
ENVIRONMENTAL COMMISSION MEETING

Thursday, April 11, 2019

7:00 p.m.

Inver Grove Heights City Hall, Council Chambers

A G E N D A

1. CALL TO ORDER
2. PLEDGE OF ALLEGIENCE
3. ROLL CALL
4. APPROVAL OF COMMISSION MINUTES FOR FEBRUARY 28, 2019
5. APPROVAL OF COMMISSION MINUTES FOR MARCH 28, 2019
6. APPLICANT REQUESTS

a) **CITY OF INVER GROVE HEIGHTS – CASE NO. 19-08C**

A **Conditional Use Permit** to allow 34,500± cubic yards of fill within the flood fringe. The request is for the property known as Heritage Village Park, located at 6701 River Road.

7. OTHER BUSINESS
8. ADJOURN

ENVIRONMENTAL COMMISSION MEETING
Inver Grove Heights City Hall – Council Chambers
February 28, 2019

1. Call to Order

Meeting called to order at 7:00 PM by Chair Trenzeluk

2. Pledge of Allegiance

3. Roll Call

Commissioners Present: Chair Ted Trenzeluk, Robert Heidenreich, Nichole Boehmke, Ken Johnson, Lauren DiGidio, and Aditya Jayam.

Commissioners Absent: Joan Gabriel (resigned 9/27/18); Patricia Todd and Sarah Brass (excused)

Staff Present: Ally Hillstrom, Environmental Specialist

4. Approval of Minutes

Commissioner Johnson moved to approve the minutes from January 24, 2019 as submitted, Commissioner Heidenreich seconded the motion. Motion to approve carried unanimously.

5. Applicant Requests

6. Other Business

a) GreenStep Cities Best Practice #15: Sustainable Purchasing. Review progress and discuss feedback.

Ms. Hillstrom stated the purpose of the meeting is to discuss GreenStep Cities Program Best Practice #15: Sustainable Purchasing in order to progress to Step 3 of the program. She stated she has completed background research on the topic and will present it to the Environmental Commission to receive feedback prior to presenting to the City Council. Ms., Hillstrom described Best Practice #15 as defined by the program.

Chair Trenzeluk requested Ms. Hillstrom state where the policy differs from other cities' policies when she reviews the policy.

Ms. Hillstrom stated at Action 15.1: Sustainable Purchasing Policy is the only required action for Best Practice #15. The City can consider completing the other optional actions. Best Practice #15.1 requires that the City adopt a Sustainable Purchasing Policy or set of administrative guidelines and at minimum include a requirement to purchase energy efficient equipment and recycled content paper. Ms. Hillstrom stated that the Finance Director recommends the City approach this by adopting a formal policy instead of adopting administrative guidelines. Because purchasing has budgetary impacts, a formal policy provides more structure than guidelines will.

Ms. Hillstrom presented the draft Sustainable Purchasing Policy developed from resources provided on the GreenStep Cities website including other cities' policies. She noted these policies are referred to as Sustainable Purchasing or Environmental Purchasing. Sustainable Purchasing

Policy has been selected to better reflect the City's commitment to sustainability which includes environmental, social and economic stewardship. Ms. Hillstrom noted that sustainable cities consciously avoid depletion of natural and financial resources in order to meet the needs of the community in the future.

Chair Trenzeluk stated he is in agreeance with including the financial component in the interpretation of sustainability. Ms. Hillstrom responded that some cities focus these policies on environmental stewardship more than the other factors discussed. Ms. Hillstrom stated if the policy is adopted for the City of Inver Grove Heights it is important for the City to make sure it does not exceed its financial ability to fund capital and operational costs of the sustainable purchase.

Ms. Hillstrom reviewed the policy purpose. The City does not currently have a purchasing policy and purchasing is decentralized. This policy is intended to provide structure and resources to those making purchases while promoting sustainable practices.

Commissioner Boehmke suggested when the policy lists example products it state "but not limited to" so that future product types are not excluded from the policy.

Ms. Hillstrom reviewed the policy scope. All departments and employees would receive education and would be responsible for upholding the policy. The Environmental Specialist would be the resource for staff.

Chair Trenzeluk asked how the purchases would be policed. Ms. Hillstrom stated that staff will be asked to submit their purchase data to the Environmental Specialist to track and evaluate the City's sustainable purchasing efforts. Supervisors may need verify the purchases first and then her data collection is followed.

Commissioner Jayam asked for a description of the City's purchasing process. Ms. Hillstrom stated that based on her position, her supervisor and grant requirement specify what she can and cannot purchase. She is required to submit invoices to the Finance Department who then pays the invoice. She said that she will verify if other purchasing processes are used.

Commissioner Jayam asked if a supervisor's approval is required for purchases over a certain amount. Ms. Hillstrom stated that all purchases are coded to an account number and only those with authority can expense items to the code. That employee and employee's supervisor receive an account summary to keep track of expenses and ensure the purchases are within the annual budget constraints.

Commission Jayam suggested that the policy's scope requires supervisors receive an annual review of the policy. He suggested the Environmental Specialist review the department's purchases and provide feedback on their purchasing behaviors.

Commission Jayam asked if there is a limit on how much more money can be spent on sustainable purchases. Ms. Hillstrom stated that the way the policy is currently written, all required products listed, aside from recycled content paper, should be purchased if the product is cost-effective; when the life-cycle costs are lower or equal to those of the non-sustainable product.

Chair Trenzeluk stated that recycled content paper does not meet the purpose to lower overall costs as stated in the policy. Ms. Hillstrom stated this is true. She stated this is the only state mandated requirement within the policy. The Minnesota Statue 16C.073 states that public entities

shall purchase 30% recycled content paper, if it is within a ten percent cost range of existing costs as defined by Minnesota Statute 16C.0725. Ms. Hillstrom noted that other cities have added constraints to this guideline. The City of Burnsville requires City Manager authorization for any purchases where the ten percent difference in cost exceeds \$1,000. Ms. Hillstrom stated this guideline would only apply to the recycled paper purchasing requirement as the other requirements have cost-effective defined as the purchasing guideline.

Chair Trenzeluk suggested this structure be added to this part of the policy and the City Council would be able to adjust the parameters.

Commissioner Boehmke asked if the City can seek out vendors that sell sustainable products at lower costs. Ms. Hillstrom stated that the State of Minnesota has sustainable purchasing goals for state departments and develops purchasing contracts. The City can purchase from these contracts which includes green purchasing contracts. The contracts tend to reduce costs of the items. Ms. Hillstrom stated there are other contract opportunities available to the City as well.

Commissioner Boehmke stated that staff with purchasing authority would have the flexibility to use these resources to find the most sustainable product at the lowest cost.

Commissioner Jayam suggested the alternative would be to allow purchases of sustainable products up to an amount based the remaining funds in the base budget. Ms. Hillstrom stated that selecting a specific dollar amount as a cap may require revisions in the future.

Chair Trenzeluk ask the Commission if they are in favor of a cap being set. Commissioner Heidenreich and Commissioner Johnson stated they are in favor. Ms. Hillstrom stated that as the policy is written, aside from recycled paper, sustainable purchasing products can only be purchased if they are less than or equal to the cost of the existing product.

Ms. Hillstrom stated based on the current usage and costs of paper, the City's cost for copy paper would increase by twelve percent if thirty percent recycled copy paper was purchased. The purchase would not be required based on how the policy is currently written because it exceeds a ten percent difference in current costs. The cost difference is \$771.75, which is less than the \$1,000 cap the Commission was discussing. The City could decide to allow for purchases under a specific dollar amount instead of the ten percent difference in current cost if the City thought this was a priority.

Commissioner Heidenreich suggested the policy require cost reduction strategies. He suggested Environmental Commission agenda packets are no longer printed and instead displayed on electronic devices. Ms. Hillstrom noted that other cities have implemented cost reduction strategies after adopting a Sustainable Purchasing Policy. Printers can be defaulted to double-sided printing and black ink. The City can educate staff to print only when necessary to reduce the paper usage. Ms. Hillstrom stated that reducing the environmental impact of meetings is a best practice within the GreenStep Cities Program, Best Practice 15.7.

Commissioner Boehmke noted that if the City is going to adopt a Sustainable Purchasing Policy the City will have to budget according. An additional expense needs to be added to the budget if this is required by the policy.

Commissioner DeGidio noted that costs would be reduced by printing less. Ms. Hillstrom responded it can be a cost-neutral change however it is unknown how much printing will be reduced by. The City can compare current printing behavior to the printing behavior after staff is

educated to determine how much printing was reduced. She stated this is an example of the data collection required by the policy as its currently written. She noted that cost reduction strategies can be added to a procedure section of the policy if the Commission feels this would be a critical component to making the efforts financially feasible.

Commissioner Heidenreich suggested showing the Council projected cost savings along with the recycled paper usage and cost data.

Commissioner Jayam noted that allowing for purchases within a ten percent cost difference or under a specific cap allows for a conversation to happen with staff. This could result in reallocating unspent funds from the base budget for the sustainable purchase. Ms. Hillstrom stated that other cities have created a similar process, where a Sustainability Fund is budgeted for and applied to selected sustainability projects throughout the year that need additional funding. The projects are selected based on their environmental benefit.

Chair Trenzulek stated conceptually a Sustainability Fund may be workable but he would not recommend this at this point in the process based on its budgetary impacts. He suggested Ms. Hillstrom update the draft policy with the thoughts presented this far.

Ms. Hillstrom stated that this is an internal policy that can be updated as needed by the Environmental Commission and City Council.

Commissioner Boehmke stated that the policy's financial parameters can be reviewed for update considerations by the Environmental Commission. Ms. Hillstrom suggested adding City Staff and the Environmental Commission will be responsible recommending policy revisions to the City Council for final approval.

Commissioner Jayam suggested noting that state laws supersede this policy.

Commissioner Johnson asked what chemicals would be looked for within cleaning products. Ms. Hillstrom stated green cleaning products would be selected based off certification standards so long as they effectively serve their purpose. She recommends City Staff research product effectiveness before purchasing.

Commissioner Boehmke asked if the policy should require contracted cleaning services to purchase green cleaning products. Ms. Hillstrom said she will research this. Chair Trenzeluk suggested this could be added to the cleaning services contract instead of the policy.

Ms. Hillstrom noted the only requirement of the GreenStep Cities program for the Sustainable Purchasing Policy is to require purchases of energy efficient appliances and recycled paper content. Other items are listed to raise awareness of the products. These items would be purchased so long as they are equal to or less than the cost of the typical purchase.

Chair Trenzeluk recommended Ms. Hillstrom update the draft policy with the thoughts presented. This will be reviewed at the next Environmental Commission meeting.

7. Adjourn

Commissioner DiGidio moved to adjourn at 8:05 pm. Commissioner Boehmke seconded the motion. Motion approved unanimously.

ENVIRONMENTAL COMMISSION MEETING
Inver Grove Heights City Hall – Council Chambers
March 28, 2019

1. Call to Order

Meeting called to order at 7:00 PM by Chair Trenzeluk

2. Pledge of Allegiance

3. Roll Call

Commissioners Present: Chair Ted Trenzeluk, Sarah Brass, Patricia Todd, Robert Heidenreich

Commissioners Absent: Joan Gabriel (resigned 9/27/18); Ken Johnson, Aditya Jayam,
Lauren DiGidio (excused); Nichole Boehmke

Staff Present: Ally Hillstrom, Environmental Specialist

4. Approval of Minutes

Minutes from February 28, 2019 are not approved as a quorum is not present.

5. Applicant Requests

6. Other Business

Chair Trenzeluk stated a quorum was not present by the Environmental Commission; the Commission will still hold a meeting to discuss the items in front of them, but official recommendations will be presented.

a) Proposed Compost Initiative in Inver Grove Heights; Christina Rademacher, Inver Grove Heights Resident & UMN Student

Christina Rademacher, 6560 Arlene Avenue, prepared a presentation for the Environmental Commission to share her study abroad experiences from a college course in Germany. She noted aspects of what she learned can be shared with Inver Grove Heights residents to raise awareness of environmental initiatives.

Ms. Rademacher shared that compost and organic bins were utilized throughout the towns she visited in Germany. Based on the environmental benefit of composting, she suggested that the City implement composting programs to promote collection within the community and lead by example. She suggested that the City collect organics within city facilities. She noted that education campaigns help raise community awareness. In Germany, that when a community is well educated the information is widely shared with one another. This helps encourage community members to become their own experts.

Ms. Rademacher suggested that awareness of composting initiatives can be expanded through social media, mailing and community meetings. She also noted that food waste is an important issue that needs to be addressed through composting to reduce greenhouse gas emissions from landfills.

Ms. Rademacher stated the residents can participate by creating their own compost bin or joining the organics drop-off sites. She suggested that the City create a compost site to create

compost for city projects. She noted that in Germany they have developed bio-gas plants which utilize organic material to create clean energy and divert the waste from a landfill. She noted that renewable energy infrastructure and compost facilities were located in one city complex.

Ms. Rademacher shared a video featuring a town in Germany with an energy complex.

Ms. Rademacher invited the Environmental Commission to a documentary viewing and discussion on climate with Minnesota Senators. The meeting is at the University of Minnesota Twins Cities Campus on April 16. Ms. Hillstrom will send more information to the Commission by email.

Chair Trenzeluk thanked Ms. Rademacher for presenting. He encouraged her to contact the City Council and provide a summary of the presentation. He also noted that becoming an Environmental Commissioner is a great way to get involved in the community.

Chair Trenzeluk asked Ms. Rademacher to explain the West St. Paul composting initiative. Ms. Rademacher replied that residents receive compostable bags from the drop-site and bring their organics to the site for no charge. Ms. Hillstrom stated that Dakota County has funded the two drop-sites. A waste hauler collects the organics and bring it to an industrial compost facility located in Empire Township.

Ms. Hillstrom stated that she has received feedback from Inver Grove Heights residents that use the Thompson Park drop-site. She believes our community benefits from these locations. She noted the community may benefit from having an additional location within Inver Grove Heights.

Chair Trenzeluk asked Ms. Hillstrom which government entity funds the compostable bags at the drop-sites. Ms. Hillstrom replied that the County currently funds the program, although there has been discussion that future sites may be jointly funded by the County and the partner city.

Chair Trenzeluk asked if the sign-up information for the program is on the City website. Ms. Hillstrom responded in the affirmative. She noted that education is also provided at event education booths.

Ms. Rademacher noted that Minneapolis has residential organics hauling services.

Commissioner Heidenreich noted that Dakota County is focused on these initiatives which are prioritized in their updated Solid Waste Management Plan approved in September 2018. He stated the County also provide recycling and composting assistance to businesses because they generate a large amount of waste. Cities will also be involved in implementation of the master plan priorities.

Ms. Hillstrom noted that the Master Recyclers/Composters program is an education and volunteer opportunity for residents to get involved. Volunteers complete an education course and then volunteer throughout the County to help educate residents and assist with recycling and composting projects.

Chair Trenzeluk asked if these initiatives will be completed through the Greenstep Cities program. Ms. Hillstrom replied that no waste haulers provide residential organics recycling in Dakota County. She noted that organics will be collected in City Hall with support of the County community funding grant. Organics collection will be added to other facilities as

funding allows. Ms. Hillstrom stated that currently residents can utilize Dakota County drop-sites or create their own backyard compost bin.

Commissioner Brass explained that Dakota County offers compost bins at a subsidized rate to community members. Ms. Hillstrom stated we can share this opportunity.

Ms. Rademacher stated that other communities in Minnesota have sister cities in Germany. These cities can be a role model for Inver Grove Heights. Morris and Saerbeck are sister cities. These cities are moving towards 100% renewable energy.

Chair Trenzeluk noted the City is completing some of steps recommended by Ms. Rademacher, and that the Environmental Specialist is now on board and dedicated to these initiatives.

Ms. Hillstrom stated that creating a community organic drop-site is not a requirement of the Dakota County community funding program, however if the City determines this is a priority more research can be done on the topic. For example, developing a yard waste drop-site. This may be a GreenStep Cities action.

b) GreenStep Cities Best Practice #15: Sustainable Purchasing. Review progress and discuss feedback.

Ms. Hillstrom included an updated draft of the Sustainable Purchasing Policy in the agenda packet. The Environmental Commission did not review this item because a quorum was not present. It will be reviewed at the next Environmental Commission meeting.

c) Miscellaneous

Ms. Hillstrom explained the Commission had advised that City Commission meetings become paperless. She noted that Commission packets will now be displayed on the monitors for the Commission to reduce the amount of paper printed. Only two copies will be printed for each meeting going forward; one public copy and one backup copy for staff. She will share this method with other Commissions to encourage less printing at those meetings. She noted that City Council agendas are not printed. Instead iPads are used to display their agenda packets.

Ms. Hillstrom noted an Environmental Commission Special Session is proposed for Thursday, April 11. Commissioner Todd replied she can attend. Four Commissioners are available but five are needed for a quorum. Ms. Hillstrom indicated Thursday, April 18 is the Commission Appreciation Dinner.

Chair Trenzeluk reminded the Commission that the 2019 Environmental Commission Conference will be held on Saturday, April 13. He recommends the Commissions attend. Admission is free.

Ms. Hillstrom shared that she attended the Cities Charging Ahead Annual Conference today focused on electric vehicles. She learned what other cities have successfully completed and additional resources that will be released in the next few months. She will share the resources with the Commission when they are released.

7. Adjourn

The Commission meeting adjourned at 7:43 pm. Motion approved unanimously.

P L A N N I N G R E P O R T

CITY OF INVER GROVE HEIGHTS

CASE NO: 19-08C

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: City of Inver Grove Heights

REQUEST: Conditional Use Permit to allow filling in the Floodplain

MEETING DATE: April 11, 2019

LOCATION: 6701 River Road

COMPREHENSIVE PLAN: Park

ZONING: I-1, Limited Industry

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Ally Hillstrom
Environmental Specialist

BACKGROUND

Heritage Village Park is a 63-acre City owned site. Development of this site has followed park master plans initially developed in 2004. Since then, the master plan has gone through several updates however the design remains focused on developing a community park that highlights the site's history. Park improvements have occurred at varying stages, including establishment of a 14-acre protected prairie on the north end of the site and a 9-acre dog park that parallels the regional trail.

Phase 2 of park improvements is focused on development of additional amenities identified in the master plan. A higher level of elevation is needed on the site to accomplish the following goals: build an ADA accessible regional trail and trail connections; build all buildings are above the 100-year flood elevation; fill rather than cut into soil that was previously capped; accommodate stormwater improvements and filtration methods; and account for future anticipated road and storm sewer projects. The City is now proposing to place fill over the site to meet the goals of the Heritage Village Park Phase 2 development. The subject property is located within the Flood Fringe of the Floodplain. Fill is allowed with an approved conditional use permit.

The City is requesting a Conditional Use Permit to allow the placement of fill in excess of 1,000 cubic yards, consistent with City Code provision 10-13D-7-2A2c Flood Fringe District of the Floodplain Management Rules. Filling is allowed provided the plan is prepared by a qualified professional and an erosion control plan is prepared.

ANALYSIS

The proposed fill will be used for leveling and preparing the site for future phases of Heritage Village Park. The City hired WSB to create a grading plan for the fill project. The total fill project will consist of 69,786 cubic yards of soil that will be placed over the larger park area. The amount of fill material within the flood fringe would be 34,521.25 cubic yards of soil. The fill material would come from City street reconstruction projects at 55th Street & 55th Street Court and 65th Street. The Engineering Department has reviewed and approves of the proposed Condition Use Permit.

ALTERNATIVES

The Environmental Commission has the following actions available:

- A. **Approval.** If the Environmental Commission finds the application to be acceptable, the following action should be taken:
- o Approval of a **Conditional Use Permit** to allow the placement of fill in excess of 1,000 cubic yards, consistent with City Code provision 10-13D-7-2A2c Flood Fringe District of the Flood Plain Management rules, for the purpose of grading and filling for future improvements of the Heritage Village Park property subject to the following conditions:
1. The placement of fill shall be consistent with the following plans, on file with the Planning Department:

Overall Grading Plan

3/15/2019

- B. **Denial.** If the Environmental Commission does not favor the proposed applications or portions thereof, the above request or requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

The review of the materials for this request is more of an engineering exercise, rather than a planning exercise, since the project is comprised of soil fill and grading. The plan being presented is the overall grading and filling plan. Engineering has reviewed the plan and finds that it consistent with city code standards. Based on the information provided, Planning recommends approval of the conditional use permit as presented.

Attachments: Location Map
 Overall Grading Plan
 Plan of Heritage Village Park



Memorandum

To: Eric Carlson, Park and Recreation Director

From: Candace Amberg, RLA
Eric Maass, AICP

Date: March 20, 2019

Re: WSB Project No. 013050-000

Please find attached the following submittal items for a Conditional Use Permit (CUP) for the 34,521.25 cubic yards of fill within the flood fringe. A total of 69,786.55 cubic yards of fill is required for the Heritage Village park site.

Submittal Items included:

1. Completed Application
2. List of adjacent property owners within 350 feet of the subject property.
3. Written narrative describing the project
4. Grading Plans showing both existing and proposed grades with exact fill amounts.
5. Preliminary Park Master Plan and Phase 2 Master Plan
6. Six (6) full size copies of the plan and one 11x17 reduction, as well as an electronic copy of the plan.



CITY OF INVER GROVE HEIGHTS

8150 Barbara Avenue
Inver Grove Heights, MN 55077
(651) 450-2545
www.invergroveheights.org

PLANNING APPLICATION FORM

SECTION 1 APPLICANT INFORMATION

Applicant Name: City of Inver Grove Heights Contact Name: Eric Carlson
Mailing Address: 8150 Barbara Avenue Mailing Address: 8055 Barbara Avenue
Inver Grove Heights, MN 55077 Inver Grove Heights, MN 55077
Daytime Phone: 651-450-2587 Daytime Phone: 651-450-2587
Cell Phone/Fax: _____ Cell Phone/Fax: _____
Email: ECarlson@invergroveheights.org Email: ECarlson@invergroveheights.org

SECTION 2 SITE & PROPERTY OWNER INFORMATION

Site Address: 6701 River Rd County Tax PIN: 20-0020040010
Legal Description (or attach separately): PT NW 1/4 Beg at PT of Int of S L N1/2 of N1/2 of NW 14 With W L of N&S
Alley Blk 30 Inver Grove Fractory Add Prod N Thence W Along S L 350 FT M/L
to E'LY L CRI&P RR Thence NW'LY along E L 600 FT M/L to N L Sec 2 E Along
Owner Name (If different from above): N L 560 FT to INT With W L of N & S Alley Blk 30 S to Beg also that PT NW 1/4
& SW1/4 Formerly known as Inver Grove Yard
Owner Email: _____
Owner Mailing Address: _____

SECTION 3 APPLICATION TYPE

☐ Variance	☒ Conditional Use Permit	☐ Major Site Plan Review
☐ Rezoning	☐ Preliminary Plat	☐ Planned Unit Development
☐ Comp Plan Amendment	☐ Final Plat	☐ Zoning Code Amendment
☐ Waiver of Plat	☐ Other: _____	

SECTION 4 OTHER INFORMATION

Attach the written description, plans and other required documents (See Petitioner's Instructions.).

I attest that the information contained in this application is true and correct to the best of my knowledge.

APPLICANT SIGNATURE: _____

OWNER SIGNATURE: _____

OFFICE USE ONLY

Case Number: _____	Planning Review Committee Date: _____
Date Accepted: _____	Planning Commission Date: _____
Accepted By: _____	Park & Rec. Commission Date: _____
Receipt #: _____	City Council Date: _____
Escrow #: <u>702-229.</u>	60 Day Deadline: _____

	<u>FULLNAME</u>	<u>Owner ADDR1</u>	<u>Owner ADDR2</u>	<u>Owner CITYST</u>	<u>Owner ZIP</u>	<u>Company NAME</u>	<u>PIN</u>
1	ACTION DISPOSAL SYSTEM INC	PO BOX 42165		HOUSTON TX	77242-2165	ALLIED WASTE	02027222510012
2	JAMES W & APRIL D DZIEWIC	6549 DOFFING AVE E		INVER GROVE HEIGHTS MN	55076		02027222510016
3	DUANE R WEITZEL	BEE LINE INC	6535 DOFFING AVE	INVER GROVE HEIGHTS MN	55076-1828	BEE LINE AUTOMOTIVE	02027222510018
4	RICHARD A TSTE GRAYSON	PO BOX 4		SOUTH ST PAUL MN	55075-0004	NORTH AMERICAN TRAILER	02027222510019
5	SCOTT K PRIEBE	6556 DOFFING AVE E		INVER GROVE HEIGHTS MN	55076-1827		02027222510020
6	RICHARD A TSTE GRAYSON	PO BOX 4		SOUTH ST PAUL MN	55075-0004	NORTH AMERICAN TRAILERS EXCESS	02027222510023
7	ELIZABETH J HARMS	5242 113TH ST W		BLOOMINGTON MN	55437-3353	RIVER HEIGHTS MARINA EXCESS	02027222510024
8	COUNTY OF DAKOTA	HIGHWAY DEPT	1590 HWY 55	HASTINGS MN	55033	CAMERONS LIQUOR	02027222510025
9	KIMBERLY K BURTON	4190 65TH ST E		INVER GROVE HEIGHTS MN	55076-1779		02027222530009
10	CASTAWAY MARINA INC	PO BOX 477		SOUTH ST PAUL MN	55075-0477	CASTAWAYS MARINA	02027222310001
11	SOUTHVIEW SANITATION INC	BILL MCPHILLIPS	11798 AKRON AVE	INVER GROVE HEIGHTS MN	55077		02027222310003
12	MAPPKAT INC	EVELYN PANNO	6220 DOFFING AVENUE E	INVER GROVE HEIGHTS MN	55076	RIVER MIST MARINA	02027222310011
13	DAKOTA BULK PROPERTY LLC	GENERAL MANAGER	925 HARDMAN AVE S	SOUTH ST PAUL MN	55075-2463		02027222330002
14	STEVEN P BARRY	6202 CONCORD BLVD E		INVER GROVE HEIGHTS MN	55076-1847	BUDGET SANDBLASTING	02027222330030
15	JAMES K & BONITA J BERQUIST	8579 BOWER CT E		INVER GROVE HEIGHTS MN	55076	KEN BERQUIST DISPOSAL	02027222330031
16	RICHARD L & MARLENE THUL	984 HORIZON ST		SAINT PAUL MN	55127-7163	BYRON'S AUTO REPAIR	02027222330033
17	DAKOTA COUNTY CDA	1228 TOWN CENTRE DR		EAGAN MN	55125		020272223350077
18	RONALD C RITTER	6341 CONCORD BLVD		INVER GROVE HEIGHTS MN	55076		020272223350082
19	JOHN J BAUER	6370 CONCORD BLVD		INVER GROVE HEIGHTS MN	55076	LASTRACK FAMILY RESTAURANT	020272223350086
20	HOLIDAY STATION STORES INC	HOLIDAY STORE NO 71	PO BOX 1224	MINNEAPOLIS MN	55440	HOLIDAY	020272223350087
21	U S BANK NA	U S BANK HOME MORTGAGE	800 MORELAND ST	OWENSBORO KY	42301		020272223350089
22	SHELLEY A PROPERTIES LLC	824 HERON AVE N		OAKDALE MN	55128	JERSEYS	020272223350090
23	KEITH W & JULIE A MANN	6476 DELILAH AVE E		INVER GROVE HEIGHTS MN	55076-1735		020272223350094
24	PHILLIP A & JILLYNE FRAZIER	6495 CONCORD BLVD E		INVER GROVE HEIGHTS MN	55076-1814		020272223350095
25	SHELLEY A PROPERTIES LLC	824 HERON AVE N		OAKDALE MN	55128	JERSEY'S	020272223350096
26	DARREL W LANDERS	6471 CONCORD BLVD		INVER GROVE HEIGHTS MN	55076		020272223350097
27	CHARLES J & JOY L SCHUH	6461 CONCORD BLVD E		INVER GROVE HEIGHTS MN	55076		020272223350098
28	SHELLEY A PROPERTIES LLC	824 HERON AVE N		OAKDALE MN	55128	JERSEYS	020272223350099
29	MARK R SANDQUIST	1027 CHIPPEWA AVE		MENDOTA HEIGHTS MN	55118-1040		020272223350101
30	MARGARET R SANDQUIST	1027 CHIPPEWA AVE		MENDOTA HEIGHTS MN	55118-1040		020272223350102
31	LAURA M HAY	99 RUTH N		SAINT PAUL MN	55119-4623		020272223370003
32	ALBERT J KRAMER	4301 64TH ST E		INVER GROVE HEIGHTS MN	55076-1833		020272223370004
33	CANDACE EWALD	179 E WINONA ST		SAINT PAUL MN	55107		020272223370012
34	HOSSEIN & DOLORES AMIRI	4343 65TH ST E		INVER GROVE HEIGHTS MN	55076-1837	AMIRI AUTO SALES	020272223370013
35	AMERICAN CREDIT CO	1572 VANBUREN		SAINT PAUL MN	55104	RIVERSIDE AUTO SALE INC	020272223370015
36	CANDACE EWALD	179 E WINONA ST		SAINT PAUL MN	55107		020272223370016
37	RICHARD & SUSAN HOLLESCHAU	4455 64TH ST E		INVER GROVE HEIGHTS MN	55076-1844	TWIN CITY MARINA	020272223370021
38	RAYMOND A MOORE	1181 MARION		SAINT PAUL MN	55117-4465		020272223370023
39	LAWRENCE W & CYNTHIA WARD	6470 DOFFING AVE E		INVER GROVE HEIGHTS MN	55076-1825		020272223370024
40	RICHARD & SUSAN HOLLESCHAU	4455 64TH ST E		INVER GROVE HEIGHTS MN	55076-1844	TWIN CITY MARINA	020272223370029
41	DAVID M & DEBRA L BILDERBACK	6330 DOFFING AVE E		INVER GROVE HEIGHTS MN	55076-1823		020272223370035
42	RICHARD & SUSAN HOLLESCHAU	8260 RIVER RD		INVER GROVE HEIGHTS MN	55076	TWIN CITY MARINA	020272223370037

Heritage Village Park along the Mississippi has had a varied history of land uses. It was once the site of the initial Inver Grove Village that was established by immigrants, mainly of Irish and German heritage, who arrived to the area along the Mississippi River, a major transportation route. The original Town Hall still stands and is located just south of 66th Street on River Road. The original schoolhouse has since been relocated to Rich Valley Athletic Complex, and both buildings are over 80 years in age and are in a degraded condition.

The park site also held a major railroad yard with numerous railroad lines, including a roundhouse, which left behind areas of pollution. The railroad crossed the river just south of the park site along the old Rock Island Swing Bridge with railroad lines on one level, and vehicles on another level.

The park site is 63 acres total and had an initial master plan prepared in 2004. Due to changes in actual park land and where railroad crossings could occur, the master plan has gone through several updates to stay in alignment with the land changes, as well as community needs and desires. While the master plan has been modified over time, the initial focus of the design remained on developing a community park that would highlight the historic village and related modes of transportation that led to the origins of the community.

The park master plan led to eventual improvements, including refurbishment of the Rock Island Swing Bridge site as a trailhead for the Mississippi River Regional Trail. This included partial redevelopment of the Swing Bridge as a pedestrian pier that draws in users to overlook the Mississippi River. The regional trail traverses through the entire length of Heritage Village Park and highlights its importance as a community park.

Additional improvements to the park have occurred in varying stages, including establishment of a 14 acre protected prairie on the north end of the site, and more recently, the development of a 9 acre dog park that parallels the regional trail.

The next proposed improvements for Heritage Village Park focus on the continued development of additional park amenities as identified in the master plan to include a community inclusive playground that has theming reflective of the site's history. This phase of development also includes support facilities, such as a park picnic shelter with restrooms, parking, and additional trail development to provide a more direct regional trail connection to the Rock Island Swing Bridge trailhead. Future phases would include a large civic lawn space, expansion of parking as necessary, additional picnic spaces, and the use of cultural and historic interpretive pieces. Once complete, Heritage Village Park will truly be reflective of its name.

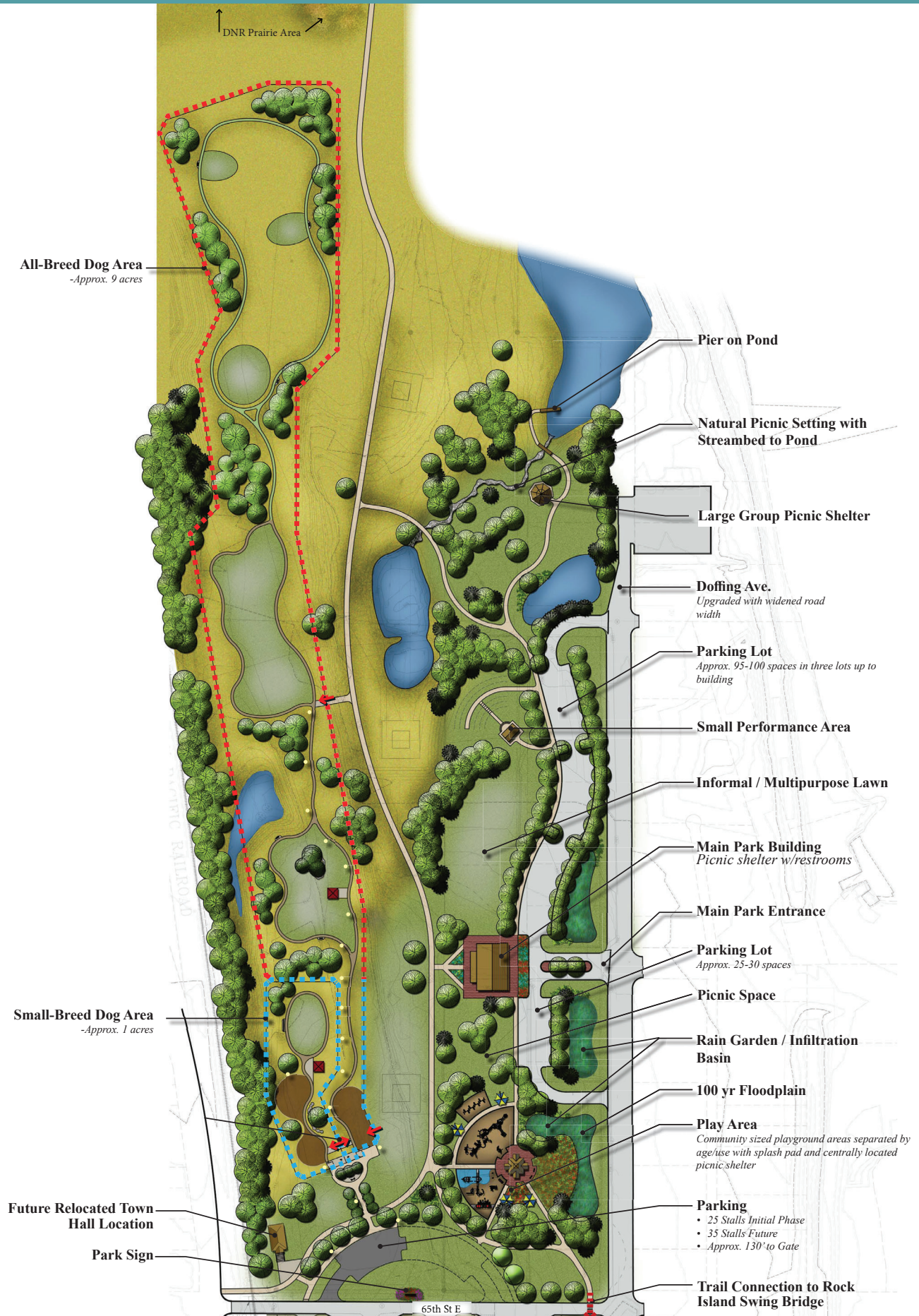
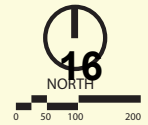
The proposed grades for the next phases of the ongoing park development indicate the site be filled to higher elevations. This was to accomplish the following goals:

- Create an accessible regional trail connection from the Swing Bridge site up Doffing Avenue that enters the park site at 65th Street and ties into the existing regional trail, which currently sits at approximately 9 feet higher in elevation than the elevation at the corner of 65th and Doffing. The proposed grades are shown to be under the 5% maximum grade for ADA.
- Ensure accessible (ADA) trail connections from proposed HC parking stalls to the regional trail and proposed playground, buildings and other site amenities.
- Ensure all buildings and main development areas are above the 100-year flood elevation.

- Ensure we have a fill situation, rather than a cut, within the park area due to previous efforts of placing clean fill in the park over areas of concern (potential contaminants).
- Ensure the parking lots are higher in elevation in order to accommodate stormwater improvements and filtration methods for treating the stormwater runoff, due to shallow bedrock.
- Raise the elevations along Doffing to account for future anticipated road and storm sewer projects.



Heritage Village Park ON THE MISSISSIPPI RIVER

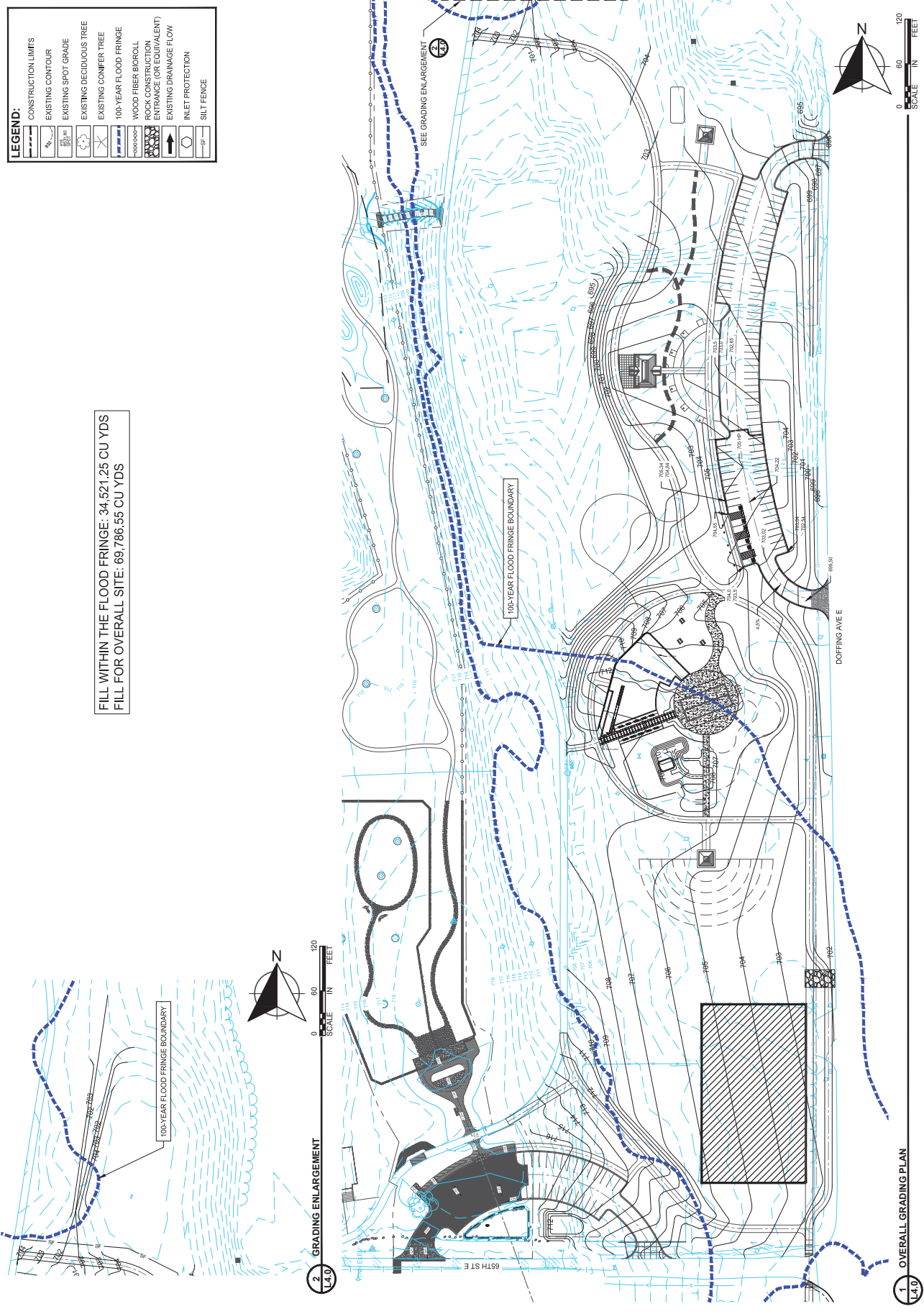


Preliminary Master Plan

WSB Project 010132-000
February 14, 2018









Location Map Case No. 19-08C

