



City of Inver Grove Heights

City Council Chambers

8150 Barbara Avenue

City Council Work Session

Tuesday, October 19, 2021 at 6:00 p.m.

NOTICE TO RESIDENTS: If you are interested in participating, please contact Rebecca Kiernan prior to this meeting via telephone (651) 450-2513 or email (rkiernan@ighmn.gov) to inform her - your name, address and to what you wish to speak on. Individuals may submit written public comments in advance of the meeting by emailing comments to Rebecca Kiernan (rkiernan@ighmn.gov). Comments received prior to 4:00 p.m. on Monday October 19, 2021, will be provided to the Council at or before the October 19, 2021 Work Session.

AGENDA

A. Call to Order

1. NWA Development Infrastructure & Financial Implications - HKGI & Ehlers
2. Small Area Plans
3. Park Development & Financing
 - a. Review of Park Dedication Ordinance
 - b. Example of applying Ordinance to a new plat
 - c. Review of Fund 402 Park Development Fund
 - d. Potential increase to Cash in Lieu of Fee for Park Dedication
 - e. Update on NWA Parks

B. Adjourn



Memorandum

TO: Mayor and City Council
FROM: Kris Wilson, City Administrator
SUBJECT: NWA Development Infrastructure Financing
DATE: October 19, 2021

In 2007 the City of Inver Grove Heights began extending utilities into the Northwest Area to allow for development with municipal sanitary sewer and potable water infrastructure. The sanitary sewer and water systems have required significant up-front investments that are intended to be repaid over time from development fees. The water infrastructure improvements were paid for with cash from the water fund, while most of the sanitary sewer infrastructure was financed, resulting in an annual debt service obligation of \$1.2 million. In most years the debt service exceeds the annual development fees collected, and the difference has been made up from water and sewer fund revenues.

Every few years, the City has requested that financial consultant Ehlers and land-use and planning consultant HKGi provide a connection fee analysis to determine whether future connection fees are likely to be sufficient to repay the City for its investments in infrastructure. These two firms have updated the analysis for 2021 and will present it at the October 19 work session.

Connection Fee Analysis

The Northwest Area Connection Fee Analysis projects the development fees likely to be generated in the future and compares that to the costs of repaying existing debt and funding the remaining storm water, water, and sanitary sewer infrastructure anticipated in the Northwest Area. Two key pieces of information have been updated for this most recent study: the estimate of capital improvement costs and estimates of future growth.

Changing growth patterns from what is currently called for in the Comprehensive Plan will impact the financial feasibility of paying for the utility infrastructure. If higher density development occurs, more fees will be generated. Conversely, if densities are lowered the fee revenue will decline. In either case, the capital investment has already been made or will remain the same. Therefore, a discussion of whether the Council wishes to alter land use from the current Comprehensive Plan is key to the financial analysis.

To attempt to navigate this complex discussion, the Ehlers/HKGi analysis has modeled two different growth assumptions:

1. A growth pattern that follows the land uses guided in the current Comprehensive Plan; and

2. A growth pattern that assumes the commercial and industrial land will develop in accordance with the Comprehensive Plan but all of the housing sites will develop at an average density of 3 units per acre. That means the housing will be comprised of single-family units and some limited attached side-by-side units, but not traditional stacked multi-family.

These two assumptions are intended to “book end” a range of potential housing development densities to illustrate the financial impact of including or excluding high density housing in the Northwest Area. Additional scenarios can be evaluated based on direction from the Council.

Overall the analysis is intended to assist both the Council and staff in understanding the options available for repaying existing debt and funding future infrastructure and the implications of various land-use patterns on those options.



Memorandum

TO: Mayor and City Council
Kris Wilson, City Administrator

FROM: Heather Rand, Community Development Director

SUBJECT: Small Area Plans - Hwy 55 & Argenta Trail

DATE: October 19, 2021

As the state and county continue to make roadway improvements to Hwy 55 and Argenta Trail, in 2021, the City Council and EDA chose to engage in the development of small area plans for land just north of Hwy 55 and Argenta Trail and just south of Hwy 55 and Argenta Trail. The purpose of the two small area plans is to guide development demands being driven by the transportation corridors, while also taking into context a mix of land uses already existing in the immediate area, current and future transportation patterns, public utility development and the financial viability of expanding public infrastructure to serve more development.

The city hired HKGi and Ehlers to facilitate the development and financial analysis of the small area plans including securing direct input from area landowners, metro real estate brokers, county transportation staff and city staff. As a result, various scenarios or development concepts were prepared for review and a final concept for each area was presented to the Planning Commission in September. After discussion, the Planning Commission recommended approval of each plan. The final scenarios for each small area plan were then shared with the City Council at its September 13 meeting, during which the Council indicated a desire to further discuss at work session.

At the October 19 work session, HKGi and community development staff will take a step back and present the various scenarios prepared for each area (see attached) in order to provide an opportunity for additional discussion on future development of these areas both near and long term.

INVER GROVE HEIGHTS

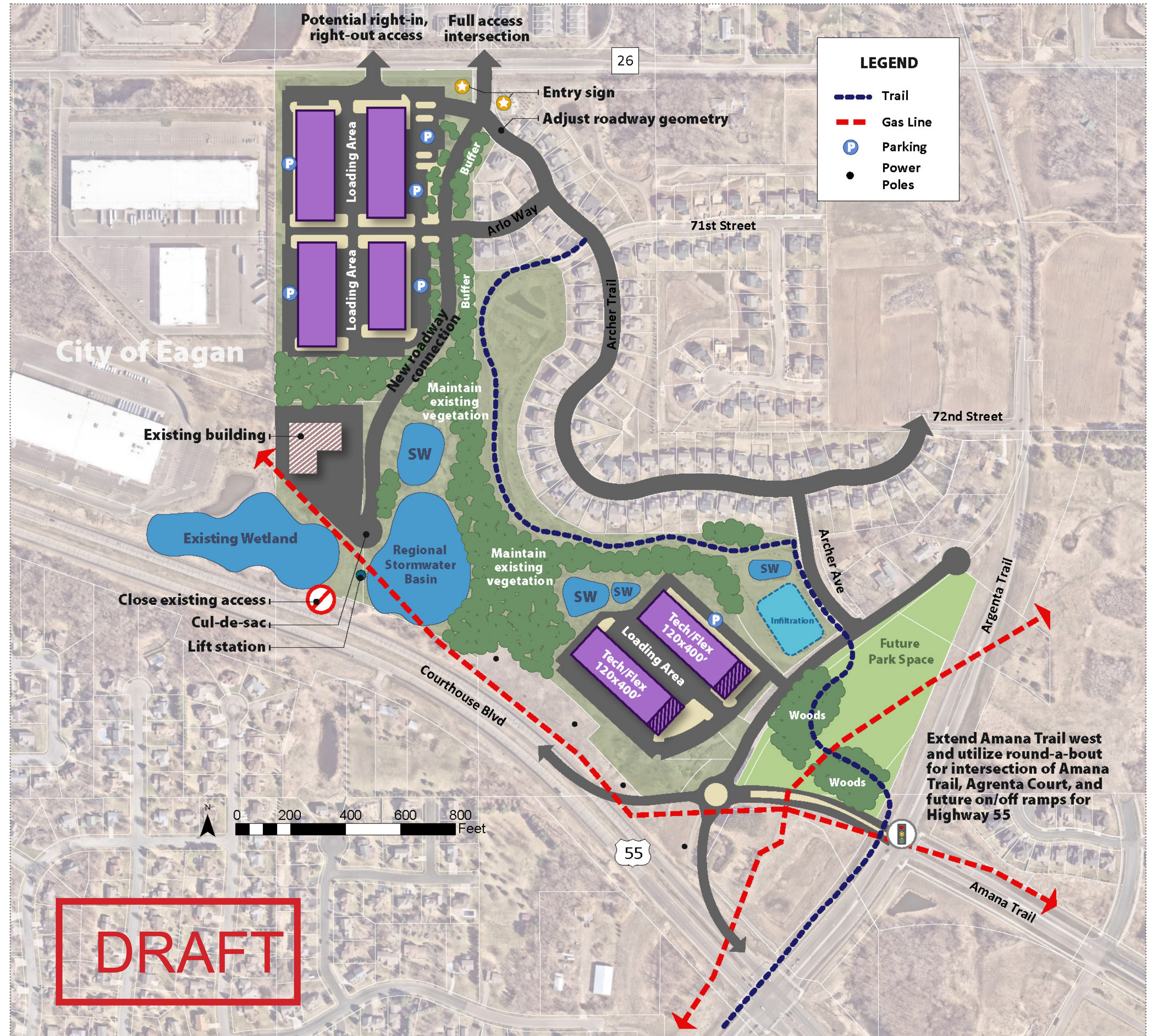
NW SMALL AREA PLAN

CONCEPT 1

- Light industrial / tech flex uses proposed for western and southern development zones.
- Extension of Amana Trail to round-a-bout to facilitate development access and allow for future on/off ramps for long-term grade separated interchange at Highway 55/ Argenta Trail.
- New roadway connection down hillside from 70th Street to serve the Povolny property combined with access closure on Highway 55.
- Full or partial acquisition of Schaff property for stormwater treatment (existing regional basin + stormwater treatment for light industrial / tech-flex use to the north).
- Grading and tree preservation along north side of the Schmidt parcel east side of Schaff property to maintain visual buffer.

Development Summary:

Land Use	# Units	Sq. Feet
Light Industrial / Tech Flex Use		320,000



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INVER GROVE HEIGHTS

NW SMALL AREA PLAN

CONCEPT 2

- Medium density residential land use on the western portion of the study area (note: this development area can gravity flow sewer to the existing lift station at 70th Street).
- High density residential land use on the southern portion of the study area – can be phased around the Triangle Rubbish site.
- Extension of Amana Trail to round-a-bout to facilitate development access and allow for future on/off ramps for long-term grade separated interchange at Highway 55/ Argenta Trail.
- No roadway connection down the hill to provide access to Povolny parcel, access to Highway 55 remains.
- Full or partial acquisition of Schaff property for stormwater treatment (existing regional basin + stormwater treatment for medium density residential land uses to the north).
- Grading and tree preservation along north side of the Schmidt parcel east side of Schaff property to maintain visual buffer – integrate additional public trail connection (lower loop).
- Optional approaches to sewer and water connections for Povolny + Schmidt properties:
 - Option A: Povolny property has water connection and sewer connection (ejector pump system) to Eagan, Schmidt property connection to IGH water supply + sewer system (ejector pump system).
 - Option B: Connect to City of IGH water supply and sewer system (lift station with trail access or access from Povolny property).

Development Summary:

Land Use	# Units	Sq. Feet
Low Density Residential	2	
Medium Density Residential	88	
High Density Residential	250	



INVER GROVE HEIGHTS

NW SMALL AREA PLAN

CONCEPT 3

- Light industrial / tech flex uses proposed for western development areas + additional single-family lots.
- High density residential for the southern development area (can be phased around Triangle Rubbish site).
- Extension of Amana Trail to round-a-bout to facilitate development access and allow for future on/off ramps for long-term grade separated interchange at Highway 55/ Argenta Trail.
- New roadway connection down hillside from 70th Street to serve the Povolny + Schaff property combined with access closure on Highway 55.
- Partial acquisition of Schaff property for stormwater treatment (existing regional basin).
- Grading and tree preservation along north side of the Schmidt parcel east side of Schaff property to maintain visual buffer.

Development Summary:

Land Use	# Units	Sq. Feet
Light Industrial / Tech Flex Use		210,000
Low Density Residential	4	
High Density Residential	180	



INVER GROVE HEIGHTS

FUTURE LAND USE PRECEDENTS

General Development Character



Boulevard Streetscape, Sidewalk Amenities, Stormwater



Boulevard Streetscape with Stormwater management/
native plantings



Boulevard Streetscape with pedestrian facilities

Stormwater/Infiltration



Infiltration Basin



Naturalized landscape for stormwater treatment



Stormwater treatment as an amenity



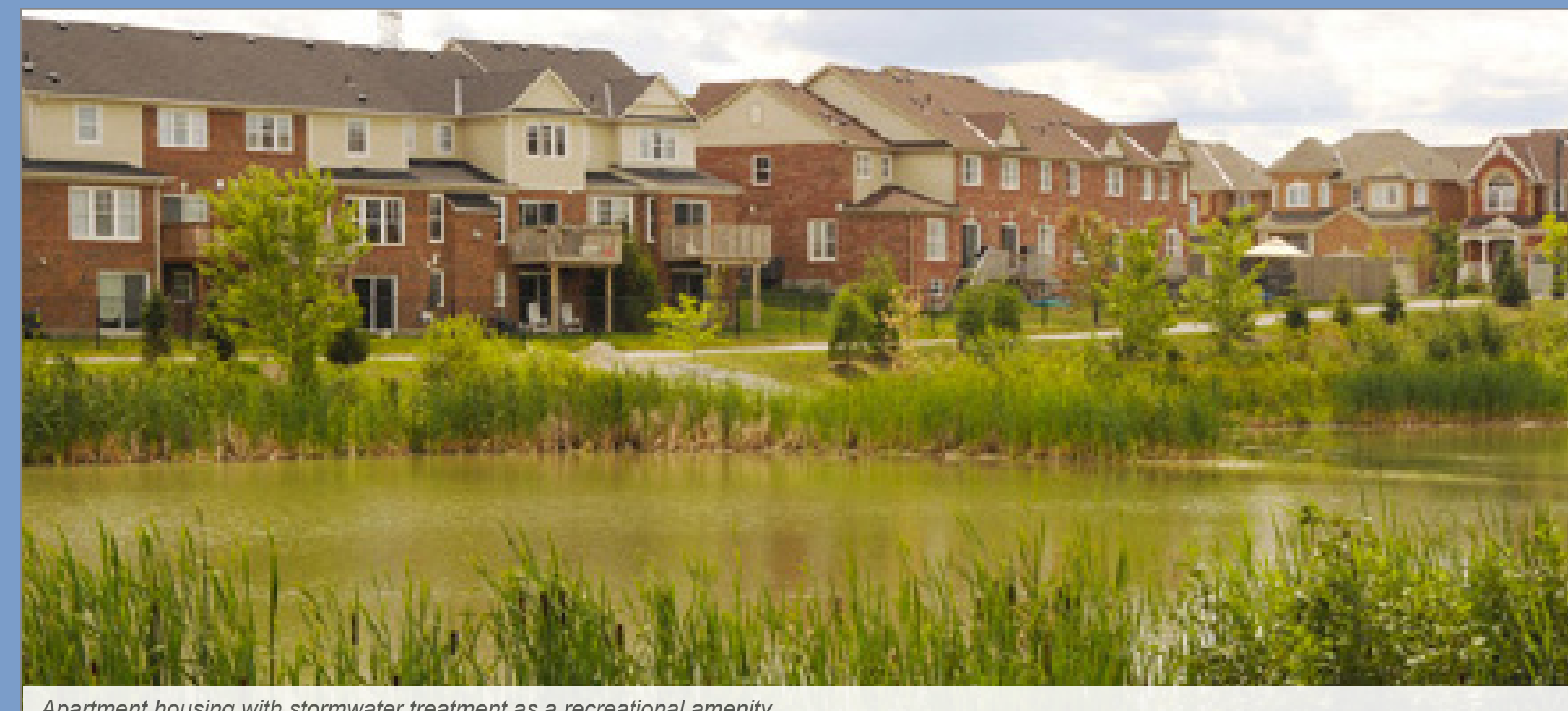
Infiltration Basin

Residential Character

Medium Density Residential - Townhome, Rowhouse



High Density Residential



Apartment housing with stormwater treatment as a recreational amenity



Modern apartment housing with stormwater treatment as a recreational amenity



Apartment complex

Technology Park/Flex Use



INVER GROVE HEIGHTS

SOUTH OF HIGHWAY 55 SMALL AREA PLAN

CONCEPT 1

- Focus on employment uses north of 82nd Street and Hill Parcel including Office, Tech/Flex and Light Industrial uses.
- Focus on urban residential uses south of 82nd Street.
- The Prairie Oaks Memorial Eco Gardens remains as an institutional use.
- Proposed Realignment of Argenta Trail & Alverno Avenue as identified by the Dakota County Arterial Connector Study.
- Proposed north/south collector roadway along the power line easement on the east side of the study area.
- Sewer and water to the Light Industrial uses are all served by sewer and water connections to the City of Eagan. The Light Industrial use east of Argenta Trail will require an amendment to the current Joint Powers Agreement with the City of Eagan.
- Residential uses will be served by a future lift station, force main and water main extension from the City of Inver Grove Heights. The anticipated funding for these utility extensions is 2026 and is currently outside of the City's 5 year Capital Improvement Plan
- Stormwater treatment utilizes natural infiltration basins as directed by the Northwest Area stormwater guidelines.
- Tree preservation and landscape buffers are recommended between different land uses and along the new Argenta Trail / Alverno Avenue roadway alignment.
- The Mendota Heights / Lebanon Hills Greenway is identified as planned along the boundary of the City of Eagan and City of Inver Grove Heights.

Concept 1 Evaluation:

Evaluation Category	Low					High
	1	2	3	4	5	
Market Readiness	X	X	X			
Financial Feasibility	X	X				
Transportation Improvements	X	X	X			
Utilities and Infrastructure	X	X	X			
Parks, Trails, and Open Space	X	X	X			



INVER GROVE HEIGHTS

SOUTH OF HIGHWAY 55 SMALL AREA PLAN

CONCEPT 2

- Focus on employment uses throughout the entire study area. Office and Tech/Flex uses along Yankee Doodle Road, and Light industrial uses throughout the remaining portions of the study area.
- The Prairie Oaks Memorial Eco Gardens remains as an institutional use.
- Proposed Realignment of Argenta Trail & Alverno Avenue as identified by the Dakota County Arterial Connector Study and serves as the primary roadway for traffic flow in the area – no north south collector road on eastern boundary of study area is proposed.
- Sewer and water west of Argenta Trail is provided by the City of Eagan, while sewer and water east of Argenta trail will be provided by the City of Inver Grove Heights. The anticipated funding for these utility extensions is 2026 and is currently outside of the City’s 5-year Capital Improvement Plan. Developer funded infrastructure may be a possibility for areas east of Argenta Trail depending future payback agreements with the City of Inver Grove Heights.
- Stormwater treatment becomes more regionalized and seeks to balance larger scale development (larger footprints) with necessary retention and infiltration areas for stormwater treatment based on topography.
- Tree preservation and landscape buffers are recommended between different land uses and along the new Argenta Trail / Alverno Avenue roadway alignment.
- The Mendota Heights / Lebanon Hills Greenway is identified as planned along the boundary of the City of Eagan and City of Inver Grove Heights.

Concept 2 Evaluation:

Evaluation Category	Low					High
	1	2	3	4	5	
Market Readiness	X	X	X	X		
Financial Feasibility	X	X	X			
Transportation Improvements	X	X	X	X		
Utilities and Infrastructure	X	X	X			
Parks, Trails, and Open Space	X	X	X			



INVER GROVE HEIGHTS

SOUTH OF HIGHWAY 55 SMALL AREA PLAN

CONCEPT 3

- Focus on residential uses throughout the majority of the study area. Higher density residential uses near Yankee Doodle Road, Medium Density residential uses east of the new Argenta Trail/ Alverno Avenue realignment, and lower density residential to the south.
- Light industrial uses are planned for the parcel south of the Prairie Oaks Memorial Eco Gardens.
- Proposed Realignment of Argenta Trail & Alverno Avenue as identified by the Dakota County Arterial Connector Study.
- New collector roadway on the eastern boundary of the study area.
- Sewer and water west of Argenta Trail is provided by the City of Eagan (Light industrial uses and high-density residential uses), while sewer and water east of Argenta trail will be provided by the City of Inver Grove Heights. The anticipated funding for these utility extensions is 2026 and is currently outside of the City's 5-year Capital Improvement Plan.
- Stormwater treatment utilize natural infiltration basins as much as possible, but seeks to balance employment growth and development with impervious surface and necessary infiltration areas for stormwater treatment.
- Tree preservation and landscape buffers are recommended between different land uses and along the new Argenta Trail / Alverno Avenue roadway alignment.

Concept 3 Evaluation:

Evaluation Category	Low				High
	1	2	3	4	5
Market Readiness	X	X			
Financial Feasibility	X	X	X		
Transportation Improvements	X	X	X		
Utilities and Infrastructure	X	X	X		
Parks, Trails, and Open Space	X	X	X		



INVER GROVE HEIGHTS

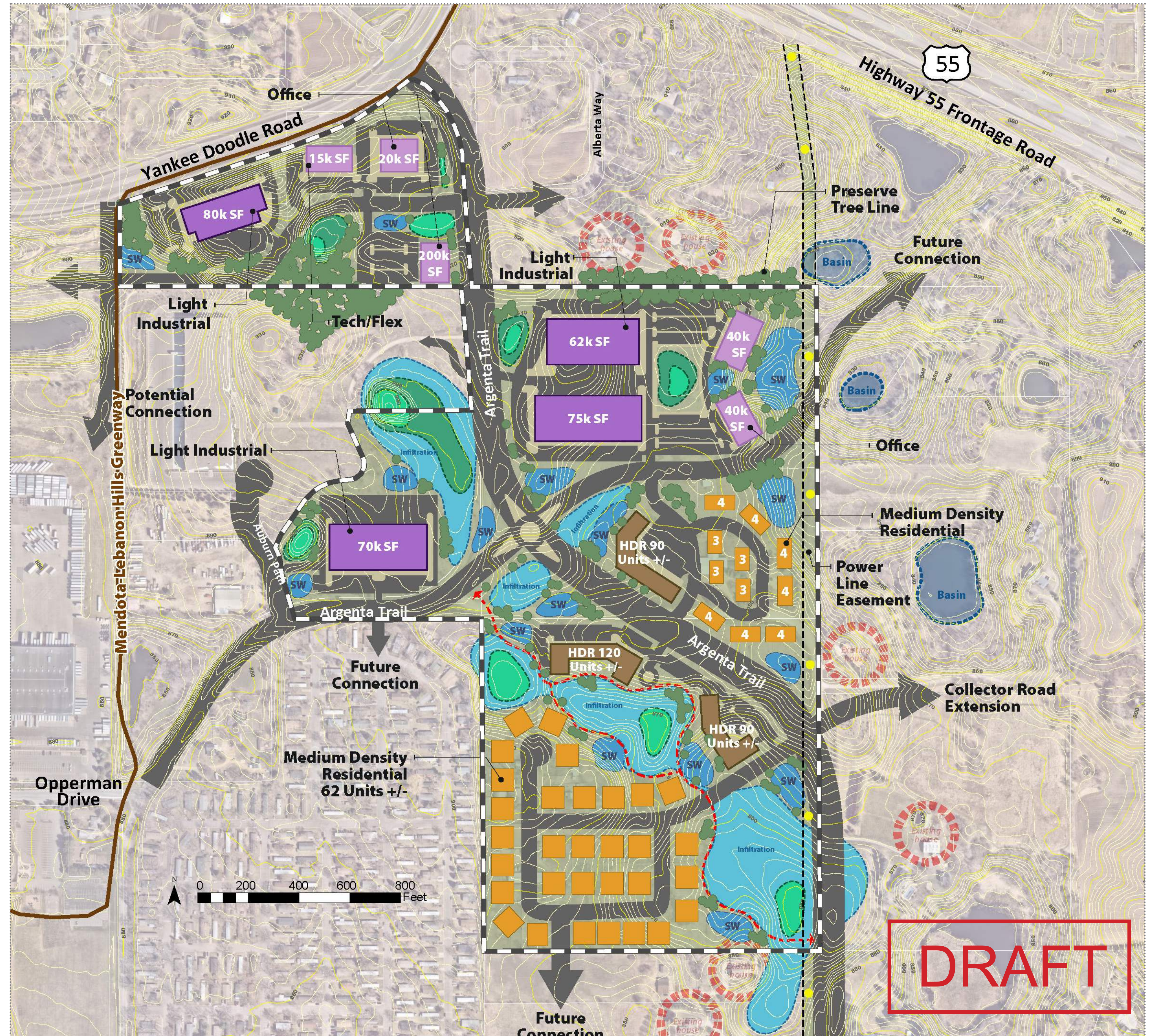
SOUTH OF HIGHWAY 55 SMALL AREA PLAN

CONCEPT 4

- Focus on light industrial uses on the northern half of the study area and residential uses throughout the southern portion the study area with higher density residential uses along the new Argenta Trail/ Alverno Avenue realignment, and medium/ medium-low density residential to the south and east
- Proposed Realignment of Argenta Trail & Alverno Avenue as identified by the Dakota County Arterial Connector Study.
- New collector roadway is created with the extension of the existing east/west section of Argenta Trail to the east, with a planned connection to the frontage road on Highway 55.
- Sewer and water west of Argenta Trail is provided by the City of Eagan (Light industrial uses and high-density residential uses), while sewer and water east of Argenta trail will be provided by the City of Inver Grove Heights. The anticipated funding for these utility extensions is 2026 and is currently outside of the City's 5-year Capital Improvement Plan. There is a possibility for the light industrial uses east of Argenta trail to have utility connections to the City of Eagan, but not the office or residential due to topography and usage.
- Stormwater treatment utilize natural infiltration basins as much as possible, but seeks to balance employment growth and development with impervious surface and necessary infiltration areas for stormwater treatment.
- Enhanced trail network provided through the residential development along the stormwater treatment/ infiltration areas.
- Tree preservation and landscape buffers are recommended between different land uses and along the new Argenta Trail / Alverno Avenue roadway alignment.

Concept 4 Evaluation:

Evaluation Category	Low					High
	1	2	3	4	5	
Market Readiness	X	X	X			
Financial Feasibility	X	X	X	X		
Transportation Improvements	X	X	X			
Utilities and Infrastructure	X	X	X	X		
Parks, Trails, and Open Space	X	X	X	X		



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Memorandum

TO: Mayor and City Council
FROM: Kris Wilson, City Administrator
SUBJECT: Park Development & Funding
DATE: October 19, 2021

At the October 19 Council Work Session, staff is seeking to share information and receive feedback on a number of inter-related park planning, development and funding topics. The attached documents are provided as background information for the Council. They include:

- The current City Code language that requires developers to dedicate land for parks or provide cash in lieu of land. This ordinance outlines how the amount of land or amount of cash payment is calculated. Key components to note include that the percent of a development's land that is required for donation varies depending on the zoning district and that certain deductions are given to account for slopes, shoreland, wetlands, etc. At the work session, staff will provide an example of how this ordinance is applied using one of the pending plat applications in the northwest area.
- A current accounting of the funds available for Park Development purposes (Fund 402). The primary source of revenue for this fund is the cash in lieu of payments that have been received. Secondary sources include occasional grant proceeds, donations and interest accruals. Staff will be available to provide additional detail regarding this fund at the work session.
- A comparison of cash in lieu of fees for park dedication across metro-area cities.
- A map showing current and potential parks in the northwest area. Several of these are on the agenda for discussion at the October 13 meeting of the Park & Recreation Advisory Commission, the outcome of which may provide additional information in time for the Council's October 19 work session.

CHAPTER 4

PARK, TRAIL AND RECREATION DEDICATION OR CASH IN LIEU

SECTION:

11-4-1: Purpose And Intent

11-4-2: Dedication Or Cash In Lieu Required

11-4-3: Suitability Of Land

11-4-4: General Requirements

11-4-5: Land Dedication

11-4-6: Cash Contribution

11-4-7: Combination Of Cash And Land

11-4-8: Mixed Uses

11-4-9: Park Acquisition And Development Fund

11-4-1: PURPOSE AND INTENT:

A. The city council recognizes it is essential to the health, safety and welfare of the residents of the city and persons working in the city that the character and quality of the environment be considered to be of major importance in the planning and development of the city. In this regard, the manner in which land is developed and used is of high priority. The preservation of land for park, playground and public open space purposes as it relates to the use and development of land for residential and commercial/industrial purposes is essential to maintaining a healthful and desirable environment for all citizens of the city. The city must not only provide these necessary amenities for our citizens today, but also be insightful to the needs of future citizens.

B. The city council recognizes that the demand for park, playground, trail and public open space within a municipality is directly related to the density and intensity of development permitted and allowed within any given area. Urban type developments mean greater numbers of people and higher demands for park, playground and public open space. To disregard this principle is to inevitably overtax existing facilities and thus, diminish the quality of the environment for all.

C. The city parks and recreation advisory commission has established minimum community criteria for meeting the needs of the residents of the city. In order to meet the community needs for parks, ten (10) acres of park shall be required for each one thousand (1,000) residents. This shall be the standard upon which the city shall establish its park land dedication and parks cash contribution.

D. It is the policy of the city that the standards and guidelines of this chapter for the dedication of land for park, playground and public open space purposes (or cash contributions in lieu of such dedication) in the subdividing and developing of land within the city shall be directly related to the density and intensity of each subdivision and development.

E. The state has recognized the importance of providing for parks and open space in Minnesota statutes section 462.358, subdivision 2(b), which clearly gives the right to the city in its subdivision regulations to require reasonable portions for public use. (Ord. 1157, 6-11-2007)

11-4-2: DEDICATION OR CASH IN LIEU REQUIRED:

As a prerequisite to subdivision approval, subdividers shall dedicate land for parks, playgrounds, public open spaces, and trails and/or shall make a cash contribution to the park acquisition and

development fund as provided by this chapter. Final approval of the park dedication/contribution requirements shall be made by the city council. (Ord. 1157, 6-11-2007)

11-4-3: SUITABILITY OF LAND:

Dedicated land shall be reasonably suitable for its intended use, and shall be at a location convenient to the people to be served, and shall be consistent with the "Comprehensive Park Plan And Development Guide Plan" used in evaluating the adequacy of proposed park and recreation areas. These factors shall include size, shape, topography, geology, hydrology, tree cover, access and location. Land with dead trees, trash, junk, pollutants and unwanted structures is not acceptable, unless the developer first removes the unacceptable material. (Ord. 1157, 6-11-2007)

11-4-4: GENERAL REQUIREMENTS:

A. Parks And Recreation Advisory Commission Recommendation: Prior to the preliminary plat approval, the parks and recreation advisory commission shall recommend to the city council the land and/or cash contribution requirements for proposed subdivision.

B. Change In Density: Any increase in density of a platted or proposed subdivision shall be reviewed by the parks and recreation advisory commission and the council for reconsideration of park land and/or cash contribution requirements.

C. Additional Purchase: When a proposed park, playground, recreation area, or other public ground is indicated in the city's official map or adopted comprehensive plan and is located in whole or in part within a proposed subdivision, it shall be designated as such on the plat. If the subdivider elects not to dedicate an area in excess of the land required hereunder for such proposed public site, the city may consider acquiring the site through purchase.

D. Relationship To Other Open Space: The amount of land to be dedicated by a subdivider shall be based on the gross area of the proposed subdivision. The amount of land to be dedicated by a subdivider shall be based on the density of development. Such dedication shall be consistent with the comprehensive plan and "Comprehensive Park Plan And Development Guide Plan" for future parks.

E. Partial Credit: Where private open space for park and recreation purposes is provided in a proposed subdivision, such areas may be used for partial credit, at the discretion of the city council, against the land or cash dedication requirement for park and recreation purposes, provided the city council finds it is in the public interest to do so.

F. Change Of Requirements: The city, upon consideration of a particular type of development, may require larger or smaller parcels of land than provided in section 11-4-5 of this chapter to be conveyed to the city if the city determines that present or future residents would require greater or lesser land for park and playground purposes. (Ord. 1157, 6-11-2007)

11-4-5: LAND DEDICATION:

A. In a subdivision where a land dedication is required, the following formula will be used as a guide to the park land dedication requirements which shall be made at time of final plat approval:

Zoning District	Land Dedication (Percentage Of Land To Be Dedicated To The City)
A and E-1 and E-2	To be determined by council at time of final plat
R-1 and R-2	9
R-3A and R-3B	18
R-3C	30
B-1, B-2, B-3, B-4	4.5

I-1 and I-2
P

4.0
4.5

Pursuant to Minnesota statutes 462.358, subdivision 2b(a), the percentages shown above shall be multiplied by the buildable land within the subdivision. For this calculation, the "buildable land" means the area being subdivided remaining after excluding those portions that are either:

1. Encumbered by right of way for arterial roads as defined in the Inver Grove Heights comprehensive plan;
2. Lying below the ordinary high water level of public waters as identified in the shoreland management overlay district (see title 10, chapter 13, article B of this code); or
3. Lying within the boundaries of wetlands delineated according to the Minnesota wetland conservation act; or
4. Bluffs in shoreland management overlay districts abutting public waters.

When outlots are part of the subdivision and are intended to be replatted into buildable lots in the future, the percentages of dedication shown above shall not be applied to the land area within the outlots; when the outlots are later replatted into buildable lots, the dedication percentages shall then be applied. If the outlots are not intended to be replatted, but are intended to remain as outlots, the dedication percentages shown above shall be applied to the land area contained in such outlots.

B. Land proposed to be dedicated for public purposes shall meet identified needs of the city as contained in the "Comprehensive Park Plan And Development Guide Plan" and the comprehensive plan.

C. Prior to dedication, the subdivider shall deliver to the city attorney a title insurance commitment and a title insurance policy in favor of the city. The dedicated land shall be conveyed by warranty deed. Such title shall vest in the city good and marketable title, free and clear of any mortgages, liens, encumbrances, assessments and taxes. The conveyance documents shall be in such form acceptable to the city.

D. The required dedication and/or payment of fees in lieu of land dedication shall be made at the time of final plat approval.

E. The removal of trees and topsoil, the storage of construction equipment, the burying of construction debris, and stockpiling are strictly forbidden without the written approval of the director of parks and recreation.

F. Grading and utility plans which may affect or impact the proposed park dedication shall be reviewed and approved by the parks and recreation director prior to dedication, or at such time as reasonably determined by the director of parks and recreation.

G. 1. To be eligible for park dedication credit, land dedicated must be located outside of drainways, floodplains or ponding areas. Land with grades exceeding twelve percent (12%) or unsuitable for parks development shall be considered for partial dedication.

2. Where ponding has been determined by the city council to have a park function, credit will be given at a rate of fifty percent (50%) of the pond and adjoining land area below the high water level. A minimum of seventy percent (70%) of land above the high water mark shall be dedicated before pond credit is granted. Other city park dedication policies relating to pond dedication must also be complied with.

3. In those cases where the subdividers and developers of land provide significant amenities such as, but not limited to, swimming pools, tennis courts, handball fields, etc., within the development for the benefit of those residing or working therein, and where, in the judgment of the director of parks

and recreation, such amenities significantly reduce the demands for public recreational facilities to serve the development, the director of parks and recreation may recommend to the parks and recreation advisory commission and the city council that the amount of land to be dedicated for park, playground, and public open area space (or cash contributions in lieu of such dedication) be reduced by an amount not to exceed twenty five percent (25%) of the amount calculated under this section.

H. The city may determine that the subdivider create and maintain some form of on site recreation use by the site residents such as tot lots and open play space. This requirement may be in addition to the land or cash dedication requirement.

I. The subdivider must provide finished grading and ground cover for all park, playground, trail and public open spaces within the development as part of the development contract or site plan approval responsibilities. Landscape screening shall be in accordance with city policy.

J. The subdivider must establish park boundary corners for the purpose of erecting park limit signs. The developer shall contact the appropriate parks and recreation department personnel for the purpose of identifying park property corners.

K. The subdivider must provide sufficient public road frontage of not less than three hundred feet (300') for neighborhood parks and additional frontage for community parks. (Ord. 1277, 2-24-2014)

11-4-6: CASH CONTRIBUTION:

A. Residential Subdivisions: The following cash contribution fees per residential unit shall be made at the time of final plat approval:

Zoning District	Cash Contribution Per Residential Unit
A, E-1 and E-2	\$2,850.00
R-1 and R-2	2,850.00
R-3A and R-3B	4,000.00
R-3C	4,900.00

B. Commercial (B), Industrial (I) and Institutional (P) Subdivisions: The following cash contribution fees per acre shall be made at the time of final plat approval:

Zoning District	Cash Dedication (Per Acre)
P	\$7,000.00
B-1, B-2, B-3, and B-4	7,000.00
I-1 and I-2	5,000.00

Pursuant to Minnesota statutes 462.358, subdivision 2b(a), the per acre contribution shall be applied to the portion of buildable land in the subdivision; for this calculation, the buildable land means the area being subdivided remaining after excluding those portions that are either:

1. Encumbered by right of way for arterial roads as defined in the Inver Grove Heights comprehensive plan;
2. Lying below the ordinary high water level of public waters as identified in the shoreland management overlay district (see title 10, chapter 13, article B of this code); or
3. Lying within the boundaries of wetlands delineated according to the Minnesota wetland conservation act; or
4. Bluffs in shoreland management overlay districts abutting public waters.

C. **Review Of Rates:** Cash dedication rates will be reviewed annually and established by ordinance of the city council.

D. **Already Existing Residential Unit:** If the subdivision includes a residential unit that existed prior to the subdivision and if that already existing residential unit previously paid a park contribution or was constructed at a time that this code did not require a park contribution fee, then that particular residential unit shall not be subject to the park contribution fee imposed by this section. (Ord. 1277, 2-24-2014)

11-4-7: COMBINATION OF CASH AND LAND:

The city and developer may arrange a combination of cash, land, and/or development of the land for park purposes to fulfill the dedication/contribution requirements. (Ord. 1157, 6-11-2007)

11-4-8: MIXED USES:

Planned developments with mixed land uses shall make cash and/or land contributions in accordance with this chapter based upon the percentage of land devoted to the various uses. (Ord. 1157, 6-11-2007)

11-4-9: PARK ACQUISITION AND DEVELOPMENT FUND:

Cash contributions shall be deposited in the city park acquisition and development fund and shall only be used for purposes authorized by state law. Expenditures from the park acquisition and development fund shall be authorized by the city council. The parks and recreation advisory commission may recommend expenditures to the city council. (Ord. 1157, 6-11-2007)

Fund 402 - Park Acquisition & Development

Notes/Comments:

Fund Balance as of 12/31/2020	\$ 1,912,857.00	
 <u>2021 Revenues</u>		
DEED Grant (2020/2021 expenses)	359,868.24	HVP Phase III
Park Dedication Fees	1,564,200.00	
Donations	250.00	Dog Park Shelters - Project Completed in 2021
Interest	3,160.74	
 <u>2021 Expenditures</u>		
Various-legal, taxes, new sign, dog park shelters	(30,252.56)	Dog Park Shelters used 2019-2021 donations
HVP Phase III Project Expenses	(294,424.37)	Reimbursed by DEED Grant
Vista Pines Park	(88,570.94)	
<hr/>		
Fund Balance as of 9/30/2021	\$ 3,427,088.11	
Restricted - Donations for Inclusive Playground	(6,450.00)	Prior Year Donations Received for Project
Fund Balance (Available) as of 9/30/2021	\$ 3,420,638.11	
 <u>2021 Pending Projects/Activities</u>		
Vista Pines - Net Cost of Project from 402	(307,172.06)	Project Approved by Council
Budget = \$811,368		DEED Grant - reimbursement after costs are incurred
DEED Grant = \$415,625		
Balance = \$395,743		
 Return of \$ from Local Improvement Construction Funds		 HVP-Related, received grants after funding had
Fund 436 & 437 (Projects 1622 & 1707)	1,282,867.23	already been transferred to cover project costs
 <u>Anticipated Park Dedication Fees</u>		
Pine Bend (Alliant) Townhomes	80,000.00	<u>Anticipated Park Dedication Fees = \$690,100</u>
Babcock Trail/Ron Clark Apartments	240,100.00	Check to be deposited in October
Peltier Reserve	370,000.00	Check to be deposited in October
		Phased so may receive some in 2021 and some in 2022
 Additional Interest	 4,000.00	
<hr/>		
Estimated Fund Balance as of 12/31/2021	\$ 5,090,433.28	

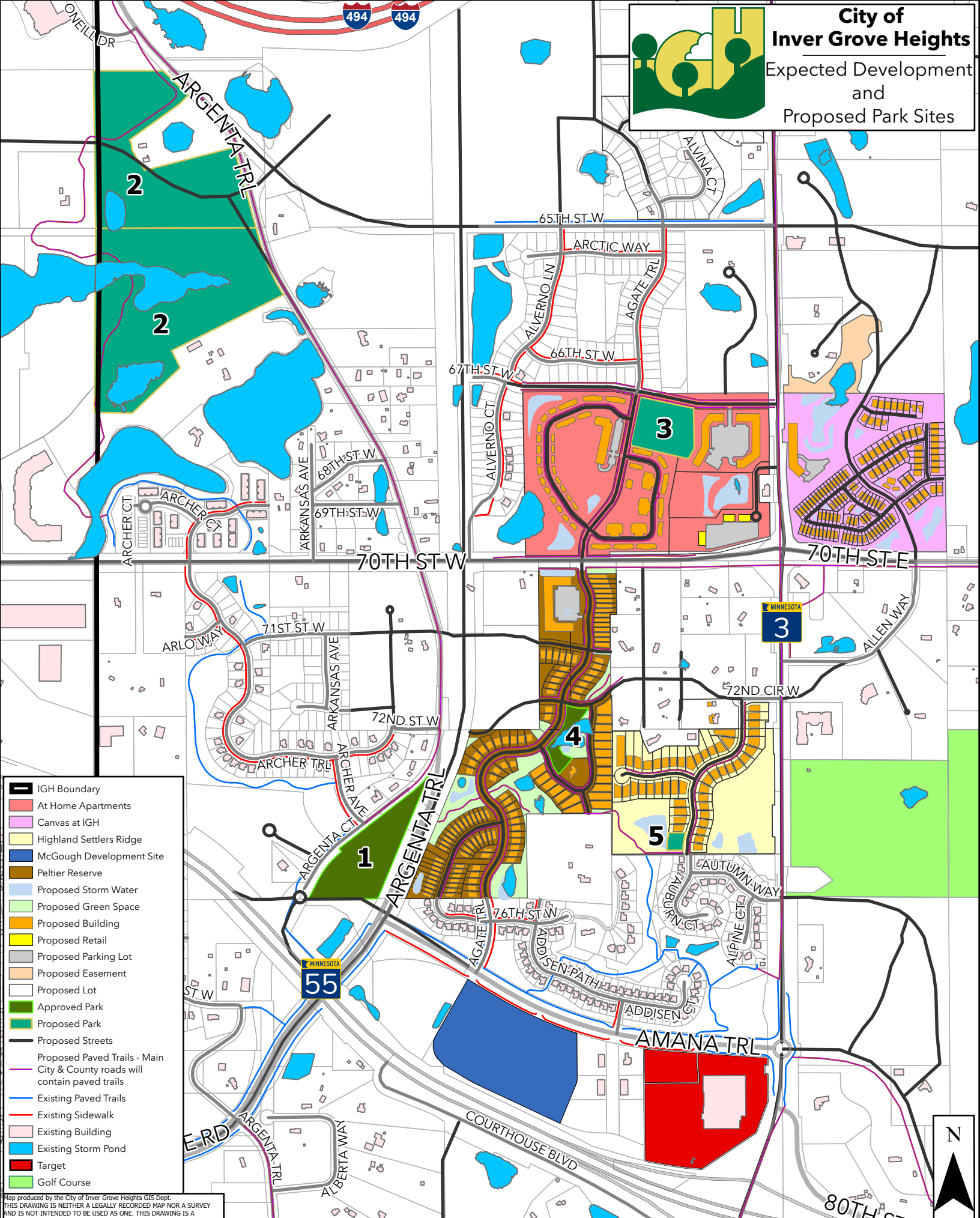
COMPARISON OF MUNICIPAL PARK DEDICATION FEES

Rank	<u>2019-2021 Residential Park Dedication Fees</u>		Rank	<u>If IGH added \$1000 to fee</u>	
1	Plymouth	\$8,000	1	Plymouth	\$8,000
2	Eden Prairie	\$6,500	2	Eden Prairie	\$6,500
3	Chanhassen	\$5,800	3	Chanhassen	\$5,800
4	Bloomington	\$5,700	4	Bloomington	\$5,700
5	Shakopee	\$5,340	5	Shakopee	\$5,340
6	Lakeville	\$4,734	6	Lakeville	\$4,734
7	Brooklyn Park	\$4,600	7	Brooklyn Park	\$4,600
8	Champlin	\$4,370	8	Champlin	\$4,370
9	Blaine	\$4,320	9	Blaine	\$4,320
10	Maple Grove	\$4,233	10	Maple Grove	\$4,233
11	Roseville	\$4,000	11	Roseville	\$4,000
12	Eagan	\$3,579	12	Inver Grove Heights	\$3,850
13	Maplewood	\$3,540	13	Eagan	\$3,579
14	Little Canada	\$3,500	14	Maplewood	\$3,540
15	Mounds View	\$3,500	15	Little Canada	\$3,500
16	Woodbury	\$3,500	16	Mounds View	\$3,500
17	Andover	\$3,415	17	Woodbury	\$3,500
18	Cottage Grove	\$3,400	18	Andover	\$3,415
19	Rosemount	\$3,400	19	Cottage Grove	\$3,400
20	Oakdale	\$2,886	20	Rosemount	\$3,400
21	Inver Grove Heights	\$2,850	21	Oakdale	\$2,886
22	Burnsville	\$2,717	22	Burnsville	\$2,717
23	Hastings	\$2,200	23	Hastings	\$2,200
24	Apple Valley	\$1,935	24	Apple Valley	\$1,935
25	St. Louis Park	\$1,500	25	St. Louis Park	\$1,500
26	Fridley	\$1,500	26	Fridley	\$1,500
	AVERAGE	\$3,885		AVERAGE	\$3,924



City of Inver Grove Heights

Expected Development and Proposed Park Sites



- IGH Boundary
- At Home Apartments
- Canvas at IGH
- Highland Settlers Ridge
- McGough Development Site
- Peltier Reserve
- Proposed Storm Water
- Proposed Green Space
- Proposed Building
- Proposed Retail
- Proposed Parking Lot
- Proposed Easement
- Proposed Lot
- Approved Park
- Proposed Park
- Proposed Streets
- Proposed Paved Trails - Main
- City & County roads will contain paved trails
- Existing Paved Trails
- Existing Sidewalk
- Existing Building
- Existing Storm Pond
- Target
- Golf Course

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