

**INVER GROVE HEIGHTS CITY COUNCIL WORK SESSION
MONDAY, JULY 6, 2020. 6:00 PM - 8150 BARBARA AVENUE**

A. CALL TO ORDER: The City Council of Inver Grove Heights met for a Work Session on Monday, July 6, 2020. Mayor George Tourville called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

Roll Call: Present in person were Mayor Tourville; Council Members Piekarski Krech, Perry, Bartholomew, and Dietrich.

Present in person Staff: City Administrator Joe Lynch and Parks and Recreation Director Eric Carlson.

Present Via Zoom/Phone: City Attorney Bridget McCauley Nason, Community Development Director Heather Rand, Public Works Director Scott Thureen, and Technology Manager Marc Gade.

1) Area Study - Argenta Trail/Archer Street SWA:

City Administrator Joe Lynch stated the City has been approached about development near Argenta Trail, Trunk Highway 55, Archer Street, and the City of Eagan to the west. The area has not been developed yet. He stated the proposal was for CommonBond but there are other properties in the same vicinity. Following are five categories for discussion:

- Transportation: There is no access onto Argenta. It would have to exit/enter off of a frontage road or find a different way to get on/off of the property. There may not be any chance to have access onto Highway 55.
- Stormwater: Has offsite challenges with adjacent property and the amount of stormwater affecting the property. Having more development on this property, and/or on others near, could continue to add challenges.
- Parkland: Working hard to find park property. There is property owned by the County and private property they are interested in attaining to help solve parkland challenges in the northwest area.
- Land Use and Zoning: Just completed the 2040 Comprehensive Plan. Asking if the way it is guided and currently zoned makes sense.
- Economics: How much is infrastructure, sewer, water, storm, parkland, and property acquisition going to cost and how would it be paid for. Need the financial aspect of the sources and uses of funds for this property to develop.

Councilmember Bartholomew asked for more information about what this means for parkland. City Administrator Lynch responded the County owns a portion of the property, there is a privately held portion they believe they could add and make for a better park project. If they are able to work out access challenges with the County, it may be accessible off of Argenta. He stated that a planning program may need to be done to see how and if it might work. He stated a longer-term challenge is the end solution for Argenta being a flyover of Trunk 55. Additional right of way is needed for access, an interchange, and property. He stated if they had an eight- or ten-acre park and some of that land would need to be taken for an interchange, it would be reduced. They want to be sure to plan accordingly for what that may mean in the future.

Public Works Director Scott Thureen stated the area has challenges; terrain is one of them. Accessing the area may end up looking like multiple access points that are connected. From a utility standpoint,

the cost and what density the type of development would have, would have to be a part of the review. He stated there was work done when they had the initial plan for the northwest area. That will no longer hold up as the plan has changed often through development of the northwest area. He stated it made sense to step back and look at a wide range view of the area.

Community Development Director Heather Rand stated when initially approached about the development of the land, her thoughts were that while the comp plan planned for that type of development, she knew there were access challenges, and was hopeful the developer, CommonBond, would work with surrounding development owners and work out the problems. She agreed the area warrants additional insight and investment from the City. Her recommendation is to strongly consider an acceptance that strategic planning is needed. She agreed the study is something the City needs so they can purpose the continued development and other surrounding properties in a wise manner.

Mayor Tourville stated Dakota County Planning denied access points off of Argenta. The State is not going to allow entrances or exists off of Highway 55. He stated that the County has said the interchange of 494 and Argenta would be first before they would take a look at a flyover that was suggested at Highway 55 and Argenta which could possibly be 8-12 years away. He stated regarding regional stormwater and utilities, there is one piece of property that has a Joint Powers Agreement in place with utilities. He stated the premise is that the City of Inver Grove Heights would look at providing those.

He stated the frontage road of the interchange of Argenta, Highway 55, Amana Trail is on the east side of Argenta. He questioned if the frontage road worked, where it went, and where the regional ponding was. He requested Staff take a look at a process, maybe have someone to oversee, but that they also need multiple disciplines to discuss all involved in order to make it work. He stated a lot of the landowners felt the City should take a look at it as a whole and try to solve some of the transportation, frontage road, regional water, open space, trails, and parks. He commented that he does not believe they would get anywhere if dealt with one at a time.

Mayor Tourville stated he did not believe anyone on the Council would want to take an arterial and run it through a neighborhood of single-family homes. That is not a solution. He stated he believes the City needs to step up and look at frontage roads, water, parks, open space, and trails. He spoke about 70th Street south to Highway 55 and the property ending up at the border of Eagan. The office warehouse has a frontage road that stops because there is a swamp there that collects water. He commented he thought the water was supposed to flow across the property, across the Pavone property, and then to a swamp.

Councilmember Piekarski Krech stated she was in favor of doing the study and questioned what the premise of the study was. She questioned if they start from ground zero, look at the area, and see what could be done, or if they are starting with the premise of looking at the topography, land, and what is already developed there. She asked how they get infrastructure in place, where it goes, and where sewer and water can run. She questioned if they should decide what the guided zoning should be or try to use the plan more. She stated there is currently a guided plan and asked what they should tell the person studying this what they are supposed to study.

Mayor Tourville responded the zoning is now new zoning because of the completed Comprehensive Plan. They need to see if that makes sense in reference to the items being addressed.

Councilmember Bartholomew stated the need to get all of the stakeholders involved, including the County and property owners. Let them know this is a tough piece of property and in order to develop it, it cannot be expected that the City and the neighborhood bear all of this. He stated everyone needs to be on board and share to some degree in the cost. He requested they (Dakota County) be involved in the area study to give input.

Mayor Tourville stated going south from 70th, to Highway 55, not counting the Archer piece of property and single family, there may be 100 acres. Stakeholders need to be involved and an overseer. He suggested Staff put a scope of work together and have it come back to Council. He stated that engineering discipline would be needed for roads, utilities, and stormwater. Councilmember Piekarski Krech stated the State has to be very involved. She commented that there almost needs to be a connection of the frontage road all along the north side of Highway 55. Councilmember Bartholomew agreed. Councilmember Piekarski Krech suggested the State be involved because they are the ones that have cut off access. She asked if there was a frontage road that would cut off the access at Lewis Lane. Mayor Tourville responded the frontage road to the east is Amana. It is a County Road.

Councilmember Piekarski Krech stated one issue would be if they can get multiple access, have a road system where it goes to County Road 26 again, but also connect to Highway 55.

Mayor Tourville stated the following items need further information:

- Transportation
- Stormwater
- Utilities
- Land Use

He stated depending on the interchange on the north side of Argenta, parks, trails, or open space cannot go in. Councilmember Piekarski Krech commented that was why they need to get involved now. She stated the Council needs to see those plans. She asked if a flyover is put in if there would be a frontage road or connection. She commented that the premise given to whoever is asked to do the study, is what they are going to come up with. She questioned if they need to ask how to put in roads given the topography and ask what remains. Councilmember Bartholomew agreed with Councilmember Piekarski Krech and stated what is left after the infrastructure is in place could drive the density and economics of the product that goes in. After accesses are developed, they can see what type of property is left and if it would be enough for high density residential or single family.

Mayor Tourville suggested identifying the stakeholders and having a meeting with them right away asking them what should be looked at. He commented some stakeholders have already said they would like to take part. He requested Staff, the Community Development Director and Public Works Director put together a scope of work and have it come back before the Council. Councilmember Bartholomew commented once the challenges are known they would know what product could go in. He suggested having three or four scenarios come back before the Council.

Public Works Director Thureen responded he understood the request and stated it was the direction he was looking for. Community Development Director Rand also agreed and stated she would work along with the Public Works Director and get in touch with the stakeholders.

City Administrator Lynch clarified the request stating Staff is being directed to assemble a request for proposal of services that involve land use planning, transportation planning, infrastructure, installation, stormwater management, parkland development, land use and zoning, and financial. He stated these may not be able to be done as one service. He stated that CommonBond wanted to come back by September 14th. He commented he was unsure if an RFP could be started with a response in that timeframe.

Mayor Tourville stated the need to do the study for CommonBond's benefit and suggested determining a schedule that could work. Councilmember Bartholomew wanted to make sure to consider options, for example what is needed for high density or what may not be a candidate. He asked the City Administrator if there was an option for the study to show different scenarios, perhaps three with three different products. City Administrator Lynch responded that is feasible. They would begin with historical data such as the Northwest Area Infrastructure Study, the Comprehensive Plan from land use, and terrain. He stated those need to be pulled together to find out what is needed for roads, sewer, water and storm, and what is left over from a development standpoint.

Councilmember Piekarski Krech asked if there were any critical areas. City Administrator Lynch responded that would be something they would have to look into.

Mayor Tourville stated they would get a scope of the area together and let the stakeholders and landowners know. They could possibly include single family. He stated the list could include from 70th to Highway 55, Argenta, and the border of Eagan, and let people know that the City is taking a look at a study and trying to come up with solutions.

Councilmember Piekarski Krech suggested getting the County involved quickly as they are working on Argenta and where it used to go, along with some homes. Depending on how this goes, she questioned if some of what the County is currently working on would change as well.

Mayor Tourville asked how long it would take to get a scope together and back to the Council. He asked if it could 20 or 30 days was realistic. Community Development Director Rand responded they could work towards that timeframe.

B. Adjourn:

Motion by Piekarski Krech second by Perry to adjourn the meeting at 6:32 p.m.

Ayes: 5

Nays: 0 Motion carried.

Minutes prepared by Recording Clerk Sheri Yourczek.