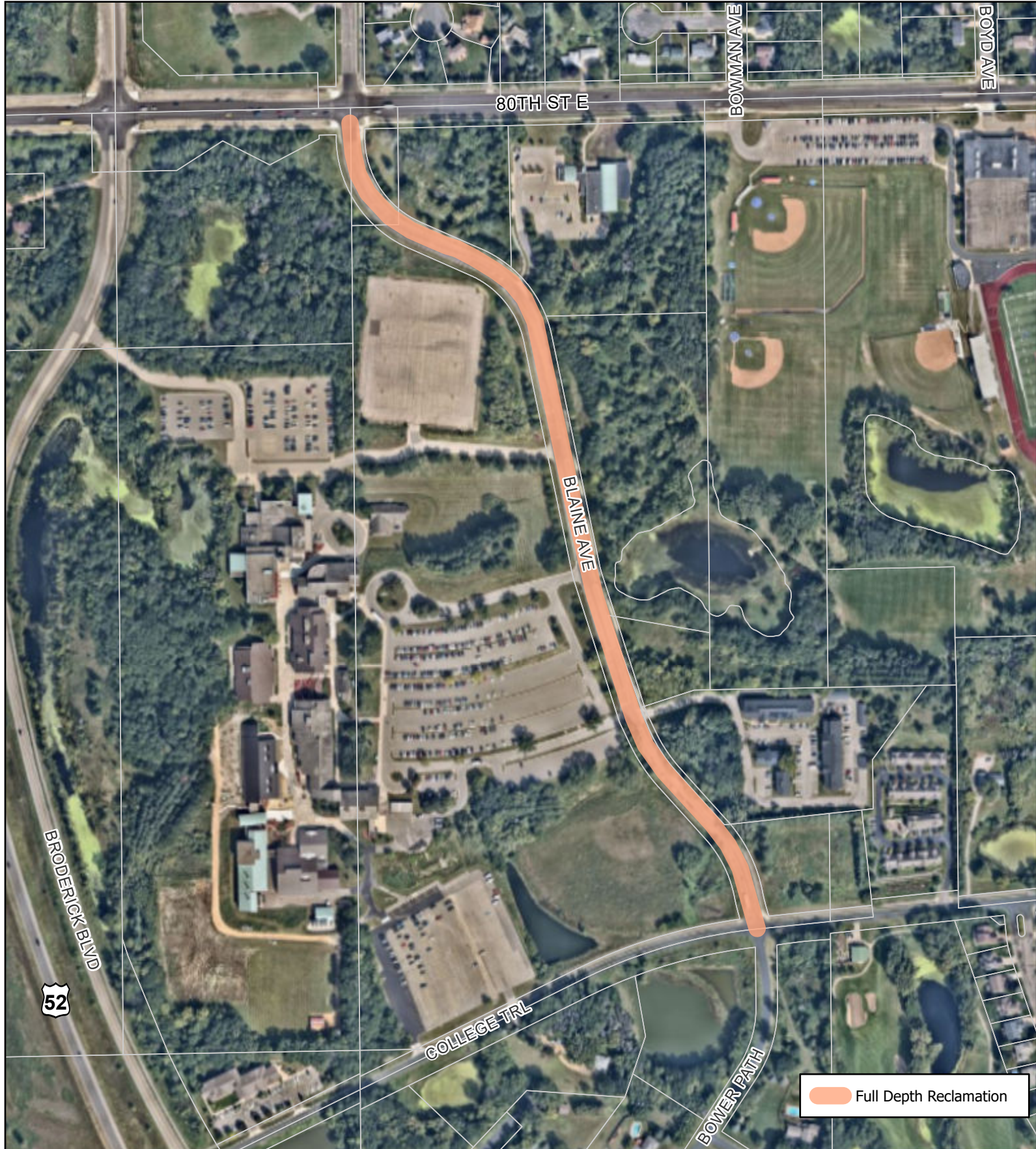
2027-09F Existing Water Map


2027-09F Existing Sanitary Sewer Map

2027-09F Opinion of Probable Cost

2027-09F Assessment Map

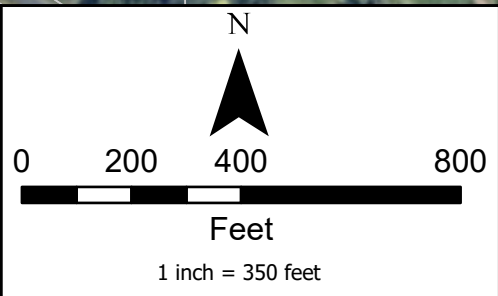
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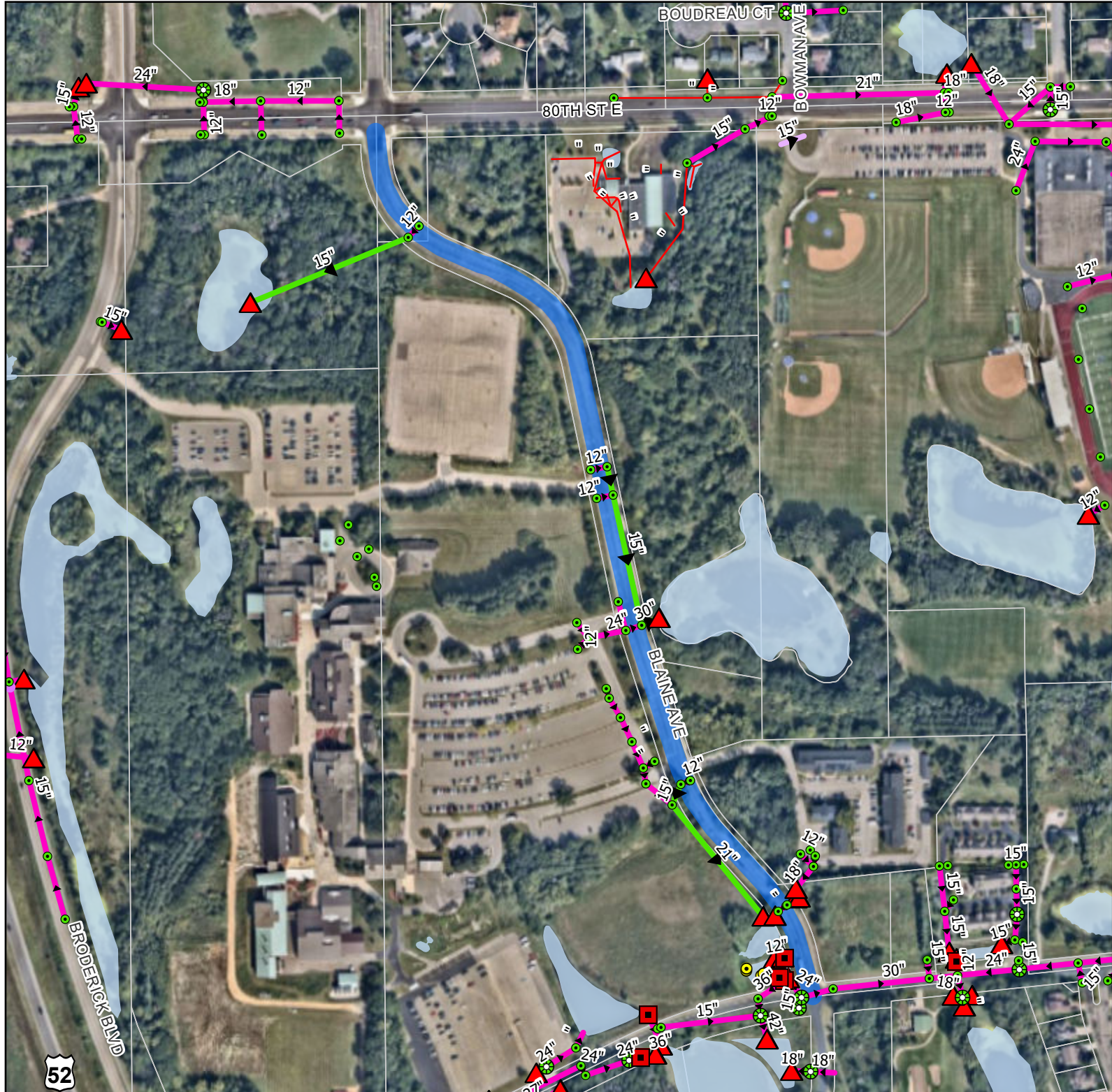













 Full Depth Reclamation

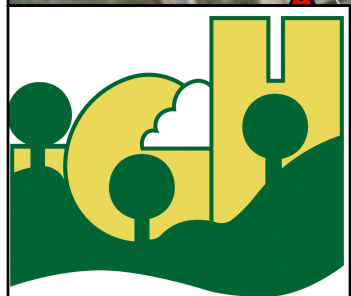


Proposed Street Rehabilitation Method
 2027 PMI Feasibility Study
 2027-09F Blaine Ave (College Trl to 80th)
 Inver Grove Heights, MN

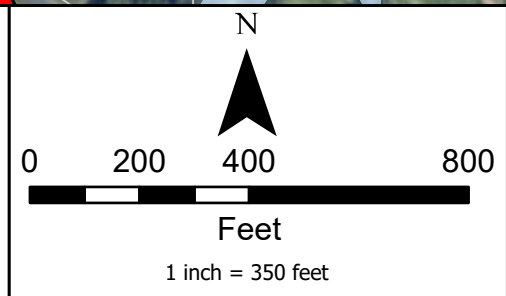


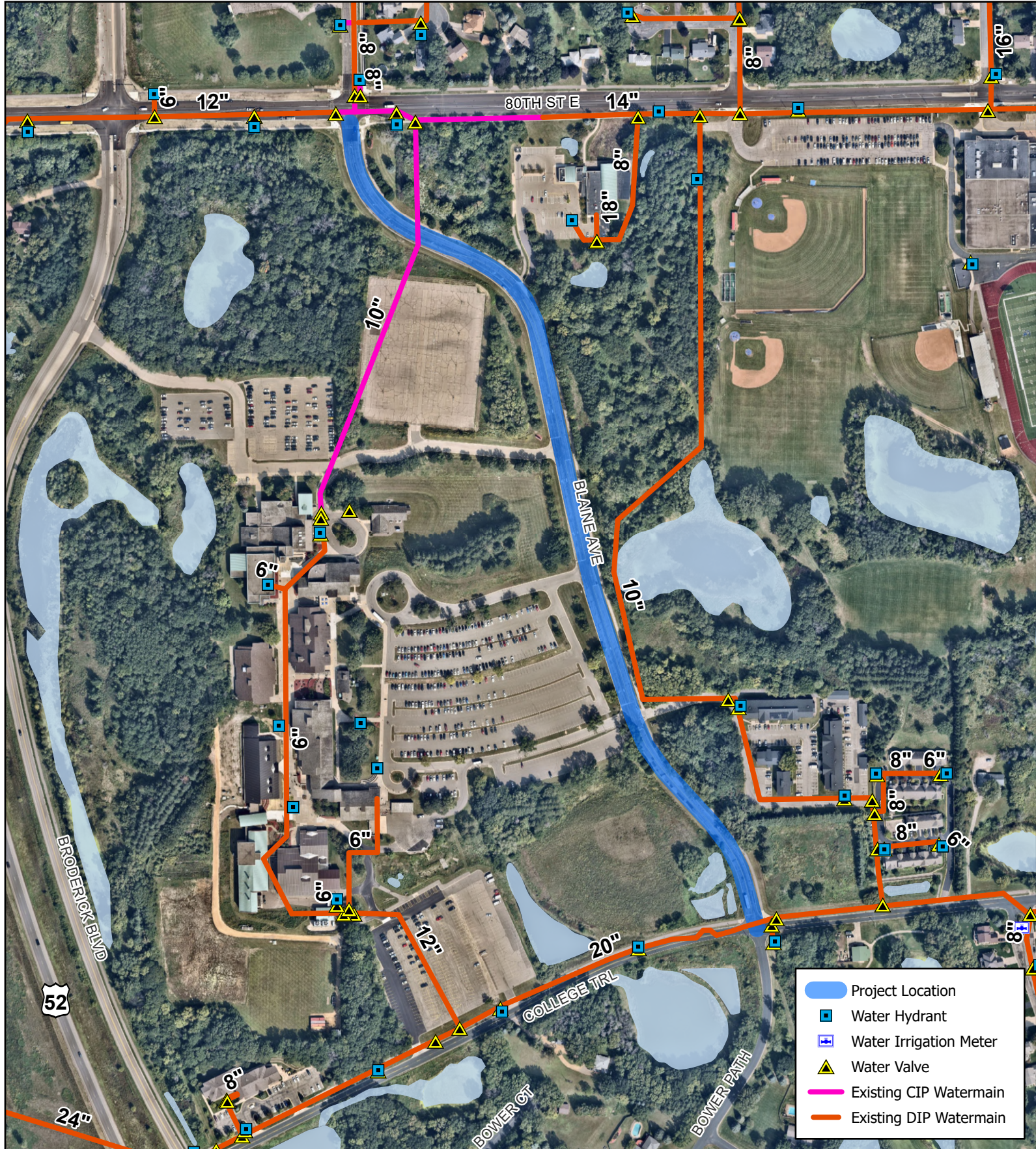








 Project Location	 Existing HDPE - DUALWALL Storm Sewer	 County Owned Unknown	 Storm Environmental Structure
 Existing RCP Storm Sewer	 Existing CMP Storm Sewer	 Storm Apron	 Storm Catch Basin
		 Storm Manhole	 Storm Control Structure
			 Storm Clean Out



Existing Storm Sewer Map
 2027 PMI Feasibility Study
 2027-09F Blaine Ave (College Trl to 80th)
 Inver Grove Heights, MN

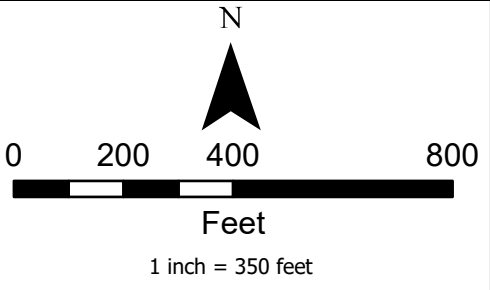




-  Project Location
-  Water Hydrant
-  Water Irrigation Meter
-  Water Valve
-  Existing CIP Watermain
-  Existing DIP Watermain



Existing Watermain Map
 2027 PMI Feasibility Study
 2027-09F Blaine Ave (College Trl to 80th)
 Inver Grove Heights, MN





	Project Location		Existing VCP Sanitary Sewer
	Existing PVC Sanitary Sewer		Sanitary Manhole
	Existing RCP Sanitary Sewer		



Existing Sanitary Sewer Map
 2027 PMI Feasibility Study
 2027-09F Blaine Ave (College Trl to 80th)
 Inver Grove Heights, MN

N

 0 200 400 800

 Feet
 1 inch = 350 feet

2027 PAVEMENT MANAGEMENT INITIATIVE PROJECTS

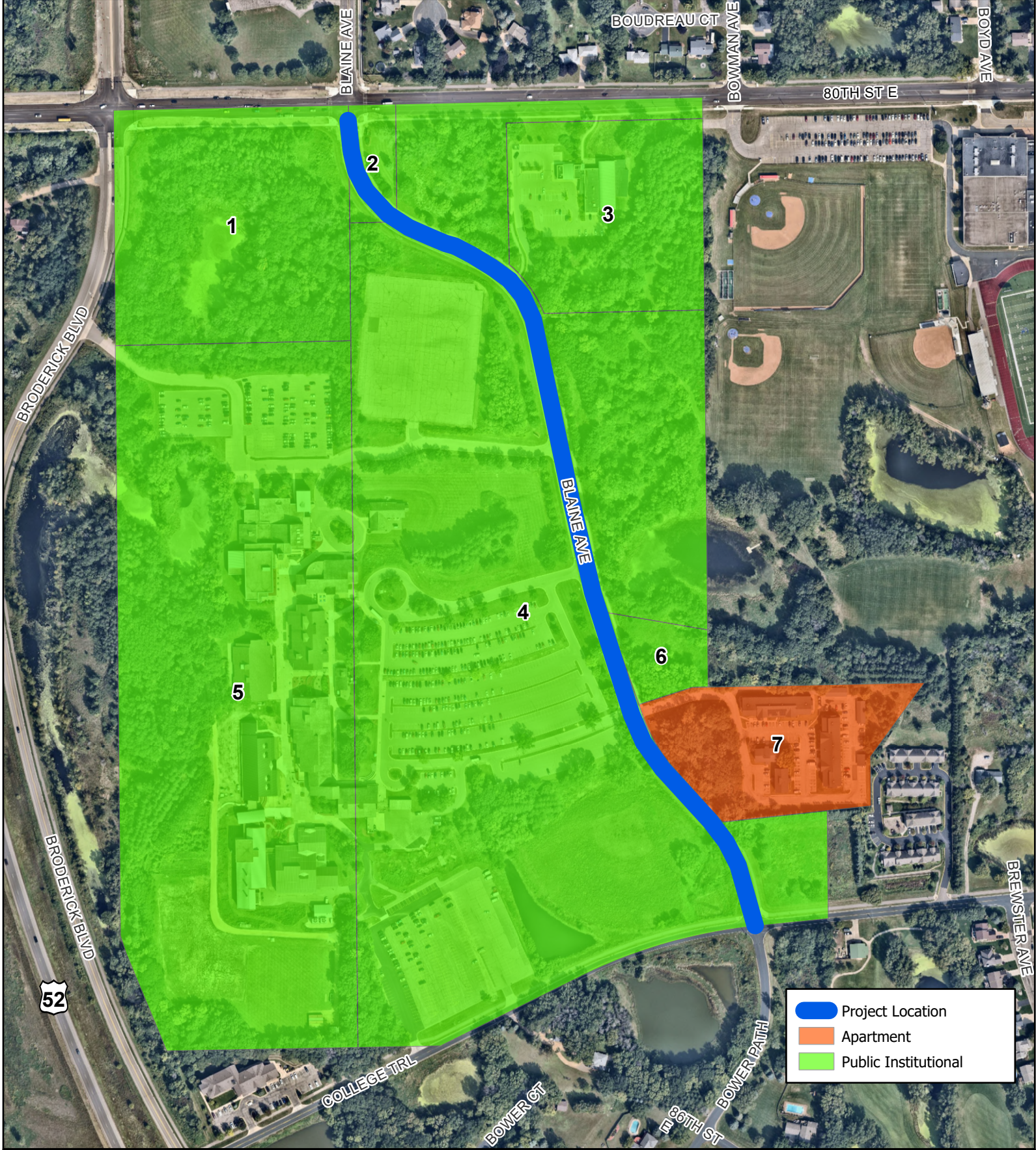
Blaine Avenue - CITY PROJECT NO. 2027-09F

STATEMENT OF ESTIMATED QUANTITIES										UNIT PRICE	AMOUNT
LINE NO.	ITEM NO.	ITEM	UNIT	TOTAL QTY	STREET (FDR)	STORM SEWER (FDR)	WATER MAIN	SANITARY SEWER	Sidewalk & Trail (FDR)		
1	2021.501	MOBILIZATION	LS	0.10	0.10					\$474,000.00	\$47,400.00
2	2104.502	REMOVE CASTING	EACH	7		7				\$160.00	\$1,120.00
3	2101.502	CLEARING	EACH	10	10					\$300.00	\$3,000.00
4	2101.502	GRUBBING	EACH	10	10					\$300.00	\$3,000.00
5	2104.502	REMOVE DRAINAGE STRUCTURE	EACH	7		7				\$660.00	\$4,620.00
6	2104.502	SALVAGE SIGN	EACH	25	25					\$85.00	\$2,125.00
7	2104.503	REMOVE CURB & GUTTER	LF	2,040	2,040					\$9.00	\$18,360.00
8	2104.503	REMOVE SEWER PIPE (STORM)	LF	1,065		1,065				\$20.00	\$21,300.00
9	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	350	350					\$3.00	\$1,050.00
10	2104.504	REMOVE BITUMINOUS WALK	SF	20,430					20,430	\$2.00	\$40,860.00
11	2106.507	EXCAVATION - COMMON	CY	1,940	1,940					\$30.00	\$58,200.00
12	2106.507	EXCAVATION - SUBGRADE	CY	90	90					\$34.00	\$3,060.00
13	2106.507	STABILIZING AGGREGATE (CV)	CY	90	90					\$30.00	\$2,700.00
14	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	40	40					\$160.00	\$6,400.00
15	2130.523	WATER	MGAL	50	50					\$60.00	\$3,000.00
16	2215.504	FULL DEPTH RECLAMATION	SY	11,635	11,635					\$5.00	\$58,175.00
17	2360.509	TYPE SP 12.5 WEARING COURSE MIX (3,C)	TON	1,470	1,470					\$90.00	\$132,300.00
18	2360.509	TYPE SP 19.0 NON WEARING COURSE MIX (3,C)	TON	2,940	2,940					\$90.00	\$264,600.00
19	2360.604	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B) (3" WALK)	SY	2,270					2,270	\$35.00	\$79,450.00
20	2506.502	CASTING ASSEMBLY	EACH	7		7				\$1,200.00	\$8,400.00
21	2501.502	15" RC PIPE APRON	EACH	1		1				\$2,000.00	\$2,000.00
22	2503.503	12" RC PIPE SEWER CLASS V	LF	235		235				\$90.00	\$21,150.00
23	2503.503	15" RC PIPE SEWER CLASS V	LF	785		785				\$95.00	\$74,575.00
24	2503.503	24" RC PIPE SEWER CLASS III	LF	45		45				\$120.00	\$5,400.00
25	2503.503	30" RC PIPE SEWER CLASS III	LF	50		50				\$140.00	\$7,000.00
26	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	8		8				\$2,500.00	\$20,000.00
27	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	EACH	2		2				\$5,000.00	\$10,000.00
28	2506.602	CONST DRAINAGE STRUCTURE DES 60-4020 (SNOUT)	EACH	2		2				\$7,000.00	\$14,000.00
29	2506.602	CONST DRAINAGE STRUCTURE DESIGN 2'X3'	EACH	3		3				\$3,900.00	\$11,700.00
30	2511.507	RANDOM RIPRAP CLASS III	CY	10		10				\$250.00	\$2,500.00
31	2506.602	REPAIR DRAINAGE STRUCTURE	EACH	3		3				\$1,600.00	\$4,800.00
32	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	32		32				\$3,900.00	\$124,800.00
33	2511.507	RANDOM RIPRAP CLASS III	CY	30		30				\$250.00	\$7,500.00
34	2531.503	CONCRETE CURB AND GUTTER DESIGN B624	LF	2,040	2,040					\$30.00	\$61,200.00
35	2521.518	6" CONCRETE WALK (ADA)	SF	350	350					\$18.00	\$6,300.00
36	2563.601	TRAFFIC CONTROL	LS	0	0.10					\$450,000.00	\$45,000.00
37	2564.518	SIGN PANELS TYPE C	SF	115	115					\$62.00	\$7,130.00
38	2564.602	SIGN PANELS TYPE SPECIAL	EACH	2	2					\$350.00	\$700.00
39	2573.501	STABILIZED CONSTRUCTION EXIT	LS	0	0.10					\$75,000.00	\$7,500.00
40	2573.502	STORM DRAIN INLET PROTECTION	EACH	19	19					\$200.00	\$3,800.00
41	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	LF	1,000	1,000					\$5.00	\$5,000.00
42	2574.507	COMPOST GRADE 2	CY	50	50					\$60.00	\$3,000.00
43	2574.508	FERTILIZER TYPE 4	LB	15	15					\$4.50	\$67.50
44	2575.504	SODDING TYPE SALT TOLERANT	SY	1,500	1,500					\$13.00	\$19,500.00
45	2575.523	RAPID STABILIZATION METHOD 3	MGAL	15	15					\$600.00	\$9,000.00
46	2575.601	LANDSCAPE CONTINGENCY	LS	0	0.10					\$75,000.00	\$7,500.00
47	2582.503	12" SOLID LINE PAINT	LF	200	200					\$10.00	\$2,000.00
48	2582.503	24" SOLID LINE PAINT	LF	50	50					\$10.00	\$500.00
TOTAL											\$1,242,742.50

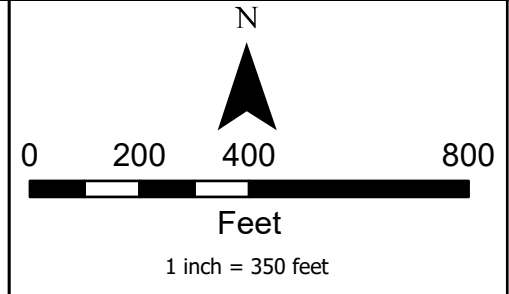
2027-09F (Blaine Avenue)

Category	Engineer's Estimate	28% LEAF	15% Contingency	Prelim Total		
Assessable Street Costs	\$ 781,568	\$ 218,839	\$ 117,235	\$ 1,117,642		
Assessable Sidewalk & Trail Costs	\$ 79,450	\$ 22,246	\$ 11,918	\$ 113,614		
Assessable Storm Costs	\$ 340,865	\$ 95,442	\$ 51,130	\$ 487,437		
Totals	\$ 1,201,883	\$ 336,527	\$ 180,282	\$ 1,718,692		

Fund Name	Engineer's Estimate	28% LEAF	15% Contingency	Prelim Total	Assessment Adjustment	Final Adjusted Cost
MSA Funds	\$ 387,458	\$ 108,488	\$ 58,119	\$ 554,065	\$ 43,144	\$ 597,209
Storm Water Capital (Fund 531)⁽²⁾	\$ 153,389	\$ 42,949	\$ 23,008	\$ 219,347	\$ 17,080	\$ 236,427
Water Capital (Fund 511)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Capital (Fund 521)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Agreements	\$ -	\$ -	\$ -	\$ -	\$ 774,644	\$ 774,644
Special Assessments⁽²⁾	\$ 661,035	\$ 185,090	\$ 99,155	\$ 945,281	\$ (834,869)	\$ 110,412
Totals	\$ 1,201,883	\$ 336,527	\$ 180,282	\$ 1,718,692	\$ -	\$ 1,718,692



Assessment Map
 2027 PMI Feasibility Study
 2027-09F Blaine Ave (College Trl to 80th)
 Inver Grove Heights, MN



City Project 2027-09F Blaine Avenue (College Trail to 80th)													
#	Parcel ID	Property Zoning Code & Description	Owner	Common Name	Site Address	Driveway Access	Property Area (Acres)	Right-Of-Way Area (Acre)	Adjusted Property Area (Acre)	Ponding Easement Area (Acre)	Ponding Easement Credit Amount	Proposed Assessment	Notes
1	200160025011	P - PUBLIC INSTITUTIONAL	STATE OF MN				9.97	2.03	7.94	3.59	\$ 36,075.70	\$ 43,775	
2	200160007010	P - PUBLIC INSTITUTIONAL	STATE OF MN				1.00	0.60	0.40		\$ -	\$ 4,058	
3	203600001010	P - PUBLIC INSTITUTIONAL	COUNTY OF DAKOTA	INVER GLEN LIBRARY	8098 BLAINE AVE	1	6.55		6.55	0.43	\$ 4,307.25	\$ 61,527	
4	200160003012	P - PUBLIC INSTITUTIONAL	STATE OF MN	INVER HILLS COMM COLLEGE	8445 COLLEGE TRL #8	2	49.83	6.11	43.72	1.97	\$ 19,840.98	\$ 419,547	
5	200160026010	P - PUBLIC INSTITUTIONAL	STATE OF MN	INVER HILLS COMM COLLEGE	2500 80TH ST E		29.54		29.54		\$ -	\$ 296,909	Common Use and Ownership with Parcel #4
6	202250000010	R-3C HIGH DENSITY RESIDENTIAL	STATE OF MN				1.12	0.09	1.03		\$ -	\$ 10,355	
7	202250001010	R-3C HIGH DENSITY RESIDENTIAL	COMMONS 60 LLC	THE COMMONS OF INVER GROVE	8213 COLLEGE TRL	1	4.99	0.13	4.86		\$ -	\$ 48,885	
Totals							103.00	8.95	94.05	5.99	\$ 60,223.92	\$ 885,056.00	

IGH STREET & STORM ASSESSMENT (FULL DEPTH RECLAMATION)			
ASSESSMENT RATE CALCULATIONS			
A	TOTAL ELIGIBLE STREET & STORM COSTS	\$1,718,692	Public Improvement Cost (Street & Storm Only)
B	ASSESSABLE STREET & STORM COSTS	\$945,281	= Line A x 55%
C	TOTAL ADJUSTED PROJECT AREA (ACRES)	94.05	From Table Above (Total Area)
D	NET ASSESSMENT RATE PER ACRE	\$ 10,051	= Line B / Line C

Note: No single Family Parcels on the Project

Appendix E

Open House Summary

E. Open House Summary

On March 24, 2026, Inver Grove Heights hosted an informational open house at the Veterans Memorial Community Center Community Room #1 to inform the public and address questions and concerns related to the 2027 PMI.

The open house was promoted through a flyer that was sent to property owner addresses in each project area.

The open house began by City staff giving a short presentation on the project scope, schedule and potential impacts to property owners. Following the presentation attendees were provided with the opportunity to ask questions with City staff.

Displayed throughout the venue were project boards detailing project information. Attendees were greeted as they came in and encouraged to sign in, the number of sign-ins for each project area is provided in [Table E1 - Open House Sign-Ins](#).

Table E1 - Open House Sign-Ins

Project	Number of Sign-Ins
2027-09D	20
2027-09E	63
2027-09F	1
Total	84

Attendees were also encouraged to fill out comment cards to submit feedback or raise questions. A summary of the submitted comment cards and questions received are provided below.

E.1 2027-09D Barbara Ave Area (75th St to 80th St)

Comment Cards:

- No comment cards received

General Nature of Questions:

- Why is 75th St in such worse condition if it was rehabbed at a similar time?
- How does the City ensure the quality of the work and that the product will last?
- Why is 75th St included with the neighborhood project if it is primarily City property and very little homes.

E.2 2027-09E Boyd Ave and 75th St Area (70th St to 80th St)

Comment Cards:

- Coordination request for drainage ditch in front of their house for the 75th St reconstruction.
- Request for consideration on adding streetlights and lighting in the Boyd project area. They cite a concern for safety on the major through roads (Boyd Ave and 75th St) and proximity to Simley Highschool.
- A resident mentioned that they understand the need for the project but mention that Boyd Ave south of 75th St is a major cut through street and utilized by people going to nearby

parks. They asked if there had been consideration on having more of the project costs distributed across the town since more than just the neighborhood utilizes the roadway.

- A resident left a comment about a locked gate between Pointer Ridge and Brittany Lane Townhomes and asked if it would need to be opened during construction. They also requested consideration for adding sidewalk extension along Bond Way and to the sidewalk along Blaine Ave.

General Nature of Questions:

- There were several comments and questions about the addition of streetlights and sidewalks in the project area.
- How does the City ensure the quality of the work and that the product will last?
- How does the City determine what streets to include in the project area and what if my street is in good condition but all the others are in bad condition?

E.3 2027-09F Blaine Ave (College Trail to 80th St)

Comment Cards:

- No comment cards received

General Nature of Questions:

- A representative from the apartment asked if they are eligible for financing terms in the assessment policy.
- A representative from the Inver Glen Library asked if they will still have access off Blaine during construction.



Request for Council Action

SUBJECT: **Council selection of candidates for the City Administrator position and discussion on process for day of interviews**

MEETING DATE: April 13, 2026

ITEM TYPE: Regular Business

CONTACT: Ellen Hiniker, Interim City Administrator, 651.450.2511

ACTION REQUESTED

BACKGROUND

Attached is the April 6, 2026 memorandum from Liza Donabauer updating Council on the recruitment process for the City Administrator position and providing instructions for review of the ten (10) semi-finalists selected. At the April 13 City Council meeting, Ms. Donabauer will facilitate a process through which the Council will select 3–5 candidates for interview on May 5th. She will also discuss the schedule for interview day and possible associated travel expenses.

As noted in her memorandum, the Council is asked to list their top 4 candidates in preparation for the meeting. Council is also reminded that candidate information remains non-public data at this time. Candidates will be referred to by their assigned number during the discussion. Council is also asked to avoid using more obvious identifying information when referring to a candidate. Only the names of those selected for interviews will become public.

FISCAL IMPACT

RECOMMENDATION

ATTACHMENTS

1. Cover Memo for Packet
2. Finalist selection guide

To: Inver Grove Heights City Council
From: Liza Donabauer
Date: April 6, 2026

The Inver Grove Heights City Administrator position was advertised on February 24, 2026, and applications were received through March 24, 2026. There were 59 applicants for the position, and candidates were initially ranked based on education and experience. The top 12 candidates were chosen to move forward and complete an information disclosure, a video interview, and a Work Personality Index. Two candidates withdrew from consideration.

This memo and attachments include general information about the process. The information included here is as follows:

1. Finalist selection guide
 - a. This is what you will use to rank the candidates
2. Position profile
3. Job description
4. Draft of interview schedule
5. Timeline

Below are the links you can use to view each candidate's profile. There is no special software needed to access this information. You can simply follow the links provided, and you will then have access to the following information on each of the candidates:

1. Cover letter
2. Resume
3. Information Disclosure
4. Video Interview
5. Work Personality Index Report

Candidate Profile Links

(Private/Non-public information has been removed)

The video interviews from each candidate are less than 10 minutes long. I prepared the questions, and the candidates then self-administered the interview. The candidates received each question, had one minute to prepare a response, and then one and a half minutes to respond to each question.

Prior to the meeting on April 13, 2026, please review the candidates, and determine your top four using the rating guide included in this packet. Please note that reviewing the candidate information may take 30-45 minutes for each candidate, so please allow enough time for this activity.

When reviewing the personality index, please note that this is a self-completed online assessment that is meant to offer a bit of insight into the candidate's personality. This is not a comprehensive assessment and should not be viewed as such.

At the April 13, 2026, meeting, I will ask each Council member to list their top four choices, and we will then determine the candidates who are the highest rated. Those candidates will be the finalists to be interviewed. If there is no logical cut off point on the number to interview, I will facilitate a brief discussion about where the line should be drawn to determine who is interviewed.

During the meeting, we can only discuss candidates using an assigned number, because names and other identifying information are not public information until the finalists have been determined. This is an especially important fact to keep in mind. After the Council selects finalists,

their names can be released. The names of those not selected as finalists can never be made public. In addition, none of the candidate information can be discussed with anyone.

Please be aware that the number I assigned to each candidate is random and does not reflect any rating. The numbers listed below will be the ones used during our meeting on April 13th.

The numbers and names are as follows:

Number	Name

(Private/Non-public information has been removed)

Other discussion items for the meeting on April 13th include:

1. Discuss the interview schedule.
2. Discussion of possible travel expense reimbursement for candidates.

MUCH OF THE INFORMATION CONTAINED IN THIS FILE AND IN THE PROVIDED LINKS IS CONFIDENTIAL OR NOT PUBLIC INFORMATION. PLEASE TREAT THESE MATERIALS WITH THE UTMOST RESPECT, AND DO NOT MAKE THIS INFORMATION AVAILABLE TO ANYONE.

Sincerely,



Liza Donabauer
Management Consultant

Inver Grove Heights City Council
 City Administrator Finalist Selection Guide
 April 13, 2026

Using a scale of 1-40 for experience, 1-20 for education, and 1-40 for the video interview, please rate each candidate on experience, education, and the video interview. When completed, please total, and then rank each candidate based on those totals.

In the lower table, please list your top four candidates by number. We will discuss your choices at the meeting on April 13th.

Candidate	Experience (40 pts Max)	Education (20 pts Max)	Video Interview (40 pts Max)	Total	Ranking
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

Top Four Candidates