



**Inver Grove Heights City Council**  
**Tuesday, May 26, 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](mailto:rkiernan@ighmn.gov)). Comments received prior to **12:00 p.m.** on Tuesday, May 26, 2026, will be provided to the Council at or before the May 26, 2026 meeting. To watch remotely, individuals may go to [www.townsquare.tv/webstreaming](http://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.

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 April 27, 2026 City Council Regular Meeting Minutes
- B. Approval of Minutes of the May 4, 2026, Special City Council Meeting
- C. Approval of Disbursements
- D. Personnel Actions
- E. Appointment of members to City Advisory Commissions
- F. Authorization to enter into 2026 Labor Agreement with LELS Local 600
- G. Resolution Electing to Confirm Statutory Tort Limits for Liability Insurance Purposes
- H. Approve change order for Pierce Enforcer Fire Pumper
- I. Approve a Resolution, Authorizing Resubmittal of the FY2026 a DEED Host Community Grant Application.
- J. Resolutions Approving Contract Award and Budgets for City Project Nos. 2024-16 & 2024-24
- K. Resolutions Awarding Contract and Approving Budgets for City Project 2026-09N - 2026 Ultra-Thin Bonded Wear Course (UTBWC)
- L. Declaration of Surplus Property & Equipment Replacement

6. **Public Hearing**

A. New On-Sale and Sunday Liquor License for MC's Inver Grove Heights LLC

7. **Regular Business**

A. Application for Chicken-Keeping License, 6177 Babcock Trail

B. First Reading of an Ordinance Amending Title 9, Chapter 1 Regarding State Building Code.

C. First Reading of an Ordinance Amending City Code Title 8, Chapter 7 Related to Stormwater Systems

D. Comprehensive Plan Amendment, Rezoning, Preliminary Plat and Preliminary PUD for 196-unit Apartment and 33 Single-Family Homes

E. Consider Second Reading of an Interim Ordinance Authorizing the Study of Data Centers and Imposing a Moratorium on the Construction or Expansion of Data Centers.

F. Consider Major Site Plan Request for Development of an Approximately 54,070-Square Foot Data Center Located at 5890 Carmen Avenue.

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**

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



## Request for Council Action

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**SUBJECT:**      **Fire Department Swearing In Ceremony**

**MEETING DATE:**      May 26, 2026

**ITEM TYPE:**          Presentations

**CONTACT:**

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**ACTION REQUESTED**

**BACKGROUND**

**FISCAL IMPACT**

**RECOMMENDATION**

**ATTACHMENTS**

None

**INVER GROVE HEIGHTS CITY COUNCIL MEETING  
MONDAY, APRIL 27, 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, April 27, 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, Councilmembers Gliva, Murphy, Scales and T’Kach.

Staff In Attendance: Interim City Administrator Hiniker, Deputy City Clerk Malott, City Attorney Nason, Police Chief Chiodo, Community Development Director Ziemer, Parks & Recreation Director Lares, Planning Manager Shay and City Engineer Merchlewicz.

**3. APPROVAL OF AGENDA:**

**Motion to approve agenda as presented by Scales; seconded by T’Kach.**

**Ayes: 5**

**Nays: 0      Motion carried.**

**4. PRESENTATIONS: None**

**5. CONSENT AGENDA:**

- A.** Approval of Minutes of the April 6, 2026, City Council Work Session
- B.** Approval of Disbursements, **Resolution 2026-073**
- C.** Personnel Actions
- D.** Resolution Accepting Donation to the Parks and Recreation Department, **Resolution 2026-074**
- E.** Resolution to accept donations and amend budget, **Resolution 2026-075**
- F.** Amended Criminal Justice Network (CJN) Joint Powers Agreement, **Resolution 2026-076**
- G.** Approval of Amendment to Contract with Squeaky Cleaners and Painters Inc
- H.** Grant Application with Dakota County Emergency Management for UASI (Urban Areas Security Initiative) Funding for a New Weather Warning Siren, **Resolution 2026-077**
- I.** Resolutions Awarding Contract and Approving Budget for City Project 2026-10 Marcott Woods Ravine Stabilization, **Resolution 2026-078 and 2026-079**
- J.** Approve Contract for Fire Station #3 Roof Replacement Project and Adopt Resolution for Project Budget, **Resolution 2026-080**
- K.** Resolutions Awarding Contract and Approving Budget for City Project No. 2026-09A - Crack Seal, **Resolution 2026-081 & 2026-082**
- L.** Approving Contract Change Order with Bituminous Roadways for the 2025 Pavement Management Initiative Project Nos. 2029-09D and 2025-09E
- M.** Resolution Awarding Contracts for Construction Support and for Construction Testing for 2026 Pavement Management Initiative (City Project Nos. 2026-09D through L, and 2026-13), **Resolution 2026-083 & 2026-084**
- N.** Approve Joint Powers Agreement and Project Budget for City Project No. 2024-14 - Argenta Trail/Wescott Road/TH 149 Signal System Improvements, **Resolution 2026-085 & 2026-086**
- O.** Consider Major Site Plan and Variance Requests for a Xcel Substation Expansion at 11548

Clark Road, [Resolution 2026-087, 2026-088, & 2026-089](#)

- P.** Approve Contract for City Project No. 2023-05 - Advanced Meter Infrastructure (Phase 1)
- Q.** Resolution Adopting Updates to the City's Water Resource Management Plan, [Resolution 2026-090](#)
- R.** Resolutions Approving a Conditional Use Permit, Approving a Variance, Awarding the Construction Contract, Awarding a Construction Administration Contract, and Approving the Budget for the Northside Booster Station Monopole (City Project 2024-18), [Resolution 2026-091, 092, 093, & 094](#)
- S.** Rubber Hauler License Renewals

**Motion to approve Items A-S by T'Kach; seconded by Gliva.**

**Ayes: 5**

**Nays: 0      Motion carried.**

**6. PUBLIC HEARINGS:** None

**A.** License Renewals for Massage Therapy Businesses and Individual Massage Therapists,

Deputy City Clerk Malott stated that the Council is asked to hold a public hearing and consider approval of license renewals for massage therapy businesses and individual massage therapists. The City currently has 10 licensed massage therapy businesses and 18 licensed individual massage therapists, with 10 businesses and 15 individual therapists due for renewal. All renewal applications have been submitted with the required license fees, liability insurance certificates, and background investigations completed by the Police Department, with no basis identified for denial. Following the public hearing, staff recommends approval of the 10 massage therapy businesses and 15 individual massage therapist licenses listed above for the period of May 1, 2026, through April 30, 2027.

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

**Motion to close the public hearing by Murphy, seconded by Scales.**

**Ayes: 5**

**Nays: 0      Motion carried.**

**Motion to approve renewals of Massage Businesses and Individual Therapists Licenses by Scales; second by Gliva.**

**Ayes: 5**

**Nays: 0      Motion carried.**

**B.** Approval of a New Massage Business and Therapist Application

Deputy City Clerk Malott explained that Zenko Massage, owned and operated by massage therapist Cynthia Reif, has applied for a new massage therapy business and individual therapist license for the property located at 5782 Blackshire Path. The application was submitted with the required license fee and all supporting documentation, and a background investigation conducted by the Police Department found no basis for denial. There is no fiscal impact associated with this request. Staff recommends that the Council hold a public hearing and approve the new massage therapy business and therapist license for Zenko Massage and Cynthia Reif.

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

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

**Ayes: 5**

**Nays: 0      Motion carried.**

**Motion to approve Massage Business and Therapist License for Cynthia Reif, Zenko Massage by Murphy; seconded by Gliva.**

**Ayes: 5**

**Nays: 0      Motion carried.**

## **7. REGULAR BUSINESS:**

### **A. Minnesota State Flag Policy, [Resolution 2026-095](#)**

Mayor Dietrich introduced discussion regarding a Minnesota State flag policy and noted that there was no staff presentation associated with the topic. The item was brought forward following conversations with constituents and identified as a matter of interest for Council discussion. In consideration of constituent input, the item was placed on the agenda for review.

Council Member Scales addressed the Council and noted the significant volume of emails and calls received on the State Flag topic, stating it was not possible to respond to all. While indicating he is not a fan of the new flag, he also acknowledged concerns with the previous design. He expressed that the issue falls outside the scope of Council responsibilities, emphasizing the need to focus on local priorities such as the Central Maintenance Facility, the proposed Hockey Hall of Fame, road improvements, and public safety. He stated that the topic does not directly benefit residents or improve quality of life and diverts attention from critical City matters, and he respectfully requested that the discussion and vote be tabled.

Patti Mikulski expressed concern that minimizing the issue diminishes public input. She stated the process lacked representation and did not adequately consider dissenting voices, and that the final design does not reflect Minnesota, serving as a reminder that her voice was not fully heard.

An unnamed resident inquired about the cost associated with the flag, asking whether estimates of approximately \$500 per flag are accurate and noting that the total cost to revert to the previous flag had been suggested to be around \$3,000.

Matthew Lassegard, 8377 Carew Court, stated he has been a resident for 25 years and expressed appreciation for City services. He described the flag issue as divisive and political, noted he did not have strong opinions on either design, and stated the matter has become unnecessarily politicized despite the State completing its process.

Tracy noted that multiple Minnesota cities and counties have taken varying approaches to the new State flag based on factors such as cost, historical attachment, and community identity. She expressed support for the 1983 flag as a reflection of shared history and stated concerns that the recent process lacked broad representation and public input. She urged the Council to respect municipal discretion and provide residents with an opportunity for input on whether to retain the 1983 flag or pursue an alternative design.

Reid Rossell, a local business owner, expressed strong concern about efforts to oppose the new State flag, describing them as harmful to the community's reputation and local businesses. He stated

the issue has become divisive and mischaracterized, emphasized that the flag was adopted through a public process, and urged the Council to support inclusivity and avoid actions that could negatively impact the community.

AJ Gubash, expressed concern that proposed State legislation could reduce funding to cities based on flag decisions, stating this raises issues of local control and government overreach. He emphasized the importance of allowing municipalities to make independent decisions without financial pressure and urged the Council to support local authority and consider retaining the historic State flag.

Wil Himmler, 3475 83rd Street East, stated that the issue is not about personal opinions on the flag but that the change was properly completed by the State. He expressed concern that reverting to a previous flag is divisive, does not address community needs, and could negatively impact the City's reputation, urging the Council to focus on more substantive matters.

Dan O'Shea, 7315 Brittany Lane, stated that the issue is being driven by partisan concerns and does not reflect the priorities of most residents. He expressed that the flag is not a significant issue for many in the community and suggested that changes to State symbols should occur through the electoral process.

An unnamed resident expressed concerns regarding the public engagement process related to the State flag, stating it lacked broad representation and community input. She suggested the issue is not urgent and would benefit from additional time and dialogue, recommending the Council consider pausing the decision or temporarily not displaying a state flag to allow for more inclusive community engagement.

CJ Bahan, 1450 102<sup>nd</sup> Street, stated that the new State flag was properly adopted and has since been embraced in civic expression. He noted it has been widely displayed in public settings and reflects a more current identity, and expressed opposition to reverting to the previous flag, which he described as divisive. He urged the Council to support the current State flag moving forward.

Eric Holberg, 2890 104th Court East, questioned whether the flag issue falls within the Council's responsibilities and described the matter as partisan in nature. He expressed concern that acting could contribute to division and politicize the Council, potentially affecting the City's reputation. He suggested the Council refrain from engaging in the issue, including considering abstention, to avoid further partisanship.

Danielle, stated she had researched perspectives on the prior State flag, including discussions with a Native American, and shared that some individuals expressed they were not consulted on changes and valued being represented on the 1983 flag. She noted that earlier updates to the flag were intended to reflect a more inclusive and non-divisive depiction and emphasized the historical and cultural symbolism within the design. She expressed concern that elements of that representation were lost with the new flag and voiced support for restoring and displaying the 1983 Minnesota State flag.

Tim Pippert, 7550 Boyd Circle, questioned what problem the Council is attempting to address and stated that reverting to a prior flag lacks a clear policy rationale. He expressed concern about potential costs and negative perceptions for the City, including possible impacts on businesses, and emphasized that policy decisions should reflect broader community input and meaningful issues rather than limited feedback.

Don Hornerbrink, 2318 75<sup>th</sup> Street East, stated they have lived in the community for 33 years and expressed support for the prior State flag, noting it reflects what many residents identify with. The

new flag is divisive and does not represent Minnesota and emphasized that displaying the historic flag aligns with community preference and practices in other Minnesota cities. He encouraged unity and expressed concern about increasing division.

An unnamed resident stated the flag issue has become political over time and that the current division demonstrates the need for further discussion. He noted that, while he may not strongly support the prior flag itself, he supports reinstating it to allow for broader public input and a more representative process. He expressed a desire for residents to have a greater voice in the decision and urged the Council to consider reinstatement to reflect the will of the community.

Frank Brewer, 9180 Courthouse Boulevard Court, expressed support for restoring the previous Minnesota State flag and requested the Council consider displaying it at City facilities. He stated the issue reflects broader frustrations with State leadership and acknowledged that, while other matters may be more pressing, he views this as an opportunity to take a position and advocate for change.

Molly Miller, 100th Street East, expressed opposition to restoring the 1983 State flag, stating it conveys a message she views as exclusionary and offensive. She referenced historical interpretations of the flag's imagery and stated concern that displaying it would negatively reflect on the community and use public funds to support that message.

Paul Burrows, 7610 Boyd Avenue, stated he did not feel the public had adequate input in the process to adopt the new State flag and expressed that it should have been decided by a Statewide vote. He suggested reinstating the prior flag to send a message to the State.

Melissa said she initially did not support the new State flag but came to better understand the symbolism of the previous flag over time. She expressed opposition to restoring the prior flag, citing concerns with its meaning, and stated the issue is better addressed at the State level. She urged the Council to make a decision that reflects the community positively.

Stephen Miller, 2174 67th Street East, stated he does not believe the flag issue is appropriate for a City Council decision and described it as a low priority compared to other matters. He noted his view of the new State flag has improved over time and suggested that any changes to the State flag should be addressed through broader avenues rather than at the local level.

Bill Skar, 7951 Banks Path, stated that the Council serves as a steward of the City and should align with State decisions to maintain consistency. He expressed concern about frequent changes creating confusion and noted that disagreements with the flag should be addressed through the electoral process. He encouraged the Council to continue displaying the official State flag.

Deanne Trudeau, 7601 Banning Way, expressed agreement with prior comments supporting use of the official State flag. She stated concerns about current economic conditions and indicated that replacing flags is not an appropriate use of taxpayer funds at this time. She added that maintaining the State-recognized flag would help avoid further division in the community.

Leslie Martin, April Court, stated the State followed a multi-year process to adopt the new flag and expressed that it should be the flag displayed in the City. She noted that residents can express personal preferences privately and emphasized the importance of engaging in State-level processes. She expressed concern about organized efforts to revisit the issue locally and encouraged the Council to continue displaying the official Minnesota State flag.

Mike Peplinski, 5688 Brent Avenue, stated he has been a longtime Minnesota resident and expressed appreciation for the opportunity for civil discussion. He stated he believes the prior State

flag better represents Minnesota's history and identity and encouraged the Council to consider differing viewpoints, expressing support for displaying the previous flag.

Angela Pippert, 7550 Boyd Circle, stated she has generally felt well represented by the Council but expressed concern with the process used to bring forward the flag issue, noting limited public input and a short timeline. She emphasized appreciation for community dialogue and raised concerns about both the process and the implications of the decision. She noted that personal expression of flags is appropriate on private property but questioned the appropriateness of the City adopting a different flag as an official position. She also expressed concern about potential impacts on community perception and residents' sense of belonging.

Sean, 5905 Candace Avenue, stated there was a public process available to participate in selecting the new State flag and noted he took part in that process. He expressed support for the current State flag and encouraged the Council to continue displaying it.

Fred Rademacher, 8652 Corcoran Path, stated the current State flag was adopted through a legislative process and expressed concern that changing it locally would undermine that decision. He characterized efforts to revert the flag as an attempt to override the State's action and urged the Council to continue displaying the official State flag.

Zachary Meyer, 6130 Boyer Path, stated the State flag has evolved through multiple redesigns since its origin in 1893, with updates intended to reflect history and inclusivity. He expressed that the 1983 flag better represents Minnesota's heritage, geography, and identity, and urged the Council to consider restoring it to honor the State's history and progression.

Jason Godfrey, 7110 Corliss Way, stated he observed increased public display of the new State flag and noted it enhanced his sense of State pride. He acknowledged the issue has become divisive and expressed concern that reverting to the prior flag would further that division. He urged the Council to continue displaying the official State flag.

Heather Thornton stated that local elections are intended to be nonpartisan and expressed concern that acting on the flag introduces political considerations into a nonpartisan setting. She noted that the current State flag is the only official flag and that displaying a retired version would be a political statement. She suggested that, if a change is considered, it should be decided by residents through a ballot question.

Connie Hickman, 8965 Coffman Path, expressed that the prior State flag holds historical significance and reflects Minnesota's heritage. She stated she does not prefer the new flag and raised concerns about both its design and the process used to adopt it. She emphasized the importance of preserving historical representation and expressed support for the previous flag.

Nikki Abbott, 6720 Argenta Trail, expressed appreciation that the Council brought forward the discussion and provided an opportunity for public input. She shared her personal dislike of the new flag and concerns about the tone of some public comments. While noting she preferred the previous flag, she stated she believes the City should continue displaying the official State flag and suggested the idea of creating a unifying community flag as an alternative.

Warner Gwinn, 5415 Audobon Avenue, referenced Minnesota's historical context, including early territorial governance and constitutional foundations, and stated the prior State flag reflects that history and legacy. He acknowledged the State's complex past and expressed that the symbolism of the previous flag represents that heritage. He stated opposition to the current flag, describing it as not representative of Minnesota, and raised concerns about the process and motivations behind its adoption.

Dawn stated she and her husband selected Inver Grove Heights in part due to its nonpartisan governance and expressed appreciation for the Council's approach. She noted that perspectives shared on the issue are largely opinion-based and stated that decisions regarding the State flag fall outside the scope of local government. She encouraged the Council to remove the item from future agendas and defer the matter to the State level.

Chip Tangen, 10740 Amherst Way, stated the community is divided on the issue but shares concerns about process and fairness. He noted that some residents felt excluded from the State's decision-making process and cautioned that taking similar action at the local level could create further division. He encouraged the Council to set the issue aside and focus on City matters, suggesting it would be appropriate to step back at this time.

Dustin, Athena Way, stated his understanding that the item was introduced by the Mayor at a prior meeting and subsequently advanced for consideration. He expressed disappointment that the issue was brought forward, stating the current State flag should be respected as the official symbol. He noted individuals may choose not to display it personally but viewed efforts to change or not display the official flag as disrespectful.

Mayor Dietrich clarified that the item was brought forward by a constituent and subsequently discussed by the Council, with a majority expressing interest in placing it on the agenda. She noted that, as Mayor, she sought consensus in her role facilitating the meeting.

Clarence Maloney shared perspectives from his prior public sector work experience. He expressed concerns about government spending and stated his belief that the current State flag represents values he does not support. He voiced support for restoring the previous State flag.

Beth stated the recent State flag process included greater public engagement than earlier versions and noted the importance of recognizing that input. She cautioned against actions that could risk State funding and urged the Council to table the discussion to allow for a more intentional and inclusive civic engagement process.

Jen Kartes, 5845 Blackberry Trail, stated she found the issue difficult due to its perceived political nature and expressed concern about the tone of discourse, including labeling of individuals. She stated she believes the process lacked sufficient community input and, after hearing discussion, suggested not displaying a State flag as a less divisive option.

**Motion to accept received public comment into the record by Scales; seconded by T'Kach.**

**Ayes: 5**

**Nays: 0      Motion carried.**

Mayor Dietrich expressed appreciation for the respectful and engaged public discussion, noting the strong community participation. She clarified that the previously stated cost of \$500 per flag was incorrect and that the total cost for all flags is estimated at approximately \$500 to \$600. She then indicated the Council would move into addressing questions raised, including requesting City Attorney Nason to provide clarification on whether the issue could be placed on a ballot.

City Attorney Nason stated that the City is limited in what it can place on a ballot and that there is no statutory authority to conduct an advisory question on this issue. She clarified that the City cannot include this matter as a ballot question in a general or special election.

Council Member Scales expressed appreciation for the strong and respectful public participation and noted it was encouraging to see community engagement. He stated that, after hearing the comments, his position had not changed, and he does not view the issue as a Council priority. He

expressed concern that the matter is divisive and does not advance City objectives and made a motion to table the item.

Council Member T’Kach requested clarification on the motion to table, specifically whether it was intended to be indefinite rather than for a defined period. She asked how such a motion would be formally defined.

City Attorney Nason clarified that there are two ways to table an item: it can be tabled to a specific meeting date or tabled without a set date. She explained that, as stated, the motion would table consideration of the resolution indefinitely with no specified return date.

Council Member Scales stated he preferred tabling the item without a set end date to allow for potential future discussion with additional community input, rather than bringing it back at a specific meeting.

Council Member T’Kach seconded the motion for the purpose of discussion and stated she does not view the matter as a City issue. She noted that while residents can engage on State matters through voting and communication with legislators, the Council should prioritize local issues such as property taxes, infrastructure, and housing. She expressed concern about dedicating significant time to the flag issue and indicated support for tabling the item indefinitely.

Council Member Murphy stated the issue is difficult and acknowledged strong perspectives on both sides. He expressed that tabling the item would prolong the matter and indicated a preference to proceed with a vote and move forward.

Council Member Gliva agreed, noting appreciation for public participation but expressing a preference to avoid revisiting the issue later and to proceed with a vote.

Council Member Murphy stated the issue was brought forward by residents and discussed by the Council as part of its responsibility to consider community concerns. He noted he has heard a wide range of perspectives, emphasizing the issue is not strictly partisan and that residents expressed concerns about priorities, costs, and broader State matters. He stated the discussion centers on the imagery and meaning of the 1983 flag, with some viewing it as more representative of Minnesota today and expressed appreciation for the public input before seconding the motion to display the 1983 State flag.

Council Member Gliva expressed appreciation for the strong public turnout and respectful dialogue, noting the importance of the issue to residents. She acknowledged concerns about time and resources but stated the Council regularly addresses multiple priorities. She emphasized that she reviewed public input and views the 1983 flag as representing Minnesota’s history and evolution rather than exclusion. She stated the decision falls within the Council’s authority and expressed support for displaying the 1983 State flag.

**Motion to table the item indefinitely by Scales; seconded by T’Kach.**

**Ayes: 2**

**Nays: 3 (Dietrich, Gliva, Murphy)**

**Motion failed.**

**Motion to suspend rules and approve resolution to adopt the 1983 version of the Minnesota State Flag at City buildings by Dietrich; seconded by Murphy**

**Ayes: 3**

**Nays: 2 (Scales, T’Kach) Motion carried.**

- B.** Consider Major Site Plan Request for Development of an Approximately 54,070-Square Foot Data Center Located at 5890 Carmen Avenue, **Resolution 2026-096 - TABLED UNTIL MAY 26<sup>TH</sup>**

Planning Manager Shay introduced a Major Site Plan Review request for a proposed Data Center located at 5890 Carmen Avenue. The subject property is zoned I-1, Limited Industry, and guided for Industrial Office Park use. The site is the former Travel Tags location and consists of approximately 13.9 acres. The request involves evaluation of a Data Center, defined as a facility used primarily to house computer systems and associated components, including telecommunication and storage systems, for the storage, management, and dissemination of data and information pertaining to a business or businesses. This use is permitted within the I-1 zoning district, provided the development complies with all applicable zoning ordinance standards.

The proposal includes a 54,070 square foot building with a planned capacity of 5 MW at full build-out and an initial phase of 3 MW. A closed loop cooling system is proposed as part of the design. The review process evaluates multiple site elements including structure setbacks, parking requirements, impervious surface coverage, landscaping, screening, architectural design, lighting, and trash enclosure compliance.

All required building setbacks are met, including a 50-foot setback from the north property line and 40 feet from all other property lines. Parking setbacks also meet requirements with a 20-foot front yard setback. Parking calculations require one stall per 2,000 square feet, resulting in 28 required spaces, while 89 spaces are proposed. Impervious surface coverage complies with the maximum allowed 70%, with the plan proposing 57%.

Landscaping requirements are satisfied through a standard of one tree per 1,000 square feet of gross floor area, resulting in a requirement of 55 trees. The plan preserves 15 existing trees along the north lot line and proposes landscaping equivalent to 57 trees, consisting of a mix of overstory, evergreen, ornamental plantings, and shrubs. Screening requirements are also met, with all ground-mounted mechanical equipment enclosed. The primary mechanical equipment yard is screened with a 23-foot-tall screening wall, while smaller mechanical equipment located near the front of the site is screened with a 13.5-foot-tall screening wall. The building design utilizes insulated metal panels in a zinc grey finish, meeting architectural standards.

Lighting standards are met using shielded lighting, limited to one foot-candle at the centerline of the street and 0.4 foot-candles at the north property line adjacent to residential areas. Trash enclosure requirements are also met, with the enclosure screened and constructed of concrete masonry with a metal gate.

A public hearing was held on April 7, during which several members of the public provided comments and raised concerns. Topics included sound and noise impacts, particularly low-frequency noise; proximity to residential properties to the north; potential impacts on utility rates; consideration of a moratorium despite the use being permitted; potential pollutants; reliability of Xcel Energy infrastructure and associated maintenance costs; water usage related to the closed loop cooling system; spill and leak mitigation strategies; stormwater management; future development of the remaining portion of the site; and discharge of water into the sewer system.

Following the public hearing, the Planning Commission voted 6-3 to recommend approval of the request with two recommendations. These included reviewing data center uses within zoning districts in the City code and encouraging consideration of alternative architectural design approaches for the building.

After the meeting, the applicant submitted a technical memorandum addressing the general concerns raised by residents. It was noted that several issues, including power supply and noise, fall outside direct City responsibility and are regulated by other agencies such as Xcel Energy and the Minnesota Pollution Control Agency (MPCA).

The recommended action is approval of the major site plan review for the proposed Data Center at 5890 Carmen Avenue, subject to conditions. These include execution of a Site Improvement Performance Agreement prior to site work for all exterior improvements, issuance of a building permit prior to construction, and a requirement that any future subdivision of the property include independent stormwater systems with clearly defined ownership and responsibilities.

Council Member Murphy asked whether staff had information regarding the volume of water required for the closed-loop cooling system, including an estimate of gallons used monthly.

Planning Manager Shay responded that the applicant provided estimates indicating an initial fill of approximately 50,000 to 60,000 gallons for the closed-loop system, with ongoing daily usage comparable to two to four single-family homes, or roughly 200 gallons per day.

Council Member T'Kach asked whether schematic views from all directions (north, south, east, and west) were available, noting only one angle had been shown.

Planning Manager Shay stated no additional 3D renderings were submitted and that the architectural elevations provided were the only visuals available.

Council Member T'Kach asked for clarification on the height and configuration of the proposed wall around the mechanical equipment, including how it may impact noise direction.

Planning Manager Shay stated the wall is proposed at 23 feet in height, slightly shorter than the building, and confirmed it is designed as a vertical wall.

Council Member T'Kach asked whether the wall includes angled features like airport noise mitigation structures.

Planning Manager Shay confirmed the wall is proposed as a straight vertical structure without angled features.

Council Member Gliva asked about the preliminary noise study and whether City staff would have access to the results.

Planning Manager Shay stated staff would review the final noise study prior to building permit approval to ensure compliance with State standards, including limits of 65 decibels during the day and 50 decibels at night, after which oversight would be handled by the MPCA.

Council Member Gliva asked how noncompliance with noise standards would be addressed and whether the City would be informed.

Planning Manager Shay stated that if standards were not met, the applicant would be required to implement mitigation measures to achieve compliance, noting that preliminary findings indicate the project is expected to meet the required limits.

Council Member Gliva asked for clarification on generator testing, specifically whether the 30-minute monthly operation applies per generator or collectively.

Planning Manager Shay directed the question to the applicant's team, noting operational details would be best addressed by them.

Council Member Gliva asked about generator operation during a major power outage, including potential duration and impacts to surrounding properties.

Planning Manager Shay stated there are no defined time limits for generator operation during outages and noted the facility is expected to receive a direct feed from Xcel Energy, meaning outages would typically be isolated to the site unless there is a broader system-wide outage.

Council Member T'Kach asked for clarification on how the City's ordinance defines a data center and how that definition applies to newer modern facilities compared to earlier developments.

Planning Manager Shay stated the City's definition is intended to broadly encompass the use of data centers, noting that definitions may not capture every operational detail as technology evolves. He explained that the core function of storage, management, and dissemination of data remains consistent and is clearly defined in City Code.

Council Member T'Kach asked whether modern data centers differ operationally from earlier facilities in ways that could impact surrounding areas, such as noise, water use, or other factors.

Planning Manager Shay responded that while newer facilities may be more efficient in areas such as processing, cooling, water use, and power consumption, these differences do not change the underlying land use classification. He stated that such operational factors are evaluated through the site plan review process and applicable development standards and noted that the proposed project meets City requirements based on those reviews.

Applicant expressed appreciation for the opportunity to engage with the City and community, noting the strong level of interest and care demonstrated throughout the process. He stated the project has been approached with an emphasis on transparency and responsiveness, including providing detailed technical information and continuing to refine plans as additional data and modeling become available. He noted that community feedback, particularly regarding noise, has informed adjustments to equipment layout and wall design, and that a noise expert was present to address questions. He added that the proposed facility is smaller in scale compared to other data center developments and emphasized the team's commitment to sharing information and addressing concerns throughout the review process.

Council Member Scales stated he was familiar with data center operations and noted there can be misunderstandings regarding closed-loop and open-loop systems, indicating he was not concerned about water usage given the significantly lower demand of the proposed system.

Applicant acknowledged the system design and confirmed the facility would utilize a closed-loop approach with substantially reduced water usage compared to typical data centers.

Council Member Scales expressed concern that the building appeared lighter than other data centers he has encountered and noted that generator enclosures are often fully contained within buildings, asking why that approach was not used and whether the proposed design would provide comparable sound attenuation.

Applicant stated the generators would be housed within enclosures equipped with muffler systems, along with an exterior screen wall designed for sound attenuation, including a fin system intended to

direct noise upward rather than outward, and noted the design meets and exceeds applicable decibel requirements.

Council Member Scales raised concern regarding the use of a single power feed, noting it represents a single point of failure and could result in more frequent generator operation.

Applicant stated the current plan includes a single feed and indicated coordination with Xcel Energy is ongoing to better understand routing and potential redundancy options, noting redundancy is provided within the facility from the primary metering cabinet downward and that a dual feed would be preferred if feasible.

Council Member Scales referenced typical generator testing practices, including staggered operation rather than running all units simultaneously.

Applicant clarified that the project will initially include three large generators, with additional units added in later phases for a total of five large generators and one smaller domestic generator, and noted generators would not all operate simultaneously during routine testing, particularly in the early phases.

Council Member T'Kach noted that the generators would not be located within the primary building and sought clarification on their placement.

The applicant confirmed the generators are not located within the building but are housed within dedicated enclosures that include muffler systems, along with an additional exterior sound-attenuating wall.

Council Member T'Kach asked whether generator testing could be adjusted during periods of poor air quality, such as summer smoke events or winter inversions, to avoid compounding those conditions.

The applicant stated that generator testing is generally governed by FM Global requirements for operations and maintenance, but noted that flexibility, such as adjusting or spreading out testing, may be feasible and could be incorporated into operational procedures following further review.

Council Member T'Kach requested an update on the status of air quality permitting with the MPCA and indicated an understanding that the facility would be required to meet MPCA standards, seeking confirmation that the proposed design would comply.

Applicant stated that an application has been submitted and that air emissions modeling is currently underway, noting that the process is rigorous and typically requires several months for review and approval, and confirmed that the project must meet all applicable MPCA requirements.

Council Member T'Kach raised the possibility of reducing the amount of surface parking, noting the site includes more spaces than required, and suggested replacing some paved areas with landscaping to provide buffering and improve overall site conditions, adding that such changes could be positively received by the community and may help mitigate site impacts.

Applicant acknowledged the suggestion and stated that any modifications to parking, or site design would require further review with the project team and staff.

Council Member T'Kach also asked about infrasound, including how low-frequency noise from the facility compares in scale and how it may travel.

Applicant stated that generator noise is typically measured in decibels (dBA) and acknowledged that low-frequency sound, including infrasound, is also a consideration in evaluating overall noise impacts.

Acoustic Noise Specialist Morales introduced himself as part of the project team and addressed infrasound, noting it is an emerging topic with limited formal study but increasing awareness. He explained that low-frequency noise typically ranges from about 20 to 500 Hz, while infrasound is below 20 Hz, and that regulation in this area is limited, particularly in the United States. He stated that dBA measurements reflect mid- to high-frequency noise as perceived by the human ear, while dBC accounts for lower-frequency noise but is largely unregulated. For this project, dBC levels were evaluated and found to be below 65 dBC, referencing a benchmark used in Colorado for oil and gas projects, and noted that infrasound concerns are generally more associated with very large-scale facilities.

Council Member T'Kach asked whether dBC noise standards are regulated outside of Minnesota and inquired about the ability to comply if such regulations were adopted in the future. She also questioned whether similar standards exist in Europe and expressed concern that evolving regulations could be implemented more quickly, emphasizing the importance of planning for potential future requirements.

Applicant indicated that dBC standards are currently utilized in places such as Colorado and noted that modeling was completed for this project, with results at approximately 54 dBC, below the 65 dBC benchmark used in that state. It was stated that if additional regulations are adopted, existing standards such as those in Colorado are often used as a baseline, and advancements in technology and design continue to improve noise control capabilities, making future compliance feasible.

Council Member T'Kach raised concerns regarding electrical reliability in the area, noting past issues with service disruptions and encouraging consideration of local conditions despite contractual agreements with the utility provider.

Applicant stated that Xcel Energy has contractual obligations in place and that infrastructure associated with the project would be funded by the development, with assurances if there would be no impact to service.

Council Member T'Kach requested clarification on the overall site layout and how the facility would be positioned on the property.

Applicant explained that the facility would be primarily located within the central portion of the site, with required setbacks, fire lanes, and other design considerations incorporated into the layout.

Council Member T'Kach asked whether there were plans to expand the development or construct an additional data center on the remaining portion of the property.

Applicant stated there are no plans to expand into the adjacent lot or construct an additional data center, noting that space constraints would limit such development, and indicated the remaining parcel would likely be marketed and sold separately.

Council Member Gliva asked, if electricity demand exceeds supply in the area or during a brownout, who would receive priority service and whether the data center would have priority over the surrounding community.

Applicant stated that Xcel Energy would be best suited to answer that question, and noted that, based on current understanding, the facility would be served by a standalone feed that does not rely on the existing grid, with dedicated infrastructure delivering power directly to the site.

Planning Manager Shay stated he could not speak to how electrical service would be prioritized during brownouts or outages and indicated that information would need to come directly from Xcel Energy.

Mayor Dietrich requested that staff follow up with Xcel Energy on behalf of the Council to obtain clarification.

Applicant added that, based on the technical memorandum and utility input, the project is not expected to reduce electrical capacity available to existing customers and that service is anticipated to remain stable, with rates governed by Public Utilities Commission-approved tariffs.

**Motion to place the received public comments into the record by Scales; seconded by Murphy.**

**Ayes: 5**

**Nays: 0      Motion carried.**

Paige, a resident of South Saint Paul, shared concerns based on prior experience in an industrial community that experienced economic decline, environmental impacts, and public health issues following the departure of major industries. She expressed concern regarding potential long-term impacts of the proposed data center, including pollution, emergency response demands, and risks to nearby residential areas and parks. She noted that such developments may provide limited long-term benefit to the community, with potential costs or consequences ultimately falling to residents, and emphasized the importance of considering future impacts and long-term community well-being.

Sonja Dewing, a resident on Boyd Avenue, stated she and others reviewed project materials and attended meetings to better understand the proposal, noting the project is not hyperscale and uses a closed-loop water system, but questioned whether it fits within the community. She raised concerns about continuous 24/7 tonal noise from operations and its potential impact on nearby apartment buildings and a daycare, particularly given the proximity of equipment, stating that even if within local limits, the constant nature could affect quality of life. She also expressed concern about increased energy demand, referencing existing Xcel Energy power-saving programs, and questioned how the added load could impact residential power access during peak periods and whether generator use may increase.

Anne Lundquist, Orchard Meadows, raised concerns about noise impacts, noting that while generators may only be tested monthly, they can produce significantly higher noise levels than the constant chiller noise and may be more intrusive. She stated that sound increases are logarithmic and expressed concern about potential noise during emergency operations, including whether limits or definitions are established. She also raised concerns about infrasound, noting the lack of regulation and potential for low-frequency vibrations to travel long distances, and referenced emerging research suggesting possible health impacts.

Carrie Lundberg, Kaufman Circle, expressed concerns regarding potential economic impacts to nearby residents and businesses, noting that noise and health concerns could affect apartment occupancy, local businesses, and property values. She also raised concerns about energy demand,

questioning whether planned grid upgrades would increase supply or result in higher costs for residents if demand exceeds capacity. Additionally, she stated that current City code definitions for data centers may be outdated, noting that modern facilities include data processing functions, such as AI-related operations, which require significantly more power and cooling. She suggested there may be an opportunity to reevaluate the City's definition and zoning considerations based on these changes.

Heather Thornton expressed concerns about environmental impacts, noting that reliance on diesel generators for backup power may conflict with Minnesota's goal of carbon-free electricity by 2040 and could pose health risks. She stated that several questions remain, including clarity on daytime noise levels, how noise exceeding projections would be addressed, accountability measures if standards are not met, and ongoing concerns about grid reliability and limited standards for tonal and low-frequency noise. She also noted uncertainty regarding the facility's end users and potential penalties for noncompliance and questioned whether current City code definitions reflect modern data centers and align with light industrial zoning. She added that the limited number of long-term jobs may not offset potential impacts and recommended the project not move forward or be tabled for further review.

Terry Shimizu expressed concerns regarding the need for stronger safeguards beyond existing ordinances, suggesting contractual agreements to ensure accountability for issues such as noise, air pollution, and potential cost impacts. He also raised concerns about the capacity of the existing power grid, referencing examples from other communities where data center development contributed to increased energy costs for residents, and questioned whether similar impacts could occur locally. Additional concerns were noted regarding diesel generator emissions and overall site impacts, suggesting the use may be more appropriate in a manufacturing or less residentially adjacent area rather than near existing neighborhoods.

Anita Martinez, Brent Avenue, asked who owns the proposed data center and who the end users or clients would be. She also inquired whether non-disclosure agreements are in place and whether a community benefit agreement has been considered. She questioned what benefits the project would provide to residents, expressing concern about public subsidies supporting large corporations. She stated she contacted CURE Minnesota and requested a copy of the final proposal to share with them for review and potential additional input.

Mayor Dietrich asked whether the request had already been submitted to staff and, upon hearing it had not, directed that it be written down and provided to the Clerk so it could be forwarded to the appropriate staff member for response.

Courtney Barrette, 75<sup>th</sup> Court East, requested the City consider implementing a temporary moratorium on new data center developments, like actions taken by neighboring communities. She stated the request is not opposition to technology or progress but an opportunity to pause and ensure infrastructure, including electrical and water systems, can support such facilities. She emphasized the need to update City Code definitions and evaluate impacts such as noise, resource use, and community benefit, noting uncertainty about the long-term presence of developers compared to residents. She encouraged taking additional time to review and establish appropriate standards before moving forward.

Keith Vorderbruggen expressed appreciation that the Council did not enter into non-disclosure agreements, emphasizing the importance of transparency. He acknowledged the growing need for data centers but questioned their suitability in the City given existing concerns with electrical reliability and long-term water supply. He noted that even with dedicated power feed, additional

demand could impact broader infrastructure and potentially increase costs for residents and businesses. He suggested that, if the City is limited in its ability to deny the project, it could consider implementing a local tax on standalone data centers to offset impacts or discourage development, citing examples of targeted taxes applied to other goods and services.

Tim Sweeney, 9223 Barnes Avenue, raised concerns regarding water usage and potential impacts to the local aquifer, noting reliance on wells in surrounding areas and increasing regional demand from new development and other data centers. He questioned whether studies have been conducted to assess cumulative impacts beyond the City, including long-term water availability. He also asked about expected employment levels associated with the project, noting the number of proposed parking spaces and requesting clarification on the number of jobs the facility would generate.

Zach Ellerud expressed concern that inconsistent information has been presented, noting a discrepancy between energy usage figures provided in project materials and those shared at the Planning Commission. He stated this raises questions about potential impacts to the electrical system and the reliability of the information provided. He also raised concerns about transparency, referencing the inability to identify the developer at a prior meeting. He questioned the overall benefit of the project to the community, citing limited employment and uncertain public benefit, and urged the City to consider all available options to delay or deny the project given the outstanding concerns.

Dave Stangel, Orchard Meadows, expressed concern about the potential impacts of the proposed data center, citing research from other communities where similar facilities have been associated with increased electric costs, more frequent outages, and water quality concerns. He stated that the perceived benefits primarily serve the companies involved rather than residents and questioned whether the project provides meaningful value to the community. He encouraged the Council to consider the broader impacts on residents and prioritize community well-being in its decision-making.

Allison, expressed concern that the proposed data center may not align with light industrial zoning, noting modern AI facilities require significantly more power and resources. She raised concerns about air quality impacts from generator use, particularly given the proximity to a daycare, senior housing, and residential areas, and suggested limiting generator operation during poor air quality conditions. She also noted concerns regarding noise and potential health impacts from low-frequency sound, especially for vulnerable populations.

Alex Diamond, 4<sup>th</sup> Street, St. Paul, stated he works in the technology sector with experience in data center development and site selection. He indicated that such projects often target smaller communities due to perceived limitations in resources and regulatory frameworks. He referenced public sentiment and media reports suggesting growing concern about environmental, energy cost, and quality of life impacts associated with data centers. He encouraged the Council to consider resident input and community impacts in its decision-making.

Matt Lassegard, 8377 Carew Court, asked whether there are State laws or requirements related to disclosure of non-disclosure agreements. He also questioned what tangible benefits the project would provide to the community, noting the limited number of jobs and lack of a traditional product or service. While he stated overall water use may be relatively small compared to City totals, he expressed concern about potential runoff and environmental impacts. He further asked why the project was not reviewed by an environmental committee and whether it is typical for developments to proceed without clear identification of the end user or operating business.

Suzanne Beaudoin, Argenta Hills, expressed concern about environmental and public health impacts associated with data centers, particularly given the proximity to the Mississippi River. She stated that such facilities may place significant strain on water resources, local infrastructure, and ecosystems, and raised concerns about potential impacts including water table depletion, heat generation from cooling systems, air pollution, and noise. She emphasized that these effects could have long-term consequences for the surrounding environment and community health.

Craig Hillegas, 6755 Arlene Avenue, a sound engineer, provided clarification on noise measurements, explaining that dBC captures a broader range of frequencies including low-frequency sound, while dBA filters out lower frequencies and emphasizes higher frequencies, resulting in different representations of overall noise levels.

Nikki Abbott, 6720 Argenta Trail, expressed concern about potential impacts to nearby neighborhoods, including adjacent communities such as South Saint Paul, and questioned whether affected residents have been adequately informed or engaged. She referenced prior experiences with nearby developments impacting residents and raised concerns about lighting, costs, and overall neighborhood effects. She questioned the overall benefit of the proposed data center and whether alternative uses for the property could be considered.

Mike Peplinski, 5688 Brent Avenue, expressed support for the project as an opportunity for economic development and potential property tax benefits. He acknowledged the need to carefully evaluate impacts, particularly related to electrical infrastructure, but noted that existing ambient noise in the area, including traffic and aircraft, is already significant. He stated that, if infrastructure concerns are addressed, the project could be a positive addition for the City.

Leslie Martin, April Court, asked how the proposed data center would be classified for taxation purposes, specifically whether it would be treated as a utility or a commercial use.

Brenda Sabistina, 10380 Brent Avenue, asked whether chemicals are used in the closed-loop water system and, if so, whether discharge to the sanitary sewer could create any issues.

Lauren Allen, a Saint Paul resident living near the river, expressed concerns about potential impacts of low-frequency noise (dBC) on wildlife and natural systems, including fish, birds, and other ecological resources along the river corridor. He asked whether Council Members had reviewed prior public comments from the Planning Commission and how those concerns would be addressed. He also raised questions regarding the broader message the project may convey about community health and environmental priorities, whether further study or a moratorium should be considered, and the level of public support expressed at the meeting.

Erica Peterson, a South Saint Paul resident, expressed concerns about cumulative environmental and health impacts, noting existing air and water quality issues and potential effects on vulnerable populations. She stated the project could further impact quality of life and indicated concern about its proximity to surrounding communities. She also noted that most speakers at the meeting expressed opposition and encouraged the Council to consider community input in its decision-making.

An unnamed resident stated that, based on his interpretation of City code, the proposed use does not appear to be an allowed land use under existing zoning and questioned whether approval would be possible under current regulations.

Mayor Dietrich stated that several questions raised would be addressed, noting that some had already been discussed at the Planning Commission. She referenced the question regarding non-disclosure agreements and stated that Economic Development staff confirmed no NDAs were

requested or executed. She then asked City Attorney Nason to provide input on any legal considerations or statutory requirements related to such agreements specific to data centers.

City Attorney Nason stated that there has been discussion of potential legislation related to non-disclosure agreements, possibly specific to data centers, but noted uncertainty regarding its status. She explained that there is no existing State Statute prohibiting the use of NDAs, and referenced the Minnesota Government Data Practices Act, which generally classifies government data as public unless otherwise specified. She also confirmed that no non-disclosure agreements were executed by the City.

Mayor Dietrich asked whether there is data to support claims that Xcel Energy outages are more common in this area and whether it is considered more problematic compared to other areas within the City.

Planning Manager Shay stated that outage frequency in the area is not typically discussed as part of development review, noting that Xcel Energy works directly with developers to determine service capacity for specific sites. He indicated staff is generally not provided with data on whether outages are common in a particular area and that those broader system considerations are managed by Xcel.

Mayor Dietrich asked whether the City has discretion to request additional information from Xcel regarding service reliability and outages in the area.

Planning Manager Shay stated that while the City could request that information as part of a broader discussion, development review is typically limited to whether the specific site can be served. He noted Xcel manages the grid and that discussions generally do not extend to broader service areas unless there is an issue serving the proposed site, and in this case, Xcel has indicated the site can be served.

Mayor Dietrich asked for clarification regarding zoning and whether the proposed use aligns with industrial zoning, referencing comments about preferred locations for data centers.

Planning Manager Shay stated the site is zoned I-1 Limited Industrial, which is an industrial zoning district within the City, and confirmed that data centers are a permitted use within that designation.

Mayor Dietrich asked for clarification on City Code language related to data centers, including whether the current definition adequately reflects modern operations.

Planning Manager Shay stated the City's definition, adopted in 2017, includes the storage, management, and dissemination of data and is intended to encompass typical data center functions. He indicated staff believes the definition is sufficient to include current operations, including data processing activities.

Mayor Dietrich asked City Attorney Nason to clarify the City's obligations regarding approval or denial of the application.

City Attorney Nason stated that the proposal is a permitted use under the current zoning code and, if all requirements for major site plan approval are met, the City would not have grounds to deny the application. She noted that denial would require identifying specific ways the proposal does not comply with City Code.

Mayor Dietrich asked for confirmation that the proposal meets current code requirements.

City Attorney Nason confirmed that, based on information from planning staff, the application complies with the requirements for approval under the City's existing code.

Mayor Dietrich asked Planning Manager Shay to address the discrepancy in energy usage comparisons, noting that the estimated number of equivalent households had changed since the Planning Commission discussion.

Planning Manager Shay stated that the discrepancy was due to an error in the figures presented during public comment at the Planning Commission and clarified that the corrected estimates were provided in the applicant's memo. He stated the accurate comparison is approximately 3,100 to 4,800 homes per day at full 5 MW buildout and 1,850 to 2,900 homes per day at the initial 3 MW phase, noting the earlier figures presented were incorrect.

Mayor Dietrich asked how projects are determined to be reviewed by the Environmental Advisory Commission.

Planning Manager Shay stated that projects are typically only referred to that Commission if they require formal environmental review, such as an Environmental Assessment Worksheet or Environmental Impact Statement. He noted this project did not meet thresholds for such review and therefore was not referred.

Mayor Dietrich stated that residents are always welcome to provide input, as was done during the meeting, and asked staff to comment on the potential property tax implications of the project.

Community Development Director Ziemer stated that the project would be taxed through Dakota County as a commercial-industrial property.

Council Member T'Kach asked what the estimated property tax amount for the project would be and noted that in other projects the City has requested estimated valuations from the County Assessor based on building characteristics such as size, structure type, finishes, and plumbing, questioning whether a similar approach could be used for this project given its approximate square footage.

Director Ziemer stated that Dakota County cannot determine the property tax amount until the project is completed, noting that valuation varies widely based on building size, improvements, and other factors. He added that this uncertainty is typical for projects of this nature and stated that while information was provided to the County and sample comparisons were shared, a specific estimated value for this property could not be determined.

Council Member T'Kach asked what sample valuation ranges were provided by the County, noting interest in understanding the range as reflected in comparisons shared with staff.

Director Ziemer stated he did not have the sample valuation information readily available but could follow up and provide it.

Council Member Murphy asked whether the City has the legal authority to require generator testing to be limited or scheduled based on air quality conditions and whether such practices are currently implemented.

Planning Manager Shay stated that regulation of generator operation related to air quality would typically fall under the Minnesota Pollution Control Agency, noting uncertainty regarding specific enforcement standards.

Mayor Dietrich asked whether any studies have been conducted on potential impacts to residents with private wells, noting that many communities draw from the same aquifer and inquiring about possible implications.

Planning Manager Shay stated that the City's water system draws from a shared aquifer and that the project's projected water use represents a very small percentage of total City usage, indicating it is not expected to have a measurable impact on the aquifer.

Mayor Dietrich asked what a Community Benefit Agreement is and whether staff has experience with or knowledge of such agreements.

Planning Manager Shay explained that what was referenced as a Community Benefit Agreement is likely like a Standard Site Improvement Agreement, which outlines developer responsibilities for site-related improvements such as parking and landscaping.

Planning Manager Shay stated that what may have been referenced is a Site Improvement Agreement, which outlines a developer's responsibilities for elements outside the building such as parking, landscaping, and related improvements. He noted that these agreements are typical for development projects and are brought forward to the Council following approval. He added that he is not aware of the City utilizing Community Benefit Agreements specifically and indicated that similar provisions are generally addressed through planning and development approvals, particularly in planned unit developments where flexibility from City code is requested.

Mayor Dietrich asked whether the application indicates if any chemicals will be added to the water in the proposed closed loop system.

Planning Manager Shay stated that the applicant's technical memo identifies chemicals used in the closed loop system to maintain water quality, including maintaining a pH balance and using substances such as alkalinity agents, boron, copper, TSS, ammonia, and caustic alkalinity. He explained these chemicals are typical for cooling systems in facilities such as hospitals and manufacturing and are intended to remain within the closed loop. He noted that discharge to the sanitary sewer would only occur during maintenance events and would be subject to applicable requirements, including potential permitting through the Metropolitan Council if treatment is needed, and that such discharge would not be a continuous occurrence.

Council Member Scales stated that the system is like other buildings that utilize cooling towers.

Council Member T'Kach provided additional context on Community Benefit Agreements, explaining they are sometimes used when a City offers incentives such as tax increment financing or tax abatement. She noted these agreements can include commitments related to wages, number of jobs, or other community benefits and are typically negotiated between the developer and the community. She stated that the City has not historically used such agreements but could consider them in appropriate circumstances and asked for clarification on the number of jobs associated with the project.

Planning Manager Shay stated that the estimated number of jobs is approximately 8 to 10, noting the developer could provide further clarification if needed.

Planning Manager Shay addressed a question regarding whether it is typical to not know the end user of a facility at this stage, explaining that some developments are built to suit while others are built on speculation. He stated that it is common for projects to proceed without a confirmed tenant, like industrial or retail developments, and noted that while the developer is known, the specific end user is not yet identified.

Council Member T'Kach asked about safety planning in the event of a fire at the facility, including whether an emergency response or evacuation plan would be required given the nature of the use.

Planning Manager Shay stated that fire suppression systems and related safety measures would be reviewed and required through the building permit process, with oversight from the Fire Department, and that emergency planning considerations would be addressed as part of that review.

Mayor Dietrich asked how many employees are anticipated for the facility.

The applicant stated the facility is expected to employ approximately 8 to 11 full-time employees, noting that the project would also generate construction activity over an extended period and provide indirect benefits to local businesses.

Council Member Gliva asked whether the applicant operates a similar facility of this size within the metro area or nearby for comparison and whether comparable facilities exist in other states.

The applicant stated there are no comparable facilities in Minnesota and confirmed that similar facilities are operated in multiple states.

Council Member T'Kach asked, as a follow-up, whether there is a similar data center facility not owned by the applicant within the metro area or approximately 100 miles that could be used as a comparison, and requested an example of the closest facility comparable in size and operations.

The applicant stated he was not aware of a comparable facility of similar size in the immediate area and noted that comparisons can vary depending on whether size, operations, or technical capabilities are being considered. He added that larger data centers exist in the region but indicated the proposed facility is not of that scale.

Council Member T'Kach noted that some impacts, such as noise and infrasound, can be difficult to evaluate on paper and expressed interest in identifying a comparable facility that could be observed in person.

The applicant stated that efforts have been made to provide accurate and transparent information, noting that earlier discrepancies in energy comparisons were corrected and that variations can occur depending on whether usage is measured daily, monthly, or annually, emphasizing the need for consistent comparisons. He stated the facility is designed without routine discharge from the cooling system and that any maintenance-related discharge would be limited and managed under applicable standards, with monitoring systems in place to quickly detect and address issues. He added that operations are subject to multiple layers of regulation beyond the local level, including national standards, and expressed that the City's review process reflects a high level of diligence and oversight.

Noah Bremer of Kimley-Horn & Associates stated that while there are numerous data centers within the metro area and a database exists identifying their locations, there is not a single facility that can be pointed to as a direct comparison for expected sound or infrasound levels, though several operate at a similar scale.

Council Member T'Kach asked whether an underground data center design, like the former Thomson Reuters facility, had been considered and whether such an approach could help mitigate concerns related to infrasound and vibration, noting this as an area that may warrant further evaluation.

The applicant asked for clarification on the referenced facility and noted that underground or partially underground designs involve multiple considerations, including temperature control and cost, and expressed uncertainty that such a design would specifically address sound concerns.

Council Member Scales noted that similar facilities exist nearby, including in Eagan, with some incorporating earthwork for additional buffering.

Council Member T’Kach made a motion to continue the item for approximately 30 days to allow additional information gathering, including input from Xcel Energy on grid capacity and further evaluation of infrasound and noise mitigation.

Mayor Dietrich asked about the timeline for action on the application.

Planning Manager Shay stated that the City has a deadline to act, indicating the current review period extends to early May, with the option to extend an additional 60 days under State Statute, potentially to early July.

**Motion to table and continue the item at the May 26 City Council meeting by T’Kach; seconded by Gliva.**

**Ayes: 5**

**Nays: 0      Motion carried.**

**C.** Approval of a Request for Proposal (RFP) for the 2050 Comprehensive Plan Update

Planning Manager Shay introduced the 2050 Comprehensive Plan RFP, noting that all jurisdictions within the seven-county Twin Cities Metropolitan area are required to complete an update every 10 years. The plan serves as the primary guiding document to forecast growth and plan for community improvements and development. The update process is expected to take approximately 18 months, with final adoption required prior to the end of 2028. The Planning Division has allocated \$40,000 in the 2026 budget to initiate the work, with additional funding anticipated in 2027 and 2028 to complete the process.

The proposed timeline includes issuance of the RFP with submittals due May 28, 2026, followed by consultant interviews in the subsequent weeks. Selection of a consultant is anticipated by the end of June or early July, allowing the project to move forward in accordance with the overall schedule.

**Motion to approval of request for a Request for Approval for the 2050 Comprehensive Plan Update by Murphy; seconded by Gliva.**

**Ayes: 5**

**Nays: 0      Motion carried.**

## **8. PUBLIC COMMENT:**

Cassandra Rivera, 3738 Upper 71<sup>st</sup> Street East, stated concerns raised at the prior meeting regarding safety, communication, and transparency were followed by discussion related to the flag, which she said many residents did not view as the primary issue. She noted residents have attended meetings regarding matters including Metro Serge, the data center, road projects, the Hockey Hall of Fame, and the City Manager process, and said many community members have felt unheard. She shared that while balancing a full-time job and parenting responsibilities, she has attended nearly every meeting since January and remained active in supporting residents and engaging with City officials. She encouraged open and honest communication and asked the Council to ensure all residents of Inver Grove Heights feel heard, seen, and represented.

Leslie Martin, April Court, stated that after moving to Inver Grove Heights several years ago, she was surprised public comments are held at the end of City Council meetings and noted she was not aware of other surrounding communities following the same practice. She suggested moving public comments to the beginning of meetings to encourage greater public participation.

Heather Thornton stated that while recognizing the City cannot affect an application already in process, she encouraged the Council to review the location of light industrial zoning areas, particularly in relation to nearby residential areas. She suggested evaluating whether future industrial uses may be more appropriately located elsewhere and recommended pursuing a parallel review process regarding light industrial zoning considerations.

Allison Roth, Birchwood Ponds, expressed concern regarding the removal of numerous trees in her neighborhood and stated the changes have significantly altered the appearance and character of the area. She stated residents were not adequately informed or involved in discussions regarding the tree removals and said she did not feel heard or represented throughout the process. She encouraged the City to improve communication and collaboration with residents and to continue protecting the community characteristics and green spaces that make the community unique.

Damon Roth expressed concerns regarding communication and resident engagement related to upcoming construction projects and assessments. He stated residents at a recent public information meeting were seeking updated assessment information following lower-than-anticipated project bids but felt responses from staff were dismissive and lacked clarity. He raised concerns regarding the financial impact of potential assessments on residents and the importance of providing more timely and transparent information throughout the construction process. He also expressed appreciation for the engineering work completed in advance of the project and efforts to minimize future change orders.

#### **9. MAYOR AND COUNCIL COMMENTS:**

Council Member T’Kach asked whether the Council would support directing staff to prepare draft language for a potential interim ordinance related to data centers to proactively address future considerations. She suggested identifying questions and topics the Council may want reviewed as part of a draft ordinance discussion.

Mayor Dietrich suggested Council Member T’Kach provide feedback and potential discussion topics to the Interim City Administrator Hiniker for further discussion and polling to allow additional time for consideration rather than deciding during the meeting.

Mayor Dietrich announced that Hangry Joe’s had closed, noting the closure also affected the restaurant’s other metro locations. She stated it was unfortunate to see the business close.

Council Member T’Kach thanked residents for attending the meeting and remaining engaged during discussion of several difficult issues.

#### **10.ADJOURN:**

**Motion to Adjourn at 10:10 p.m. by; second by T’Kach; seconded by Gliva.**

**Ayes: 5**

**Nays: 0      Motion carried.**

Minutes prepared by Recording Secretary Tammy Greenlee

**INVER GROVE HEIGHTS SPECIAL CITY COUNCIL MEETING  
MONDAY, MAY 4, 2026 - 8150 BARBARA AVENUE**

**1. CALL TO ORDER:**

The City Council of Inver Grove Heights met in special session on Monday, May 4, 2026, in person. Mayor Dietrich called the meeting to order at 5:00 p.m. The Pledge of Allegiance was cited.

**2. ROLL CALL:**

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

Staff In Attendance: Interim City Administrator Hiniker, Parks & Recreation Director Lares, City Attorney Nason, Fire Chief Thill, Assistant Fire Chief-Fire Marshal Oswald and Deputy City Clerk Malott.

**3. APPROVAL OF AGENDA:**

**Motion to approve Agenda as published by Scales; seconded by T’Kach.**

**Ayes: 5**

**Nays: 0**

**Motion carried.**

**4. REGULAR BUSINESS:**

**A. Consider request for appeal and variance from order of fire inspector for property located at 5300 Robert Trail South, #300 and action setting matter for hearing before the Fire Board of Appeals or endorsing the appeal and variance request to the State Fire Marshal.**

Fire Chief Thill introduced Fire Marshal Oswald to provide an update regarding inspections and fire code compliance concerns associated with the haunted house facility classified as a special amusement building under the Minnesota State Fire Code. He outlined that the classification applies due to features such as audio and visual distractions, potentially confusing egress paths, and other amusement related elements requiring additional fire safety protections. Required systems for this occupancy type include automatic smoke detection, illuminated exit pathways during alarms, emergency voice communication capabilities, prerecorded evacuation messaging, and procedures to stop conflicting sounds and distractions during emergencies. The facility operates under a special use permit requiring annual inspections.

Fire Marshal Oswald outlined inspection requirements and review frequencies associated with various occupancies and operational permits throughout the City, including special amusement buildings, fire alarm and sprinkler system inspections, temporary structures, outdoor events, kitchen hood systems, and open flame activities. Staffing limitations were noted as continuing to impact the frequency of routine business inspections, while annual inspections of special amusement buildings remain necessary to monitor ongoing fire code compliance and address identified deficiencies.

Information was provided regarding changes made within the facility since issuance of the temporary Certificate of Occupancy in October 2022. Identified modifications included additional decorative materials and paneling, changes to egress paths and doors, updates to animatronics, installation of sound absorption materials, suspended items located beneath sprinkler systems, and additions such as mini golf areas, food and alcohol service, escape rooms, and other attractions. Inspection history from September 2023 through September 2025 was also reviewed, along with follow up communication provided to the property owner regarding concerns associated with

paneling materials observed during inspections and requests for additional information related to fire code compliance.

Fire Marshal Oswald further reviewed the inspection history and follow up actions related to the paneling materials identified within the haunted house attraction. The September 30 inspection ultimately resulted in two separate correction notices due to pending requests for additional documentation regarding fire testing and code compliance for the materials used in the affected area. The initial report was issued on October 9 while staff continued awaiting supporting information, and a second correction notice was later issued when sufficient documentation demonstrating compliance with testing requirements was not provided. An overview of the affected area within the attraction was also reviewed, including decorative materials and paneling located adjacent to the patron egress pathway.

He explained that the concern was identified during the recent inspection after the materials appeared different and prompted additional review and follow up. Clarification was provided that conditions not identified during prior inspections are not considered grandfathered or permanently approved, as inspections may reveal additional concerns over time as facilities evolve and inspectors observe changing conditions. An outline of the next procedural steps was also provided, including an opportunity for the applicant to address the concerns before the board determines whether to make a ruling on the matter or refer the issue to the Minnesota State Fire Marshal for final determination.

Galen McKay, owner of Nowhere Haunted House, stated the paneling materials in question have been installed since the facility opened in 2022 and noted the attraction has undergone multiple fire inspections and annual reviews without the materials previously being identified as an issue. He stated the attraction was developed and expanded under the understanding the materials complied with applicable requirements and expressed concern regarding the financial and operational burden associated with being required to remove or replace the panels after several years of operation. He noted the materials are commonly used throughout the haunted house industry, are regularly displayed at industry trade shows, and, to his knowledge, have not been associated with reported fire related incidents. He further stated the immersive design elements are an important part of the attraction experience and would be difficult and costly to recreate through alternative methods.

Council Member Scales questioned whether the paneling materials are commonly used in other locations or haunted house attractions and asked whether concerns regarding the materials have only recently become recognized. He stated he was unfamiliar with how widely the materials are used and referenced the haunted house at the State Fair as the only similar attraction he was personally familiar with.

Fire Marshal Oswald stated he was not aware of specific locations where the materials are being used and noted the applicable requirements are based on Minnesota State Fire Code standards, which may differ from regulations in other states. He explained the issue is dependent on the percentage of wall coverage, noting decorative materials exceeding allowable coverage thresholds may be classified as interior finish materials subject to additional code requirements. He further stated it was possible prior inspections may not have identified the materials as exceeding those thresholds and noted inspections within haunted house attractions can be more complex than inspections conducted within typical business occupancies due to the nature of the facility layout and attractions. He also reiterated that, from the City's standpoint, the materials would need to remain below the allowable 20% coverage threshold to be permitted for use as a wall covering under the applicable code requirements.

Galen McKay stated the paneling materials have existed in the attraction in the same condition since the facility originally opened and noted video footage from 2022 was provided to demonstrate the materials were present at that time.

Fire Marshal Oswald stated staff was not disputing that the materials may have existed in the attraction since the facility opened but explained that prior existence does not eliminate the need to address current code compliance concerns. He acknowledged the potential financial impact associated with modifications to the attraction and noted staff sought additional feedback from the State Fire Marshal's Office before proceeding due to the potential impact on the business. He further stated the materials could potentially remain in use if appropriate testing documentation demonstrating compliance was provided; however, the documentation submitted did not meet the applicable testing requirements.

Council Member Murphy stated he was seeking clarification regarding whether the primary concerns involved both the amount of wall coverage created by the paneling materials and the material composition itself within the attraction area.

Fire Marshal Oswald clarified that the allowable coverage threshold is calculated based on the amount of wall covering within each individual room and noted staff also sought guidance from the State Fire Marshal's Office regarding whether the affected attraction area qualified as a room under the code, which the State confirmed it did. He further stated staff could not definitively determine whether the materials would pass the required testing standards because the documentation submitted to date did not provide the appropriate testing information necessary to verify compliance.

Council Member Murphy questioned whether the Fire Department could independently research the material if it is commonly manufactured and sold for use within attractions or similar applications.

Fire Marshal Oswald stated the responsibility for providing testing documentation rests with the applicant and noted that even if the materials are commonly used elsewhere, staff would not know the specific occupancy classifications, wall coverage percentages, or code requirements applicable in other locations or states. He further stated the City's review is limited to compliance with the Minnesota State Fire Code.

Council Member Murphy requested clarification regarding whether the material itself may be permitted under certain State fire codes or within certain occupancies while not being permitted in others depending on the applicable code requirements.

Fire Marshal Oswald explained that material requirements may vary depending on the occupancy classification, such as assembly, special amusement, or business occupancies, as well as by State code requirements. He stated staff had not been provided sufficient information identifying the exact material composition and noted compliance would require testing and documentation completed by a qualified fire protection engineer. He further explained the testing evaluates factors such as smoke production and flame spread characteristics, which are important considerations within special amusement occupancies.

Council Member Murphy asked whether documentation demonstrating the material meets the applicable testing standards would assist the Fire Department in determining compliance.

Fire Marshal Oswald explained that if the material met the required testing criteria, concerns regarding wall coverage percentages would no longer apply because the testing evaluates factors such as smoke production and flame propagation characteristics.

Council Member Murphy asked whether the wall coverage percentage would no longer be an issue if documentation confirmed the material complied with the applicable testing standards, noting the primary concern is ensuring public safety.

Galen McKay stated the materials had undergone testing previously, but the documentation provided did not meet the testing criteria being required under the applicable code standards.

Fire Marshal Oswald clarified that the required testing standards are established through the State Fire Code and noted the City does not have separate local testing standards.

Mayor Dietrich questioned whether other facilities or attractions using similar materials are in different states, referencing prior comments regarding the materials being promoted and sold at industry trade shows.

Galen McKay stated the materials were purchased from a former charity haunted house operated by a school district in Door County. He noted the attraction purchased the entire set after the organization discontinued operations following COVID.

Council Member Murphy questioned how old the materials were and whether any original testing documentation could still be located.

Galen McKay estimated the materials are approximately 10 years old and stated the attraction has been unable to locate testing certification meeting current Minnesota code requirements, although documentation identifying where the materials were originally purchased remains available.

Council Member Gliva questioned whether the 20% wall coverage threshold and related requirements are established through Minnesota State Code or through local regulations and further asked whether the City was applying any additional local requirements related to the issue.

Fire Marshal Oswald clarified the requirement is established through Minnesota State Fire Code standards and noted the City does not have additional local amendments related to the requirement.

Council Member Murphy questioned whether the owner could independently submit a sample of the material for additional testing to determine compliance with the applicable standards.

Fire Marshal Oswald stated that option had previously been discussed with the applicant when the concern was initially identified.

Mayor Dietrich questioned whether the previously submitted testing documentation failed to meet the applicable standards.

Galen McKay clarified the documentation provided was original manufacturer information but did not satisfy the specific testing standards required under Minnesota State Fire Code requirements. He also questioned whether the material could still be independently tested to determine if it meets the applicable standards.

Council Member T'Kach questioned whether the materials could remain in place if they successfully passed the appropriate testing protocols required by the State of Minnesota and asked whether the Fire Department's primary concern involves verifying the materials are safe for the intended use, including factors such as aging, flame spread, and overall fire safety performance within the attraction.

Galen McKay questioned whether there is an established process or procedure available for obtaining the required testing for the materials.

Fire Marshal Oswald stated the testing process is typically undertaken through manufacturers or qualified testing entities rather than through the City.

Galen McKay stated that if the materials cannot be considered acceptable based on prior inspections, he would respectfully request an extension through August 2027, when the facility lease expires. He expressed concern regarding the difficulty of operating a special amusement attraction under the current circumstances and referenced his understanding that similar materials may be used in other large attractions with separate fire departments.

Mayor Dietrich expressed concern regarding the potential loss of a local business and encouraged additional discussion regarding operational challenges associated with doing business within the City.

Galen McKay stated the same code provisions previously cited by staff had also resulted in earlier modifications within the attraction, including relocation of sprinkler heads related to sound barrier installations. He expressed frustration that the paneling materials were not identified as an issue during prior inspections over several years and stated significant investments had since been made to construct the escape room area. He acknowledged the importance of regulatory compliance through his professional experience but stated he believes additional consideration should be given to practical judgment, risk assessment, and the circumstances surrounding the prior inspections and approvals.

Council Member T'Kach stated she understood why an extension through 2027 could be beneficial for the business but expressed concern regarding the City knowingly allowing a potential safety issue to remain unresolved if uncertainty still exists regarding the materials. She noted the City could face significant concerns and potential liability if an incident were to occur after becoming aware of the issue and referenced historical situations where unsafe building materials had previously resulted in serious consequences.

Attorney Nason explained the purpose of the special meeting was for the Council to determine whether it wished to hear and decide the requested fire code variance or refer the matter to the State Fire Marshal for review. She stated the property owner has requested a variance under the State Fire Code and outlined the standards required for granting a variance, including substantial compliance with the fire code, protection of public safety, and demonstration of undue hardship if the variance is not granted. She further explained the Council could either schedule a formal hearing to receive additional information and consider potential options related to the variance request, including a possible extension for compliance, or adopt a resolution referring the matter to the State Fire Marshal for review and determination.

Council Member Murphy questioned whether both options could be pursued, including Council review of the variance request followed by referral to the State Fire Marshal.

Attorney Nason explained the Council must first choose one option or the other but noted that if the Council hears and decides the variance request, the applicant could appeal the Council's decision to the State Fire Marshal.

Council Member T'Kach stated she would support referring the matter to the Minnesota State Fire Marshal, noting concerns regarding whether the Council possesses the necessary expertise to independently evaluate the issue without relying heavily on staff recommendations.

Mayor Dietrich, Council Member Murphy, and Council Member Scales expressed interest in having the Council hear the matter directly.

**Motion to set hearing for appeal of fire code order and request for variance from fire code by Murphy; seconded by Scales, Fire Code Board of Appeals Resolution 2026-001.**

**Ayes: 5**

**Nays: 1 (T'Kach) Motion carried.**

**5. ADJOURN:**

**Motion to Adjourn at 5:28 p.m. by Gliva; seconded by Scales.**

**Ayes: 5**

**Nays: 0 Motion carried.**

Minutes prepared by Recording Secretary Tammy Greenlee



## Request for Council Action

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**SUBJECT:**       **Approval of Disbursements**

**MEETING DATE:**   May 26, 2026

**ITEM TYPE:**        Consent Agenda

**CONTACT:**         Amy Hove, Finance Director, 651.450.2521

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### **ACTION REQUESTED**

The Council is asked to adopt the attached resolution, approving disbursements for the period of May 6, 2026 – May 19, 2026.

### **BACKGROUND**

The following chart represents a summary by fund type of the disbursements processed during the period of May 6, 2026 – May 19, 2026. Disbursement details are attached to this memo.

<b>Fund Type</b>	<b>Amount</b>
General Fund	\$529,636.99
Special Revenue	129,456.02
Debt Service	-
Capital Projects	50,907.37
Enterprise	132,815.83
Internal Service	230,649.70
Escrows	34,827.46
Total - All Funds	\$1,108,293.37

### **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 5.26.2026
2. Disbursements Listing (5.6.2026 - 5.19.2026)

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

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING DISBURSEMENTS FOR THE PERIOD OF MAY 6, 2026 -  
MAY 19, 2026.**

**WHEREAS**, a detailed listing of disbursements for the period of May 6, 2026 - May 19, 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:

<b>Fund Type</b>	<b>Amount</b>
General Fund	\$529,636.99
Special Revenue	129,456.02
Debt Service	-
Capital Projects	50,907.37
Enterprise	132,815.83
Internal Service	230,649.70
Escrows	34,827.46
Total - All Funds	\$1,108,293.37

Approved by the City of Inver Grove Heights, Minnesota this 26<sup>th</sup> day of May 2026.

\_\_\_\_\_  
Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk



Payment Dates 5/6/2026 - 5/19/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
<b>Fund: 101 - GENERAL FUND</b>					
DAKOTA COUNTY DISTRICT C...	03/05/2026	05/07/2026	Bail Money – Case #I6260005...	101.0000.000.2208	50.00
LELS	INV0239106	05/01/2026	UNION DUES (LELS LIEUTENA...	101.0000.000.2041	219.00
INT'L UNION OF OPERATING ...	INV0239107	05/01/2026	UNION DUES IUOE-49 REGUL...	101.0000.000.2041	210.00
INT'L UNION OF OPERATING ...	INV0239108	05/01/2026	UNION DUES IUOE-49 WORKI...	101.0000.000.2041	103.98
IUOE	INV0239109	05/01/2026	UNION DUES IUOE-70	101.0000.000.2041	1,940.50
LELS LOCAL #84	INV0239110	05/01/2026	UNION DUES (LELS)	101.0000.000.2041	2,628.00
LELS	INV0239111	05/01/2026	UNION DUES (LELS)	101.0000.000.2041	64.66
LELS	INV0239112	05/01/2026	UNION DUES (LELS)	101.0000.000.2041	258.64
LELS	INV0239113	05/01/2026	UNION DUES (LELS SGT)	101.0000.000.2041	584.00
UNITED TACTICAL SYSTEMS, L...	0106595-IN	05/07/2026	PepperBall Instructor Cert. - A...	101.2000.000.5340	1,300.00
HOLIDAY COMPANIES	080901052600	05/07/2026	Squad car washes 4.2026	101.2000.000.5410	230.00
DAKOTA COUNTY TECHNICAL ...	1354391	05/07/2026	Pursuit refresher class - Jakob...	101.2000.000.5340	600.00
DAKOTA COUNTY TECHNICAL ...	1357019	05/07/2026	Pursuit refresher class - Rose ...	101.2000.000.5340	600.00
EXPERT TREE SERVICE AND SC...	14447	05/07/2026	ROW tree work - Blackberry T...	101.3200.000.5310	2,100.00
EXPERT TREE SERVICE AND SC...	14448	05/07/2026	Grind tree stumps - misc. areas	101.3200.000.5310	3,150.00
GERTENS	154468/6	05/07/2026	Sod & Lawn Staples	101.4200.000.5125	246.75
MN FIRE SERVICE CERT BOARD	15506	05/07/2026	First responder inspector exa...	101.2200.000.5340	524.00
CULLIGAN	157984591006X043026	05/07/2026	bottled water for Station 1	101.2200.000.5190	114.28
CULLIGAN	157985524824X043026	05/07/2026	Water filters	101.4200.000.5125	631.00
CULLIGAN	157985524824X043026	05/07/2026	Water equipment rental - RV ...	101.4200.000.5430	11.30
CULLIGAN	157986034674X043026	05/07/2026	bottled water for St 2	101.2200.000.5190	167.29
FROELICH FIREARMS, INC.	1608	05/07/2026	F5 range rental - Prail 2-day tr...	101.2000.000.5340	5,000.00
FIRST IMPRESSION GROUP	179661	05/07/2026	Business Cards - Johnson	101.2000.000.5105	75.00
FIRST IMPRESSION GROUP	180448	05/07/2026	Re-printing of Bridge Builder ...	101.1300.000.5333	480.00
KENNEDY & GRAVEN	193065	05/07/2026	legal services - HR & Personnel..	101.1120.000.5305	1,470.00
SHRED-N-GO, INC.	197988	05/07/2026	Shredding services 4.2026 - CH	101.1140.000.5310	37.00
SHRED-N-GO, INC.	197988	05/07/2026	Shredding services 4.2026 - FD	101.2200.000.5310	37.00
MCGRATH CONSULTING GRO...	2435	05/07/2026	Class-Comp study	101.1120.000.5310	4,000.00
BLOOMINGTON SECURITY SO...	250831	05/07/2026	Lock Repairs - Heritage Village...	101.4200.000.5400	368.00
BLOOMINGTON SECURITY SO...	250832	05/07/2026	Lock Repairs - SV Park Restro...	101.4200.000.5400	368.00
DAKOTA AWARDS & ENGRAV...	30795	05/07/2026	Name plaques - PW	101.3200.000.5105	30.00
VERIFIED HOLDINGS, LLC	377003	05/07/2026	Pre-employment screenings	101.1120.000.5310	3,722.25
KENISON, TERRI	4/30/2026	05/07/2026	Fire Stations (1-3) Cleaning 4...	101.2200.000.5310	1,600.00
STREAMLINE DESIGN INC	44152	05/07/2026	Shirt repairs - Claflin	101.2200.000.5175	26.00
TOTAL CONSTRUCTION & EQU...	45677	05/07/2026	Rich Valley light poles conduit ...	101.4200.000.5400	5,295.92
BCA BUREAU OF CRIMINAL A...	46357	05/07/2026	Search Warrant Training - Pos...	101.2000.000.5340	150.00
METROPOLITAN COUNCIL	5/1/2026	05/07/2026	4.2026 SAC Fees: Less Service ...	101.0000.000.4300	-74.55
MN NCPERS LIFE INSURANCE	542000052026	05/07/2026	5.2026 Premium	101.0000.000.2024	208.00
DAKOTA COUNTY FINANCIAL ...	5505653	05/07/2026	MHZ Subscriber Fee 3.2026 - ...	101.2000.000.5310	2,050.00
DAKOTA COUNTY FINANCIAL ...	5505653	05/07/2026	MHZ Subscriber Fee 3.2026 - ...	101.2200.000.5310	1,950.00
DAKOTA COUNTY FINANCIAL ...	5505653	05/07/2026	MHZ Subscriber Fee 3.2026 - ...	101.3200.000.5310	50.00
STERICYCLE INC	8014017742	05/07/2026	Paper shredding services 3.20...	101.2000.000.5310	112.65
INTOXIMETERS	814161	05/07/2026	DMT straws (x500)	101.2000.000.5190	220.00
BRITTANY MISKOWIEC	IGHFD-03202026	05/07/2026	FD Therapy Sessions 2.2026	101.2200.000.5312	660.00
BRITTANY MISKOWIEC	IGHFD-04212026	05/07/2026	FD Therapy Sessions 3.2026	101.2200.000.5312	968.00
INDEPENDENT BLACK DIRT & ...	IN001153	05/07/2026	Topsoil	101.4200.000.5125	760.00
MES I ACQUISITION, INC.	IN2482676	05/07/2026	New shirts (x54)	101.2200.000.5175	951.10
GEOTAB USA, INC.	IN487754	05/07/2026	ProPlus Plan 4.2026	101.2000.000.5395	283.43
KIDTRESTING	INV-0009	05/07/2026	AM Music & Movement Class...	101.4300.454.5310	180.00
CADD ENGR SUPPLY, INC.	INV182699	05/07/2026	Plotter printer ink cartridges	101.4300.459.5105	328.00
PLAN IT SOFTWARE LLC	Plan-2474	05/07/2026	Plan It CIP Software Renewal	101.1800.000.5395	6,825.00
ST. PAUL PIONEER PRESS	SPA47654	05/07/2026	NoPH: New Massage Business...	101.1140.000.5330	20.05
ST. PAUL PIONEER PRESS	SPA47655	05/07/2026	NoPH: Massage Renewals	101.1140.000.5330	17.38

## Expense Approval Report

Payment Dates: 5/6/2026 - 5/19/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
ST. PAUL PIONEER PRESS	SPA51230	05/07/2026	NoPH: On-Sale - Turittos	101.1140.000.5330	20.71
VANKEULEN, TRACIE	046299	05/14/2026	Face painter for Touch-A-Truck..	101.4300.453.5310	375.00
RCM SPECIALTIES, INC.	104969	05/14/2026	Patching Services	101.3200.000.5415	9,070.00
PW EQUIPMENT BROKERS	12057	05/14/2026	Refrigerator & Freezer - Rich ...	101.4200.000.5160	5,075.00
EXPERT TREE SERVICE AND SC...	14479	05/14/2026	Alameda ROW Tree work	101.3200.000.5310	4,400.00
MTI DISTRIBUTING CO	1518218-00	05/14/2026	irrigation system parts	101.4200.000.5125	40.00
FIRST IMPRESSION GROUP	179503	05/14/2026	Coffee mugs for new hire onb...	101.1120.000.5178	644.15
FIRST IMPRESSION GROUP	180266	05/14/2026	South Valley Park Signage	101.4200.000.5190	430.00
VMC, LLC.	1812	05/14/2026	Monopole Study - Invoice #4	101.3100.000.5310	1,695.00
KENNEDY & GRAVEN	193064C	05/14/2026	General City Business Legal Se...	101.1000.000.5305	10,274.00
KENNEDY & GRAVEN	193068	05/14/2026	7033 Delaney Ave Fire Damag...	101.1000.000.5305	2,451.00
KENNEDY & GRAVEN	193068	05/14/2026	2645 Boudreau Court Property..	101.1000.000.5305	1,293.25
TAHO SPORTSWEAR	26T02347	05/14/2026	U5 T-ball hats	101.4300.454.5190	547.20
TAHO SPORTSWEAR	26T02579	05/14/2026	U5 t-ball & U7 Mite BB coache...	101.4300.454.5190	414.40
MN GLOVE & SAFETY, INC.	357001	05/14/2026	Gloves & High Visibility Gear - ...	101.3100.000.5175	132.00
CINTAS CORPORATION	4268011498	05/14/2026	Uniforms Laundry - Streets	101.3200.000.5175	122.95
CINTAS CORPORATION	4268011498	05/14/2026	Uniforms Laundry - Parks	101.4200.000.5175	25.50
CINTAS CORPORATION	4268776813	05/14/2026	Uniforms Laundry - Streets	101.3200.000.5175	180.15
CINTAS CORPORATION	4268776813	05/14/2026	Uniforms Laundry - Parks	101.4200.000.5175	25.50
GOPHER LAWN AND SNOW S...	4399	05/14/2026	Spring Clean-Up - Cemetery	101.4200.000.5310	350.00
CINTAS CORPORATION	5332392601	05/14/2026	Medical Cabinet Restock - P&R	101.4300.459.5190	18.01
CENTRAL IRRIGATION SUPPLY, ..	65010998-00	05/14/2026	Irrigation system parts	101.4200.000.5125	3,077.02
INNOVATIVE OFFICE SOLUTIO...	CIN133423	05/14/2026	Office table	101.1800.000.5160	345.93
MIP V ONION PARENT LLC	MP299591	05/14/2026	Portable restroom rentals 4.2...	101.4200.000.5430	2,583.50
ST. PAUL PIONEER PRESS	SPA5629	05/14/2026	Notice of Candidate Filing - 20...	101.1140.000.5330	38.76
ST. PAUL PIONEER PRESS	SPA57066	05/14/2026	Ord 1524 - CVB & PC Meeting ...	101.1140.000.5330	41.32
ICMA RETIREMENT TRUST - 4...	INV0239615	05/15/2026	457 - ROTH AGE <50 %	101.0000.000.2038	2,265.91
ICMA RETIREMENT TRUST - 4...	INV0239615	05/15/2026	457 -AGE <49	101.0000.000.2038	5,900.38
ICMA RETIREMENT TRUST - 4...	INV0239615	05/15/2026	457 -AGE <49 %	101.0000.000.2038	10,907.98
ICMA RETIREMENT TRUST - 4...	INV0239615	05/15/2026	457 - ROTH AGE <50	101.0000.000.2038	1,225.00
ICMA RETIREMENT TRUST - 4...	INV0239615	05/15/2026	457 PLAN -AGE 50+ %	101.0000.000.2038	1,387.80
ICMA RETIREMENT TRUST - 4...	INV0239615	05/15/2026	457 -AGE 50+	101.0000.000.2038	1,900.29
ICMA RETIREMENT TRUST - 4...	INV0239615	05/15/2026	457 - ROTH AGE 50+	101.0000.000.2038	20.00
ICMA RETIREMENT TRUST - 4...	INV0239615	05/15/2026	ROTH IRA (AGE 50 & OVER)	101.0000.000.2039	838.46
ICMA RETIREMENT TRUST - 4...	INV0239615	05/15/2026	ROTH IRA (AGE 49 & UNDER)	101.0000.000.2039	4,085.38
ICMA RETIREMENT TRUST - 4...	INV0239615	05/15/2026	ROTH-AGE <49 %	101.0000.000.2039	250.92
AFSCME COUNCIL 5	INV0239616	05/15/2026	UNION DUES (AFSCME FULL S...	101.0000.000.2041	47.46
AFSCME COUNCIL 5	INV0239616	05/15/2026	UNION DUES (AFSCME FULL S...	101.0000.000.2041	822.64
MN DEPARTMENT OF HUMAN...	INV0239617	05/15/2026	CASE #000115468905	101.0000.000.2220	73.37
MN DEPARTMENT OF HUMAN...	INV0239617	05/15/2026	CASE #001563363401	101.0000.000.2220	445.31
MN DEPARTMENT OF HUMAN...	INV0239617	05/15/2026	CASE #001570640001	101.0000.000.2220	136.59
TEXAS STATE DISBURSEMENT...	INV0239618	05/15/2026	CASE #0012022247	101.0000.000.2220	230.77
WI SCTF (WI SUPPORT COLLEC...	INV0239619	05/15/2026	PARTICIPANT ID#0004986316	101.0000.000.2220	433.06
IGH FIRE RELIEF ASSN	INV0239620	05/15/2026	MEMBERSHIP DUES - FIRE REL...	101.0000.000.2041	577.60
IGH FIRE RELIEF ASSN	INV0239620	05/15/2026	MEMBERSHIP DUES - FIRE REL...	101.0000.000.2041	98.40
MEDSURETY ACH ONLY	INV0239621	05/15/2026	HSA ELECTION-FAMILY	101.0000.000.2031	4,856.19
MEDSURETY ACH ONLY	INV0239621	05/15/2026	HSA ELECTION-SINGLE	101.0000.000.2031	7,031.01
IGH PROFESSIONAL FIREFIGHT...	INV0239622	05/15/2026	UNION DUES (IAFF)	101.0000.000.2041	542.78
MN STATE RETIREMENT SYST...	INV0239623	05/15/2026	MINNESOTA DEFERRED COM...	101.0000.000.2038	832.07
MN STATE RETIREMENT SYST...	INV0239623	05/15/2026	457 ROTH IRA (AGE 49 & UND...	101.0000.000.2038	1,668.00
MN STATE RETIREMENT SYST...	INV0239623	05/15/2026	MINNESOTA DEFERRED COM...	101.0000.000.2038	2,050.00
MN STATE RETIREMENT SYST...	INV0239623	05/15/2026	457 ROTH IRA (AGE 49 & UND...	101.0000.000.2038	230.74
ING DIRECT	INV0239624	05/15/2026	MSRS-HCSP	101.0000.000.2035	2,263.43
PERA	INV0239625	05/15/2026	PERA DEFINED PLAN	101.0000.000.2225	15.77
PERA	INV0239625	05/15/2026	EMPLOYER SHARE (PERA DEFI...	101.0000.000.2225	15.77
PERA	INV0239625	05/15/2026	EMPLOYER SHARE (EXTRA PE...	101.0000.000.2225	4,575.48
PERA	INV0239625	05/15/2026	EMPLOYER SHARE (POLICE & F...	101.0000.000.2225	60,543.04
PERA	INV0239625	05/15/2026	PERA POLICE & FIRE PLAN	101.0000.000.2225	40,362.04
PERA	INV0239625	05/15/2026	PERA COORDINATED PLAN	101.0000.000.2225	59,481.16
EFTPS	INV0239626	05/15/2026	SOCIAL SECURITY WITHHOLDI...	101.0000.000.2210	65,198.96

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EFTPS	INV0239626	05/15/2026	MEDICARE WITHHOLDING	101.0000.000.2211	25,154.32
EFTPS	INV0239626	05/15/2026	FEDERAL WITHHOLDING	101.0000.000.2213	86,702.40
MN DEPT OF REVENUE (PAYR...	INV0239627	05/15/2026	STATE WITHHOLDING	101.0000.000.2215	38,894.53
<b>Fund 101 - GENERAL FUND Total:</b>					<b>529,636.99</b>

**Fund: 201 - C.V.B. FUND**

RIVER HEIGHTS CHAMBER OF ...	1063B	05/14/2026	Monthly Office Rent 4.2026	201.5600.000.5430	600.00
RIVER HEIGHTS CHAMBER OF ...	1068	05/07/2026	Thomas Solutions meeting wit...	201.5600.000.5310	100.00
RIVER HEIGHTS CHAMBER OF ...	1068	05/07/2026	Health Insurance Reimb. 4.20...	201.5600.000.5310	167.50
RIVER HEIGHTS CHAMBER OF ...	1068	05/07/2026	Monthly Service Contract 4.2...	201.5600.000.5310	300.00
RIVER HEIGHTS CHAMBER OF ...	1068	05/07/2026	Personnel Costs & Retirement...	201.5600.000.5310	5,377.74
KENTON SCHROEDER	4/28/2026	05/07/2026	Drukulas Advertising	201.5600.000.5330	310.00
CATHERINE PIEPER	10371	05/14/2026	Google/Facebook Ads & Cam...	201.5600.000.5330	1,428.17
GREENSPRING MEDIA GROUP	2026ci-7776	05/14/2026	Bike MN 2026-Digital Campai...	201.5600.000.5330	10,640.00
HOSPITALITY MINNESOTA	22816	05/14/2026	Tourism Partner Membership ...	201.5600.000.5335	380.00
APA MEDIA LLC	251209	05/14/2026	Digital and Print Ads-Spring 2...	201.5600.000.5330	3,250.00
PROFESSIONAL SPORTS PUBLI...	260034784	05/14/2026	Half Page Ad in 2026 MN Viki...	201.5600.000.5330	2,500.00
APA MEDIA LLC	260401-1	05/14/2026	Digital and Print Ads-Summer ...	201.5600.000.5330	1,250.00
ADVANCE MAGAZINE PUBLIS...	3843607	05/14/2026	Custom AD-CVB 1.2026	201.5600.000.5330	450.00
ADVANCE MAGAZINE PUBLIS...	3910919	05/14/2026	Local Site Display Social-CVB 2...	201.5600.000.5330	500.00
ADVANCE MAGAZINE PUBLIS...	4057726	05/14/2026	Local Site Display Social-CVB 4...	201.5600.000.5330	500.00
SIZZLE MEDIA INC	47	05/14/2026	(3) Tourism Promo Videos-CVB	201.5600.000.5330	2,000.00
KEY ENTERPRISES, LLC	M2026-155277	05/14/2026	MSP Digital - Daily Edit E-news...	201.5600.000.5330	450.00
KEY ENTERPRISES, LLC	M2026ci-16839	05/14/2026	(4) MSP Magazine Digital Ads...	201.5600.000.5330	5,330.00
KEY ENTERPRISES, LLC	M2026ci-16839	05/14/2026	(6) MSP Digital Enewsletter Po...	201.5600.000.5330	2,700.00
<b>Fund 201 - C.V.B. FUND Total:</b>					<b>38,233.41</b>

**Fund: 205 - COMMUNITY CENTER-OPERATING FUND**

OXYGEN SERVICE COMPANY, ...	0003650262	05/07/2026	CO2 rental -pool	205.4420.000.5125	184.63
OXYGEN SERVICE COMPANY, ...	0008934943	05/07/2026	CO2 Rental - Pool	205.4420.000.5125	376.77
TWIN SOURCE SUPPLY	00522685	05/07/2026	Soap, cleaner & hand towels -...	205.4420.000.5125	271.17
TWIN SOURCE SUPPLY	00522685	05/07/2026	Soap, cleaner & hand towels -...	205.4430.000.5125	180.78
TWIN SOURCE SUPPLY	00522685	05/07/2026	Soap, cleaner & hand towels -...	205.4440.000.5125	338.97
TWIN SOURCE SUPPLY	00522685	05/07/2026	Soap, cleaner & hand towels -...	205.4450.481.5125	112.99
TWIN SOURCE SUPPLY	00522754	05/07/2026	Tissue, cleaners & spray bottle...	205.4420.000.5125	277.85
TWIN SOURCE SUPPLY	00522754	05/07/2026	Tissue, cleaners & spray bottle...	205.4430.000.5125	185.23
TWIN SOURCE SUPPLY	00522754	05/07/2026	Tissue, cleaners & spray bottle...	205.4440.000.5125	347.31
TWIN SOURCE SUPPLY	00522754	05/07/2026	Tissue, cleaners & spray bottle...	205.4450.481.5125	115.77
CULLIGAN	157011438908X051826	05/07/2026	Water softener salt - VMCC	205.4420.000.5125	327.22
CULLIGAN	157011438908X051826	05/07/2026	Water softener salt - VMCC	205.4430.000.5125	218.15
CULLIGAN	157011438908X051826	05/07/2026	Water softener salt - VMCC	205.4440.000.5125	175.30
CULLIGAN	157011438908X051826	05/07/2026	Water softener salt - VMCC	205.4450.481.5125	58.43
ULINE	207529579	05/07/2026	West rink office whiteboard	205.4440.000.5190	268.79
SQUEAKY CLEANERS & PAINT...	2370	05/07/2026	Cleaning Services 5.1.2026 - ...	205.4410.470.5310	469.87
SQUEAKY CLEANERS & PAINT...	2370	05/07/2026	Cleaning Services 5.1.2026 - ...	205.4420.000.5310	2,114.44
SQUEAKY CLEANERS & PAINT...	2370	05/07/2026	Cleaning Services 5.1.2026 - ...	205.4430.000.5310	2,114.44
DANIEL BAUER - TRUE MECH...	2901	05/07/2026	Boiler Operations Checks - Gr...	205.4420.000.5310	243.00
DANIEL BAUER - TRUE MECH...	2901	05/07/2026	Boiler Operations Checks - Gr...	205.4430.000.5310	162.00
MEDICINE LAKE TOURS	4/29/2026	05/07/2026	Courting Harry TIS trip payme...	205.4450.480.5343	1,274.00
CINTAS CORPORATION	9370497920	05/07/2026	AED 4.2026 - VMCC	205.4420.000.5310	161.30
CINTAS CORPORATION	9370497920	05/07/2026	AED 4.2026 - VMCC	205.4430.000.5310	107.54
CINTAS CORPORATION	9370497920	05/07/2026	AED 4.2026 - VMCC	205.4440.000.5310	201.63
CINTAS CORPORATION	9370497920	05/07/2026	AED 4.2026 - VMCC	205.4450.481.5310	67.21
GRAINGER	9897432747	05/07/2026	Drinking fountain repair parts -...	205.4440.000.5125	26.81
GRAINGER	9898959177	05/07/2026	Door parts - VMCC Common R...	205.4450.481.5125	21.84
GRAINGER	9902509802	05/07/2026	Extension cord for skate sharp...	205.4440.000.5125	15.74
CADD ENGR SUPPLY, INC.	INV182699	05/07/2026	Plotter printer ink cartridges	205.4410.472.5105	492.00
TOTAL MECHANICAL SERVICES...	PM6375	05/07/2026	Arena Compressor Preventive...	205.4440.000.5310	1,496.48
TOTAL MECHANICAL SERVICES...	PM6375	05/07/2026	Arena Compressor Preventive...	205.4450.481.5310	498.83
TOTAL MECHANICAL SERVICES...	S18779	05/07/2026	Compressor repairs - Arena	205.4440.000.5310	8,266.39
CINTAS CORPORATION	5332392601	05/14/2026	Medical Cabinet Restock - GS	205.4410.470.5190	76.22
CINTAS CORPORATION	5332392601	05/14/2026	Medical Cabinet Restock - Aq...	205.4420.000.5190	161.32

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CINTAS CORPORATION	5332392601	05/14/2026	Medical Cabinet Restock - Fitn...	205.4430.000.5190	46.17
CINTAS CORPORATION	5332392601	05/14/2026	Medical Cabinet Restock - VM...	205.4450.481.5190	28.08
COMCAST	8772105910127188X041226	05/14/2026	VMCC Cable 5.2026	205.4410.471.5335	327.47
<b>Fund 205 - COMMUNITY CENTER-OPERATING FUND Total:</b>					<b>21,812.14</b>
<b>Fund: 206 - COMMUNITY CENTER-CAPITAL FUND</b>					
COMMERCIAL INFRASTRUCTU...	I11007	05/07/2026	Card readers cabling installati...	206.4410.470.5160	1,253.32
CREATIVE COLOR INC	30421-2	05/14/2026	Wall mural for indoor playgro...	206.4410.470.5310	3,497.50
TOTAL CONSTRUCTION & EQU...	45734	05/14/2026	Reception area door access p...	206.4410.470.5310	1,477.80
<b>Fund 206 - COMMUNITY CENTER-CAPITAL FUND Total:</b>					<b>6,228.62</b>
<b>Fund: 290 - EDA-OPERATING FUND</b>					
KENNEDY & GRAVEN	193068	05/14/2026	MN Hockey Hall of Fame	290.5800.000.5305	2,267.00
KENNEDY & GRAVEN	193068	05/14/2026	EDA: Sale of Excess Golf Cours...	290.5800.000.5305	138.00
KENNEDY & GRAVEN	193070	05/14/2026	EDA Matters through 3.31.20...	290.5800.000.5305	157.50
TOM LOUCKS & ASSOCIATES	49652	05/14/2026	Hockey HOF Site Planning 2.2...	290.5800.000.5310	60,619.35
<b>Fund 290 - EDA-OPERATING FUND Total:</b>					<b>63,181.85</b>
<b>Fund: 401 - PARK CAPITAL IMPROVEMENT FUND</b>					
KENNEDY & GRAVEN	193067	05/07/2026	Legal fees 3.2026 - SV & HV Pa...	401.4210.000.5305	490.00
FLAGSHIP RECREATION LLC	F24347	05/07/2026	Playground Installation-SH Park	401.4210.000.5610	26,736.22
FLAGSHIP RECREATION LLC	F24350	05/14/2026	Concrete work - SH Park	401.4210.000.5610	6,431.63
<b>Fund 401 - PARK CAPITAL IMPROVEMENT FUND Total:</b>					<b>33,657.85</b>
<b>Fund: 402 - PARK ACQUISITION &amp; DEVELOPMENT FUND</b>					
KENNEDY & GRAVEN	193064	05/14/2026	NV125-00140 Park Acq. 3.2026	402.4210.000.5305	599.25
<b>Fund 402 - PARK ACQUISITION &amp; DEVELOPMENT FUND Total:</b>					<b>599.25</b>
<b>Fund: 436 - 117TH STREET RECONSTRUCTION</b>					
UNION PACIFIC RAILROAD	90159527	05/07/2026	117th Street - UP Rail Crossing...	436.3210.000.5310	666.33
UNION PACIFIC RAILROAD	90159529	05/07/2026	117th Street - UP Rail Crossing...	436.3210.000.5310	1,498.19
<b>Fund 436 - 117TH STREET RECONSTRUCTION Total:</b>					<b>2,164.52</b>
<b>Fund: 440 - PAVEMENT MGMT-LOCAL STREETS</b>					
RTVISION, INC.	INV1514	05/14/2026	RTVision Subscription 5.2026 -...	440.3210.000.5395	7,050.00
ST. PAUL PIONEER PRESS	SPA56930	05/14/2026	Ad for Bid: 2609H & 2609J Pa...	440.3210.000.5330	116.28
ST. PAUL PIONEER PRESS	SPA56930	05/14/2026	Ad for Bid: 2609H & 2609J Pa...	440.3210.000.5330	116.28
<b>Fund 440 - PAVEMENT MGMT-LOCAL STREETS Total:</b>					<b>7,282.56</b>
<b>Fund: 441 - PAVEMENT MGMT-PARTNERSHIP PROJECTS</b>					
SHORT ELLIOTT HENDRICKSON...	507807	05/14/2026	Babcock Multi Use Trail - Cons...	441.3220.000.5310	3,703.19
<b>Fund 441 - PAVEMENT MGMT-PARTNERSHIP PROJECTS Total:</b>					<b>3,703.19</b>
<b>Fund: 443 - TREE REPLACEMENT FUND</b>					
EXPERT TREE SERVICE AND SC...	14476	05/14/2026	Tree trimming & removal - Pre...	443.4210.000.5310	3,500.00
<b>Fund 443 - TREE REPLACEMENT FUND Total:</b>					<b>3,500.00</b>
<b>Fund: 510 - WATER-OPERATING FUND</b>					
FIRST SUPPLY LLC	3897132-00	05/07/2026	PVC piping & parts	510.7100.000.5125	323.56
HAWKINS, INC.	7406159	05/07/2026	Chemicals - Water Treatment ...	510.7100.000.5135	28,403.85
GRAINGER	9900363558	05/07/2026	Water pressure reducing valve	510.7100.000.5125	202.46
LONE OAK COMPANIES	99140	05/07/2026	4.2026 UB Delinquent Notices ..	510.7100.000.5310	159.65
LONE OAK COMPANIES	99153	05/07/2026	4.2026 UB Billing (50%)	510.7100.000.5310	397.88
USABLUBOOK	INV01037701	05/07/2026	Cleaning & Maintenance Kits +...	510.7100.000.5125	1,128.13
CORE & MAIN LP	J000017684	05/07/2026	Water Meters & Screws	510.7100.000.5158	7,881.73
CORE & MAIN LP	J000017684	05/07/2026	2-Way Radios	510.7100.000.5160	11,100.61
UTILITY CONSULTANTS INC	127489	05/14/2026	Radium Testing	510.7100.000.5310	1,537.29
CINTAS CORPORATION	4268776643	05/14/2026	Rug Rentals - WTP	510.7100.000.5430	120.92
GOPHER STATE ONE-CALL	6040494	05/14/2026	Locating Services 4.2026	510.7100.000.5310	1,036.80
HAWKINS, INC.	7416590	05/14/2026	Chemicals - Water Plant	510.7100.000.5135	2,019.20
GRAINGER	9904381705	05/14/2026	Water pressure reducing valve	510.7100.000.5125	-202.46
GRAINGER	9908219000	05/14/2026	Water pressure reducing valve	510.7100.000.5125	219.54
CORE & MAIN LP	V000036396	05/14/2026	5-point utility socket	510.7100.000.5160	409.85
CORE & MAIN LP	V000038234	05/14/2026	Meter Reading Tool	510.7100.000.5158	1,049.85
<b>Fund 510 - WATER-OPERATING FUND Total:</b>					<b>55,788.86</b>

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<b>Fund: 511 - WATER-CAPITAL FUND</b>					
KEYS WELL DRILLING CO	2026012	05/07/2026	Well 4 Rehab - Pull & Install P...	511.7110.000.5420	51,095.00
<b>Fund 511 - WATER-CAPITAL FUND Total:</b>					<b>51,095.00</b>
<b>Fund: 520 - SEWER-OPERATING FUND</b>					
LONE OAK COMPANIES	99140	05/07/2026	4.2026 UB Delinquent Notices ...	520.7200.000.5310	159.65
LONE OAK COMPANIES	99153	05/07/2026	4.2026 UB Billing (50%)	520.7200.000.5310	397.88
<b>Fund 520 - SEWER-OPERATING FUND Total:</b>					<b>557.53</b>
<b>Fund: 521 - SEWER-CAPITAL FUND</b>					
METROPOLITAN COUNCIL	5/1/2026	05/07/2026	4.2026 SAC Fees	521.0000.000.2207	9,940.00
METROPOLITAN COUNCIL	5/1/2026	05/07/2026	4.2026 SAC Fees: Less Future ...	521.0000.000.2208	-2,485.00
<b>Fund 521 - SEWER-CAPITAL FUND Total:</b>					<b>7,455.00</b>
<b>Fund: 530 - STORMWATER-OPERATING FUND</b>					
FORESTRY SUPPLIERS INC.	811003-00	05/14/2026	Tree guards for newly planted ...	530.7300.000.5190	673.00
<b>Fund 530 - STORMWATER-OPERATING FUND Total:</b>					<b>673.00</b>
<b>Fund: 550 - GOLF COURSE-OPERATING FUND</b>					
COVERALL NORTH AMERICA I...	1000575056	05/07/2026	Clubhouse cleaning 5.2026	550.7600.000.5310	1,459.69
HEGGIES PIZZA	1092681006	05/07/2026	pizzas for resale	550.7600.000.5197	96.50
COLLEGE CITY BEVERAGE	1255957	05/07/2026	Beer for resale	550.7600.000.5199	297.65
BREAKTHRU BEVERAGE MINN...	126812984	05/07/2026	beer for resale	550.7600.000.5199	352.00
BREAKTHRU BEVERAGE MINN...	126817173	05/07/2026	beer & seltzers for resale	550.7600.000.5199	615.70
SIGNAL SYSTEMS INC	13099908	05/07/2026	Employee Timecards - GC	550.7600.000.5105	63.84
UNIFIRST CORPORATION	1410225265	05/07/2026	Uniform & towel laundry - GC	550.7700.000.5175	50.31
ARTISAN BEER COMPANY	3852346	05/07/2026	beer & seltzer for resale	550.7600.000.5199	226.20
M. AMUNDSON LLP	423230	05/07/2026	Candy, beef sticks, nuts & nat...	550.7600.000.5197	409.53
PHILLIPS WINE & SPIRITS	5165778	05/07/2026	seltzers & alcohol for resale	550.7600.000.5199	471.55
COCA COLA BOTTLING COMP...	52156881009	05/07/2026	Sodas for resale	550.7600.000.5197	881.61
COCA COLA BOTTLING COMP...	52242505010	05/07/2026	Sodas for resale	550.7600.000.5197	948.62
COCA COLA BOTTLING COMP...	52242505012	05/07/2026	CO2 cylinder return	550.7600.000.5197	-130.00
DENNY'S 5TH AVENUE BAKERY	66901	05/07/2026	bread order for resale 5.01	550.7600.000.5197	113.53
DENNY'S 5TH AVENUE BAKERY	66977	05/07/2026	bread order for resale 5.02	550.7600.000.5197	122.19
DENNY'S 5TH AVENUE BAKERY	67065	05/07/2026	bread order for resale 5.05	550.7600.000.5197	113.53
DENNY'S 5TH AVENUE BAKERY	67210	05/07/2026	bread order for resale 5.07	550.7600.000.5197	113.53
MANSFIELD SERVICE PARTNE...	IN-00380130	05/07/2026	fuel for golf cart fleet	550.7600.000.5130	1,538.32
DRAFT TECHNOLOGIES	05132602	05/14/2026	beer line cleaning	550.7600.000.5405	85.00
GOLF COMPETE, INC.	05-2026-71065	05/14/2026	GC POS Software 4.2026 - 5.2...	550.7600.000.5395	1,051.78
ARAMARK REFRESHMENT SER...	0606088554	05/14/2026	coffee for resale	550.7600.000.5197	151.14
COLLEGE CITY BEVERAGE	1258456	05/14/2026	Beer for resale	550.7600.000.5199	372.90
BREAKTHRU BEVERAGE MINN...	126913616	05/14/2026	beer for resale	550.7600.000.5199	316.95
UNIFIRST CORPORATION	1410226956	05/14/2026	GC uniforms and towels laund...	550.7700.000.5175	58.42
UNIFIRST CORPORATION	1410226959	05/14/2026	Towels & Mats Laundry - GC	550.7600.000.5175	76.02
MTI DISTRIBUTING CO	1515406-00	05/14/2026	Harnesses for equipment repa...	550.7700.000.5125	402.03
MTI DISTRIBUTING CO	1515628-00	05/14/2026	Ignition kit & cap for equipme...	550.7700.000.5125	243.66
MTI DISTRIBUTING CO	1516397-00	05/14/2026	Side eject tine & tubing for eq...	550.7700.000.5125	298.44
SHAMROCK GROUP	229-01373	05/14/2026	Bagged ice for beverage resal...	550.7600.000.5197	171.65
MN GOLF ASSOCIATION, INC.	252135	05/14/2026	MN Golf Assoc. 2026 Facility ...	550.7600.000.5335	270.00
THE TORO COMPANY - NSN	413209942	05/14/2026	NSN software 5.2026	550.7700.000.5395	373.00
PERFORMANCE FOOD GROUP ...	507158	05/14/2026	food order for resale	550.7600.000.5197	1,183.82
PERFORMANCE FOOD GROUP ...	510067	05/14/2026	food for resale	550.7600.000.5197	927.06
PHILLIPS WINE & SPIRITS	5169545	05/14/2026	seltzers and mixers for resale	550.7600.000.5199	324.70
COCA COLA BOTTLING COMP...	52349385021	05/14/2026	Soda order for resale	550.7600.000.5197	641.21
HEGGIES PIZZA	594377	05/14/2026	Pizzas for resale	550.7600.000.5197	96.50
DENNY'S 5TH AVENUE BAKERY	67370	05/14/2026	bread order for resale 5.9.2026	550.7600.000.5197	139.51
DENNY'S 5TH AVENUE BAKERY	67485	05/14/2026	Bread order for resale 5.12.20...	550.7600.000.5197	113.53
DENNY'S 5TH AVENUE BAKERY	67604	05/14/2026	bread order for resale 5.14.20...	550.7600.000.5197	113.53
HORNUNG'S GOLF PRODUCTS,...	721012	05/14/2026	Cart key tags and golf club gri...	550.7600.000.5195	260.95
CINTAS CORPORATION	9370512801	05/14/2026	AED Agreement 4.2026 - GC	550.7600.000.5310	216.25
ALL TEST & INSPECTIONS INC	CR26-14564	05/14/2026	Golf lift inspection	550.7700.000.5310	551.50
P&W GOLF SUPPLY LLC	INV164399	05/14/2026	driving range yardage signage	550.7600.000.5125	287.84
P&W GOLF SUPPLY LLC	INV164795	05/14/2026	Range yardage tiles	550.7600.000.5125	287.05

## Expense Approval Report

Payment Dates: 5/6/2026 - 5/19/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
DYNAMIC BRANDS LLC	INV1869902	05/14/2026	Umbrellas for resale	550.7600.000.5195	477.70
SOUTH BAY DESIGN	May-26	05/14/2026	monthly site updates	550.7600.000.5310	10.00
<b>Fund 550 - GOLF COURSE-OPERATING FUND Total:</b>					<b>17,246.44</b>

**Fund: 602 - RISK MANAGEMENT**

LEAGUE OF MN CITIES INS TR...	10426	05/07/2026	Deductible: Claim 496119	602.8200.000.5472	2,455.56
LEAGUE OF MN CITIES INS TR...	5/4/2026	05/07/2026	W/C Premium 6.1.2026-8.31....	602.8200.000.5471	136,089.00
LEAGUE OF MN CITIES INS TR...	26158	05/14/2026	W/C Deductible #529777	602.8200.000.5474	2,581.61
LEAGUE OF MN CITIES INS TR...	26158	05/14/2026	W/C Deductible #524697	602.8200.000.5474	359.34
LEAGUE OF MN CITIES INS TR...	26158	05/14/2026	W/C Deductible #527712	602.8200.000.5474	462.33
<b>Fund 602 - RISK MANAGEMENT Total:</b>					<b>141,947.84</b>

**Fund: 603 - CENTRAL EQUIPMENT**

OXYGEN SERVICE COMPANY, ...	0003649908	05/07/2026	welding gas tanks	603.8300.000.5125	22.89
OXYGEN SERVICE COMPANY, ...	0008936041	05/07/2026	Welding gas	603.8300.000.5125	504.48
NORTH AMERICAN TRAILER S...	030004264932	05/07/2026	Grader (#309) batteries	603.8300.000.5125	272.74
KIMBALL MIDWEST	104431376	05/07/2026	Hyd gauges test kit	603.8300.000.5160	903.61
KIMBALL MIDWEST	104432714	05/07/2026	Cable ties and terminals - Shop..	603.8300.000.5125	628.33
FACTORY MOTOR PARTS COM...	1-239612	05/07/2026	Nitrile gloves - Shop	603.8300.000.5125	104.30
SQUEAKY CLEANERS & PAINT...	2370	05/07/2026	Cleaning Services 5.1.2026 - ...	603.8300.000.5310	1,044.75
MANSFIELD OIL COMPANY	27846455	05/07/2026	Unleaded Fuel	603.8300.000.5130	6,741.12
GERLACH OUTDOOR POWER ...	297832	05/07/2026	Mower (#539) blades	603.8300.000.5125	276.00
FURY MOTORS INC	5198126	05/07/2026	Squad car (#2529) brake rotor...	603.8300.000.5125	628.00
CINTAS CORPORATION	5332392603	05/07/2026	First Aid Supplies - PW	603.8300.000.5190	176.43
INVER GROVE FORD	5367977	05/07/2026	unmarked squad (#2202) car t...	603.8300.000.5125	104.42
INVER GROVE FORD	6471258	05/07/2026	F250 (#411) front end alignm...	603.8300.000.5410	249.99
CUMMINS INC.	E4-260472808	05/07/2026	Tymco sweeper (#331) Engine...	603.8300.000.5125	1,291.73
CUMMINS INC.	E4-260472810	05/07/2026	Sweeper (#331) Credit - dirty ...	603.8300.000.5125	-68.35
TRI-STATE BOBCAT INC.	P58516	05/07/2026	Toolcat (#525) Hyd belt and t...	603.8300.000.5125	306.35
TRI-STATE BOBCAT INC.	P58517	05/07/2026	Skid loader (#352) belt and idl...	603.8300.000.5125	381.01
MACQUEEN EMERGENCY GR...	W07990	05/07/2026	Ladder truck (#T34) aerial repa...	603.8300.000.5410	571.87
MTI DISTRIBUTING CO	1518408-00	05/14/2026	Mower (#531) taillights	603.8300.000.5125	133.74
MANSFIELD OIL COMPANY	27899592	05/14/2026	Unleaded Fuel	603.8300.000.5130	10,698.82
MANSFIELD OIL COMPANY	27899593	05/14/2026	Off-road vehicle fuel w/ stabili...	603.8300.000.5130	5,936.70
GERLACH OUTDOOR POWER ...	298151	05/14/2026	Mower (#536) starter	603.8300.000.5125	210.00
GERLACH OUTDOOR POWER ...	298152	05/14/2026	Mower (#533) Ignition switch	603.8300.000.5125	34.32
CINTAS CORPORATION	4268011498	05/14/2026	Uniforms Laundry - Mechanics	603.8300.000.5175	39.06
CINTAS CORPORATION	4268011498	05/14/2026	Shop rentals	603.8300.000.5430	63.00
CINTAS CORPORATION	4268776581	05/14/2026	Rug Rentals - PW	603.8300.000.5430	236.06
CINTAS CORPORATION	4268776813	05/14/2026	Uniforms Laundry - Mechanics	603.8300.000.5175	39.06
CINTAS CORPORATION	4268776813	05/14/2026	Shop supply rentals	603.8300.000.5430	54.25
THE REINALT- THOMAS CORP...	5069180342	05/14/2026	Police (#2502) unmarked squ...	603.8300.000.5125	247.50
THE REINALT- THOMAS CORP...	5072019690	05/14/2026	Fire squad car (#S1) tires	603.8300.000.5125	504.00
INVER GROVE FORD	5367994	05/14/2026	F550 (#316) Trailer Brake	603.8300.000.5125	133.69
INVER GROVE FORD	5368097	05/14/2026	F550 (#316) Floor Mats	603.8300.000.5125	120.75
FACTORY MOTOR PARTS COM...	5368164	05/14/2026	Vehicle floor mats	603.8300.000.5125	120.75
NORTHERN SAFETY TECHNOL...	60887	05/14/2026	Squad Car (#21) Outfitting	603.8300.000.5621	7,957.90
NORTHERN SAFETY TECHNOL...	60902	05/14/2026	Squad Car (#34) Outfitting	603.8300.000.5621	7,460.67
FURY MOTORS INC	6429952/2	05/14/2026	Squad car (#2525) engine & b...	603.8300.000.5410	8.75
INVER GROVE FORD	6472051	05/14/2026	Ford (#316) programmed brak...	603.8300.000.5410	189.99
INVER GROVE FORD	6472159	05/14/2026	Fire squad (#S1) front end alig...	603.8300.000.5410	249.99
FACTORY MOTOR PARTS COM...	74-383831	05/14/2026	Squad car (#2528) front brake...	603.8300.000.5125	362.04
FACTORY MOTOR PARTS COM...	74-383954	05/14/2026	Front brake parts	603.8300.000.5125	303.36
CINTAS CORPORATION	9370472147	05/14/2026	AED Agreement 4.2026 - PW	603.8300.000.5310	130.50
CINTAS CORPORATION	9370512320	05/14/2026	AED Agreement 4.2026 - RV	603.8300.000.5310	134.42
POMP'S TIRE SERVICE, INC.	980147746	05/14/2026	Tires - Chevy 2500 (#315)	603.8300.000.5125	693.32
MACQUEEN EMERGENCY GR...	W07837	05/14/2026	Fire truck accident repairs & b...	603.8300.000.5410	21,031.10
<b>Fund 603 - CENTRAL EQUIPMENT Total:</b>					<b>71,233.41</b>

**Fund: 605 - CITY FACILITIES**

APEC	126462	05/07/2026	HVAC filters - CH/PD	605.8500.000.5125	349.99
OVERHEAD DOOR CO OF THE ...	143921	05/07/2026	Garage door preventive maint...	605.8500.000.5400	1,300.00

Expense Approval Report

Payment Dates: 5/6/2026 - 5/19/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
CULLIGAN	157985030228X043026	05/07/2026	Water softener salt - CH	605.8500.000.5125	85.55
SHRED-N-GO, INC.	197988	05/07/2026	Shredding services 4.2026 - V...	605.8500.000.5310	37.00
SQUEAKY CLEANERS & PAINT...	2370	05/07/2026	Cleaning Services 5.1.2026 - C...	605.8500.000.5310	4,567.50
TOTAL CONSTRUCTION & EQU...	45679	05/07/2026	FS #1 restroom light replacem...	605.8500.000.5400	1,392.70
TOTAL CONSTRUCTION & EQU...	45740	05/07/2026	Exterior Brick Repairs - PW Ent...	605.8500.000.5400	3,331.07
CINTAS CORPORATION	9370542578	05/07/2026	AED 4.2026 - CH	605.8500.000.5310	270.00
GRAINGER	9904516789	05/07/2026	HVAC Filters - Water Plant	605.8500.000.5125	44.17
GRAINGER	9904516797	05/07/2026	HVAC Filters - Water Plant	605.8500.000.5125	130.43
GRAINGER	9904516805	05/07/2026	HVAC belt - Water plant	605.8500.000.5125	30.90
GRAINGER	9904618577	05/07/2026	HVAC Belt - City Hall	605.8500.000.5125	-244.36
INNOVATIVE OFFICE SOLUTIO...	CIN133422	05/07/2026	Sit to stand desk legs - Finance	605.8500.000.5160	2,953.50
LAURENTINA DEJONG	4/27/2026	05/14/2026	Container plantings for summ...	605.8500.000.5310	3,220.00
<b>Fund 605 - CITY FACILITIES Total:</b>					<b>17,468.45</b>
<b>Fund: 702 - ESCROW FUND</b>					
HENNEPIN COUNTY	4/28/2026	05/07/2026	Cash Forfeiture (20%) Case #2...	702.2000.006.2050	17,136.60
KENNEDY & GRAVEN	193068	05/14/2026	Project Bedrock/Data Center S...	702.5100.273.2050	55.00
KENNEDY & GRAVEN	193068	05/14/2026	Xcel Energy Substation Expans...	702.5100.274.2050	220.00
KENNEDY & GRAVEN	193069	05/14/2026	Legal correspondence for fire ...	702.5200.002.2050	1,150.50
XCEL ENERGY	4/17/2025B	05/14/2026	Planning App. Escrow Refund ...	702.5100.241.2050	255.21
XCEL ENERGY	4/17/2025B	05/14/2026	Planning App. Escrow Refund ...	702.5100.242.2050	5,973.48
BITUMINOUS ROADWAYS, INC.	5/8/2026	05/14/2026	LAP Escrow Release	702.3100.326.2050	10,000.00
ST. PAUL PIONEER PRESS	SPA51231	05/14/2026	Builders Lot Group - Case No. ...	702.5100.264.2050	36.67
<b>Fund 702 - ESCROW FUND Total:</b>					<b>34,827.46</b>
<b>Grand Total:</b>					<b>1,108,293.37</b>



## Request for Council Action

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**SUBJECT:**       **Personnel Actions**

**MEETING DATE:**   May 26, 2026

**ITEM TYPE:**        Consent Agenda

**CONTACT:**         Cora Bauer, HR Coordinator, 651.450.2490

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### **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 5.26.26 (hires-terms)



## Request for Council Action

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**SUBJECT:** **Appointment of members to City Advisory Commissions**

**MEETING DATE:** May 26, 2026

**ITEM TYPE:** Consent Agenda

**CONTACT:** Ellen Hiniker, Interim City Administrator, 651.450.2511

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### **ACTION REQUESTED**

Council is asked to approve the list of appointees to the City Advisory Commissions

### **BACKGROUND**

The City Council held interviews on May 18 for appointments to City Advisory Commissions. Following these interviews, the individuals listed below were selected to serve three-year terms beginning June 1, 2026.

Environmental Advisory Commission

- Anne Lundquist
- Katherine Barry
- William Pickett

Parks and Recreation Advisory Commission

- Rachel Clevenger
- Sandra Christenson
- Tracy Mulcahy

Planning Commission

- Jennifer Hellam
- Madeline Walsh
- Scott Thomas

Council is asked to approve the above-mentioned residents to their respective Commissions.

### **FISCAL IMPACT**

N/A

### **RECOMMENDATION**

Council is asked to appoint members to City Advisory Commissions for three-year terms beginning June 1, 2026 as selected at its meeting on May 18, 2026.

### **ATTACHMENTS**

None





## Request for Council Action

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**SUBJECT:**        **Authorization to enter into 2026 Labor Agreement with LELS Local 600**

**MEETING DATE:**    May 26, 2026

**ITEM TYPE:**        Consent Agenda

**CONTACT:**         Patty Norwig, Human Resources Manager, 651.450.2512

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### **ACTION REQUESTED**

The council is asked to authorize the appropriate officials to enter into a 2026 labor agreement with the Law Enforcement Labor Services, Inc (LELS) Local 600

### **BACKGROUND**

LELS Local 600 represents non-licensed supervisors within the police department. Currently there is one non-licensed supervisor in this group. This is a newly organized group, and a first-year contract. With no previous agreement in place, the duration of this contract is one year, with the anticipation of negotiating future multi-year contracts.

The following summarizes the highlights of the agreement negotiated for 2026:

1. **Duration:** A one-year agreement running from January 1, 2026 – December 31, 2026.
2. **Wages:** Provides a 3.5% increase plus an additional step increase for the incumbent, effective January 1, 2026. The additional step increase was provided to bring the incumbent's salary into closer alignment with market rates for that position.
3. **Insurance Benefits:** The contract establishes the same City insurance benefits and contributions as all other full-time employees for calendar year 2026.
4. **Time Off Benefits:** The contract establishes the same holidays, bereavement allowance, and personal leave and vacation leave accrual schedule, as non-union employees.
5. **MN Paid Leave:** The contract establishes the same 50/50 split of premium contributions as all other employees.

### **FISCAL IMPACT**

The COLA wage increase for 2026 was factored into the City's adopted 2026 budget. The additional step increase equates to an annual cost of \$2400 for 2026.

### **RECOMMENDATION**

The City Administrator and HR Manager recommend approval of the negotiated agreement.

### **ATTACHMENTS**

1. Inver Grove Heights PD Non-Licensed Supervisors CBA



# **LABOR AGREEMENT**

**BETWEEN**



**CITY OF INVER GROVE HEIGHTS**

**AND**



**LAW ENFORCEMENT LABOR SERVICES, INC.**

**(LOCAL 600)**

**REPRESENTING:  
NON-LICENSED SUPERVISORS**

**JANUARY 1, 2026 THROUGH DECEMBER 31, 2026**

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## ARTICLE 1. PURPOSE OF AGREEMENT

This AGREEMENT is entered into as of January 1, 2026, between the CITY OF INVER GROVE HEIGHTS, hereinafter called the EMPLOYER, and the LAW ENFORCEMENT SERVICES, INC., LOCAL 600, hereinafter called the Union, representing Non-Licensed Supervisors.

The intent and purpose of this AGREEMENT is to:

- 1.1 Establish certain hours, wages, and other conditions of employment, and
- 1.2 Establish procedures for the resolution of disputes concerning this AGREEMENT'S interpretation and/or application.
- 1.3 Specify the full and complete understanding of the parties; and
- 1.4 Place in written form the parties' agreement upon terms and conditions of employment for the duration of the AGREEMENT.

## ARTICLE 2. RECOGNITION

The EMPLOYER recognizes Law Enforcement Labor Services, Inc. as the exclusive representative, as certified by the Bureau of Mediation Services, Case No. 25PCE0899, for the following:

All non-licensed supervisors of the Inver Grove Heights Police Department, Inver Grove Heights, Minnesota, who are public employees within the meaning of Minn. Stat. 179A.03, subd. 14, excluding confidential within the meaning of Minn. Stat. 179A.03, subd. 4, and all other employees.

## ARTICLE 3. UNION SECURITY

- 3.1 The EMPLOYER shall deduct from the wages of employees who authorize such a deduction in writing an amount necessary to cover monthly union dues. Such monies shall be remitted as directed by Law Enforcement Labor Services, Inc.
- 3.2 The Union shall designate employees from the bargaining unit to act as steward and an alternate and shall inform the EMPLOYER in writing of such choice and changes in the position of steward and/or alternate.
- 3.3 The EMPLOYER shall make space available on the employee bulletin board for posting Union notices and announcements.
- 3.4 Law Enforcement Labor Services, Inc. shall indemnify the Employer for any successful employee claim for unauthorized employer deduction made by relying on Law Enforcement Labor

Services, Inc.'s submission of membership authorizations or certification or regarding the employee's authorization for the dues deduction or for any successful employee claim for unauthorized employer deductions by relying on information from Law Enforcement Labor Services, Inc regarding changing or canceling dues deductions.

## ARTICLE 4. EMPLOYER AUTHORITY

- 4.1 The EMPLOYER retains the full and unrestricted right to operate and manage all staff, facilities, and equipment; to establish functions and programs; to set and amend budgets; to determine the utilization of technology; to establish and modify the organizational structure; to establish work schedules; and to perform any inherent managerial function not specifically limited by the AGREEMENT.
- 4.2 Any term and condition of employment not specifically established or modified by this AGREEMENT shall remain solely within the discretion of the EMPLOYER to modify, establish, or eliminate.

## ARTICLE 5. DEFINITIONS

- 5.1 BASE ANNUAL RATE: The Employee's annual wage (as specified in Appendix A).
- 5.2 CHIEF: The Chief of the Inver Grove Heights Police Department or designee.
- 5.3 DAYS: Calendar days unless otherwise specified.
- 5.4 DEPARTMENT: The Inver Grove Heights Police Department.
- 5.5 EMERGENCY: Situations so defined by the Police Chief or designee.
- 5.6 EMPLOYEE: An employee whose classification is within the exclusively represented bargaining unit.
- 5.7 EMPLOYER: The City of Inver Grove Heights, or its designee.
- 5.8 SHIFT: A stipulated period of work within twenty-four (24) hours.
- 5.9 STEWARD: A representative of the UNION who carries out the responsibilities of the UNION within the City.
- 5.10 UNION: Law Enforcement Labor Services, Inc., (Local 600).
- 5.11 UNION MEMBER: A member of Law Enforcement Labor Services, Inc., (Local 600).
- 5.12 UNION OFFICER: An officer elected by Law Enforcement Labor Services, Inc. (Local 600).

## ARTICLE 6. SAVINGS CLAUSE

This AGREEMENT is subject to the laws of the United States, the State of Minnesota and the City of Inver Grove Heights. In the event any provision of this AGREEMENT shall be held to be contrary to law by a court of competent jurisdiction from whose final judgment or decree no appeal has been taken within the time provided, such provision shall be voided. All other provisions shall continue in full force and effect. The voted provision shall be renegotiated at the request of either party.

## ARTICLE 7. SENIORITY

- 7.1 The City reserves and maintains the managerial authority to assign work, including work outside of the normal Non-Licensed Supervisors schedule, such as needed for major incident investigations, background investigations, administrative duties, etc.
- 7.2 Seniority, for the purposes of this AGREEMENT, shall be determined by the Employee's length of employment in a classification covered in the bargaining unit.
- 7.3 A reduction of work force will be accomplished on the basis of seniority. Employees shall be recalled from layoff on the basis of seniority. An Employee on lay off shall have the opportunity to return to work within one (1) year of the time of the Employee's layoff. The EMPLOYER shall not hire a new Employee in a classification where an Employee is laid off with the right of recall. Upon notice of recall, an Employee must, within fifteen (15) days, advise acceptance or refusal of recall in writing. Notice of recall shall be by certified mail/return receipt requested. Recall notice shall be sent to the Employee's last known address.
- 7.4 An Employee's bargaining unit seniority shall be terminated:
1. If the Employee resigns, retires, or is discharged for cause or is otherwise separated from employment.
  2. If, when recalled to work following a layoff, the Employee fails to report to work as directed by the EMPLOYER.
  3. If the Employee's rights to recall, following a layoff, expire.

## ARTICLE 8. GRIEVANCE PROCEDURE - EMPLOYEE RIGHTS

### 8.1 Definition of a Grievance

A "grievance" is a written claim or complaint by LELS or an Employee over the interpretation or application of the express terms of this AGREEMENT.

## 8.2 Union Stewards

The EMPLOYER will recognize Stewards designated by the Union as the grievance representatives of the bargaining unit having the duties and responsibilities established by this Article. The Union shall notify the EMPLOYER in writing of the names of such Union Stewards and of their successors.

## 8.3 Processing of a Grievance

It is recognized and accepted by the Union and the EMPLOYER that the processing of grievances as hereinafter provided is limited by the job duties and the responsibilities of the Employees and shall therefore be accomplished during normal working hours only when consistent with such Employee duties and responsibilities. The aggrieved Employee and a Union Steward shall be allowed a reasonable amount of time without loss in pay when a grievance is investigated and presented to the EMPLOYER during normal working hours provided that the Employee and the Union Steward have notified and received the approval of the designated supervisor who has determined that such absence is reasonable and would not be detrimental to the work programs of the EMPLOYER.

For purposes of this Article, workdays mean Monday through Friday, exclusive of holidays.

## 8.4 Procedure

Grievances shall be resolved in conformance with the following procedure:

- Step 1. An Employee claiming a violation concerning the interpretation or application of this AGREEMENT shall, within fourteen (14) calendar days after such alleged violation has occurred, present such grievance to the Chief. Within seven (7) calendar days after receipt of the grievance, the Chief or designee shall meet with the aggrieved Employee to resolve the grievance. Within seven (7) calendar days after such meeting, the Chief or designee shall make a decision and communicate the same to the aggrieved Employee.
- Step 2. If the Employee is not satisfied with the disposition of the grievance by the Chief, the aggrieved Employee after notifying the Union may within seven (7) calendar days after receipt of the disposition of the grievance submit the grievance to the City Administrator. The City Administrator shall meet with the aggrieved Employee and within seven (7) calendar days after such meeting, the City Administrator shall make a decision and communicate the same in writing to the aggrieved Employee and Union.
- Step 3. If the grievance is not resolved, either the EMPLOYER the Union may submit the matter to mediation within seven (7) calendar days of the Step 2 response. Submitting the grievance to mediation preserves timelines for the arbitration in Step 4 of the grievance procedure.
- Step 4. A grievance unresolved in Step 3 and appealed to Step 4 by the Union shall be submitted to arbitration subject to the provisions of the Minnesota Public Employment Labor Relations Act of 1971, as amended, within fourteen (14) calendar days. The selection of an arbitrator shall be made in accordance with the "Rules Governing the Arbitration of Grievances" as established by the Minnesota Bureau of Mediation Services.

## 8.5 Arbitrator's Authority

- a. The arbitrator shall have no right to amend, modify, nullify, ignore, add to or subtract from the terms and conditions of this AGREEMENT. The arbitrator shall consider and decide only the specific issue(s) submitted in writing by the EMPLOYER and the Union and shall have no authority to make a decision on any other issue so submitted.
  - b. The arbitrator shall be without power to make decisions contrary to, or inconsistent with, or modifying or varying in any way, the application of laws, rules or regulations having the force and effect of law. The arbitrator's decisions shall be submitted in writing within thirty (30) calendar days following close of the hearing or submission of briefs by the parties, whichever be later, unless the parties agree to an extension. The decision shall be binding on both the EMPLOYER and the Union and shall be based solely on the arbitrator's interpretation or application of the express terms of this AGREEMENT and to the facts of the grievance presented.
  - c. The fees and expenses for the arbitrator's services and proceedings shall be borne equally by the EMPLOYER and Law Enforcement Labor Services, Inc. provided that each party shall be responsible for compensating its own representatives and witnesses. If either party desires a verbatim record of the proceedings, it may cause such a record to be made, providing it pays for the record. If both parties desire a verbatim record of the proceedings, the cost shall be shared equally.
- 8.6 If any Employee does not file a grievance in writing within fourteen (14) calendar days after the Employee knew or should have known the act or condition on which the grievance is based, then the grievance shall be deemed to have been waived and the Employee shall not have recourse to this grievance procedure. In the event a grievance is not appealed to the next step within the specified time limits or any agreed extension thereof, it shall be considered settled on the basis of the EMPLOYER'S last answer.
- 8.7 The number of days indicated at each level shall be considered as a maximum, and every effort should be made to expedite the process. The time limits specified may be extended only by mutual agreement in writing.
- 8.8 All decisions rendered shall be in writing, dated, and shall set forth the decision and reason for the decision and be transmitted promptly to the Union and to the EMPLOYER.
- 8.9 All grievances shall be presented in writing and contain the following elements:
1. Name of the aggrieved Employee.
  2. Reference to the specific portion of the AGREEMENT at issue in the grievance.
  3. The nature of the grievance, when it took place, and the informal actions taken in an attempt to resolve it.
  4. Requested action of the EMPLOYER to resolve the grievance.

## ARTICLE 9. DISCIPLINE

- 9.1 Employees may be disciplined for just cause only.

- 9.2 Discipline may be in one or more of the following forms:
1. Oral reprimand;
  2. Written reprimand;
  3. Suspension;
  4. Demotion;
  5. Discharge.
- 9.3 Notices of suspensions, demotions, and discharges will be in written form and will state the reasons for the action taken. Suspensions will set forth the time period for which the suspension shall be effective. Demotions will state the classification to which the Employee is demoted. The Union shall be provided with a copy of each such notice.
- 9.4 Employees may examine their own personnel files at reasonable times under the direct supervision of the EMPLOYER.
- 9.5 All newly hired or rehired full-time or part-time employees will serve a one (1) year orientation period. All promoted employees shall be on a six (6) month orientation period. Any time during the orientation period, an Employee may be discharged by the EMPLOYER in its sole and exclusive discretion. Promoted employees, during the orientation period, may demote back to their prior position if that position is unfilled, or to an equivalent vacant position for which the employee is qualified. Upon completion of the orientation period, the Employee will be deemed to have seniority in this bargaining unit based upon the date the Employee began the orientation period within the unit.
- 9.6 If no disciplinary action is taken against an EMPLOYEE for twenty-four (24) months following a written reprimand, all records of such written disciplinary action shall be considered inactive, removed from the EMPLOYEE's personnel file, and may not be used in progressive discipline. Such records shall be maintained for record-keeping purposes only in a separate file.

## ARTICLE 10. HOURS OF WORK

- 10.1 The normal work year is two thousand and eighty hours (2,080) to be accounted for by each employee through:
- a) hours worked on assigned shifts;
  - b) holidays;
  - c) assigned training;
  - d) authorized leave time
- 10.2 Remote work can be a permanent or temporary assignment of duties outside the office setting and can include a hybrid schedule (combination of office and remote work). The City has sole discretion to determine which positions are appropriate for remote work and reserves

the right to identify positions where work cannot be performed on a remote basis and exempt those positions from the ability to work remotely.

## ARTICLE 11. WAGES

11.1 The wage rates are set forth in Appendix A attached.

## ARTICLE 12. TUITION REIMBURSEMENT

12.1 Tuition Reimbursement:

In order to make education more affordable for prospective students, employees may elect to receive Tuition Reimbursement in an amount of up to \$3,000 per year for a maximum of 4 calendar years (\$12,000) in total. Tuition Reimbursement must be pre-budgeted and preapproved by the Police Chief or their designee. The following guidelines apply:

The courses must be for post-secondary education or specialized law enforcement related training as pre-approved by the Chief.

The education must relate to the current position or a higher position within law enforcement.

The employee must receive a passing grade and submit proof along with a request for reimbursement detailing the tuition and fees.

## ARTICLE 13. HOLIDAYS

13.1 Employees shall receive time off with pay for the holidays of New Year's Day, Martin Luther King Jr's Birthday, President's Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving, Christmas Eve, and Christmas Day.

When the observed holiday falls on a Sunday, the paid holiday shall be the following day. When the observed holiday falls on a Saturday, the paid holiday shall be on the preceding day. In the case of Christmas Day being on a Saturday, the paid holiday shall be on December 23<sup>rd</sup>.

13.2 In addition to the holidays listed in 13.1, Employees will be allowed one floating holiday per calendar year. This holiday must be requested and approved in advance of its use. The employer retains the right to deny when the floating holiday can be used. Floating holidays not used by the end of the calendar year shall be lost.

## ARTICLE 14. VACATIONS

- 14.1 Vacation leave is authorized absence from duty, with pay, earned and accrued on a per-pay period basis by all regular full-time Employees and probationary employees based upon the most recent date of hire in accordance with the following schedule. Regular part-time employees earn and accrue a proportionately prorated amount based on the following schedule:

<u>Continuous Years of Service</u>	<u>Hours Per Year</u>
1st year of employment	10 days / 80 hours
Beginning of 2nd year	11 days / 88 hours
Beginning of 3rd year	12 days / 96 hours
Beginning of 4th year	13 days / 104 hours
Beginning of 5th year	14 days / 112 hours
Beginning of 6 <sup>th</sup> year	15 days / 120 hours
Beginning of 9 <sup>th</sup> year	18 days / 144 hours
Beginning of 13 <sup>th</sup> year	21 days / 168 hours
Beginning of 18 <sup>th</sup> year	24 days / 192 hours
23+ years	26 days / 208 hours

- 14.2 Regular full-time Employees and probationary employees may accrue vacation leave to a maximum as set forth below. Employees shall use vacation leave in amounts of not less than one-half hour.

<u>Continuous Years of Service</u>	<u>Maximum Hours of Accrued Vacation Leave</u>
Date of Hire through end of 9 <sup>th</sup> year	280 hours
Beginning of 10 <sup>th</sup> year through end of 19 <sup>th</sup> year	320 hours
Beginning of 20 <sup>th</sup> year and beyond	360 hours

The maximum amount of vacation leave that can be accrued by individual employees may be waived by the city administrator. The waiver may be a result of, but not limited to, department reorganization, position vacancies, excessive workloads and procedural or system changes.

- 14.3 Vacation leave may be used as earned, subject to the approval of the Chief.
- 14.4 In the event any Employee terminates employment with the EMPLOYER, the Employee shall be paid for accumulated vacation hours as of the termination date, provided the Employee has given two weeks' written notice of termination and has returned all assigned City property to the EMPLOYER. Upon the employee's death, the spouse shall be paid the benefit; lacking a spouse, the designated beneficiary or the estate shall receive the benefit.

- 14.5 Regular full-time employees may elect to cash out up to 40 hours of Vacation Leave annually, in December of each year.

## ARTICLE 15. PERSONAL LEAVE

- 15.1 Employees shall accrue personal leave in accordance with the schedule below. The City shall provide the Union with notice of its intent to change the accrual rates set forth in its Personnel Policy at least thirty (30) days prior to implementation of the change.

<b>Continuous Years of Service</b>	<b>Annual Hours of Personal Leave</b>
0 through the end of 5 <sup>th</sup> year	72
Beginning of 6 <sup>th</sup> year through end of 10 <sup>th</sup> year	84
Beginning of 11 <sup>th</sup> year or more	96

- 15.2 Personal leave may be used for purposes of the employee's own rest, relaxation or to conduct personal business. Personal leave may also be used for the employee's own illness or injury, legal quarantine, to receive medical or dental care or other sickness preventative measures and may be used for similar purposes for the employee's family members as defined and circumscribed in Minnesota's parenting leave act (Minn. Stat. 181.940, et seq) and for the purposes and under the conditions as set forth in Minnesota's Earned Sick and Safety Time act (Minn. Stat. 181.9445, et seq). Personal leave to be used for purposes of rest, relaxation or to conduct personal business may be refused by the EMPLOYER if it reduces the effectiveness of the department.
- 15.3 An employee may accrue personal leave without limit but may not carry over more than 480 hours from one calendar year to the next. Any hours in excess of 480 hours as of December 31<sup>st</sup> of each year shall be cashed out for deposit into the employee's HCSP account.
- 15.4 An employee who is within their probationary period shall accrue personal leave and be eligible to use accrued personal leave.
- 15.5 An employee who gives proper notice of their termination of employment shall be compensated for their unused accumulated personal leave as of their date of separation, as set forth in Article 22. Upon an employee's death, the spouse shall be paid the benefit; lacking a spouse, the designated beneficiary or the estate shall receive the benefit.

## ARTICLE 17. FUNERAL LEAVE

- 17.1 A maximum of three (3) working days of absence from duty shall be permitted for a death in the Employee's immediate family. Immediate family is defined as the Employee's spouse or domestic partner, or the following kin of either the Employee, Employee's spouse, or domestic partner: children, mother, father, sister, brother, grandchildren, grandparents, or any of the above step relations. One (1) working day of absence may be granted for a death outside of the immediate family and only if approved by the Chief.

## ARTICLE 18. LEAVES OF ABSENCE

18.1 Upon formal written request, Employees may be granted a Leave of Absence without pay with the approval of the Chief and the City Administrator or their designee.

18.2 Military Leave.

Employees shall be entitled to a leave of absence with pay for a period not to exceed a total of fifteen (15) days in any calendar year for military duty. During the leave of absence the employee shall be entitled to full pay, seniority status, vacation leave, sick or personal leave benefit accrual for the fifteen (15) day period. Military leave with pay is subject to Minnesota statutes section 192.26.

In the event the military leave exceeds fifteen (15) days, the employee may request a leave of absence without pay per Minnesota statutes section 192.261. This will require authorization from the department head and the city administrator or the city administrator's designee. All employee benefits accrue during the leave of absence without pay unless there is a written mutual agreement between the city and the employee to the contrary.

## ARTICLE 19. INJURED ON DUTY

19.1 Employees who file a First Report of Injury and are unable to report for work shall use accumulated personal leave or vacation leave until such time as their Worker's Compensation claim is accepted or denied by the City's insurance provider or until they are medically able to return to duty, whichever comes first. If the Worker's Compensation claim is approved, the accumulated leave time used shall be reinstated to the employee's personal leave or vacation leave bank upon the Employee providing the Worker's Compensation check to the Employer or making arrangements to return the pay received from the City. Such alternative arrangements are subject to the HR Manager's approval.

## ARTICLE 20. INSURANCE

20.1 All eligible employees shall be offered participation in the employer's health insurance program. An eligible employee is defined as an individual who would be covered under the health insurance coverage provisions of the City personnel policies.

20.2 In 2026 the EMPLOYER shall contribute toward the cost of health insurance in accordance with the amounts and provisions of Appendix B. The EMPLOYER and the Union agree to a re-

opening of this Article only for the purpose of agreeing upon EMPLOYER contributions toward the cost of health insurance for calendar year 2026.

- 20.3 The EMPLOYER will select and provide the Employee with long term disability insurance, accidental death and dismemberment insurance and term life insurance, in an amount equal to the Employee's annual base salary.
- 20.4 The EMPLOYER shall pay 50 % of the premium for Minnesota Paid Leave insurance.

## ARTICLE 21. UNIFORM ALLOWANCE

- 21.1 Employees may request additional or replacement IGH logo apparel from the Chief or Deputy Chief as needed. A minimum of one garment will be provided to the Employee each year upon request.

## ARTICLE 22. POST EMPLOYMENT HEALTH CARE SAVINGS PLAN

- 22.1 Employees whose accumulation of personal leave exceeds 480 hours shall have the excess deposited into their HCSP account. This deposit will occur annually in the month of December at a time to be determined by the Finance Department.
- 22.2 Upon termination of employment, any unused personal leave shall be deposited into the employee's HCSP account.

## ARTICLE 24. DRUG AND ALCOHOL TESTING

- 24.1 Employees covered by this AGREEMENT agree to abide by and comply with the policies and procedures of the Drug and Alcohol Testing Policy as adopted by the City Council. Any changes to the policy shall be negotiated with the Union except as such change is required by law or other authority.

## ARTICLE 25. LABOR/MANAGEMENT CONFERENCES

- 25.1 The UNION and the EMPLOYER agree that it is desirable that periodic meetings be held at mutually agreed upon times between representatives of the UNION and the EMPLOYER. Such meetings may be requested at reasonable intervals at least seven (7) days in advance by either party by placing in writing the request with a suggested agenda.

## ARTICLE 26. NO STRIKE

- 26.1 There shall be no strikes, stoppages, slowdowns, picketing or other interference with the operation of the EMPLOYER (all of which are referred to as "strikes"). A strike shall mean concerted action in failing to report for duty, the willful absence from one's position, the stoppage of work, slowdown or the absence in whole or in part from the full, faithful and proper performance of the duties of employment. No Employee shall authorize, instigate, aid or condone any strike affecting the EMPLOYER, and no Employee shall participate in any strike affecting the EMPLOYER.
- 26.2 Penalties. Any Employee who violates the provisions of this Article shall have their employment terminated by the EMPLOYER effective the date the violation first occurs. Such termination shall be effective upon written notice served upon the Employee. An Employee who is absent from any portion of their work assignment without permission, or who abstains wholly or in part from the full performance of their duties without permission from the EMPLOYER on the date or dates when a strike occurs, is presumed to have engaged in a strike on such date or dates. Employees who violate the provisions of this Article may, subsequent to such violation, be employed or re-employed, but the Employee shall be on probation for two (2) years with respect to tenure of employment. No Employee shall be entitled to any daily pay, wages or per diem for the days on which they engaged in a strike.

## ARTICLE 27. DURATION AND AGREEMENT

This AGREEMENT shall be effective as of January 1, 2026, and shall remain in full force and effect through the 31st day of December 2026. All terms and conditions of employment contained in this AGREEMENT will be in force for the duration of this AGREEMENT.

FOR THE CITY OF INVER GROVE HEIGHTS

FOR LAW ENFORCEMENT LABOR  
SERVICES, INC., LOCAL No. 600

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Mayor

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Business Agent

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City Administrator

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LELS, Local 600, President

# APPENDIX A

## 2026 WAGES (Effective January 1, 2026)

	<u>Step 1</u>	<u>Step 2</u>	<u>Step 3</u>	<u>Step 4</u>	<u>Step 5</u>	<u>Step 6</u>	<u>Step 7</u>	<u>Step 8</u>	<u>Step 9</u>	<u>Step 10</u>
Grade 16	\$40.30	\$41.46	\$42.62	\$43.81	\$44.98	\$46.16	\$47.31	\$48.48	\$49.65	\$50.83

The above wage chart reflects a 3.5% increase from 2025 wages.

Effective 1/1/26 the Non-Licensed Supervisor incumbent will move to step 3 on the salary schedule.

Initial placement in the range will be determined by Promotional Offer. In no case will this result in a wage equal to or less than that of the Employee's previous classification with the city. Employees will move through the steps either on a common anniversary date for the department, or will follow the 6-month, 12-month, and annual review cycle, based on their promotional anniversary date.

# APPENDIX B

City of Inver Grove Heights, MN

## 2026 Employee Health Insurance - Costs & Contributions for Fulltime Employees

HSA Plan - Open Access Network	Monthly Premiums			Annual Deductible	
	Total Premium	City Contribution	Employee Cost/(Excess)	Total Deductible	City's HSA Contribution
Single	\$961.75	\$1,347.85	(\$386.10)	\$3,400	\$1,700
Single + 1	\$2,163.65	\$1,839.10	\$324.55	\$6,800	\$3,400
Family	\$2,510.25	\$1,882.69	\$627.56	\$6,800	\$3,400
HSA Plan - Achieve Network	Total Premium	City Contribution	Employee Cost/(Excess)	Total Deductible	City's HSA Contribution
Single	\$904.05	\$1,290.15	(\$386.10)	\$3,400	\$1,700
Single + 1	\$2,033.84	\$1,839.10	\$194.74	\$6,800	\$3,400
Family	\$2,359.63	\$1,882.69	\$476.94	\$6,800	\$3,400
HRA Plan - Open Access Network	Total Premium	City Contribution	Employee Cost/(Excess)	Total Deductible	City's HRA Contribution
Single	\$1,034.91	\$1,356.18	(\$321.27)	\$3,200	\$1,600
Single + 1	\$2,328.25	\$1,855.77	\$472.48	\$6,400	\$3,200
Family	\$2,701.21	\$1,899.35	\$801.86	\$6,400	\$3,200
HRA Plan - Achieve Network	Total Premium	City Contribution	Employee Cost/(Excess)	Total Deductible	City's HRA Contribution
Single	\$972.82	\$1,356.18	(\$383.36)	\$3,200	\$1,600
Single + 1	\$2,188.55	\$1,855.77	\$332.78	\$6,400	\$3,200
Family	\$2,539.13	\$1,899.35	\$639.78	\$6,400	\$3,200

**Notes:** Rates are for Fulltime benefited employees (36-40 hrs/wk). Part-time benefited employees receive prorated City contributions. Employees electing single coverage may use the "excess" City contribution amount toward the cost of optional benefits, such as dental or vision insurance, or receive the excess as taxable income. Employees waiving medical coverage will receive \$386.10 per month, which may be used for optional benefits, such as dental or vision insurance, or paid out as taxable income.



## Request for Council Action

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**SUBJECT:**        **Resolution Electing to Confirm Statutory Tort Limits for Liability Insurance Purposes**

**MEETING DATE:**    May 26, 2026

**ITEM TYPE:**        Consent Agenda

**CONTACT:**         Roberta Ellison, Assistant Finance Director, 651-450-2516

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### **ACTION REQUESTED**

The Council is asked to adopt the attached Resolution, electing not to waive the statutory tort limits for insurance purposes.

### **BACKGROUND**

Minnesota Statute 466.04 currently sets the maximum municipal tort liability limits at \$500,000 per claimant and \$1,500,000 per occurrence. These limits apply whether the claim is against the City or an individual employee.

Although this limit is rather comprehensive, it does not cover all claims against the City. For claims not covered by the statute, the City's insurance coverage provides a standard limit of \$2,000,000 per occurrence.

The City procures its liability insurance from the League of Minnesota Cities Insurance Trust (LMCIT). LMCIT requires city councils to make an annual election to waive or not waive statutory tort limits. Historically, the City has elected not to waive the statutory tort limit.

### **FISCAL IMPACT**

If the City chooses to waive the statutory limits, the statutory protection of \$500,000 would not apply. Instead, the LMCIT standard limit of \$2,000,000 would apply. Because the waiver increases an individual city's exposure, the premium will be higher for those cities electing to waive the tort limits.

If the City elects NOT to waive the statutory limits, exposure will be limited by the statute to no more than \$500,000 per claimant and \$1.5 million per occurrence. LMCIT's higher coverage limits would only apply to those types of claims that aren't covered by the statutory limit.

### **RECOMMENDATION**

Staff recommends adoption of the attached Resolution, electing not to waive the statutory tort limit.

### **ATTACHMENTS**

1. Tort Limit Resolution

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

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION MAKING AN ELECTION NOT TO WAIVE THE STATUTORY TORT LIMITS  
FOR LIABILITY INSURANCE PURPOSES**

**WHEREAS**, Minnesota Statutes Chapter 466 addresses tort liability for cities; and

**WHEREAS**, Minnesota Statutes 466.04 currently sets the maximum liability limits for cities at \$500,000 per claimant and \$1,500,000 per occurrence; and

**WHEREAS**, the City procures its insurance from the League of Minnesota Cities Insurance Trust (LMCIT); and

**WHEREAS**, LMCIT allows the City an option to waive those limits; and

**WHEREAS**, LMCIT has asked the City to make the election annually with regards to waiving or not waiving its tort liability established by Minnesota Statutes 466.04.

**NOW, THEREFORE BE IT RESOLVED**, by the Inver Grove Heights City Council does hereby elect not to waive the statutory tort limits established by Minnesota Statutes 466.04.

Approved by the City Council of the City of Inver Grove Heights, Minnesota this 26th day of May 2026.

\_\_\_\_\_  
Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk



## Request for Council Action

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**SUBJECT:**        **Approve change order for Pierce Enforcer Fire Pumper**

**MEETING DATE:**    May 26, 2026  
**ITEM TYPE:**        Consent Agenda  
**CONTACT:**         Judy Thill, Fire Chief, 651.450.2495

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### **ACTION REQUESTED**

Staff is requesting Council approve a \$9,263.98 change order for the Pierce Enforcer Fire Pumper that was ordered in July 2023.

### **BACKGROUND**

In July 2023, the fire department ordered a Pierce Enforcer Pumper that came with a 38 to 42-month delivery timeframe. The department was recently notified that the truck was in line to be built over the coming months, with a more solid delivery date of October 2026. A group of fire personnel and an IGH mechanic met with the manufacturer for the pre-build meeting where they went through all the original specifications of the truck to determine what, if any, changes might need to be made.

The change order is for an advanced vehicle control lighting system, which is relatively new technology for emergency vehicles that will be included on all new fire trucks going forward. The system synchronizes warning lights across multiple fire vehicles, helping create a calmer and more controlled emergency scene. The bright LED emergency lights can sometimes create confusion for drivers and contribute to crashes involving emergency vehicles and personnel. This new system automatically softens light intensity and coordinates flashing patterns among responding vehicles to improve visibility, reduce distraction, and enhance safety.

Today's bright LED emergency lights can sometimes create confusion for drivers and contribute to crashes involving emergency vehicles and personnel. This new system automatically softens light intensity and coordinates flashing patterns among responding vehicles to improve visibility, reduce distraction, and enhance safety.

The cost for this adds \$9,263.96 to the original cost of \$1,174,882 agreed to in 2023. When this truck was ordered in 2023, there was no contingency added for any possible changes.

If approved, this will be incorporated into the build, with the next steps being the mid-build meeting and inspection scheduled for this summer, followed by a final inspection prior to delivery.

There remains the potential for additional modifications during the remainder of the build process. If needed, any future modifications requiring a change order would be brought forward separately for Council consideration prior to delivery.

### **FISCAL IMPACT**

The cost of this change order will be added to the final cost and invoice for the truck before we accept delivery.

**RECOMMENDATION**

Staff is recommending approval of this change order.

**ATTACHMENTS**

1. Resolution approving change order for Pierce Pumper May 2026 (1)

**RESOLUTION NO. \_\_\_\_\_**

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

**A RESOLUTION APPROVING CHANGE ORDER FOR PIERCE ENFORCER  
PUMPER ORDERD IN JULY OF 2023**

**WHEREAS**, the City Council approved the purchase of a new Pierce Enforcer Fire Pumper in July 2023; and

**WHEREAS**, a pre-build meeting was held and it was determined that an advanced vehicle lighting system, newer technology adopted since 2023 and now being incorporated in fire engines, would be appropriate for this vehicle; and

**WHEREAS**, those changes identified at this meeting total \$9,263.96; and

**WHEREAS**, this \$9,263.96 change order for the new truck needs to be approved before the truck can continue to be built; and

**WHEREAS**, the additional \$9,263.96 will be added to the final invoice before the truck is delivered; and

**WHEREAS**, there will be a mid-build meeting and inspection and a final inspection yet to take place, and if any changes are identified at those, a separate request will come back to the council for approval; and

**NOW, THEREFORE**, be it resolved that the City Council of the City of Inver Grove Heights does hereby authorize the change order of \$9,283.96 towards the purchase of the Pierce Enforcer Fire Pumper that was ordered in July 2023.

Approved by the City Council of the City of Inver Grove Heights, Minnesota this 26<sup>h</sup> day of May, 2026.

**INVER GROVE HEIGHTS**

\_\_\_\_\_  
Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk



## Request for Council Action

**SUBJECT:** **Approve a Resolution, Authorizing Resubmittal of the FY2026 a DEED Host Community Grant Application.**

**MEETING DATE:** May 26, 2026

**ITEM TYPE:** Consent Agenda

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

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### ACTION REQUESTED

The City Council is asked to consider a resolution approving a resubmittal of the City's Fiscal Year 2026 Host Community grant application with the Minnesota Department of Employment and Economic Development (DEED).

### BACKGROUND

Each year, the City of Inver Grove Heights submits a grant application to the Minnesota Department of Employment and Economic Development (DEED), requesting funding from the Host Community Economic Development fund (Program). The Program was created by the Minnesota Legislature in 2013 to provide funding for "host communities" to pay for capital costs related to development or redevelopment projects that create jobs, increase city tax base, and enhance a city's ability to attract private investment. The cities of Inver Grove Heights and Burnsville are the recipients of these funds.

The State biennium sets aside funding for the two (2) cities, of which the two cities typically share the allocation. For Fiscal Year (FY) 2026, total funds available are \$674,500. As the cities typically share this allocation, Inver Grove Heights would receive \$337,250 for the current State Fiscal Year (now through June 30, 2027). The City's FY2025 allocation was \$416,625.

The City used its FY2025 allocation to development schematic civil, engineering and utility plan designs, or 30% completed plans, for the Minnesota Hockey Hall of Fame (MNHOF) project. That work was completed on May 25, 2026; reimbursement was submitted to DEED for processing. It is recommended the City Council approve the attached resolution and grant application to use the FY2026 allocation to continue the civil and engineering work for the MNHOF project to complete the "Development Design," up to 60% completed plans.

Bolton and Menk, an engineering firm in our selected consultant pool, was hired to complete the Schematic Plan, and will be contracted to continue the Development Design Work. Bolton and Menk has estimated the total cost of the next phase to be less than the total funding available. The Community Development Director is requesting a total grant submittal to include that amount, plus contingency. The final request to be listed in the resolution and grant application.

No local match is required for this grant funding. If awarded in full, there would be no out-of-pocket expense to the City.

### FISCAL IMPACT

None.

## **RECOMMENDATION**

Staff recommends approval of the resolution supporting the FY2026 Host Community grant application.

## **ATTACHMENTS**

1. Resolution\_DEED FY26 Host Community Grant\_05-26-2026
2. FY2026\_Inver Grove Heights\_Grant Application (MNHHOF Phase 2)\_Host Community Economic Development Program

**CITY OF INVER GROVE HEIGHTS  
DAKOTA COUNTY, MINNESOTA  
RESOLUTION NO. 26-\_\_\_\_\_**

**RESOLUTION AUTHORIZING SUBMITTAL OF A HOST COMMUNITY ECONOMIC  
DEVELOPMENT GRANT APPLICATION TO THE MINNESOTA DEPARTMENT OF  
EMPLOYMENT & ECONOMIC DEVELOPMENT (DEED)**

**WHEREAS**, the City of Inver Grove Heights (“City”) is a Host Community under Minnesota Statute §116J.548 (“Statute”); and,

**WHEREAS**, the City shall act as the legal sponsor for projects contained in the Host Community Economic Development grant program (“Grant Program”) application as submitted to the Minnesota Department of Employment and Economic Development (“DEED”) for Fiscal Year (“FY”) 2026; and,

**WHEREAS**, the Statute defines an Eligible Project as a development or redevelopment project that will generate economic development within a timeframe of five years or less or facilitate the preparation of long-term economic development; and,

**WHEREAS**, the Statute further identifies eligible Capital Cost expenditures of an Eligible Project as the public acquisition of lands and buildings and other public capital improvements, including predesign, design, engineering and other similar activities; and,

**WHEREAS**, the City was identified as the home of the future Minnesota Hockey Hall of Fame (“MNHHOF”), a 46.43-acre development that will include site and public improvements, including acquisition of land and public right of way, and construction of public roads and extension of public utilities that will service the MNHHOF project and future adjacent economic development; and,

**WHEREAS**, the City received funding from the Grant Program in FY25 to complete a traffic assessment and schematic (30%) civil, engineering and utility design plans (“Schematic Plans”) and other related preliminary design work for site and public improvements related to the MNHHOF project; and,

**WHEREAS**, design and engineering are authorized expenditures through the Grant Program, and continuing the work completed by the FY25 grant funding is critical to support the MNHHOF project and future construction of the planned site and public improvements; and,

**WHEREAS**, with the Schematic Plans complete, the City will use the FY2026 grant funding to shift development work to the “Development Design” phase of the civil, engineering and utility design work (up to 60% Plan completion) related to the MNHHOF project; and,

**WHEREAS**, for the purpose of effecting development, the City requests grant funds totaling \$330,000 from the Grant Program to support the MNHHOF project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS, MINNESOTA** that the City of Inver Grove Heights, acting as the legal sponsor for capital projects referenced in the amended Fiscal Year 2026 Host Community Grant Program application, requests DEED’s approval of the grant application for the MNHHOF project, allowing the expenditure of said grant funds for the purpose of completing the

Development Design Phase (up to 60% Plans) of the civil, engineering and utility design plans and other related preliminary design work to be completed on or before June 30, 2027.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS**, that the Community Development Director is directed to submit the City's Grant Application, and the Mayor and City Clerk are hereby authorized to execute such grant contract agreements as are necessary to implement the Project of the City.

**BE IT FURTHER RESOLVED** that the City has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration; and,

**BE IT FURTHER RESOLVED** that the City has not violated any Federal, State of Minnesota ("State"), or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice; and,

**BE IT FURTHER RESOLVED** that upon approval of its application by the State, the City may enter into an agreement with the State for the above referenced projects, and that the City certifies that it will comply with all applicable laws and regulations as stated in all contract agreements.

This resolution is passed and adopted by the City Council of the City of Inver Grove Heights, Dakota County, Minnesota this 26<sup>th</sup> day of May, 2026.

Aye:  
Nay:

CITY OF INVER GROVE HEIGHTS

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Brenda Dietrich  
Its: Mayor

ATTEST:

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Rebecca Kiernan  
Its: City Clerk



Great Northern Building, 180 E 5<sup>th</sup> Street, Suite 1200, St. Paul, MN 55101

## Host Community Economic Development Grant Application

### Cover Page

Applicant (Host Community): **City of Inver Grove Heights**

Head of Applicant Agency (e.g. Mayor): **Brenda Dietrich, Mayor**  
**Ellen Hiniker, Interim City Administrator**

Applicant Address: **8150 Barbara Avenue**

City: **Inver Grove Heights** Zip Code: **55077**

For reference, please give the State Statute number which gives the applicant authority to carry out the activities for which you are requesting grant funds. **§469.041**

Project Contact for the Host Community: **Jason Ziemer, Community Development Director**

Phone: **(651) 450-2546**

E-mail: **jziemer@ighmn.gov**

Mailing Address: **8150 Barbara Avenue, Inver Grove Heights, MN 55077**

Project Manager (in the event of an award): **Jason Ziemer, Community Development Director**

Project Manager's Phone and Email: **(651) 450-2546 / jziemer@ighmn.gov**

Application Author: **Jason Ziemer, Community Development Director**

Author's Phone and Email: **(651) 450-2546 / jziemer@ighmn.gov**

## PROJECT AREA INFORMATION

1. Name of Site/Project Area: **Minnesota Hockey Hall of Fame**

Site/Project Area address or boundaries:

**Northwest corner of 65<sup>th</sup> Street/Argenta Boulevard intersection  
Adjacent to/southside of Interstate 494**

**PIDs: 200060025015 (all 40.93 acres)  
200060005010 (approx. 5.5 acres)**

City: **Inver Grove Heights** Zip Code: **55077**

Total Acreage of Project Area: **46.43 Acres**

Minnesota Legislative District #: **53A**

(Note: The Minnesota Legislature has a tool to look up legislative district numbers. You must have a precise address and know the zip code of the site. Go to: <http://www.gis.leg.mn/OpenLayers/districts/>)

2. Describe the current and future ownership of the parcels on which the capital costs are being requested.

**The City of Inver Grove Heights (“City”) was selected as the home of the Minnesota Hockey Hall of Fame (“MNHHOF”). The 140,000 square foot facility is planned for a 46.43 acres of land in the northern portion of the City, adjacent to Interstate 494 (“494”) and the Minnesota Vikings headquarters. Public investment in the development will include the acquisition of land and public right of way, the construction of new roads and extension of a County Road, and expansion of public utilities that will serve the MNHHOF project and future adjacent economic development. The City has a purchase agreement with the current property owner (Ace in the Hole Limited Partnership). Upon completion of the development the City will convey ownership to the developer (CSN-IGH-1, LLC), excluding public roads and rights of way and land to be retained for public purpose.**

## MAPS AND SITE FEATURES

3. **Attach** an accurate and legible map of the project area that includes the proposed development or redevelopment project showing locations of prominent and relevant site features such as major roadways, etc. (NOTE: maps shall include property boundaries, a north arrow and bar scale). The map(s) should show the following:
- The current condition of the project area including labeled structures;
  - The proposed development or redevelopment of the project area including labeled structures; and
  - Specifically where and for what activities DEED money will apply.
4. Please provide current and historic photographs of the project if available.

**Images of the current site and proposed end use attached.**

## HISTORY/CURRENT USE

5. Please attach a synopsis on the history and general background of the project area. This includes, but is not limited to, a description of the past and current uses of the project area, why development or redevelopment is being planned for the area and any other information that may be helpful in understanding the project area's current use. **See Page 10.**

## **DEVELOPMENT OR REDEVELOPMENT PROJECT**

6. Please attach a detailed narrative of the proposed development or redevelopment project planned for the project area. Please describe and define the project area, discuss the economic development that will be generated as a result of the project, the potential the project has to attract private investment to the area and how the community will benefit from the development or redevelopment project. **See Page 11.**

## **ANALYSIS OF DEVELOPMENT OR REDEVELOPMENT PROJECT**

7. Describe how this project will increase the property tax in the project area.

**The Minnesota Hockey Hall of Fame (“MNHHOF”) project site is in the planned development area of the City of Inver Grove Heights (“City”), known locally as the Northwest Expansion Area (“NWA”). Specifically, Interstate 494 (“494”) borders the development site to the north. A planned 494 interchange will eventually connect into this site; the City and Dakota County are currently in early stages of planning for that interchange. Historically, larger 103-plus-acres area has historically part of the City’s long-range development plans as a major commercial corridor. Thus, the 40-plus-acre MNHHOF project would initiate the City’s development plan for this area. The planned public improvements include new public roads and extension of an existing County Road; all of those roads would connect into the new 494 interchange. Additionally, the expansion of public utilities into the larger area will benefit not only the MNHHOF project but also future adjacent commercial and residential development, anticipated with the MNHHOF project.**

**Historical imagery from 1937 to today shows the development site as consistently used for agriculture (i.e. crop production) with no structures or outside storage of equipment. Because of the associated agricultural use, the development site has qualified for and been enrolled in the Green Acres program through Dakota County, paying nominal property taxes. The change in use of development site from agricultural to commercial eliminates the Green Acres designation and will significantly increase the value of the property and property taxes paid, as a result.**

8. What is the projected increase in property taxes after final development or redevelopment in the project area?

**Property taxes paid in 2025 totaled \$2,884 due to the Green Acres designation. Early projections estimate property taxes upon completion of the MNHHOF project to be \$776,500. This represents a significant increase in property tax revenues.**

How was this figure determined?

**The Dakota County Assessor’s Office provided a valuation estimate range based on the size and type of building and project specifics. That valuation was used by the City’s financial advisor (Ehlers) to determine a total estimated market and taxable value for the developed property and calculate an estimate of property taxes to be generated by the development.**

**JOB CREATION**

9. Project the number of new jobs created in the project area after the proposed development or redevelopment of the project area. (Jobs that did not exist in Minnesota prior to development. (This should not include construction jobs.)

**Total New Full-Time Jobs: 67 (Hall of Fame/Events Center/Arena, Restaurant/Retail, Tap Room)**  
**Total New Part-Time Jobs: 105 (Restaurant/Retail and Tap Room)**  
**TBD (Hall of Fame/Events Center/Arena)**

**NEW JOBS TABLE**

Position Title	Total # of Full-Time Jobs	Total # of Part-Time Jobs	Part-time Hours Per Week	Expected Hiring Date
Hall of Fame Events Center Ice Arena	35-40	TBD	TBD	TBD
Restaurant Retail	15-20	50-75	TBD	TBD
Tap Room	5-7	20-30	TBD	TBD

The developer estimates up to 400 total combined jobs when accounting for part-time employment related to seasonal and event staff that would be hired for the ice arena, and events at the performance venue and events center (i.e. ballrooms). Full-time and full-time equivalent jobs for the Hockey Hall of Fame and related events venues shall include management and operational positions related to the ice arena, Hall of Fame and museum, performance auditorium, events center, and general facility management, maintenance and program staff, as well as part-time arena and events staff.

Of the 20 full-time restaurant and retail employees, five (5) are assumed as management positions. Three (3) of the seven (7) full-time tap room staff are assumed as management. All 67 full-time positions and the 105 part-time positions are expected to be hired in advance of project completion and before opening.

10. What are the total costs of the development or redevelopment project expected in the project area? (not including the capital costs)?

**Total development costs are currently estimated at a combined total of \$148,239,678. Private costs include construction plus soft costs for architectural, engineering, permits and fees, etc. Public costs include land acquisition plus construction costs for site improvements and public utilities and streets and soft costs for civil engineering, design, construction administration, etc.**

How much is private? **\$129,485,478**  
 How much is public? **\$ 18,754,200**  
**\$148,239,678**

**CAPITAL COSTS**

11. Describe the capital costs planned for the project area.

**Planned public capital costs for the MNHHOF project includes acquisition of land and rights of way and construction of certain site and public improvements. Site improvements include mass grading and relocation of overhead electric transmission lines to provide a development ready site, and the construction of internal streets and parking areas. Public improvements include the construction of new public streets, including the extension of an existing County Road, and installation of public utilities (water, sanitary sewer and stormwater). All public streets planned for the development are identified as local and regional connections to the future 494 interchange.**

**With the FY2025 HCEP funding, the City completed a traffic assessment and Schematic Plan (30%) Design for the civil, engineering and utility plans. Completion of that work in May 2026 coincided with property surveys and tree inventory, environmental study, and soil boring and geotechnical analysis paid by the City and completed in April 2026. The Schematic Plan Design allowed fit plan evaluation and agency collaboration to ensure site integration with the future 494 interchange, Dakota County roadway design and access, and new location of the overhead transmission lines.**

**Planned Capital Costs for the FY2026 HCEP grant funding will shift the work to the Development Design Phase (60% Plan Design) for the civil, engineering and utility design work. Work with the Development Design Phase, will include preparation of the Preliminary and Final Plat documents, finalize building placement and elevation; refinement of site grading and stormwater plans; finalize section details and profiles for roadways and public utilities; determine stormwater requirements and draft the stormwater management plan and report; finalize the traffic study and determine needed roadway improvements and draft the study report; submit all plans and reports for local and state agency review; and provide for project cost estimating. The deliverables with this phase included detailed plan sheets and profiles and the engineers probable opinion of cost.**

12. Total capital costs.

<b>Land Acquisition:</b>	<b>\$ 8,740,200</b>
<b>Site Improvements:</b>	<b>\$ 7,282,700</b>
<b>Public Improvements:</b>	<b>\$ 2,731,300</b>
	<b>\$18,754,200</b>

13. How much money are you seeking from DEED?

**Total Request**  
**Development Design (60% Plans): \$330,000**

14. How much of the total capital costs will come from private sources?

**As described above, the TOTAL development investment is estimated at \$148,239,678, including both private and public investments. PRIVATE capital costs are estimated at \$129,485,478; current PUBLIC capital costs are estimated at \$18,754,200. Public costs do not include relocation of overhead electric transmission lines, owned by Xcel Energy, that bisect the development site. All public capital costs will be funded entirely by the City and other public sources (i.e. grants, legislative appropriations, etc.), if awarded to the City. Development Design (60% Plans) for civil, engineering and design costs, per this grant application, are a qualifying public expenditure and will**

**be paid by the Host Community Economic Development grant program.**

15. How much of the total capital costs will be paid from local, public dollars?

**Consistent with the FY2025 HCEP grant funding for Schematic (30%) Plan Design, 100% of the Development Design (60%) Plans will be paid for by the FY2026 HCEP grant funding. At this time, the City is responsible for all other public capital costs associated with the development, using a combination of cash and debt levy, to fund acquisition of land and rights of way; site grading and relocation of overhead transmission lines; construction of roadways and parking areas; and installation of public utilities (water, sanitary sewer and stormwater).**

16. Fill out the budget table below indicating the sources, uses, and amounts of **all** funds (including DEED requests) that will be used for eligible capital costs as defined in this application.

Use of Funds (Capital Costs)	Amount	Source of Funds	Date Funds Committed
Preliminary Plat Drafts	\$12,300	DEED Host Community Grant	TBD
Site Grading & Design Detailing; Community Review	\$78,750	DEED Host Community Grant	TBD
Stormwater Management Plan & Report	\$46,500	DEED Host Community Grant	TBD
Wetland Mitigation Services	\$13,500	DEED Host Community Grant	
Utility System Plans – Water, Sanitary Sewer & Stormwater	\$66,350	DEED Host Community Grant	TBD
Roadway System Plan Sections & Profiles	\$73,400	DEED Host Community Grant	TBD
Traffic Study Report & Access Analysis	\$26,200	DEED Host Community Grant	TBD
Engineering Project Cost Estimating	\$13,000	DEED Host Community Grant	TBD
Total Project Costs	\$330,000		

**PROJECT SCHEDULE**

17. Provide a detailed project schedule outlining the individual tasks and schedules of the overall capital costs for the project including development or redevelopment tasks and activities necessary to complete the Project. Indicate on this form the capital costs for the individual tasks involved in the project and the expected completion date (month and year) of the activity. The last task on the project schedule should indicate the date upon which construction of the development or redevelopment will be complete.

**SCHEDULED TASKS BY YEAR AND MONTH**

TASK	YEAR 2026												YEAR 2027												YEAR 2028											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Development Design																																				

18. Please list any factors which would change or delay this schedule.

**Due to the size and scope of the development, project funding is not readily available in the City’s capital improvement program to cover civil, engineering and utility plan designs and construction. The City use available cash to acquire the land and rights of way and issue debt for construction of the site and public improvements. The lack of HCEP funding for this next phase of work (Development Design) for the civil, engineering and utility plan design, would cause a significant delay in the overall timing of the project as much of the public work must be completed before the private work can begin (i.e. facility construction). As private funding also leans on private fundraising and corporate sponsorship, delays in fundraising goals or other unforeseen circumstances on the private development side could also create a stoppage of work or delays in the project’s overall schedule. The noted overhead transmission lines bisect the Subject Property and will require relocation and that work can take up to 18 months to complete. Site plans, developed by this work, are accommodating the new location for the overhead transmission lines. Thus, the inability to complete these plans will future delay relocation of the transmission lines and further complicate construction of the site and public improvements and construction of the facility and other private work related to the development.**

**DEVELOPER/THIRD PARTY/COMPANY COMMITMENT**

If there is a commitment from a developer or third party owner/tenant for the project area, please complete the following and **attach a letter(s) of commitment**.

19. Third Party/Company Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Title: \_\_\_\_\_  
Phone: (     ) \_\_\_\_\_

If there is an **end-user** commitment, please complete the following:

20. Third Party/Company Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Title: \_\_\_\_\_  
Phone: (     ) \_\_\_\_\_

**VI. PAYMENT INFORMATION**

Most grant payments take place through electronic funds transfer (EFT). To ensure proper payment, a Vendor Number assigned by Minnesota Management & Budget is required.

Financial Contact Person: **Amy Hove, Finance Director**

Telephone Number or Email: **ahove@ighmn.gov**

State of Minnesota Vendor Number: **SWIFT Vendor # 0000197690**

If a Minnesota Vendor Number does not exist, please supply:

Minnesota Identification Number:

Federal Employer Identification Number:

State Vendor info may be found at:  
<https://mn.gov/mmb/accounting/swift/vendor-resources/>

## **MINNESOTA HOCKEY HALL OF FAME SITE HISTORY / CURRENT USE**

The 46-plus-acre Minnesota Hockey Hall of Fame (“MNHHOF”) development site is next to Interstate 494 (“I-494”) and immediately adjacent to the location of a planned I-494 interchange (“Subject Property”). Historical imagery from 1937 to today shows the development site as only ever been used for agriculture (i.e. crop production) with no residential homes, farm buildings or other structures, or outside storage of equipment. Two delineated wetlands are located on the far western edge of the property. An easement was granted in 1942, allowing Northern States Power (“NSP”), dba Xcel Energy, to construct, maintain and operate overhead electric transmission lines on the Subject Property. An additional easement was granted to NSP in 1985; that added easement area is in the northwestern corner of the Subject Property and was granted for the same purpose as the 1942 easement. The overhead power lines and main easement area bisect the Subject Property and will require relocation. In 2021, as part of the Argenta Boulevard (County Road 63) construction project, Dakota County acquired right-of-way by condemnation to allow for the extension of 65<sup>th</sup> Street from the new Argenta Boulevard/CR63 to the west. Construction began in Fall 2021 and was completed by Fall 2021 / Spring 2022.

## MINNESOTA HOCKEY HALL OF FAME DEVELOPMENT PROJECT

The Minnesota Hockey Hall of Fame (“MNHHOF”) project site is located in the planned development area of the City of Inver Grove Heights (“City”), known locally as the Northwest Expansion Area (“NWA”). For more than 20 years, the NWA has been identified as the last major commercial corridor and the ideal location for mixed-use development that can attract new restaurants, retail and entertainment, and support new higher density residential. The development site sits next to Interstate 494 (“494”) and immediately adjacent to the location of a planned 494 interchange; it is also just east of the Minnesota Vikings headquarters and training complex. Thus, the development site and adjacent 60-acre property have been specifically identified in the City’s long-range development and transportation plans for the type of use as imagined and proposed with the MNHHOF project.

The Inver Grove Heights site was selected due to its central location in Twin Cities and access to other major Twin Cities destinations, proximity to Viking Lakes and Minnesota Vikings complex, quick access to the Minneapolis-St. Paul International Airport and strong visibility from and future access to 494. The site can easily accommodate the sizeable development and related needs for on-site parking and stormwater and leverage the existing and well-connected transportation network provided by City and County roads, State highways and the future interchange. The developer proposes a 140,000-square-foot facility that would include: a 30,000-square foot museum with a Great Hall and five exhibit wings and interactive digital experiences, 48,000-square foot ice arena, 20,000-square foot performance hall, signature event spaces, and a hockey-themed restaurant and tap room. Based on information provided by the Dakota County Assessor’s Office and financial calculations by the City’s financial consultant, the development will have a value greater than \$26,000,000, resulting in total tax revenues of at least \$776,500. Dakota County listed the assessed value of the Subject Property today at \$2,158,700 with taxes paid in 2025 totaling \$2,884 due to its Green Acres designation. The remaining, vacant 60-acres adjacent to and east of the MNHHOF site presents the City opportunities for sustained commercial growth and higher-density development resulting from this project. Future values and property taxes generated resulting from that supplemental development depends on the type of development that occurs on that adjacent 60 acres. Estimates based on a visioning exercise and conceptual renderings of commercial and higher density residential uses projected combined property values more than \$192,000,000. The current value of the adjacent 60 acres is \$3,615,500; 2025 property taxes paid totaled \$4,390.

The 494 interchange project recently completed the initial concept review and footprint study and is progressing to the next stage of planning, design and environmental review. The City and Dakota County anticipate the MNHHOF project will help move the interchange forward. Land to be acquired by the City includes new right-of-way to support the extension of Argenta Boulevard (County Road 63) and other local connecting roadways that will enhance opportunities for future commercial development, and support future interchange construction and improve overall transportation access in this part of the Twin Cities metropolitan area. In addition to acquiring the Subject Property, the City has agreed to complete grading and certain site improvements, providing the project developer a development-ready site, and construct the necessary public improvements, including road construction and installation of public utilities. Those public

improvements planned with the MNHHOF project will also benefit adjacent, vacant land, creating additional private investment and economic development opportunities. The recently completed Schematic (30%) Plan Design work, funded by a HCEP grant, allowed the City and developer to shift from concept to schematic-level civil, engineering and utility designs, allowing ongoing private architectural planning and design. The Phase 2 work, moves the civil, engineering and utility design work to Development Design (60% Plan Design), which allows for refinement of all plan details and profiles, creation of the stormwater management plan and required report, and submission of reports and plans for agency review and comment.

#### Previous Development Action Items

On December 8, 2025, the City Council approved a purchase agreement to acquire land for the development. In January 2026, the City Council authorized completion of the due diligence items, including property surveys and tree inventory, environmental assessment of the development area, and soil borings and geotechnical report; that work was completed in April 2026. DEED approved an amended FY2025 HCEP grant application, allowing the city to proceed with the Schematic (30%) Plan Design for the civil, engineering and utility improvements; that work is to be completed by May 30, 2026. The next phase of plan design is the Development Design (60%) Plan Design phase, which is also proposed to be funded by HCEP grant funding. Construction of the site and public improvements and facility construction are currently projected to commence in 2027.



## Request for Council Action

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**SUBJECT:**       **Resolutions Approving Contract Award and Budgets for City Project Nos. 2024-16 & 2024-24**

**MEETING DATE:**   May 26, 2026

**ITEM TYPE:**        Consent Agenda

**CONTACT:**         Brian Connolly, Public Works Director, 651.450.2571

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### **ACTION REQUESTED**

The Council is asked to adopt the two attached Resolutions approving the contract award and the budgets for City Project No. 2024-16 (80th Street Multi-Use Trail) and 2024-24 (Concord Blvd. Pedestrian Safety Improvements).

### **BACKGROUND**

Dakota County is undertaking two separate projects to improve pedestrian and multi-modal transportation facilities along Concord Blvd. (CSAH 56) and 80th Street (CSAH 28) within the City of Inver Grove Heights. On August 12, 2024, the City entered a Joint Powers Agreement (JPA) with Dakota County for City Project 2024-16 - 80th Street Multi-Use Trail (Resolution 2024-147), and subsequently amended the JPA on August 28, 2025, to include City cost sharing up to \$85,000 for the trail installation along 80th Street between Cahill Ave. and Concord Blvd (Resolution 2025-101). On June 23, 2025, the City entered into a JPA with Dakota County for City Project No. 2024-24 - Concord Blvd. Pedestrian Facility Improvements (Resolution 2025-158), which endeavors to improve pedestrian crosswalks at intersections along the Mississippi River Greenway along Concord Blvd. between Cahill Ave. and the City of Inver Grove Heights/South St. Paul border. There were no City cost-sharing responsibilities for this project, but the JPA was necessary due to the impacts to existing City infrastructure, including utility casting adjustments and adjustments to curb at intersecting City streets.

The JPAs require that the City provide written approval for the County to award the construction contracts. Since the original JPA approvals, to save costs and gain efficiencies in construction, Dakota County, as the lead agency for design, bidding and construction of the project, combined these projects and posted the combined project for bidding in April 2026, and opened bids on May 12, 2026. Seven bids were received. Minger Contracting, Inc. is the lowest bidder with a total bid of \$4,677,338.27. The names and bid amounts for all bidders can be found on the attached Resolution, approving the contract award to Minger Construction Co., Inc.

### **FISCAL IMPACT**

Upon review of the low bid value and the estimated project cost sharing in the JPA (for City Project No. 2024-16), the City is not responsible for any construction costs, and as a result, the original cost estimate provided in the JPA remains unchanged. Funding for City Project No. 2024-16 will be from the Pavement Management Fund (Fund 440), as detailed in the attached Resolution.

The City has no cost responsibilities for City Project No. 2024-24, in accordance with Section 7 of the JPA for that project.

**RECOMMENDATION**

Staff recommends adoption of the attached Resolutions, approving the contract award, and approving the budget for City Project Nos. 2024-16 and 2024-24.

**ATTACHMENTS**

1. RESOLUTION - Contract Award
2. RESOLUTION - Budget Approval

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

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING AWARD VIA JOINT POWERS AGREEMENT OF A CONTRACT TO  
MINGER CONSTRUCTION CO., INC. FOR CITY PROJECT NOS. 2024-16 & 2024-24**

**WHEREAS**, Dakota County has completed design and is proceeding with construction of pedestrian and trail facility improvements along Concord Blvd. (CSAH 56) from Cahill Ave. to the Inver Grove Heights/South St. Paul municipal border, and along 80<sup>th</sup> Street (CSAH 28) from Cahill Ave. to Concord Blvd., as memorialized in separate Joint Powers Agreements; and

**WHEREAS**, pursuant to an advertisement for bids as solicited by Dakota County for County Project 56-14 (City Project 2024-24) and County Project 26-69 (City Project 2024-16), bids were received by Dakota County, opened on May 12, 2026, at 9:00 a.m., via on-line bidding, and tabulated according to law. The following bids were received complying with the advertisement:

<b>Contractor</b>	<b>Base Bid</b>
Minger Construction Co., Inc.	\$4,677,338.27
Meyer Contracting, Inc.	\$5,000,417.84
Max Steininger, Inc.	\$5,120,020.53
McNamara Contracting	\$5,188,617.00
New Look Contracting, Inc.	\$5,287,853.25
Urban Companies	\$5,357,131.20
Pember Companies, Inc.	\$5,899,109.70

**WHEREAS**, Minger Construction Co., Inc. is the lowest responsible bidder for a total amount of \$4,677,338.27; and

**WHEREAS**, Dakota County is requesting approval by the participating project agencies, including the City of Inver Grove Heights, to award a contract to Minger Construction Co., Inc. in the amount of \$4,677,338.27.

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

1. The City of Inver Grove Heights approves the recommendation of award of the construction contract to Minger Construction Co., Inc. by Dakota County for City Project Nos. 2024-16 & 2024-24.
2. Project funding provided by the City of Inver Grove Heights for the City Project Nos. 2024-16 & 2024-24 shall be in accordance with the approved budget resolution accompanying this item.

Approved by the City Council of the City Inver Grove Heights, Minnesota, on this 26th day of May 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 NOS. 2024-16 & 2024-24**

**WHEREAS**, the City Council has considered City Project No. 2024-16 (80<sup>th</sup> Street Multi-Use Trail), providing for the installation of a multi-use trail along the north side of 80<sup>th</sup> Street from Cahill Ave. to Concord Blvd., and City Project No. 2024-24 (Concord Blvd. Pedestrian Safety Improvements), providing for the improvement of pedestrian crossings at intersections along Concord Blvd. from Cahill Ave. to the Inver Grove Heights/South St. Paul municipal border; and

**WHEREAS**, as both projects are along Dakota County roadways, and are being designed and construction by Dakota County, as memorialized in separate Joint Powers Agreements for each project; and

**WHEREAS**, finding the projects to be necessary and beneficial to the orderly and efficient construction and/or maintenance of city infrastructure, the City Council has approved the bids, with a contract to be awarded via separate action by Dakota County for project construction.

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

1. The following budget is hereby adopted for City Project No. 2024-16:

<b>PROJECT COSTS <sup>(1)</sup></b>	
Legal, Engineering, Administrative, & Finance (LEAF) <sup>(2)</sup>	\$ 77,304.00
Construction Contingency (9%)	\$ 7,967.00
<b>TOTAL</b>	<b>\$ 85,000.00</b>

<b>FUNDING SOURCES</b>	
Pavement Management Fund (Fund 440)	\$ 85,000.00
<b>TOTAL</b>	<b>\$ 85,000.00</b>

(1) City of Inver Grove Heights Costs Only

(2) Cost based on share of LEAF *plus* ROW/Easement needs as detailed in *Attachment A* of the First Amendment to the JPA with Dakota County (Agreement #DCA21859.1).

2. In accordance with Section 7 of the Joint Powers Agreement for City Project No. 2024-24 with Dakota County (Agreement #DCA22630), there are no City of Inver Grove Heights costs associated with this portion of the Project.
3. 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.
4. The Project will be hosted and financed through Fund 436 – 117<sup>th</sup> Street Reconstruction, with funding reimbursement from the funding sources noted above.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 26th day of May 2026.

\_\_\_\_\_  
Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk



## Request for Council Action

**SUBJECT:**        **Resolutions Awarding Contract and Approving Budgets for City Project 2026-09N - 2026 Ultra-Thin Bonded Wear Course (UTBWC)**

**MEETING DATE:**    May 26, 2026  
**ITEM TYPE:**        Consent Agenda  
**CONTACT:**

### ACTION REQUESTED

The Council is asked to adopt the attached Resolutions awarding the contract and approving the budget for City project 2026-09N - 2026 Ultra-Thin Bonded Wear Course.

### BACKGROUND

Each year, the City selects several miles of roadway rated as marginal, meaning the condition of the road does not warrant a construction project using traditional rehabilitation methods. In the place of a traditional construction project, the City has begun using the ultrathin program to extend the serviceable life of many roadways around town.

Bids for City project 2026-09N were received and read aloud on April 28, 2026, with Asphalt Surface Technologies Corp (ASTECH) being the only bidder. For specialty work such as ultrathin paving, there are few contractors nationwide with the equipment necessary to complete the work and as such, staff have deemed the bid to be valid.

### FISCAL IMPACT

The low bid contract amount shown below includes the Contractors base bid of \$855,039.16 as well as an additional \$105,993.36 of alternate work.

Fund	2026 CIP Approved Budget	Low Bid (Contract Award)	Construction Contingency	Proposed Budget	Difference from 2026 CIP & Budget
Pavement Management - Local Streets (Fund 440)	\$1,000,000.00	\$961,032.52	\$38,967.48	\$1,000,000.00	\$0.00
Total	\$1,000,000.00	\$961,032.52	\$38,967.48	\$1,000,000.00	\$0.00

### RECOMMENDATION

Staff recommends adoption of the attached Resolutions, awarding the contract to ASTECH Corp in the amount of \$961,032.52 and approving the budget for City project 2026-09N.

**ATTACHMENTS**

1. Resolution - Award Contract 2026-09N - 2026 UTBWC
2. Construction Contract - 2026-09N
3. Resolution - Approve Budget 2026-09N - 2026 UTBWC

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

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AWARDING CONTRACT TO ASPHALT SURFACE TECHNOLOGIES CORP.  
FOR CITY PROJECT NO. 2026-09N – 2026 ULTRA THIN BONDED WEAR COURSE (UTBWC)**

**WHEREAS**, pursuant to an advertisement for bids for the 2026 Ultra-Thin Bonded Wear Course project, City Project No. 2026-09N, bids were received and opened online on April 28, 2026, at 10:00 a.m., read aloud, and tabulated according to law. The following bids were received complying with the advertisement:

<b>CONTRACTOR</b>	<b>5% BID BOND</b>	<b>BASE BID</b>	<b>ADD ALTERNATE</b>	<b>TOTAL BID</b>
Asphalt Surface Technologies Corp.	YES	\$855,039.16	\$105,993.36	\$961,032.52

**WHEREAS**, the City has identified a cap of \$1,000,000 for construction costs associated with this project as part of the 2026 Pavement Management Fund (Fund 440) budget; and,

**WHEREAS**, Asphalt Surface Technologies Corp. has provided a bid with a total cost of \$961,032.52, including the add alternative, that is under the cap and is the lowest responsible bidder.

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

- 1) The Mayor and Clerk are hereby authorized and directed to enter a contract with Asphalt Surface Technologies Corp. in the name of the City of Inver Grove Heights, for City Project 2026-09N – 2026 Ultra-Thin Bonded Wear Course (UTBWC) according to plans and specifications approved by the City Engineer and on file at the Office of the City Clerk.
- 2) Project funding for the City Project No. 2026-09N shall be provided by the Pavement Management – Local Streets Fund (Fund 440).

Approved by the City Council of the City of Inver Grove Heights, Minnesota this 26th day of May 2026.

\_\_\_\_\_  
Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk

**CITY OF INVER GROVE HEIGHTS**  
Inver Grove Heights, Minnesota



**CONSTRUCTION CONTRACT**

**2026 Ultra-Thin Bonded Wear Course Projects**

**City Project No.: 2026-09N**

**This AGREEMENT** is entered into this 11th day of May, 2026, by and between the City of Inver Grove Heights, a Minnesota municipal corporation, (City) and Asphalt Surface Technologies Corp (Contractor). City and Contractor, in consideration of the mutual covenants set forth herein, agree as follows:

**1. CONTRACT DOCUMENTS**

The following documents shall be referred to as the "Contract Documents", all of which shall be taken together as a whole as the contract between the parties as if they were set verbatim and in full herein:

- A. This Agreement.
- B. Specifications dated April 2, 2026.
- C. Plan Sheets dated April 2, 2026.
- D. Inver Grove Heights' General Conditions.
- E. Contractor's Bid dated April 28, 2026.
- F. Performance Bond, Payment Bond, Certificate of Insurance.
- G. Change Orders agreed to in writing by City and Contractor

In the event of a conflict among the provisions of the Contract Documents, the order in which they are listed above shall control in resolving any such conflicts with Contract Document "A" having the first priority and Contract Document "F" having the last priority.

**2. OBLIGATIONS OF THE CONTRACTOR**

The Contractor shall provide the goods, services, and perform the work in accordance with the Contract Documents and in compliance with federal, state and local laws. This contract may be terminated by the City at any time upon discovery by the City that the Contractor or any of its subcontractors has submitted a false statement under oath verifying compliance with any of the minimum criteria set forth in Minn. Stat. §16C.285, Subdivision 3, the Responsible Contractor statute.

### **3. OBLIGATIONS OF THE CITY**

The City agrees to pay and the Contractor agrees to receive and accept payment in accordance with the prices bid for the unit or lump sum items as set forth to those in the accepted Contractor's Bid the aggregate of which prices, based on the schedule of quantities, is **\$961,032.52**

### **4. PAYMENT PROCEDURES**

- A. Contractor shall submit Applications for Payment. Applications for Payment will be processed by City as provided in the General Conditions.
- B. Progress Payments; Retainage. City shall make 95% progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment during performance of the Work or the Contractor shall have the options regarding retaining in accordance with Minnesota Statutes 15.71 through 15.74.
- C. Payments to Subcontractor.
  - (1) Prompt Payment to Subcontractors. Pursuant to Minn. Stat. § 471.25, Subd. 4a, the Contractor must pay any subcontractor within ten days of the Contractor's receipt of payment from the City for undisputed services provided by the subcontractor. The Contractor must pay interest of 1-1/2 percent per month or any part of a month to the subcontractor on any undisputed amount not paid on time to the subcontractor. The minimum monthly interest penalty payment for an unpaid balance of \$100.00 or more is \$10.00. For an unpaid balance of less than \$100.00, the Contractor shall pay the actual penalty due to the subcontractor.
  - (2) Form IC-134 required from general contractor: Includes Minn. Stat. § 290.92 and requires that the City of Inver Grove Heights obtain a Withholding Affidavit for Contractors, Form IC-134, before making final payments to Contractors. This form must be submitted by the Contractor to the Minnesota Department of Revenue for approval.

The form is used to receive certification from the state that the vendor has complied with the requirement to withhold and remit state withholding taxes for employee salaries paid.
- D. Final Payment. Upon final completion of the Work, City shall pay the remainder of the Contract Price as recommended by City and subject to Contractor full compliance with retainage release requirements.

## **5. COMPLETION DATE/LIQUIDATED DAMAGES**

- A. The Work must be completed according to the Completion Date requirements specified in the **Section 1806** of the Special Provisions of the project specifications.
- B. Contractor and City recognize that time is of the essence of this Agreement and that City will suffer financial loss if the Work is not completed within the times specified in Paragraph 5.A. above, plus any extensions thereof allowed. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by the City if the Work is not completed on time. Accordingly, instead of requiring any such proof, City and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay City the amount described in **Section 1807** of the Special Provisions for each calendar day that expires after the time specified in Paragraph 5.A. for Completion until the Work is complete.

## **6. CONTRACTOR'S REPRESENTATIONS**

- A. Contractor has examined and carefully studied the Contract Documents and other related data identified in the Contract Documents.
- B. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Contractor is familiar with and is informed of all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except Underground Facilities) which have been identified in the General Conditions and (2) reports and drawings of a Hazardous Environmental Condition, if any, at the Site.
- E. Contractor has obtained and carefully studied (or assumes responsibility for doing so) all additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and underground facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents, and safety precautions and programs incident thereto.
- F. Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the

Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

- G. Contractor fully understands the general nature of work to be performed by City and others at the Site that relates to the Work as indicated in the Contract Documents.
- H. Contractor has correlated the information known to Contractor, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.
- I. Contractor has given City written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by City is acceptable to Contractor.
- J. Contractor agrees that the Contract Documents are sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- K. Subcontracts:
  - (1) Unless otherwise specified in the Contract Documents, the Contractor shall, upon receipt of the executed Contract Documents, submit in writing to the City the names of the subcontractors proposed for the work. Subcontractors may not be changed except at the request or with the consent of the City.
  - (2) The Contractor is responsible to the City for the acts and omissions of the Contractor's subcontractors, and of their direct and indirect employees, to the same extent as the Contractor is responsible for the acts and omissions of the Contractor's employees.
  - (3) The Contract Documents shall not be construed as creating any contractual relation between the City, and any subcontractor.
  - (4) The Contractor shall bind every subcontractor by the terms of the Contract Documents.

## **7. INSURANCE**

No Contractor or subcontractor shall commence work under this Contract until it has obtained at their own cost and expense all insurance required herein. All insurance coverage is subject to approval of the City and shall be maintained by the Contractor until final completion of the work. All insurance shall be on an occurrence basis form only.

- A. Contractor must obtain insurance meeting the minimum requirements shown in the **General Conditions, Article 5** of this Contract.

## **8. PERFORMANCE AND PAYMENT BONDS**

Prior to commencement of work, the Contractor shall furnish the City performance and payment bonds satisfying the requirements of Minnesota Statute § 574.26 each in the amount of the contract price.

## **9. WARRANTY**

The Contractor guarantees that all new equipment warranties as specified within the bid shall be in full force and transferred to the City in accordance with the Contract. The Contractor shall be held responsible for any and all defects in workmanship, materials, and equipment which may develop in any part of the contracted service, and upon proper notification by the City shall immediately replace, without cost to the City, any such faulty part or parts and damage done by reason of the same in accordance with the plans and specifications.

## **10. MISCELLANEOUS**

- A. Terms used in this Agreement have the meanings stated in the General Conditions.
- B. Contractor binds itself, its partners, successors, assigns and legal representatives to perform to all covenants, agreements, and obligations contained in the Contract Documents.
- C. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon City and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provisions.
- D. Data Practices/Records.
  - (1) All data created, collected, received, maintained, or disseminated for any purpose in the course of this Contract is governed by the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, any other applicable state statute, or any state rules adopted to implement the act, as well as federal regulations on data privacy.
  - (2) All books, records, documents and accounting procedures and practices to the Contractor and its subcontractors, if any, relative to this Contract are subject to examination by the City.
- E. Software License. If the equipment provided by the Contractor pursuant to this Agreement contains software, including that which the manufacturer may have embedded into the hardware as an integral part of the equipment, the Contractor shall pay all software licensing fees. The Contractor shall also pay for all software updating fees for a period of one year following cutover. The Contractor shall have no obligation to pay for such fees thereafter. Nothing in the

software license or licensing agreement shall obligate the City to pay any additional fees as a condition for continuing to use the software.

- F. Assignment. Neither party may assign, sublet, or transfer any interest or obligation in this Agreement without the prior written consent of the other party, and then only upon such terms and conditions as both parties may agree to and set forth in writing.
- G. Waiver. In the particular event that either party shall at any time or times waive any breach of this Agreement by the other, such waiver shall not constitute a waiver of any other or any succeeding breach of this Agreement by either party, whether of the same or any other covenant, condition or obligation.
- H. Governing Law/Venue. The laws of the State of Minnesota govern the interpretation of this Agreement. In the event of litigation, the exclusive venue shall be in the District Court of the State of Minnesota for Dakota County.
- I. Severability. If any provision, term or condition of this Agreement is found to be or become unenforceable or invalid, it shall not affect the remaining provisions, terms and conditions of this Agreement, unless such invalid or unenforceable provision, term or condition renders this Agreement impossible to perform. Such remaining terms and conditions of the Agreement shall continue in full force and effect and shall continue to operate as the parties' entire agreement.
- J. Entire Agreement. The Contract Documents represent the entire agreement of the parties and collectively are the final, complete, and all-inclusive statement of the terms thereof, and supersede and terminate any prior agreement(s), understandings or written or verbal representations made between the parties with respect thereto.
- K. Permits and Licenses; Rights-of-Way and Easements. The Contractor shall procure all permits and licenses, pay all charges and fees therefore, and give all notices necessary and incidental to the construction and completion of the Project. The City will obtain all necessary rights-of-way and easements. The Contractor shall not be entitled to any additional compensation for any construction delay resulting from the City's not timely obtaining rights-of-way or easements.
- L. The undersigned represent that they have authority to execute this agreement on behalf of the parties hereto.

Date: \_\_\_\_\_, 20\_\_

**CITY OF INVER GROVE HEIGHTS**

BY: \_\_\_\_\_

Brenda Dietrich, Mayor


ATTEST: \_\_\_\_\_

Rebecca Kiernan, City Clerk

Date: May 6, 2026

**CONTRACTOR**

Asphalt Surface Technologies Corp.

By: 

Its: Jessica L. Winter, Vice President

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

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING BUDGET FOR CITY PROJECT NO. 2026-09N – 2026 ULTRA  
THIN BONDED WEAR COURSE (UTBWC)**

**WHEREAS**, the City Council has considered City Project No. 2026-09N; 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) The following budget is hereby adopted for City Project No. 2026-09N:

<b>PROJECT COSTS</b>	<b>2026-09N</b>
Construction Bid	\$961,032.52
Construction Contingency	\$38,967.48
<b>TOTAL</b>	<b>\$1,000,000.00</b>

<b>FUNDING SOURCES</b>	<b>2026-09N</b>
Pavement Management – Local Streets (Fund 440)	\$1,000,000.00
<b>TOTAL</b>	<b>\$1,000,000.00</b>

- 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 26th day of May 2026.

\_\_\_\_\_  
Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk



## Request for Council Action

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**SUBJECT: Declaration of Surplus Property & Equipment Replacement**

**MEETING DATE:** May 26, 2026

**ITEM TYPE:** Consent Agenda

**CONTACT:** Brian Connolly, Public Works Director, 651.450.2571  
Roberta Ellison, Assistant Finance Director, 651-450-2516  
Adam Lares, Parks & Recreation Director, 651.450.2587

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### **ACTION REQUESTED**

The Council is asked to adopt the attached Resolutions, declaring surplus equipment property and authorizing sale, trade, or disposal of the equipment.

### **BACKGROUND**

One vehicle assigned to the Street Division within the Central Equipment fund that is no longer utilized, and requires maintenance costs greater than the cost to sell or trade the vehicle.

- 341 - Case 590 Backhoe (VIN Number: JJG0287339)

This vehicle did not have an allocation assigned to it, as staff had recommended not replacing it once it was no longer economically viable to keep in service. The Street Division also has a finish mower attachment that is not part of the Central Equipment Fund (previously purchased and maintained through Street operational funds) that is no longer utilized that the Division wishes to sell. Sale of the backhoe and mower attachment would provide funding to purchase a new brush mower attachment, which would be utilized regularly for maintenance of ditches, pond basins, and other natural areas by the Streets and Parks Maintenance Divisions.

Additionally, there is one vehicle assigned to the Golf Division that is no longer usable and has reached the end of its useful life.

- 1991 Ford 2120 Tractor (SN: UV247511F, Model Number: AV413A)

The tractor requires significant transmission repairs, and the cost of those repairs exceeds the overall value of the equipment. Due to the excessive maintenance costs and lack of practical operational use, staff are recommending the tractor be formally declared surplus property and sold or disposed of accordingly.

### **FISCAL IMPACT**

The sale of the Street Division vehicles and equipment would offset the costs of a new brush mower equipment attachment. The sale of the golf division equipment will be deposited in the Golf Course Capital Fund (Fund 551).

### **RECOMMENDATION**

Staff recommends adoption of the attached Resolutions, declaring the two noted Street Division vehicles/equipment as surplus property, authorizing their sale, and approving the purchase of a brush mower equipment attachment.

### **ATTACHMENTS**

1. Resolution Declaring Street Division Surplus Property and Authorizing Purchase of Replacement Equipment
2. Resolution - Declaring Golf Course Maintenance Equipment Surplus 2026

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

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION DECLARING STREET DEVISION EQUIPMENT AS SURPLUS PROPERTY  
AND AUTHORIZING THEIR TRADE FOR REPLACEMENT EQUIPMENT**

**WHEREAS**, the City has maintained a 2001 Case 590 Backhoe (Vehicle No. 341) for several years without a replacement allocation, intending to sell the vehicle when it no longer made economic sense to continue maintenance; and

**WHEREAS**, Vehicle 341 has exhibited a hydraulic leak and other maintenance needs that make it more cost effective to sell or trade than to repair and continue to maintain; and

**WHEREAS**, the Street Division has an additional 72" finish mower attachment for existing equipment that is considered a "small tool" and not part of the City's Central Equipment inventory that is no longer utilized; and

**WHEREAS**, due to changing maintenance needs and priorities, to best maintain ditches and natural areas, the Street Division wishes to purchase a brush mower attachment for existing skid steers and tractor equipment; and

**WHEREAS**, to fund the brush mower attachment, Street Division staff obtained quotes to sell Vehicle 341 and the finish mower attachment in an amount equal to the purchase cost, resulting in no net impact to the Central Equipment Fund budget.

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

1. The following vehicle and equipment replacements and procurement list is hereby adopted for the purpose of ordering new and replacement equipment:

***Central Equipment Fund (Fund 603)***

Vehicle #	Vehicle/Equipment to be Replaced and/or Purchased	Equipment	Trade Value	Total
#341	2001 Case 590 Backhoe		(\$6,625.66)	(\$6,625.96)
NA	Bobcat 72" Finish Mower		(\$2,500)	(\$2,500.00)
NEW	72" Brushcat Attachment (Bobcat)	\$8,645.66		\$8,645.66
<b>TOTAL</b>		<b>\$8,645.66</b>	<b>(\$8,645.66)</b>	<b>\$0.00</b>

2. Finding this equipment necessary and beneficial to the efficient operation of the City's vehicle fleet, the City Council hereby approves the procurement of this equipment and orders staff to process this equipment order.

3. Funding for the purchase of the new equipment shall be provided through the sale of the items noted in the tabulations in Item No. 1 above up to a total value of \$8,645.66.
4. The items being replaced with the tabulations in Item No. 1 above are hereby declared surplus property and staff are authorized to trade in, sell, or scrap said property to help offset acquisition costs of the new equipment.

Approved by the City Council of the City of Inver Grove Heights, Minnesota on this 26th day of May 2026.

\_\_\_\_\_  
Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk

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

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION DECLARING GOLF COURSE MAINTENANCE EQUIPMENT SURPLUS  
PROPERTY**

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

**WHEREAS**, the following equipment has reached the end of its useful life and requires significant transmission repairs that exceed the value of the equipment:

1991 Ford 2120 Tractor  
SN: UV247511F  
Model Number: AV413A

**NOW, THEREFORE, BE IT RESOLVED BY THE INVER GROVE HEIGHTS CITY COUNCIL, THAT**, the equipment or property listed above is hereby declared surplus and staff is authorized to sell, dispose of, or otherwise remove the equipment in accordance with applicable City policies and procedures, and that the proceeds of the disposal are to be deposited into the Golf Course Capital Fund (Fund 551).

Approved by the City Council of the City of Inver Grove Heights, Minnesota on this 26th day of May 2026.

\_\_\_\_\_  
Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk



## Request for Council Action

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**SUBJECT:**        **New On-Sale and Sunday Liquor License for MC's Inver Grove Heights LLC**

**MEETING DATE:**    May 26, 2026

**ITEM TYPE:**        Public Hearing

**CONTACT:**         Rebecca Kiernan, City Clerk, 651.450.2513

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### **ACTION REQUESTED**

Council is asked to conduct a public hearing and then take action on the application for an On-Sale and Sunday Liquor License for MC's Inver Grove Heights.

### **BACKGROUND**

Patrick Conroy, owner of MC's Inver Grove Heights, has applied for an On-Sale and Sunday Liquor License for the premises located at 6434 Cahill Ave E, Inver Grove Heights. The Police Department conducted the requisite background investigations of the applicant and found no basis for denial of the request. The fees and certificate of insurance have been received. The public notice was published in the May 16, 2026, issue of the Pioneer Press.

If approved by the council, actual issuance of the license would be contingent upon fulfilling all requirements set by the Minnesota Alcohol and Gambling Enforcement Division of Public Safety, and satisfactory inspections and approvals from the Fire and Building Departments.

### **FISCAL IMPACT**

NA

### **RECOMMENDATION**

Staff recommends approval of the license following the public hearing.

### **ATTACHMENTS**

None



## Request for Council Action

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**SUBJECT:**        **Application for Chicken-Keeping License, 6177 Babcock Trail**

**MEETING DATE:**   May 26, 2026

**ITEM TYPE:**        Regular Business

**CONTACT:**         Katie Malott, Deputy City Clerk, 651.450.2470

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### **ACTION REQUESTED**

The Council is asked to consider an application for a chicken-keeping license for Victoria Simmonds at 6177 Babcock Trail.

### **BACKGROUND**

Inver Grove Heights City Code 5-4-2 provides for the keeping of chickens under certain terms and conditions. When a completed application for a chicken-keeping license is received, City Code states that the City Clerk shall provide written notice of the application to the owners of properties directly abutting the proposed location. This notification requirement only applies to an application for an initial license to keep chickens and not to the applications for renewal of an existing license.

The application may be administratively approved and the license issued by staff if it is found to be in compliance with all of the requirements of City Code and no objections are received within 10 business days of the mailed notice to neighbors. If an objection has been received from an abutting property owner, then the City Code calls for the application to be placed on the next available City Council agenda for Council review and determination of whether the license shall be issued.

Ms. Simmonds submitted an application with the appropriate fee to keep chickens at their residence on Monday, April 27. The application was reviewed by City staff and found to be in compliance with City Code on Wednesday, April 29. Neighbor notices were mailed out on Thursday, April 30, with a reply deadline of Thursday, May 14. The written objection from a neighbor on Babcock Trail was received electronically on Tuesday, May 5 (see attached). The main issue is that Ms. Simmonds has had a recent code compliance violation for improper storage of materials on their property.

### **FISCAL IMPACT**

N/A

### **RECOMMENDATION**

The Council is asked to consider the application for a chicken-keeping license, and the concerns raised by a neighboring property owner, and then decide whether the license should be issued.

### **ATTACHMENTS**

1. 2026 NEW Chicken License App - 6177 Babcock Trl - Victoria Simmonds\_Redacted
2. Neighbor Notice - 6177 Babcock

3. Written Objection Chicken License Application (6177 Babcock Trl)\_Redacted
4. 1st NOV JUNK-REFUSE
5. 2026-05-21 Re-inspection - 6177 Babcock Trl



**NOTICE OF PENDING ACTION  
RE: CHICKEN LICENSE APPLICATION**

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To: Property owners contiguous to and directly abutting the property located at:  
6177 Babcock Trl

Response Deadline: **Thursday, May 14<sup>th</sup>, 2026**

Applicant: Victoria Simmonds

Location: 6177 Babcock Trl

Request(s):

The applicants are seeking a chicken license to keep up to six (6) chickens. The chickens are proposed to be kept on the property in accordance with the regulations set forth by Inver Grove Heights City Code, Title 5, Chapter 4, Section 2. An inspection of the property will be conducted by the Code Compliance Specialist to ensure the plans and specifications are in compliance with the regulations set forth in the City Code.

Notice to property owners regarding the above request is required by Inver Grove Heights City Code, Title 5, Chapter 4, Section 2.

The Planning Department will consider administrative approval of the above request if no objections are received, in writing, by the close of business on Thursday, **May 14<sup>th</sup>, 2026**.

If a written objection is received by the deadline, the application and written objection will be sent to the City Council for a final decision on Monday, May 27<sup>th</sup>, 2026 at 6:00 pm in the City Council Chambers at City Hall. Please be mindful that written objections become public record and may be discussed during the public meeting.

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How to Participate: You may submit a written objection prior to the deadline to the Deputy City Clerk:

1. By mail: 8150 Barbara Ave., Inver Grove Heights, MN 55077

OR

2. By E-mail to Katie Malott at [kmalott@ighmn.gov](mailto:kmalott@ighmn.gov)

Questions: Call the Deputy City Clerk at 651-450-2470

City of Inver Grove Heights  
Mailing date: April 30, 2026  
Katie Malott, Deputy City Clerk

# Chicken License Application

License Period: March 1, 2025 - February 28, 2027

Cost: \$25

## Section 1: Site/Applicant/Property Owner Information

SITE & APPLICANT INFORMATION			
SITE STREET ADDRESS: 6177 Babcock Trail	CITY Inver Grove Heights	STATE MN	ZIP CODE 55077
APPLICANT NAME: Victoria Simmonds			
APPLICANT HOME ADDRESS: (Above)	CITY [REDACTED]	STATE	ZIP CODE
DAYTIME PHONE NUMBER: [REDACTED]	EVENING PHONE NUMBER: [REDACTED]		
APPLICANT EMAIL: [REDACTED]			

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)			
PROPERTY OWNER NAME: Victoria Simmonds			
PROPERTY OWNER HOME ADDRESS: (Same)	CITY	STATE	ZIP CODE
PROPERTY OWNER SIGNATURE (ONLY SIGN IF PROPERTY OWNER IS DIFFERENT THAN APPLICANT):			

The above referenced property's Homeowner's Association rules, if any, do not prohibit the keeping of chickens on the property (please initial next to one):

<input type="checkbox"/>	Yes, they do prohibit keeping chickens
<input type="checkbox"/>	No, they do not prohibit keeping chickens
<input checked="" type="checkbox"/>	Not Applicable

## Section 2: Chicken Coop/Run Information

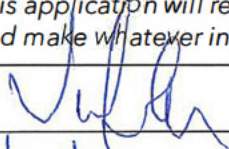
CHICKEN COOP/RUN INFORMATION	
PROVIDE THE TOTAL NUMBER OF CHICKENS TO BE KEPT:	4 hens
PROVIDE THE DIMENSIONS OF THE COOP:	4x6 feet
PROVIDE THE DIMENSIONS OF THE RUN:	6x6 feet.
PLEASE DESCRIBE THE MATERIALS TO BE USED FOR THE COOP AND RUN. ATTACH A DRAWING OR PICTURE OF THE COOP:	Wood, Hardy board, metal roof, chicken wire/mesh.

WILL A FENCE BE ADDED IN ADDITION TO THE COOP AND RUN?  YES  NO

IF YES, PLEASE PROVIDE A DESCRIPTION OF THE FENCE, INCLUDING LOCATION, SIZE AND MATERIALS.

PLEASE ATTACH A SITE PLAN OF THE PROPERTY FOR DEPICTING THE LOCATION OF THE CHICKEN COOP AND RUN.

### Notice and Applicant Signature

<i>I declare that the information I have provided on this application is truthful, and I understand that falsification of answers on this application will result in denial of the application. I authorize the City of Inver Grove Heights to investigate and make whatever inquiries are necessary to verify the information provided.</i>	
Signed:	
Date:	4/12/20.

#### FOR OFFICE USE ONLY

Application Received:

By:

Fee Paid:

Property Owner

Information Sent:

#### CODE COMPLIANCE SPECIALIST REVIEW

Review Date:

Staff:

Comments:


#### CITY COUNCIL REVIEW (IF REQUIRED)

Council Action Date:

Comments/Additional Conditions:

Approve:

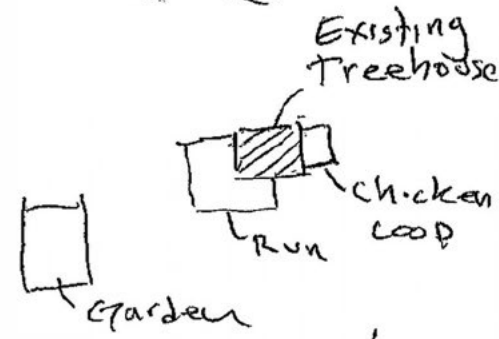
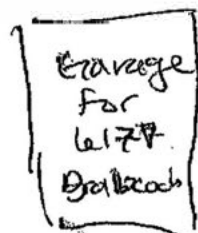
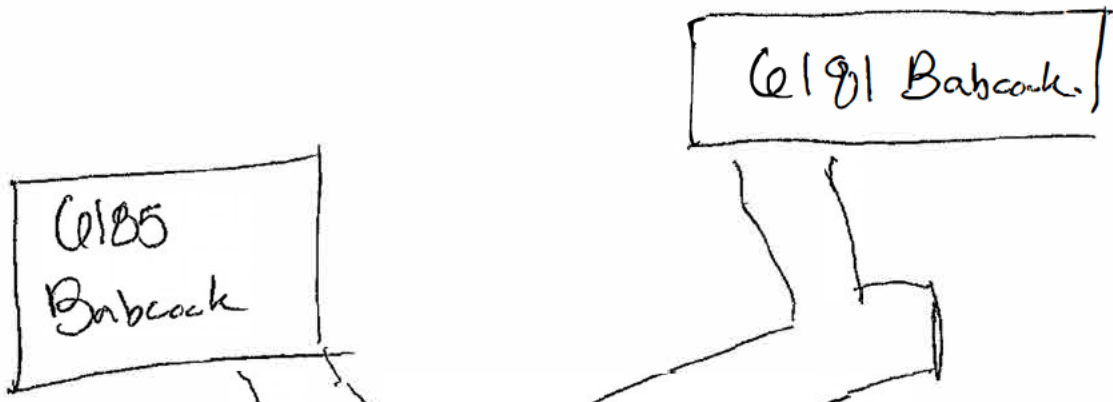
Deny:



This is Treehouse it is hard to see through trees but it is about 20 feet from property line ( Blue circle below)

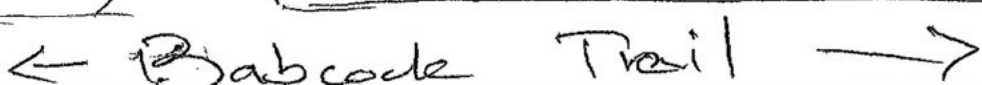
This is current Garden (above in blue)

Chicken coop area will be between the treehouse and the garden - no closer to the property line than the treehouse currently sits. I will circle in red above the area - it will not be as large as that circled red area obviously, but within those boundaries depending on where we can get the ground most easily level for placing the Coop.



↓

Chicken coop will extend under current treehouse structure with run extending 2-3 feet outside that using 4x4 post/treated lumber & wire mesh @ sides, top, and under dirt for predator protection.



**From:** [Tyler Reports](#)  
**To:** [Katie Malott](#)  
**Subject:** Receipt #R00517494  
**Date:** Tuesday, April 28, 2026 3:57:09 PM

---

DATE : 4/27/2026 4:10 PM

OPER : SC

TKBY : Sam

TERM : 1

REC# : R00517494

CHKN CHICKEN COOP LICENSE

6177 Babcock Trl E - V. Simmonds Chicken Coop License Fee 25.00

Paid By:6177 Babcock Trl E - V. Simmonds Chicken Coop License Fee  
10 - IC 25.00



**NOTICE OF PENDING ACTION  
RE: CHICKEN LICENSE APPLICATION**

To: Property owners contiguous to and directly abutting the property located at:  
6177 Babcock Trl

Response Deadline: **Thursday, May 14<sup>th</sup>, 2026**

Applicant: Victoria Simmonds

Location: 6177 Babcock Trl

Request(s):

The applicants are seeking a chicken license to keep up to six (6) chickens. The chickens are proposed to be kept on the property in accordance with the regulations set forth by Inver Grove Heights City Code, Title 5, Chapter 4, Section 2. An inspection of the property will be conducted by the Code Compliance Specialist to ensure the plans and specifications are in compliance with the regulations set forth in the City Code.

Notice to property owners regarding the above request is required by Inver Grove Heights City Code, Title 5, Chapter 4, Section 2.

The Planning Department will consider administrative approval of the above request if no objections are received, in writing, by the close of business on Thursday, **May 14<sup>th</sup>, 2026**.

If a written objection is received by the deadline, the application and written objection will be sent to the City Council for a final decision on Monday, May 27<sup>th</sup>, 2026 at 6:00 pm in the City Council Chambers at City Hall. Please be mindful that written objections become public record and may be discussed during the public meeting.

How to Participate: You may submit a written objection prior to the deadline to the Deputy City Clerk:  
1. By mail: 8150 Barbara Ave., Inver Grove Heights, MN 55077

OR

2. By E-mail to Katie Malott at [kmalott@ighmn.gov](mailto:kmalott@ighmn.gov)

Questions: Call the Deputy City Clerk at 651-450-2470

City of Inver Grove Heights  
Mailing date: April 30, 2026  
Katie Malott, Deputy City Clerk

**From:** [REDACTED]

**Sent:** Tuesday, May 5, 2026 6:47 AM

**To:** Katie Malott <[kmalott@ighmn.gov](mailto:kmalott@ighmn.gov)>

**Subject:** Written Objection – Chicken License Application (6177 Babcock Trl)

Dear Ms. Malott,

I recently received the mailed notice regarding the pending chicken license application submitted by Victoria Simmonds for the property located at 6177 Babcock Trail and I am writing to submit a formal objection.

[REDACTED]

My concern is that the addition of chickens at this property would introduce further maintenance and oversight requirements that, based on current and ongoing conditions, do not appear likely to be consistently met. Based on current conditions, this property is not in a position to take on additional regulated responsibilities.

Since the current owners moved onto the property, we have observed a continued accumulation of materials and outdoor storage rather than improvement or cleanup over time. We have been patient for many years with the expectation that the condition would be addressed. Unfortunately, as the situation has continued to build, [REDACTED]

[REDACTED]

While compliance at the time of inspection may be achievable, my concern is the continued adherence to required standards over time, particularly as it relates to cleanliness, odor control, and proper containment of animals. Adding chickens would increase the level of responsibility required to maintain the property in compliance.

Given the current and historical condition of the property, [REDACTED] I do not have confidence that these requirements would be consistently met. This could result in nuisance conditions [REDACTED]

For these reasons, I respectfully request that this application be reviewed further rather than approved administratively.

Thank you for your consideration.

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

My concern is that the addition of chickens at this property would introduce further maintenance and oversight requirements that, based on current and ongoing conditions, do not appear likely to be consistently met. Based on current conditions, this property is not in a position to take on additional regulated responsibilities.

Since the current owners moved onto the property, we have observed a continued accumulation of materials and outdoor storage rather than improvement or cleanup over time. We have been patient for many years with the expectation that the condition would be addressed. Unfortunately, as the situation has continued to build,

[REDACTED]  
[REDACTED]  
[REDACTED]

While compliance at the time of inspection may be achievable, my concern is the continued adherence to required standards over time, particularly as it relates to cleanliness, odor control, and proper containment of animals. Adding chickens would increase the level of responsibility required to maintain the property in compliance.

Given the current and historical condition of the property [REDACTED]  
[REDACTED] I do not have confidence that these requirements would be consistently met. This could result in nuisance conditions [REDACTED]

For these reasons, I respectfully request that this application be reviewed further rather than approved administratively.

Thank you for your consideration.

[REDACTED] email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



**COMMUNITY  
DEVELOPMENT  
DEPARTMENT**

8150 Barbara Avenue  
Inver Grove Heights  
Minnesota 55077

651-450-2500

[www.ighmn.gov](http://www.ighmn.gov)

May 6, 2026

VICTORIA SIMMONDS & PATRICK WALLER  
6177 BABCOCK TRL  
INVER GROVE HEIGHTS, MN 55077

**NOTICE** RE: 6177 BABCOCK TRL INVER GROVE HEIGHTS, MN 55077

Dear Property Owner:

We are committed to working with our residents to maintain the health, safety, integrity, and aesthetic standards set forth by our city code.

**5-9-4 (A): JUNK**

All refuse must be removed from the property or stored in a garage or shed. Refuse includes but is not limited to: (see included photos) tires, construction materials, tarp covered items, etc. Please dispose of all refuse or move items indoors within **7 days** of this notice after which time a re-inspection will be done.

Thank you for your cooperation.

Respectfully,

IGH Code Compliance Division  
[codeenforcement@ighmn.gov](mailto:codeenforcement@ighmn.gov)  
651-450-2491

**From:** [IGH Code Enforcement](#)  
**To:** [IGH Code Enforcement](#)  
**Subject:** 6177 Babcock Trl 5-6-26  
**Date:** Wednesday, May 6, 2026 9:51:08 AM



May 6, 2026 at 9:49:01 AM  
6181 Babcock Trail  
Inver Grove Heights MN 55077  
United States



**From:** [Tyson Rainey](#)  
**To:** [Katie Malott](#)  
**Subject:** Re: Written Objection – Chicken License Application (6177 Babcock Trl)  
**Date:** Thursday, May 21, 2026 10:55:50 AM  
**Attachments:** [processed-A29551BD-7167-4AAF-B295-5C06F2645BDE.jpeg](#)  
[processed-324E48C6-939E-4FEA-91A9-2DD14860C397.jpeg](#)  
[processed-06E6C6F3-12EB-4CE5-AFB4-76012E8CFCA4.jpeg](#)

---

I just inspected this property and I did not observe any violations. The items that are outdoors all appear to be intended for outdoor use/storage. They cleaned up the construction materials and tires that were there previously.

Get [Outlook for iOS](#)

May 21, 2026 at 10:13:35 AM  
6181 Babcock Trail  
Inver Grove Heights, MN 55077  
United States



May 21, 2026 at 10:13:20 AM  
6185 Babcock Trail  
Inver Grove Heights, MN 55077  
United States



May 21, 2026 at 10:13:52 AM  
6181 Babcock Trail  
Inver Grove Heights MN 55077  
United States





## Request for Council Action

**SUBJECT:** **First Reading of an Ordinance Amending Title 9, Chapter 1 Regarding State Building Code.**

**MEETING DATE:** May 26, 2026

**ITEM TYPE:** Regular Business

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

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### ACTION REQUESTED

The City Council is asked to consider proposed revisions to Sections 9-1-1 and 9-1-2 that deal with City administration, enforcement and delegation of State Building Codes and approve the first reading of the attached ordinance.

### BACKGROUND

The Minnesota State Building Code is adopted and enforced uniformly throughout the State of Minnesota, pursuant to Minnesota Statute, Chapter 326B. Municipalities are required to adopt the State Building Code by reference and administer and enforce it through a designated, Minnesota certified Building Official.

The existing provisions of City Code Sections 9-1-1 and 9-1-2 were last substantively amended in 2020 and contain outdated references, limited administrative detail, and language not current with State Statutes, Rules, and local practices for State delegation agreements. In addition, portions of the current ordinance reference Minnesota Rules, Chapter 1306, which will be repealed with this action at the direction of the Minnesota Department of Labor and Industry ("DLI"). Chapter 1306 addresses Special Fire Protection Systems, also known as sprinkler systems. Repealing the existing language does not repeal the City's enforcement of Chapter 1306.

Chief Building Official Steve Johnson worked with the DLI to review and revise City Code language as included in the attached draft ordinance. The proposed amendments are intended to address the following points.

- Update the City's adoption of the Minnesota Building Code ("MBC") to remain current and legally defensible.
- Clearly designate the City's Building Inspections Division and Chief Building Official as the authority having jurisdiction for administration and enforcement of the State Building Code.
- Clarify the City's delegated plan review authority, particularly for commercial plumbing plans, in compliance with Minnesota Statutes and DLI requirements.
- Remove outdated or redundant code references and align local ordinance language with current state law and best practices used by peer metro communities.
- Improve transparency and clarity for applicants, contractors, and staff regarding permitting, plan review, inspections, fees, and enforcement.

### Summary of Proposed Amendments

#### Section 9-1-1: State Building Code

- Adopt the Minnesota State Building Code by reference rather than by specific edition year, ensuring automatic consistency with future state adopted updates.
- Remove language adopting Minnesota Rules Chapter 1306, which was never filed with DLI.
- Formally designate the Building Inspections Division as the City's code enforcement agency for purposes of the State Building Code.

- Clarify that a Minnesota certified Building Official serves as the authority having jurisdiction for permit issuance, inspections, and enforcement actions.
- Establish clear provisions for plumbing plan submittals and identify which projects require state (DLI) plan review versus allowable municipal review.
- Add explicit sections addressing permits and fees, violations and penalties, and remove language adopting optional State Building Code chapters (Minnesota Rules Chapter 1306).

Section 9-1-2: Building Official

- Clearly designate the Chief Building Official as the City’s Building Official and require applicable state certification.
- Define the general authority of the Building Official to administer, interpret, and enforce the Minnesota State Building Code.
- Clarify the Building Official’s authority to perform and delegate plan review and inspections, consistent with state law.
- Provide clear authorization for delegation of duties to qualified staff or contracted agents while retaining overall responsibility.

Adoption of the proposed ordinance amendments will modernize the City’s building code provisions, ensure compliance with current Minnesota Statutes and Rules, reduce legal risk, and align City Code framework with standard practices used by peer metro cities. The proposed ordinance amendments are administrative and are not expected to have a direct fiscal impact. The amendments support continued collection of state building permit surcharges and locally adopted permit fees in accordance with state law and the City’s fee schedule.

Three readings of this ordinance is required for this ordinance as this code section is not part of the City’s Zoning (Title 10) and/or Subdivision (Title 11) Code sections. The City Council has the ability to waive the three readings rule at its discretion.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

City staff recommend adoption of the first reading of this ordinance.

**ATTACHMENTS**

1. First Reading\_Ordinance No. \_\_\_\_ - Building Official and State Plumbing Delegation
2. Existing Building Code Language\_9-1-1 and 9-1-2

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

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REPEALING AND REPLACING TITLE 9, CHAPTER 1,  
SECTIONS 9-1-1 AND 9-1-2 OF THE INVER GROVE HEIGHTS CITY CODE  
RELATED TO STATE BUILDING CODE ADOPTION, STATE DELEGATION AGREEMENTS,  
CHIEF BUILDING OFFICIAL DESIGNATION, AND REPEAL ADOPTION OF MINNESOTA  
RULES, PART 1306**

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

**Section One. Repeal and Replace.** Title 9, Chapter 1, Section 1, STATE BUILDING CODE, of the Inver Grove Heights City Code is hereby repealed in its entirety and replaced in with the following language in its entirety.

**9-1-1: STATE BUILDING CODE:**

- A. Adoption Of Code: The Minnesota state building code, as adopted by the Commissioner of Labor and Industry and established pursuant to Minnesota Statutes, Chapter 326B, including all of the amendments, rules and regulations established, adopted, and published from time to time by the Minnesota Commissioner of Labor and Industry, through the Building Codes and Standards Unit, is hereby adopted by reference as the Building Code for the City of Inver Grove Heights, with the exception of the optional chapters unless specifically adopted in this Chapter. The Minnesota State Building Code is hereby incorporated in this Chapter as if fully set out herein. A copy of the Minnesota State Building Code shall be kept available for public use in the Office of the Chief Building Official.
- B. Application, Administration, and Enforcement: The application, administration, and enforcement of the Minnesota State Building Code shall be in accordance with Minnesota Statute, Chapter 326B and Minnesota Rules, Chapter 1300, as amended from time to time. The City's code enforcement agency for purposes of the Minnesota State Building Code shall be the Building Inspections Division.

A Minnesota-certified Building Official, as defined in Minnesota Statute, Section §326B.133, is hereby designated as the authority having jurisdiction and shall be responsible for the administration and enforcement of the Minnesota State Building Code within the City, including the review of construction documents, issuance of permits, performance of inspections, and taking enforcement actions authorized by law.

- C. Plumbing Plans and Specifications; Local Plan Review Delegation:
  - 1. Except as otherwise provided in this section, plumbing plans and specifications required by the Minnesota State Building Code and Minnesota Rules, Chapter 4714 shall be submitted to and reviewed by the City Building Official or the Building Official's authorized designee as part of the City's delegated authority under Minnesota Statute, Chapter 326B and Minnesota Rules, Chapter 1300.

2. Prior to the installation of plumbing systems other than those serving one- and two-family dwellings, complete plumbing plans and specifications shall be submitted and approved by the Building Official or authorized designee before construction may proceed, unless waived in accordance with Minnesota Rules, Part 1300.0215.
  3. Notwithstanding subsections (1) and (2), plumbing plans and specifications for the following projects shall be submitted to the Minnesota Department of Labor and Industry for plan review, as required by Minnesota Statute, Section §326B.43 and applicable rules:
    - a. State-licensed facilities as defined in Minnesota Statute, Section §326B.103;
    - b. Public buildings as defined in Minnesota Statute, Section §326B.103; and
    - c. Projects of a special nature for which review by the Department of Labor and Industry are requested by the City or required by state law.
- D. Permits and Fees: Permits and fees for work governed by the Minnesota State Building Code shall be issued and collected in accordance with Minnesota Rules, Chapter 1300 and the City's adopted fee schedule. The City shall collect the state building permit surcharge for applicable permits in accordance with Minnesota Statute, Section §326B.148.
- E. Violations and Penalties: A violation of the Minnesota State Building Code or this Chapter shall constitute a misdemeanor as provided by Minnesota Statute, Section §326B.082, Subd. 16. Each day that a violation exists shall constitute a separate offense, unless otherwise provided by law.
- F. Optional Chapters: Pursuant to Minnesota Rules, Chapter 1300, the City may adopt by ordinance optional chapters of the Minnesota State Building Code. The City of Inver Grove Heights has not adopted any optional chapters at this time. This subsection is reserved for future use:

**Section Two. Repeal and Replace.** Title 9, Chapter 1, Section 2 of the Inver Grove Heights City Code is hereby repealed in its entirety and replaced in with the following language in its entirety.

**9-1-2: BUILDING OFFICIAL:**

- A. Designation and Certification: The Chief Building Official of the City is hereby designated as the Building Official for purposes of this Chapter and the Minnesota State Building Code. The Building Official shall be certified by the State of Minnesota as required by Minnesota Statute, Section §326B.133 and shall act as the authority having jurisdiction for administration and enforcement of the Minnesota State Building Code within the City of Inver Grove Heights.
- B. General Authority: The Building Official is authorized and directed to administer, apply, and enforce the Minnesota State Building Code in accordance with Minnesota Statute, Chapter 326B and Minnesota Rules, Chapter 1300, as amended from time to time. This authority includes, but is not limited to, the power to interpret the Code; review and approve construction documents; issue, suspend, or revoke permits; conduct inspections; issue certificates of occupancy; and initiate enforcement actions authorized by law.

- C. Plan Review and Delegated Authority: Pursuant to Minnesota Statutes, Sections §326B.121 and §326B.133 and Minnesota Rules, Chapter 1300, the Building Official is authorized to perform or delegate plan review for building, plumbing, mechanical, energy, and accessibility components of projects subject to the Minnesota State Building Code, except where plan review by the Minnesota Department of Labor and Industry is required by Minnesota Statutes or Rules.

Plumbing plan review authority exercised by the City shall be limited to projects for which municipal plan review is permitted under Minnesota Statute, Section §326B.43 and Minnesota Rules Chapter 1300, with required submittals to the Minnesota Department of Labor and Industry retained for public buildings, state-licensed facilities, and other projects requiring state review.

- D. Inspections and Final Approval: The Building Official or the Building Official’s authorized designee shall perform required inspections and approve work regulated by the Minnesota State Building Code, including plumbing systems, in accordance with Minnesota Rules, Chapters 1300 and 4714. No building or system regulated by the Code shall be placed into use until approved following required inspections, unless otherwise permitted by law.
- E. Delegation of Duties: The Building Official may delegate plan review, inspection, and administrative duties to qualified and properly certified staff or contracted agents, provided such delegation is consistent with Minnesota Statutes and Rules and does not relieve the Building Official of overall responsibility for code administration.

**Section Three. Effective Date.** This Ordinance shall be in full force and effect upon its passage and publication as provided by law.

Passed in regular session of the City Council on the \_\_\_\_day of \_\_\_\_\_, 2026.

**CITY OF INVER GROVE HEIGHTS**

By: \_\_\_\_\_  
Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk

**9-1-1: STATE BUILDING CODE:**

A. Adoption Of Code: The 2020 Minnesota state building code, as adopted by the Commissioner of Labor and Industry and established pursuant to Minnesota statutes, Chapter 326B, including all of the amendments, rules and regulations established, adopted, and published from time to time by the Minnesota Commissioner of Labor and Industry, through the Building Codes and Standards Unit, is hereby adopted as the building code for the city, with the exception of the optional chapters, unless specifically adopted in this Chapter. The Minnesota state building code is hereby incorporated in this chapter as completely as if fully set out herein. A copy of the Minnesota state building code shall be kept available for public use in the office of the chief building official.

B. Special Fire Protection Systems: As authorized by Minnesota rules part 1306.0010, the sprinkler system requirements of Minnesota rules parts 1306.0030 and 1306.0020, subpart 2, are hereby adopted without change and incorporated as part of the building code for the city.

C. Procedures And Administration: The application, administration, and enforcement of the building code shall be in accordance with Minnesota rules part 1300.0010 and as modified by Minnesota rules chapter 1305. (1974 Code § 400.01; amd. Ord. 1398, 12-14-2020)

**9-1-2: BUILDING OFFICIAL:**

For purposes of this chapter, the chief building official is the building official of the city. The building official is responsible for the administration of the building code. (1974 Code § 400.03)



## Request for Council Action

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**SUBJECT:**        **First Reading of an Ordinance Amending City Code Title 8, Chapter 7 Related to Stormwater Systems**

**MEETING DATE:**    May 26, 2026

**ITEM TYPE:**        Regular Business

**CONTACT:**         Brian Connolly, Public Works Director, 651.450.2571

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### **ACTION REQUESTED**

The Council is asked to consider the first reading of the attached Ordinance, repealing and replacing City Code, Title 8, Chapter 7 related to the City's stormwater systems.

### **BACKGROUND**

Current City Code Title 8, Chapter 7 provides for the establishment and means to charge fees for the City's stormwater utility system. The stormwater utility system was initially established in 2007, and the City started charging connection fees for new development plats in the Northwest Area shortly thereafter. The City's stormwater utility user fee (similar to usage fees charged for water and sanitary sewer) was first initiated in 2012.

The City undertook a comprehensive Stormwater Utility Rate Study (City Project No. 2024-11) in 2025 (Resolution 2025-09), and formed a Citizen Focus Group to review and discuss means by which to streamline and simplify the City's stormwater utility rate structure (Resolution 2025-105). The findings of the Focus Group were utilized in the final 2025 Stormwater Utility Rate Study, which was accepted by Council on December 15, 2025 (Resolution 2025-286). The acceptance resolution included direction that staff proceed with implementation of the analysis, findings, and recommendations of the 2025 Stormwater Utility Rate Study, with the goal of starting new rate implementation by July 1, 2026.

The 2025 Stormwater Utility Rate Study recommended a consistent, citywide stormwater rate based on property area and impervious surface area within each property, with no differentiation between the Northwest Area and other areas of the City. Since City Code Title 8, Chapter 7 provided early justification for different rate structures within the Northwest Area, the City Code needs to be updated to accurately reflect the citywide stormwater utility rate. Furthermore, when the City Council adopted Ordinance 1521, updating the stormwater connection fees for all new development within the City without different fees for the Northwest Area starting in 2026 (approved on December 15, 2025), provisions for different connection fees for the Northwest Area that exist in City Code Title 8, Chapter 7 were no longer applicable.

Given the wholesale changes to remove the references to the Northwest Area and the allowance of different connection and utility rate fee structures for stormwater utility purposes that were in the original City Code Title 8, Chapter 7, staff and the City Attorney recommend a complete repeal and replacement of the Code provisions, to streamline the code, and ensure that the proposed citywide

rate structure aligns with the City Code language. The attached Ordinance addresses these updates, with a recommended effective date, if approved by Council, of July 1, 2026.

A resolution with the actual change to the City's stormwater utility user rates will be brought forth separately at a City Council meeting in June 2026.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Staff recommend approval of the first reading of the attached Ordinance.

**ATTACHMENTS**

1. First Reading - Stormwater Utility Code

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

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REPEALING AND REPLACING INVER GROVE HEIGHTS CITY  
CODE, TITLE 8, CHAPTER 7 RELATED TO STORMWATER SYSTEM**

---

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

**Section One. Repeal and Replace.** Title 8, Chapter 7 is hereby repealed and replaced in its entirety as follows:

**8-7-1: DEFINITIONS:**

For the purposes of this chapter, the following terms have the meanings given:

**IMPERVIOUS AREA:** Area of a parcel consisting of hard surface (such as structures, asphalt, compacted gravel, concrete, or other surface materials as defined in the "Impervious Surface" definitions of subsection 10-2-2 of this code) that produces stormwater runoff.

**STORMWATER SYSTEM:** The city's storm sewer utility established under this chapter and under the utilities act, Minnesota Statutes, Section 444.075, which utility is also known as the stormwater sewer utility system.

**8-7-2: FINDINGS AND PURPOSE:**

In providing for charges, the following findings and determinations are made:

A. In the exercise of its governmental authority and to promote the public health, safety, convenience and general welfare, the city has constructed, operated and maintained a stormwater runoff system throughout the city, and intends to continue to improve, operate and maintain that system as a stormwater utility under the utility act, Minnesota Statutes, Section 444.075. This chapter is adopted in the further exercise of such authority.

B. The city has determined that it is necessary and desirable to recover some or all the future costs of constructing, operating, maintaining and improving the stormwater system through the imposition of charges as provided in this chapter.

C. In imposing fees and charges, it is necessary to establish a methodology that undertakes to make them just and equitable. Taking into account past methods of recovering stormwater system costs, and the factors set forth in subdivision 3b of the utility act, it is determined that it would be just and equitable to assign responsibility for the future costs of constructing, operating, maintaining and improving the stormwater system primarily based on the methodology described in this chapter.

D. Assigning costs and making charges for the stormwater system cannot be done with mathematical precision but can only be accomplished within reasonable and practical limits based upon analysis of the factors described in this chapter.

**8-7-3: STORMWATER SYSTEM ESTABLISHED:**

A city stormwater system is hereby established. The stormwater system consists of all stormwater conduits, manholes and catch basins, ditches, ponds within the public right of way and easements and any additional facilities acquired by the city in the future.

#### **8-7-4: RATES AND CHARGES:**

A. Connection Fees: The city may impose a connection fee, based on: 1) the square footage of the property to be charged, adjusted for a reasonable calculation of stormwater runoff, 2) a reasonable classification of the types of premises to which service is furnished, 3) by reference to the quantity, pollution qualities, and difficulty of disposal of stormwater runoff produced, 4) other characteristics of the property including impervious area, or 5) any other equitable basis, including any combination of the basis described in items 1) through 4) of this subsection. The connection fee must be a fair and equitable share of the amount reasonably calculated to pay total projected capital costs of the stormwater system, including the cost of debt service and related financing costs in connection with obligations issued by the city to finance such improvements, depreciation, a reasonable reserve for capital replacement, and the costs of obtaining and complying with permits required by law. In determining the connection fee, the city may give consideration to all costs of establishing the system, and of improvements, enlargements and extensions necessary to serve adequately the area. The connection fee, including timing and manner of payment, shall be specified in subsection 3-4-2-2(E) of this code.

B. Stormwater Utility Rates: The city may impose stormwater utility rates on all owners and users of the stormwater system in the city, based on: 1) the square footage of the property to be charged, adjusted for a reasonable calculation of stormwater runoff, 2) a reasonable classification of the types of premises to which service is furnished, 3) by reference to the quantity, pollution qualities, and difficulty of disposal of stormwater runoff produced, 4) other characteristics of the property including impervious area, or 5) any other equitable basis, including any combination of the basis described in items 1) through 4) of this subsection. The stormwater utility fees must be a fair and equitable share of the amount reasonably calculated to pay total operation and maintenance costs of the stormwater system and necessary capital improvements. The stormwater utility rates shall be determined from time to time by resolution of the council.

C. Supplying Information: The owner, occupant or person in charge of any premises must supply the city with such information as the city may reasonably request related to the use, development and area of the premises and the imposition of any connection fee or other charge. Willful failure to provide such information or to falsify it is a violation of this subsection.

D. Estimated Fees: If the owner, occupant or person in charge of any premises fails or refuses to provide the information requested, as provided in subsection C of this section, the fee for such premises must be estimated and billed in accordance with such estimate, based upon information then available to the city.

E. Payment And Collection: All connection fees and stormwater utility rates imposed under this section are charges against the respective owner, lessees and occupants, and are due on the due date specified by the city for the respective account, and shall be delinquent thirty (30) days thereafter. In the event a bill becomes delinquent, the city council may cause the delinquent charges to become a lien against the property served by certifying to the county auditor the amount of such delinquent bill in accordance with the utility act, Minnesota Statutes, Section 444.075.

#### **8-7-5: USE OF REVENUES:**

Revenues received from connection fees and stormwater utility rates are to be placed in a separate stormwater system account and used to pay the normal, reasonable and current costs of constructing, operating, maintaining, and improving the stormwater system. The city finance director may establish such funds and subaccounts within the stormwater system account as deemed reasonable and necessary to manage the stormwater system in accordance with the utility act, Minnesota Statutes, Section 444.075. Revenues from time to time received in excess of amounts needed to pay costs of operation and maintenance of the stormwater system, including any operating reserve established within the stormwater system account, may be used to finance improvements to and betterments of the stormwater system in accordance with the utility act.

**8-7-6: RELATIONSHIP TO WATERSHED MANAGEMENT TAX DISTRICTS AND SPECIAL ASSESSMENTS:**

Notwithstanding anything to the contrary in this chapter, the city may determine that it is just and equitable to finance the capital costs of stormwater system improvements through the establishment of watershed management tax districts under Minnesota Statutes, Section 103B.245, or special assessments under Minnesota Statutes, Chapter 429.

**Section Two. Effective Date.** Following its passage and publication, this ordinance shall be effective as of July 1, 2026.

Passed in regular session of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2026.

**CITY OF INVER GROVE HEIGHTS**

By: \_\_\_\_\_

Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_

Rebecca Kiernan, City Clerk



## Request for Council Action

**SUBJECT:** **Comprehensive Plan Amendment, Rezoning, Preliminary Plat and Preliminary PUD for 196-unit Apartment and 33 Single-Family Homes**

**MEETING DATE:** May 26, 2026

**ITEM TYPE:** Regular Business

**CONTACT:** Benjamin Schneider, Senior Planner, 651-450-2569

### ACTION REQUESTED

Consider approving the following:

- Resolution approving a Comprehensive Plan Amendment, re-guiding a portion of the Subject Property from MU, Mixed use and MDR, Medium Density Residential to LDR, Low Density Residential
- Ordinance approving a Rezoning from A, Agricultural to R-3C/PUD and R-1C/PUD
- Resolution approving a Preliminary Plat and Preliminary PUD to construct a 196-unit apartment building and 33 single-family homes

### BACKGROUND

The project site includes two parcels located in the Northwest Area Overlay District at the southeast corner of 70<sup>th</sup> Street West and Argenta Boulevard, totaling 13.6 acres ("Subject Property"). The plans show an apartment building on the northern portion and 33 single-family lots on the southern half of the Subject Property. The proposed development would integrate with the adjacent Peltier Reserve neighborhood to the east, which also includes a mix of single-family homes and an apartment building. This project is proposed to be developed in two phases with the single-family lots as the first phase.

The Subject Property is currently guided for Mixed Use and zoned A, Agricultural. The requests include a Comprehensive Plan Amendment, Rezoning, Preliminary Plat, and Preliminary PUD.

### Surrounding Uses

Location	Adjacent Use	Zoning	Land Use
North	Single Family	R-1C/PUD	LDR
East	Multifamily and Single Family	R-3C/PUD R-1C/PUD	MU
West	Townhomes	R-3C/PUD	MU
South	Single-Family	R-1C/PUD	MDR

### Comprehensive Plan Amendment

## Background and Analysis

Most of the Subject Property is currently guided MU, Mixed Use. There is also a small remnant that is guided MDR, Medium Density Residential to the south. Per the Comprehensive Plan, the Mixed Use land use guidance allows for commercial, office, or high-density residential uses. The single-family portion of the project has a proposed density of 3.4 units per acre, which is less than the required minimum density of 12 units per acre for the Mixed Use land use guidance. The Developer is therefore requesting a Comprehensive Plan Amendment to change the future land use from Mixed Use to LDR, Low Density Residential. The lot with the apartment building would remain Mixed Use.

Notably, the density of the entire project site, including the 196-unit apartment building and the 33 single-family lots, is 16.8 units per acre, which exceeds the minimum density threshold of 12 units per acre for Mixed Use. Metropolitan Council staff have advised City staff that the blending of the density between the two sites will still require a Comprehensive Plan Amendment for this circumstance.

The 2040 Comprehensive Plan includes broad categories of development policy areas throughout the City. The Subject Property is within the "Future Development Area." Below are some of the specific policies identified for this policy area:

1. Create planned neighborhoods with common facilities and amenities that establish a sense of identity and that helps promote long-term maintenance and value stability.
2. Create a quality living environment that is adapted to the natural environment.
3. Establish a local street system that deters the use of collector and arterial streets for local vehicular trips.
4. Encourage diverse housing styles consistent with the inherent characteristics of the site.

In the attached project narrative, the Developer notes that the Property has steep grades that would make it challenging to construct an attached townhome product where the single-family homes are proposed. They also note the mix of an apartment building and single-family homes is consistent with the existing neighborhood to the east.

## Evaluation of Request

The following represent rationale for supporting the Comprehensive Plan Amendment request:

1. The proposed density of the whole project area is consistent with the current Mixed Use land guidance. The Developer is meeting the intended density goals of this area.
2. The proposed development is substantially similar to the Peltier Reserve neighborhood to the east. The similarities include the mix of apartment and single-family uses, the size and dimensions of the single-family lots, and the location of the apartment buildings. The apartment lots would be adjacent to one another along 70<sup>th</sup> Street West. This is consistent with the stated goal above of establishing a sense of neighborhood identity.
3. Developing single-family lots rather than an attached product reduces the amount of significant grading, which promotes the goal of encouraging housing styles that are consistent with inherent site characteristics.

## **Rezoning**

The Property is currently zoned A, Agricultural. The Developer is requesting to rezone the proposed apartment lot to R-3C/PUD and the single-family lots to R-1C/PUD to match the proposed land uses. The PUD zoning is a requirement in the Northwest Area Overlay District. There are City Code

flexibilities requested as a part of the PUD zoning, which will be covered later in this report.

## **Preliminary Plat**

### Plat Name and Legal Description

The Preliminary Plat is proposed as “Peltier Reserve 4<sup>th</sup> Addition.” The proposed corresponding legal description is Lots 1 through 8, Block 1; Lots 1 through 7, Block 2; Lots 1 through 5, Block 3, and Lots 1 through 14, Block 4.

### Lot Configuration and Site Layout

The Preliminary Plat shows 33 lots for single family homes and one lot for the proposed apartment building. An outlot of about 1.4 acres is also proposed for a stormwater infiltration basin. This outlot is situated on the west side of the Subject Property along Argenta Boulevard.

### Streets and Sidewalks

The proposed streets connect 71<sup>st</sup> Street West and 72<sup>nd</sup> Street West from the Peltier Reserve neighborhood to Argenta Boulevard. The 71<sup>st</sup> Street West connection will require a new right turn lane on Argenta Boulevard and the 72<sup>nd</sup> Street Connection will tie into the existing access near the southwest corner of the Property. The Dakota County’s Plat Commission has reviewed and approved these street connections. Sidewalks are shown on one side of the street throughout the project as required.

### Parks and Trails

The Parks and Recreation Commission has reviewed this project and has recommended a cash payment in lieu of dedicating parkland. No park trails are proposed, although the proposed sidewalks will provide a pedestrian connection to the trail along Argenta Boulevard.

### Phasing

The Developer has submitted a phasing plan as required in City Code. Phase One is the single-family lots; Phase Two is the apartment site. Since the apartment is not included in the first phase, the Developer is not required to submit detailed architectural plans. The Developer intends to do preliminary grading of the apartment lot at the time of grading the single-family lots and selling the apartment lot to a different developer/builder thereafter.

This section will review the development against the required development standards. The next section will summarize the PUD flexibilities that are being requested.

## **Preliminary PUD - Development Standards Review**

### Lot Size and Lot Width

The apartment lot is just under four acres, far exceeding the required one-acre minimum size and the required minimum lot width of 100 feet in the R-3C District.

Given the curvilinear nature of the streets, the single-family lots vary in size and width. The lot sizes range from 6,743 square feet to 11,969 square feet. The minimum lot size in the R-1C District is 12,000 square feet for interior lots and 12,500 square feet for corner lots. All single-family lots will therefore require flexibility for lot size requirements.

The proposed minimum lot width is 50 feet, while some lots are closer to 55, 60, 65, 75, and 80 feet. The minimum required lot width in the R-1C District is 85 feet for interior lots and 100 feet for corner lots. Only two of the lots meet these requirements, meaning the other 31 lots will require PUD

flexibility.

Setbacks

The tables below summarize the required and proposed setbacks. Proposed setbacks that are underlined will require PUD flexibility. Some of the proposed setbacks are reported as a range. Detailed flexibility requests for each lot are analyzed in the “Requested PUD Flexibilities” section.

<b>Setbacks – Apartment Lot</b>	<b>Required</b>	<b>Proposed</b>
Front yard setback along 70 <sup>th</sup> Street West	40 ft	72 ft
Front yard setback along Argenta Boulevard	40 ft	<u>21 ft</u>
Rear yard setback along eastern property line	30 ft	55 ft
Side yard setback of apartment lot along northern property line	20 ft	22 ft

<b>Setbacks – Single-family Lots</b>	<b>Required</b>	<b>Proposed</b>
Front yard setback	20 ft	20-25 ft
Front yard setback – “Corner Side”	20 ft	<u>15-20 ft</u>
Front yard setback – “Corner Side” along Argenta Boulevard (major collector road)	40 ft	<u>5-15 ft</u>
Side yard minimum structure separation	20 feet	<u>10-20ft</u>
Rear yard setback	30 feet	<u>17.7-30+ ft</u>

Tree Preservation and Landscaping

The Developer is proposing to clearcut the trees currently on the Subject Property. A total of 1,209 caliper inches is required to be mitigated as a result. The Applicant has made the following changes to the Landscape Plan since the Planning Commission meeting on May 5, 2025:

- The updated plan shows 1,210.5 caliper inches of proposed trees. The previous plan showed 700 caliper inches. This increase in caliper inches is attributed to adding additional "builder trees" on the single-family lots and upsizing several proposed trees from 2.5 caliper inches to 3 caliper inches.
- The updated plan removes trees that were previously shown in Dakota County Right of Way, west of the proposed apartment lot. This was at the request of County and City staff.
- The Tree Replacement Calculations table on the plan notes that there are 12 shrubs proposed for each single-family lots. These shrubs are not shown on the plan.

Staff has two comments related to the updated Landscape Plan that will have to be addressed during the Final Plat/PUD process: 1) The shrubs noted on the tree replacement calculations table must be shown on the plan and 2) The landscape plan must be updated to ensure there is at least a 20-foot gap between tree canopies for access to all City-owned infrastructure. These comments have been added as a condition of approval in the attached resolution approving the Preliminary Plat and PUD. If these changes result in less than a total 1,209 caliper inches, a fee in lieu payment would be owed.

City Code requires one tree planting per apartment unit and one “street tree” per single family lot. For a 196-unit apartment building and 33 single family lots, 229 trees are required to satisfy landscaping

requirements. The Landscape Plan shows 393 trees, exceeding the landscape requirements by 164 trees.

Natural Areas/Open Space

All developments in the Northwest Area Overlay District require 20 percent of the net developable area to be preserved for natural area/open space. The net developable land for the Property is 13.62 acres, or 593,377 square feet. Out of this 20 percent of land, at least 50 percent is required to be undisturbed. There is also a requirement for at least 75 percent of the open space to be contiguous. The table below shows what the Developer is proposing for natural areas/open space. Proposed square footages that are underlined will require PUD flexibility.

<b>Natural Area/Open Space Feature</b>	<b>Required</b>	<b>Proposed</b>
Total natural/area open space	118,675 SF	143,372 SF
Total undisturbed natural area/open space	59,338 SF (50%)	<u>0 SF</u>
Total contiguous open space	89,006 SF (75%)	<u>59,002 SF (50%)</u>

Impervious Surface and Building Coverage

The maximum impervious surface coverage in the Northwest Area Overlay District is 65 percent for lots zoned R-3C and 25 percent for lots zoned R-1C. This is measured by the project area for each zoning district rather than on a per lot basis. The developer is proposing 62.3 percent of impervious surface coverage on the apartment lot. The proposed single-family impervious surface was 30.2 percent in the plans that went to Planning Commission. The applicant has since increased this percentage to 38% to allow flexibility for 3-car garages and patios for future homeowners. PUD flexibility is required for the single-family impervious surface, which is limited to 25 percent in the Northwest Area.

The apartment lot is subject to an additional standard that limits the total building coverage to 20 percent. The Developer is requesting flexibility to have 27 percent of building coverage.

Parking

The required parking for the apartment lot is calculated as follows:

- Two stalls per unit with one enclosed = 392 spaces (196 enclosed)
- One guest parking space per six units = 33 spaces
- The Northwest Area Overlay allows for a 25 percent reduction in the total number of parking spaces that would otherwise be required
- Therefore, a total of 319 parking spaces is required. The plans show 319 parking spaces, including 247 enclosed stalls.

The single-family lots will include garages, which satisfy parking requirements.

**Requested PUD Flexibilities**

A summary of the requested PUD flexibilities is detailed below, including rationale for supporting the requests.

<b>PUD Flexibility Requests</b>	
<b>Whole Project Site</b>	<b>Rationale</b>

<p>1. Having 0% of natural area/open space that is undisturbed, whereas half of the required open space is required to be undisturbed</p>	<p>The plans show over a half-acre of additional natural area/open space than the minimum requirements.</p>
<p>2. Having 50% of the required natural area/open space be contiguous with no dimension less than 100 ft, whereas City Code requires at least 75%</p>	<p>The open space in the single-family portion of the project is 100% contiguous. The open space in the apartment site is almost 100% contiguous, aside from the landscaped area between the parking lot and apartment. The Developer is meeting the spirit and intent of the standard.</p>

<p align="center"><b>PUD Flexibility Requests</b></p>	
<p align="center"><b>Single-Family Lots</b></p>	<p align="center"><b>Rationale</b></p>
<p>3. Front yard setback of 5 ft on the "Corner Side" of Lot 1, Block 1, whereas 40 ft is required for setbacks along major collector road.</p>	<p>This proposed lot abuts a unique strip of County Right of Way that could be considered "excess." If approved, the home would be about 80 feet from the edge of the County Trail and about 130 feet away from the road. Also, this lot would be further from Argenta Boulevard than the 2 lots mentioned in the next flexibility request.</p>
<p>4. Front yard setback of 15 ft on the "Corner Side" for Lot 1, Block 4 and Lot 14, Block 4, whereas 40 ft is required along a major collector road.</p>	<p>The landscape plan includes 9 trees on each of these lots in between the homes and the property line along Argenta Boulevard. This landscaping exceeds City Code requirements and provides adequate screening.</p>
<p>5. Front yard "Corner Side" setback of 15 ft, whereas 20 ft is required.</p>	<p>The Peltier Reserve project received this same flexibility, so this standard is consistent with the larger neighborhood.</p>
<p>6. Side yard setback of 5 ft, whereas a 20-ft structure separation is required.</p>	<p>The Peltier Reserve project received this same flexibility, so this standard is consistent with the larger neighborhood.</p>
<p>7. Rear yard setback of 17.7 ft Lot 1, Block 3 and 27 ft for Lot 5, Block 3, whereas 30 ft is required.</p>	<p>These 2 proposed lots are on the same side of the street and abut the southern edge of the Property. The requests reflect the closest point of the proposed building pads from the rear property line. In both cases, only a portion of the proposed building pads would encroach on the setback. Also, the 3 proposed homes in between these 2 lots have proposed rear setbacks of over 50 feet, far exceeding City Code requirements. There are an additional 13 proposed lots in the proposed plat that exceed the 30-ft rear yard setback requirement.</p>
<p>8. Rear yard setback of 25.2 ft and 24.5 ft for Lots 2 and 3 of Block 4 respectively, whereas 30 ft is required.</p>	<p>In both cases, less than 50% of the building pads encroach on the rear setback line. These lots also abut the 1.4-acre stormwater basin outlot.</p>

<p>9. Minimum lot size between 6,743 sf and 11,969 sf, whereas the minimum lot sizes in the R-1C Zoning District are 12,000 sf for interior lots and 12,500 sf for corner lots.</p>	<p>The range of proposed lot sizes is consistent with the adjacent Peltier Reserve Development. That project also included lots as small as 4,817 sf and others in the 5,000-6000 sf range, so the lot size deviations of this project would be less in comparison. In general, lot sizes under 12,000 sf are increasingly typical in the housing market throughout the metro area.</p>
<p>10. Minimum lot width between 50 ft and 81.72 feet, whereas the minimum lot width in the R-1C Zoning District is 85 ft for interior lots and 100 ft for corner lots.</p>	<p>Similar to the proposed lot sizes, the proposed lot widths are not as small as the adjacent development. Peltier Reserve includes lots as narrow as 38 ft.</p>
<p>11. Impervious Surface of 38%, whereas the maximum impervious surface is 25% for the single-family site.</p>	<p>The Developer is proposing to treat all stormwater on site via two infiltration basins. Infiltration is the preferred stormwater management treatment in the Northwest Area. Also, the apartment site is 2.7% under the maximum impervious surface limit.</p>

<p style="text-align: center;"><b>PUD Flexibility Requests</b></p>	
<p style="text-align: center;"><b>Apartment Lot</b></p>	<p style="text-align: center;"><b>Rationale</b></p>
<p>12. Front yard setback of 21 feet along Argenta Boulevard whereas 40 feet is required along Major Collector streets.</p>	<p>This setback line is adjacent to the “excess” Dakota County right of way. The apartment building would therefore be over 150 feet away from the road. The Developer is also proposing to plant 36 trees in the excess right of way area to provide screening.</p>
<p>13. Building coverage of 27 percent whereas the maximum allowed is 20 percent.</p>	<p>The project as a whole has over a half-acre of additional open space than what is required by City Code. The Developer is also proposing several trees surrounding all sides of the apartment, exceeding code requirements and mitigating potential concerns of building mass.</p>

**Department Reviews**

Public Works and Engineering

Engineering staff have reviewed the plans for compliance with grading, drainage, utility, and stormwater requirements. The Developer has addressed their review comments.

Police and Fire

The plans were shared with the Police and Fire Departments. No comments were received from either department.

**Wetlands**

There are no wetlands identified on the Property.

**Development Contract**

The Developer and Owner shall enter into a Development Contract and other associated agreements

with the City. The list of agreements and details of the contract will be discussed with the applicant, city attorney and staff as part of the final PUD review. All the agreements will be approved by the City Council as part of the final PUD review.

### **Planning Commission Meeting**

The Planning Commission held a public hearing for these requests at their May 5, 2026 meeting. There were no comments received from the public prior to or during the public hearing. The Commission voted 8-1 to recommend approval of the requests. One commissioner voted no due to concerns of the proposed side yard setbacks.

### **FISCAL IMPACT**

N/A

### **RECOMMENDATION**

Both the Planning Commission and Planning staff recommend approval of these requests subject to the conditions as stated in the attached resolutions.

### **ATTACHMENTS**

1. Resolution Approving Comprehensive Plan Amendment
2. Ordinance Approving Rezoning
3. Resolution Approving Preliminary Plat and Preliminary PUD
4. Applicant Narrative
5. Civil Plans
6. Landscape Plan
7. Land Use Map
8. Zoning Map

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

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AMENDING THE 2040 INVER GROVE HEIGHTS COMPREHENSIVE PLAN  
AND MAPS FOR GUIDING THE OVERALL DEVELOPMENT AND REDEVELOPMENT  
OF THE CITY OF INVER GROVE HEIGHTS**

**WHEREAS**, on October 28, 2019, the City Council approved Resolution No. 19-205, adopting the 2040 Comprehensive Plan ("2040 Plan") for the City of Inver Grove Heights ("City"), its decennial update as required by Minnesota Statute §473.864; and,

**WHEREAS**, Builders Lot Group, LLC ("Applicant"), on behalf of Glenlin Properties, LLC and Glen L Sachs ("Owners"), has requested a map amendment to the 2040 Plan to re-guide a portion of properties legally described in Exhibit A; and

**WHEREAS**, The Applicant has specifically requested to re-guide all land in the Preliminary Plat for Peltier Reserve 4<sup>th</sup> Addition depicted in Exhibit B, with the exception of Lot 6, Block 1 ("Apartment Lot"), from MU, Mixed Use and MDR, Medium Density Residential to LDR, Low Density Residential; and

**WHEREAS**, according to Minnesota Statute 473.858, Subd. 2, the required adjacent Local Government Unit ("LGU") review and comment period is waived by the Metropolitan Council as the lands proposed for amendment to the 2040 Plan are not contiguous to other LGUs; and,

**WHEREAS**, on May 5, 2026, the Planning Commission reviewed the proposed amendment to the 2040 Plan, held a public hearing and accepted public comment regarding the application following posted and published notice of the same, and thereafter recommended to the City Council approval of the amendment; and,

**WHEREAS**, the City Council received and considered the recommendation from the Planning Commission as to the proposed amendment to the 2040 Plan as submitted by the Applicant, and finds the proposed amendment to be beneficial and in the best interest of the City; and,

**WHEREAS**, Minnesota Statute §462.355, Subd. 3, requires an affirmative vote of 4/5ths of the City Council to ratify amendments to a City Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS**, that the Map Amendment to the 2040 Comprehensive Plan, regarding the Subject Property, as described herein, from MU, Mixed Use and MDR, Medium Density Residential to LDR, Low Density Residential is hereby approved and pending review and approval by the Metropolitan Council.

Adopted by the City Council of Inver Grove Heights on this 26<sup>th</sup> day of May, 2026.

Ayes:

Nays:

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Brenda Dietrich, Mayor

ATTEST:

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Rebecca Kiernan, City Clerk

**EXHIBIT A**  
**SUBJECT PROPERTY**  
**LEGAL DESCRIPTION**

Parcel #1:

PID: 200070005021

The Northwest ¼ of the Northeast ¼ of Section 7, Township 27 North, Range 22 West, Dakota County, Minnesota, excepting the following parcels:

- 1) The East 559.73 feet thereof;
- 2) The North 500 feet thereof;
- 3) That part thereof platted as Peltier Reserve 3rd Addition;
- 4) Any portion thereof contained within Dakota County Road Right of Way Map No. 471;
- 5) Any portion thereof contained within Dakota County Road Right of Way Map No. 435;

Parcel #2:

PID: 200070005014

The West 435.16 feet of the east 994.89 feet of the north 500.50 feet of the northwest Quarter of the Northeast Quarter of Section 7, Township 27, Range 22, Dakota County, Minnesota.

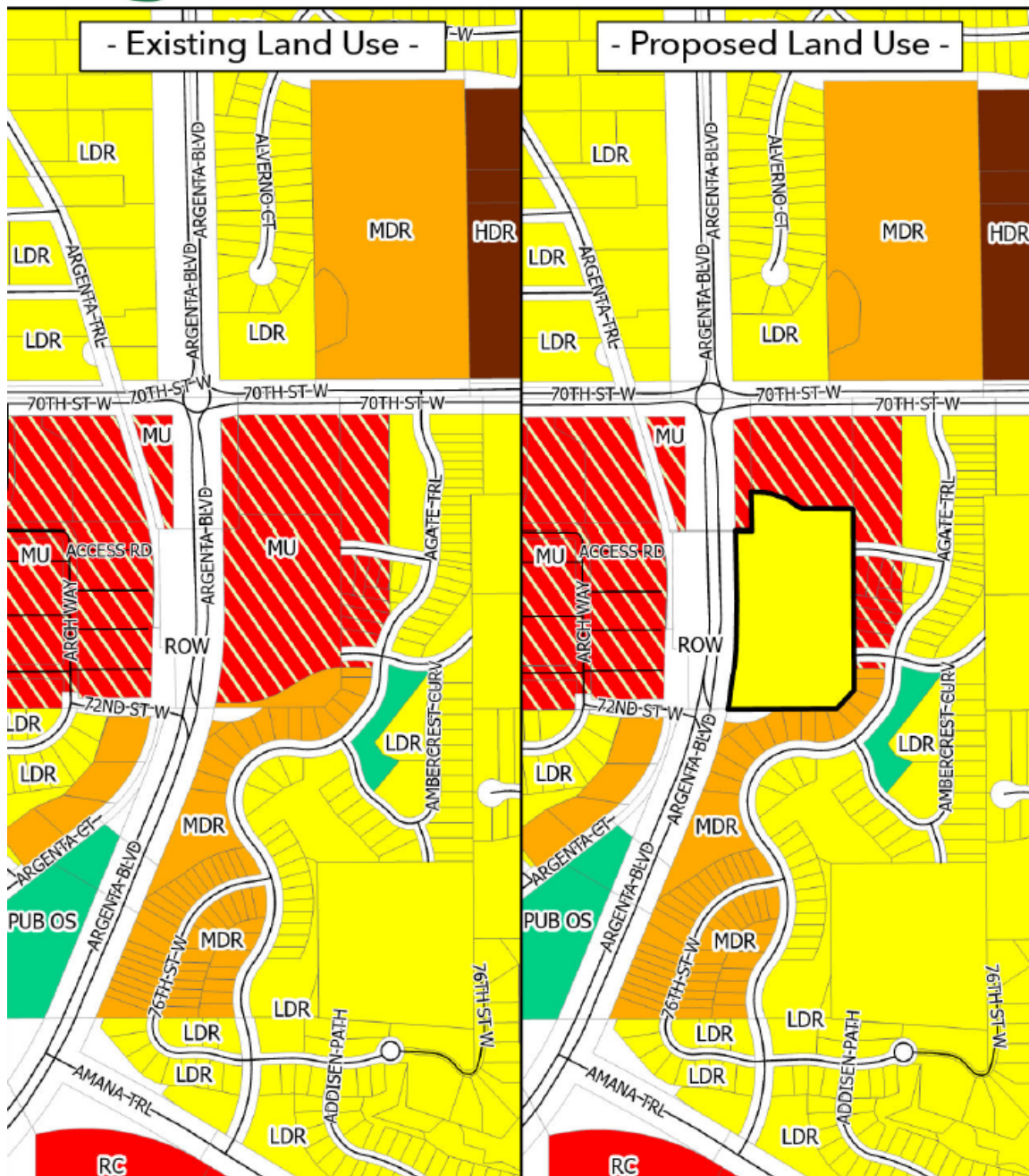


**EXHIBIT C**

**2040 COMPREHENSIVE PLAN AMENDMENT  
MIXED USE TO LOW DENSITY RESIDENTIAL**



**Peltier Reserve 4th Addition  
Proposed Future Land Use Change**



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

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING PELTIER RESERVE 4<sup>TH</sup> ADDITION  
FROM A, AGRICULTURAL TO R-3C/PUD AND R-1C/PUD**

The City Council of Inver Grove Heights ordains as follows:

**SECTION I. Rezoning to R-3C, Planned Unit Development and R-1C, Planned Unit Development**

The Official Zoning Map of the City of Inver Grove Heights is hereby amended as follows for the Subject Property, legally stated and described in Exhibit A:

- The portion of the Subject Property that is depicted as Lot 6, Block 1 in Exhibit B is hereby rezoned from A, Agricultural to R-3C, Planned Unit Development
- All other portions of the Subject Property depicted in Exhibit B are hereby rezoned from A, Agricultural to R-1C, Planned Unit Development

**SECTION II. Changes to Zoning Map**

The City Clerk is hereby directed to cause the Official Zoning Map to be amended as consistent with this Ordinance and as depicted in Exhibit C. The Official Zoning Map as amended shall not be republished.

**SECTION III. Effective**

This ordinance shall have the full force and effect upon its passage and publication.

Passed by the City Council of the City of Inver Grove Heights this 26<sup>th</sup> day of May, 2026.

Ayes:

Nays:

\_\_\_\_\_  
Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk

**EXHIBIT A**

**PROPERTY SUBJECT TO REZONING  
LEGAL DESCRIPTION**

Parcel #1:  
PID: 200070005021

The Northwest ¼ of the Northeast ¼ of Section 7, Township 27 North, Range 22 West, Dakota County, Minnesota, excepting the following parcels:

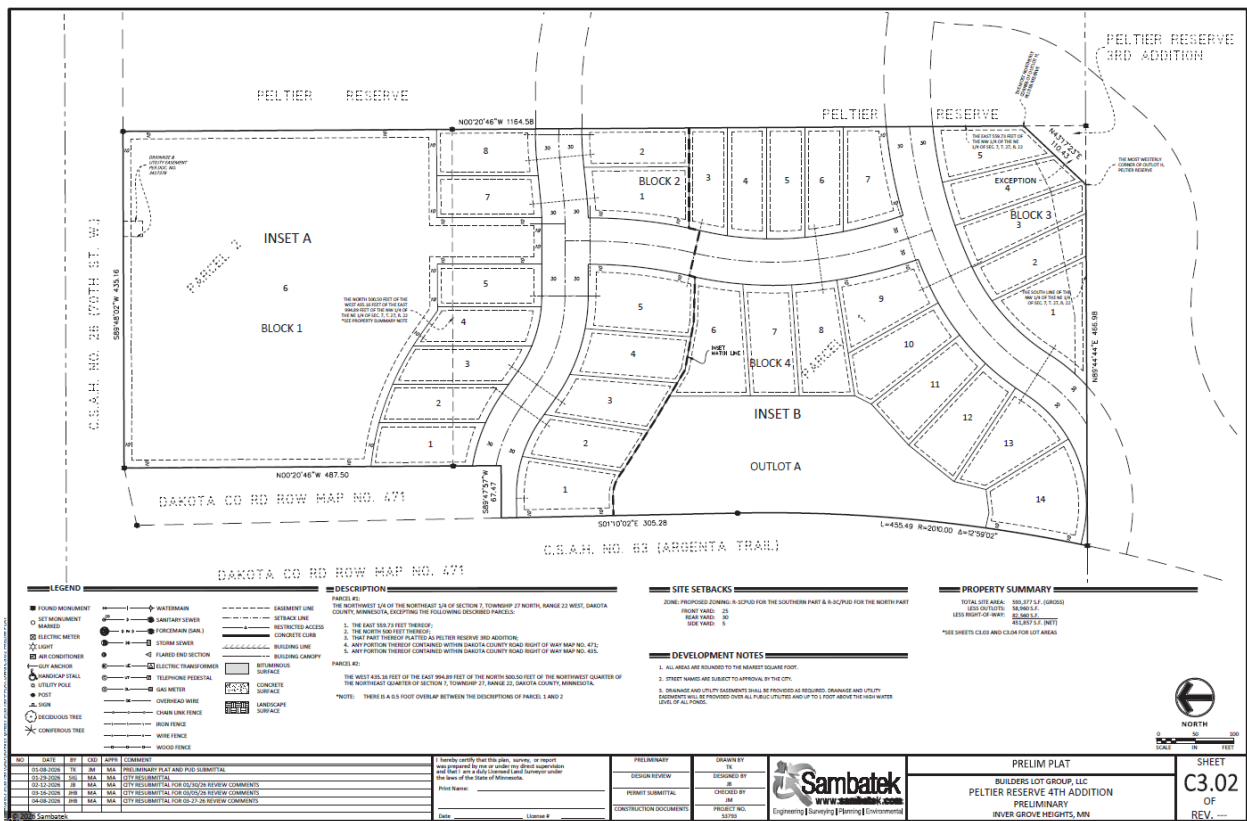
- 1) The East 559.73 feet thereof;
- 2) The North 500 feet thereof;
- 3) That part thereof platted as Peltier Reserve 3rd Addition;
- 4) Any portion thereof contained within Dakota County Road Right of Way Map No. 471;
- 5) Any portion thereof contained within Dakota County Road Right of Way Map No. 435;

Parcel #2:  
PID: 200070005014

The West 435.16 feet of the east 994.89 feet of the north 500.50 feet of the northwest Quarter of the Northeast Quarter of Section 7, Township 27, Range 22, Dakota County, Minnesota.

## EXHIBIT B

### PRELIMINARY PLAT FOR PELTIER RESERVE 4<sup>TH</sup> ADDITION



### EXHIBIT C VISUAL OF ZONING CHANGE



## Peltier Reserve 4th Addition Proposed Zoning



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

**RESOLUTION NO. 2026-\_\_\_\_\_**

**RESOLUTION APPROVING THE PRELIMINARY PLAT AND PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) FOR A 196-UNIT APARTMET AND 33-UNIT SINGLE-FAMILY DEVELOPMENT TO BE KNOWN AS PELTIER RESERVE 4<sup>TH</sup> ADDITION**

**WHEREAS**, Builders Lot Group, LLC (“Applicant”), on behalf of Glenlin Properties, LLC and Glen L Sachs (“Owners”), has requested approval of a Preliminary Plat for Peltier Reserve 4<sup>th</sup> Addition (“Plat”) and Preliminary Planned Unit Development (“PUD”) to create a 196-unit apartment building and 33 single-family homes on two existing parcels (“Development”), legally described in Exhibit A and referred to collectively hereafter as the “Subject Property;” and,

**WHEREAS**, the Subject Property is guided MU, Mixed Use in the 2040 Comprehensive Plan; and,

**WHEREAS**, the Applicant has submitted a concurrent request to re-guide a section of the Subject Property to LDR, Low Density Residential for the portion of the plat with the 33 single-family homes (“Comprehensive Plan Amendment”); and

**WHEREAS**, the Applicant has submitted a concurrent request to rezone the Subject Property to R-3C/PUD and R-1C/PUD (“Rezoning”); and

**WHEREAS**, pursuant to Minnesota Statute §462.357 (“Statute”) the Inver Grove Heights Planning Commission (“Commission”) held a Public Hearing (“Hearing”) on May 5, 2026, to received public comment regarding the Plat and PUD; and,

**WHEREAS**, notice of the Hearing was posted at City Hall, published in the City’s official newspaper, and mailed to all owners of affected properties, as required by Statute; and,

**WHEREAS**, the Commission considered did not receive comments prior to or during the Hearing, and following the Hearing, the Commission voted 8-1 to recommend approval of the Plat and PUD for Peltier Reserve 4<sup>th</sup> Addition.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS**, that the Preliminary Plat and Preliminary Planned Unit Development for Peltier Reserve 4<sup>th</sup> Addition is hereby approved, subject to the following conditions:

1. Prior to Final Plat and plan approval, the final grading, drainage and erosion control, street plans and utility plans shall be approved by the City Engineer and subject to all conditions noted by the City Engineer and consultants in their review memos.
2. The Comprehensive Plan Amendment must be approved by the Metropolitan Council.
3. The PUD shall include the following specific standards:
  - a) The Subject Property is allowed to have 0 percent (0%) of natural area/open space be undisturbed
  - b) The Subject Property is allowed to have less than 75 percent of natural area/open space be contiguous
  - c) The total impervious surface area of the Subject Property shall be no greater than 38 percent, except for Lot 6, Block 1 ("Apartment Lot")
  - d) The front yard setback for the corner side lot line of Lot 1, Block 1 shall be 5 feet
  - e) The front yard setback for the corner side lot line shall be 15 feet, except for the Apartment Lot.
  - f) The internal side yard setback shall be 5 feet, except for the Apartment Lot.
  - g) The rear yard setback for Lot 1, Block 3 shall be 17.7 feet.
  - h) The rear yard setback for Lot 5, Block 3 shall be 27 feet.
  - i) The rear yard setback for Lot 2, Block 4 shall be 25.2 feet.
  - j) The rear yard setback for Lot 3, Block 4 shall be 24.5 feet
  - k) The minimum lot size shall be 6,743 square feet. The size of each lot must be consistent with the Preliminary Plat
  - l) The minimum lot width shall be 50 feet. The width of each lot must be consistent with the Preliminary Plat.
  - m) The front yard setback of the Apartment Lot from the west property line along Argenta Boulevard shall be 21 feet
  - n) The building coverage of the Apartment Lot shall be 27 percent
4. Prior to Final Plat and plan approval, the Landscape Plan must be updated to ensure there is at least a 20-foot gap between tree canopies for access to all City-owned infrastructure. If these changes result in a deficit in tree mitigation against what is required, a fee in lieu payment will be required per City Code Section 10-15D-2.
5. Prior to Final Plat and plan approval, the Landscape Plan must be updated to show the proposed shrubs that are noted in the Tree Replacement Calculations table. If these changes result in a deficit in tree mitigation against what is required, a fee in lieu payment will be required per City Code Section 10-15D-2
6. Drainage and utility easements shall be provided on the Final Plat as required by the City Engineer.
7. Park dedication shall be made in the form of a cash contribution based on the recommendation of the Parks and Recreation Advisory Commission.

8. Prior to execution of the Final Plat by the City and prior to recording of the Final Plat with the County, the Applicant must pay the City utility plat connection fees consisting of a Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.
9. The Applicant and/or assigns, as approved by the City Council, shall enter into a Development Contract with the City for the purpose of developing the Subject Property as approved and according to approved plans.
10. Street lighting shall be required along all public streets. The street lighting plans shall be approved by the City prior to installation.
11. The Applicant shall seek Final Plat approval within 12 months from the date of Preliminary Plat approval for Peltier Reserve 4<sup>th</sup> Addition.
12. Title work for the Plat shall be provided to and conform to any requirements resulting from City staff and the City Attorney's review of the title work and plat opinion.
13. Except as otherwise expressly authorized by City resolution or ordinance, all aspects of the Development shall comply with all applicable state laws and city codes, ordinance, and regulations.

**BE IT FURTHER RESOLVED** that the Deputy Clerk is hereby authorized and directed to record a certified copy of this Resolution at the Dakota County Recorder's Office.

Adopted by the City Council of Inver Grove Heights on this 26<sup>th</sup> day of May, 2026.

Ayes:

Nays:

---

Brenda Dietrich, Mayor

ATTEST:

---

Rebecca Kiernan, City Clerk

**EXHIBIT A**  
**SUBJECT PROPERTY**  
**LEGAL DESCRIPTION**

Parcel #1:

PID: 200070005021

The Northwest ¼ of the Northeast ¼ of Section 7, Township 27 North, Range 22 West, Dakota County, Minnesota, excepting the following parcels:

- 1) The East 559.73 feet thereof;
- 2) The North 500 feet thereof;
- 3) That part thereof platted as Peltier Reserve 3rd Addition;
- 4) Any portion thereof contained within Dakota County Road Right of Way Map No. 471;
- 5) Any portion thereof contained within Dakota County Road Right of Way Map No. 435;

Parcel #2:

PID: 200070005014

The West 435.16 feet of the east 994.89 feet of the north 500.50 feet of the northwest Quarter of the Northeast Quarter of Section 7, Township 27, Range 22, Dakota County, Minnesota.

April 13, 2026

Peltier Reserve 4<sup>th</sup> Addition  
Narrative for Comprehensive Plan Amendment, Rezoning,  
Preliminary Plat, and Preliminary PUD

Builders Lot Group (BLG) has entered into a purchase agreement with Glenlin Properties and Glen Sachs for the development of approximately 13.7 acres at the southeast quadrant of Argenta Trail and 70<sup>th</sup> Street. BLG intends to develop the 13.7-acre parcel with 33 single-family lots on the southern end of the property, and a 196-unit, four-story apartment building on the north end of the property. A preliminary plan is included with the application for reference to the proposed project layout. The project combines a 196-unit apartment building with a thoughtfully designed single-family neighborhood, advancing the City's long-term vision for orderly growth, housing diversity, and fiscally responsible development.

Since the single family portion of the project does not align with the current Mixed Use land guidance. BLG is applying for a Comprehensive Plan Amendment for this area to designate the south property for Medium Density residential uses in the proposed site plan. The Multifamily use is allowed in Mixed Use land guidance so that area will remain unchanged.

The request to allow single-family detached homes instead of attached units in the Medium Density area is driven by three key factors: market demand, neighborhood compatibility, and the desire to create a balanced housing mix. The site is challenged by both existing and planned grades, making attached housing impossible without extraordinary measures. The 196-unit apartment building adds high-quality rental housing at a time when the region continues to experience supply shortages. The single-family homes complement the apartment by offering ownership opportunities that remain in high demand.

The application also includes a request to rezone the property to a PUD designation, consistent with the adjacent Peltier Reserve project that Builders Lot Group developed. The PUD tool allows the city to approve a better overall project than would be possible under strict zoning. The requested flexibility is modest, targeted, and justified by site conditions, including topography, stormwater needs, and existing roadway alignments. The requested PUD flexibility in the lot requirements is outlined below:

- 1) A 5ft side yard setback to increase density, more like attached homes, but providing more privacy without a common wall. This setback is consistent with the Peltier Reserve project.
- 2) A 15 ft. side yard setback at the corner lots, to increase density and align with the Peltier Reserve PUD side yard setback.
- 3) A rear yard setback of 17.7' on Lot 1, Block 3, instead of the 30' typical front and rear yard requirement. This requirement is requested due to the 72nd Street connection to Argenta Boulevard being an established street. A rear yard setback of 27 ft on Lot 5, Block 3 due to the irregular shaped lot. A rear yard setback of 24.5 ft and 24.2 ft on Lot 2 and 3 of Block 4 due to the irregular lot shape and the constraint of the pond lot.
- 4) In addition to the lot setbacks, the project is requesting lot size and width PUD flexibility from the R-1C District standard minimum lot size of 12,000SF for interior lots, and 12,500SF for

corner lots to increase density. The proposed residential lots range from 7,000 SF to 9,000 SF, aligning with the City's goal of denser residential development. The density also addresses consumer demand for single-family detached housing rather than attached housing.

- 5) The request for square footage flexibility corresponds to a similar request for the width to be below R-1C requirements of 85 ft. for interior lots and 100 ft. for corner lots. Our requested minimum lot width is 40' to meet the desired density.
- 6) Undisturbed open space of 0% is requested since the existing terrain drops approximately 50 ft. across the site, and mass grading across the open space is required to provide for stormwater management areas and a level pad for the apartment site.
- 7) Building coverage of 27% is requested for the multifamily site to help increase density for the overall project.
- 8) 58% contiguous open space is requested. This percentage is reduced due to the placement of the retaining wall within extended lot sizes to prevent the wall from being within City owner property. The central ponding area exceeds 100 ft. minimum width. The contiguous open space deficiency is mitigated by exceeding the total open space requirement, with the project proposing 144,456 SF, compared to the 20% total open space requirement of 102,165 SF in NWA. Also, the project will benefit from the adjacent (unbuildable) county-owned parcel next to the multifamily site. This undevelopable open space measures 33,589 SF in addition to the open space we are providing.
- 9) Flexibility from the 50 ft. setback along Argenta Boulevard for two of the single-family lots. This flexibility is requested because the space is approximately 75 ft. from the roadway, with significant green space and a trail separating the home sites from the roadway. The landscape plan also includes conifers as a buffer between the two lots adjacent to Argenta Trail.

The project team requests PUD flexibility to meet project goals and work within existing site constraints, including established alignments for 71<sup>st</sup> and 72<sup>nd</sup> Streets. The excess soil volume generated by elevations for the existing roadway connections needs to be addressed by removing a considerable amount of material from the project site. Key benefits of granting flexibility include more efficient land use, reduced grading impacts, a stronger neighborhood layout, improved open-space connectivity, and better architectural outcomes.

The proposed unit count of 229 residential homes allocates 72 percent to single-family homes and 28 percent to multifamily homes. This exceeds the minimum count anticipated under the current Mixed-Use guidance, based on the minimum densities for low-density single-family (2 units per acre) and mixed-use (12 units per acre). The combination of multifamily and single-family homes generates a strong, stable tax base that supports City services without requiring new public facilities.

The entire site will be graded as a single phase, with all utilities and stormwater facilities installed for the single-family portion. The multifamily portion will have stubbed utilities from the proposed street and will be rough graded per plan. Utility connections for the multifamily site will be constructed once the final layout of the multifamily building is known, during the second phase of the project.

The project will include high-quality homes that align with the adjacent developments and help meet the demand for more single-family residential units in Inver Grove Heights. The project will also offer exceptional views of the surrounding area and the Minneapolis skyline from its elevated position above Argenta Boulevard.

**CONSULTANT CONTACT LIST:**

DEVELOPER/OWNER  
BUILDERS LOT GROUP  
9531 WEST 78TH STREET SUITE 135  
EDEN PRAIRIE, MN 55344  
TEL 612-290-5704  
EMAIL: MARKANDERSON@YAHOO.COM  
CONTACT: MELVIN MOORE

CIVIL ENGINEER  
SAMBATEK  
12800 WHITEWATER DRIVE, SUITE 300  
MINNETONKA, MN 55343  
TEL 763-476-6010  
EMAIL: MANDERSON@SAMBATEK.COM  
CONTACT: MARK ANDERSON

GEOTECHNICAL  
HAUGO GEO TECHNICAL SERVICES  
2825 CEDAR AVENUE SOUTH  
MINNEAPOLIS, MN 55407  
TEL 612-729-2959  
EMAIL: JHAYDON@HAUGOGTS.COM  
CONTACT: JEFF HAYDON

SURVEYOR  
SAMBATEK  
12800 WHITEWATER DRIVE, SUITE 300  
MINNETONKA, MN 55343  
TEL 763-476-6010  
EMAIL: JMAURER@SAMBATEK.COM  
CONTACT: JOE MAURER

LANDSCAPE ARCHITECT  
SAMBATEK  
12800 WHITEWATER DRIVE, SUITE 300  
MINNETONKA, MN 55343  
TEL 763-476-6010  
EMAIL: DAN REBOK  
CONTACT: DREBOK@SAMBATEK.COM

# Preliminary Site Development Plans for

# Peltier Reserve 4th Addition Inver Grove Heights, Minnesota

Presented by:  
**Builders Lot Group, LLC**

**BENCHMARKS**

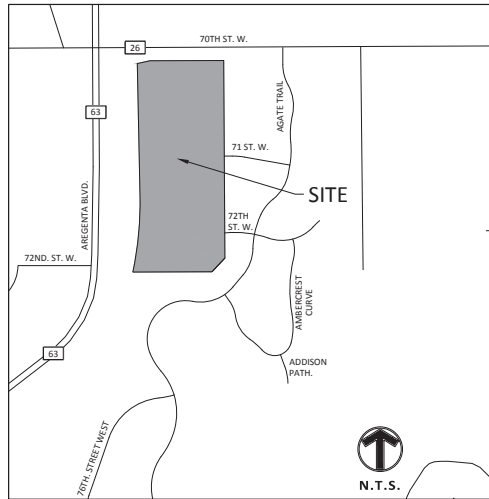
BM NO. 1  
TNH ELEV. = 947.06  
BM NO. 2  
IRON PIPE ELEV. = 956.25

**SHEET INDEX**

SHEET	DESCRIPTION	REVISION
C1.01	TITLE SHEET	
C2.01	EXISTING CONDITIONS	
C3.01	SITE PLAN	
C3.02	PRELIMINARY PLAT	
C3.03	PRELIMINARY PLAT	
C3.04	PRELIMINARY PLAT	
C3.05	DEVELOPMENT CAPACITY PLAN	
C3.06	OPEN CAPACITY PLAN	
C3.07	STAGING PLAN	
C4.01	GRADING PLAN	
C5.01	EROSION CONTROL PLAN	
C5.02	EROSION CONTROL NOTES	
C5.03	EROSION CONTROL DETAILS	
C6.01	UTILITY PLAN	
C6.02	71ST STREET WATER & SAN PROFILE	
C6.03	72ND STREET WATER & SAN PROFILE	
C6.04	ROAD A WATER & SAN PROFILE	
C7.01	STORM SEWER PLAN	
C7.02	71ST & 72ND STORM & STREET PROFILES	
C7.03	ROAD A STORM & STREET PROFILE	
C9.01	DETAILS	
C9.02	DETAILS	
C9.03	DETAILS	
C9.04	DETAILS	
C9.05	DETAILS	
L0.01	TREE INVENTORY	
L0.02	TREE TABLE	
L1.01	LANDSCAPE PLAN	
L1.02	LANDSCAPE NOTES & DETAILS	
EXHB	PARKING GARAGE EXHIBIT	

**GOVERNING SPECIFICATIONS**

CITY OF INVER GROVE HEIGHTS SPECIFICATIONS (2023)  
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2023)  
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2025 EDITION)  
MN PLUMBING CODE (2020)



VICINITY MAP  
NO SCALE

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NO	DATE	BY	CHKD	APPR	COMMENT
01-08-2026	TK	JM	MA		PRELIMINARY PLAT AND PUD SUBMITTAL
01-29-2026	SIG	MA	MA		CITY RESUBMITTAL
02-12-2026	JB	MA	MA		CITY RESUBMITTAL FOR 01/30/26 REVIEW COMMENTS
03-15-2026	JHB	MA	MA		CITY RESUBMITTAL FOR 03/05/26 REVIEW COMMENTS
04-08-2026	JHB	MA	MA		CITY RESUBMITTAL FOR 03-27-26 REVIEW COMMENTS

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.  
Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_ License #: \_\_\_\_\_

PRELIMINARY  
DESIGN REVIEW  
PERMIT SUBMITTAL  
CONSTRUCTION DOCUMENTS

DRAWN BY  
TK  
DESIGNED BY  
JB  
CHECKED BY  
JM  
PROJECT NO.  
53793

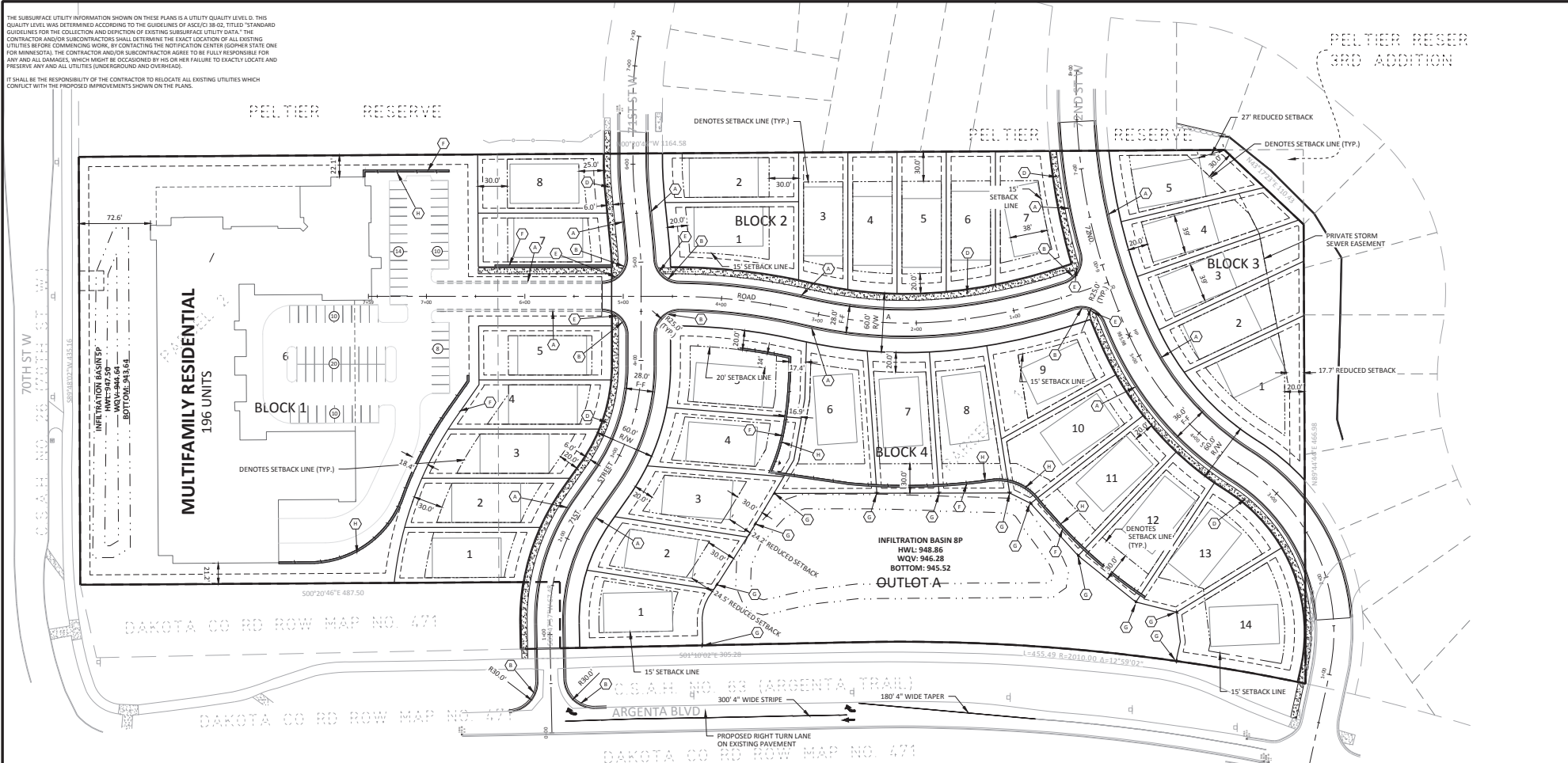


TITLE SHEET  
BUILDERS LOT GROUP, LLC  
PELTIER RESERVE 4TH ADDITION  
PRELIMINARY  
INVER GROVE HEIGHTS, MN

SHEET  
**C1.01**  
OF  
REV. ----

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE SUBSURFACE UTILITY QUALITY LEVEL D, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GNPS) STATE ONE FOR MINNESOTA. THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



**LEGEND**

PROPOSED	EXISTING	BOUNDARY LINE	PROPOSED	EXISTING	SIGN
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)
(Symbol)	(Symbol)	CONCRETE CURB	(Symbol)	(Symbol)	BOLLARD
(Symbol)	(Symbol)	EASEMENT LINE	(Symbol)	(Symbol)	PARKING STALL COUNT
(Symbol)	(Symbol)	BUILDING LINE	(Symbol)	(Symbol)	KEY NOTE
(Symbol)	(Symbol)	RETAINING WALL	(Symbol)	(Symbol)	LIGHT POLE (BY OTHERS)
(Symbol)	(Symbol)	WETLAND	(Symbol)	(Symbol)	SAW CUT LINE
(Symbol)	(Symbol)	TREE LINE	(Symbol)	(Symbol)	SIGN
(Symbol)	(Symbol)	STANDARD DUTY ASPHALT PAVING	(Symbol)	(Symbol)	CONCRETE SIDEWALK

**KEY NOTES**

- SURMOUNTABLE CONCRETE CURB AND GUTTER
- B-618 CONCRETE CURB AND GUTTER
- TRAFFIC BARRICADES
- 6.0' CONCRETE SIDEWALK
- ADA ACCESSIBLE PEDESTRIAN CURB RAMP
- RETAINING WALL
- OUTLET MARKER POSTS
- FENCE

**DEVELOPMENT NOTES**

- SEE PRELIMINARY PLAN FOR MORE DIMENSION INFORMATION

**DEVELOPMENT SUMMARY**

AREA	593,377 SF	13.62 AC
GROSS SITE AREA	58,960 SF	1.35 AC
LESS OUTLET A	82,560 SF	1.90 AC
NET SITE AREA	451,857 SF	10.37 AC

**RESIDENTIAL**

SETBACKS *	FRONT YARD	20 FT
	REAR YARD	30 FT
	SIDE YARD	5 FT
*SEE SITE PLAN FOR LOCATIONS AND DIMENSIONS WHERE PUD FLEXIBILITY IS REQUESTED FROM STANDARD SETBACKS		
ZONING	EXISTING ZONING	A
	PROPOSED ZONING	PUD
PARKING (MULTIFAMILY)	COVERED	247 STALLS
	SURFACE	72 STALLS
TOTAL PROVIDED		319 STALLS

NO	DATE	BY	CHKD	APPR	COMMENT
01-08-2026	TK	JM	MA	MA	PRELIMINARY PLAT AND PUD SUBMITTAL
01-29-2026	SIG	MA	MA	MA	CITY RESUBMITTAL
02-12-2026	JH	MA	MA	MA	CITY RESUBMITTAL FOR 01/30/26 REVIEW COMMENTS
03-15-2026	JH	MA	MA	MA	CITY RESUBMITTAL FOR 03/05/26 REVIEW COMMENTS
04-08-2026	JH	MA	MA	MA	CITY RESUBMITTAL FOR 03-27-26 REVIEW COMMENTS
05-14-2026	JH	MA	MA	MA	CITY RESUBMITTAL

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.

Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_ License # \_\_\_\_\_

PRELIMINARY	DRAWN BY	TK
DESIGN REVIEW	DESIGNED BY	JH
PERMIT SUBMITTAL	CHECKED BY	JM
CONSTRUCTION DOCUMENTS	PROJECT NO.	53793

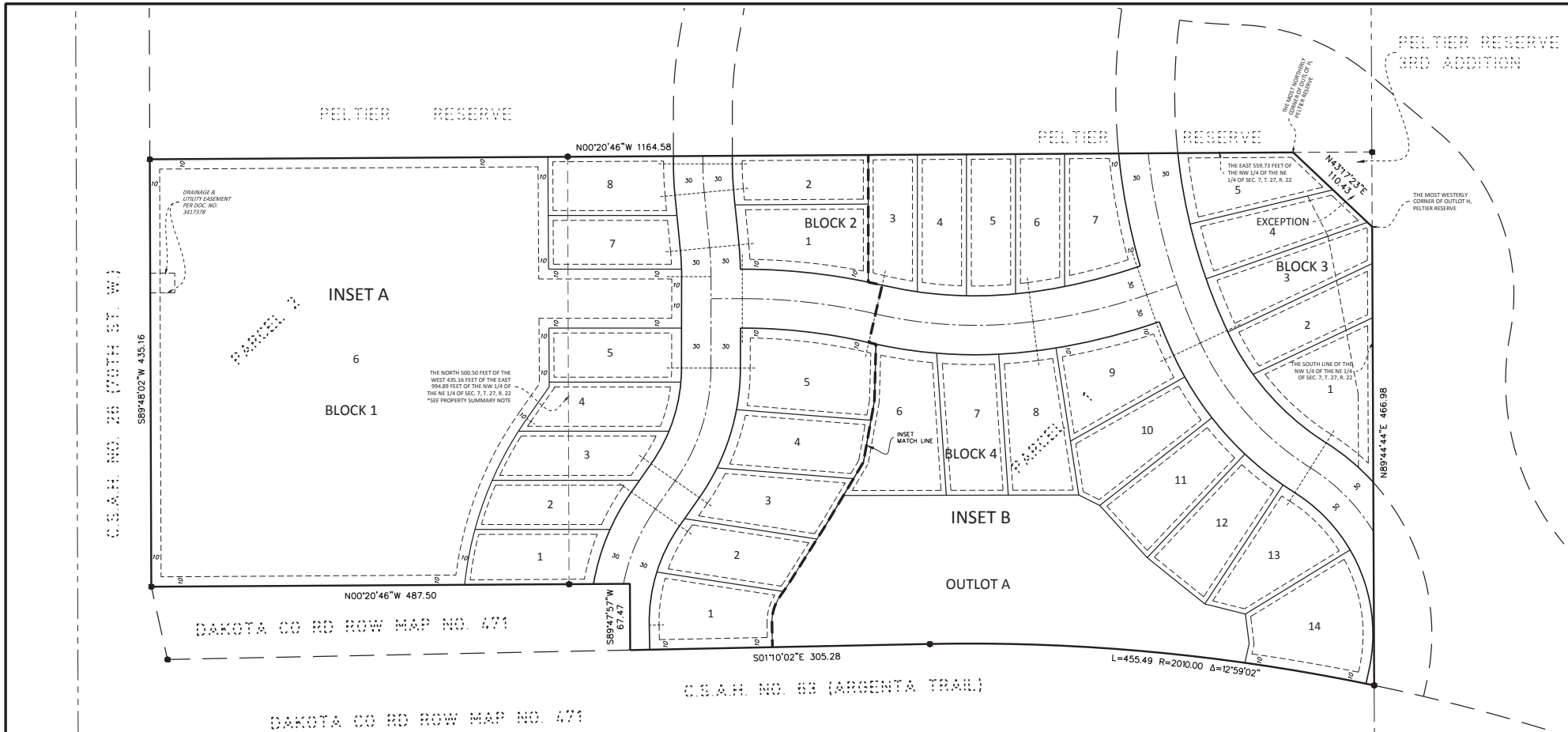
**Sambatek**  
www.sambatek.com  
Engineering | Surveying | Planning | Environmental

**SITE PLAN**

BUILDERS LOT GROUP, LLC  
PELTIER RESERVE 4TH ADDITION  
PRELIMINARY  
INVER GROVE HEIGHTS, MN

SHEET  
**C3.01**  
OF  
REV. ----

24.15 (AMS TECH) | ALIA STUTZ | 5/14/2026 12:21:58 PM | PROJECT: 53793 | CADD: MA | SHEET: S3793-C3 | 06 SITE DWG | C3.01 SITE PLAN



**LEGEND**

● FOUND MONUMENT	—○— WATERMAIN	--- EASEMENT LINE
○ SET MONUMENT MARKED	—●— SANITARY SEWER	--- SETBACK LINE
⊗ ELECTRIC METER	—○— FORCEMAIN (SAN.)	--- RESTRICTED ACCESS
⊗ LIGHT	—○— STORM SEWER	--- CONCRETE CURB
⊗ AIR CONDITIONER	—○— FLARED END SECTION	--- BUILDING LINE
⊗ GUY ANCHOR	—○— ELECTRIC TRANSFORMER	--- BUILDING CANOPY
⊗ HANDICAP STALL	—○— TELEPHONE PEDESTAL	--- BITUMINOUS SURFACE
⊗ UTILITY POLE	—○— GAS METER	--- CONCRETE SURFACE
● POST	—○— OVERHEAD WIRE	--- LANDSCAPE SURFACE
⊗ SIGN	—○— CHAIN LINK FENCE	
⊗ DECIDUOUS TREE	—○— IRON FENCE	
⊗ CONIFEROUS TREE	—○— WIRE FENCE	
	—○— WOOD FENCE	

**DESCRIPTION**

**PARCEL #1:**  
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 22 WEST, DAKOTA COUNTY, MINNESOTA, EXCEPTING THE FOLLOWING DESCRIBED PARCELS:

- THE EAST 559.73 FEET THEREOF;
- THE NORTH 500 FEET THEREOF;
- THAT PART THEREOF PLATTED AS PELTIER RESERVE 3RD ADDITION;
- ANY PORTION THEREOF CONTAINED WITHIN DAKOTA COUNTY ROAD RIGHT OF WAY MAP NO. 471;
- ANY PORTION THEREOF CONTAINED WITHIN DAKOTA COUNTY ROAD RIGHT OF WAY MAP NO. 435.

**PARCEL #2:**  
THE WEST 435.16 FEET OF THE EAST 994.89 FEET OF THE NORTH 500 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 27, RANGE 22, DAKOTA COUNTY, MINNESOTA.

\*NOTE: THERE IS A 0.5 FOOT OVERLAP BETWEEN THE DESCRIPTIONS OF PARCEL 1 AND 2

**SITE SETBACKS**

ZONE: PROPOSED ZONING: R-1C/PUD FOR THE SOUTHERN PART & R-3C/PUD FOR THE NORTH PART

FRONT YARD: 25  
 REAR YARD: 30  
 SIDE YARD: 5

**PROPERTY SUMMARY**

TOTAL SITE AREA: 593,377 S.F. (GROSS)  
 LESS OUTLOTS: 58,960 S.F.  
 LESS RIGHT-OF-WAY: 82,560 S.F.  
 451,857 S.F. (NET)

\*SEE SHEETS C3.03 AND C3.04 FOR LOT AREAS

**DEVELOPMENT NOTES**

- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.

NO	DATE	BY	CHKD	APPR	COMMENT
01-08-2026	TK	JM	MA		PRELIMINARY PLAT AND PUD SUBMITTAL
01-29-2026	SIG	MA	MA		CITY RESUBMITTAL
02-12-2026	JB	MA	MA		CITY RESUBMITTAL FOR 01/30/26 REVIEW COMMENTS
03-15-2026	JHB	MA	MA		CITY RESUBMITTAL FOR 03/05/26 REVIEW COMMENTS
04-08-2026	JHB	MA	MA		CITY RESUBMITTAL FOR 03-27-26 REVIEW COMMENTS

I hereby certify that this plan, survey, or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_ License #: \_\_\_\_\_

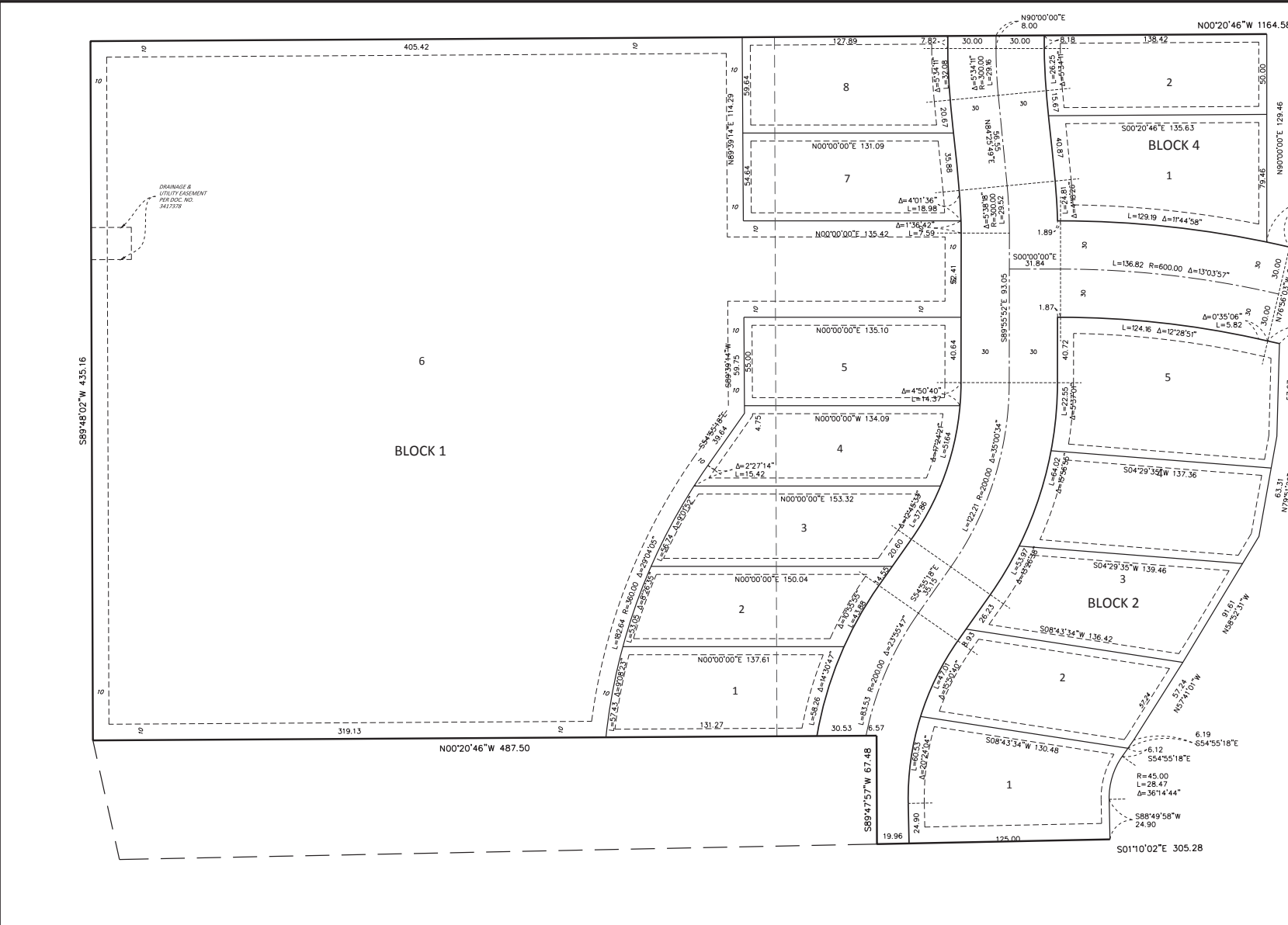
PRELIMINARY	DRAWN BY TK
DESIGN REVIEW	DESIGNED BY JB
PERMIT SUBMITTAL	CHECKED BY JM
CONSTRUCTION DOCUMENTS	PROJECT NO. 53793

**PRELIM PLAT**

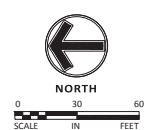
BUILDERS LOT GROUP, LLC  
 PELTIER RESERVE 4TH ADDITION  
 PRELIMINARY  
 INVER GROVE HEIGHTS, MN

**SHEET**  
**C3.02**  
 OF  
 REV. ---

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LOT SUMMARY	
LOT 1, BLOCK 1	7,495 SF
LOT 2, BLOCK 1	7,165 SF
LOT 3, BLOCK 1	7,696 SF
LOT 4, BLOCK 1	7,185 SF
LOT 5, BLOCK 1	7,416 SF
LOT 6, BLOCK 1	173,703 SF
LOT 7, BLOCK 1	7,296 SF
LOT 8, BLOCK 1	7,736 SF
LOT 1, BLOCK 2	8,663 SF
LOT 2, BLOCK 2	7,856 SF
LOT 3, BLOCK 2	8,248 SF
LOT 4, BLOCK 2	8,463 SF
LOT 5, BLOCK 2	11,461 SF
LOT 1, BLOCK 4	8,292 SF
LOT 2, BLOCK 4	6,878 SF
LOT 6, BLOCK 2	11,171 SF



NO	DATE	BY	CHKD	APPR	COMMENT
	8-8-2025	JRW			CONCEPT & LAYOUT

I hereby certify that this plan, survey, or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_ License #: \_\_\_\_\_

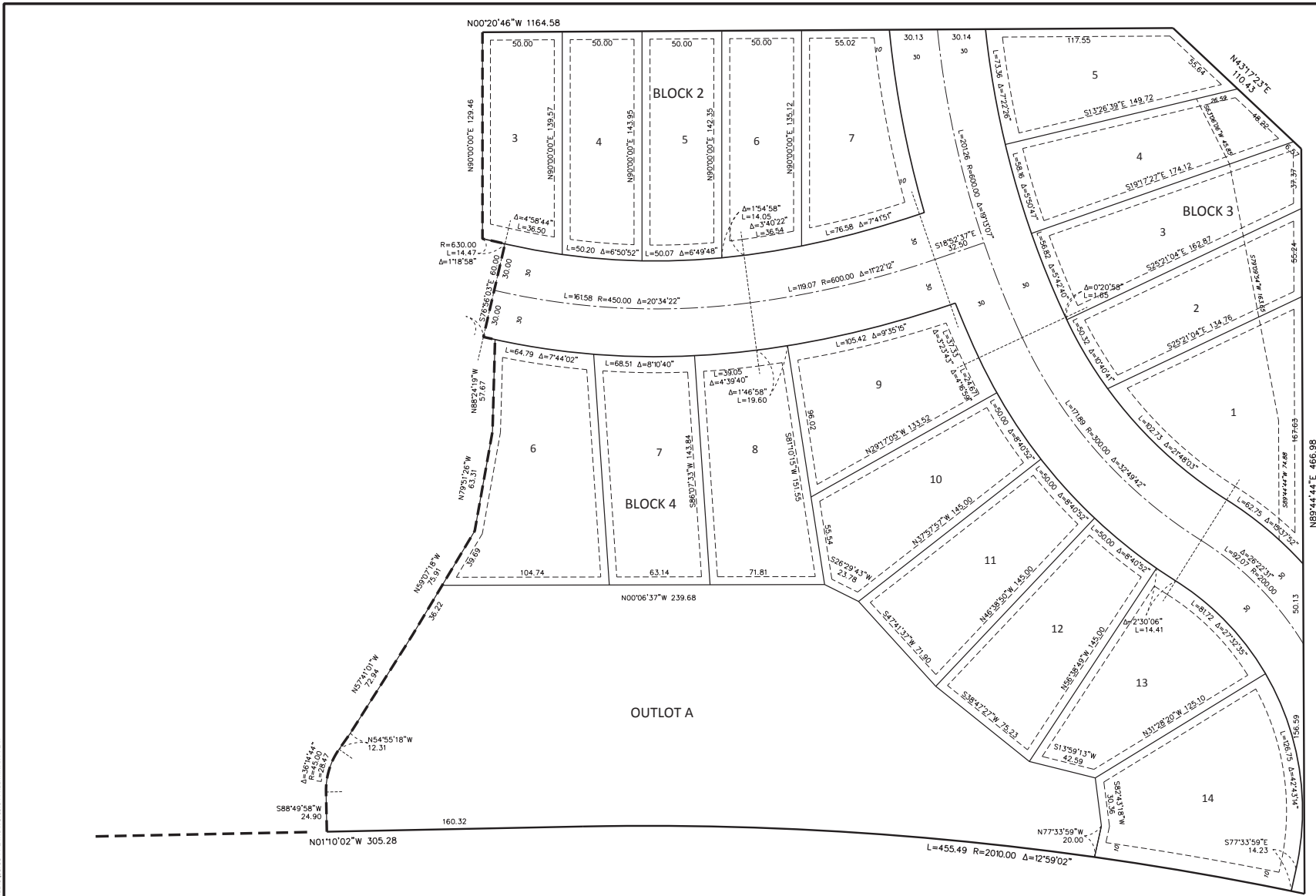
DATE ISSUED: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT NO. 53793



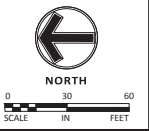
PRELIMINARY PLAT  
 BLG  
 GLENLIN ADDITION  
 PRELIMINARY  
 INVER GROVE HEIGHTS

SHEET  
**C3.03**  
 OF  
 REV. ---

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LOT SUMMARY	
LOT 6, BLOCK 2:	11,171 SF
LOT 7, BLOCK 2:	9,054 SF
LOT 8, BLOCK 2:	9,558 SF
LOT 9, BLOCK 2:	9,099 SF
LOT 10, BLOCK 2:	8,905 SF
LOT 11, BLOCK 2:	8,777 SF
LOT 12, BLOCK 2:	9,009 SF
LOT 13, BLOCK 2:	9,061 SF
LOT 14, BLOCK 2:	11,969 SF
LOT 1, BLOCK 3:	10,643 SF
LOT 2, BLOCK 3:	7,484 SF
LOT 3, BLOCK 3:	8,454 SF
LOT 4, BLOCK 3:	8,102 SF
LOT 5, BLOCK 3:	7,791 SF
LOT 3, BLOCK 4:	6,743 SF
LOT 4, BLOCK 4:	7,113 SF
LOT 5, BLOCK 4:	7,182 SF
LOT 6, BLOCK 4:	6,957 SF
LOT 7, BLOCK 4:	8,217 SF



NO	DATE	BY	CKD	APPR	COMMENT
	8-8-2025	JRW			CONCEPT & LAYOUT

I hereby certify that this plan, survey, or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_ License #: \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT NO. 53793

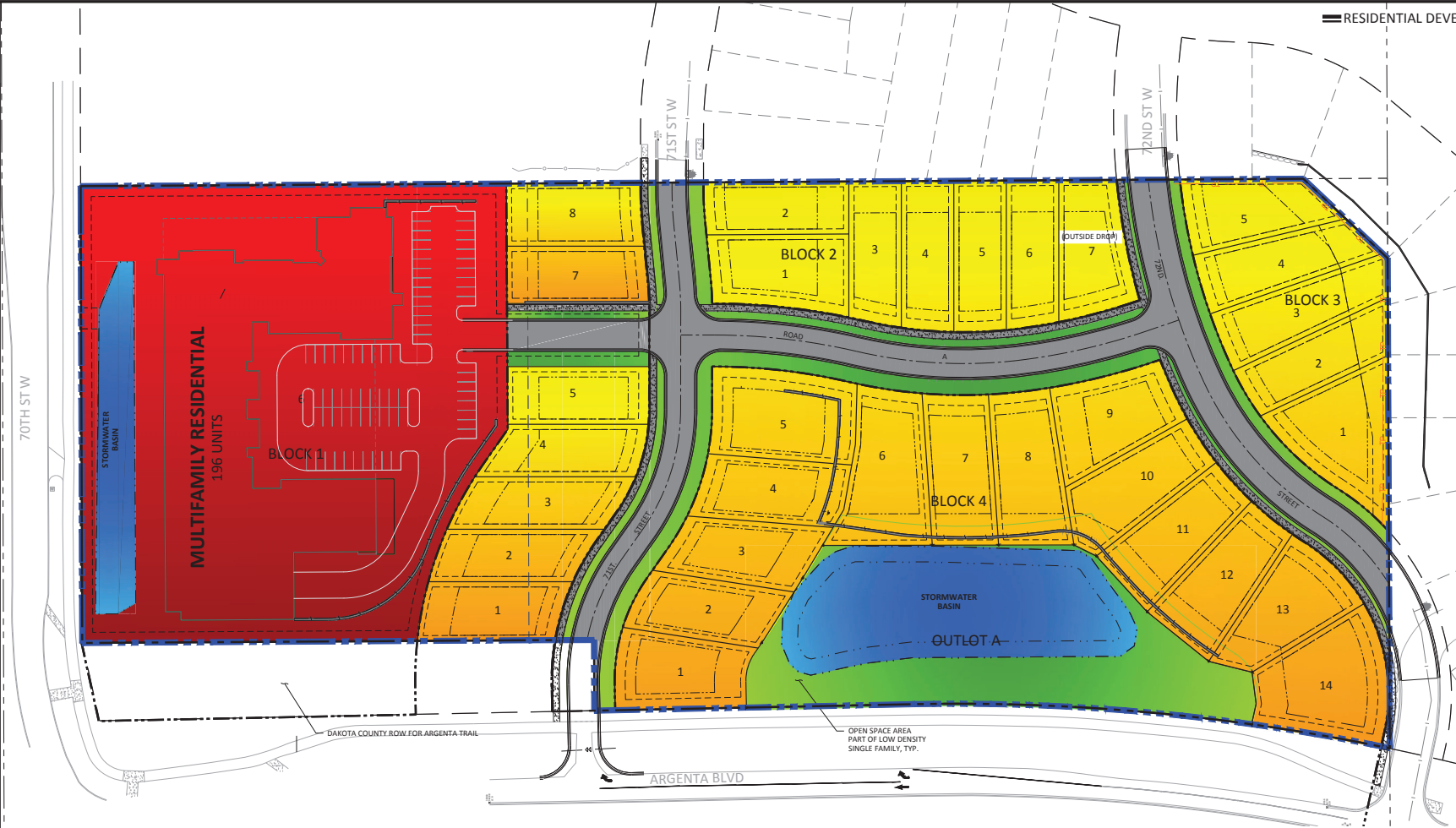


PRELIMINARY PLAT  
 BLG  
 GLENLIN ADDITION  
 PRELIMINARY  
 INVER GROVE HEIGHTS

SHEET  
**C3.04**  
 OF  
 REV. ---

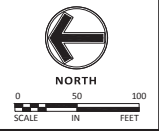
**RESIDENTIAL DEVELOPMENT SUMMARY**

COMP. PLAN DESIGNATION	LOW DENSITY SINGLE FAMILY	MIXED USE
AREA	9.81 AC	3.81 AC
MIN. LOT AREA	12,000 SF	12,000 SF
DENSITY RANGE (2040 LAND USE)	1-4 UNITS/AC	12+ UNITS/AC
UNITS	33	196
PROPOSED DENSITY	3.36 UNITS/AC	43.4 UNITS/AC
MINIMUM DENSITY (NW AREA OVERLAY)	2 UNITS/AC	12+ UNITS/AC



**LEGEND**

	PROPOSED	EXISTING
PROPERTY LIMIT	— — — — —	— — — — —
CURB & GUTTER	— — — — —	— — — — —
EASEMENT	— — — — —	— — — — —
BUILDING	— — — — —	— — — — —



24.15 (AMS TECH) | JORGE BARILAS | 4/7/2026 5:57:04 PM | PROJECT: 23/2793/CD/CD/PLANS/SHEETS/33793-CL/05 - DEVELOPMENT CAPACITY PLAN/DWG DEVELOPMENT CAPACITY PLAN

NO	DATE	BY	CHKD	APPR	COMMENT
01-08-2026	TK	JM	MA	MA	PRELIMINARY PLAT AND PUD SUBMITTAL
01-29-2026	SIG	MA	MA	MA	CITY RESUBMITTAL
02-12-2026	JB	MA	MA	MA	CITY RESUBMITTAL FOR 01/30/26 REVIEW COMMENTS
03-16-2026	JHB	MA	MA	MA	CITY RESUBMITTAL FOR 03/05/26 REVIEW COMMENTS
04-08-2026	JHB	MA	MA	MA	CITY RESUBMITTAL FOR 03-27-26 REVIEW COMMENTS

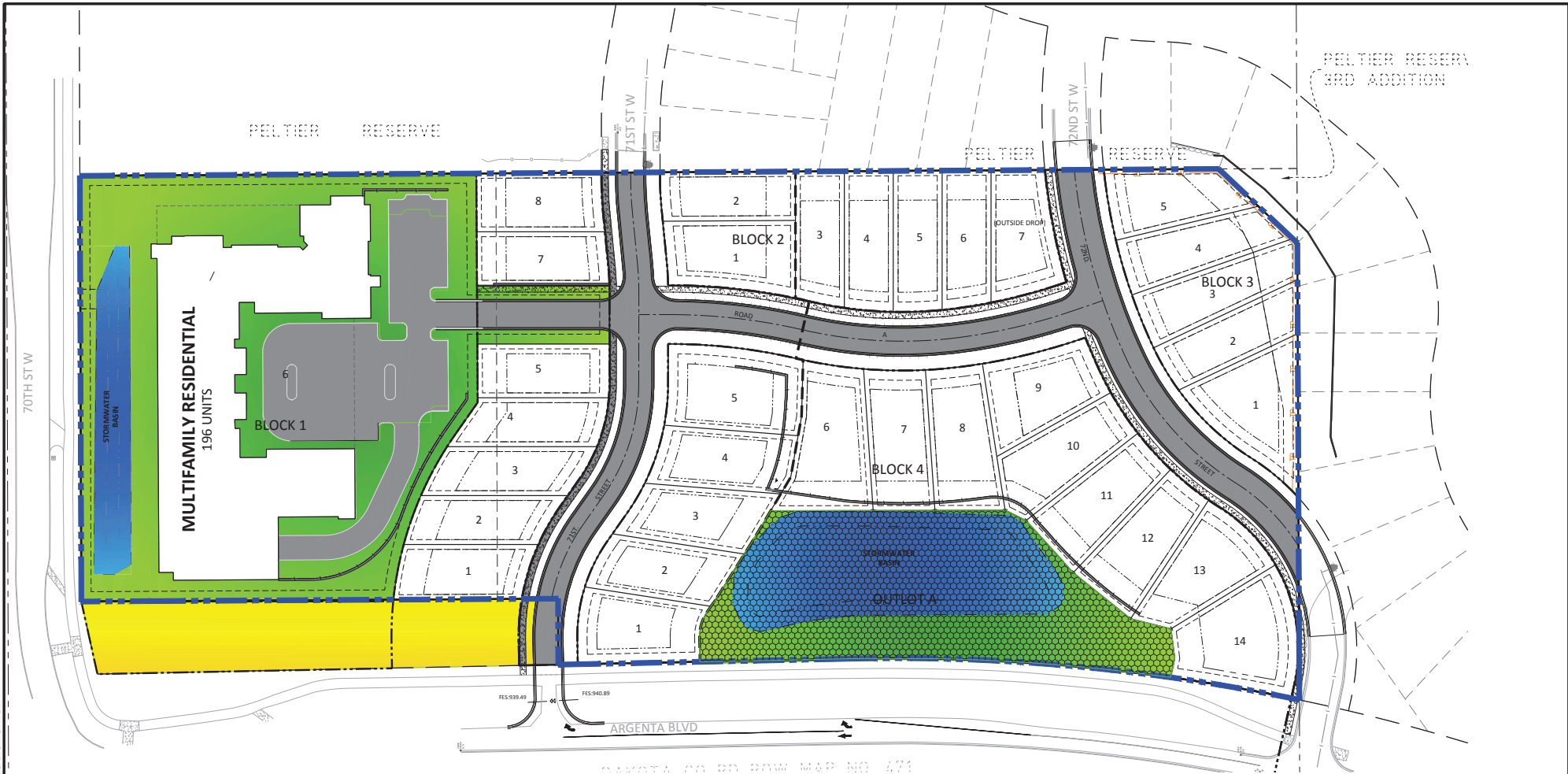
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 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_ License #: \_\_\_\_\_

PRELIMINARY	DRAWN BY	TK
DESIGN REVIEW	DESIGNED BY	JB
PERMIT SUBMITTAL	CHECKED BY	JM
CONSTRUCTION DOCUMENTS	PROJECT NO.	53793

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DEVELOPMENT CAPACITY PLAN  
 BUILDERS LOT GROUP, LLC  
 PELTIER RESERVE 4TH ADDITION  
 PRELIMINARY  
 INVER GROVE HEIGHTS, MN

SHEET  
**C3.05**  
 OF  
 REV. ----



PELTIER RESERVE  
3RD ADDITION

MULTIFAMILY RESIDENTIAL  
196 UNITS

PELTIER RESERVE

PELTIER RESERVE

BLOCK 2

BLOCK 3

BLOCK 4

70TH ST W

71ST ST W

72ND ST W

FES-939.49 FES-940.89

ARGENTA BLVD

DAKOTA CO. PD. POW. MAP NO. 474

LEGEND		DEVELOPMENT SUMMARY	
PROPERTY LIMIT		OPEN SPACE	
CURB & GUTTER		CONTIGUOUS OPEN SPACE	
EASEMENT		PROPOSED STORMWATER	
BUILDING		DAKOTA COUNTY PROPERTY	
AREA	593,377 SF	13.62 AC	
GROSS SITE AREA	82,550 SF	1.89 AC	
LESS COUNTY ROAD IN ROW	510,817 SF	11.73 AC	
NET SITE AREA			
OPEN SPACE SUMMARY		REQUIRED	PROPOSED
OPEN SPACE (20% NET DEVELOPABLE WITHIN NWA)	102,165 SF	143,372 SF	
UNDISTURBED SPACE (50% OPEN SPACE)	51,082 SF	0 SF	
CONTIGUOUS OPEN SPACE (75% OPEN SPACE)	76,623 SF	59,002 SF	

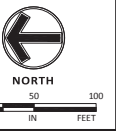
NO	DATE	BY	CHKD	APPR	COMMENT
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DESIGN REVIEW	DESIGNED BY	JB
PERMIT SUBMITTAL	CHECKED BY	JM
CONSTRUCTION DOCUMENTS	PROJECT NO.	53793



OPEN CAPACITY PLAN  
 BUILDERS LOT GROUP, LLC  
 PELTIER RESERVE 4TH ADDITION  
 PRELIMINARY  
 INVER GROVE HEIGHTS, MN

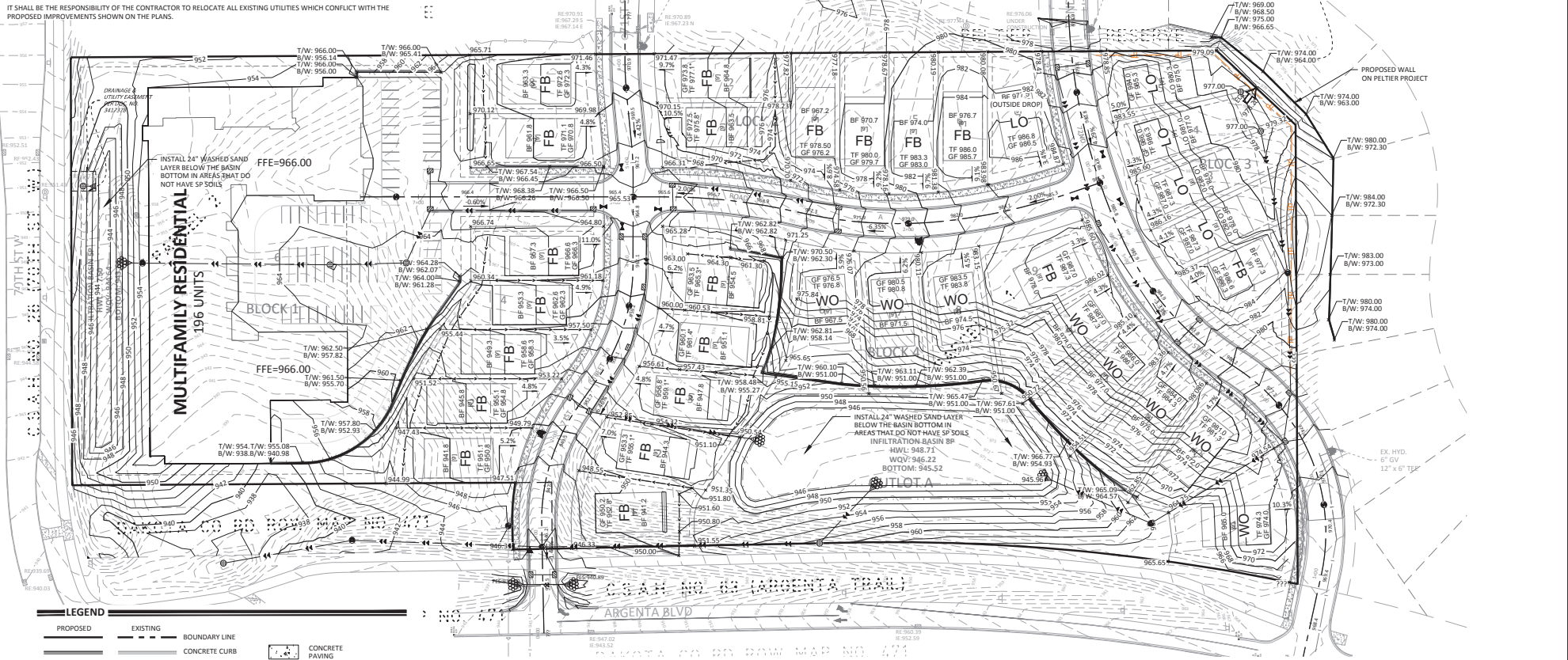


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 C3.06  
 OF  
 REV. ----

24.15 (AMS TECH) | JORGE BARILLAS | 4/9/2026 5:41:03 PM | PROJECT: 53793 (D:\PROJECTS\53793\53793-06-OPEN CAPACITY PLANNING\OPEN CAPACITY PLAN)

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (SDPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



LEGEND	
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	CONCRETE CURB
	EXISTING CONCRETE CURB
	STORM SEWER
	EXISTING STORM SEWER
	DRAINTILE
	EXISTING DRAINTILE
	BUILDING LINE
	EXISTING BUILDING LINE
	RETAINING WALL
	EXISTING RETAINING WALL
	CONTOUR
	EXISTING CONTOUR
	SWALE
	EXISTING SWALE
	WETLAND
	EXISTING WETLAND
	TREE LINE
	EXISTING TREE LINE
	SPOT ELEVATIONS
	EXISTING SPOT ELEVATIONS
	RIPRAP
	EXISTING RIPRAP
	OVERFLOW ELEV.
	EXISTING OVERFLOW ELEV.
	SOIL BORING
	EXISTING SOIL BORING
	CONCRETE PAVING
	EXISTING CONCRETE PAVING
	CONCRETE SIDEWALK
	EXISTING CONCRETE SIDEWALK
	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
	EXISTING PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

NO	DATE	BY	CHKD	APPR	COMMENT
01-08-2026	TK	JM	MA	MA	PRELIMINARY PLAT AND PUD SUBMITTAL
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Print Name: \_\_\_\_\_

Date: \_\_\_\_\_ License # \_\_\_\_\_

PRELIMINARY	DRAWN BY TK
DESIGN REVIEW	DESIGNED BY JB
PERMIT SUBMITTAL	CHECKED BY JM
CONSTRUCTION DOCUMENTS	PROJECT NO. 53793

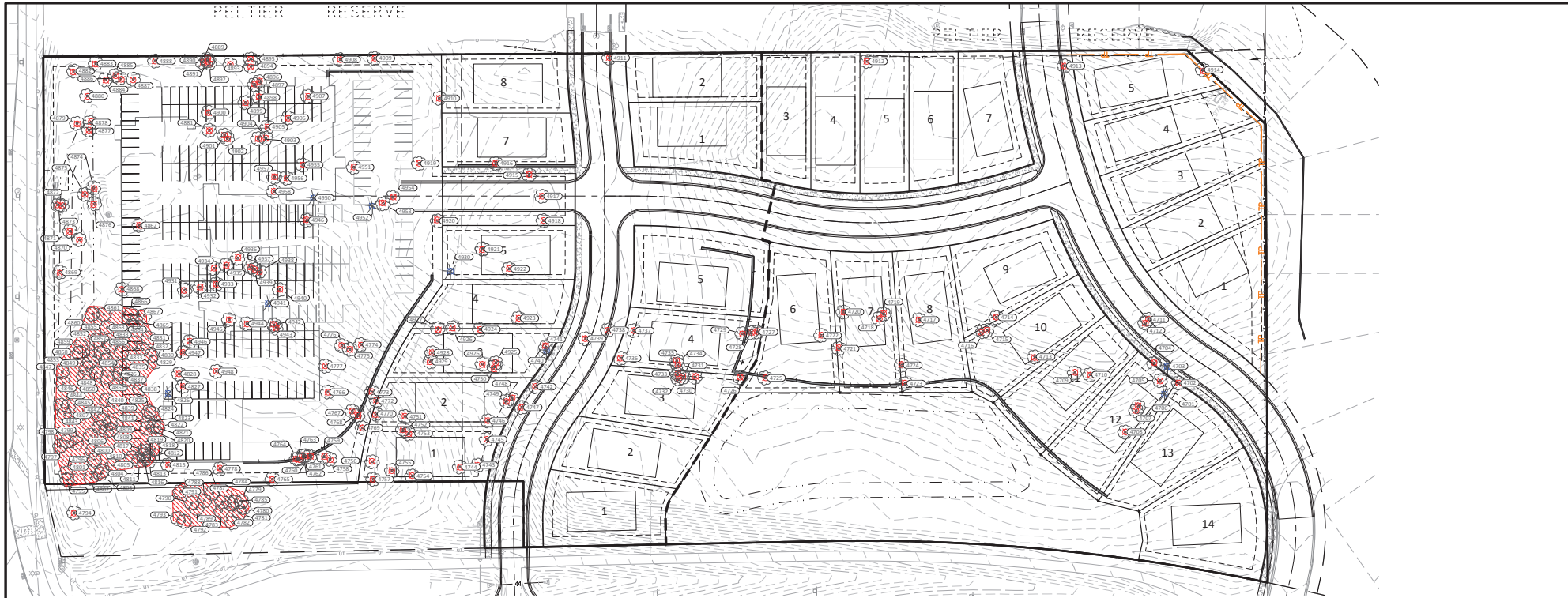
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**GRADING PLAN**  
BUILDERS LOT GROUP, LLC  
PELTIER RESERVE 4TH ADDITION  
PRELIMINARY  
INVER GROVE HEIGHTS, MN

**SHEET**  
**C4.01**  
OF  
REV. ----

24.15 (AMS TECH) | TORGE BARILLAS | 4/10/2026 3:40:36 PM | L:\PROJECTS\53793\DWG\PLANS\SET\53793-C4.01-GRADING-C4.01.DWG (C4.01) GRADING PLAN

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**LEGEND**

PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING	
CURB & GUTTER			CONCRETE PAVING	
EASEMENT			CONCRETE SIDEWALK	
BUILDING				
RETAINING WALL				
WETLAND LIMITS				
TREELINE				
SIGN				
LIMITS OF DISTURBANCE				
EXISTING TREE (OFF SITE)				
PRESERVED TREE				
REMOVED TREE				
TREE (EXEMPT)				
(OWNER PLANTED)				
PRESERVED EVERGREEN				
REMOVED EVERGREEN				
PRESERVED DECIDUOUS				
REMOVED EVERGREEN				
TREE PROTECTION FENCE				
REMOVED TREE AREA				

**TREE PRESERVATION SUMMARY**

	LDR/MDR	MIXED USE/HDR	TOTALS
TOTAL INCHES AVAILABLE (SUBJECT TO REPLACEMENT*):		2,945"	2,945"
TREE REMOVAL ALLOWANCE:	30%	40%	
ALLOWED REMOVABLE INCHES:		1,178"	1,178"
PROPOSED TREE REMOVALS:			
1. TYPE "A" (50% REPLACEMENT)		1,117"	(559" REPLACEMENT)
2. TYPE "B" (100% REPLACEMENT)		1,894"	(1894" REPLACEMENT)
3. TYPE "C" (100% REPLACEMENT)		134"	(134" REPLACEMENT)
TOTAL INCHES REMOVED (REPLACEMENT):		2,945"	
CREDIT FOR HERITAGE TREES PRESERVED (2:1 INCHES):		0"	
REQUIRED REPLACEMENT FROM TYPE (A,B,C) TREES		2,387"	
ALLOWED REMOVABLE INCHES		1,178"	
<b>TOTAL REPLACEMENT INCHES REQUIRED:</b>		<b>1,209"</b>	(484 TREES AT 2.5" CALIPER)

24.15 (AMS TECH) | JORGE BARILLAS | 3/16/2026 12:22:21 PM  
 L:\PROJECTS\257979\CAD\DWG\ASSETS\3793.LD - TREE.DWG(6.0).TREE INVENTORY

NO	DATE	BY	CHKD	APPR	COMMENT
01-08-2026	TK	JM	MA		PRELIMINARY PLAT AND PUD SUBMITTAL
01-29-2026	SIG	MA	MA		CITY RESUBMITTAL
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Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_ License # \_\_\_\_\_

PRELIMINARY	DRAWN BY
DESIGN REVIEW	DESIGNED BY
PERMIT SUBMITTAL	CHECKED BY
CONSTRUCTION DOCUMENTS	PROJECT NO. 53793

**TREE INVENTORY**  
 BUILDERS LOT GROUP, LLC  
 PELTIER RESERVE 4TH ADDITION  
 PRELIMINARY  
 INVER GROVE HEIGHTS, MN

SHEET  
**L0.01**  
 OF  
 REV. ----

Apr 10, 2026 - 8:57am - User: jbarilla, L:\PROJECTS\53793\CAD\Civil\Sheets\53793-01 SITE.dwg

70TH ST W

C.S.A.H. NO. 28 (70TH ST W)

S89°48'02"W 435.16

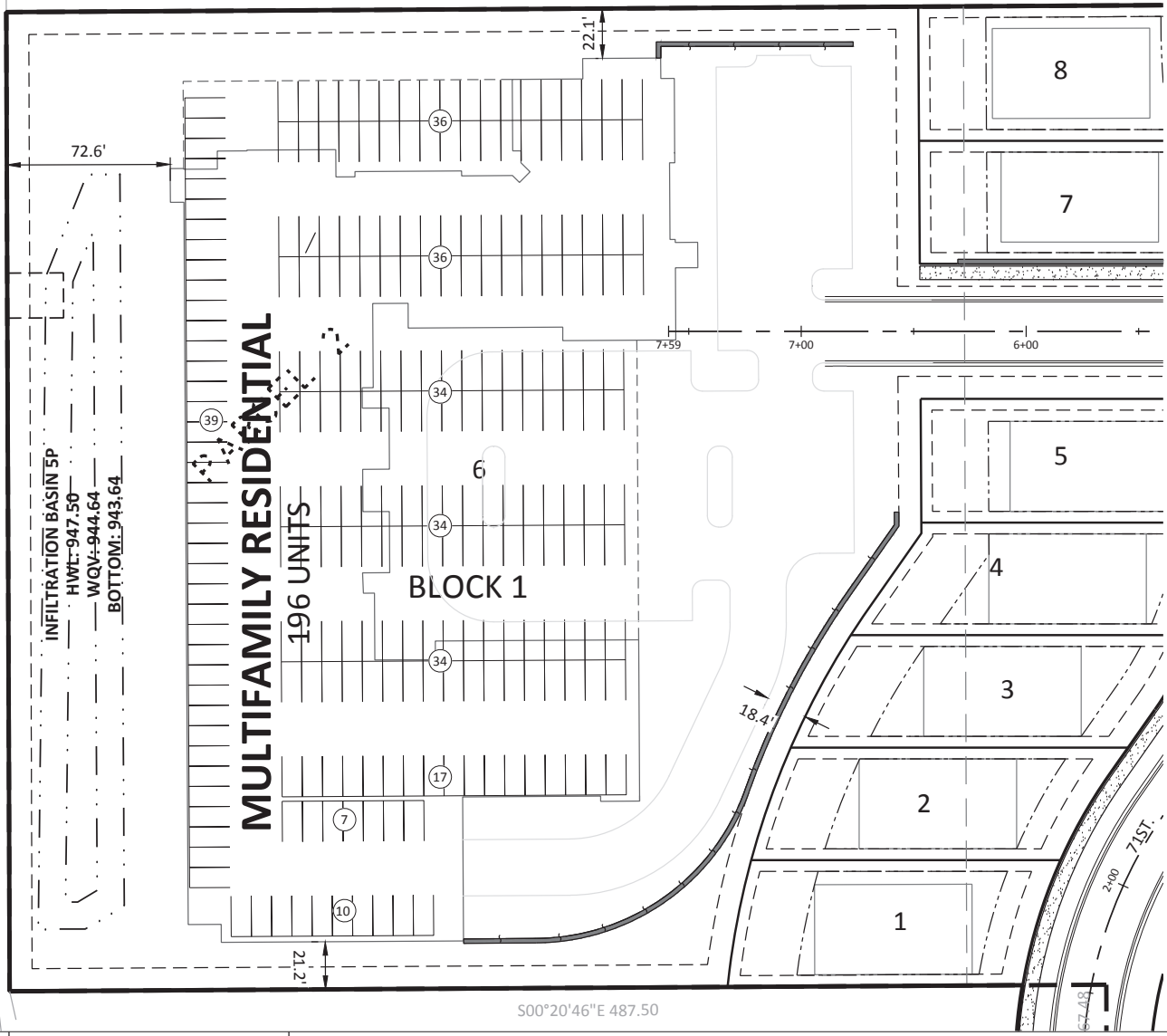
INFILTRATION BASIN 5P  
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WQV: 944.64  
BOTTOM: 943.64

MULTIFAMILY RESIDENTIAL

196 UNITS

BLOCK 1

S00°20'46"E 487.50

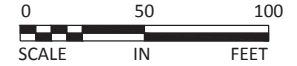


**PARKING SUMMARY**

PARKING (MULTIFAMILY)	247 STALLS
COVERED	72 STALLS
SURFACE	72 STALLS
TOTAL PROVIDED	319 STALLS



NORTH



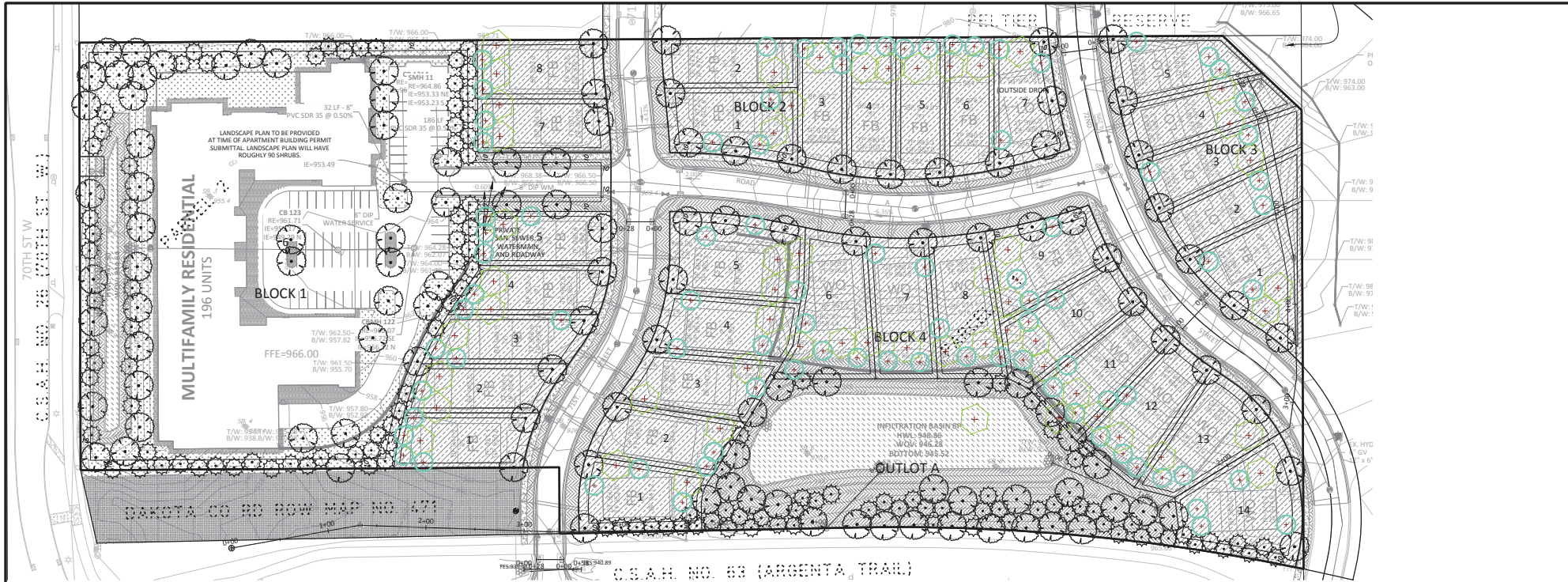
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DESIGNED BY:	SIG
CHECKED BY:	MCA
ISSUED:	
REVISION:	
PROJECT NO:	53793

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**MULTIFAMILY PARKING GARAGE EXHIBIT**

BUILDERS LOT GROUP, LLC  
GLENLIN ADDITION  
INVER GROVE HEIGHTS, MN

SHEET  
EXHB



### LEGEND

PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
PROPERTY LIMIT	---	---
CURB & GUTTER	---	---
EASEMENT	---	---
BUILDING	---	---
RETAINING WALL	---	---
WETLAND LIMITS	---	---
TREELINE	---	---
LANDSCAPE EDGING	---	---
STORM SEWER	---	---
SANITARY SEWER	---	---
FORCE MAIN (SAN.)	---	---
WATER MAIN	---	---
YARD DRAIN	---	---
LIMITS OF DISTURBANCE	---	---
TREE PROTECTION FENCE	---	---
TREE TO BE REMOVED	---	---
SIGN	---	---
PIPE BOLLARD	---	---
RIPRAP	---	---
SWM AREA	---	---

### PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	CT	Coniferous Tree	B & B	8"	127
	OT	Overstory Tree	B & B	3" Cal.	124
		SUBTOTAL:			251
<b>HOMEBUILDERS TREES</b>					
	HOT	Homebuilder Overstory Tree	B & B	2.5" Cal	55
	HCT	Homebuilder Coniferous Tree	B & B	6"	87
		SUBTOTAL:			142
<b>GROUND COVERS</b>					
	D	MNDOT Seed Mix Oats / Formerly MNDOT Seed Mix 21-111	Seed		
	RT	MNDOT Seed Mix Residential Turfgrass / Formerly MNDOT Seed Mix 25-151	Seed		
	SB	MNDOT Seed Mix Southern Boulevard / Formerly MNDOT seed mix 25-131	Seed		
	WD	MNDOT Seed Mix Wet Ditch / Formerly MNDOT Seed Mix 33-261	Seed		
	HM	Shredded Hardwood Mulch / Mulch	Mulch		
	TUR HG	Turf Sod Highland Sod / Sod	Sod		

### INVER GROVE HEIGHTS STREET TREES

SEC. 11-3-11 STREET TREES

(1) STREET TREES SHALL BE PLANTED NOT LESS THAN FORTY FEET (40') APART WITH MINIMUM OF ONE TREE PER LOT. THEY SHALL BE PLACED FIVE FEET (5') TO SEVEN FEET (7') INSIDE THE PROPERTY LINE AND NOT IN THE SIDE STRIP OR BOULEVARD. NO TREES SHALL BE PLANTED WITHIN THIRTY FEET (30') OF THE INTERSECTION OF CURB LINES ON CORNER LOTS. THE MINIMUM SIZE SHALL MEASURE ONE AND ONE-HALF INCHES (1.5") IN DIAMETER AT GROUND LINE. NO TWO (2) CONSECUTIVE TREES SHALL BE OF THE SAME TYPE OR VARIETY, AND ONLY THOSE APPROVED BY THE CITY ENGINEER WILL BE USED.

REQUIRED	PROPOSED
35	32

STREET TREES (ONE PER LOT):

### TREE REPLACEMENT CALCULATIONS

REPLACEMENT INCHES FROM TREE REMOVALS (SEE SHEET L0.01)	REQUIRED	PROPOSED
STREET TREES (PER ORDINANCE ABOVE)	1,209'	156'
HOMEBUILDER RESPONSIBLE TREES	52 TREES X 3" CAL	
ADDITIONAL UTILITIES AND OUTLOTS (BUILDER RESPONSIBLE): **	142 TREES X 2.5" CAL	355'
	89 TREES X 3" CAL	267'
SHRUBS COUNTING TOWARDS TREE REPLACEMENT (HOME BUILDER RESPONSIBLE): **	12 SHRUBS X 38 LOTS = 456 TREES X 2.5" CAL	165'
MULTIFAMILY TREES:	110 TREES X 3" CAL	267.5'
<b>TOTAL:</b>	<b>1,209'</b>	<b>*1,210.5'</b>

NOTES

\*\*6 SHRUBS, OR 2 ORNAMENTAL TREES = 1 TREE REPLACEMENT (UP TO 50% OF REQUIRED TREES)

### PROPOSED HOMEBUILDER TREE LIST

DECIDUOUS TREES (2.5" CAL)	BRANDYWINE RED MAPLE
<i>Acer rubrum 'Brandywine'</i>	BRANDYWINE RED MAPLE
<i>Acer saccharum 'Green Mountain'</i>	GREEN MOUNTAIN SUGAR MAPLE
<i>Acer saccharum 'Baloto'</i>	FALL PESTA SUGAR MAPLE
<i>Betula populifolia 'Whitespire'</i>	WHITESPIRE BIRCH, CLUMP
<i>Ginkgo biloba 'Autumn Gold'</i>	AUTUMN GOLD GINKGO
<i>Gleditsia triacanthos var. 'Inermis 'Harve'</i>	NORTHERN ACCLAIM HONEYLOCUST
<i>Gymnocladus dioica</i>	KENTUCKY COFFEE TREE
<i>Quercus ellipsoidalis</i>	NORTHERN PIN OAK
<i>Quercus macrocarpa</i>	BUR OAK
<b>CONIFEROUS TREES (6" MIN.)</b>	
<i>Abies concolor</i>	WHITE FIR
<i>Pinus resinosa</i>	NORWAY SPRUCE
<i>Pinus strobus</i>	EASTERN WHITE PINE
<b>ORNAMENTAL TREES (2" CAL)</b>	
<i>Ameiarcher x grandiflora 'Autumn Brilliance'</i>	AUTUMN BRILLIANCE SERVICEBERRY
<i>Crataegus crus-galli 'Inermis'</i>	THORNLESS COCKSPUR HAWTHORN
<i>Magnolia stellata 'Royal Star'</i>	ROYAL STAR MAGNOLIA
<i>Malus x moerlandii 'Profusion'</i>	PROFUSION CRABAPPLE
<i>Malus 'Red Splendor'</i>	RED SPLENDOR CRABAPPLE
<i>Syringa reticulata 'Ivory Silk'</i>	IVORY SILK LILAC

NO	DATE	BY	CHKD	APPR	COMMENT
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05-14-2026	JHB	MA	MA	MA	CITY RESUBMITTAL

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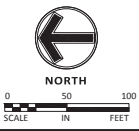
Print Name: \_\_\_\_\_

Date: \_\_\_\_\_ License # \_\_\_\_\_

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DESIGN REVIEW	DESIGNED BY	
PERMIT SUBMITTAL	CHECKED BY	
CONSTRUCTION DOCUMENTS	PROJECT NO.	Engineering   Surveying   Planning   Environmental
	53793	

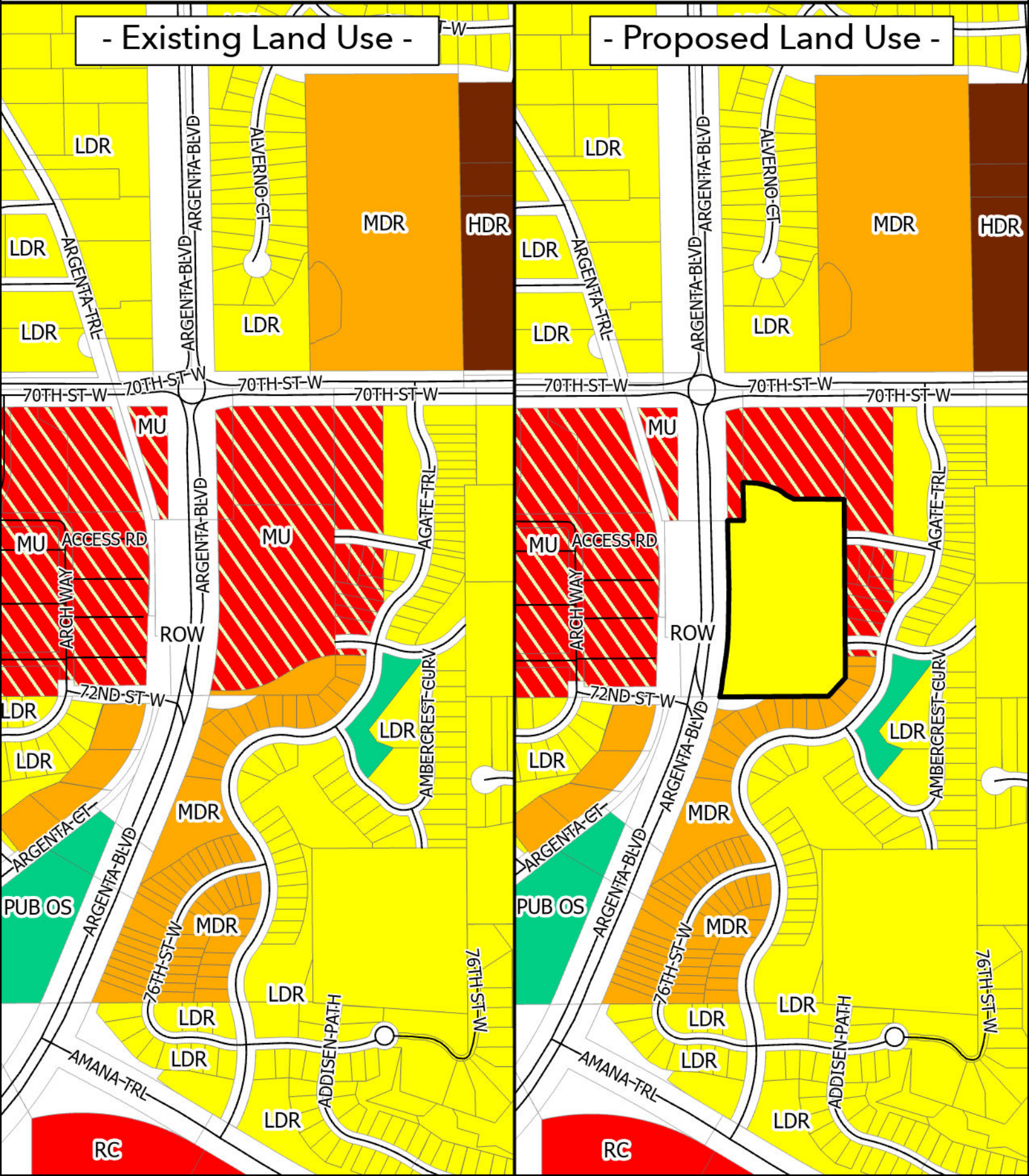
LANDSCAPE PLAN	SHEET <b>L1.01</b> OF REV. ----
BUILDERS LOT GROUP, LLC	
PELTIER RESERVE 4TH ADDITION	
PRELIMINARY INVER GROVE HEIGHTS, MN	

24.15 (AMS TECH) | DAN REBOK | 5/15/2026 2:10:29 PM  
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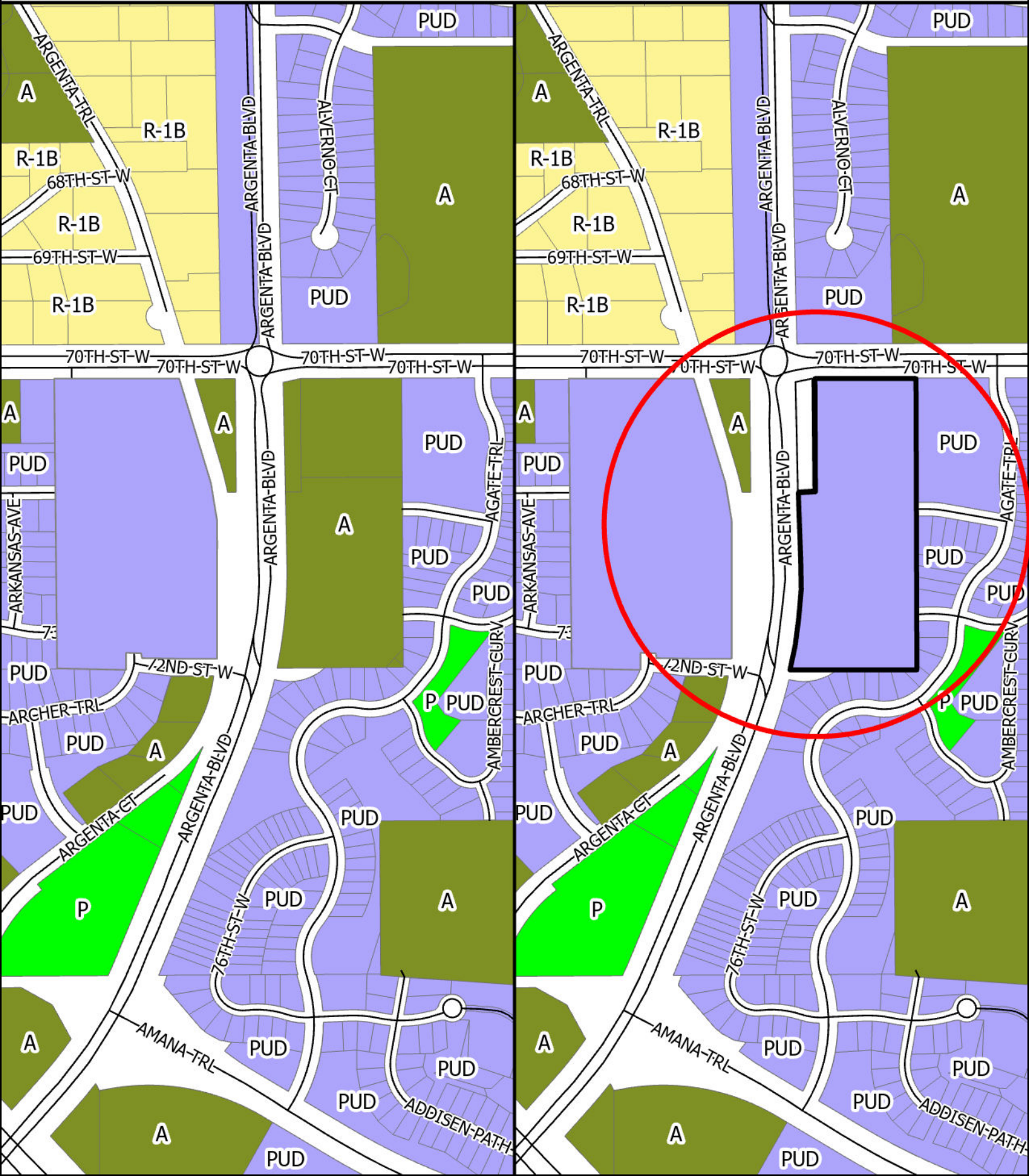


# Peltier Reserve 4th Addition Proposed Future Land Use Change





# Peltier Reserve 4th Addition Proposed Zoning





## Request for Council Action

---

**SUBJECT:** **Consider Second Reading of an Interim Ordinance Authorizing the Study of Data Centers and Imposing a Moratorium on the Construction or Expansion of Data Centers.**

**MEETING DATE:** May 26, 2026

**ITEM TYPE:** Regular Business

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

---

### **ACTION REQUESTED**

The City Council is asked to consider the second reading of an interim ordinance authorizing the study of data centers and imposing a moratorium on the construction and/or expansion of data centers.

### **BACKGROUND**

On May 4, 2026, City Council members discussed statutory requirements regarding Interim Ordinances, also known as moratoria, per Minnesota Statute §462.355 (“Statute”), and considered whether to implement a moratorium for the purpose of studying data centers. As presented by City staff, that Statute grants authority to cities to enact an Interim Ordinance for the temporary regulation, restriction or prohibition of development, land use or subdivision of land. Following adoption, cities must commence the authorized study. This tool is used to study land use and zoning-related policy issues facing cities, but it cannot be used solely to delay or prevent a single project. An Interim Ordinance is allowed for up to 12 months.

The discussion of an Interim Ordinance grew from concerns expressed over data centers as a land use in general which were brought to light by a development application for a data center proposed on the former Travel Tags property, 5890 Carmen Avenue.

Council members were presented with four (4) options regarding a moratorium:

- Do Nothing.
- Direct a study and/or zoning updates related to data centers without an Interim Ordinance.
- Act on the pending data center application; enact an Interim Ordinance inclusive of all future data centers.
- Enact an Interim Ordinance inclusive of any data center project in any application status.

After a review of options and questions posed by City staff, the City Council directed the City Attorney to draft two (2) versions of an Interim Ordinance applicable to data centers: one version excluding the pending data center application and the other including the pending data center application. Both

interim ordinance versions were included in the Council packet for the May 11, 2026 meeting. At that meeting, the Council voted 3-2 to approve an Interim Ordinance that applies to all pending and future data center applications. Because the Inver Grove Heights City Code requires three readings of most ordinances, including Interim Ordinances, unless the council votes to waive that three reading requirement, the council is asked to consider the second reading of the proposed interim ordinance. Included with this agenda item is the Interim Ordinance approved by the City Council on May 11, 2026 along with a summary publication resolution.

### **FISCAL IMPACT**

n/a

### **RECOMMENDATION**

Consider 1) a second reading of the proposed interim ordinance; or 2) waiver of the three reading requirement and consideration of adoption of the proposed interim ordinance. If the three reading requirement is waived, consider approval of the attached summary publication resolution.

### **ATTACHMENTS**

1. Interim Ordinance
2. Summary Publication Resolution

ORDINANCE INCLUDING CURRENT APPLICATION

CITY OF INVER GROVE HEIGHTS  
DAKOTA COUNTY, MINNESOTA

ORDINANCE NO. \_\_\_\_\_

AN INTERIM ORDINANCE AUTHORIZING A STUDY AND  
IMPOSING A MORATORIUM ON DATA CENTERS

THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS, DAKOTA COUNTY, MINNESOTA, DOES ORDAIN AS FOLLOWS:

**Section 1: Purpose and Intent.** The purpose and intent of this Interim Ordinance (“Ordinance”) is to protect the planning process and the health, safety, and welfare of the citizens of the City of Inver Grove Heights (“City”) by: (i) imposing, pursuant to Minnesota Statutes, Section 462.355, subdivision 4, a moratorium on Data Centers, as that term is defined herein, during the term of this Ordinance; and (ii) authorizing a study related to the local regulation of Data Centers.

**Section 2: Legislative Findings.** The City Council of the City of Inver Grove Heights hereby finds and determines as follows:

- (a) The City is a governing body for the purposes of the Municipal Planning Act, Minnesota Statutes, Chapter 462 (“Act”), and it has previously exercised its authority pursuant to the Act to adopt the Inver Grove Heights City Code, Title 10, entitled *Zoning Regulations*, which contains the City’s official codified land use controls (“Zoning Code”);
- (b) The Zoning Code contains a definition of a “Data Center,” which was added in 2017;
- (c) Data Centers are currently identified as an “Industrial Use” and allowed as a Permitted Use in two of the City’s Business Districts (B-1, Limited Business District and B-3, General Business District) and in three of the City’s Industrial Districts (IOP, Industrial Office Park District, I-1, Limited Industry District and I-2, General Industry District);
- (d) The City has never conducted a comprehensive study related to Data Centers as a use within the City;
- (e) In the more than nine years since the City added Data Centers to its Zoning Code, not a single Data Center has applied for site plan review for any location within the City;
- (f) The City has recently received an application for Major Site Plan approval for a Data Center, which the City Council has not yet acted upon;

- (g) The City Council has determined that its current Zoning Code may be inadequate to regulate Data Centers due to the changing nature of such uses, including with respect to the appropriate locations in the City and conditions under which Data Centers may be allowed within the City, appropriate zoning districts, use performance standards, compatibility with existing uses in the area and concerns about the land use impacts related to Data Centers;
- (h) Section 462.355, subdivision 4 of the Act authorizes the City to adopt Interim Ordinances to regulate, restrict, or prohibit any use, development, or subdivision within the City, the purpose of which is to protect the planning process and the health, safety, and welfare of the citizens within the City;
- (i) Due to significant transformation and evolution in new technologies, including artificial intelligence, cloud computing, and other digital infrastructure, Minnesota has recently seen a rapid increase in the development and operation of Data Centers;
- (j) The impact that new Data Centers may have within the City and on public health and welfare, including, without limitation, those related to planning functions, public utilities, and the environment, are not fully understood or known at this time;
- (k) Although the City Council's consideration of this Ordinance was prompted by the Major Site Plan application referenced above in subparagraph (f), the purpose and intent of this Ordinance is not to delay or prevent a single project, but rather to protect the planning process by providing the City an opportunity to make informed decisions for the long-term welfare of the City and to have sufficient time to conduct the necessary studies and to have the opportunity to make such amendments to its Zoning Code as may be necessary to protect the health, safety, and welfare of the City's citizens;
- (l) It is in the best interests of the public to place a City-wide moratorium on Data Centers to provide City staff and consultants, if so hired, with a meaningful opportunity to study whether and how the City should amend its official controls to effectively regulate Data Centers moving forward.

**Section 3. Definition.** For purposes of this Ordinance, the term "Data Center" means a facility used primarily to house computer systems and associated components, such as telecommunication and storage systems, that are used for the storage, management, and dissemination of data and information pertaining to a business or businesses and all similar facilities, including a building or other facility used principally for the storage, management, processing, and/or transmission of digital data, which houses computer or network equipment, systems, services, appliances, and/or other associated components related to digital data operations. A Data Center may also include accessory and appurtenant facilities, such as offices, air handlers, power generators, water cooling systems and water storage facilities, utility substations, and other associated

infrastructure necessary to support sustained digital data operations. The term “Data Center” shall not include computing facilities which are not the principal use of a building or other facility in extent or area, but which may perform similar functions in a manner that is merely accessory to a separate and lawful principal use.

**Section 4. Study Authorized.** City staff and consultants, if so hired, are hereby authorized and directed to conduct a study of Data Centers, including, without limitation, a study related to the appropriate zoning districts for location of Data Centers, use types (i.e. permitted, conditional, etc.) for Data Centers of various scales, potential performance standards for Data Centers of various scales, their relevant localized impacts and how other communities regulate them and provide the City Council with recommendations on whether and how the Zoning Code could be amended to regulate Data Centers.

**Section 5. Moratorium Imposed.** A moratorium is hereby imposed City-wide on Data Centers, which during the term of this Ordinance shall be considered a prohibited use within the City. During the period of said moratorium, no new or existing Data Center shall be constructed or expanded in the City, and no application for any permit or application contemplating such construction or expansion shall be accepted, reviewed, processed, or approved by the City.

**Additionally, no additional review or other work on any previously accepted applications that include or contemplate construction or expansion of a Data Center will be conducted during the term of the moratorium. Previously received applications shall be either withdrawn by the applicant, acted upon by the City in accordance with this Ordinance, or, if agreed to by the applicant in writing, the statutory review period may be extended indefinitely to allow the City to act upon the application only after completing the aforementioned study pursuant to any amendments to the Zoning Code regarding Data Centers that take effect thereafter.**

In accordance with Section 462.355, subdivision 4(d) of the Act, this Ordinance alone may not halt, delay, or impede a subdivision that has been given preliminary approval, nor may it unilaterally extend the timelines set forth in Minnesota Statutes, Section 15.99 with respect to any application filed prior to the effective date of the Ordinance. Nothing herein is intended to legislate any subject matter that the City is otherwise preempted from regulating due to the existence of any state or federal laws.

**Section 6. Duration.** This Ordinance shall remain in effect for one (1) year from its effective date unless it is expressly repealed earlier by the City Council. If the City adopts an amendment to the Zoning Code expressly regulating Data Centers prior to the expiration of this Ordinance, this Ordinance shall terminate on the effective date of such amendment.

**Section 7. Penalty and Enforcement.** The City may enforce this Ordinance through criminal prosecution or by undertaking such civil actions or proceedings, including, without limitation, injunctive relief, as it determines appropriate to prevent, restrain,

correct, or abate any violation or threatened violation of this Ordinance. The initiation of one type of enforcement action shall not preclude the City from instituting any other action or proceeding available to it under law to enforce this Ordinance. Any person, firm, partnership, corporation, or other entity violating any provision of this Ordinance shall be guilty of a misdemeanor and, upon conviction thereof, shall be subject to imprisonment for up to 90 days, a fine of up to \$1,000, or both, plus the costs of prosecution. Each day that a violation occurs shall be considered a separate offense.

**Section 8. Severability.** Every section, provision and part of this Ordinance is declared severable from every other section, provision and part thereof. If any section, provision or part of this Ordinance is held to be invalid by a court of competent jurisdiction, such judgment shall not invalidate any other section, provision or part of this Ordinance.

**Section 9. Special Ordinance.** This ordinance shall be considered a special ordinance and shall not be included in the City Code per City Code Section 1-2-6.

**Section 10. Effective Date.** This Ordinance shall take effect immediately upon its adoption and publication.

Adopted by the Inver Grove Heights City Council this \_\_\_\_ day of \_\_\_\_\_, 2026.

**CITY OF INVER GROVE HEIGHTS**

By: \_\_\_\_\_  
Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk

SUMMARY PUBLICATION INCLUDING CURRENT APPLICATION

**CITY OF INVER GROVE HEIGHTS  
DAKOTA COUNTY, MINNESOTA  
RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING THE PUBLICATION OF A SUMMARY OF ORDINANCE  
NO. \_\_\_\_\_, AN INTERIM ORDINANCE AUTHORIZING A STUDY AND IMPOSING A  
MORATORIUM ON DATA CENTERS**

**WHEREAS**, on \_\_\_\_\_, 2026, the City of Inver Grove Heights, Dakota County, Minnesota (“City”) adopted Ordinance No. \_\_\_\_\_, an Interim Ordinance Authorizing a Study and Imposing a Moratorium on Data Centers; and

**WHEREAS**, state law requires that all ordinances adopted be published prior to becoming effective; and

**WHEREAS**, pursuant to Minnesota Statutes, Section 412.191, subd. 4, the Council may, by a 4/5ths vote, direct that only the title and a summary of the ordinance be published; and

**WHEREAS**, the City Council for the City of Inver Grove Heights has reviewed the summary of Ordinance No. \_\_\_\_\_ which is attached hereto as **Exhibit A**; and

**WHEREAS**, the City Council for the City of Inver Grove Heights has determined that publication of the title and a summary of Ordinance No. \_\_\_\_\_ would clearly inform the public of the intent of the ordinance; and

**WHEREAS**, due to the length of Ordinance No. \_\_\_\_\_, the City Council desires to publish a summary of the Ordinance.

**NOW THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS, MINNESOTA**, that the City Council, by a vote of at least 4/5ths of its members, hereby:

1. Approves the text of the summary of Ordinance No. \_\_\_\_\_ attached as **Exhibit A** and authorizes the publication of the summary shown in **Exhibit A** in lieu of publication of the entirety of Ordinance No. \_\_\_\_\_ in the City’s official newspaper.
2. Directs the City Clerk to ensure that a full and complete printed copy of Ordinance No. \_\_\_\_\_ is available for inspection during regular business hours at the office of the Inver Grove Heights City Clerk, by standard mail, or by electronic mail.
3. Directs the City Clerk to file the executed Ordinance No. \_\_\_\_\_ upon the

SUMMARY PUBLICATION INCLUDING CURRENT APPLICATION

books and records of the City along with proof of publication.

This resolution is passed and adopted by the City Council of the City of Inver Grove Heights, Dakota County, Minnesota this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF INVER GROVE HEIGHTS

By: \_\_\_\_\_  
Brenda Dietrich  
Its: Mayor

Attested:

By: \_\_\_\_\_  
Rebecca Kiernan  
Its: City Clerk

(Published in the *Pioneer Press* on \_\_\_\_\_, 2026.)

**EXHIBIT A**

**SUMMARY PUBLICATION  
ORDINANCE NO. \_\_\_\_\_**

**A RESOLUTION APPROVING THE PUBLICATION OF A SUMMARY OF ORDINANCE NO.  
\_\_\_\_\_, AN INTERIM ORDINANCE AUTHORIZING A STUDY AND IMPOSING A MORATORIUM  
ON DATA CENTERS**

On \_\_\_\_\_, 2026, the City Council of the City of Inver Grove Heights, Dakota County, Minnesota adopted Ordinance \_\_\_\_\_, an Interim Ordinance Authorizing a Study and Imposing a Mortarium on Data Centers.

Ordinance \_\_\_\_\_ authorizes a study to be conducted of Data Centers, including, without limitation, a study related to the appropriate zoning districts for location of Data Centers, use types (i.e. permitted, conditional, etc.) for Data Centers of various scales, potential performance standards for Data Centers of various scales, their relevant localized impacts and how other communities regulate them and to provide the City Council with recommendations on whether and how the Zoning Code should be amended to regulate Data Centers.

The ordinance further establishes a city-wide moratorium on Data Centers for a period of one year, starting on the effective date of the interim ordinance, unless terminated by council action earlier. During the period of said moratorium, no new or existing Data Center shall be constructed or expanded in the City, and no application for any permit or application contemplating such construction or expansion shall be accepted, reviewed, processed, or approved by the City. Additionally, no additional review or other work on any previously accepted applications that include or contemplate construction or expansion of a Data Center will be conducted during the term of the moratorium. Previously received applications shall be either withdrawn by the applicant, acted upon by the City in accordance with this Ordinance, or, if agreed to by the applicant in writing, the statutory review period may be extended indefinitely to allow the City to act upon the application only after completing the aforementioned study pursuant to any amendments to the Zoning Code regarding Data Centers that take effect thereafter.

It is hereby determined that publication of this title and summary will clearly inform the public of the intent and effect of Ordinance No. \_\_\_\_\_, and it is directed that only the above title and summary of Ordinance No. \_\_\_\_\_ conforming to Minn. Stat. Sec. 331A.01 be published, with the following:

**NOTICE**

A printed copy of the full text of Ordinance No. \_\_\_\_\_ is available for public inspection by any person during regular office hours at the office of the Inver Grove Heights City Clerk, 8150 Barbara Avenue, Inver Grove Heights, MN 55077, by standard mail, or by electronic

SUMMARY PUBLICATION INCLUDING CURRENT APPLICATION

mail, and at any other public location which the Council designates.



## Request for Council Action

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**SUBJECT:** **Consider Major Site Plan Request for Development of an Approximately 54,070-Square Foot Data Center Located at 5890 Carmen Avenue.**

**MEETING DATE:** May 26, 2026  
**ITEM TYPE:** Regular Business  
**CONTACT:** Kevin Shay, Planning Manager, 651-450-2554

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### **ACTION REQUESTED**

Consider taking action on or continuing consideration of the Major Site Plan application to construct a data center at 5890 Carmen Avenue.

### **BACKGROUND**

The applicant is proposing to construct a new data center at 5890 Carmen Avenue (“Subject Property”). The Subject Property is 13.9 acres and abuts the South St. Paul Airport to the East. The lot was the previous Travel Tags building which was demolished over the winter.

### **EVALUATION OF REQUESTS**

#### Major Site Plan Review

The Site Plan proposes the following elements:

- A 54,070 square foot data center building.
- A screened mechanical equipment area.
- A closed-loop water system for cooling the data center equipment.

The data center is proposed to be a 5.0 MegaWatt facility at full buildout with the initial phase buildout of the project as a 3.0 MegaWatt facility. The power to the facility is provided by Xcel, a private utility company. The developer has worked with Xcel to ensure power can be provided to the facility. Any necessary upgrades to the network required as a result of this project would be the responsibility of the Developer to pay for and construct in coordination with Xcel.

#### Land Use & Zoning

The Subject Property is guided Industrial, per the 2040 Comprehensive Plan and zoned I-1, Limited Industry. Data Centers are identified as a Permitted Use within the I-1 zoning district. The project must conform to performance standards within the Zoning Ordinance. Below is an evaluation of the Site Plan against these standards.

#### ***Building Setbacks***

The ordinance requires a 50-foot setback from the north property line abutting the City of South Saint Paul. All other property lines have a building setback of 40 feet. The proposed building exceeds the

minimum setback requirement for all lot lines. The standard is met.

### ***Parking Count***

City Code requires one parking stall for every 2,000 square feet. Based on the submitted plans, 28 parking stalls would be required. The site plan shows 89 parking spaces with 4 of the stalls being handicapped accessible spaces. The standard is met.

### ***Parking Lot***

The parking lot meets the 20-foot front yard setback from Carmen Avenue. The parking spaces and drive aisles also meet dimensional requirements in City Code. The standards are met.

### ***Impervious Surface***

The code limits impervious surface on the Subject Property to 70% of the lot. The proposed impervious surface is 57% of the lot. The standard is met.

### ***Landscaping***

City Code requires one (1) tree for every 50 feet of the site perimeter or one (1) tree for every 1,000 square feet of gross building floor area, whichever requires the greater number of trees. The gross building floor area requires a total of 55 trees to be planted on site. The applicant is proposing to preserve 15 existing trees and plant a mix of new overstory trees, evergreen trees, ornamental trees, and shrubs to meet this requirement. Notably, up to 50 percent of the required trees can be substituted with shrubs at a ratio of six (6) shrubs per tree. In total, an equivalent of 57 trees are proposed, exceeding the requirements. The standards are met.

### ***Screening***

Screening is required for all ground mounted mechanical equipment. The applicant is proposing a mechanical equipment area on the east side of the building that will contain generators and chillers to be used for the building. The applicant is proposing to build a 24-foot-tall screening wall around the entire mechanical equipment area. This wall is also an acoustic sound wall which provides noise dampening for the equipment. There is smaller mechanical equipment on the west side of the building that will also be screened with seven (7) foot tall wall. The standards are met.

### ***Architecture***

The proposed building would feature insulated metal panels with a zinc gray finish. This is an acceptable material to satisfy City Code requirements. The standard is met.

### ***Light***

The zoning ordinance requires the source of light to be shielded in some manner so as not to be visible from adjacent property or streets. Any light or combination of lights that illuminates a public street shall not exceed one (1) foot-candle as measured from the centerline of said street. Any light or combination of lights that illuminates a residential property shall not exceed 0.4 foot-candle as measured at the subject property line. The applicant has provided lighting details which shows shielded light fixtures to be used for all lighting. The applicant also provided a photometric plan which shows foot candle measurements based on the proposed lighting plan that does not exceed the city code requirements. The standard is met.

### ***Trash Enclosure***

The zoning ordinance requires all dumpsters, garbage and waste containers be screened. The applicant is proposing to construct a trash enclosure of concrete masonry to screen the garbage containers. A metal gate will be used to access the trash enclosure. The standard is met.

## **PLANNING COMMISSION**

The Planning Commission held a public hearing on this request at their meeting on April 7, 2026. Several email comments were received prior to the Planning Commission meeting along with several members of the public who provided comments at the public hearing. There were several areas of concern and questions raised by the residents including the following areas:

- Sound/Noise and unmeasured noise ranges (low frequencies)
- Proximity to residential buildings to the north
- Utility rates and potential increases from the project
- Pressing pause (moratorium) for being an allowed use
- The possible pollutants from the use
- The reliability of the Xcel infrastructure and repairs/maintenance costs
- Frequency and amount of water draws for proposed closed loop cooling system
- Spill and leak mitigation strategies
- Stormwater concerns
- Future development of the other portion of the site
- Discharge of water into the sewer system

Following the public hearing, the Planning Commission discussed the request and voted 6-3 to recommend approval of the Major Site Plan review request with 2 additional recommendations above identified the staff conditions. The recommendations were to look at the areas where data centers are allowed in the city code and to encourage the developer to propose a different style of architecture for the building.

Following the Planning Commission meeting, staff requested that the developer provide additional information related to the general areas of concern raised by the public's comments. A memo provided by the developer is attached to this agenda item, which provides responses to the general areas of concern raised at the public hearing. Many of the areas of concern, such as power and noise, are not components of direct City responsibility and oversight for regulating or enforcing; such oversight is done by other entities such as Xcel and Minnesota Pollution Control Agency (MPCA).

A memo provided by Xcel Energy addressing the power service to the site has been included in the packet as requested by Council at the April 27 meeting.

### **PREVIOUS CITY COUNCIL ACTION**

At its April 27, 2026 meeting, the City Council considered the application, tabling action on the request until its May 26, 2026 meeting. The City Council may continue the agenda item to a future meeting in June, at its discretion. However, the 120-day deadline to take action on this application is July 1, 2026. Only the Applicant could grant an extension to the project timeline past that date.

### **FISCAL IMPACT**

None.

### **RECOMMENDATION**

Consider taking action on or continuing consideration of the Major Site Plan application to construct a data center at 5890 Carmen Avenue.

### **ATTACHMENTS**

1. Resolution Approving Major Site Plan Review

2. Land Use and Zoning Map
3. Application Narrative
4. Site Development Plans\_20260331
5. Landscape Plan\_20260331
6. Architectural Plans\_20260331
7. Inver Grove Heights Data Center\_Technical Rebuttal Memo\_20260420
8. Inver Grove Heights Data Center\_Letter to City Council\_20260420
9. Xcel Energy Letter to City of Inver Grove Heights

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

**RESOLUTION NO. 2026-\_\_\_\_**

**RESOLUTION APPROVING A MAJOR SITE PLAN APPROVAL FOR A 4,424 SQUARE  
FOOT FAST FOOD RESTAURANT**

**WHEREAS**, Kimley Horn and Associates Inc., (“Applicant”) has requested Major Site Plan approval of a proposed 54,070 square foot data center building located at 5890 Carmen Avenue (PID: 20-74900-01-010) (“Subject Property”), as legally described in Exhibit A; and,

**WHEREAS**, the Subject Property is zoned I-1, Limited Industry and guided IOP, Industrial Office Park in the 2040 Comprehensive Plan; and,

**WHEREAS**, the request has been reviewed against Title 10, Chapter 15, Article J.6, Major Projects; and,

**WHEREAS**, pursuant to Minnesota Statute §462.357, the Inver Grove Heights Planning Commission (“Commission”) held a Public Hearing (“Hearing”) on April 7, 2026, to consider and receive public comment regarding the Major Site Plan request; and,

**WHEREAS**, notice of the Hearing was posted at City Hall, published in the City’s official newspaper, and mailed to all owners of affected properties, as required by Statute; and,

**WHEREAS**, all verbal and written comments were received regarding said request at or before the Hearing; and,

**WHEREAS**, following the Hearing, the Commission found the Major Site Plan satisfies all Land Use, Zoning and PUD standards, and recommended approval of the Major Site Plan to the City Council.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS**, that a Major Site Plan Approval to allow 54,070 square foot data center building is hereby approved subject to the following conditions:

1. The developer shall enter into a Site Improvement Performance Agreement for all exterior site improvements prior to site work.
2. A building permit is required prior to construction of the building.
3. Future subdivision of the lot shall require each site will be required to have their own storm system with clear ownership and responsibilities

**BE IT FURTHER RESOLVED**, the Deputy Clerk is hereby authorized and directed to record a certified copy of this Resolution at the Dakota County Recorder's Office.

Approved by the City Council of Inver Grove Heights this 27<sup>th</sup> day of April, 2026.

\_\_\_\_\_  
Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk

**EXHIBIT A**

**SUBJECT PROPERTY  
LEGAL DESCRIPTION**

Lot 1, Block 1 Taylor Addition, Dakota County, Minnesota



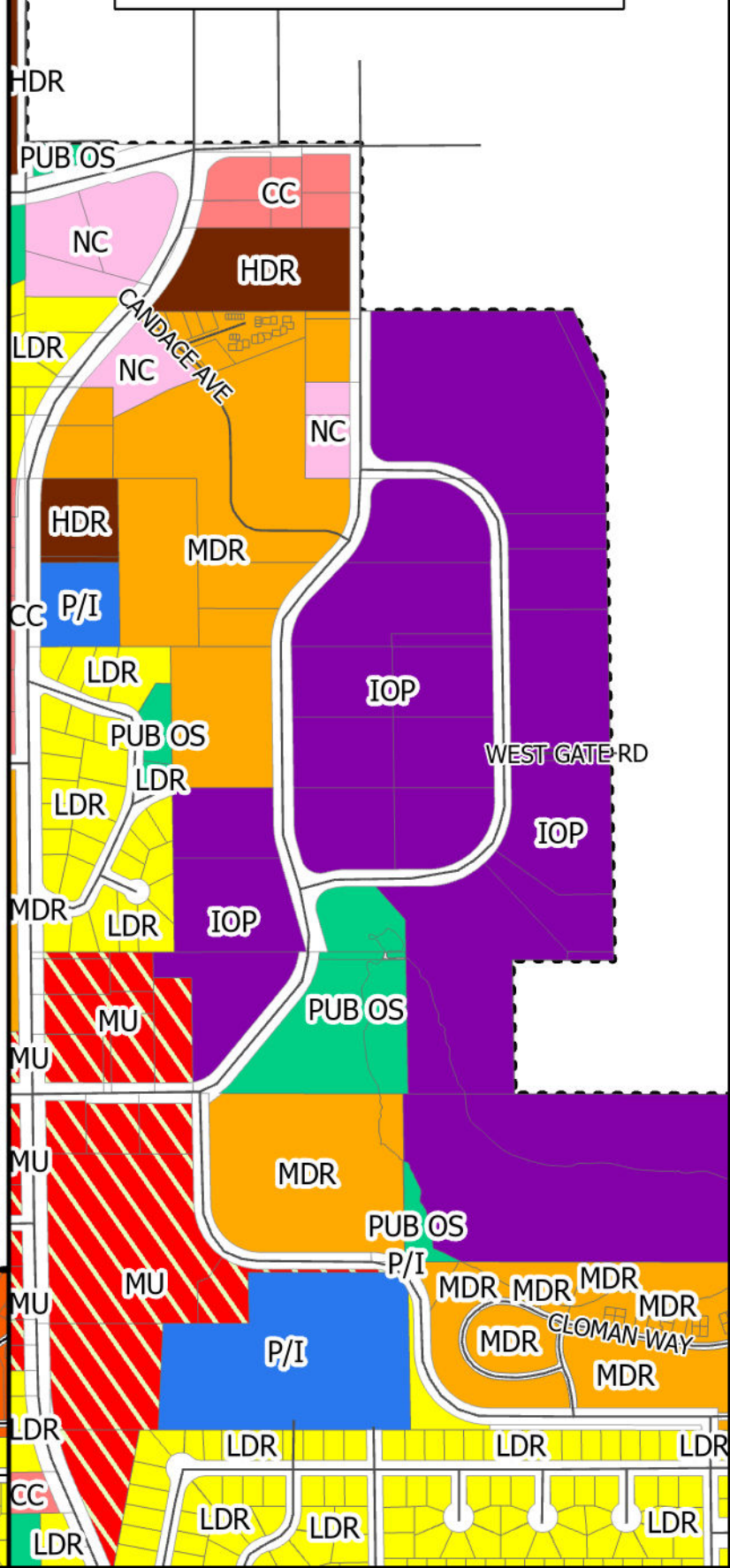
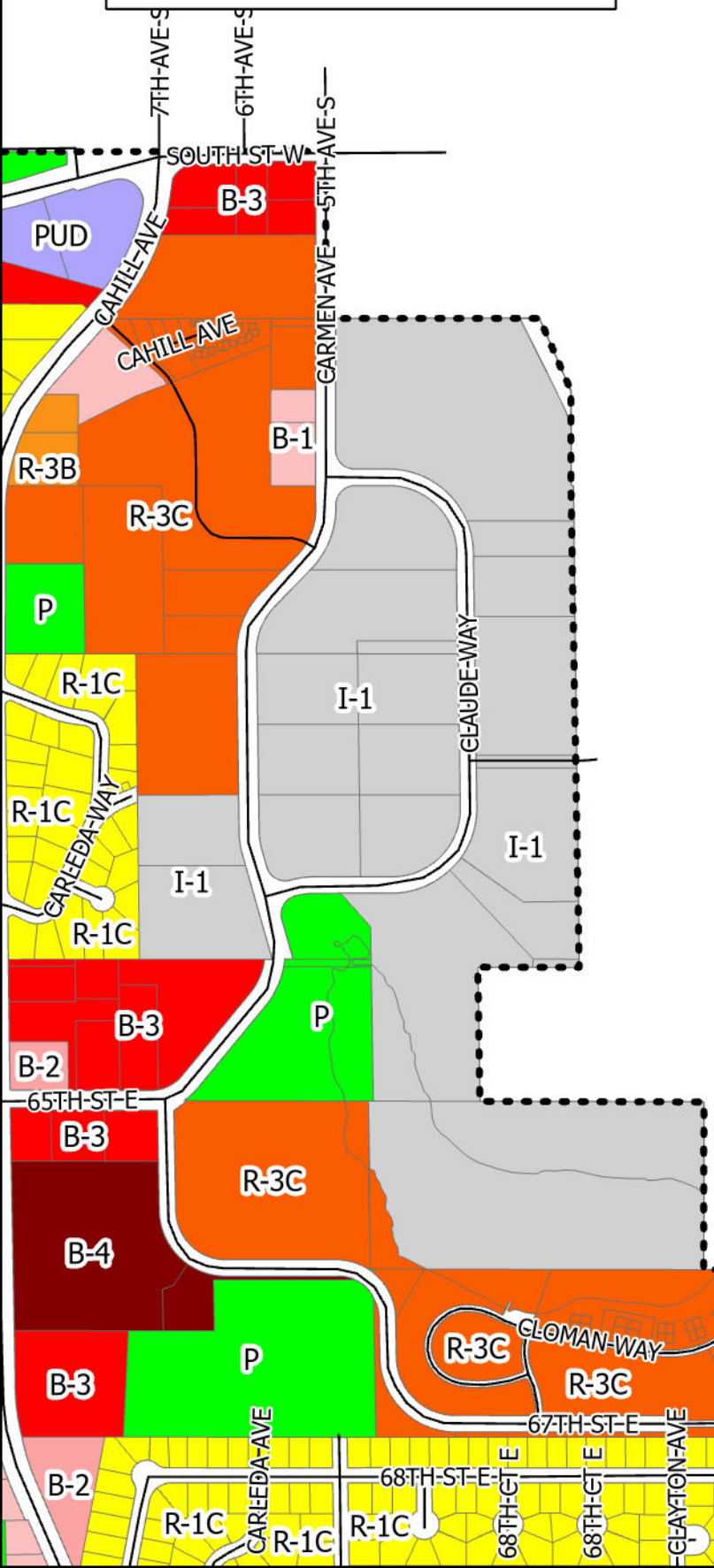


# Zoning and Land Use Map



- Existing Zoning -

- Existing Land Use -





February 27, 2026

City of Inver Grove Heights  
8150 Barbara Avenue  
Inver Grove Heights, MN 55077  
Attention: Ben Schneider, City Planner

**RE: *T5\_PB\_MN Data Center – Project Narrative & Cover Letter***

T5 Data Centers is requesting the proposed amended site plan be considered for approval for the 13.9-acre property located at 5842 Carmen Ave E, Inver Grove Heights, MN 55076. The parcel is legally described as: Lot 1, Block 1, Taylor Addition, Dakota County, Minnesota.

**Proposed Development Overview**

T5 Data Centers is proposing to construct an approximately 55,000 SF, 5-MW Data Center building located at 5842 Carmen Avenue in Inver Grove Heights, MN. The front of the building will face Carmen Avenue to the west. This edge data center facility will utilize a closed loop cooling system such that there is not a significant water demand outside of the typical domestic and fire water demands for an industrial building of similar size. Outdoor equipment will be housed in an outdoor yard completely surrounded by a full-height screen wall for visual and sound purposes. The facility will comply with MPCA limits for noise.

The site is currently developed with an existing industrial building located on the parcel. The existing building is actively being demolished under a separate permit. This application proposes demolishing portions of the existing parking lots and utilities that previously served the building to make way for the new proposed building.

**Proposed Site Plan Review**

The Site is zoned I-1, and Data Centers are listed in the City Code as a Permitted Use.

The proposed 55,000 SF Data Center will include an office and receiving area with an infrastructure hall and outdoor equipment yard surrounded by a screen wall.

This application for Site Plan Review includes:

- Site Development Plans with preliminary engineering & landscape plans for the site,
- Architecture Plans with the following: Architectural Floor Plan; Exterior Materials and Elevations for principal building, screen wall, and trash enclosure; and a Building Rendering
- Stormwater Management Plan
- Photometric Plan
- Site Plan Application and Checklist with required fees

No variances are proposed and the development adheres to applicable City criteria and zoning code. A neighborhood meeting to address residents questions and concerns is planned for the week of March 23 at the Veterans Memorial Community Center, prior to the public hearing dates.

## **Project Team:**

Owner/Developer – T5 Data Centers, LLC

Civil Engineer – Noah Brehmer, P.E. – Kimley-Horn and Associates, Inc.

Architecture – Stephen Kluck – Corgan Associates, Inc.

Landscape Architecture – Ryan Hyllested – Kimley-Horn and Associates, Inc.

## **Site Design**

The site is currently developed with an existing industrial building which is actively being demolished. The site generally slopes to the east to an existing stormwater treatment area. Water, sanitary sewer, and electric utilities are existing on site and the proposed development will utilize the existing infrastructure on site for connections.

The proposed building is to be located in a similar location to the existing building, facing Carmen Avenue. The proposed development will utilize existing surface parking and access points along Carmen Avenue and Claude Way. The existing 13.9-acre parcel is proposed to be subdivided into two total lots which will maintain the existing zoning designation. A Preliminary and then Final Plat application is forthcoming after this Site Plan Application.

The proposed outdoor equipment yard will be surrounded by a screen wall for visual and noise abatement purposes as well as a 7-foot fence with external bollards for crash prevention. There will be no perimeter security fencing or gates into the property.

The existing site is currently developed, and the proposed development is expected to result in a decrease in total impervious area. Above ground stormwater management will be provided with a modification to the existing pond and will adhere to City and Watershed treatment and rate control requirements.

The secondary developable lot will be plated at a later time and is intended to remain available for future development or potential expansion consistent with the existing zoning designation. No development is proposed for the secondary lot as part of this application.

## **Architecture**

Architectural elevations are provided within the submission. The proposed building is to be a pre-engineered metal building constructed of insulated metal panels with a zinc gray finish. The trash enclosure is also to be constructed with CMU blocks with a zinc gray finish similar to the building and will have gates to screen the trash from the public right-of-way.

## Landscape Architecture

A Preliminary Landscape Plan is included within the submission to comply with the City Code. As much of the existing vegetation as possible will be preserved. New Trees, shrubs, and other plantings will complement the site to meet the City Code requirements. The landscape areas provided meet the landscape area requirements for the parking lot and the overall site as set by the City Code.

## Closure

Kimley-Horn respectfully requests this Site Plan Application be included on the agendas for public hearings for the following dates: Planning Commission on April 7 and City Council on April 27.

Please contact me at (719) 284-7297 or [noah.brehmer@kimley-horn.com](mailto:noah.brehmer@kimley-horn.com) should you have any questions or comments.

Sincerely,



Noah Brehmer, P.E.  
Project Manager





ISSUES	
1	2.19.2026 SCHEMATIC DESIGN
2	3.23.2026 DESIGN DEVELOPMENT
3	
4	
5	
6	
7	
8	
9	
10	

**REVISIONS**

REVISIONS	

This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue:  
03/31/2026

**PROJECT BEDROCK**  
**MINNEAPOLIS, MN**  
5842 CARMEN AVE E.  
INVER GROVE HEIGHTS, MN 55076

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

**SITE DEMOLITION PLAN**

JOB 160856008  
DATE 03/31/2026  
SHEET

C-01

**LEGEND**

- PROPERTY LINE
- - - VACATE EXISTING EASEMENT
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- CLEARING & GRUBBING
- FULL DEPTH SAWCUT
- REMOVE TREE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- LIMITS OF CONSTRUCTION
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GAS METER
- EXISTING IRRIGATION BOX
- EXISTING HYDRANT
- EXISTING ELECTRICAL METER
- EXISTING CABLE BOX
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE

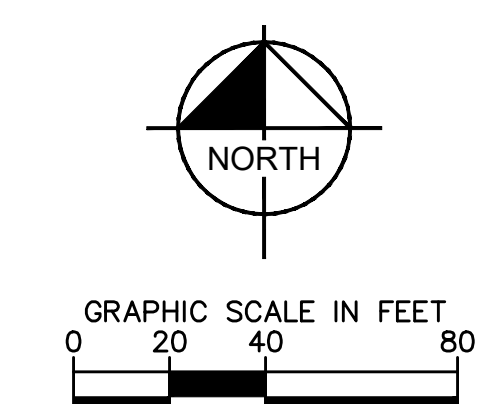
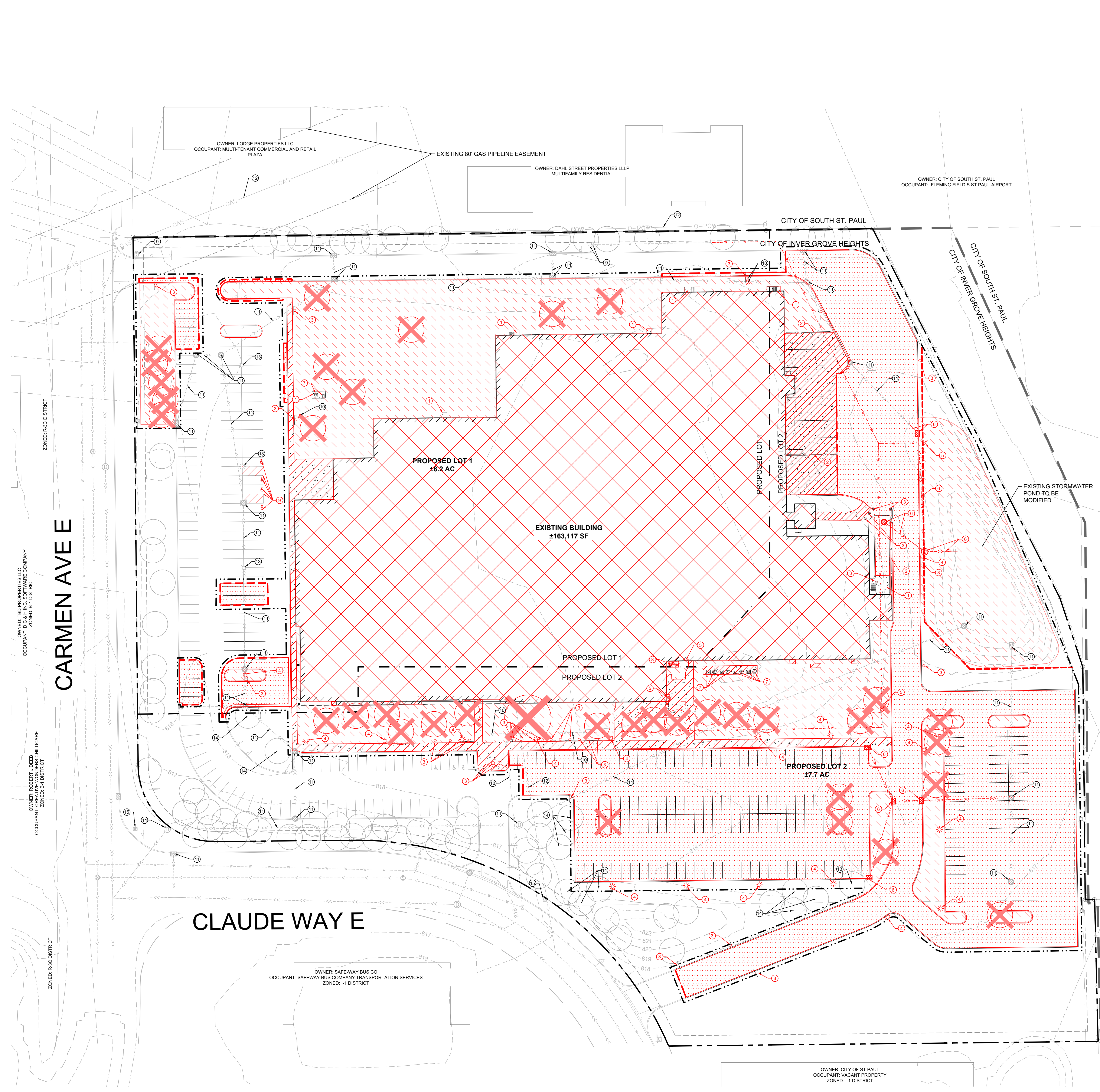
**KEYNOTE LEGEND**

- ① REMOVE EXISTING SIDEWALK / CONCRETE SURFACE
- ② REMOVE EXISTING FENCE
- ③ REMOVE EXISTING SIGN / BOLLARD / FLAG POLE
- ④ REMOVE EXISTING LIGHT POLE
- ⑤ REMOVE EXISTING WATER LINE / HYDRANT / VALVE
- ⑥ REMOVE EXISTING STORM LINE / STRUCTURE
- ⑦ REMOVE EXISTING ELECTRICAL LINE / EQUIPMENT
- ⑧ REMOVE EXISTING NATURAL GAS LINE / METER
- ⑨ REMOVE EXISTING PAVEMENT STRIPING
- ⑩ PROTECT EXISTING WATER LINE / HYDRANT / VALVE
- ⑪ PROTECT EXISTING STORM LINE / STRUCTURE
- ⑫ PROTECT EXISTING SANITARY LINE / STRUCTURE
- ⑬ PROTECT EXISTING LIGHT POLE
- ⑭ PROTECT EXISTING TREE

**DEMOLITION PLAN NOTES**

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
- ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PRECEDING WITH THE WORK.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH MINNEAPOLIS, DAKOTA COUNTY AND MNDOT.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF MINNEAPOLIS DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
- REFER TO SURVEY FOR ALL EXISTING INVERT AND RIM ELEVATIONS.
- ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
- IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF MN REQUIREMENTS.
- IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAIN TILE IS ENCOUNTERED ON SITE. NO ACTIVE DRAIN TILE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.
- PAVEMENT REMOVALS SHALL BE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT BY UES DATED 9/30/2025. CONTRACTOR SHALL REMOVE AND PREPARE SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS.

**TIMING OF SITE DEMOLITION TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE OF THIS PROJECT. LOT 2 DEMOLITION SHALL OCCUR PRIOR TO THE DEVELOPMENT OF LOT 2.**









**LEGEND**

- PROPERTY LINE
- - - LOT LINE
- CITY LIMITS
- ▨ ROCK ENTRANCE
- ▩ INLET PROTECTION
- SF — SILT FENCE
- - - LIMITS OF DISTURBANCE
- BIOROLL
- ⊙ RIPRAP

**KEYNOTE LEGEND**

- ① SILT FENCE (OFFSET FOR CLARITY)
- ② INLET PROTECTION
- ③ ROCK CONSTRUCTION ENTRANCE
- ④ TEMPORARY CONSTRUCTION FENCE
- ⑤ BIOROLL
- ⑥ RIPRAP

**EROSION CONTROL PLAN NOTES**

- ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
- THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
- WITHIN TWO WEEKS (14 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
- THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
- ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
- REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
- THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
- IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.
- ALL OFFSITE INLET PROTECTION MUST BE MAINTAINED THROUGHOUT THE PROJECT AND REMOVED ONCE COMPLETED.

**SEQUENCE OF CONSTRUCTION (PH1):**

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

- INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1), CONCRETE WASHOUT PIT (1) AND INSTALL SILT FENCE.
- PREPARE TEMPORARY PARKING AND STORAGE AREA.
- CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS.
- PERFORM CLEARING AND GRUBBING OF THE SITE. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
- START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
- TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR CITY OF MINNEAPOLIS GRADING PERMIT.

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

**AREA SUMMARY**

TOTAL PROPERTY AREA	13.90 AC
EXISTING IMPERVIOUS AREA	±8.71 AC
EXISTING PERVIOUS AREA	±5.19 AC
PROPOSED IMPERVIOUS AREA	±7.99 AC
PROPOSED PERVIOUS AREA	±5.91 AC
TOTAL DISTURBED AREA	±10.80 AC

**PHASE I BMP QUANTITIES**

SILT FENCE	±2,419 LF
INLET PROTECTION	26 EA
ROCK CONSTRUCTION ENTRANCE	4 EA
TEMPORARY CONSTRUCTION FENCE	±3,342 LF
BIOROLL	±890 LF
RIPRAP	1 EA

**ISSUES**

1	2.19.2026	SCHEMATIC DESIGN
2	3.23.2026	DESIGN DEVELOPMENT
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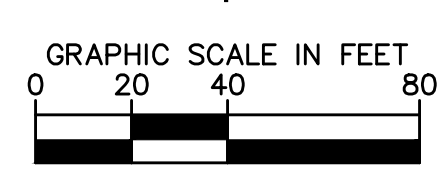
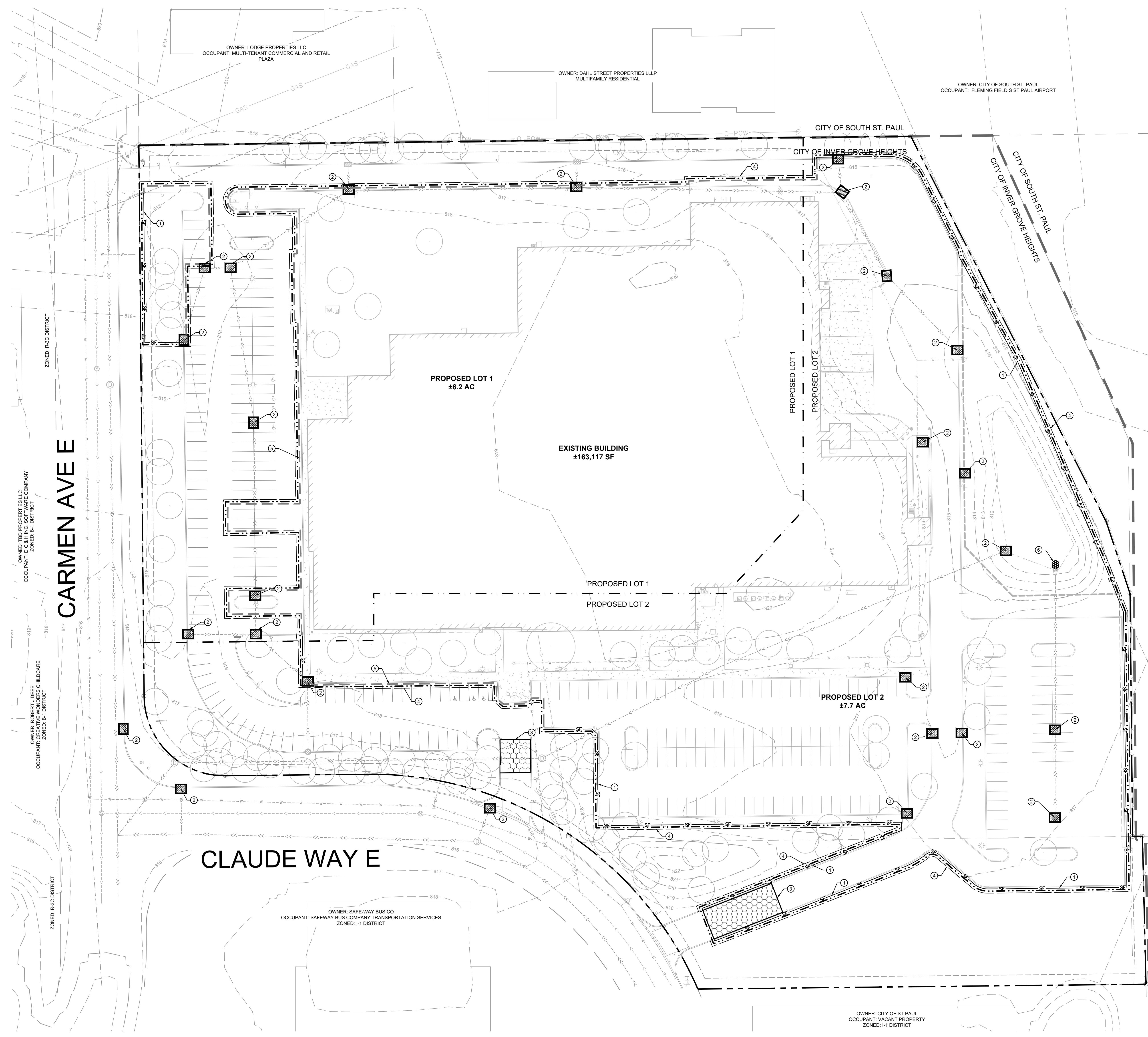
**PROJECT BEDROCK**  
**MINNEAPOLIS, MN**  
5842 CARMEN AVE E.  
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Kimley-Horn and Associates, Inc.

**EROSION CONTROL PH1**

JOB 160856008  
DATE 03/31/2026  
SHEET

C-05



**LEGEND**

- PROPERTY LINE
- - - LOT LINE
- CITY LIMITS
- EXISTING ROCK ENTRANCE
- EROSION CONTROL BLANKET
- PROPOSED INLET PROTECTION
- EXISTING INLET PROTECTION
- PROPOSED SILT FENCE
- LIMITS OF DISTURBANCE
- EXISTING SAFETY FENCE
- PROPOSED DRAINAGE SWALE

**KEYNOTE LEGEND**

- ① SILT FENCE
- ② EROSION CONTROL BLANKET

**EROSION CONTROL PLAN NOTES**

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN TWO WEEKS (14 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. ONCE SEDIMENT ENTERS THE STREET IT MUST BE REMOVED BY STREET SWEEPING WITHIN 24 HOURS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.
11. ALL OFFSITE INLET PROTECTION MUST BE MAINTAINED THROUGHOUT THE PROJECT AND REMOVED ONCE COMPLETED.

**SEQUENCE OF CONSTRUCTION:**

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENIED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE AND INSTALL STRIPING.
7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:

1. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES  
2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPs

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

AREA SUMMARY	
TOTAL PROPERTY AREA	±13.9 AC
EXISTING IMPERVIOUS AREA	±8.71 AC / ±63%
EXISTING PERVIOUS AREA	±5.19 AC / ±37%
PROPOSED IMPERVIOUS AREA	±4.80 AC / ±60%
PROPOSED PERVIOUS AREA	±5.61 AC / ±60%
TOTAL DISTURBED AREA	10.8 AC / ±78%

PHASE 2 BMP QUANTITIES	
SILT FENCE	±53 LF
EROSION CONTROL BLANKET	±14,057 SF
INLET PROTECTION	7 EA

**ISSUES**

1	2/19/2026	SCHEMATIC DESIGN
2	3/23/2026	DESIGN DEVELOPMENT
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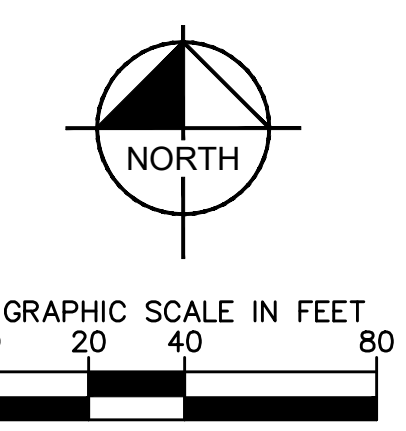
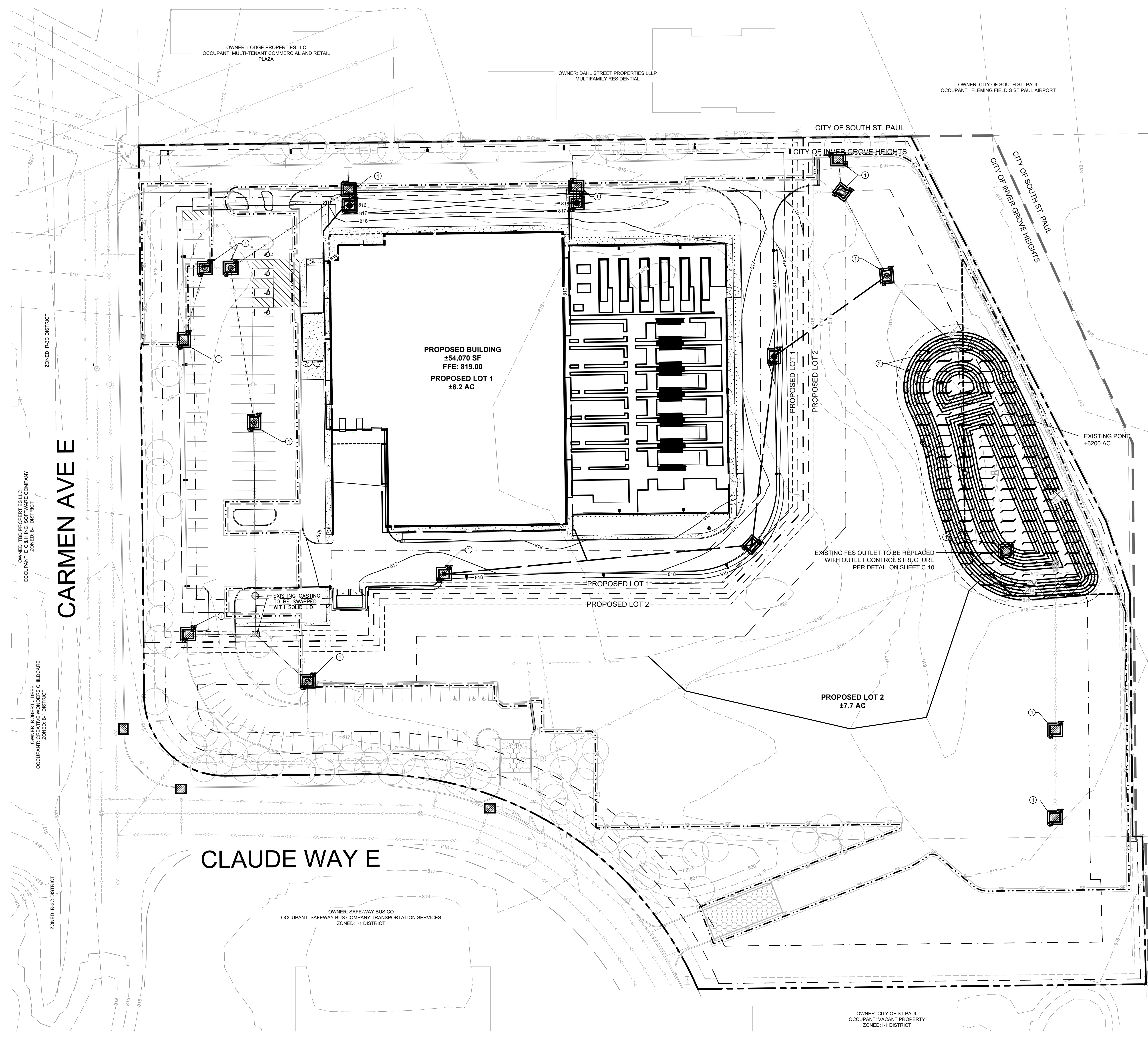
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**MINNEAPOLIS, MN**  
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**EROSION CONTROL PH2**

JOB 160856008  
DATE 03/31/2026  
SHEET

C-06



**LEGEND**

	PROPERTY LINE
	SETBACK LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED SECURITY FENCE
	PROPOSED CURB AND GUTTER
	EXISTING LIGHT POLE
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PROPOSED LANDSCAPE

**KEYNOTE LEGEND**

	CURB, SIDEWALK & PAVEMENT
	CONCRETE STANDARD 6 - IN HEIGHT CURB & GUTTER (B612) PER CITY OF INVER GROVE HEIGHTS
	CONCRETE SIDEWALK
	CONCRETE LAYDOWN CURB AND GUTTER
	INTEGRAL CONCRETE CURB & SIDEWALK
	MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
	SIDEWALK ACCESSIBLE RAMP
	PROPOSED CONCRETE LOADING DOCK AREA
	GRAVEL EQUIPMENT YARD
	EXISTING CONCRETE APRON TO REMAIN
	SITE FIXTURES
	PROPOSED 7 FT SECURITY FENCE - REFER TO ARCHITECTURAL PLANS FOR DETAILS
	PROPOSED SECURITY FENCE GATE - REFER TO ARCHITECTURAL PLANS FOR DETAILS
	SCREENING WALL - REFER TO ARCHITECTURE PLANS FOR DETAILS
	GENERATOR YARD SCREENING WALL GATE - REFER TO ARCHITECTURE PLANS
	PROPOSED "INVERTED U" BICYCLE RACK LOCATION AREA
	PROPOSED FIRE HYDRANT ASSEMBLY LOCATION
	EXTENDED DETENTION AND WATER QUALITY POND
	DRAINAGE SWALE
	PROPOSED EV CHARGER
	PROPOSED BOLLARD, REINFORCED W/ CONCRETE FOOTING TO BE BURIED 36" DEEP
	PROPOSED VEHICULAR GATE, REFERENCE ARCHITECTURAL PLANS
	PAVEMENT MARKINGS
	ACCESSIBLE PARKING SYMBOL & LOADING AREA
	STRIPED WHITE CROSS-HATCH AREA 4' SOLID LINES @ 45° 2' O.C.
	4" WIDE WHITE PAINTED SOLID PARKING LOT LINE
	PAINTED WHITE DIRECTIONAL ARROW - SEE DETAIL
	PAINTED WHITE CROSSWALK
	24" WIDE PAINTED WHITE STOP BAR
	SIGNAGE
	PROPOSED ADA PARKING SIGN IN BOLLARD - REFER TO SIGNAGE PACKAGE FOR DETAILS
	PROPOSED EV SIGNAGE AND STRIPPING
	NO PARKING FIRE LANE SIGN
	REFERENCE NOTES
	AT-GRADE BUILDING ENTRY & STRUCTURAL STOOP - REFER TO ARCHITECTURAL & STRUCTURAL PLANS
	LIGHT POLE & BASE - REFER TO SITE ELECTRICAL PLAN
	STAIRS AND HANDRAIL - REFER TO ARCHITECTURAL PLANS
	PROPOSED MECHANICAL AREA - REFER TO MEP PLANS FOR DETAILS
	PROPOSED TRASH ENCLOSURE - REFER TO ARCHITECTURAL PLANS
	BUILDING WALL MOUNTED LIGHT - REFER TO SITE ELECTRICAL PLAN

**ISSUES**

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**SITE PLAN**

JOB DATE SHEET  
160856008  
03/31/2026  
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**SITE PLAN NOTES**

- REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
- REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
- DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
- TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 18-FEET IN LENGTH UNLESS OTHERWISE INDICATED.

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	±13.90 AC
DISTURBED AREA	±5.08 AC
EXISTING IMPERVIOUS AREA	±8.71 AC / ±63%
EXISTING PERVIOUS AREA	±5.19 AC / ±37%
PROPOSED IMPERVIOUS AREA	±4.80 AC / ±60%
PROPOSED PERVIOUS AREA	±5.61 AC / ±40%
AREA OF WETLAND IMPACT	0.14 AC

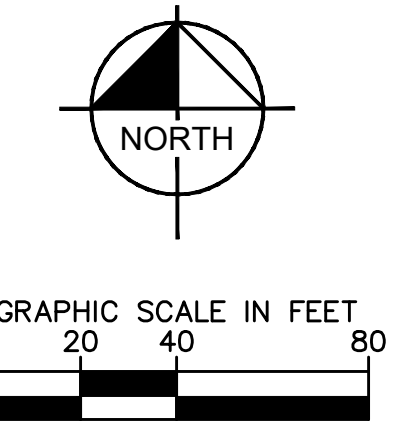
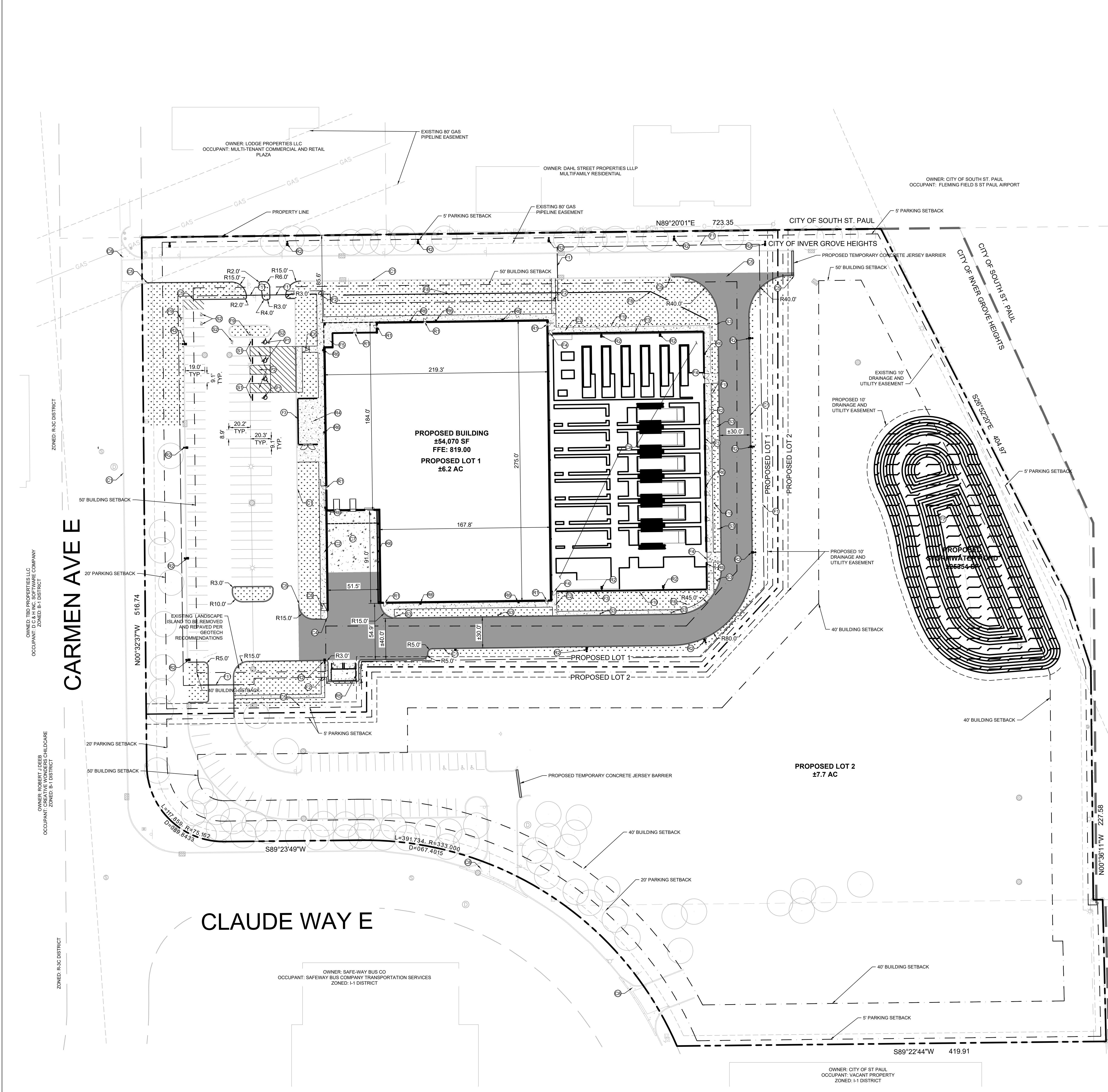
BUILDING DATA	
TOTAL BUILDING AREA	54,932 SF
PERCENT OF TOTAL PROPERTY AREA	9.04%
MAXIMUM BUILDING HEIGHT	60 FT
PROPOSED BUILDING HEIGHT	32 FT

PARKING SUMMARY	
REQUIRED PARKING	1 SPACES / 2,000 SF = 28 SPACES
TOTAL PROPOSED PARKING	89 SPACES
REQUIRED ACCESSIBLE PARKING	4 STALLS
PROPOSED ACCESSIBLE PARKING	4 STALLS

SITE DATA	
EXISTING ZONING	I-1 INDUSTRIAL
PROPOSED ZONING	I-1 INDUSTRIAL
PROPOSED LAND USE	INDUSTRIAL DATA CENTER
PARKING SETBACKS	FRONT = 20' SIDE/REAR = 5'
BUILDING SETBACKS	FRONT/SIDE/REAR = 40' ABUTTING E OR R DISTRICTS = 100' 50' WHEN ADJACENT TO MULTI FAMILY



**LEGEND**

	PROPERTY LINE
	PROPOSED LOT LINE
	CITY LIMITS
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERFLOW ELEVATION
	PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED DRAINAGE DIRECTION
	PROPOSED GRADE BETWEEN POINTS

**KEYNOTE LEGEND**

	PROPOSED EXPOSED FOUNDATION
	PROPOSED ACCESSIBLE BUILDING DOOR
	PROPOSED BUILDING CONNECTION LANDING AND RAMP
	PROPOSED TRUCK LOADING DOCK TO BE FFE, REFER TO ARCHITECTURAL PLANS FOR RAISES INTERNAL BUILDING WITH DOCK
	STORMWATER MANAGEMENT TABLE BELOW AND CROSS SECTION ON SHEET C-10
	DRAINAGE SWALE
	EXISTING FIRE HYDRANT ASSEMBLY
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED PVC ROOF DRAIN
	CONNECT TO DOWNSPOUTS - REFER TO ARCHITECTURAL PLANS
	EXISTING POND OUTLET STRUCTURE AND DISCHARGE PIPE WITH FLARED END SECTION (FES) TO BE REPLACED WITH OUTLET CONTROL STRUCTURE PER DETAIL ON SHEET C-10
	PROPOSED STORM SEWER CATCH BASIN MANHOLE
	EXISTING STORM SEWER CATCH BASIN MANHOLE
	PROPOSED STORM SEWER PIPE
	EXISTING STORM SEWER PIPE
	PROPOSED FOREBAY, REFERENCE CROSS SECTION ON SHEET C-10

**GRADING PLAN NOTES**

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF INVER GROVE HEIGHTS, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CONTRACTOR TO CALL GOPHER STATE CALL ONE @ 1-800-252-1166 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
- STORM SEWER PIPE SHALL BE AS FOLLOWS:  
RCP PER ASTM C-76  
HDPE: 0" - 10" PER AASHTO M-252  
HDPE: 12" OR GREATER PER ASTM F-2306  
PVC SCH. 40 PER ASTM D-1785  
STORM SEWER FITTINGS SHALL BE AS FOLLOWS:  
RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443  
HDPE PER ASTM 3212  
PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
- CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
- GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
- ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
- INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
- UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
- ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
- MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
- CONTRACTOR TO PROVIDE 3" INSULATION BY 5" WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
- ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
- ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
- ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
- MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

STORMWATER MANAGEMENT	
EXISTING CONDITIONS	
IMPERVIOUS	8.71 AC (63%)
PERVIOUS	5.19 AC (37%)
CN	76
PROPOSED CONDITIONS	
IMPERVIOUS	7.99 AC (57%)
PERVIOUS	5.91 AC (43%)
CN	73
PROVIDED FOREBAY VOLUME	4,428 CU. FT.
PROVIDED TOTAL DEAD POOL VOLUME	38,364 CU. FT.
REQUIRED WATER QUALITY VOLUME	28,999 CU. FT.
PROVIDED WATER QUALITY VOLUME	43,498 CU. FT.

- EXISTING CONDITIONS BASED ON AERIAL IMAGERY AND 1997 STORMWATER MANAGEMENT PLAN
- PROPOSED IMPERVIOUS AREA INCLUDES FUTURE DEVELOPMENT OF LOT 2
- FINAL POND DESIGN AND GRADING FORTHCOMING WITH PERMIT SUBMITTAL
- REQUIRED WATER QUALITY VOLUME = 1 INCH RUNOFF FROM NEW AND FULLY RECONSTRUCTED IMPERVIOUS SURFACES (CITY STANDARD)
- PROVIDED WATER QUALITY VOLUME = 1.5 INCH RUNOFF FROM NEW AND FULLY RECONSTRUCTED IMPERVIOUS SURFACES (POND DESIGN LEVEL 3 STANDARD; NEEDED FOR POLLUTANT REMOVAL)
- STORMWATER CALCULATIONS AVAILABLE IN THE STORMWATER MANAGEMENT PLAN

**ISSUES**

1	2.19.2026	SCHEMATIC DESIGN
2	3.23.2026	DESIGN DEVELOPMENT
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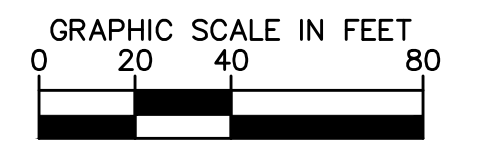
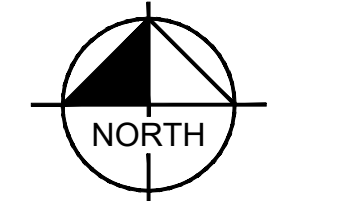
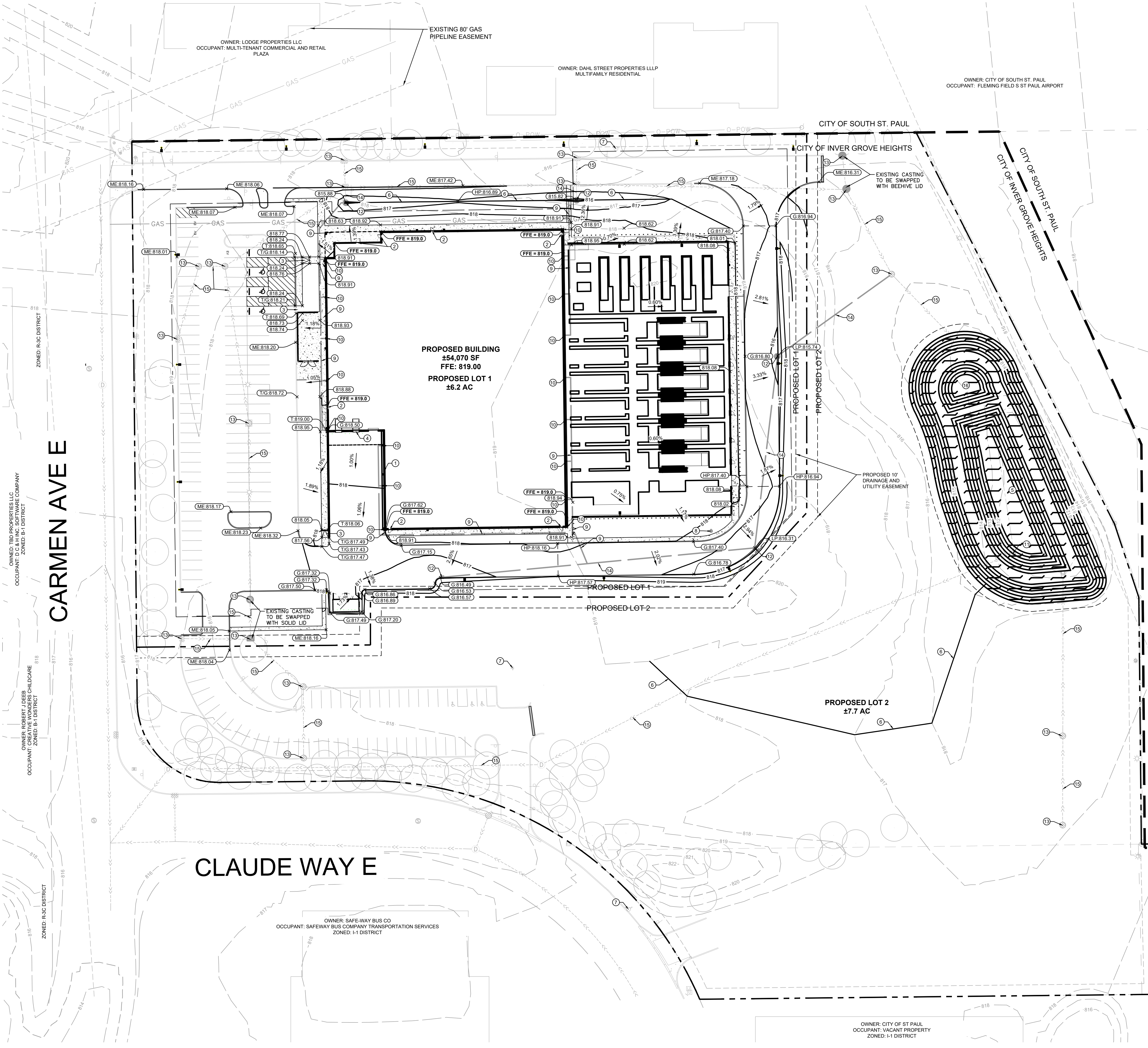
**PROJECT BEDROCK**  
**MINNEAPOLIS, MN**  
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PRELIMINARY  
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NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

**GRADING AND DRAINAGE PLAN**

JOB 160856008  
DATE 03/31/2026  
SHEET

C-08



**LEGEND**

	PROPERTY LINE
	PROPOSED LOT LINE
	CITY LIMITS
	EXISTING
	PROPOSED
	GATE VALVE
	HYDRANT
	REDUCER
	TEE
	SANITARY SEWER MANHOLE
	SANITARY CLEANOUT
	WATERMAIN
	SANITARY SEWER
	STORM SEWER
	UNDERGROUND ELECTRIC
	TELEPHONE
	GAS MAIN
	UNDERGROUND MEDIUM VOLTAGE DUCTBANK

**KEYNOTE LEGEND**

1	PROPOSED 4-INCH PVC WATER SERVICE LINE
2	PROPOSED 6-INCH PVC FIRE WATER SERVICE LINE
3	EXISTING 6" CIP WATERMAIN
4	PROPOSED 4-INCH PVC SANITARY SEWER SERVICE LINE
5	PROPOSED SANITARY SEWER CLEANOUT
6	EXISTING SANITARY SEWER SERVICE LINE
7	EXISTING FIRE HYDRANT ASSEMBLY
8	PROPOSED FIRE HYDRANT ASSEMBLY
9	PROPOSED UNDERGROUND ELECTRICAL CONDUIT - REFER TO MEP PLANS FOR DETAILS
10	EXISTING TRANSFORMER, REPLACEMENT OR REUSE OF TRANSFORMER TO BE COORDINATED WITH POWER COMPANY
11	PROPOSED SWITCHGEAR - REFER TO MEP PLANS
12	PROPOSED EQUIPMENT YARD - REFER TO MEP AND ARCHITECTURAL PLANS
13	PROPOSED MECHANICAL UNIT - REFER TO MEP PLANS FOR DETAILS
14	PROPOSED GAS METER
15	PROPOSED GAS LINE
16	FIRE DEPARTMENT CONNECTION (FDC) LOCATION

**UTILITY PLAN NOTES**

- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- SANITARY SEWER PIPE SHALL BE AS FOLLOWS:  
8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP  
8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP  
6" PVC SCHEDULE 40 PER ASTM D-1785  
DUCTILE IRON PIPE PER AWWA C150
- WATER LINES SHALL BE AS FOLLOWS:  
6" AND LARGER, PVC C-900 PER ASTM D 2241  
CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150  
4" AND LARGER DUCTILE IRON PIPE PER AWWA C150  
SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI B16.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
- ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION, MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF MINNEAPOLIS AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
- ALL ONSITE WATERMANS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
- ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

ISSUES	
1	2/19/2026 SCHEMATIC DESIGN
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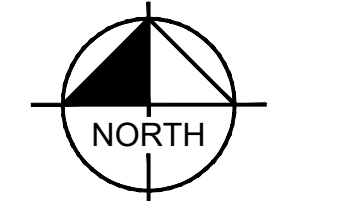
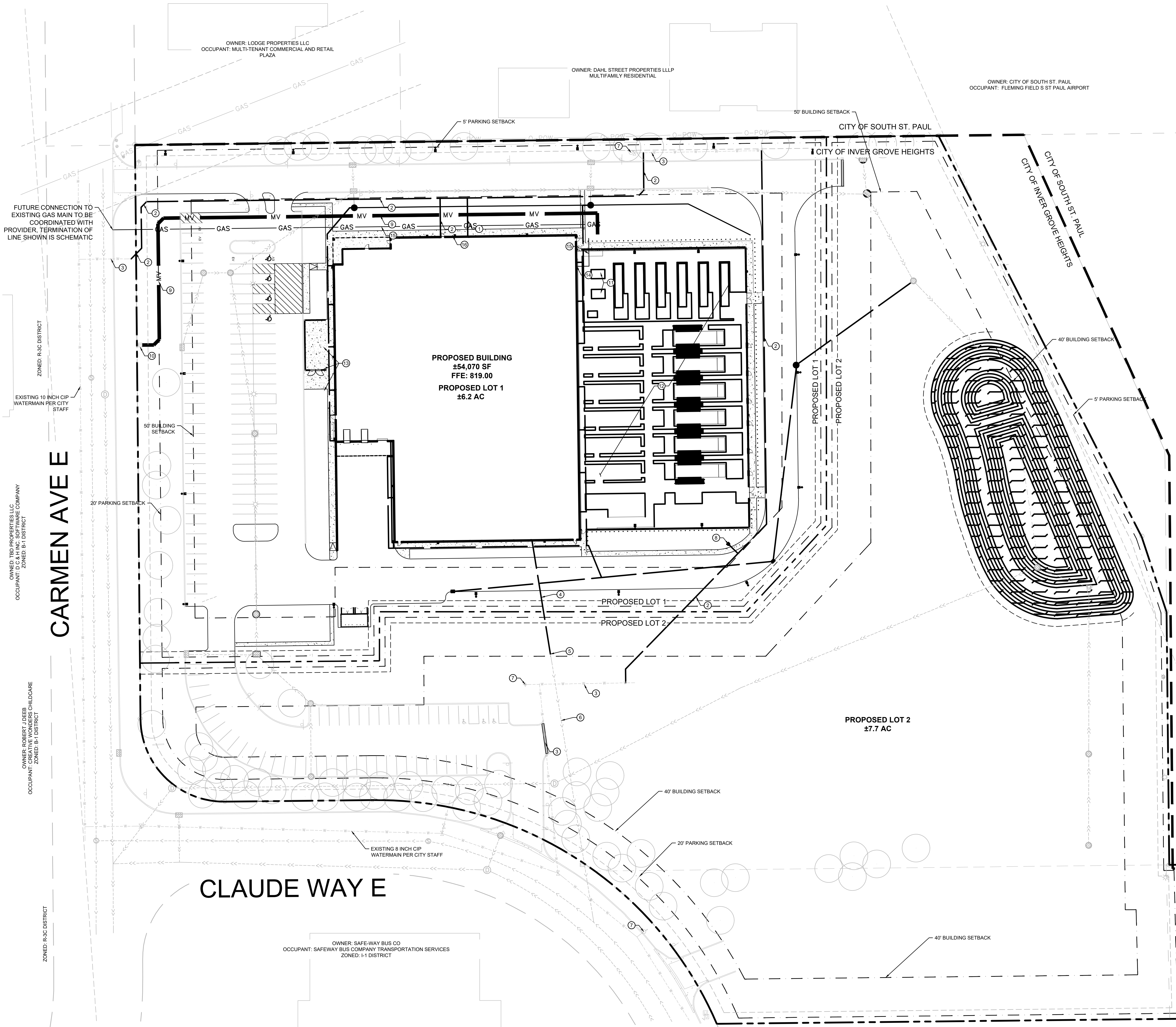
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**UTILITY PLAN**

JOB 160856008  
DATE 03/31/2026  
SHEET

**C-09**



GRAPHIC SCALE IN FEET  
0 20 40 80



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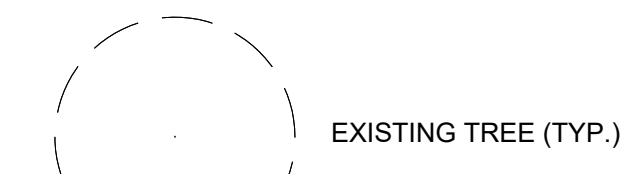


**LANDSCAPE SUMMARY**

TOTAL TREES REMOVED: 36 TREES  
 REQUIRED SITE TREES: 55 TREES = 54,070 S.F. BUILDING AREA / 1,000  
 OR  
 46 TREES = 2,286 L.F. SITE PERIMETER / 50  
 (WHICHEVER IS GREATER)  
 PROVIDED SITE TREES: 57 TREES = 15 EXISTING TREES + 24 PROPOSED OVERSTORY  
 TREES + (4 ORNAMENTAL TREES / 2) + (118 SHRUBS / 6)  
 REQUIRED PARKING LOT TREES: 9 TREES = 90 SPACES / 10  
 PROVIDED PARKING LOT TREES: 9 TREES = 9 OVERSTORY TREES

NOTE:  
 PARKING LOT TREES ARE INCLUDED WITHIN THE NUMBER OF REQUIRED SITE TREES, NOT IN  
 ADDITION.

**LANDSCAPE LEGEND**



EXISTING TREE (TYP.)



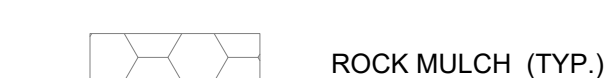
EDGER (TYP.)



APPROXIMATE LIMITS OF SODDING, SOD  
 ALL DISTURBED AREAS (TYP.)



SEED / SOD EDGE (TYP.)



ROCK MULCH (TYP.)



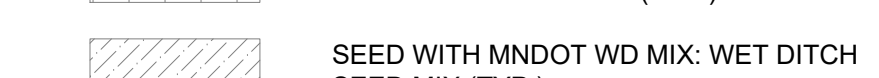
SOD (TYP.)



SEED WITH MNDOT SB MIX: SOUTHERN  
 BOULEVARD SEED MIX (TYP.)



SEED WITH MNDOT WD MIX: WET DITCH  
 SEED MIX (TYP.)



SEED WITH PRAIRIE RESTORATIONS  
 SAVANNA GRASS SEED MIX (TYP.)

**SEEDING KEYNOTES**

- SB SEED WITH MNDOT SB MIX: SOUTHERN BOULEVARD SEED MIX (TYP.)
- WD SEED WITH MNDOT WD MIX: WET DITCH SEED MIX (TYP.)
- PR SEED WITH PRAIRIE RESTORATIONS SAVANNA GRASS SEED MIX (TYP.)

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HT
<b>CONIFEROUS TREE</b>						
	ERC	8	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA	B & B	6' HT.
	MYS	6	MEYER SPRUCE	PICEA MEYERI	B & B	6' HT.
<b>ORNAMENTAL TREE</b>						
	DPB	4	DAKOTA PINNACLE® BIRCH	BETULA PLATYPHYLLA 'FARGO'	B & B	1.5' CAL.
<b>OVERSTORY TREE</b>						
	NRM	2	NORTHWOOD RED MAPLE	ACER RUBRUM 'NORTHWOOD'	B & B	2.5' CAL.
	SHL	4	SKYLINE® HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B & B	2.5' CAL.
<b>CONIFEROUS SHRUBS</b>						
	MDJ	20	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'	#5 CONT.	5' O.C.
	MJJ	7	MINT JULEP® JUNIPER	JUNIPERUS CHINENSIS 'MONLEP'	#5 CONT.	5' O.C.
<b>DECIDUOUS SHRUBS</b>						
	ABC	20	AUTUMN MAGIC BLACK CHOKEBERRY	ARONIA MELANOCARPA 'AUTUMN MAGIC'	#5 CONT.	4' O.C.
	FDD	18	FIREDANCE™ DOGWOOD	CORNUS SERICEA 'BAILADELINE'	#5 CONT.	5' O.C.
	GLS	58	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	6' O.C.
<b>ORNAMENTAL GRASSES</b>						
	KFG	98	KARL FOERSTER GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	30" O.C.
	NSG	92	NORTHWIND SWITCH GRASS	PANICUM VIRGATUM 'NORTHWIND'	#1 CONT.	30" O.C.
	PDS	91	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	24" O.C.
<b>PERENNIALS</b>						
	BRS	101	BLUE JEAN BABY RUSSIAN SAGE	SALVIA YANGHII 'BLUE JEAN BABY'	#1 CONT.	24" O.C.
	MOO	116	MILLENNIUM ORNAMENTAL ONION	ALLIUM X 'ALLMIG1'	#1 CONT.	18" O.C.

NOTE:  
 QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

ABBREVIATIONS:  
 B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPECIES  
 QTY. = QUANTITY

**ISSUES**

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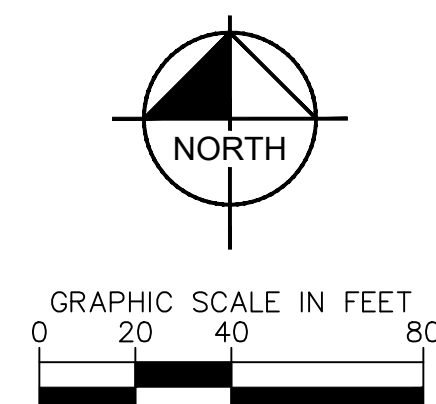
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**LANDSCAPE  
 PLAN**

JOB 160856008  
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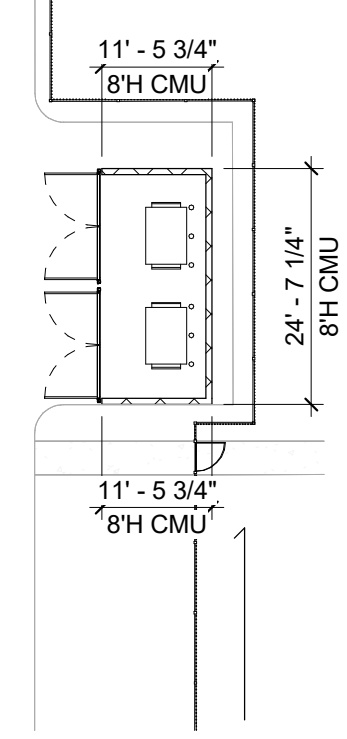
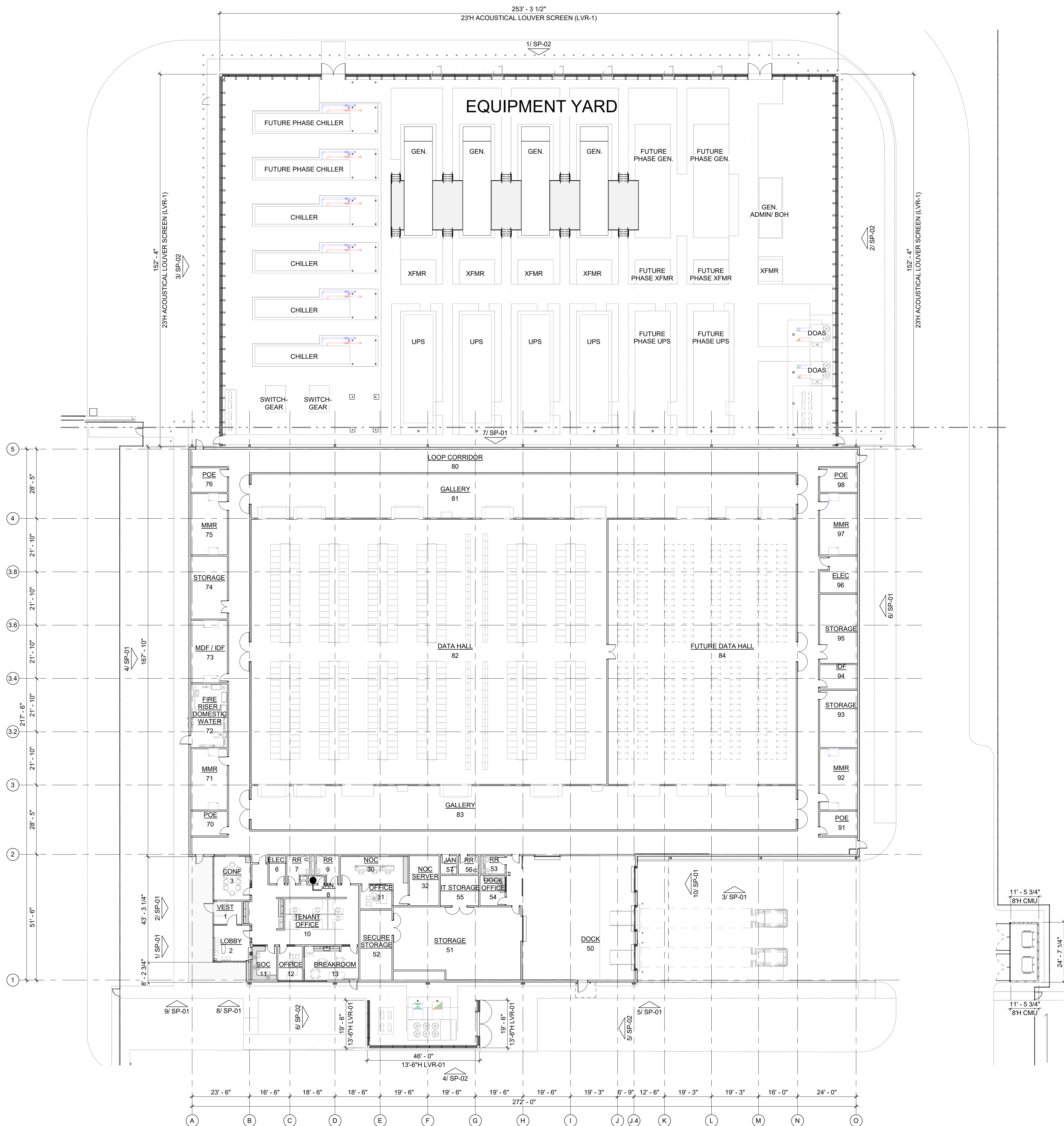
L-00



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3/31/2026 10:11:59 AM SP-00 FLOOR PLAN - LEVEL ONE OVERALL



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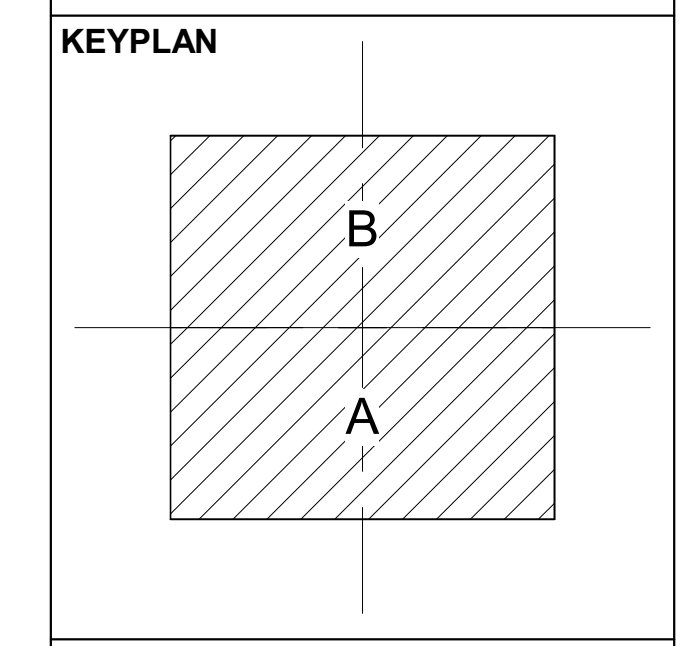
  

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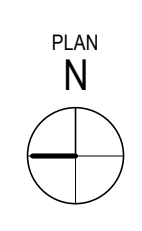
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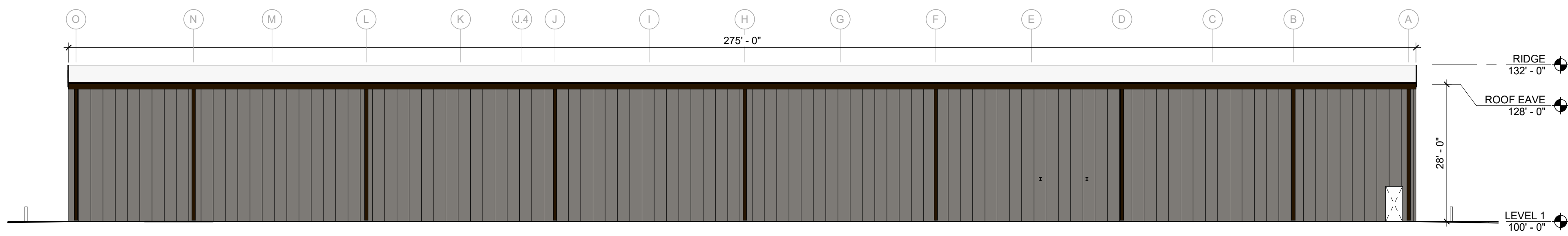


FLOOR PLAN - LEVEL ONE OVERALL

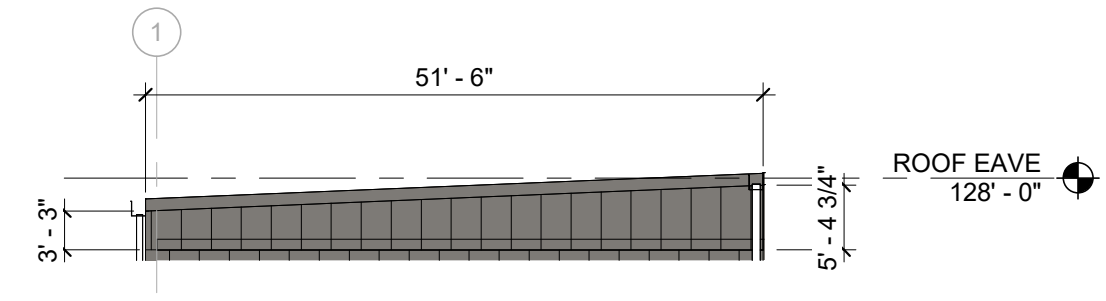
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 DATE 12.23.2025  
 SHEET **SP-00**

1 FLOOR PLAN - LEVEL ONE - OVERALL  
 1" = 20'-0"

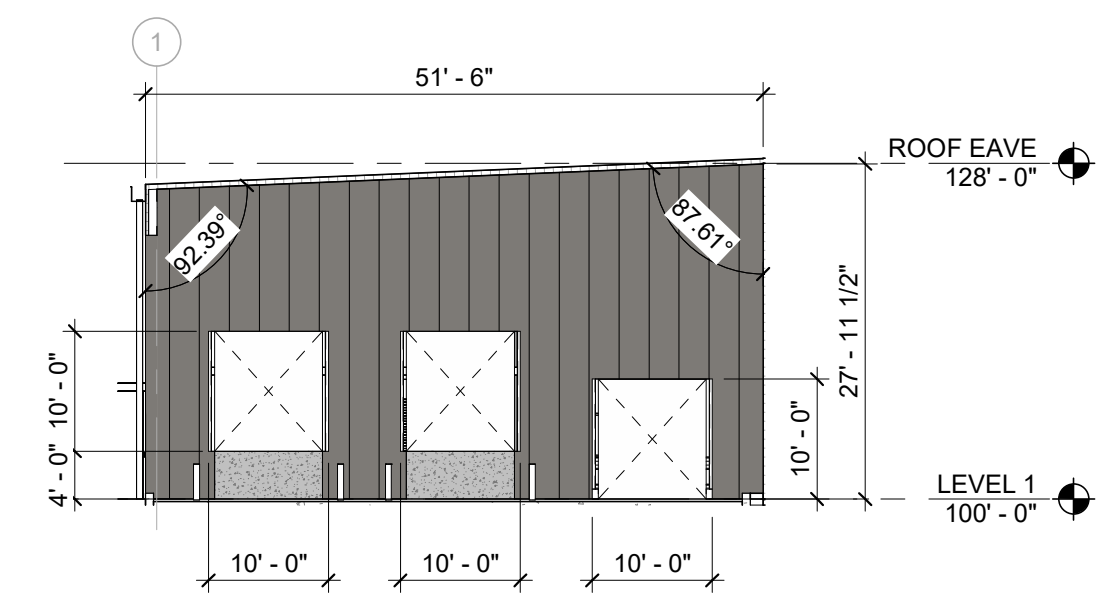




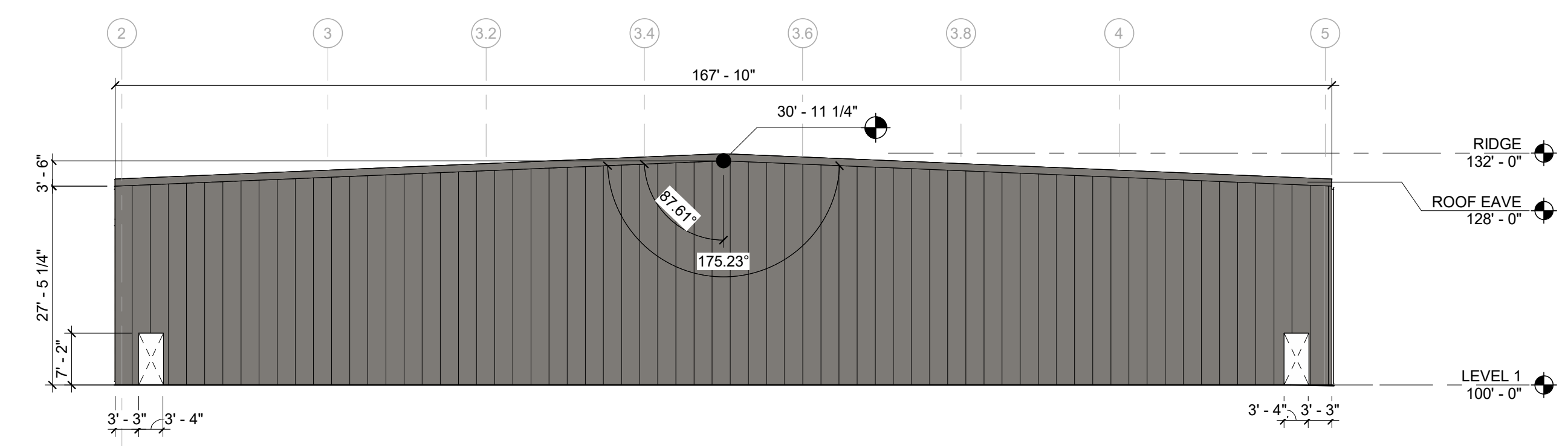
7 IMP ELEVATION - NORTH 1 - 7,701 SQFT  
(100% INSULATED METAL PANEL)  
1/16" = 1'-0"



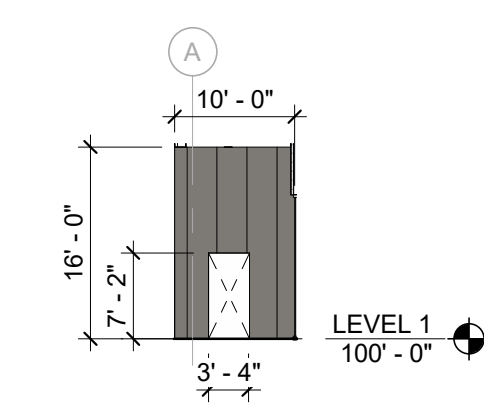
11 EXTERIOR ELEVATION - EAST 3 - 225 SQFT  
(100% INSULATED METAL PANEL)  
1/16" = 1'-0"



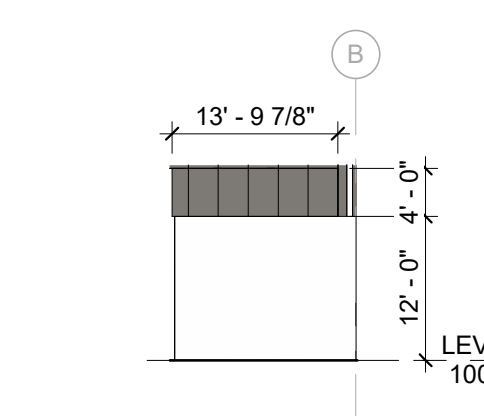
10 EXTERIOR ELEVATION - EAST 2 - 1,112 SQFT  
(100% INSULATED METAL PANEL)  
1/16" = 1'-0"



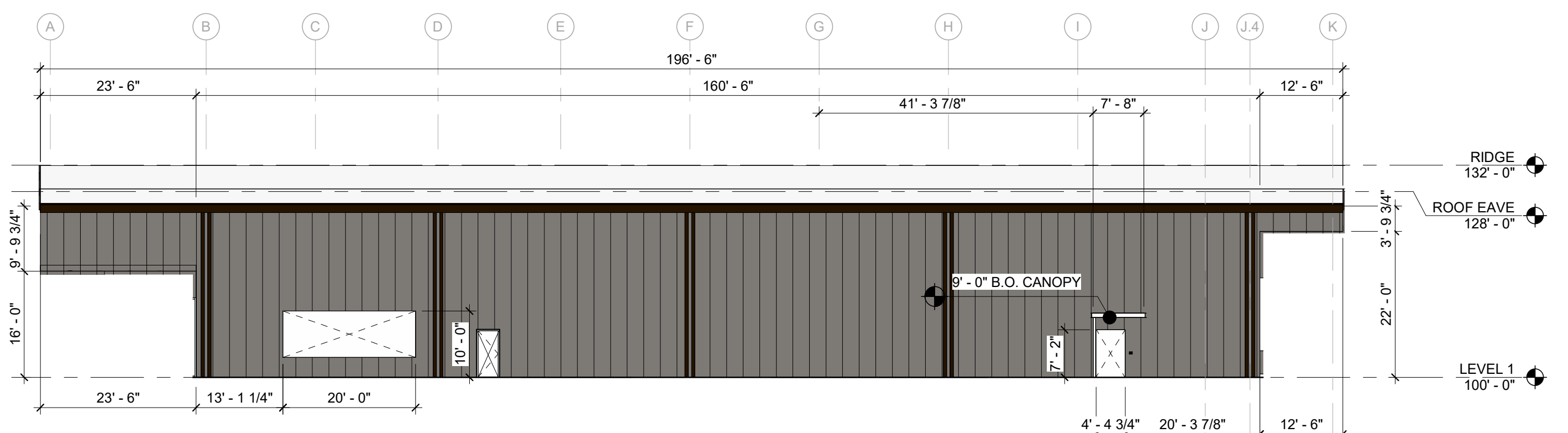
6 IMP ELEVATION - EAST 6 - 4,850 SQFT  
(100% INSULATED METAL PANEL)  
1/16" = 1'-0"



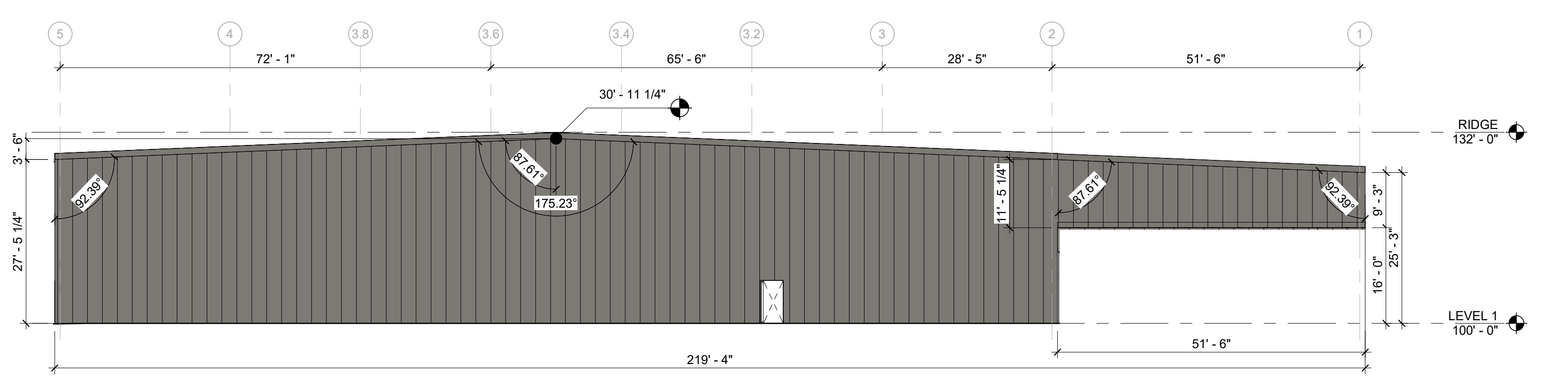
9 IMP ELEVATION - SOUTH 4 - 134 SQFT  
(100% INSULATED METAL PANEL)  
1/16" = 1'-0"



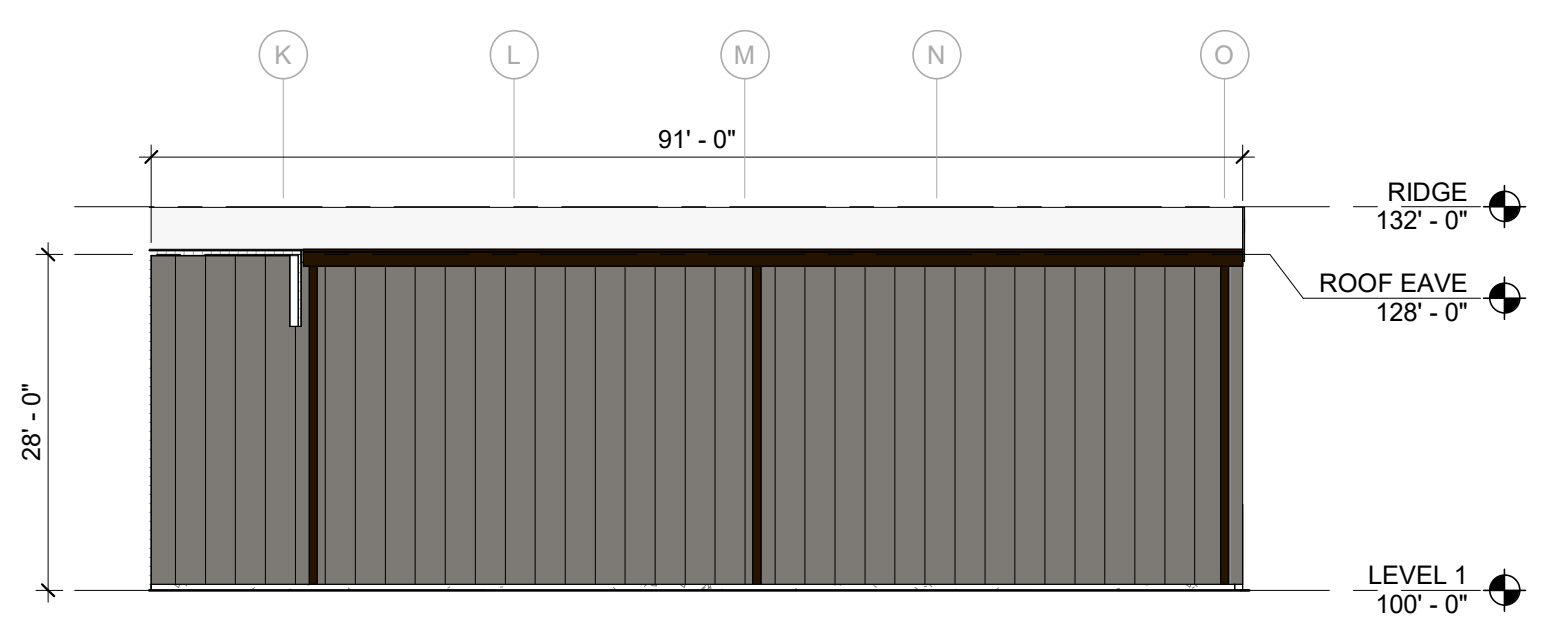
8 IMP ELEVATION - SOUTH 3 - 62 SQFT  
(100% INSULATED METAL PANEL)  
1/16" = 1'-0"



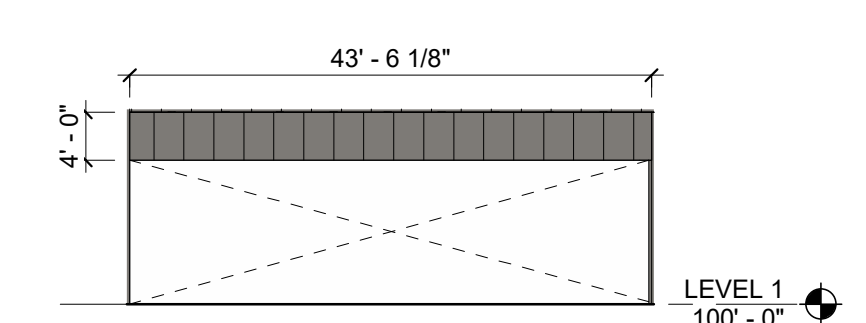
5 IMP ELEVATION - SOUTH 2 - 3,365 SQFT  
(100% INSULATED METAL PANEL)  
1/16" = 1'-0"



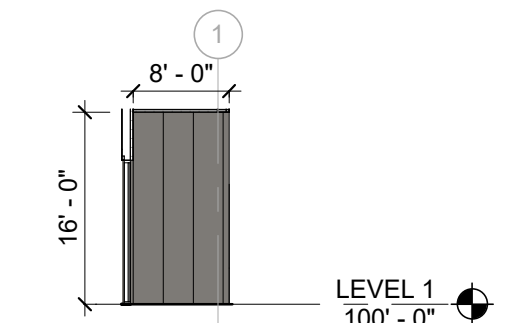
4 IMP ELEVATION - WEST 3 - 5,407 SQFT  
(100% INSULATED METAL PANEL)  
1/16" = 1'-0"



3 IMP ELEVATION - SOUTH 1 - 2,538 SQFT  
(100% INSULATED METAL PANEL)  
1/16" = 1'-0"



2 IMP ELEVATION - WEST 2 - 174 SFQT  
(100% INSULATED METAL PANEL)  
1/16" = 1'-0"



1 IMP ELEVATION - WEST 1 - 117 SQFT  
(100% INSULATED METAL PANEL)  
1/16" = 1'-0"

**PANEL ELEV. KEY PLAN**

**EXTERIOR MATERIAL LEGEND**

- MP-1: ASSEMBLY - INSULATED METAL PANEL  
MFR - KINGSPAN  
MODEL - QUADCORE OPTIMO SERIES  
COLOR - ZINC GREY
- FS-1: ASSEMBLY - FASCIA  
MFR - ANCHOR-TITE  
MODEL - EXTENDED FASICA  
COLOR - ANODIZED DARK BROZE
- DS-1: ASSEMBLY - DOWNSPOUTS  
MFR - N/A  
MODEL - N/A  
COLOR - ANODIZED DARK BROZE
- CW-1: ASSEMBLY - STOREFRONT SYSTEM  
MFR - KAWNEER  
MODEL - 1600UT WALL SYSTEM  
COLOR - ANODIZED DARK BROZE
- GL-1: ASSEMBLY - INSULATED GLAZING AND DOOR OPENINGS  
MFR - VIRAICON  
MODEL - 1" VNE1  
COLOR - TINT SHOWN FOR REFERENCE
- LV-1: ASSEMBLY - ACOUSTICAL LOUVER SCREENING  
MFR - CONSTRUCTION SPECIALTIES  
MODEL - VERT-A-CADE 304  
COLOR - BRIGHT GRAY

**CORGAN**

CORGAN ASSC. INC.  
401 N Houston St, Dallas, TX 75202  
T: 214.748.2000

ISSUES		
1	02.19.2026	SCHEMATIC DESIGN
2	03.24.2026	DESIGN DEVELOPMENT
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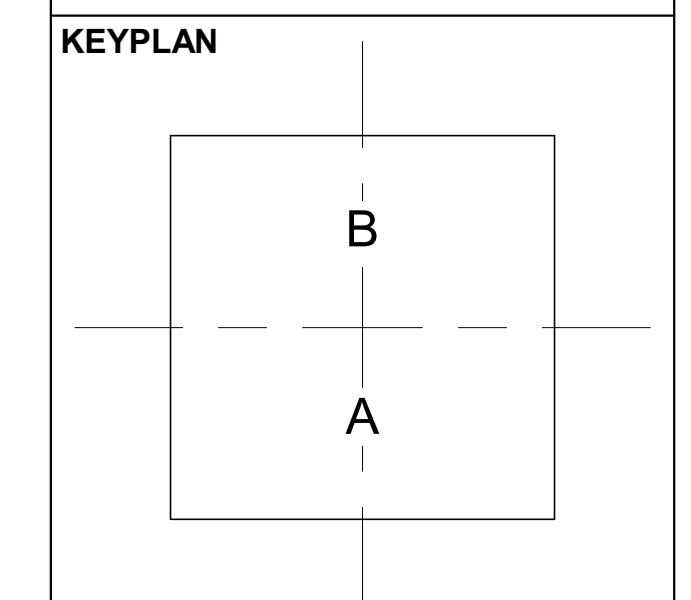
  

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**PROJECT BEDROCK  
MINNEAPOLIS, MN**

5842 CARMEN AVE E.  
INVER GROVE HEIGHTS, MN 55076



**EXTERIOR - MATERIAL**

JOB 25946.0000  
DATE 01/26/26  
SHEET **SP-01**

3/31/2026 10:06:25 AM SP-02 EXTERIOR ELEVATIONS - SCREEN WALLS

EXTERIOR MATERIAL LEGEND

- MP-1: ASSEMBLY - INSULATED METAL PANEL  
MFR - KINGSPAN  
MODEL - QUADCORE OPTIMO SERIES  
COLOR - ZINC GREY
- FS-1: ASSEMBLY - FASCIA  
MFR - ANCHOR-TITE  
MODEL - EXTENDED FASCIA  
COLOR - ANODIZED DARK BROZE
- DS-1: ASSEMBLY - DOWNSPOUTS  
MFR - N/A  
MODEL - N/A  
COLOR - ANODIZED DARK BROZE
- CW-1: ASSEMBLY - STOREFRONT SYSTEM  
MFR - KAWNEER  
MODEL - 1600UT WALL SYSTEM  
COLOR - ANODIZED DARK BROZE
- GL-1: ASSEMBLY - INSULATED GLAZING AND DOOR OPENINGS  
MFR - VIRACON  
MODEL - 1" VNE1  
COLOR - TINT SHOWN FOR REFERENCE
- LV-1: ASSEMBLY - ACOUSTICAL LOUVER SCREENING  
MFR - CONSTRUCTION SPECIALTIES  
MODEL - VERT-A-CADE 304  
COLOR - BRIGHT GRAY

**CORGAN**

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401 N Houston St, Dallas, TX 75202  
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ISSUES		
1	02.19.2026	SCHEMATIC DESIGN
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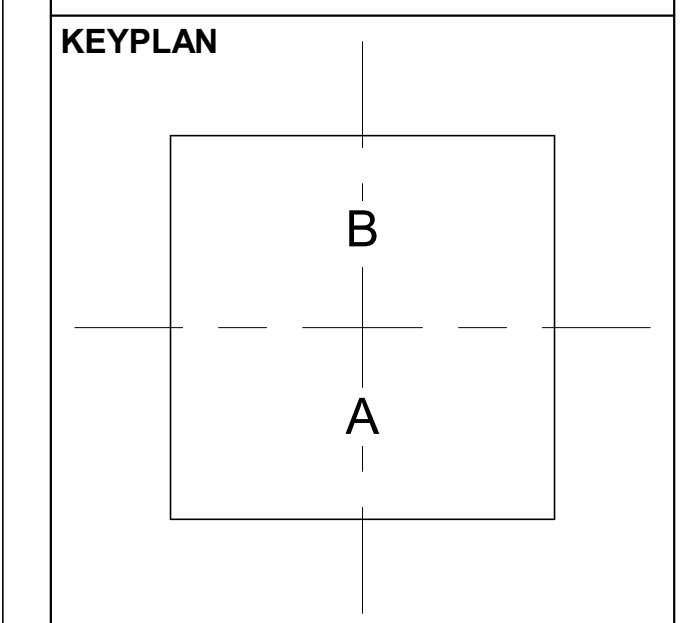
  

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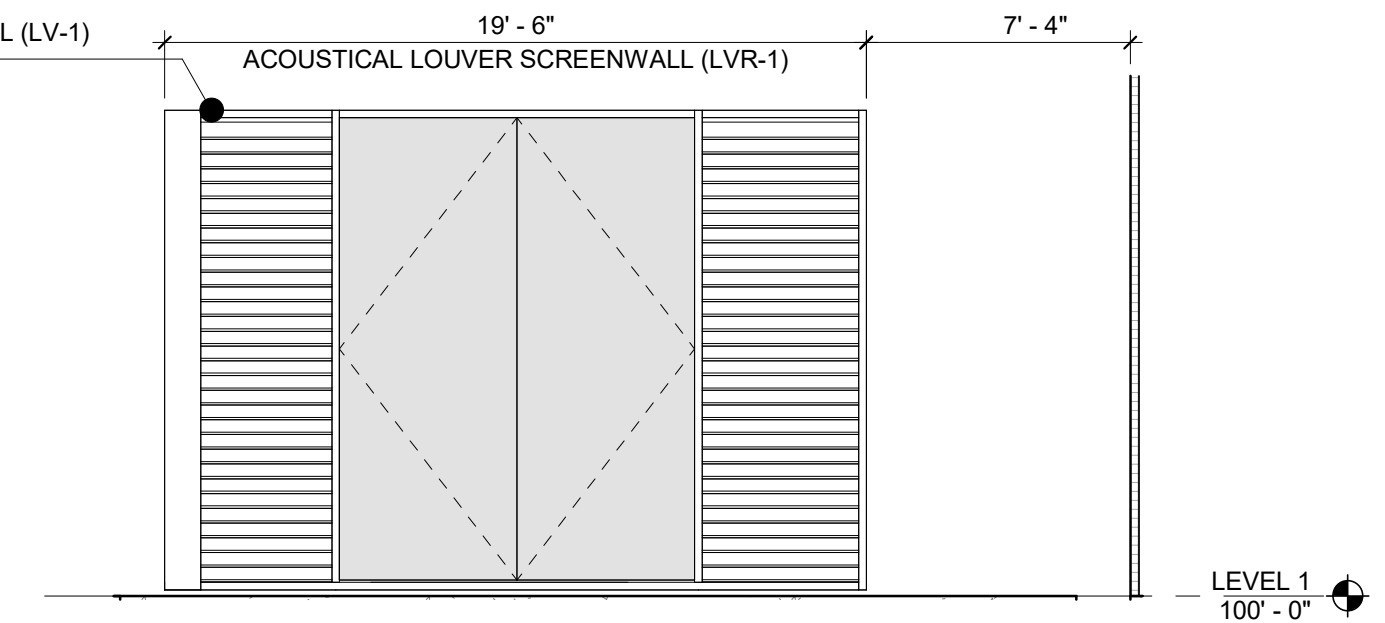
5842 CARMEN AVE E.  
INVER GROVE HEIGHTS, MN 55076



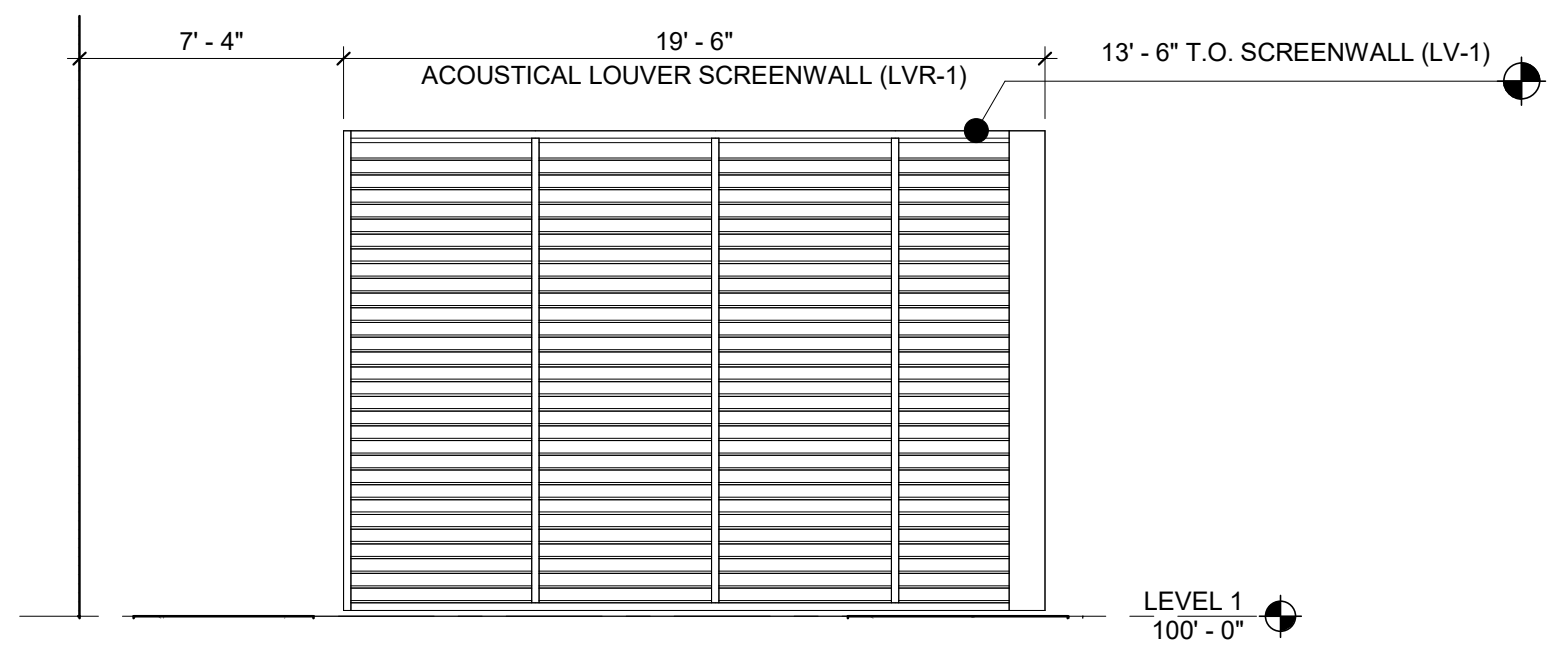
EXTERIOR ELEVATIONS - SCREEN WALLS

JOB 25946.0000  
DATE 12/20/25  
SHEET

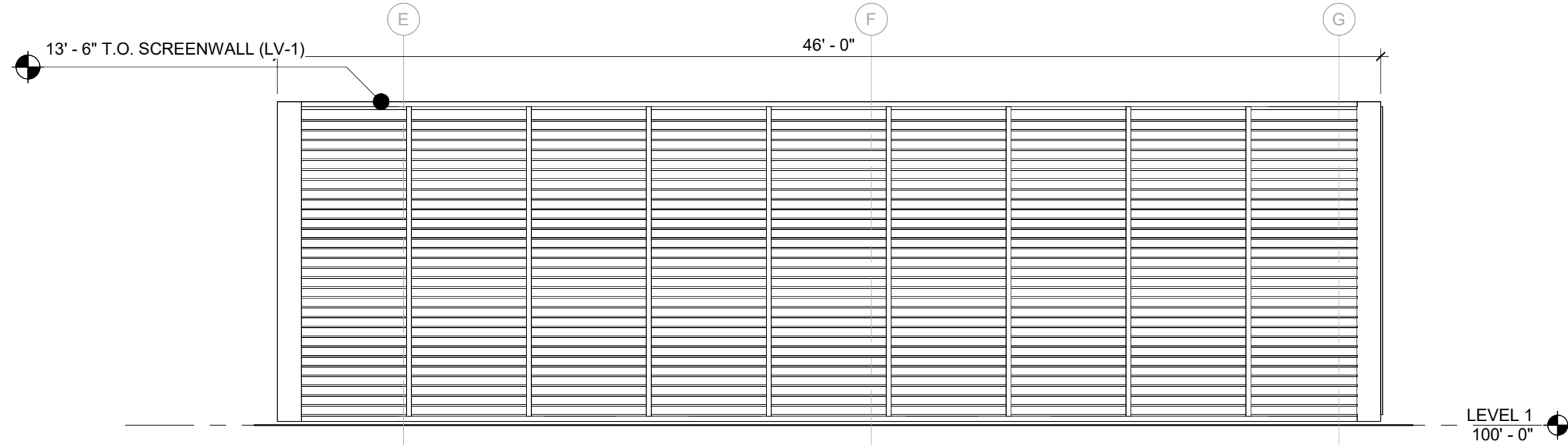
SP-02



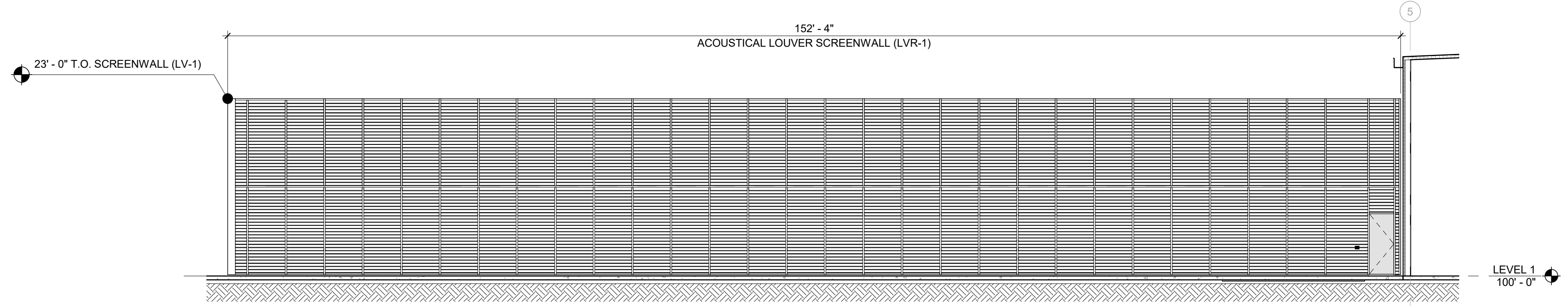
5 EXTERIOR ELEVATION - DOAS/RTU SCREENWALL - NORTH - SP  
3/16" = 1'-0"



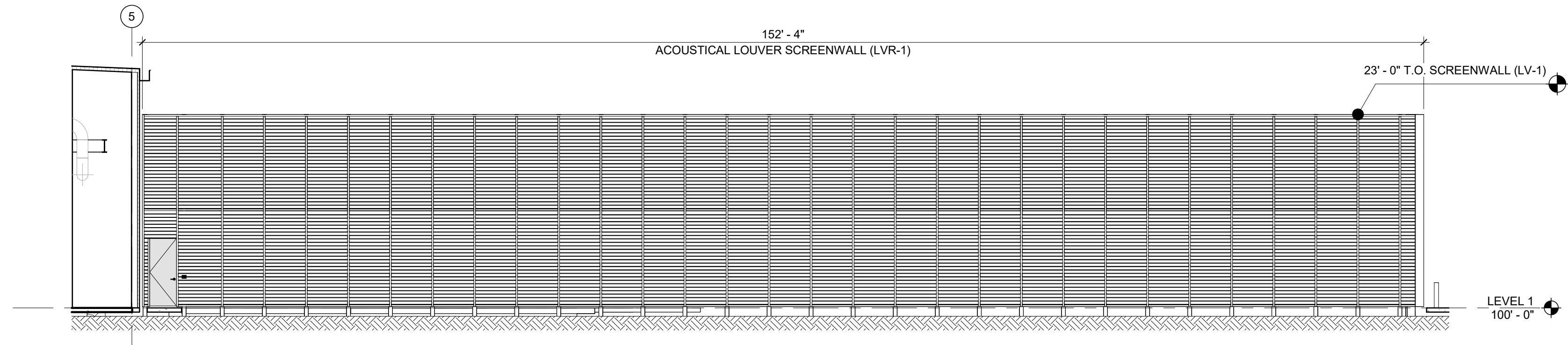
6 EXTERIOR ELEVATION - DOAS/RTU SCREENWALL - WEST - SP  
3/16" = 1'-0"



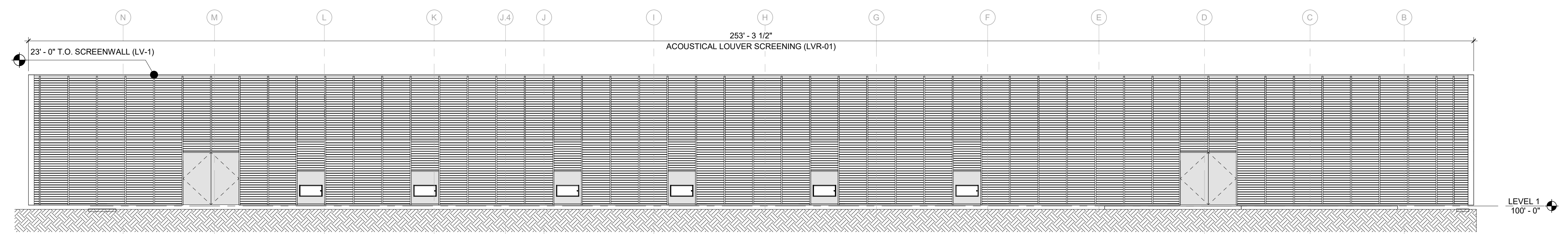
4 EXTERIOR ELEVATION - DOAS/RTU SCREENWALL - SOUTH - SP  
3/16" = 1'-0"



3 EXTERIOR ELEVATION - EQUIPMENT YARD - SCREEN WALL - WEST - SP  
3/32" = 1'-0"

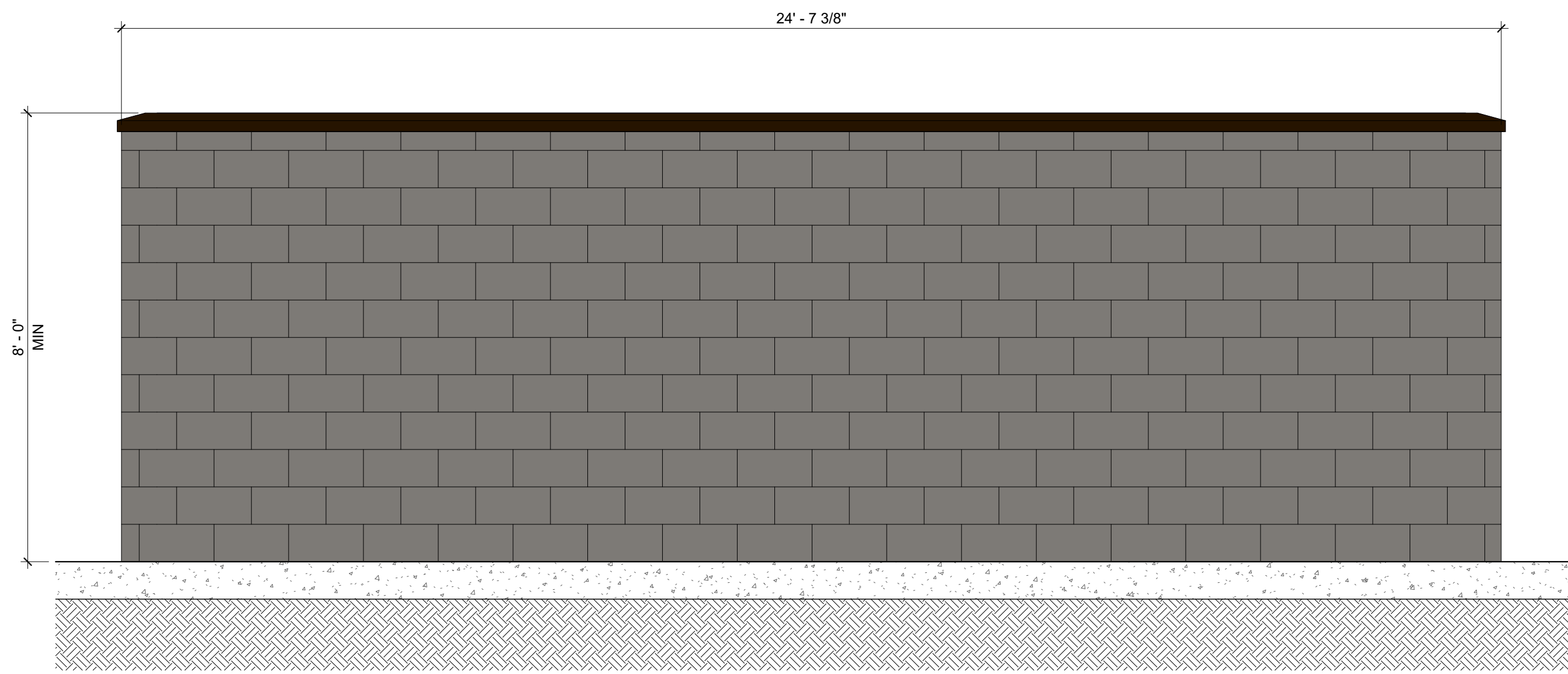


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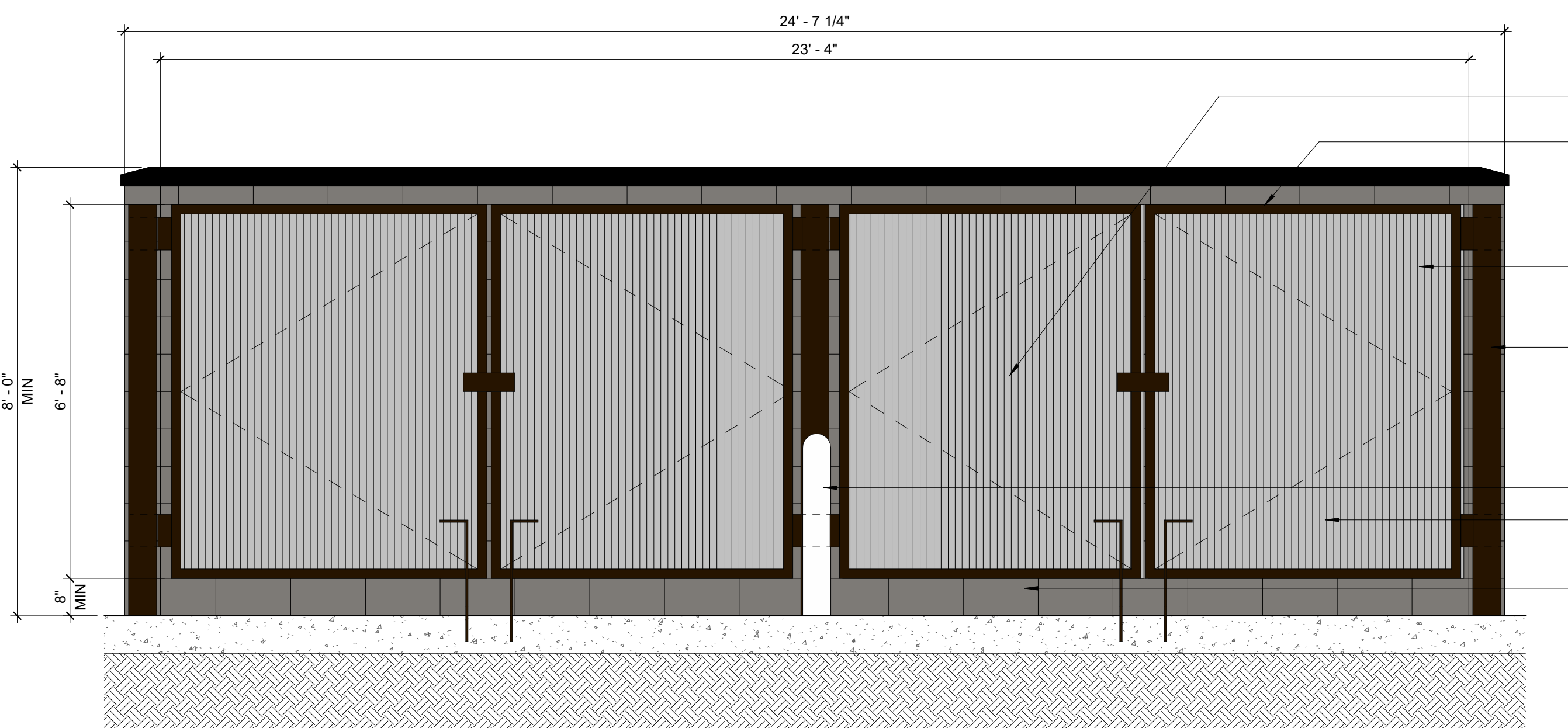


1 EXTERIOR ELEVATION - EQUIPMENT YARD - SCREEN WALL - NORTH - SP  
3/32" = 1'-0"

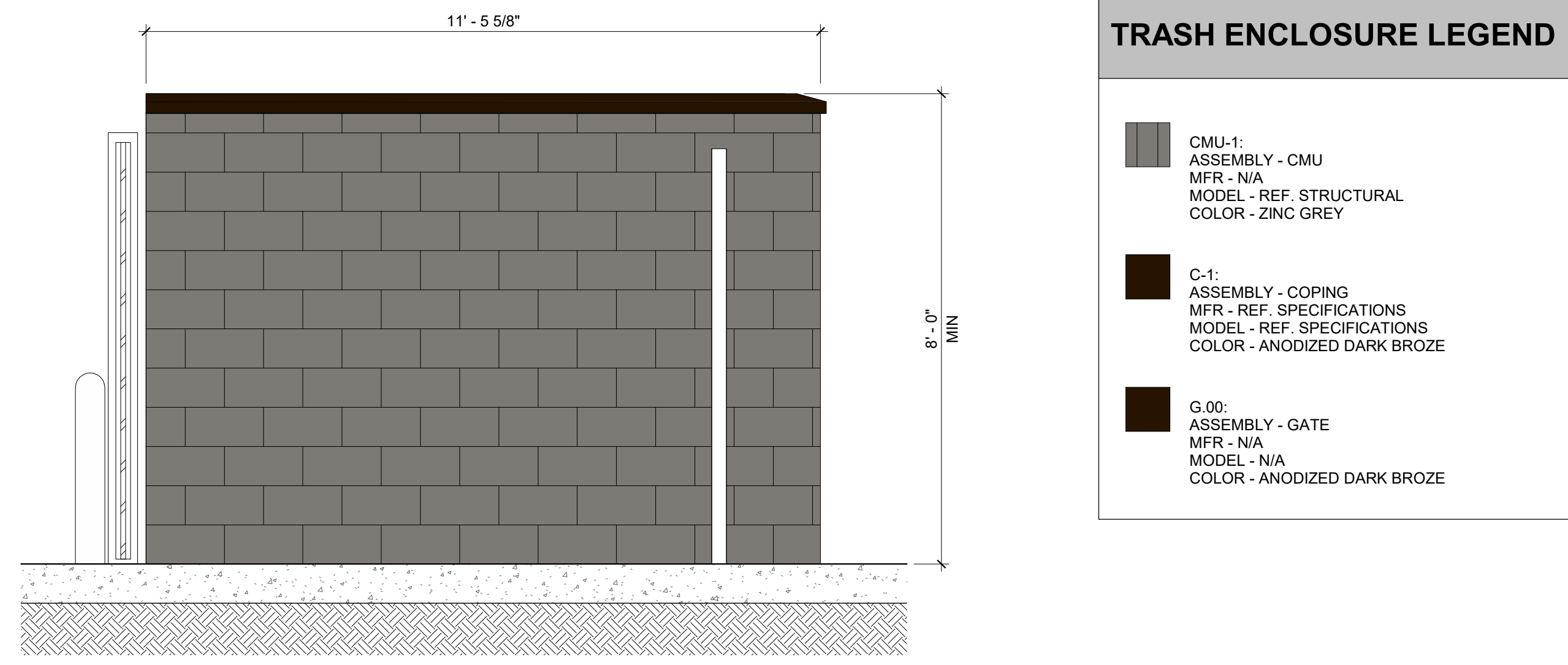
3/31/2026 10:06:27 AM SP-03 TRASH ENCLOSURE



**5** ELEVATION - TRASH ENCLOSURE - NORTH Copy 1  
1/2" = 1'-0"

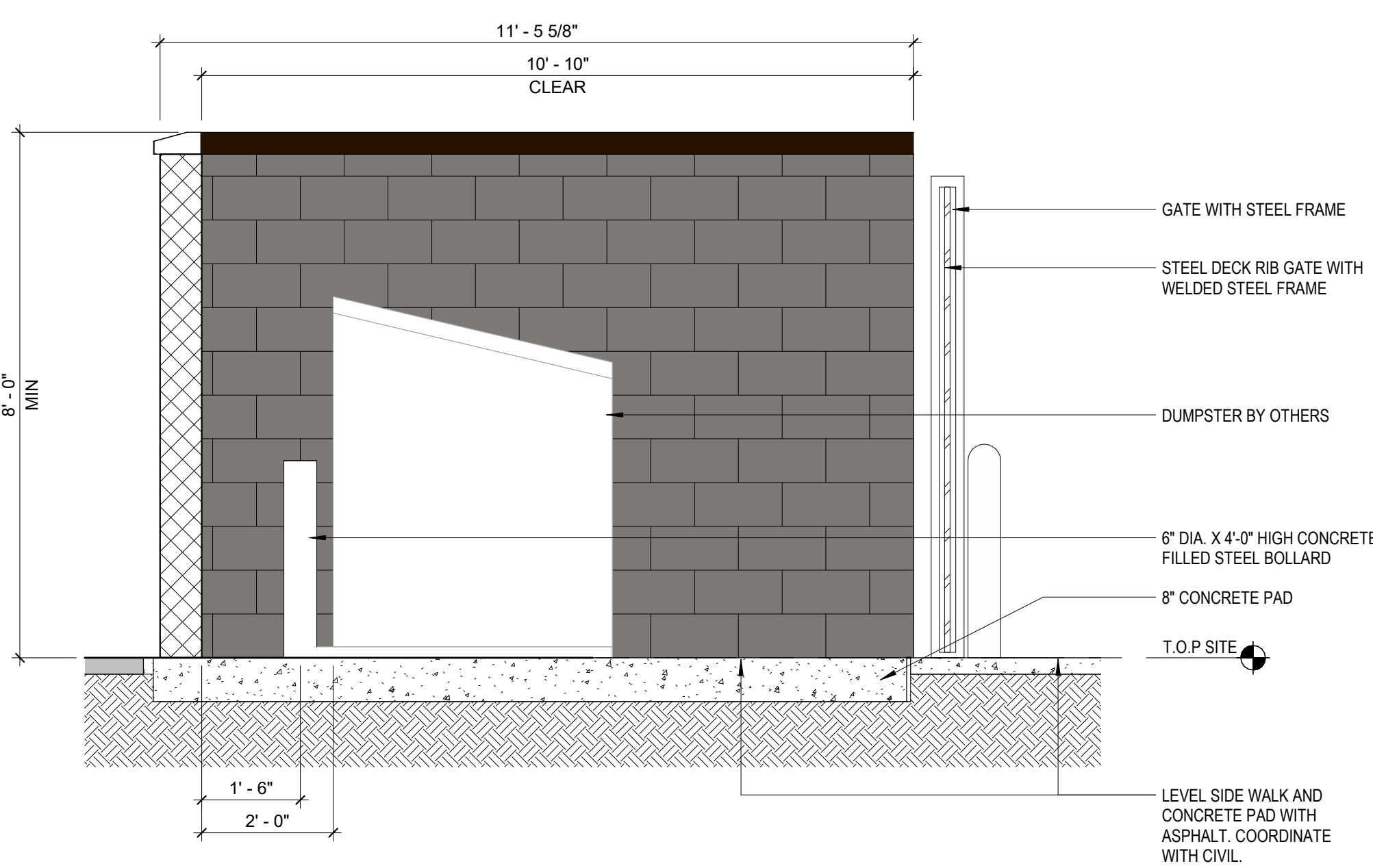


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1/2" = 1'-0"

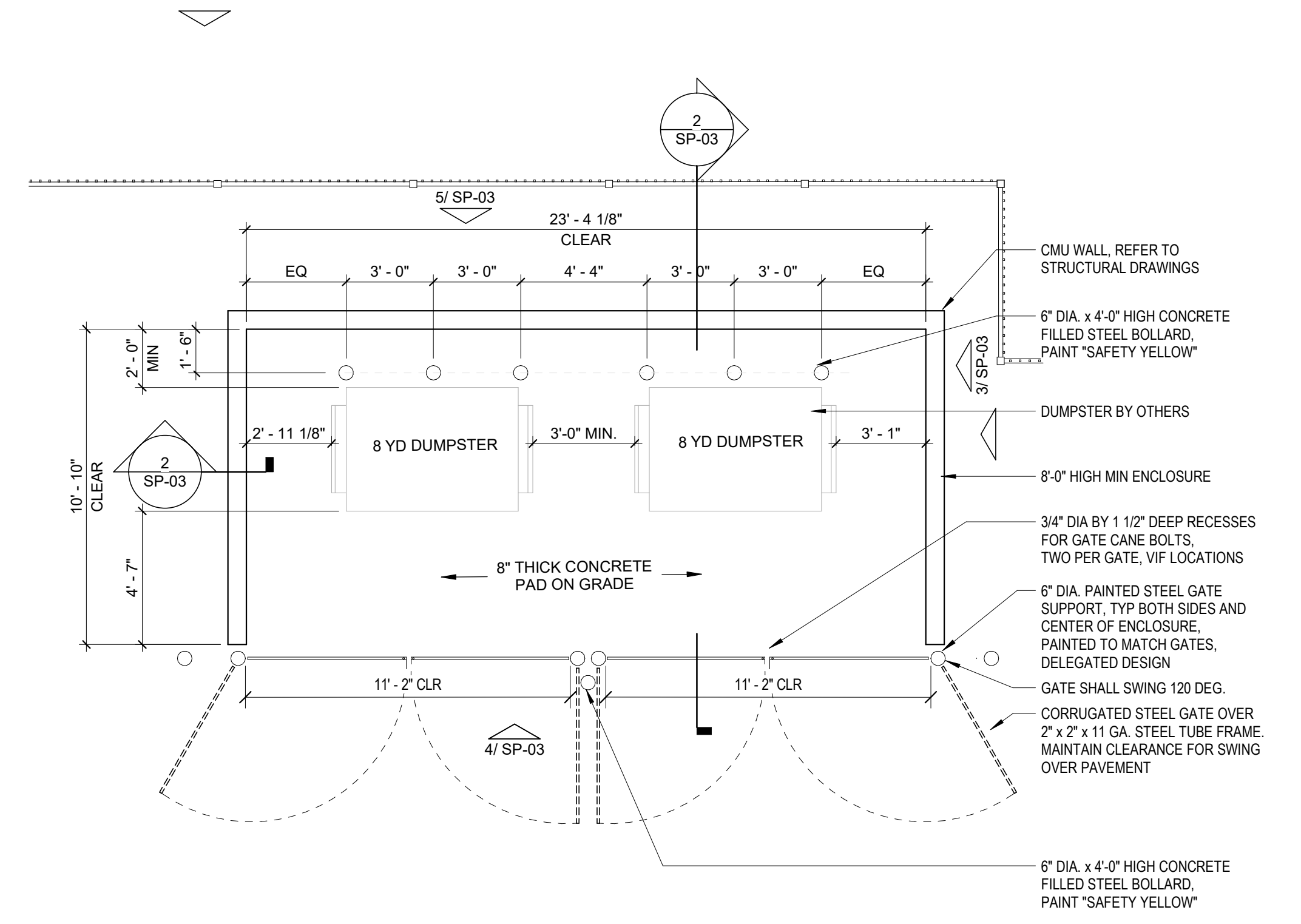


**3** ELEVATION - TRASH ENCLOSURE - EAST (OPP) Copy 1  
1/2" = 1'-0"

TRASH ENCLOSURE LEGEND	
	CMU-1: ASSEMBLY - CMU MFR - N/A MODEL - REF. STRUCTURAL COLOR - ZINC GREY
	C-1: ASSEMBLY - COPING MFR - REF. SPECIFICATIONS MODEL - REF. SPECIFICATIONS COLOR - ANODIZED DARK BROZE
	G-00: ASSEMBLY - GATE MFR - N/A MODEL - N/A COLOR - ANODIZED DARK BROZE



**2** SECTION - TRASH ENCLOSURE - W/E Copy 1  
1/2" = 1'-0"



**1** FLOOR PLAN - TRASH ENCLOSURE Copy 1  
1/4" = 1'-0"

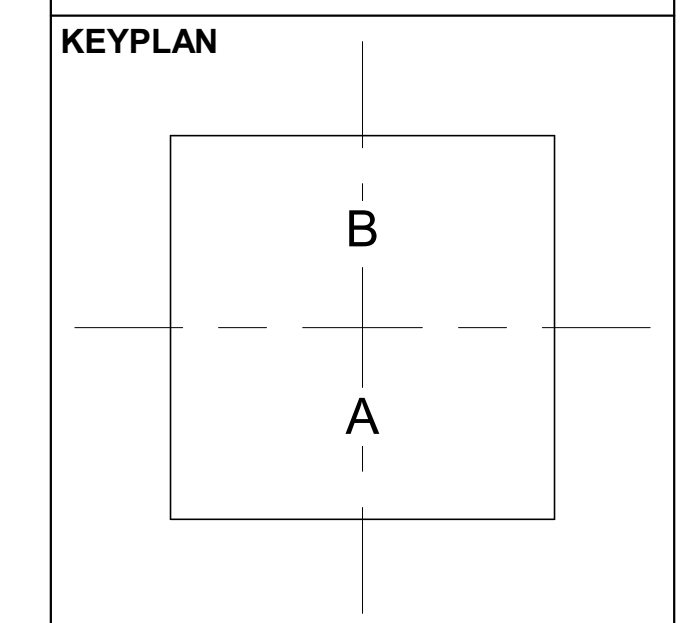
ISSUES		
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2	03.24.2026	DESIGN DEVELOPMENT
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INVER GROVE HEIGHTS, MN 55076



**TRASH ENCLOSURE**

JOB 25946.0000  
DATE 01/28/26  
SHEET

**SP-03**

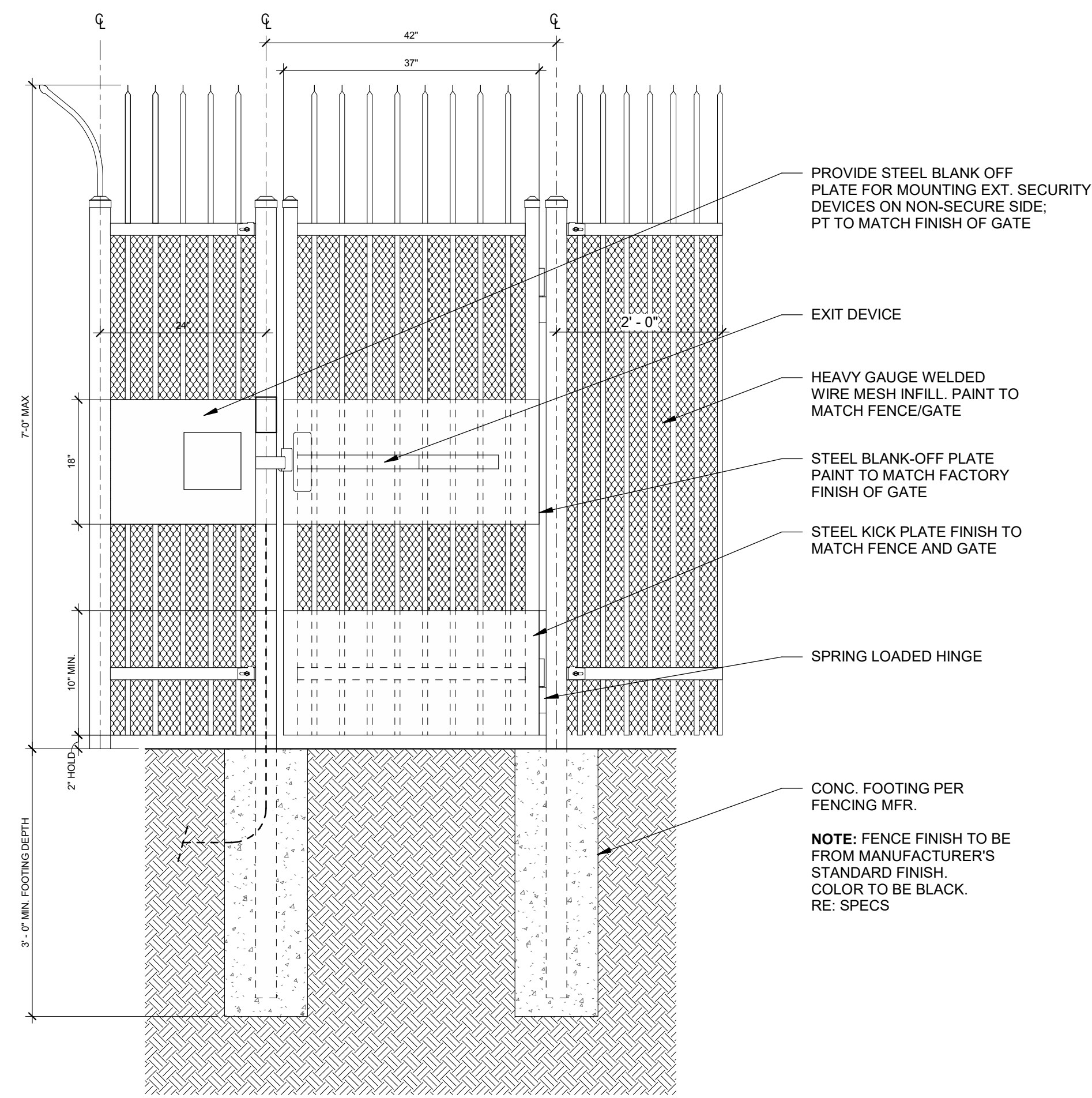
ISSUES		
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2	03.24.2026	DESIGN DEVELOPMENT
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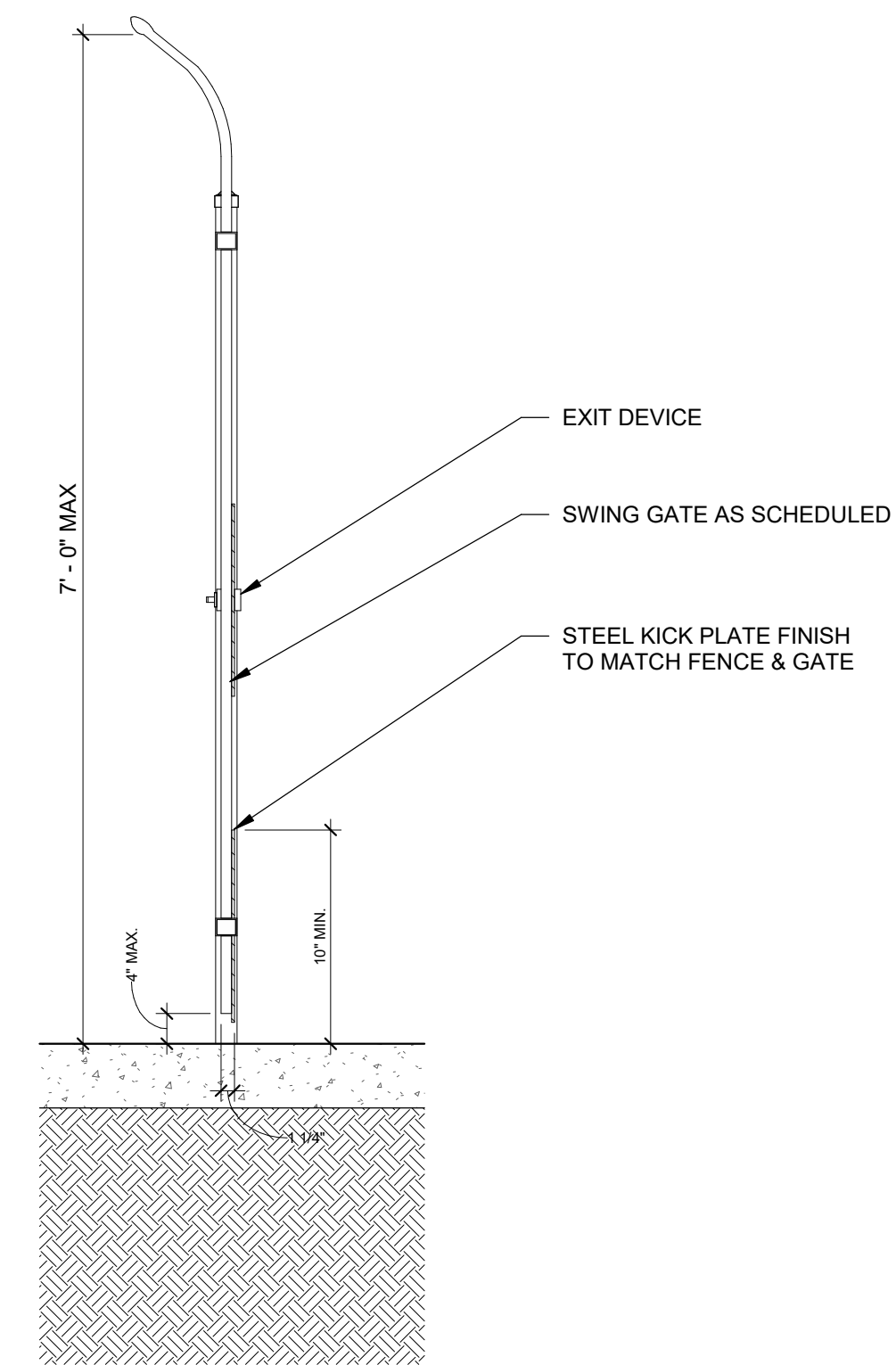
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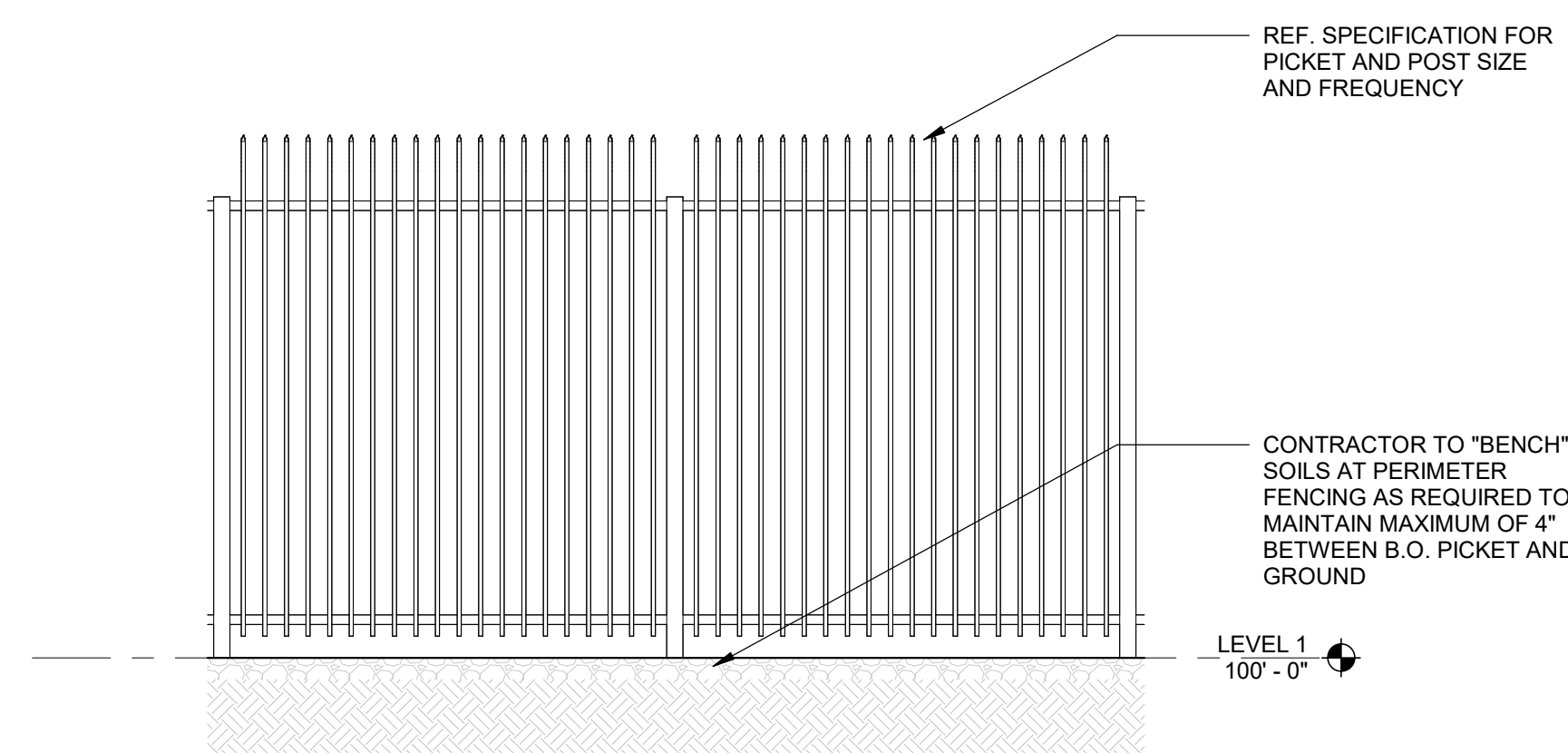
**PROJECT BEDROCK MINNEAPOLIS, MN**  
5842 CARMEN AVE E.  
INVER GROVE HEIGHTS, MN 55076



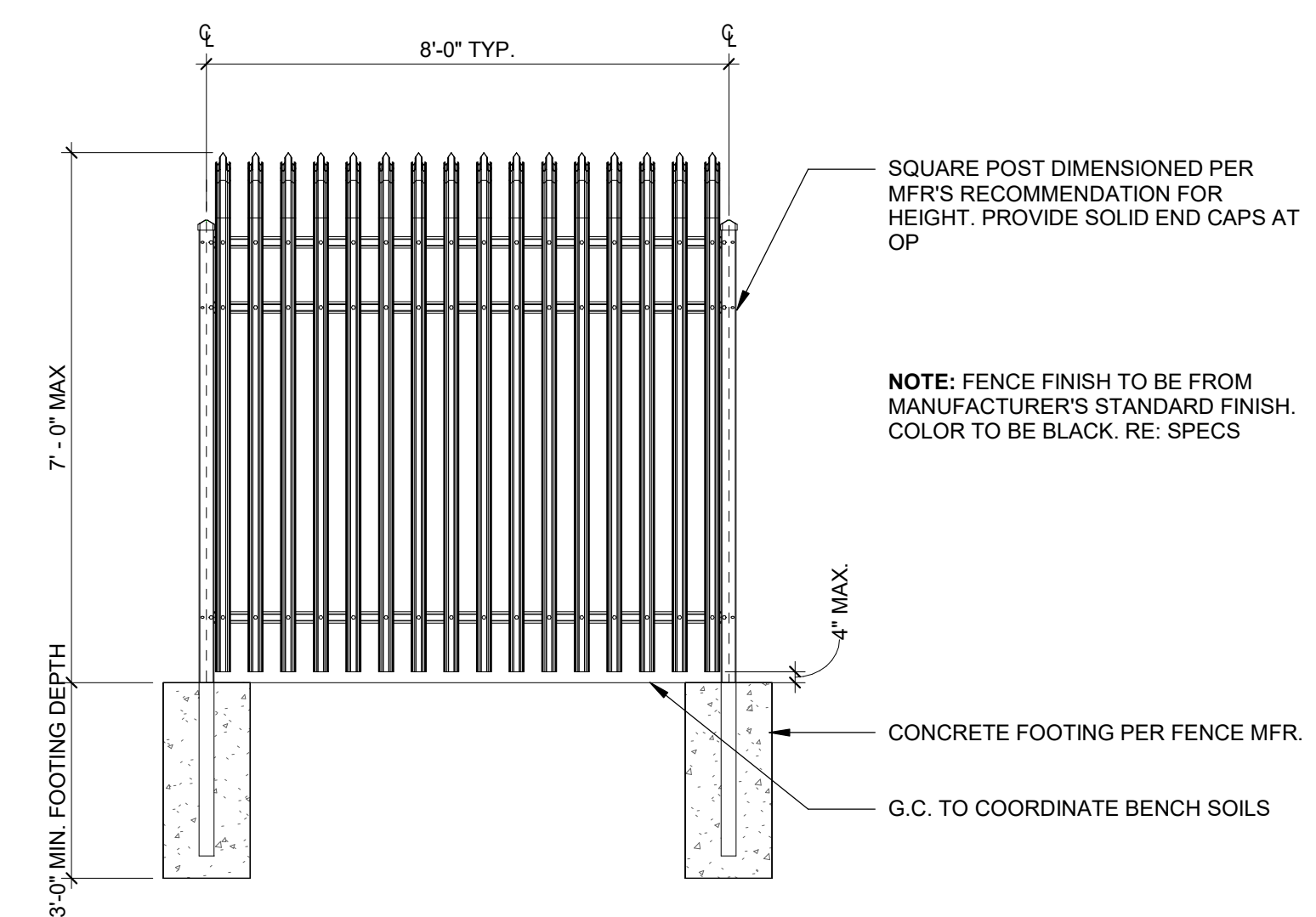
**4** TYP. ELEVATION @ SECURITY FENCE SINGLE GATE - SP  
3/4" = 1'-0"



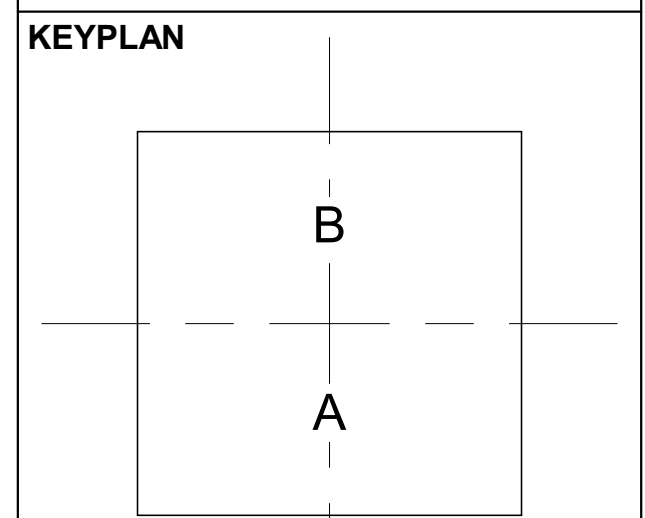
**2** SECTION @ SECURITY FENCE SINGLE GATE - SP  
3/4" = 1'-0"



**3** SECURITY FENCE ELEVATION  
3/8" = 1'-0"



**1** TYP. ELEVATION @ SECURITY FENCE - SP  
1/4" = 1'-0"



**SECURITY FENCE**

JOB 25946.0000  
DATE 03/03/26  
SHEET

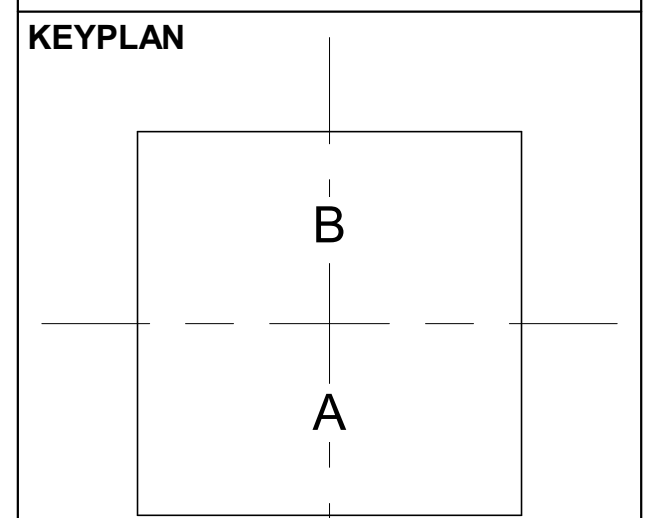
**SP-04**



ISSUES	
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2	03.24.2026 DESIGN DEVELOPMENT
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REVISIONS	
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**PROJECT BEDROCK  
MINNEAPOLIS, MN**  
5842 CARMEN AVE E.  
INVER GROVE HEIGHTS, MN 55076



RENDERING

JOB 25946.0000  
DATE 03/27/26  
SHEET

**SP-05**

April 20, 2026

City of Inver Grove Heights  
8150 Barbara Avenue  
Inver Grove Heights, MN 55077

**RE: *Technical Response Letter – 5890 Carmen Avenue Data Center***

This technical memorandum provides responses to questions and concerns raised during the Planning Commission public hearing held on April 7, 2026, regarding the proposed data center at 5890 Carmen Avenue. This memorandum addresses technical issues related to noise, water, and power usage within the scope of the City's Major Site Plan Review and associated regulatory frameworks.

## **Agencies and Regulatory Oversight**

The project is subject to review and oversight by multiple agencies, including the following:

- **City of Inver Grove Heights:** Zoning compliance, site plan approval, municipal water and sewer, stormwater treatment review, and building permit issuance
- **Metropolitan Council Environmental Services (MCES):** Review of regionwide sanitary sewer capacity and treatment with associated Sewer Availability Charges (SAC)
- **Minnesota Pollution Control Agency (MPCA):** Noise standards, air permitting, and regulation of standby generator operation
- **U.S. Environmental Protection Agency (EPA):** Air quality guidance and regulatory framework
- **Minnesota Department of Labor and Industry (DLI):** Site and building plumbing review
  - **Construction Codes and Licensing Division (CCLD):** Electrical permitting and code compliance
- **Dakota County SWCD:** Wetland Permitting

## **Noise**

Data Centers utilize common cooling equipment with well-known and well-defined noise characteristics. The primary sources of noise are:

1. **Chillers:** The chillers are the primary equipment that will regularly generate noise. Most times of the year they operate at a partial capacity, reserving full capacity for when the cooling need is highest during peak warm weather conditions. The noise modeling takes a conservative approach as they are operating at full-design capacity which realistically will only be a very small portion of the year.
  - a. This site will have six chillers onsite, within an equipment yard screened by an acoustical wall.
2. **Standby Emergency Generators:** The generators are for emergency scenarios when grid power is down. Aside from scheduled maintenance and testing, the generators will not often be running.
  - a. At initial buildout this site will have four (4) 2,000 kW generators for the server load and one 750 kW generator for the administrative load.
  - b. At final buildout this site will add two (2) 2,000 kW generators for a total of six (6) 2,000 kW generators.
  - c. The generators are oversized to compensate for site ambient temperature, site elevation, and sound attenuated enclosure, which reduce the output performance. This conservative approach ensures the generators will not overheat or stall at full load.

- d. Routine testing occurs approximately once per month during daytime hours, for approximately 30 minutes per engine. Other than routine maintenance and testing, operation is limited to grid-outage emergencies. The total allowable run-time is often limited through the site-specific air permit with the MPCA.

### **Noise Criteria and Approach**

In Minnesota, noise is regulated by the Minnesota Pollution Control Agency (MPCA). EPA guidance is also commonly referenced for context, which indicates that a 24-hour average noise level of 55 dBA may result in community annoyance, and that hearing loss is associated with sustained exposure at substantially higher sound levels (70 dBA Leq over 24 hours or 85 dBA Leq over 8 hours).

The MPCA regulates noise using A-weighted decibel (dBA) limits. The lowest applicable criterion is 50 dBA at residential receptors during the nighttime and 60 dBA during the daytime. The project is designed to target a maximum of 45 dBA (i.e., 5 dBA lower than MPCA standards) during nighttime for standard operations.

This will be achieved through the use of a 23-foot acoustic wall, equipment layout, equipment selection, and source mitigation (equipment add-ons to reduce sound output). Standby generators are housed in factory sound-attenuated enclosures and further mitigated by distance, acoustic wall, and exhaust silencers.

A preliminary noise study, per International Organization for Standardization (ISO) acoustical standards, has been completed, and will be updated as the data center design progresses. Mechanical equipment noise has been modeled using manufacturer data and site geometry.

### **Noise Model Results**

Equipment selection and noise abatement design is ongoing, which is typical for this stage of project development. The current model reflects a revised layout to move the chillers further south to mitigate noise levels at the nearest residential receptors to the north. The model results, as measured at these residential receptors to the north, are as follows:

- **Standard Operations** (i.e., the continuous and simultaneous operation of all outdoor mechanical equipment except for generators) will reach a maximum of **40 dBA**.
- **Testing Operations** include generator testing noise levels conducted during daytime hours for **30 minutes per generator per month** (i.e., 1 generator running + outdoor mechanical equipment) will reach a maximum of **56 dBA**.
- **Emergency Operations** noise levels (i.e., all generators + outdoor mechanical equipment) will reach a maximum of **65 dBA**.

### **Low Frequency Noise**

Low-frequency noise (LFN) is not regulated by City ordinance nor MPCA. Nonetheless, the project has been designed to meet a design target of 60 dBC (C-weighted decibels) at residential receptors during standard operations. The dBC scale is more heavily weighted to sound that captures LFN and does not have the same sound perception scale as dBA sound measurements. The 65 dBC noise metric is utilized to evaluate LFN impacts in several AHJs in the United States. The modeling performed for the project shows that low-frequency noise at nearby residences during standard operations would be ~54 dBC, which is lower than ambient dBC levels (the lowest measured ambient dBC noise level is 65.3) and result in an imperceptible change in LFN levels compared to existing conditions.

## **Water**

The facility utilizes a closed-loop, air-cooled chiller system. At initial buildout, the closed-loop cooling system will require an initial fill of approximately **60,000 gallons**, with the total fill volume increasing to approximately **70,000**

**gallons** at final buildout as additional mechanical equipment is commissioned. For comparison, that is about 10% of an Olympic size swimming pool. Filling the cooling system with water is anticipated to be supplied by water from the City municipal system and can be filled over an extended period of time if required, and alternatively, can be delivered via trucks if needed.

### **Domestic Water Use**

Average residential water usage for a single-family home in the Twin Cities metro area ranges from 100-250 gallons per day (GPD). **The total projected water use**, including domestic fixtures and makeup water, **is 196 GPD on average and 332 GPD at peak demand, which is equivalent to ~1-3 residential homes.** For context, the City of Inver Grove Heights uses approximately 2.7 million gallons per day. This facility will use less than 0.01% of the City's water.

### **Make-Up Water**

The cooling system is not evaporative. It is fully closed loop and does not require routine make-up water to "replenish" the system. There is a small amount of make-up water required for the humidifiers, which are not a part of the cooling system. The anticipated water demand is outlined below:

- Domestic water demand
  - o Average: 119 GPD
  - o Peak: 148 GPD
- Humidifier make-up water demand
  - o Average: 77 GPD
  - o Peak: 184 GPD.
- Total water demand
  - o Average: 196 GPD
  - o Peak: 332 GPD

### **Domestic Wastewater**

The discharge into the public sanitary sewer system from the facility will be limited to domestic wastewater flows generated from common household fixtures such as sinks, toilets, etc. The total discharge to sanitary sewer on average is 119 GPD and at the peak is 148 GPD, minus any water consumed. There is no routine discharge from the cooling system to the wastewater system.

### **Chemicals and Safeguards**

The facility will be cooled by a closed-loop cooling system. Glycol is used in the closed-loop cooling system to prevent freezing in cold weather, protect mechanical equipment from corrosion, and ensure reliable operation. In addition to glycol, there will be chemicals and a service program to maintain water conditions required to inhibit corrosion and scale formation for hydronic piping and equipment. This is very typical of any commercial or industrial with a closed loop cooling system (e.g. hospitals, manufacturing facilities, etc.) to prevent degradation of the facility's infrastructure. The following water qualities will be maintained in the closed-loop system:

- pH: Maintain a value within 9.0-10.5.
- "P" Alkalinity: Maintain a value within 100-500 ppm.
- Boron: Maintain a value within 100-200 ppm.
- Chemical Oxygen Demand: Maintain a maximum value of 100 ppm.
- Soluble Copper: Maintain a maximum value of 0.20 ppm.
- TSS: Maintain a maximum value of 10 ppm.
- Ammonia: Maintain a maximum value of 20 ppm.
- Free Caustic Alkalinity: Maintain a maximum value of 20 ppm.

The cooled water remains fully contained within a sealed system with no routine discharge to stormwater or sanitary sewer systems. In the event of emergency maintenance requiring isolation and draining of individual equipment or pipe segments, a limited volume of cooling fluid (typically a few thousand gallons) could be temporarily removed and replaced. This scenario is not routine and would be managed in accordance with applicable plumbing and wastewater requirements. Final determination regarding whether the cooling water with the properties listed above could be routed to the public wastewater system in the event of emergency maintenance would occur during Building Permit and plumbing design review; if needed, secondary containment and spill prevention measures would be incorporated into the final design.

Any fuel storage supporting standby generators will comply with requirements set forth by the National Fire Protection Agency (NFPA 30) and 2020 Minnesota State Fire Code.

## Power

### Design and Capacity

The data center is designed for a maximum electrical demand of 5 megawatts (MW), with an initial operational phase of approximately 3 MW. The data center is receiving a new direct line from Xcel Energy. **All utility infrastructure improvements necessary to serve the site are funded by the developer and constructed by Xcel Energy, who have confirmed they have sufficient capacity within their system to serve this development** with the demands noted above. The net capacity of electricity in Minnesota is roughly 18,000 MW (2024 statistics published by the US Energy Information Initiative or “EIA”), equating this facility to 0.027% of the state’s capacity.

The project’s electrical demand does not reduce electrical capacity available to existing customers and is continuous and predictable, unlike peak-based residential or commercial loads. **Electrical rates are governed by Public Utilities Commission-approved tariffs and, based on current utility input, will not be negatively impacted by this project.**

### Residential Comparison

During the 4/7 Site Plan Approval Commission meeting, a question was asked by a commission member regarding how many residential homes would be equivalent to the proposed 5-MW Data Center. The applicant’s initial response was inadvertently inaccurate, and this clarification is provided to amend the record. While residential-home equivalencies can be useful for general context, electrical demand profiles vary significantly depending on usage patterns, peak demand, and load characteristics. As noted by Xcel Energy, there is no single exact residential equivalent. Accordingly, the comparisons provided below are intended to illustrate a reasonable range of residential usage based on average household consumption, while recognizing that the facility’s electrical load is more comparable to other continuous commercial or industrial users than to residential development.

Average residential annualized electrical use in Minnesota is approximately 750 - 1,170 kWh/Month, or 25-39 kWh/Day. If we make a daily comparison between a typical single family residence’s power consumption and the proposed data center at initial buildout (3 MW) and full buildout (5 MW), it would approximately 2,900 and 4,800 homes, respectively.

- Initial Buildout – 3 MW
  - 3.0 MW continuous load = 3,000 kW
  - Daily facility consumption:
    - $3,000 \text{ kW} \times 24 \text{ hours} = 72,000 \text{ kWh/day}$
  - Equivalent number of homes per day:

- $72,000 \div 39 \text{ kWh/day} \approx 1,850$  homes (high use households)
  - $72,000 \div 25 \text{ kWh/day} \approx 2,900$  homes (low use households)
  - **3.0 MWh Facility Equivalent Range: ~1,850 to 2,900 homes per day**
- Final Buildout – 5 MW
- 5.0 MW continuous load = 5,000 kW
  - Daily facility consumption:
    - $5,000 \text{ kW} \times 24 \text{ hours} = 120,000 \text{ kWh/day}$
  - Equivalent number of homes per day:
    - $120,000 \div 39 \text{ kWh/day} \approx 3,100$  homes
    - $120,000 \div 25 \text{ kWh/day} \approx 4,800$  homes
  - **5.0 MWh Facility Equivalent Range: ~3,100 to 4,800 homes per day**

## Architecture

During the 4/7 Site Plan Approval Commissioning meeting, concerns were brought forward by commissioners regarding the proposed metal panel siding for the facility. The proposed use of insulated metal panel (IMP) siding is permitted under the applicable zoning regulations and is consistent with the project's approved use. IMP is not agricultural or "barn" siding; it is a high-quality, engineered building system commonly used in modern commercial, industrial, and institutional developments, including data centers and buildings in Commercial and Industrial areas. These panels provide a durable, clean, and uniform appearance while offering high thermal performance and energy efficiency compared to conventional cladding systems. The material is factory manufactured with consistent finishes and tight tolerances, resulting in long-term durability and reduced maintenance. The architectural intent is to utilize a subdued, professional exterior that is appropriate for the building's function while meeting zoning requirements, performance goals, and long-term sustainability objectives.

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## Conclusion

Based on engineering analysis and regulatory review, the proposed data center complies with all applicable zoning, site plan, and permitting requirements. The project incorporates conservative modeling and design assumptions, mitigation measures, and operational controls to ensure continued compliance with City, state, and federal standards.

Please contact me at (719) 284-7297 or [noah.brehmer@kimley-horn.com](mailto:noah.brehmer@kimley-horn.com) should you have any questions regarding this memorandum.

Sincerely,



Noah Brehmer, P.E. 65183

Civil Engineer

Kimley-Horn and Associates, Inc.

April 16, 2026

City Council  
City of Inver Grove Heights  
Attn: Ellen Hiniker, City Administrator  
8150 Barbara Ave.  
Inver Grove Heights, MN 55077

**Via Email**  
[ehiniker@ighmn.gov](mailto:ehiniker@ighmn.gov)

Re: Major Site Plan Review – Proposed Data Center at 5890 Carmen Avenue (Case No. 26-09SP)

Honorable Mayor and Council Members:

Our firm represents Qlevr, LLC, the owner of the property located at 5890 Carmen Avenue East (the “Property”). Kimley-Horn & Associates, Inc. has applied for major site plan review for a proposed small scale 5-megawatt data center (the “Project”) at the Property in the City of Inver Grove Heights. The Project was before the Planning Commission on April 7, 2026, at which time it recommended approval of the Project site plan. We submit this letter in advance of the City Council’s consideration of the Project at its meeting on April 27, 2026.

We appreciate the thorough review performed by City staff and the Planning Commission. As the matter proceeds with the City Council, we write to respectfully distinguish between the broader unspecified issues that were raised by both the public and members of the Planning Commission and the actual legal scope of the City’s analysis in reviewing the Project for site plan review. In addition, we have enclosed a technical memorandum from Kimley-Horn addressing several of the technical questions raised at the Planning Commission. This information is provided for the purpose of full transparency and to ensure the City Council has accurate information regarding the Project. However, as detailed further below, none of the additional technical information regarding the Project represents a basis to deny the application because it is beyond the scope of the City’s analysis.

## **1. The City Council’s Review Is Limited to Objective Site Plan Standards**

The application before the City Council is a major site plan review for a use that is expressly permitted under the City’s Zoning Ordinance. The Property is zoned I-1, Limited Industry. Data centers are identified in the City Code as a permitted use in this zoning district.<sup>1</sup> As a permitted use, the Project is allowed as of right, subject to compliance with objective requirements, regulations and performance standards under the Zoning Ordinance.<sup>2</sup>

As a result, the City Council’s role in reviewing this application is limited to determining whether the proposed site plan complies with the objective and measurable standards set forth in the

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<sup>1</sup> Moreover, the Project is a small-scale data center, anticipated at a maximum load of 5 megawatts. A “data center” is defined under Minn. Stat. 216B.02 as a facility designed to have a load of “100 megawatts or more . . .”

<sup>2</sup> See *Medical Services, Inc. v. City of Savage*, 487 N.W.2d 263, 266 (Minn. App. 1992) (citing *Chanhassen Estates Residents Ass’n v. City of Chanhassen*, 342 N.W.2d 335, 340 (Minn. 1984).

Zoning Ordinance and other applicable regulations. The City may not deny or condition approval of a site plan based on subjective policy preferences, generalized opposition to a permitted use, or broader questions concerning whether data centers should be allowed in the community. Neighborhood or community opposition alone is not a sufficient basis to deny the site plan review application.<sup>3</sup> Doing so would be an arbitrary and capricious exercise of the City's authority.

Here, City staff conducted a detailed, criterion-by-criterion review of the proposal. Staff concluded, and the Planning Commission ultimately agreed, that the application satisfies all applicable requirements, including but not limited to:

- Permitted use status in the I-1 zoning district;
- Building and parking setbacks;
- Parking quantity and layout;
- Impervious surface limits;
- Landscaping and screening requirements;
- Architectural standards; and
- Lighting, trash enclosure and mechanical screening standards.

The Staff Report repeatedly confirms that “[t]he standard is met” for each applicable requirement, and staff ultimately recommended approval subject to routine conditions. There are no variances requested and no discretionary standards left unresolved. Under Minnesota law, when a land use application for a permitted use meets all objective criteria, the City is required to approve it.

## **2. Concerns Regarding Electricity Consumption, Water Consumption and Noise Levels are Unrelated to the City's Site Plan Review Criteria**

At the Planning Commission, there was significant discussion regarding matters that are not contemplated by the site plan review process, including potential electricity consumption, water consumption and noise generation of the Project. All of these items are outside the purview of the City's zoning authority and review of this application.<sup>4</sup> Moreover, each of these items are regulated in some fashion by state agencies and subject to review, approval and/or permitting as the Project moves forward.

The City lacks authority to regulate electricity consumption under the Zoning Code and consideration of how much electricity the Project is expected to consume far exceeds the site plan review process. Regulation of electric consumption falls outside of the City's zoning authority to regulate the use of land under Minnesota law. Further, the Public Utilities Commission (the “PUC”) has exclusive statutory authority to regulate public utilities under Minnesota Statutes Chapter

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<sup>3</sup> See *Barton Contracting Co. v. City of Afton*, 268 N.W.2d 712, 718 (Minn. 1978).

<sup>4</sup> As noted above, we have included a technical memorandum alongside this letter that addresses several technical questions raised at the Planning Commission. This information is provided to ensure the Council has accurate information, but cannot be used as a basis for denial.

216B. To the extent applicable, all PUC approvals will be obtained. Consideration of electricity consumption by the City Council is, however, not authorized for this limited site plan review.

The City also lacks authority to regulate water consumption, which was another concern raised by the public and the Planning Commission. Again, state authorities, such as the Department of Natural Resources and Board of Water and Soil Resources, are responsible for regulating water consumption, and consumptive water use exceeding certain thresholds are subject to special permit conditions. The concerns raised by many of the members of the public were unrelated to any provision within the City Code and therefore outside of the City's purview to review as part of this application.

Lastly, the City lacks authority to regulate noise standards or limits. The Minnesota Pollution Control Agency (the "MPCA") has established noise standards under Minnesota Rules 7030.0040 that the Project will be required to comply with. There is no evidence that the Project will exceed established MPCA noise standards, but regardless, consideration of potential noise levels is not within the City's site plan review purview.

### **3. The Application does Not Involve Policy Decisions**

We recognize that members of the public and the Planning Commission have also raised broader concerns regarding data centers as a land use and have suggested that the City consider additional study or potential ordinance amendments in the future. Those are legislative and policy matters appropriately addressed, if the City chooses to do so, through a separate planning and ordinance amendment process, with its own notice, study, findings, and public hearings.

They are not part of, and cannot lawfully be imported into, the quasi-judicial site plan review now before the City Council. Blending future policy considerations into the disposition of a code-compliant, pending site plan application would exceed the City's authority. Review of this specific Site Plan application is not the time or place for broader policy determinations.

Relatedly, as part of the recommendation by the Planning Commission, there was discussion of the consideration of a possible moratorium on new data centers. There is a specific process to enact a moratorium on development under Minnesota law, none of which the City has done.

We wish to be clear about one critical legal point: even if the City were to consider or adopt a moratorium, it would not affect the pending site plan application for the Project. Under Minnesota Statutes section 462.355, subdivision 4(d), an interim ordinance or moratorium does not toll the statutory deadlines for action on an application that was complete prior to the ordinance's effective date, nor does it retroactively apply to such an application. The effective date of any proposed moratorium could not possibly predate submission of the site plan review application. Since laws cannot be applied retroactively, the City Council is bound to review the pending site plan application under the existing City Code, which identifies data centers as permitted uses.

Courts have repeatedly held that a moratorium enacted to delay or prevent a specific pending project, or enacted without the requisite study, has no legal effect on that project.<sup>5</sup> An attempt to delay or frustrate this Project via a moratorium would violate Minnesota law and represent

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<sup>5</sup> See *Medical Services, Inc.*, 487 N.W.2d at 267.

arbitrary and capricious decision-making.<sup>6</sup> A moratorium enacted in violation of the law has no effect on a pending application.

Accordingly, the City Council must act on this application under the zoning ordinance and regulations currently in effect, and must do so within the applicable statutory timeframe without consideration of policy matters beyond the scope of the site plan review process.

#### **4. Conclusion**

In summary, the Project is a permitted use on the Property. The application fully complies with all objective site plan criteria, as confirmed by City staff and the Planning Commission. The City Council's review is limited to those objective criteria and, while the City Council does have broad authority to regulate land use, the question of whether data centers should be allowed generally is not germane to this request. Lastly, any future moratorium or ordinance amendment would not apply to or affect this pending application, and if designed specifically to target this Project, would be unlawful. A decision on this application based on anything outside of the objective zoning criteria would be insufficient and expose the City to significant legal risk.

For these reasons, and consistent with staff's recommendation and the Planning Commission's action, we respectfully request that the City Council approve the major site plan review, subject only to the standard conditions identified by staff.

We appreciate the Council's time and careful consideration. Please do not hesitate to contact us if you have questions regarding the applicable legal framework or the contents of this letter.

Respectfully submitted,



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<sup>6</sup> See *id.*



414 Nicollet Mall  
Minneapolis, MN 55401

May 4, 2026

Mayor Brenda Dietrich  
Councilors Sue Gliva, John Murphy, Tony Scales and Mary T’Kach  
8150 Barbara Ave.  
Inver Grove Heights, MN 55077

Dear Mayor Dietrich and Councilors:

Xcel Energy appreciates the opportunity to continue to engage with you as the Inver Grove Heights community considers the proposal for a new data center on Carmen Avenue. While the proposed new facility is significantly smaller than many new data center projects, we recognize that residents and City leaders are working to better understand the potential impacts on the community. We would like to address several key energy-related topics that have emerged during these discussions.

First, I want to emphasize the protections inherent in Minnesota’s regulated utility model. Xcel Energy is regulated by the Minnesota Public Utilities Commission, which requires that new customers including data centers, pay the costs for interconnecting to the electric system and any infrastructure upgrades necessary to serve them. Existing customers do not subsidize these investments. Moreover, incremental electric sales growth from customers like data centers help spread fixed system costs over a larger revenue base, which can reduce upward pressure on rates and support system affordability for all customers.

We also know that reliable electric service is a top priority for the households, businesses, and communities we serve. We do not connect large new customers until any necessary upgrades are in place to ensure we can continue delivering reliable service to all customers. As electricity use grows in Minnesota, we plan for and build system capacity to meet rising demand from data centers, other new businesses, increased adoption of electric vehicles and greater electrification in homes.

Our customers already receive electric service that is more than 99.9% reliable, and we work every day to strengthen the grid through ongoing investments and improvements. For example, we are currently rebuilding and upgrading about two miles of 115 kV transmission line near Inver Grove Heights. Associated upgrades at the Inver Grove, Inver Hills and UMore Park substations will integrate the added circuit and allow retirement of the Rich Valley Substation. Together, the projects (unrelated to the Carmen Avenue project) reduce the risk of extended outages for homes, businesses and essential services, support future growth, and reduce operating and maintenance costs.



414 Nicollet Mall  
Minneapolis, MN 55401

We regularly review system performance. In areas where customers experience more frequent or longer outages than typical, our engineers evaluate conditions and identify the most effective solutions to improve service. This work is ongoing, and we will continue partnering with the City of Inver Grove Heights to address issues where they exist.

As we plan to meet customers' energy needs, we also work to help customers reduce energy use – saving money and helping limit the need for future system upgrades. In addition to energy savings programs and rebates for energy-efficient equipment for homes and businesses, we offer voluntary programs that help customers reduce their electric use during peak periods. Customers who elect to participate are compensated, helping optimize grid operations on the hottest and coldest days while supporting continued reliability.

Xcel Energy shares the City of Inver Grove Heights' interest in ensuring growth is managed responsibly, and we remain committed to protecting customers from higher costs or reliability impacts associated with new data centers. We would welcome the opportunity to discuss this project further; please let us know if you would like to schedule a meeting.

Sincerely,

Erik Simonson  
Xcel Energy  
Community Relations Manager  
[erik.simonson@xcelenergy.com](mailto:erik.simonson@xcelenergy.com)