INVER GROVE HEIGHTS SPECIAL CITY COUNCIL MEETING
SATURDAY, DECEMBER 5, 2020, VMCC,8055 BARBARA AVENUE

A. CALL TO ORDER and ROLL CALL

The City Council of Inver Grove Heights met in a special session on Saturday, December 5th in the Veteran's Memorial Community Center room # 3. Mayor Tourville called the meeting to order at 9:02 a.m. Present were Mayor Tourville; Council Members Piekarski-Krech, Bartholomew, Perry, and Dietrich; Community Development Director Heather Rand, Finance Director Amy Hove, Fire Chief Judy Thill, Parks & Recreation Director Eric Carlson, Police Chief Melissa Chiodo and City Administrator Joe Lynch. Also present were members of the public Kelly Kayser and Bruce Kayser.

Mayor Tourville stated that this would be a Special City Council meeting with one Agenda Item: Leadership Summit and Strategic Plan update/review.

1. Leadership Summit and Strategic Plan Review

Administrator Lynch introduced the meeting Agenda and overview, gave some logistics about the meeting space and available services, if needed.

Chief Chiodo then proceeded with an ice breaker exercise designed to help all present get to know something more about each other. Each person was asked to fill out a short questionnaire answering some questions that would be read by another person. Then the group would have to try to guess, based upon the answers, who that person was answering the questions.

Administrator Lynch then overviewed the Strategic Plan that had been discussed and assembled between the City Council and department head staff. He referred to the Vision statement, as well as the objectives and then highlighted each objective with some action steps or main points of emphasis.
There was discussion, feedback, and comments, which were recorded and placed on a large post-it note poster for gathering all such things. This will be presented and incorporated into these minutes in summary form.

Lynch overviewed the Pavement Management Plan. He noted where we have been in terms of what the PMP funding started out with, where we are now, a levy of $2,250,000 and where we need to be, around $7M is need for projects. He noted the ICON rating system and the determination of a rating of all streets every three years. Those within a certain rating were determined best candidates for complete reconstruction. There is a five (5) year plan of identified streets and a ten (10) year plan of street project repairs beyond that. The group has discussion and questions/comments were generated. These are captured below.

Director Carlson then overviewed the Northwest parks plan and the geographic areas that are being targeted for possible property acquisition and park development. He brought all up to speed on the Peltier acquisition and possible approval of a purchase agreement on December 18th. He talked about the Riley property and clarified that the property in question was a part of property # 4 shown on the maps. We are awaiting word back from the Riley's on their appraisal. The Riley's have a meeting the week of December 7-11 to get feedback and comment from the city on their proposal for development. Carlson also reviewed the possibility of acquisition with the development of the Fleming property and possibly on the Cole properties at some time in the future. He did mention the park acquisition fund and approximate costs for development of a neighborhood park. He also noted that we expect to collect the same amount in park acquisition fees as expected costs for land purchases and development of parks in the northwest area.

The meeting took a recess at 10:17 a.m. The meeting was resumed at 10:28 a.m.

Director Rand and Chief Thill then addressed buildings and land.

Chief Thill gave an overview on the two biggest building impacts in the future: the public works building and the renovation/repurposing of Fire Station # 3. She went into some detail on the preliminary design, costs and expansion/remodel project for the public works building. She also indicated that the city is interested in the adjacent property to the south of the existing public works land. Lynch added that the city had recently been approached by the representative of the estate asking about acquisition. Lynch indicated that the city had gone forward to get an appraisal and he would be meeting soon with the City Council to discuss next steps.

Director Rand then overviewed the land that either the City or the EDA had acquired over time and the disposition of some of those parcels in the short term. Most of the pieces of property acquired were done so through tax forfeit, might not be useable according to zoning and building standards today and may contain cross easements that prevent any re-development opportunities on them. There are some that the city will be dealing with shortly. The first is the former earth home on 60th Street. This will go out for an RFP in 2021 to get a builder, with a a plan, to redevelop the single-family lot with a new home. Another two parcels are the two former golf course properties, one at the intersection of 70th Street and Babcock and the other just to the west of the golf course clubhouse, which will both need city services (sewer and water). Rand has had interest shown in both lots and will get these parcels ready for disposal sometime in the 2nd quarter of 2021. Rand further explained about the properties along Concord Boulevard and the attempt to assemble those to attract a large-scale developer to do a comprehensive development in that area. The city also has an interest in the property along Concord Boulevard currently occupied by the Republic repair/storage facility. The city has the right for first refusal on that and is looking at possibly attracting a housing developer to do a mixed-use development there with multi-family and possibly single-family homes. She brought up a Concord Boulevard Task Force to revise the dated Concord Re-Development Plan and invite and engage the business owners, as well as other interested parties in re-imagining what could be done in this area. Rand also mentioned "Pinkville" and the ownership of many of the lots in that area by the city and the challenges with developing all that property according to today's zoning and development standards. She has had conversation with her counterparts in Eagan and Rosemount and it looks promising for services and roads to be available from either one of those communities. Although it will be some time before those happen to assist with this development.

Director Hove then presented the staffing question for the city. She reviewed the numbers from the preliminary budget discussions, where $1.2M in staffing requests first surfaced. Currently, the 2021 budget contains $100,000 in staffing changes, mostly part-time or work hour adjustments. She reviewed the known and constant costs for the city to demonstrate the net change year to year, without even beginning to address the need for staff changed due to retirements, expansions, and adjustments to operational changes. She did mention the need for a staffing and organizational analysis to help the city figure out the right size and staffing levels. With the increase in city services occurring, particularly in the Northwest area, for sewer, water, streets, storm water ponds and residents and businesses, the need for additional staff was going to continue to be a big question for the city.

Lynch began the wrap of this session by asking current Council for comments and feedback. Mayor Tourville and Council member Perry thanked everyone for attending and being a part of this session. Mayor Tourville wished good luck to the new Council going forward. Council member Perry expressed a desire to see this type of meeting and discussion continue going forward. She really hoped this would be an ongoing event for the city.

Incoming Council members Gliva and Murphy thanked everyone who ran during the elections and expressed great interest and desire in learning more about these topics as well as many others in the city. They expressed thanks for hosting this event, felt it was a great start and looked forward to continued discussions.

Staff thanked everyone for attending and participating. Thanked everyone for their feedback and comments.

The questions or points expressed during the meeting have been captured here for follow up and further meetings:

- Seek input on the Strategic Plan from the community and stakeholders
- Determine priorities and how to communicate them going forward
- Develop listening session for the public
- Ask what is going well and what we should focus on
- How do we implement the plan?
- We need to educate, inform, and engage the public on the Pavement Management Plan and explain more clearly the reasons for doing what we are doing
- What can we afford?
- Can a combined group of residents/Council/staff help with the revision of the Pavement Management Plan?
- Review the makeup of the EDA along with the function and use of community members/leaders as a part of this group?

Council member Piekarski-Krech moved to adjourn the meeting at 12:02 p.m. Council member Perry seconded the motion. All voted in favor.