INVER GROVE HEIGHTS CITY COUNCIL MEETING
MONDAY, NOVEMBER 13, 2017- 8150 BARBARA AVENUE

1. CALL TO ORDER and 2. ROLL CALL

The City Council of Inver Grove Heights met in regular session on Monday, November 13, 2017, in the City Council Chambers. Mayor Tourville called the meeting to order at 7:00 p.m. Present were Council members Bartholomew, Hark, Perry and Piekarski Krech; City Administrator Lynch (absent), City Attorney Kuntz, Community Development Director Link, City Clerk Tesser, Parks and Recreation Director Carlson, Finance Director Smith, Public Works Director Thureen, City Engineer Kaldunski, and Fire Chief Thill.

3. PRESENTIONS:

4. CONSENT AGENDA:

A. i. Minutes September 25, 2017 City Council Meeting
ii. Minutes October 2, 2017 City Council Work Session
B. **Resolution 17-210** Approving Disbursements for Period Ending on November 8, 2017
C. Consider **Resolution 17-211** Seeking a Speed Study Conducted by MnDOT – Inver Grove Trail from Concord Boulevard to Cahill Avenue
D. Consider **Resolution 17-212** Approving Plans and Specifications, Authorizing Advertisement for Bids for the 2018 Pavement Management Program, City Project No. 2015-09D – Broderick Boulevard Street Reconstruction
E. **Resolution 17-213** Receiving and Approving the Dickman Trail Culvert Report (96" CMP)
F. Consider **Resolution 17-214** Receiving and Accepting a Proposal from Braun Intertec Corporation for Geotechnical Services
G. Approve Custom Grading Agreement, Stormwater Facilities Maintenance Agreement and Permanent Drainage and Utility Easement for 4709 Babcock Trail
H. **Resolution 17-215** Receiving and Approving – North Robert District, Alternative 1 and Alternative 2 Preliminary Engineering Reports and the B-Line Sanitary Sewer Modeling Study
I. Consider Approval of Proposal from Braun Intertec for Geotechnical Evaluation of the Parking Lot at Inver Wood Golf Course
J. Consider Change Order No 2 – Bid Package 2 – East Rink Floor Project – City Project 2017-05
K. Consider **Resolution 17- 216** Approving the Dakota County 2018 Community Funding Application for Waste Abatement Activities
L. Consider Inver Grove Heights CVB 2018 Work Plan and Budget
M. Personnel Actions

Motion by Bartholomew, second by Hark, to approve all items on the consent agenda 4A-4M.

Ayes: 5
Nays: 0 Motion carried.

5. PUBLIC COMMENT:

Kelly Kayser, 1953 59th Court, discussed the cul-de-sac no parking requirement and her dissent on the cul-de-sac presentation by Fire Marshall Schadegg from October 23, 2017.

6. PUBLIC HEARINGS:

A. Public Hearing to Consider Ordering City Project No. 2017-24 – T.H. 3 Intersection Improvements for the 65th Street Project, Authorizing Final Plans and Specifications, and Authorizing City Attorney to Complete Easement Negotiations for City Project No. 2017-24, Resolution 17-217.

City Engineer Kaldunski presented the item. He stated that this is the Trunk Highway 3 intersection improvements for the 65th Street Project and authorizing the City Attorney to complete easement negotiations. He stated the intersection plans would be reconstructed next year. He stated the location is the southside of Hwy 3 at the proposed roundabout at 70th Street. He stated construction will be planned in phases. He stated there will be retaining walls along Hwy 3 and 65th Street. He illustrated on the map the future storm water and runoff plans as possible changes based on neighborhood feedback.

Kaldunski stated the neighborhood meeting was well attended. He stated residents were asking about easements, grading limits and tree details.

The council discussed briefly why assessments will not be done on this particular project.

Kaldunski reviewed with the council the improvements with the grading and sight lines and the required fill removal from the road which will improve the safety of the road.

He stated the project cost is $4.4M. He asked for the council to approve the project and authorize the plan and specifications to go forward with the easements.

Mayor Tourville stated that there will be no assessment associated with 65th Street on this project.

Kaldunski stated the water main project and the 2015-03 65th Street will have assessments for the street.

Motion by Piekarski Krech, second by Perry, to close the public hearing at 7:20PM.

Ayes: 5
Nays: 0 Motion carried.

Motion by Piekarski Krech, second by Bartholomew to approve the ordering of City Project No. 2017-24 – T.H. 3 Intersection Improvements for the 65th Street Project, Authorizing Final Plans and Specifications, and Authorizing City Attorney to Complete Easement Negotiations for City Project No. 2017-24, Resolution 17-217.

Ayes: 5
Nays: 0 Motion carried.

B. Public Hearing to Consider Ordering City Project No. 2017-03 – NWA Trunk Watermain Improvements - 65th Street Loop (Phase III of 2015-12) Hwy 3 to Blackstone Ridge, Authorizing Final Plans and Specifications, and Authorizing City Attorney to Complete Easement Negotiations for City Project No. 2017-03, Resolution 17-218

City Engineer Kaldunski stated this is a watermain improvement project. He stated this project is in the third phase to finish the large water main project. He stated the location is Hwy 3 and 65th Street. He stated the water came up from existing water main at Harmon and will go up 65th Street and Windwood second. He stated this will be a 16-inch water main. He stated there are big fills that are a part of this project. The water fund cost is $5.9M. He stated there is no storm water sewer improvements. The funding is from platting fees and the building permit fees. He stated there have been informational meetings on this project. He asked for the council to authorize the project so staff can move forward on the bid process.

Motion by Bartholomew, second by Hark, to close the hearing 7:24PM.

Ayes: 5

Nays: 0 Motion carried.

Motion by Bartholomew, second by Hark, to approve the Ordering of City Project No. 2017-03 – NWA Trunk Watermain Improvements - 65th Street Loop (Phase III of 2015-12) Hwy 3 to Blackstone Ridge, Authorizing Final Plans and Specifications, and Authorizing City Attorney to Complete Easement Negotiations for City Project No. 2017-03, Resolution 17-218

Ayes: 5
Nays: 0 Motion carried.

C. Public Hearing and Consideration of Second Reading of an Ordinance Amending City Code Title 3, Chapter 4, Section 3-4-2-2 and 3-4-2-3 and 10-3-8 Adjusting Development Fees for 2018 Resolution 17-219

Finance Director Smith stated this is the second reading of the ordinance and the public hearing. She stated the first reading had no changes and the third reading is scheduled for December 11, 2017. She stated the water and sewer connection fees are proposed to increase between 3.5% and 5%. These proposed fees are based on financial projections supplied by Ehlers and Associates from their May 2016 update.

She stated that communication on the first reading of the ordinance was available on the city's website, newsletter, social media and published in the paper. A copy of the rates were also submitted to River Heights Chamber of Commerce.

She stated she only received one email to give to the council to receive. She stated that the city comparable rates were from 11 cities. The comparable cities were the same cities used in Ehler's study rates. She provided the council with the comparable rate sheet in the council packet.

Councilmember Piekarski Krech stated city comparisons are not a good reflection on the past costs paid for the development fees.

Motion by Piekarski Krech, second by Perry, to receive the email.

Ayes: 5
Nays: 0 Motion carried.

Motion by Piekarski Krech, second by Perry, to close the hearing 8:20PM.

Ayes: 5
Nays: 0 Motion carried.

Motion by Piekarski Krech, second by Perry, to approve the Second Reading of an Ordinance Amending City Code Title 3, Chapter 4, Section 3-4-2-2 and 3-4-2-3 and 10-3-8 Adjusting Development Fees for 2018 Resolution 17-219.

Ayes: 5
Nays: 0 Motion carried.

7. REGULAR AGENDA:

II. COMMUNITY DEVELOPMENT:

A. Calatlantic Group, Inc.; Consider a Resolution 17-220 relating to a Final PUD and Final Plat for the plat of Blackstone Vista 3rd Addition for property located at 71st Street, south of 70th Street and east of Blackstone Vista.

City Planner Allan Hunting presented the item to the council. He stated that the applicant has submitted the final plat and final development plan for the development that was the 3rd phase of Blackstone Vista. He stated that the City Council approved the preliminary plat and development plans for Blackstone Highlands on January 25th, 2016 with 17 conditions.

Hunting stated that the final plat is in the same layout as the preliminary plat therefore there is no changes to the layout. He stated there are 40 single-family lots and 3 outlots that may be combined with the land available adjacent to the lot. He stated outlots A and B and are storm water purposes which will be owned by the city. Hunting stated that the one change is a trail segment. Hunting stated per city code it does require sidewalks on one side of the public street. He stated there was going to be a trail connection but with the pond grading, it is too tight to fit a trail so the change is turning the sidewalk into bituminous trail and will end up being connected to the Lebanon Hills Regional trail. He stated the Planning staff and commission approve the plans as presented.

Tracy Russ, Calatlantic Group Inc. represented the applicant and asked if there were any questions for her.

Councilmember Hark asked about trail details. Tracy Russ stated that the bituminous trail will be connected to the regional trail. She pointed out additional trail in the development as well. She stated the trail would have been a dead end but now the trail is connected all the way through.

Motion by Bartholomew second by Piekarski Krech to approve the Resolution 17-220 relating to a Final PUD and Final Plat for the plat of Blackstone Vista 3rd Addition for property located at 71st Street, south of 70th Street and east of Blackstone Vista.

Ayes: 5
Nays: 0 Motion carried.

II. COMMUNITY DEVELOPMENT:

B. Lennar Corporation; Consider a Resolution 17-221 relating to Vacation of existing drainage and utility easements within the old plat of Windwood Addition. Property now replatted as Windwood 2nd Addition.

Community Development Director Link summarized the item. He stated this is a plat that was approved early this year. He stated this property contains easements from the previous plat and cut through the new lots. He illustrated that area on the map where the easements are located. Link stated the applicant wishes to vacate these old easements since they are not needed. Planning staff and Planning Commission unanimously approved the vacation.

Motion by Piekarski Krech second by Perry to approve Resolution Relating to a Variance to Allow Zero Setback for a Driveway Whereas Five Feet is Required. Property Located at 8460 Copper Way

II. PUBLIC WORKS

C. Update for Dakota County Project 26-54 (City Project No. 2015-08 – Reconstruction of 70th Street from Eagan Border to Trunk Highway 3)

Public Works Director Thureen stated that the city council approved a Joint Powers Agreement (JPA) with Dakota County and the City of Eagan for a feasibility study and preliminary engineering for the reconstruction of 70th Street from the Eagan Border to Trunk Highway 3 project. He stated an open house was held on November 6, 2017 to introduce the project. Representatives Bill Klingbeil, Project Manager with Kimley-Horn and Associates and Jenna Fabish, Dakota County Senior Project Manager were present.

Kimley-Horn and Associates Bill Klingbeil reviewed the steps of the project. He stated the project need improvements were sight lines, steep slopes, lack of shoulders and turn lanes. He stated this is to improve mobility and operations to control major intersections and access management at minor intersections and driveways. The project will look at accommodating local residential and commercial development. He stated they are working with residents to make sure they are educated on the project.

He referred to the map in the council packet. He stated the study is of Trunk Highway 5 and Highway 3. He referred to the map and looked at the maximum foot print that will be evaluated. He stated the map shows access now. He stated the red circles are monitoring the intersections whether it's a signal or a potential roundabout. He stated they're in the preliminary stage of the study. He looked at the 4-lane expansion of County Road 26 from Hwy 55 to Hwy 3 and include evaluations of collector streets and access management at non-collector streets. Klingbeil stated the infiltration will be examined because there is not a lot of places for the water to go.

Klingbeil stated the kick-off meeting was on Oct 1st. He stated in November they have been collecting data. He stated the Open House was on November 6th.

He stated the next steps will be the technical analysis, then design and minimizing impacts. He stated the neighborhood meetings are Dec 2017- January 2018 and selections of preferred designs will be on Feb-March 2018.

Klingbeil stated the first open house over 500 properties were mailed notifications and 70 attendees signed-in. He went over the study of the county road 26 improvements. He stated they discussed goals, project costs and cost effectiveness. He talked about right-of-way impacts, relocation costs and transportation alternatives which helps to rate them going forward.

He discussed the intersection evaluation alternatives Option A, B and C, briefly discussing the different options available.

He stated the next steps are the preliminary engineering studies November 2017-January 2018. The 2nd round of the neighborhood meetings will be in December – January 2017. A selection of recommended alternative by PMT is February 2018. The presentation of recommended alternatives will go to the Council March 2018 and the Open House is March 2018. Dakota County Senior Project Manager Fabish stated that final design is scheduled for 2018 and 2019 to establish right-of-way needs. Fabish stated 2020 will be the construction phase.

Public Works Director Thureen discussed the importance of funding the project and stated that he will be presenting to the council in the future.

Mayor Tourville asked about road closures. Fabish discussed that the project evaluation is 30-60% in completion and doesn't know how the road closures will be managed at this time. Tourville discussed the importance of keeping the road open for traffic.

Mayor Tourville discussed the frustrations with the lack of preliminary study before the Vikings Stadium was constructed. He discussed the importance of Hwy 52 being studied. He stated that the traffic will end up with a bottleneck effect if a study is not conducted. Councilmember Piekarski Krech emphasized the importance of a study.

Mayor Tourville stated that Argenta area future developers are going to be asking where the road is going. He discussed the importance of a study to focus on the easements, right-of-way, storm sewer, and ponding designs etc. Thureen went over the area of the properties recently sold. Kimberly-Horn Representative Klingbeil stated that a study on this area was already in the preliminary costs and can be pursued easily.

Thureen stated no action is required from the Council at this time. He stated an amended Joint Powers Agreement (JPA) will be brought forward in the future to continue to study the area east of Trunk Hwy 3.

III. FINANCE

D. Resolution Providing for the Sale of $3,645,000 General Obligation Bonds, Series 2017B

Ehlers Financial Representative Steve Apfelbacher introduced the item. He stated that Ehlers recommendation to staff is to go forward with the sale of the bond.

He stated that the lower interest rates prior to end will free up the debt from the Fire Department projects. He stated that the reading agency has a strong rating that is outstanding. He stated the general Capital Improvement Projects (CIP) indicates that the debt levy exceeds 11%. He stated that percentage is important. If you exceed over 14-15% you start to look at the debt levy in relation to your current budget. He stated the result would be a detraction in the rating by the rating agency. He stated at the next council meeting the council will be approving the CIP. He stated if the council decreases the cost to a 14-15% of debt it would help to maintain the rating.

Apfelbacher stated that amending the CIP would be perceived better.

Mayor Tourville asked about the differences between the percentages of the CIP and the effects on the rating from the rating agency.

Apfelbacher responded that the rating is based on the relative amount in relation to the size of the city. He stated its related to the percentage of the operating budget. He stated when analyzing the city there are four major factors that go into the debt service analogy, one is the structure of the debt service. He stated what's looked as is the economy and the city's track record. He discussed the city's stages of growth and the demand on the higher general fund amount. He stated if the council chose to amend the CIP the city wouldn't have to defend the debt when the city goes out for additional bond sales. He stated with the stages of proposed projects the bond percentage will likely be higher. He stated a higher percentage of 17% is a negative. However, he stated it's the council's decision.

Mayor Tourville stated that the bond will be for 10 years. Apfelbacher stated in the affirmative.

Tourville stated that if the city goes forward with the larger projects the bonds will not be for 10-year but will likely be on a 20-year bases. Apfelbacher stated you have to do that because of the tax levy. He stated than the bond is not paid off quickly as a result the city's debt service will be larger and will follow the city for a longer period of time.

Councilmember Bartholomew asked if we are approving a 15-year bond. Apfelbacher stated in the affirmative.

Councilmember Hark asked if bonds have or could mature. Finance Director Smith stated there has been several maturing of bonds since she has been at the city. Smith stated the bonds are looked at to see if they can be refinanced to help with costs.

Apfelbacher discussed the ability of the city to call the bonds which allows for the city to pay off the bonds.

Apfelbacher outlined the bid schedule to the council.

Motion by Bartholomew second Piekarski Krech to authorize the city to go out for bond bid.

Ayes: 5
Nays: 0 Motion carried.

8. MAYOR & COUNCIL COMMENTS:

9. EXECUTIVE SESSION:
The council went into a closed-door executive session pursuant to Minn. Stat. § 13D.05, Subd. 3(c)2 & 3, to discuss the NW area park property acquisition strategy with the Fleming addition property.

Motion by Piekarski Krech second Perry to move into Executive Session.

Ayes: 5
Nays: 0 Motion carried.

10. ADJOURN:
Motion by Hark second by Perry to adjourn. The meeting was adjourned by a unanimous vote at 8:30p.m.