

**INVER GROVE HEIGHTS CITY COUNCIL WORK SESSION
MONDAY, AUGUST 7, 2017 - 8150 BARBARA AVENUE**

1. **CALL TO ORDER/ROLL CALL:** The City Council of Inver Grove Heights met in work session on Monday, August 7, 2017, in the City Council Chambers. Acting Mayor Piekarski Krech called the meeting to order at 6:00 p.m. Present were Council members Bartholomew, Hark and Perry; City Administrator Lynch, City Clerk Tesser, Community Development Director Tom Link, Public Works Director Scott Thureen, Parks and Recreation Director, Eric Carlson and Finance Director Smith.

A. I-494 AUXILIARY LANE IMPROVEMENT PROJECT , MNDOT PROJECT WITH STORM WATER MANAGEMENT IMPROVEMENTS

City Engineer Kaldunski introduced the item. He discussed a study regarding sound walls on I-494. He illustrated on the map where the project would be located. He stated the sound walls will go along I-494 and Highway 52 and Concord Blvd. He discussed the pipe drainage system and the storm sewer ponds. He stated MnDOT's improvements will help drain the system.

He stated that there will be an auxiliary lane put into the northside of the road and with the new room there will be a new storm sewer underneath the road. He stated that the new storm sewer will continue all the way down to Concord Blvd. to I-494. He stated the drainage impacts are mostly in South St. Paul than in the City of Inver Grove Heights but there will be 78 inch storm sewer that will improve the capacity of the storm water. The project will expand the two ponds referenced in the map. He stated that the first pond will be excavated to help meet capacity and expanded to allow for more capacity and the discharge and outlets will be improved. This will mean more storage volume. He stated T-14 pond on the northside of Highway 52 will be expanded and the contours improved. He stated this will help the community because it will have more storm water volume infiltration and downstream capacity. MnDOT is funding this project. There is no cost to the city for these projects.

MnDOT owns the land already and will expand the use of the property. He stated this will go out for bid and construction is proposed for August 2018. He stated the project is complex with the depth of the storm sewer. He stated that MnDOT is looking at impacts to utilities in 2018 and then pavement, walls and bridges later. The heavy construction will likely happen in 2019 because of the utility work.

City Attorney Kuntz asked if the expanded T-23 pond (also known as the trail park pond) will be expanded on existing land owned by MnDOT. Kaldunski stated in the affirmative. He illustrated the property line and where the storm pond is located. He stated all improvements are within MnDOT property.

Councilmember Hark asked about the impacts to I-494. Kaldunski stated that there will be impacts to I-494. MnDOT is looking into how to manage the traffic by developing a plan. The impacts will be mostly to the westbound traffic. He stated if more details are needed regarding

the impacts he suggested a staff person from MnDOT come to a meeting to go over the details with the council.

Councilmember Perry asked why this project stops where it is. Kaldunski stated they studied the location and noise areas including measurements of the noise levels. The results of the noise levels were then looked at to see what areas would benefit from the noise barriers. He stated the study did not go beyond Blaine Ave in this study. MnDOT has discussed future projects and studies.

Councilmember Piekarski Krech asked if Southview/Mendota Road was going to be a future project. Thureen stated MnDOT has a list of potential candidates along the highway system for sound walls. The numbers are in the 100's and are based on segments. It's a very specific process that includes rating system, funding and priority.

Attorney Kuntz asked about the traffic on the new auxiliary road and when that will happen. Kaldunski stated the traffic will go westbound, he illustrated on the map where the area of the road will be. He stated it will help westbound traffic get through the bottle neck and bridge area. Currently, it is a shoulder road. Kaldunski stated that the plans are 60% done so the specific road plan is yet to be seen.

B. PARK N RIDE AND PARK N FLY ORDINANCE DISCUSSION

Heather Botten, Associate Planner presented on the park n ride and park n fly businesses. Currently the city does not allow this use. She stated the uses are for a parking lot to be used to store vehicles and transportation. She stated a park n ride or a park n fly is a principal or accessory use of a lot and currently it is not an allowed use. She stated there are two different facilities we are looking at, one is the short-term park n rides which are typically 48 hours. She stated these are the car pool lots where people can park for free and take public transportation or carpool. The other is remote air parking known as park n fly, this is a cheaper alternative to parking at an airport. It provides land owner revenue for vehicles that are stored there. She stated this is typically for a longer priority of time including overnight. They are usually responsible for transportation to and from.

Staff stated that the issues and impacts for these uses generate a lesser tax value than a building and a loss of employment compared to a commercial and industrial use. She stated as an accessory use of a property the parking lots allotted for the building will be impacted for the principal use. She gave an example of a hotel that has a principal use but is renting spaces from their hotel parking lot. She stated the parking spaces used for renting spaces may create a shortage of parking spaces for hotel guests.

She discussed storm water challenges with large parking lots and higher traffic count which impacts the road system. She stated with accessory uses the road system can be affected during peak times. She discussed an increase of police activity with vehicles stored overnight.

She stated staff is asking for council direction on these issues and how to proceed. She stated the actions could be to do nothing and as it stands these uses are not allowed or council can amend the city code and the landowner can make an application and provide us more specific details on their business operation. She stated the council can also decide whether to regulate or allowing the use in the city.

Councilmember Hark asked if other cities with the short term or remote air parking uses require fencing. Botten stated it is not required but some owners do that for security reasons.

City Administrator Lynch discussed a current situation with an unregulated park n fly business. Lynch asked for direction from the council.

Councilmember Bartholomew stated that if the business has capacity then we should investigate how many lots are available.

Botten stated this business is not provided a hotel but is promoting the service with a hotel stay.

Lynch advised the council for businesses practicing this use that is not allowed in city code. Staff asked the council to address these situations. He discussed the possibility of public park n ride but currently there are private park n rides.

Councilmember Bartholomew stated he doesn't want to overburden private properties but he doesn't want overflow into city streets.

Councilmember Piekarski Krech asked that the applicants' initiate this process.

The council discussed the private bus company Jefferson Bus Lines being used for bus line transportation for the Rainbow parking lot which runs down to Rochester in the mornings and evenings. This is a type of park n ride.

Councilmember Bartholomew stated that this is against city code. Link stated in the affirmative.

Councilmember Piekarski Krech stated that we must take action and asked for this regulation to be discussed.

Lynch stated the council is asking that staff contact those businesses going against the current city code. The applicants will be able to make an application for an interim use and accessory.

He stated he wanted them to understand the issues with capacities. Botten asked if they want the public process. They stated in the affirmative.

C. 2018 BUDGET

Lynch presented on the budget additions. He stated that Department heads will discuss each budget with each other first and come back on August 21, 2017 with the final budget requests. The 2018 budget calendar was discussed. Finance Director Smith went over small changes to

the Budget additions and Exhibit F. She stated Department Heads will have changes and reduced numbers. She went over with the council the budget schedule including September 11, 2017 request to approve the budget and preliminary tax levies. She stated the county will need the final numbers by September 29, 2017. She discussed the October – December budget schedule. She stated in November the county will send out notices of property tax to the parcel owners. December 4, 2017 is the last work session to review the budget and December 11, 2017 meeting the council will need to approve the final budget and tax levies. She stated December 28, 2017 the final numbers must go to the county.

Smith stated that the preliminary levies approved on September 11, 2017 cannot increase after the numbers are set. Lynch stated if the preliminary budget is not approved on September 11, 2017 the council does have the September 25, 2017 council meeting to approve the budget.

She discussed property marketable tax and tax capacity numbers. She stated these numbers will change a little bit before approved by the county. Smith discussed Exhibit D of the City Tax Capacity Rates which takes the total tax capacity and net capacity regarding the city-wide levy with 2015-2017 numbers. She stated the Exhibit illustrates the base budget and base budget with additions. She went over Exhibit E, the percent increase to residential homestead value and 2018 taxable market value. She discussed the difference in the decreased amount to the business value due to the levy. She summarized Exhibit F with the base budget with additions if council approved as presented.

She summarized the general fund budget summary revenues totaling \$21M.

Councilmember Bartholomew asked for four (4) fund allocations between 2017 and 2018 to be reviewed. Specifically, he stated he would like the details of each line item and the total amount. Smith stated she will summarize those fund changes and will send the summary to the council.

Councilmember Hark stated these numbers are proposed and will change. Lynch stated in the affirmative.

The council discussed the budget proposals briefly.

Smith stated fiscal disparities numbers will be received August 15th from Dakota county.

Lynch stated that the August 21, 2017 Department Budget meeting will be ½ an hr. presentations and ½ an hr. of questions. The total time for the budget meeting will be approximately 3.5 hours. The council requested revision documents to be labeled.

Lynch discussed an upcoming meeting with River Heights Chamber regarding franchise fees on August 10, 2017. All councilmembers are invited to attend because the meeting was posted for a possible quorum.

2. **ADJOURN:** Motion by Bartholomew, seconded by Hark to adjourn the meeting. Motion was carried unanimously. Meeting adjourned at 6:55pm.