

**INVER GROVE HEIGHTS CITY COUNCIL MEETING
MONDAY, JUNE 9, 2014 - 8150 BARBARA AVENUE**

CALL TO ORDER/ROLL CALL The City Council of Inver Grove Heights met in regular session on Monday, June 9, 2014, in the City Council Chambers. Mayor Tourville called the meeting to order at 7:00 p.m. Present were Council members Bartholomew, Madden, Mueller and Piekarski Krech; City Administrator Lynch, City Attorney Kuntz, Public Works Director Thureen, Community Development Director Link, Finance Director Smith, Parks and Recreation Director Carlson, Chief Thill, City Engineer Kaldunski, City Planner Hunting, and Deputy Clerk Kennedy

3. PRESENTATIONS: None.

4. CONSENT AGENDA:

- A. Minutes – May 27, 2014 Regular City Council Meeting
- B. **Resolution No. 14-81** Approving Disbursements for Period Ending June 4, 2014
- C. Approve Easement Agreement for Landowner Improvements within City Easement for property located at 7623 Addisen Court
- D. Approve Custom Grading and Drainage and Utility Easement Agreements for 9757 Barton Trail
- E. Approve Custom Grading and Storm Water Facilities Maintenance Agreements for 1928 77th St. W.
- F. Approve Agreement to Memorialize the Current Status of the Irrigation Facility Plan as referenced in Storm Water Irrigation Maintenance Agreement for Plat of Argenta Hills 8th Addition
- G. Approve Amendment to Improvement Agreement and Storm Water Facilities Maintenance Agreement with Flint Hills Resources Inc. for their North Office Facilities Building
- H. **Resolution No. 14-82** Adopting Sign Retroreflectivity Policy
- I. **Resolution No. 14-83** Accepting Quotes and Awarding Contract for the 2014 Improvement Program – City Project No. 2014-08, Bohrer Pond NW Pre-treatment Basin Phase II
- J. **Resolution No. 14-84** Approving Agreement with Xcel Energy for Sod Replacement and Seeding on City Project No. 2014-09D, College Trail Reconstruction and Barbara Avenue Reconstruction
- K. **Resolution No. 14-85** Approving Agreements with ISD #199 for Salem Hills Elementary School Project
- L. Approve Painting and Rubberized Flooring Projects for the VMCC
- M. Personnel Actions

Motion by Bartholomew, second by Madden, to approve the Consent Agenda

Ayes: 5

Nays: 0 Motion carried.

5. PUBLIC COMMENT:

Jerry Braun, 8070 Casper Way, stated he had drainage problems on his property. He explained heavy rainfall causes his backyard to fill with water and it does not drain properly. He stated the water level was rising to almost the same height as the foundation of his home and expressed concerns regarding flooding. He asked the Council to order a watershed study to determine why the drainage problems were occurring in the neighborhood. He noted he spoke to the City Engineer and was told that in order to investigate the issue the Council would have to authorize staff to conduct the study.

Mayor Tourville suggested that the City Engineer look into the issue further to determine if additional work or analysis was required.

6. PUBLIC HEARINGS:

- A. CITY OF INVER GROVE HEIGHTS:** Consider Application of Northern Tier Retail, LLC dba SuperAmerica #4411 and #4548 to Change Corporate Officers on the 3.2 Off-Sale Liquor Licenses for properties located at 7501 Concord Boulevard and 5728 Bishop Avenue

Ms. Kennedy stated the request was to approve a change in corporate officers for the entity holding the 3.2 off-sale liquor licenses for the two (2) SuperAmerica locations. Background investigations were completed on the new officers and the Police Department found no basis for denial of the request. She noted the licensee would remain the same, there was merely a change in the officers within the LLC.

Motion by Mueller, second by Piekarski Krech, to close the public hearing.

Ayes: 5

Nays: 0 Motion carried.

Motion by Piekarski Krech, second by Mueller, to approve Change in Corporate Officers for Northern Tier Retail, LLC dba SuperAmerica #4411 and SuperAmerica #4548

Ayes: 5

Nays: 0 Motion carried

7. REGULAR AGENDA:**FINANCE:**

- A. CITY OF INVER GROVE HEIGHTS:** Consider Resolution Awarding the Sale of General Obligation Tax Increment Refunding Bonds, Series 2014A

Steve Apfelbacher, Ehlers and Associates, stated Council previously authorized the refunding of two debt issues, series 2005A and 2005B. The debt issues would be restructured to take advantage of revenues within the tax increment district. He explained prior to taking bids on the financing the City's "AA" bond rating was reconfirmed with S&P, the rating agency for the City. He noted the "AA" rating was outstanding. He reviewed the excerpts of the rating report that was provided. Factors that contributed to the City's bond rating were identified as very strong budget flexibility, liquidity, budget performance, and strong management. The only concern identified was in the area defined as "weak debt". This area considered the total debt in relation to the total governmental funds. The main factor in place that offset the concern was that within the next ten (10) years almost 70% of the total outstanding debt was being repaid on the existing debt schedules. He reiterated the "AA" rating was reconfirmed. Six (6) bids were received earlier in the day and the most favorable bid was a premium bid received from Cronin and Co. He explained the bidder placed a specific interest rate on the debt issue because they think interest rates may increase in the future and the result was a lower principal amount of debt being issued. The issue was originally sized at \$2,295,000 and it was recommended that the City issue \$2,235,000 because the premium bid was being used to reduce the principal amount. He noted the original projections estimated a present value savings of \$208,000 and the actual present value savings would be \$244,000 net of all fees and expenses.

Councilmember Piekarski Krech questioned if a new resolution had been drafted to reflect the change in the amount being issued and the corresponding interest rates.

Mr. Apfelbacher stated a new resolution had been prepared by the City's bond counsel to reflect the changes that were made.

Ms. Smith confirmed that she had received the updated resolution from bond counsel.

Mayor Tourville suggested that staff could provide a copy of the updated resolution to the Council.

Motion by Madden, second by Mueller, to adopt Resolution No. 14-86 Awarding the Sale of General Obligation Tax Increment Refunding Bonds, Series 2014A

Ayes: 5

Nays: 0 Motion carried.

COMMUNITY DEVELOPMENT:**B. JEFF LEYDE:** Consider Resolution Accepting the Applicant's Requested 60-Day Rule Extension to October 17, 2014 for Comprehensive Plan and Rezoning Requests

Mr. Link explained at their last regular meeting the City Council considered a comprehensive plan amendment and rezoning request from Jeff Leyde. At that time Council felt uncomfortable taking action without an application for a conditional use permit with a site plan. The applicant agreed to table the matter to allow time to submit an application and go through the necessary process. The applicant requested an extension of the 60-day rule to October 17, 2014. He stated it was expected that an application for a conditional use permit would be submitted within the next month.

Bill Dumond, 4922 Boyd Ave., questioned what the process would be going forward and if the item could be discussed by the Council prior to the October deadline. He stated he wanted to ensure that he and his neighbors would have a chance to review the information presented by the applicant.

Mr. Link questioned if Mr. Dumond received notice of the hearing before the Planning Commission for the comprehensive plan amendment and rezoning request.

Mr. Dumond replied in the affirmative.

Mr. Link explained another public hearing would be held to consider the conditional use permit application and a notice of hearing would again be sent to the affected property owners in the area.

Mayor Tourville suggested staff notify Mr. Dumond of the proposed schedule when the application is received.

Motion by Madden, second by Bartholomew, to Resolution No. 14-87 Accepting the Applicant's Requested 60-Day Rule Extension to October 17, 2014 for Comprehensive Plan and Rezoning Requests

Ayes: 5

Nays: 0 Motion carried.

C. GREGORY MICHAEL DAMIANI: Consider the following requests for property located at 8709 Ann Marie Trail:

- i) Resolution relating to a Conditional Use Permit to Allow Sheet Metal Siding on a portion of an Accessory Building
- ii) Resolution relating to a Variance to allow a 2,200 Square Foot Accessory Structure whereas 1,600 Square Feet is Maximum Size Allowed

Mr. Link reviewed the location of the property. The first request was for a conditional use permit to allow sheet metal siding. Staff reviewed the request and found it complied with the zoning ordinance criteria and recommended approval of the conditional use permit. The second request was for a variance to allow the expansion of an existing accessory structure to 2,200 square feet. The maximum size allowed by code was 1,600 square feet. Staff reviewed the request and found it did not meet the code requirements for practical difficulty and could not find anything particularly unique about the situation. He noted staff also felt that approval of the variance was not necessary for reasonable use of the property. Both Planning staff and the Planning Commission recommended denial of the variance request.

Gregory Michael Damiani, 8709 Ann Marie Trail, stated he purchased the subject property in February. He explained the home had been abandoned for more than a year and he was in the process of renovating the home. He stated the home had an existing tuck-under garage with access off of Ann Marie Trail via a 1,000 foot driveway. The existing accessory structure on the property was a detached, two (2) car garage that was very well built. The house was originally built in 1950 and the detached garage was built in the 1980's. He stated he was unable to remove the existing accessory structure from the property and opined it was a hardship to ask him to demolish the structure to rebuild a new 1,600 square foot building. He explained he wanted reasonable use of his property and wanted to use the accessory structure to store his recreational vehicles and woodworking equipment.

Marilyn Hoffies, 7531 Borman Ct. E., stated when they purchased the property it was in a state of disrepair and was unkempt. She reiterated it was their desire to improve the property and live there for the rest of their lives. She opined that zoning laws were a restriction on private property and variances were a mechanism for property owners to seek relief from the strict standards in place. She stated their understanding was that a variance could be granted if it was found that there were practical difficulties that precluded property owners from complying with zoning regulations. She opined that the ordinance regulations related to accessory structures were a practical difficulty because it strictly limited the reasonable use of their property. She noted their property was more than 2.5 acres in size but less than 5.0 acres.

Mr. Damiani reviewed the criteria used by the Planning Commission to evaluate the variance request. He stated his property was 4.1 acres in size and was zoned E-1. He noted the zoning designation was for a property between 2.5 and 5.0 acres in size. He opined that approval of his variance would not set a precedent. He stated he proposed to use his property in a reasonable manner that was not permitted by zoning regulations. He explained the zoning regulations limited the size of the accessory structure allowed on his property and, as a result, limited the number of items he could store on his property in a safe and secure environment. He opined it was unreasonable to ask them to use the existing tuck-under garage because it was located at the other end of the home and the only access was via a 1,000 foot driveway. He stated the new, attached garage would be located next to the kitchen. The Planning Commission told them they could build any size structure they wanted and attach it to the house. He argued that attaching that size structure to the home would be detrimental to the appearance and aesthetic quality. He noted a substantial number of trees would need to be removed if the accessory structure was attached to the home and the presence of both a gas line and a well would make it difficult to construct the structure in that particular location. He stated the accessory structure would be for his personal use, not commercial use. He explained the property was developed prior to the existence of the Vali Hi development that abuts the lot. His property line started almost 100 feet from the setback of the road. Meets and bounds pulled the straight lines to certain points to form the property line around Ann Marie Trail. He noted on the other side of Ann Marie Trail the lot line was closer to and more closely followed the curvature of the road. He explained a surveyor estimated that approximately 23,000 square feet of his lot was given up as right-of-way along Ann Marie Trail. He opined if that land had been included in the calculation of his lot size, the property would be much closer to if not in excess of 5.0 acres and the accessory structure would be permitted without a variance.

Councilmember Piekarski Krech questioned what street was accessed by the natural driveway marked on the property map.

Mr. Damiani stated it accessed a back driveway that was shared with a neighbor. He explained there were two (2) driveways that served the property.

Councilmember Piekarski Krech clarified there were two driveways with access points off of Ann Marie Trail.

Mr. Damiani responded in the affirmative. He noted the driveway that accessed the tuck-under garage would be removed in order to comply with impervious surface standards. He explained his lot was heavily wooded and the accessory structure would be screened from view. He presented the Council with letters of support from twelve neighbors who directly abut the property.

Ms. Hoffies stated it was brought to their attention by other residents that their neighborhood had recently experienced an increase in crime. She explained in the first five (5) months of 2014 there had been twice as many burglaries and twice as many calls regarding suspicious persons than in all of 2013. She reiterated that the sight lines from neighboring properties would not be negatively impacted by the existence of the proposed accessory structure. She asked that the Council consider the request in the spirit of the law rather than the letter of the law.

Mayor Tourville questioned what the statistics were that were referenced from the Police Department.

Ms. Hoffies stated there had been (6) six calls regarding suspicious persons and two (2) burglaries.

Gary Kaufenberg, 8699 Ann Marie Trail, explained at the Planning Commission meeting he objected to the variance request. He stated since that time he had discussed the proposed plans with the applicant and no longer opposed the request because he had been provided with enough assurance that the structure would not be used for commercial purposes.

Councilmember Piekarski Krech expressed concerns regarding setting a precedent. She stated her main issue was the size of the proposed structure within the E-1 district.

Councilmember Mueller explained he visited the property and supported the variance request because he felt the property was secluded and the proposed structure would not affect the neighbors. He opined that similar requests could be handled on a case by case basis.

Councilmember Madden stated he also had concerns regarding setting a precedent but felt it would be better for the applicant to have a larger accessory structure. He explained he would support the request because it would not negatively impact surrounding properties and would be screened from view.

Councilmember Piekarski Krech questioned if the applicant could reduce the size of the building.

Mr. Damiani stated the existing structure was 575 square feet and was a bit deeper than he needed, but he could not tear it down. He explained it would be difficult to reduce the overall size of the structure and still be able to store all of his things inside.

Mayor Tourville questioned who owned the area in between the property line and the road.

Mr. Link stated it was likely right-of-way.

Mayor Tourville stated the property would be at five (5) acres or more than five (5) acres if that area was included. He explained that other variances had been granted for accessory structures when the requests made practical sense. He opined in this case the variance request made sense for the property and he was no longer concerned that the structure would be used for commercial purposes.

Councilmember Piekarski Krech stated the two (2) areas of right-of-way did not show up in the County system and questioned who was responsible for maintaining the property.

Mr. Damiani stated he was told by the County Assessor that the meets and bounds were used to describe the Vali Hi development that was built in the 1980's.

Councilmember Piekarski Krech questioned if the area was an outlot of the Vali Hi development.

Mr. Kuntz stated the map did not depict the area as an outlot.

Councilmember Madden stated the request made sense in this instance and future requests should be considered on a case by case basis.

Councilmember Bartholomew stated the property was likely closer to five (5) acres and it was possible that the lot was under-recorded in size. He explained he did not feel approval of the variance would set a precedent in this case because the property was closer to five (5) acres than 4.1 acres.

Councilmember Piekarski Krech questioned if engineering had reviewed the plans to ensure there would be no issues related to storm water.

Mr. Link stated engineering had not reviewed the request. He explained engineering was typically not asked to review variances of this sort. He noted the request complied with the impervious surface standards.

Councilmember Bartholomew stated the request would be reviewed before a building permit was issued.

Mr. Kuntz stated based on the plat of Vali Hi it appeared that when the property to the south was platted Ann Marie Trail was platted as it is depicted on the map. The space between the applicant's lot and Ann Marie Trail was a meets and bounds lot, not a platted lot.

Mayor Tourville stated the space was unbuildable and not claimed by any other entity. He reiterated that it would make the applicant's lot closer to five (5) acres.

Motion by Madden, second by Mueller, to adopt Resolution No. 14-88 approving a Conditional Use Permit to Allow Sheet Metal Siding on a portion of an Accessory Building

Ayes: 5

Nays: 0 Motion carried.

Motion by Madden, second by Mueller, to adopt Resolution No. 14-89 relating to a Variance to allow a 2,200 Square Foot Accessory Structure whereas 1,600 Square Feet is Maximum Size Allowed

Ayes: 5

Nays: 0 Motion carried.

PUBLIC WORKS:

D. MERIDIAN LAND COMPANY: Consider the following requests for property generally located on the North side of 80th Street, West of the Golf Course:

- i) Ordinance relating to a Rezoning of the property from A, Agriculture to R-1C/PUD Single Family Residential District
- ii) Resolution relating to a Preliminary Plat Approval of Fox Glen resulting in 49 Buildable Lots and 4 Outlots for Open Space & Ponding Requirements
- iii) Resolution relating to a Preliminary PUD Approval of the Fox Glen PUD for a 49 Lot Single Family Development

Mayor Tourville mentioned there was another piece of property in the City with the name of Fox Glen.

Mr. Hunting stated the request was for a 49 lot single family development on the north side of 80th Street and to the east of the golf course. The development would have one (1) access point onto 80th Street and a future connection point if and when the property to the west was to develop. He explained staff looked at the interconnectivity with future development in mind. Open space would primarily be along the east side of the development with a wetland area and the land directly abutting the golf course. The applicant requested three (3) areas of flexibility within the Northwest Area regulations. The first was a fifteen (15) foot separation between buildings whereas twenty feet of space was the standard within single family developments. Staff supported the proposed reduction. The second area was to allow wider driveways similar to those allowed within the Argenta Hills development. He explained the code required any driveway wider than twenty feet to have porous pavement. The applicant requested that they be allowed to use any material to have a typical three (3) car garage driveway. He stated staff supported the request because the extra impervious surface was factored into the storm water standards for the development. Because of the configuration of the land the applicant had difficulty meeting the maximum 25% impervious surface requirement and requested 30%. He noted the proposed increase was factored into the overall storm water design for the development so staff supported the increase to 30%. The requests complied with all the other performance standards for the Northwest Area. He stated as was previously discussed the applicant would be responsible for the shortfall in connection fees and the payment details would be outlined within the development agreement. He explained the engineering department was comfortable with the overall design of the project and would continue to sort out the items outlined in the conditions of approval. Planning staff recommended approval of the requests with the conditions as listed.

Councilmember Madden clarified there would initially be only one (1) access point into the development.

Mr. Hunting replied in the affirmative.

Councilmember Madden stated he was concerned about access for emergency vehicles.

Mr. Hunting explained there would be a temporary turnaround at the future access point that would meet the Fire Marshal's radius requirements. He noted there would also be a turnaround at another location for emergency vehicles. He stated the options were limited because it was a County road and the future

access point hit their spacing for all the access points in the area. The City had to rely on future development to continue the access point through the development.

Councilmember Piekarski Krech questioned how access to the development fit into the County's plans for 80th Street.

Mr. Hunting explained the City's understanding was that completion of the realignment would be primarily developer driven. He stated the County did not foresee doing that until another piece of land was developed and the current proposal would not trigger any need for the continuation at this point. The County requested right-of-way, but nothing that related to the continuation of 80th Street.

Councilmember Mueller asked for clarification regarding the holding pond on the southeast corner of the property.

Mr. Hunting stated the existing pond would remain and the developer would do some expansion and implement other water retention basins in the area. He noted that was a regional basin designated on the Northwest Area Storm Water Management Plan.

Mayor Tourville questioned if there was a tentative plan showing the City's preferences in terms of the future connection point.

Mr. Thureen explained the City had not laid out a local street network going to the west from the subject property.

Mayor Tourville suggested that should be done in preparation for future development of the property to the west of the proposed development.

Mr. Hunting explained the developer did have a rough outline of the future extension that factored in input received from engineering in terms of the layout given the topography of the properties involved.

Mayor Tourville questioned if the pond was on the developer's property or on golf course property.

Mr. Kaldunski explained a majority of the pond was on the golf course's property.

Mayor Tourville stated the pond needed to be fixed and cleaned up because there were a number of dead trees that needed to be hauled away. He suggested a cooperative effort between the developers and the City to get the area cleaned up and expanded.

Mr. Kaldunski stated it would be a good time to look at it.

Rick Murray, Meridian Land Co., stated both Planning staff and the Planning Commission recommended approval of the requests. He stated he appreciated the City's willingness to plan ahead for the future connection point even though the final alignment of the road system was unknown at this time.

Mayor Tourville questioned if any thought had been given into completing the extension while the development was occurring.

Mr. Murray stated the question had been raised by the adjacent property owner and they were still looking into the issue.

Councilmember Piekarski Krech questioned if the developer would notify potential buyers that they would be living on a golf course.

Mr. Murray replied in the affirmative. He noted there would be an outlot located between the golf course and the homes in the development, but they would be upfront with potential buyers about the issue.

Motion by Piekarski Krech, second by Madden, to adopt Ordinance No. 1278 relating to a Rezoning of the Property from A, Agriculture to R-1C/PUD Single Family Residential District, Resolution No. 14-90 Approving a Preliminary Plat and Preliminary PUD Development Plan for a 49 Lot and Four Outlot Single Family Development to be known as Fox Glen

Ayes: 5

Nays: 0

Motion carried.

E. KURT RECHTZIGEL: Consider Resolution relating to a Comprehensive Plan Amendment to Change the Land Use Designation from HDR, High Density Residential to MDR, Medium Density Residential for property located on the North Side of 80th Street, West of the Golf Course

Mr. Link reviewed the location of the property. He explained the Comprehensive Plan currently designated the subject property for a high density residential use and the applicant proposed changing the land use designation to medium density residential. The property is 2.75 acres in size and the applicant was contemplating a townhome development on the property. He reviewed the concept plan submitted by the applicant. The overall density would be approximately seven (7) to eight (8) units per acre, consistent with the medium density designation. He noted the City had originally designated the property as medium density residential on the Comprehensive Plan and the property owners at that time submitted a request to change the designation to high density residential. He stated the market for high density residential never materialized and the property owner would like to revert to the original designation. Both Planning staff and the Planning Commission recommended approval of the request.

Kurt Rehtzigel, 1407 80th St. E., stated he had been working with City staff and Meridian Land Company through several processes to make the plans fit together and complement one another. He explained he had worked with the Fire Marshal to increase the size of the turnaround. He was also in the process of determining when and how the dwelling unit and accessory building would be removed from the property. He reviewed the ponding and storm water overflow areas on the property. He stated he would be swapping a portion of his land with the City to allow for an infiltration area that would help the watershed from surrounding properties. He noted he was also attempting to coordinate the alignment of roads with Meridian and the City.

Mayor Tourville questioned if all of the streets in the proposed development would be public.

Mr. Rehtzigel stated there would be city streets and a private drive.

Councilmember Piekarski Krech clarified the applicant was eliminating one (1) access point to 80th Street.

Mr. Link explained the existing access for the single family residence on 80th Street would be removed. Access to the proposed development would come from an interior street. He noted the access plan complied with the County's plans for the area.

Councilmember Piekarski Krech questioned if the land swap had already been negotiated.

Mr. Lynch replied in the negative.

Mr. Rehtzigel stated he had a survey of his property and the former Schroeder property and the details were still being worked out.

Councilmember Bartholomew questioned how long it would take to receive approval from the Met Council.

Mr. Hunting explained the Met Council's administrative review generally took approximately 15 days.

Motion by Bartholomew, second by Piekarski Krech, to adopt Resolution No. 14-91 approving a Comprehensive Plan Amendment to Change the Land Use Designation from HDR, High Density Residential to MDR, Medium Density Residential for property located on the North Side of 80th Street, West of the Golf Course

Ayes: 5

Nays: 0 Motion carried.

F. CITY OF INVER GROVE HEIGHTS: Consider the Third Reading of an Ordinance relating to Parking of Vehicles in the Front Yard

Mr. Hunting stated the objective of the ordinance require vehicles parked in the front yard to be on a hard surface. He explained the ordinance did not prohibit parking in the front yard it simply limited parking to a hard surface. He stated during the second reading of the ordinance Council removed the language related to the orientation of vehicles. The ordinance still contained language that required a parking pad

to be directly contiguous and parallel to the driveway. He recommended that the words “and parallel” be removed from that section of the ordinance to eliminate confusion. He explained if those words were removed the intent would be to allow vehicles to be parked in any orientation on a parking pad provided the pad was contiguous to the driveway.

Motion by Mueller, second by Madden, to adopt Ordinance No. 1279 relating to Parking of Vehicles in the Front Yard with the changes as proposed

Ayes: 5

Nays: 0 Motion carried.

PUBLIC WORKS:

G. CITY OF INVER GROVE HEIGHTS: Consider Resolution Accepting Proposal from Bolton & Menk, Inc. for Final Design Services for City Project No. 2014-13, Northwest Area Utility Extension, Argenta Trail Alignment

Mr. Thureen explained Council previously received the feasibility study for the project and directed staff to work with the consultant to bring back a proposal for final design services which would include preparation of the necessary easement descriptions for that design. The proposal presented for consideration met the objectives with several qualifiers for the estimates provided. The consultant used the preliminary plat provided by a developer interested in developing four (4) acreage parcels. The street alignment shown on the preliminary plat was also the alignment used for the trunk sewer when the consultant put the pricing together. He explained it made sense for the trunk sewer to follow the street alignment because it would allow the road rights-of-way to be utilized so some of the necessary easements would be dedicated. He noted the City expected to receive a revised preliminary plat application from the developer in the near future. He stated the consultant needed to have an approved plat to know the exact alignment of the trunk sewer before starting the details of the design work. In terms of scheduling the consultant would need to wait to start the design work until after the City approved the plats. He recommended tabling consideration of the proposal because there were still a number of issues that had not been finalized. One of the issues outstanding related to obtaining plat approval from the County and coming up with an interim or temporary access plan to the existing Argenta Trail. Additionally the future alignment of Argenta Trail needed to be addressed for a segment of the proposed development. He suggested asking the consultant to break up the proposal into three (3) project phases. The first phase would be at the southern end of the project area and would start where the existing sewer line ends. The utility would be extended through the two (2) parcels that were previously identified by the developer as a starting point for the project. He noted staff recognized there were potentially several property owners that would have to be approached for potential easement acquisitions depending on the alignment of the trunk sewer. He stated by breaking up the project into three (3) phases the City may be able to speed up the process and get a project started to serve the portion of the project area targeted to be developed first.

Mayor Tourville questioned who would communicate with the developers to make them aware of what the City planned to do.

Mr. Lynch stated he would communicate with the developers.

Mr. Thureen noted the project had not yet been ordered and the financing plan still needed to be finalized to determine if special assessments would be levied.

Councilmember Piekarski Krech questioned if segment #2 was a part of the original feasibility study.

Mr. Thureen responded in the affirmative.

Councilmember Piekarski Krech stated she was concerned about the topography of the area and the difficulty of looping the water main without development happening concurrently.

Mr. Thureen explained in the City's collector street study a proposed vertical alignment was laid out. He noted the alignment for that section would generally follow the alignment for the future 65th Street.

Motion by Mueller, second by Madden, to table consideration of the item to June 23, 2014

Ayes: 5

Nays: 0 Motion carried.

ADMINISTRATION:

H. CITY OF INVER GROVE HEIGHTS: Consider Request for Statement of Qualifications and Proposal for Architectural and Engineering Services for Fire Station Feasibility and Programming Study

Mr. Lynch explained as per Council direction an internal committee was formed and had met several times over the course of three (3) months to develop the RFQ/RFP for architectural services to evaluate the recent fire station location study and complete a programming study. The proposed outcome would be development of a site specific concept plan, preliminary schedule, and estimated budget. He stated the RFQ/RFP outlined an accelerated timeline for completion in order to have construction completed in conjunction with Fire Safety Week in September of 2016. Council would have the opportunity to review and comment on the draft study at a special meeting in September. He explained although there was no cost estimate for this piece of the process there was \$15,000 allocated in the 2014 Fire department budget to either pay for or supplement the cost. He anticipated Council would consider awarding a contract at their July 14th meeting.

Mayor Tourville stated that the discussions related to a funding mechanism for the fire station and related equipment needed to start soon.

Mr. Lynch stated the Fire Department had established two other committees to review the equipment and vehicular needs associated with a third fire station. He added that discussions related to funding would be forthcoming as more detailed cost estimates were received.

Motion by Piekarski Krech, second by Madden, to approve Request for Statement of Qualifications and Proposal for Architectural and Engineering Services for Fire Station Feasibility and Programming Study

Ayes: 5

Nays: 0 Motion carried.

8. MAYOR & COUNCIL COMMENTS:

Councilmember Madden encouraged residents interested in discussing a potential dog park to attend an upcoming meeting of the Parks and Recreation Commission on June 11th.

9. ADJOURN: Motion by Mueller, second by Madden, to adjourn. The meeting was adjourned by a unanimous vote at 9:00 p.m.