

**INVER GROVE HEIGHTS CITY COUNCIL AGENDA
 MONDAY, JANUARY 26, 2015
 8150 BARBARA AVENUE
 7:00 P.M.**

1. CALL TO ORDER

2. ROLL CALL

3. PRESENTATIONS

A. Introduction of Human Resources Manager – Janet Shefchick

B. Lions Club Donation to Inver Grove Heights Fire Department

4. CONSENT AGENDA – All items on the Consent Agenda are considered routine and have been made available to the City Council at least two days prior to the meeting; the items will be enacted in one motion. There will be no separate discussion of these items unless a Council member or citizen so requests, in which event the item will be removed from this Agenda and considered in normal sequence.

A. i) Minutes – January 5, 2015 Special City Council Meeting _____
 ii) Minutes – January 12, 2015 Regular City Council Meeting _____

B. Resolution Approving Disbursements for Period Ending January 21, 2015 _____

C. Final Compensating Change Order No. 2, Final Pay Voucher No. 3, Engineer’s Report of Acceptance and Resolution Accepting Work for City Project No. 2013–06, South Robert Trail (TH 3) Stormwater Facilities Repairs _____

D. Receive Quotes and Award Contract for Sanitary Sewer Lining _____

E. Resolution Receiving the Final Feasibility Report and Scheduling Public Hearing for City Project No. 2015–13, NWA Trunk Utility Improvements, Argenta District (70th Street Lift Station to Blackstone Ridge Development) _____

F. Accept Donations for Various Parks and Recreation Programs _____

G. Approve Interim Appointment of Golf Course Superintendent _____

H. Approve Interim Appointment of Assistant Golf Course Superintendent _____

I. Approve Golf Course Technician Job Description _____

J. Personnel Actions _____

5. PUBLIC COMMENT: Public comment provides an opportunity for the public to address the Council on items that are not on the Agenda. Comments will be limited to three (3) minutes per person.

6. PUBLIC HEARINGS:

A. **CITY OF INVER GROVE HEIGHTS**: Consider Ordering the Project, Authorizing and Approving Final Plans and Specifications, Authorizing City Attorney to Complete

Easement Negotiations and Authorizing Advertisement for Bids for the 2015 Improvement Program, City Project No. 2015-10, NWA Trunk Utility Improvements, Argenta District (Alverno Avenue to Blackstone Vista Development) _____

- B. CITY OF INVER GROVE HEIGHTS:** Consider Ordering the Project, Authorizing and Approving Final Plans and Specifications, Authorizing City Attorney to Complete Easement Negotiations, and Authorizing Advertisement for Bids for the 2015 Improvement Program, City Project No. 2015-11, NWA 70th Street Lift Station Argenta District _____

7. REGULAR AGENDA:

COMMUNITY DEVELOPMENT:

- A. IMH SPECIAL ASSET 175;** Consider Resolution relating to a Comprehensive Plan Amendment to Change the Land Use Designation of a Portion of the Property from MU, Mixed Use to LMDR, Low-Medium Density Residential for the property located at the Northeast Corner of Hwy 3 and County Road 26 _____

PUBLIC WORKS:

- B. CITY OF INVER GROVE HEIGHTS:** Consider Resolution Receiving Feasibility Report, Establishing City Project No. 2015-14, 47th Street Area Water and Sewer Improvements, Scheduling a Public Hearing and Authorizing Preparation of Plans and Specifications for the 2015 Pavement Management Program, City Project No. 2015-09E, 47th Street Area Reconstruction and for City Project No. 2015-14, 47th Street Area Water and Sewer Improvements and Rehabilitation _____

- C. CITY OF INVER GROVE HEIGHTS:** Consider Resolutions Approving Project Labor Agreements for City Project No. 2015-10, Northwest Area Trunk Utility Improvements, Argenta District (Alverno Avenue to Blackstone Vista Development) and City Project No. 2015-11, Northwest Area 70th Street Lift Station - Argenta District _____

8. MAYOR & COUNCIL COMMENTS

9. ADJOURN

This document is available upon 3 business day request in alternate formats such as Braille, large print, audio recording, etc. Please contact Melissa Kennedy at 651.450.2513 or mkennedy@invergroveheights.org

**INVER GROVE HEIGHTS SPECIAL CITY COUNCIL MEETING
MONDAY, JANUARY 5, 2015 – 8150 BARBARA AVENUE**

1. CALL TO ORDER The City Council of Inver Grove Heights met in special session on Monday, January 5, 2015, in the Council chambers. Mayor Tourville called the meeting to order at 6:00 p.m. Present were Council members Bartholomew, Hark, Mueller and Piekarski Krech; City Administrator Lynch, City Attorney Kuntz, Public Works Director Thureen, Parks and Recreation Director Carlson, Finance Director Smith, Chief Stanger, Chief Thill, and Deputy Clerk Kennedy

2. Oath of Office for Newly Elected Officials

Judge Thomas Pugh administered the oath of office to Councilmember Piekarski Krech, Councilmember Hark, and Mayor Tourville.

3. Consider Resolution Receiving the Final Feasibility Report for City Project No. 2015-10, Northwest Area Trunk Utilities, Argenta District, Alverno Avenue to Blackstone Vista Development

Mr. Thureen stated the following three (3) items on the agenda were related to the series of projects needed to extend utilities into the Argenta district and eventually serve the Blackstone plat.

Mr. Kaldunski stated the request was to adopt the feasibility study prepared by Bolton & Menk. He explained the consultant performed a study on the entire project several months ago and this item related to an amendment to the original feasibility study. The project would involve the extension of trunk water main and sanitary sewer from the existing utilities at the end of Alverno Avenue, across the Peltier Property to Argenta Trail, and then onto the Blackstone Vista plat. The estimated cost of the project was approximately \$1.5 million and construction would take place in the summer. Funding for the project would come from Fund 511 and 512. Both funding sources were established specifically for the Northwest Area. Expenses would be covered by connection fees payable when new developments connect to the system. He noted there would be no special assessments associated with the project.

Motion by Bartholomew, second by Piekarski Krech, to adopt Resolution No. 15-01 Receiving the Final Feasibility Report for City Project No. 2015-10, Northwest Area Trunk Utilities, Argenta District, Alverno Avenue to Blackstone Vista Development

Ayes: 5

Nays: 0 Motion carried.

4. Consider Resolution Scheduling a Public Hearing and Authorizing Preparation of Plans and Specifications for the 2015 Capital Improvement Program, City Project No. 2015-10, Northwest Area Trunk Utility Improvements - Argenta District (Alverno Avenue to Blackstone Vista Development) and City Project No. 2015-11, Northwest Area 70th Street Lift Station, Argenta District

Mr. Kaldunski explained the intent of the public hearing was to take public input on both projects. He noted that both projects, 2015-10 and 2015-11, were part of the 2015 master feasibility study that was completed in 2014. He stated City Project No. 2015-11 related to construction of a lift station at 70th Street on property within the Blackstone Vista development. He reviewed the service district for both projects and stated both the utility extension and the lift station were meant to serve future developments in the Northwest Area, not just the Blackstone Vista development. The estimated cost for the lift station project was \$750,000.

Motion by Piekarski Krech, second by Mueller, to adopt Resolution No. 15-02 Scheduling a Public Hearing and Authorizing Preparation of Plans and Specifications for the 2015 Capital Improvement Program, City Project No. 2015-10, Northwest Area Trunk Utility Improvements - Argenta District (Alverno Avenue to Blackstone Vista Development) and City Project No. 2015-11, Northwest Area 70th Street Lift Station, Argenta District

Ayes: 5

Nays: 0 Motion carried.

5. Consider Resolution Authorizing Preparation of Addendum No. 3 to the November 19, 2014 Feasibility Study by Bolton & Menk, Inc. for City Project No. 2014-13 – Northwest Area Utility Extension, Argenta Trail Alignment and Establish City Project No. 2015-13 – Northwest Area Trunk Utility Improvements, 70th Street Lift Station to Blackstone Ridge

Mr. Kaldunski explained the original feasibility study showed how all the sewer and water trunk systems would have been installed for the Blackstone developments. Since that time the developer proposed to do some of the work on his own property. He stated on the Blackstone Vista plat the developer would install the trunk sewer and water lines. He noted there were some segments along the alignment where the City would have to fill in the gaps and install the trunk lines. The City would construct the trunk line from the lift station on 70th Street and follow one of two potential alignments, 70th Street or 71st Street, to the Blackstone Ridge site. The proposed action was to authorize Bolton & Menk to update the feasibility study for the project to provide a more detailed cost estimate and to allow the City to continue the easement negotiation process. Preliminary estimates indicated that the 71st street alignment would be more cost effective than the 70th Street alignment.

Mayor Tourville clarified the proposed action would also authorize Evergreen Land Service Company and BRKW to begin the easement negotiation process.

Mr. Kaldunski replied in the affirmative. He noted the easement negotiations would pertain to this project only.

Dian Piekarski, 7609 Babcock Trail, stated within the proposed project area there were natural areas where water collected. She questioned if any thought had been given to the impact the project could potentially have on the neighborhood in terms of groundwater issues and who would be responsible for remediation if any damages were incurred by property owners.

Mr. Kaldunski stated the City had reviewed the potential impacts extensively. He explained the City had established standards for the Northwest Area to protect the existing natural water bodies and wetlands in the area. He noted the standards were so stringent to ensure that the water was not running off in very large rainfall events.

Mayor Tourville questioned if staff wanted both consultants available.

Mr. Kaldunski stated both firms would be used.

Motion by Bartholomew, second by Mueller to adopt Resolution No. 15-03 Authorizing Preparation of Addendum No. 3 to the November 19, 2014 Feasibility Study by Bolton & Menk, Inc. for City Project No. 2014-13 – Northwest Area Utility Extension, Argenta Trail Alignment and Establish City Project No. 2015-13 – Northwest Area Trunk Utility Improvements, 70th Street Lift Station to Blackstone Ridge

Ayes: 5

Nays: 0 Motion carried.

Mayor Tourville asked staff to provide an update on the open house that was held regarding the alignment of Argenta Trail.

Mr. Thureen explained the primary focus of the open house was the exception neighborhood in the comprehensive plan located north of 70th Street on either side of Argenta Trail. He provided an overview of the five (5) alignment alternatives that were introduced at the open house. He noted another open house was scheduled on January 7th to focus on a broader scope of topics including the alignment for the southern area to extend the four-lane across T.H. 55, alternatives for the change to the local street connection south of T.H. 55, and a review of the five (5) alignment alternatives previously presented.

Mayor Tourville clarified that the open houses were not advertised as Council meetings and therefore the

INVER GROVE HEIGHTS CITY COUNCIL WORK SESSION – January 5, 2015

members of the council were not typically in attendance.

Mr. Thureen stated the Council would receive an update on the study at the work session in February and the final report would be completed by the end of February. He noted staff would be able to present a recommended alignment for the area to the south of Amana Trail at the work session.

Councilmember Bartholomew suggested notifying as many residents as possible about the discussion scheduled at the work session in February.

6. ADJOURN

Motion by Mueller, second by Hark, to adjourn. The meeting was adjourned by a unanimous vote at 6:40 p.m.

DRAFT

**INVER GROVE HEIGHTS CITY COUNCIL MEETING
MONDAY, JANUARY 12, 2015 - 8150 BARBARA AVENUE**

CALL TO ORDER/ROLL CALL The City Council of Inver Grove Heights met in regular session on Monday, January 12, 2015, in the City Council Chambers. Mayor Tourville called the meeting to order at 7:00 p.m. Present were Council members Bartholomew, Mueller and Piekarski Krech; City Administrator Lynch, City Attorney Kuntz, Community Development Director Link, Finance Director Smith, Chief Stanger, Chief Thill, City Engineer Kaldunski, and Deputy Clerk Kennedy

3. PRESENTATIONS: None.

4. CONSENT AGENDA:

Councilmember Bartholomew removed Item 4C from the Consent Agenda.

- A. i) Minutes – December 1, 2014 City Council Work Session
ii) Minutes – December 8, 2014 Regular City Council Meeting
- B. **Resolution No. 15-04** Approving Disbursements for Period Ending January 7, 2015
- D. Final Pay Voucher No. 1, Engineer's Final Report, and **Resolution No. 15-06** Accepting Work for City Project No. 2014-16 – Bechtel Avenue Drainage Improvements
- E. Approve Custom Grading Agreement for 1759 86th Court (Lot 4, Block 2, Orchard Trail)
- F. **Resolution No. 15-07** Authorizing Preparation of Amendment No. 4 to the November 19, 2014 Feasibility Study by Bolton & Menk, Inc. for City Project No. 2014-13, Northwest Area Utility Extension, Argenta Trail Alignment and Establishing City Project No. 2015-12, Northwest Area Trunk Watermain Improvements – 65th Street Loop (Argenta Trail to Babcock Trail)
- G. **Resolution No. 15-08** Approving First Amendment to Nextel Monopole Lease
- H. Approve Sentence to Service Contract
- I. Approve Various American with Disabilities Policies
- J. Schedule Special Meeting
- K. Accept Donation to Inver Grove Heights Fire Department
- L. Approve 2015 Proposed Convention and Visitors Bureau Budget
- M. Personnel Actions

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

Ayes: 4

Nays: 0

Motion carried.

- C. Resolution Approving Application to the Dakota County Community Development Agency (CDA) for a Redevelopment Incentive Grant

Councilmember Bartholomew referenced the last bullet point under section six (6) on page three (3) of the grant application. He opined that the bullet point was too misleading and would preclude industrial uses in the Dickman neighborhood. He requested that the item be removed from the application.

Mr. Link explained the whole section was taken directly from the Comprehensive Plan. He noted there had been discussion recently regarding industrial development on Dickman Trail and staff understood the direction provided by Council. He stated the bullet point could be removed from the application.

Councilmember Bartholomew referenced section ten (10) on page six (6) of the application. He stated the estimated valuation after development was high. He questioned if the model factored in residential development rather than industrial.

Mr. Link stated he would double check the figures because his intent was to use projections for industrial.

Councilmember Bartholomew requested that the reference to “office/light industrial” development be eliminated from the narration under section one (1) on page eight (8) and replaced with “industrial”. He opined that the “office/light” designation could potentially pigeonhole the City in the future. He opined that the narration at the top of page nine (9) discussing the conversion of site intensive uses to building intensive uses narrowed the scope and could potentially preclude developers from presenting plans with yardscapes.

Mr. Link stated the language was pulled from the Concord study and could be modified to address the concern.

Councilmember Bartholomew stated the reference on page ten (10) to the City’s ineligibility for Metropolitan Council or DEED grant funds was contradictory because the City did receive a DEED grant.

Mr. Link clarified that the DEED grant the City received was extremely unique and a typical DEED grant would require the City to have a developer in place in order to be eligible for funding. He stated he could modify the statement in the application to clarify that the City needed to have a developer in order to be eligible to receive DEED grant funding with the exception of the Host Community Fund DEED grant. He explained the application deadline was January 15th and he suggested Council approve the application with the changes as discussed.

Councilmember Piekarski Krech asked staff to email the Council a final draft of the application with the changes as suggested prior to it being submitted on January 15th.

Dian Piekarski, 7609 Babcock Trail, questioned how the City received the grant opportunity and why the deadline was on Thursday.

Mr. Lynch stated Dakota County encouraged the City to apply for the funding.

Mr. Link reiterated that the County invited the City to apply for the grant. He explained the timeline was extremely tight because the meeting between the City and the CDA was held on December 11th. He noted this meeting was the first opportunity to bring the application forward for Council review as the last Council meeting was held on December 8th.

Ms. Piekarski questioned where the City’s matching contribution would come from.

Mr. Link stated it would come from the Host Community Fund through the EDA and from the DEED grant.

Ms. Piekarski opined that it was becoming difficult to track the funds and determine which bodies were responsible for approval and administration of the grants. She commented that the grant was important enough that it should have warranted a special City Council meeting in December.

Mr. Link stated part of the difficulty was that the EDA only met on a quarterly basis. He noted some of the applications, such as the one for the DEED grant, had to come from the City not the EDA.

Frank Rauschnott, 6840 Dixie Avenue, requested that all references related to light industrial and housing in the Dickman Trail area be removed from all planning documents in order to denote that the preferred use in the area would be I-1, Industrial. He stated the City had to provide a flexible land use tool that would support redevelopment and minimize the creation of non-conforming uses. He opined that the issues related to non-conforming uses needed to be watched and dealt with carefully going forward.

Motion by Piekarski Krech, second by Bartholomew, to adopt Resolution No. 15-05 approving the Application to the Dakota County Community Development Agency (CDA) for a Redevelopment Incentive Grant with the proviso that the Council approve the changes to the application prior to it being submitted on January 15th.

Ayes: 4

Nays: 0 Motion carried.

5. PUBLIC COMMENT: None.

6. PUBLIC HEARINGS: None.

7. REGULAR AGENDA:**A. MARLEY DANNER: Plat of Concord Hills Letter of Credit and Cash Escrows**

Mr. Danner stated he began developing the property in the year 2000. He explained he was seeking a resolution in order to get his letter of credit and cash escrow released. He expressed concerns regarding the rain garden requirements. He opined that the rain gardens did not function properly and he was unable to guarantee them for five (5) years as outlined in the development agreement. He stated he hired another firm to care for the rain garden and he did not know how to fix the problem. He questioned why all of the lots within the plat had to be built on before the money being held in escrow could be released.

Mayor Tourville clarified that the last correspondence from the City was in October.

Mr. Kaldunski replied in the affirmative.

Mayor Tourville stated staff recommended that the funds being held in escrow be reduced but the requirements outlined in the development agreement would not go away.

Mr. Kaldunski stated the last time the rain gardens were inspected in the fall he did not see any infiltration issues. He explained staff requested that developer complete the items that were outlined in the original development contract in order to reduce the letter of credit. He noted a majority of the outstanding items related to vegetation and planting requirements.

Mr. Danner opined that the outstanding items to be completed did not warrant holding \$200,000 in escrow.

Mr. Kuntz stated the developer's concerns related to the design parameters of the rain gardens would not be able to be addressed at this point in time. He addressed the issues related to the four (4) sureties provided by Mr. Danner's LLC for the development. He explained the first surety was in the amount of \$14,000 for sealcoating and that money had been spent by the City to complete the sealcoat work. The second surety was an \$8,000 cash escrow to ensure the developer would plant two (2) trees on each of the 25 lots. He explained the tree replacement agreement entitled the developer to a refund of \$320 for every lot on which there were two (2) live trees planted. The third escrow was a letter of credit in an original amount of \$1,075,309. The letter of credit was subsequently reduced to \$114,000, approximately 10.6% of the original amount. He explained Engineering staff kept 10% of the original letter of credit because the agreement stated that was to be done until all of the work outlined in the development contract was completed including warranty and maturation periods. Two (2) letters from Planning and Engineering staff dated October 30, 2014 contained recitations of the work that remained incomplete. He explained staff recommended that the Council consider a motion to allow the Engineering department to reduce the letter of credit from \$114,000 to \$50,000 and upon completion of all outstanding work the full letter of credit would be released without waiting for the warranty period. The fourth surety was a cash escrow in the amount of \$65,000 to cover engineering and inspection work as well as any deficiencies in the storm water improvements. Of that \$65,000 approximately \$23,193.17 still remained on deposit with the City. The recommendation was that the City would retain the cash escrow, according to the terms of the agreement, until the warranty period outlined in the agreement had lapsed. He noted as a demonstration of good faith the City never put the developer in default and never seized the letter of credit despite the developer not adhering to the timeline set forth in the development agreement.

Mr. Danner stated the rain gardens would be in the same condition in five (5) years because of the sediment settling in them.

Mr. Kuntz questioned when the developer intended to complete the outstanding items outlined in the October 30th letters from City staff.

Mr. Kaldunski reviewed the outstanding items that needed to be completed. He stated he would like a completion date so the City can make plans to inspect the site and release the remaining letter of credit.

Councilmember Mueller opined the rain garden on the south side of the development was too deep.

Mr. Kaldunski reviewed the plans provided by the developer as part of the original development contract. He stated the developer's engineer designed the rain garden and it was designed to serve the entire development.

Councilmember Mueller questioned if the rain garden could be redesigned.

Mr. Kaldunski stated he would be willing to look at and consider a redesign of the rain garden.

Mayor Tourville questioned how the developer wanted the Council to proceed.

Mr. Danner stated he wanted the rain garden eliminated because it served no purpose other than catching debris off of the road.

Councilmember Piekarski Krech stated that was the exact purpose of the rain garden, to filter the dirty water.

Mr. Danner requested that the City take over the maintenance of the rain garden after it was completed.

Mr. Kaldunski stated if the rain garden was constructed properly the City may consider taking over the maintenance aspect.

Councilmember Mueller clarified that would only happen if the rain garden was constructed according to the design specifications.

Mr. Kaldunski suggested that the developer have the rain gardens completed by June 1, 2015.

Motion by Piekarski Krech, second by Bartholomew, to authorize a reduction in the letter of credit from \$114,000 to \$50,000

Ayes: 4

Nays: 0 Motion carried.

Motion by Mueller, second by Piekarski Krech, to direct the Engineering department to release the entire letter of credit once the outstanding items outlined by the Engineering and Planning departments were completed

Ayes: 4

Nays: 0 Motion carried.

COMMUNITY DEVELOPMENT:

B. CITY OF INVER GROVE HEIGHTS: Discussion of Complaint Regarding Dawnway Landfill Exceeding the Approved Demolition Debris Limits

Mr. Hunting stated the item was previously discussed in November and questions were raised that needed to be addressed by the landfill operator.

Tony Frattalone, Dawnway Landfill, addressed the complaints regarding the demolition debris limits. He explained their permits were originally approved in 2002 by the MPCA and the County and they were still working off of the same CAD drawing that defined their limits of construction. The plan outlined by the CAD drawing showed an area to fill with the landfill. He stated they were required by the MPCA and the County to submit annual topographic elevation shots to show where material was placed in the landfill in order to quantify the amount of material put into the landfill each year. He noted the plans from 2002 contained a profile line that defined the demolition limits. He explained their primary focus was to work within the limit outlined by the 2002 permit so when their operation was finished the landfill would be within the established limits. He stated the Dawnway Landfill was a demolition landfill that primarily took construction and demolition debris. No solid waste was taken at the site. He noted they did sell topsoil, sand, and rock that has been screened out of material.

Tim Freeman, licensed land surveyor, stated he had worked with Frattalone on the site since 2011. He noted he inherited a lot of information about the landfill. He explained he performed surveys on the site in January each year. He stated the profile lines were based on shots taken in previous years. The profile line referenced by Mr. Frattalone denoted the limits that were taken from the 2002 plans. He explained

the survey was conducted using GPS and the data was input into an AutoCAD drawing using a coordinate system. He noted the measurements taken from the survey were repeatable and very accurate. He stated the measurements since 2011 had all been within the landfill limits outlined on the 2002 plans.

Mr. Lynch asked Mr. Frattalone to explain the difference between the excavation area and the landfill.

Mr. Frattalone explained the goal was for the landfill debris to stay within the limits defined on the 2002 plans. He stated as the landfill was filled up it was impossible to maintain the slope necessary to end up within the debris limits at the bottom so they had to excavate as they placed debris in the landfill area. The area that was excavated was then filled in with compactable material on the outside of the debris limit line to maintain the appropriate slope.

Mr. Kuntz questioned what was done with the sand that was excavated and where the compactable material came from that was used to maintain the appropriate slope.

Mr. Frattalone stated the sand was sold and the fill came from various sites. He noted the fill was all clean and compactable and did not qualify as landfill material.

Councilmember Piekarski Krech questioned if they were mining more sand than was allowed by permit.

Mr. Frattalone stated they had to mine the material out to get the landfill in place. He explained there was not a good grading limit on any of the plans and it had never been a concern because most of the fill had been placed on the South St. Paul side of the landfill. He noted they just started to fill the area in question in 2012 and the permit was not related to how much material was mined.

Mayor Tourville clarified the mining limit was not the same as the demolition debris limit.

Mr. Frattalone stated that was correct.

Councilmember Piekarski Krech questioned if there were lines denoting the mining limit.

Mr. Frattalone explained they used setbacks to establish the mining limits.

Mr. Kuntz questioned if they reported how much material was sold annually.

Mr. Frattalone responded in the affirmative. He stated they paid sand and gravel tax on everything that was taken out. He noted they were not required to report how many cubic yards of compactable fill were brought in annually because it would show up on the annual topographic shots.

Joe McBride, 4055 59th St. E., questioned if the NCUC allowed the operator to excavate as much material as was required to dig the hole.

Mr. Hunting stated the NCUC limited the amount of material leaving the site to an amount equal to the approved debris limit. He explained the City had information the operator generated from their year-end reports that had the volume of material removed and the space remaining. He noted there was still a considerable amount of air space left in the landfill.

Mr. McBride opined that there was no enforcement or monitoring of the NCUC requirements related to the amount of material being excavated and the amount of compactable fill being brought in.

Mr. Freeman stated he verified the debris limits annually. He noted as the operator built up the debris for the landfill they had to monitor to ensure they did not go outside of the debris limits. He explained for safety purposes the operator had to over-excavate and then backfill with compactable fill in order to meet the debris limits. He stated the permit was for the debris and the debris limit was the control. The operator was allowed to over-excavate as needed in order to build up the debris within the established debris limits.

Mayor Tourville stated the concern was that more was being excavated than filled in.

Mr. Freeman explained the operator had to keep a running total of how debris was put in and how much space remained to be filled. He opined the process was very well controlled.

Mr. Kuntz explained Mr. McBride wanted to know how many cubic yards of good fill inside or outside the

debris limit were left to be excavated.

Mr. Freeman stated the operator could not excavate beyond the setbacks. The permit stated the operator could not fill anything beyond the debris limit line.

Mr. Frattalone stated in phase 4 they still had roughly 300,000 cubic yards of sand to excavate.

Mr. McBride stated his concern was that it could not be investigated because the description of where the operator could excavate was vague.

Councilmember Bartholomew stated in order to create the necessary air space the operator had to excavate further back.

Mr. McBride questioned why it could not be cut at 1.5:1 slope.

Mr. Frattalone stated the cut was a 1.5:1 line on the drawing but it could not be excavated at that slope because it would not stand and would slide into the hole.

Mr. McBride opined the debris limit was not a 1.5:1 line on the CAD drawing.

Mr. Freeman stated the debris limit was a 1.5:1 line on the drawing. He explained the operator was correct that sand would not stand when cut at a 1.5:1 slope. The operator digs the slope until it is deep enough that it will safely stand.

Mayor Tourville stated the County found no evidence of the operator exceeding the debris limit, that the mining beyond the debris limit line was not a violation, and concluded that the landfill was operating in compliance with the terms of the permit.

Mr. McBride opined there had to be some way to monitor the volume being sold versus the total area still available for the landfill. He stated the operator could only sell as much material as was needed to create the airspace.

Mr. Freeman stated the volume outlined in the permit was a part of the overall design that was approved in 2002.

Mayor Tourville suggested Mr. McBride may want to meet with the land surveyor independently if he was not satisfied with the information that had been provided. He stated the information that had been presented indicated there was no violation of the non-conforming use certificate.

Frank Rauschnott questioned how many complaints had been received regarding the landfill and how close Mr. McBride lived to the landfill.

Mayor Tourville stated a few complaints had been received.

Mr. McBride stated he lived approximately 100-150 feet away from the landfill.

Walter Carlson, 6398 Ballantine Avenue, recommended hiring an arbitrator to work through the issues.

Dian Piekarski, 7609 Babcock Trail, questioned how the fill was monitored and if a log was kept of where the fill came from and where it was buried.

Mr. Frattalone stated on a quarterly basis the County and the MPCA regulated what went into the landfill. He explained they were required to provide the information to both agencies.

No action was taken on this item.

C. ALAN BEBEL: Consider Resolution relating to a Conditional Use Permit to Operate a Contractor's Yard with Outdoor Storage at the property located at 11278 Rich Valley Boulevard

Mr. Link reviewed the location of the property. He explained the Conditional Use Permit was originally granted in 2007 and expired because the business did not open within the required two (2) year timeframe stipulated. He stated the business specialized in concrete removal, demolition, excavation, and trenching. The proposal was to construct two (2) buildings each approximately 2,000 square feet in size. He noted the access off of Rich Valley Boulevard required approval from Dakota County. Both Planning staff and

the Planning Commission recommended approval of the request.

Councilmember Bartholomew questioned if the applicant agreed with the conditions.

Alan Bebel, 11278 Rich Valley Boulevard, replied in the affirmative.

Motion by Bartholomew, second by Mueller, to adopt Resolution No. 15-09 approving a Conditional Use Permit to Operate a Contractor's Yard with Outdoor Storage at the property located at 11278 Rich Valley Boulevard

Ayes: 4

Nays: 0 Motion carried.

D. IMH SPECIAL ASSET 175: Consider a Resolution relating to a Comprehensive Plan Amendment to Change the Land Use Designation of a Portion of the property from MU, Mixed Use to LMDR, Low-Medium Density Residential for the property located at the Northeast Corner of Hwy 3 and County Road 26

Mr. Link reviewed the location of the property. The request was for a comprehensive plan amendment to change the land use designation of a portion of the approximately 40 acre property to low-medium density residential to allow for some single family development. He stated the property was currently designated on the comprehensive plan for mixed use. He noted the request required approval by 4/5 of the Council. If approved the applicant intended to submit a subdivision application to break the property into three (3) outlots that would then be sold to developers. One outlot would be for a single family development, one for a 50-unit townhome development, and one for a 200-unit apartment building. The first phase of development would be the single family homes. He explained staff had land use and financial concerns with the proposal. The land use concerns pertained to both the comprehensive plan and the site plan. He stated the intersection of South Robert Trail and 70th Street would become very busy as the Northwest Area developed. The anticipated traffic volumes for the intersection were similar to those of the intersection of Yankee Doodle Road and Pilot Knob Road in Eagan. He stated that was the primary reason the City planned for larger densities at that site. The proposal would create a pocket of single family development amidst higher density uses. There was concern that the proposal could create land use conflicts that could make it difficult to develop surrounding properties. He explained single family development was also likely to create opposition for future higher density development around it and could set a precedent leading to other properties at the intersection also requested a land use designation change to allow for single family development. He stated the loss of density could affect future commercial development in the area as well as the utility fees needed to pay for City infrastructure. He explained staff questioned the feasibility of the concept site plan for the apartment building as there was only 100 feet from the edge of the right-of-way to the edge of the wetlands. The site plan did not account for the full 50 foot setback or a possible trail. The concept plan did not provide for future storm water from a future roundabout and it was unknown whether the site plan would comply with the City's Northwest Area stormwater and zoning requirements. He explained the proposed townhome development did not meet the 50 foot setback from 70th Street and there was also a trunk utility line that would run through the area and could result in the loss of units. He stated the concept plan as proposed was close to the density assumed for the property and the utility connection fees would be short \$33,000. He noted 80% of the utility connection fees, \$2.6 million, was reliant on the apartment and townhome developments so there would be some level of financial risk assumed by the City if the request was approved. He stated there had been no discussion regarding the construction of a collector street or the extension of City utilities through the development and it was unknown who would pay for the improvements. Staff recommended denial because they did not think the single family development in the midst of higher density development was an appropriate land use, they questioned the feasibility of the site plan because the density was put on the periphery of the property, and the City could incur some financial risk if the request was approved. The Planning Commission recommended approval because it would spur development in the Northwest Area and would provide more immediate support for commercial development. The Planning Commission also felt the proposal to include single family development was in line with current market trends.

Councilmember Mueller questioned when the roundabout was planned for construction.

Mr. Kaldunski stated the roundabout shown was planned construction several years ago and had since been removed from Mn/DOT's current CIP. He explained staff had not had the opportunity to obtain input from Mn/DOT because no plat had been submitted. He noted Dakota County discussed conducting a joint study to start reviewing the need for a roundabout at the intersection.

Mayor Tourville stated both Mn/DOT and the County were waiting for development to occur in the area before deciding on a roundabout at the intersection.

Councilmember Mueller questioned how much space would be needed for a trail near the apartment building.

Mr. Link estimated that another 20-30 feet would be needed beyond the right-of-way. He noted there were still a number of unknowns associated with the request because the level of detail was not at the platting or subdivision stage yet. He stated the developer was requesting consideration of the land use change at this time and agreed to put together the concept site plan at staff's request.

Tom Goodrum, Westwood Professional Services, opined that the issues raised by staff had been addressed by the developer. He stated they did not envision development occurring at the intersection that would be similar to that of the intersection in Eagan that was referenced by staff. He opined the developer's request was not a new land use concept because the majority of the site would remain a mixed use designation. He stated the proposed designation change to low-medium density was requested as a transitional piece for the development. He added the southeast corner of the intersection was also designated for low-medium density. He provided an overview of the potential impact on surrounding neighborhoods and opined that the proposed change would not set a precedent as any future requests to change the land use designation of surrounding properties would similarly have to explain to the City the reasons why a lower density was requested. He explained the development would be laid out so as to provide natural buffers between the single family and the higher density development. He stated the proposed land use plan would comply with the City's density requirements. He opined that the proposed apartment building would be feasible on the northwest corner of the property despite the topographical challenges. He stated the plans incorporated the necessary easements to fit within the City and County requirements for future utility and street improvements. He noted the neighboring properties to the north and the east could not be developed until this development occurred because it would bring the road to the north as well the extension of City utilities. He discussed the constraints of the property in terms of easements and stormwater requirements and they provided a plan that worked within the limitations and met all the necessary density and financial needs. He reiterated that the proposed development would encourage development of surrounding properties and would open up the potential to develop 80 acres of medium density property. He referenced the study that was performed by the Urban Land Institute and explained many of the recommendations in the report were incorporated into the development proposal. He opined that the City's commercial projections were not plausible because there would only be one (1) access on property. He noted there was already commercial development in the area that was not being used. He explained the ponding requirement for a future roundabout was also incorporated into the plan. He stated the developer's proposed plan would be able to incorporate changes as they occur and the unknown factors become more finalized during site plan review process. He opined the proposed plan would meet the land use needs of the City.

Tim Keenan, IMH Special Asset 175, stated he just started a multi-family development in Apple Valley and he felt the market would shift towards that type of development in the next few years. He explained he would develop the multi-family pieces of the proposed development with a partner. He stated the City asked him to provide 228 dwelling units within the development to meet connection fee projections and the concept plan showed 296 units in development. He opined the concept plan demonstrated how the development would interact with surrounding properties. He stated they also supplied a letter from Dakota County expressing their interest in potentially using the site for a workforce housing development. He explained the footprint shown for the apartment building was similar to what was done in Apple Valley and the terrain of this site was more favorable. He stated he could not meet the City's requirement for 83,000 square feet of commercial space when 200,000 square feet of commercial space was vacant within a half mile of the site. He explained he had a tremendous amount of interest from developers for the 48 home

single family component of the development. He opined if they were upfront about the fact that multifamily development would surround the single family development there should be little opposition because the plans would be publically known before the single family properties were sold.

Mary T'Kach, 7848 Babcock Trail, expressed concern about the financial impacts and the precedent that could be set by approving the development. She stated if the financial shortfalls have to be absorbed by future developers at some point it may be too expensive for people to develop in the Northwest Area.

Mayor Tourville stated he could not see 80,000 square feet of commercial going onto that site given the current market.

Ms. T'Kach opined the market trends could change in the near future. She expressed concern that the City would set a precedent of downsizing developments in the Northwest Area. She stated the community wanted neighborhoods to be connected and the proposed development did not incorporate that vision.

Councilmember Bartholomew clarified the developer met the densities as proposed.

Mr. Link explained the density proposed by the developer came close to the combination of units and commercial development that the City projected. He noted that assumed that the apartment and townhomes could be built according to their projections.

Councilmember Mueller questioned what assurances the City had that the apartments would be built.

Mr. Link stated the City did not have any assurances and that was one of the concerns.

Councilmember Mueller opined the City needed to have some protection that the apartments and townhomes would be constructed.

Mr. Link stated the only thing they could be assured of at this point was the single family component because the understanding was that multiple developers would be involved.

Mr. Keenan stated he fully intended on being involved with the development of the property.

Mayor Tourville opined that many of the concerns could not be addressed until the plan moved through the stages of development. He noted both the County and the State were waiting on development to occur to look at the transportation plan for the area.

Mr. Keenan stated he would build the apartment component within five (5) years with or without a partner.

Councilmember Mueller questioned if the developer understood the storm water requirements.

Mr. Keenan stated the site was very challenging and that was why he hired an engineering firm to work through those issues.

Councilmember Piekarski Krech stated they did not have any final plans at this point. She explained her only issue was that the City needed an assurance that the apartments would be built. She questioned how the City could legally guarantee that apartment building was built.

Mr. Kuntz stated it was problematic that single family would be built before the apartments. He questioned what the consequence would be for not building the apartments.

Mr. Keenan noted the request was only to rezone 15 acres and the remaining higher density zoning would serve as protection.

Ms. T'Kach noted the CDA indicated an interest in a workforce housing development but it would not be 50 units.

Mr. Keenan stated the area proposed for the apartment building was already zoned for mixed use.

Councilmember Bartholomew stated he liked the densities where they were at. He opined he saw some natural buffering between the MDR and the LMDR. He expressed concern with the financial risk involved with the apartment component.

The Council stated their preference would be to wait to vote until the all members of the Council were present.

Mr. Keenan stated he would agree to a 2 week extension to come back on January 26th.

Mr. Kuntz requested that the applicant extend to Friday, January 30th.

Mr. Keenan agreed.

Motion by Piekarski Krech, second by Mueller, to table consideration of the item to January 26, 2015 at the request of the applicant, and to extend the 60-day deadline to January 30, 2015.

Ayes: 4

Nays: 0 Motion carried.

ADMINISTRATION

E. CITY OF INVER GROVE HEIGHTS: Consider Council Appointments for 2015:

i) Official Newspaper

Motion by Piekarski Krech, second by Bartholomew, to designate the *South-West Review* as the Official City Newspaper for 2015

Ayes: 4

Nays: 0 Motion carried.

ii) Official Depositories

Motion by Bartholomew, second by Piekarski Krech, to approve official depositories for 2015

Ayes: 4

Nays: 0 Motion carried.

iii) Acting Mayor

Motion by Bartholomew, second by Piekarski Krech, to rotate service as Acting Mayor beginning with the most senior councilmember

Ayes: 4

Nays: 0 Motion carried.

iv) Council Delegates to Association of Metropolitan Municipalities

Motion by Piekarski Krech, second by Mueller, to appoint Mayor Tourville and Councilmember Bartholomew as delegates to the Association of Metropolitan Municipalities

Ayes: 4

Nays: 0 Motion carried.

v) Council Delegates to Dakota Communications Center Board

Motion by Piekarski Krech, second by Bartholomew, to appoint Mayor Tourville and Councilmember Piekarski Krech as delegates to the Dakota Communications Center Board

Ayes: 4

Nays: 0 Motion carried.

vi) Representatives to Northern Dakota County Cable Communications

Motion by Mueller, second by Piekarski Krech, to appoint Mayor Tourville and Richard Jackson as representatives to the Northern Dakota County Cable Communications Board

Ayes: 4

Nays: 0 Motion carried.

vii) Deputy Weed Inspector

Mayor Tourville appointed the Parks Superintendent to the position of Deputy Weed Inspector for 2015

8. MAYOR & COUNCIL COMMENTS:

9. **ADJOURN:** Motion by Piekarski Krech, second by Mueller, to adjourn. The meeting was adjourned by a unanimous vote at 10:15 pm.

DRAFT

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Meeting Date: January 26, 2015
 Item Type: Consent
 Contact: Kristi Smith 651-450-2521
 Prepared by: Bill Schroepfer, Accountant
 Reviewed by: N/A

Fiscal/FTE Impact:
 None
 Amount included in current budget
 Budget amendment requested
 FTE included in current complement
 New FTE requested – N/A
 Other

PURPOSE/ACTION REQUESTED

Approve the attached resolution approving disbursements for the period of January 8, 2015 to January 21, 2015.

SUMMARY

Shown below is a listing of the disbursements for the various funds for the period ending January 21, 2015. The detail of these disbursements is attached to this memo.

General & Special Revenue	\$414,601.95
Debt Service & Capital Projects	191,874.50
Enterprise & Internal Service	278,786.42
Escrows	7,168.78
	<hr/>
Grand Total for All Funds	<u><u>\$892,431.65</u></u>

If you have any questions about any of the disbursements on the list, please call Kristi Smith, Finance Director at 651-450-2521.

Attached to this summary for your action is a resolution approving the disbursements for the period January 8, 2015 to January 21, 2015 and the listing of disbursements requested for approval.

DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. _____

**RESOLUTION APPROVING DISBURSEMENTS FOR THE
PERIOD ENDING January 21, 2015**

WHEREAS, a list of disbursements for the period ending January 21, 2015 was presented to the City Council for approval;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS: that payment of the list of disbursements of the following funds is approved:

General & Special Revenue	\$414,601.95
Debt Service & Capital Projects	191,874.50
Enterprise & Internal Service	278,786.42
Escrows	7,168.78
Grand Total for All Funds	<u><u>\$892,431.65</u></u>

Adopted by the City Council of Inver Grove Heights this 26th day of January, 2015.

Ayes:

Nays:

George Tourville, Mayor

ATTEST:

Melissa Kennedy, Deputy City Clerk



Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
3M	TP19036	12/31/2014	JBK2728	101.42.4000.421.40044	1,000.00
3M	05056095	12/31/2014	5918140	101.44.6000.451.60045	50.00
AFSCME COUNCIL 5	INV0036603	01/09/2015	UNION DUES (AFSCME FAIR SHAR	101.203.2031000	33.04
AFSCME COUNCIL 5	INV0036604	01/09/2015	UNION DUES (AFSCME FULL SHAR	101.203.2031000	756.69
AFSCME COUNCIL 5	INV0036605	01/09/2015	UNION DUES (AFSCME FULL SHAR	101.203.2031000	86.00
ATOM	2015 MEMBERSHIP	01/21/2015	2015 MEMBERSHIP DUES	101.42.4000.421.50070	250.00
AVCAM	2015 MEMBERSHIP	01/21/2015	2015 MEMBERSHIP RENEWAL	101.42.4000.421.50070	30.00
BARNA, GUZY, & STEFFEN LTD	139901	12/31/2014	50003-005	101.41.1100.413.30430	988.00
BELLEISLE, MONICA	12/31/14	12/31/2014	REIMBURSE-MILEAGE	101.42.4200.423.50065	62.09
BOHRER, ERIC	1/11/15	12/31/2014	REIMBURSE-VEST	101.42.4000.421.60045	556.50
BRANDT, BRIAN	12/23/14	12/31/2014	REIMBURSE- PLATES AND CUPS	101.42.4200.423.60065	18.74
BUREAU OF CRIMINAL APPREHENSION	00000231991	12/31/2014	00000012981	101.42.4200.423.40040	390.00
CA DEPT OF CHILD SUPPORT SERVICES	INV0036606	01/09/2015	MIGUEL GUADALAJARA FEIN/TAXF	101.203.2032100	279.69
CENTURY LINK	12/19/14 651 455 9072 782	12/31/2014	651 455 9072 782	101.42.4000.423.50020	42.49
CENTURY LINK	12-22-14	12/31/2014	Invoice	101.44.6000.451.50020	64.89
CENTURY LINK	12-22-14	12/31/2014	Invoice	101.44.6000.451.50020	58.94
CENTURY LINK	12-7-14	12/31/2014	Invoice	101.44.6000.451.50020	58.94
CITY OF BURNSVILLE	2015 ANNUAL DUES	01/14/2015	2015 ANNUAL DUES	101.41.1000.413.50070	8,614.50
CITY OF FARMINGTON - MAAG	2015 MAAG DUES	01/21/2015	2015 MAAG DUES	101.42.4000.421.50070	8,300.00
CITY OF MINNEAPOLIS RECEIVABLES	400413005460	12/31/2014	612005356	101.42.4000.421.30700	1,988.10
CITY OF SAINT PAUL	IN00006349	12/31/2014	77	101.42.4000.421.40042	130.00
CUB FOODS	12/30/14	12/30/2014	HOUSE CHARGE 12/30/14	101.43.5100.442.60065	8.14
CWH RESEARCH INC.	4033	12/31/2014	12/31/14	101.41.1100.413.30500	2,343.30
DAKOTA ELECTRIC ASSN	109394-7 1/15	12/31/2014	Invoice	101.43.5400.445.40020	1,186.74
DAKOTA ELECTRIC ASSN	246837-9 1/15	12/31/2014	Invoice	101.44.6000.451.40020	340.23
DAKOTA ELECTRIC ASSN	250165-8 1/15	12/31/2014	Invoice	101.44.6000.451.40020	51.81
DAKOTA ELECTRIC ASSN	393563-2 1/15	12/31/2014	Invoice	101.44.6000.451.40020	144.28
DAKOTA ELECTRIC ASSN	426713-4 1/15	12/31/2014	Invoice	101.43.5400.445.40020	48.14
DAKOTA ELECTRIC ASSN	443054-2 1/15	12/31/2014	Invoice	101.44.6000.451.40020	11.53
DIRECT RADAR/LIDAR TESTING	1/19/15-1/23/15	01/21/2015	CLASS 1/19-1/23	101.42.4000.421.50080	475.00
EFTPS	INV0036625	01/09/2015	FEDERAL WITHHOLDING	101.203.2030200	41,110.68
EFTPS	INV0036627	01/09/2015	MEDICARE WITHHOLDING	101.203.2030500	10,727.38
EFTPS	INV0036628	01/09/2015	SOCIAL SECURITY WITHHOLDING	101.203.2030400	30,972.12
EFTPS	INV0036633	01/09/2015	FEDERAL WITHHOLDING	101.203.2030200	236.04
EFTPS	INV0036635	01/09/2015	MEDICARE WITHHOLDING	101.203.2030500	301.94
EFTPS	INV0036636	01/09/2015	SOCIAL SECURITY WITHHOLDING	101.203.2030400	562.80
EFTPS	INV0036783	01/09/2015	FEDERAL WITHHOLDING	101.203.2030200	1,134.79
EFTPS	INV0036785	01/09/2015	MEDICARE WITHHOLDING	101.203.2030500	779.80
EFTPS	INV0036786	01/09/2015	SOCIAL SECURITY WITHHOLDING	101.203.2030400	759.50
EHLERS AND ASSOCIATES, INC.	2015 MN PUBLIC FINANCE SEMI	01/14/2015	REGISTRATION - K. SMITH	101.41.2000.415.50080	275.00
EHLERS AND ASSOCIATES, INC.	66369 B	12/31/2014	EDA ACTIVITIES	101.41.1100.413.30150	205.00
EYEMED	JANUARY 2015	01/14/2015	JANUARY 2015 PREMIUM	101.203.2032700	214.79
FIRST IMPRESSION GROUP, THE	60399	12/31/2014	4363	101.41.1100.413.50030	145.00
FIRSTSCRIBE	2464800	01/21/2015	1/1/15	101.43.5100.442.40044	250.00
GENESIS EMPLOYEE BENEFITS ACH ONLY	INV0036608	01/09/2015	HSA ELECTION-FAMILY	101.203.2032500	2,755.42
GENESIS EMPLOYEE BENEFITS ACH ONLY	INV0036609	01/09/2015	HSA ELECTION-SINGLE	101.203.2032500	2,875.35
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	101.41.1100.413.30550	26.96
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	101.41.2000.415.30550	94.89
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	101.42.4000.421.30550	261.98
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	101.42.4200.423.30550	14.00
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	101.43.5000.441.30550	8.38
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	101.43.5100.442.30550	54.43
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	101.43.5200.443.30550	33.17
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	101.44.6000.451.30550	65.55
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	101.45.3000.419.30550	18.30
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	101.45.3200.419.30550	15.46
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	101.45.3300.419.30550	18.50
HER, STEVE	11/14/13	11/20/2013	TRAINING	101.42.4000.421.50075	17.97
HER, STEVE	3/31/14	04/16/2014	REIMBURSE-LUNCH	101.42.4000.421.50075	10.82
IAFC MEMBERSHIP	2015 MEMBERSHIP	01/14/2015	82644	101.42.4200.423.50070	234.00
ICMA RETIREMENT TRUST - 457	INV0036610	01/09/2015	ICMA-AGE <49 %	101.203.2031400	3,654.40
ICMA RETIREMENT TRUST - 457	INV0036611	01/09/2015	ICMA-AGE <49	101.203.2031400	4,532.30
ICMA RETIREMENT TRUST - 457	INV0036612	01/09/2015	ICMA-AGE 50+ %	101.203.2031400	1,201.60
ICMA RETIREMENT TRUST - 457	INV0036613	01/09/2015	ICMA-AGE 50+	101.203.2031400	4,951.99
ICMA RETIREMENT TRUST - 457	INV0036614	01/09/2015	ICMA (EMPLOYER SHARE ADMIN)	101.203.2031400	73.67
ICMA RETIREMENT TRUST - 457	INV0036623	01/09/2015	ROTH IRA (AGE 49 & UNDER)	101.203.2032400	774.24
INSIGHT EDGE	1387	12/31/2014	DECEMBER COACHING	101.42.4000.421.30700	1,000.00
INVER GROVE FORD	12/26/14 94917	12/31/2014	16-0000104	101.42.4000.421.70300	267.81
IUOE	INV0036615	01/09/2015	UNION DUES IUOE	101.203.2031000	1,132.51

KEEPRS, INC	256962-01	12/31/2014	INVGROHTPD	101.42.4000.421.60018	3,965.10
KERFELD, TODD	PL 2014-2059	12/31/2014	JOB CANCELLATION	101.45.0000.3222000	40.00
LEAGUE OF MN CITIES	205302	01/14/2015	2015 LEADERSHIP CONFERENCE	101.41.1000.413.50080	315.00
LELS	INV0036616	01/09/2015	UNION DUES (LELS)	101.203.2031000	1,222.00
LELS SERGEANTS	INV0036624	01/09/2015	UNION DUES (LELS SGT)	101.203.2031000	235.00
LEVANDER, GILLEN & MILLER P.A.	12/31/14 92000E	12/31/2014	92000E	101.42.4000.421.30410	13,667.69
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Council Meetings	12/31/2014	Invoice	101.41.1000.413.30401	120.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Engineering	12/31/2014	Invoice	101.43.5100.442.30420	1,712.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Inspections	12/31/2014	Invoice	101.45.3300.419.30420	148.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Mayor/CC	12/31/2014	Invoice	101.41.1000.413.30420	2,284.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Parks	12/31/2014	Invoice	101.44.6000.451.30420	842.40
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Planning	12/31/2014	Invoice	101.45.3200.419.30420	2,250.65
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Police	12/31/2014	Invoice	101.42.4000.421.30420	4.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Public Works	12/31/2014	Invoice	101.43.5000.441.30420	56.00
LILLIE SUBURBAN NEWSPAPERS	12/31/14 001363	12/31/2014	001363	101.41.1100.413.50025	490.00
LINK, THOMAS	12/11/14	12/31/2014	REIMBURSE-MILEAGE AND PARKI	101.45.3000.419.50065	57.32
LOWE'S	Dec 2014 Strmt	12/31/2014	Invoice	101.44.6000.451.60065	123.95
METRO CITIES	34 2015 MEMBERSHIP DUES	01/14/2015	2015 MEMBERSHIP DUES	101.41.1000.413.50070	9,878.00
MINNEAPOLIS OXYGEN CO.	183156946	12/31/2014	113504	101.42.4200.423.40042	106.47
MINNEAPOLIS OXYGEN CO.	183156947	12/31/2014	113504	101.42.4200.423.40042	57.92
MINNESOTA DEPARTMENT OF HUMAN SERV	INV0036607	01/09/2015	JUSTIN PARRANTO FEIN/TAXPAYE	101.203.2032100	300.41
MN DEPT OF LABOR & INDUSTRY	ABR01101181	01/14/2015	000000012982	101.42.4200.423.30700	10.00
MN DEPT OF LABOR & INDUSTRY	DECEMBER 2014	12/31/2014	MN STATE SURCHARGE ACH	101.207.2070100	1,171.79
MN DEPT OF LABOR & INDUSTRY	DECEMBER 2014	12/31/2014	MN STATE SURCHARGE ACH	101.41.0000.3414000	(25.00)
MN DEPT OF REVENUE	December 2014 B	01/20/2015	Invoice	101.207.2070300	25.87
MN DEPT OF REVENUE	December 2014 CR	01/20/2015	Invoice	101.207.2070300	(0.22)
MN DEPT OF REVENUE	INV0036626	01/09/2015	STATE WITHHOLDING	101.203.2030300	16,404.12
MN DEPT OF REVENUE	INV0036634	01/09/2015	STATE WITHHOLDING	101.203.2030300	124.39
MN DEPT OF REVENUE	INV0036784	01/09/2015	STATE WITHHOLDING	101.203.2030300	548.32
MN FIRE SERVICE CERT BOARD	25613	10/19/2011	10/1/11	101.42.4200.423.50070	1,240.00
MN FOP LODGE #1	MEMBERSHIP 2015	01/14/2015	MEMBERHSIP LODGE #1	101.42.4000.421.50070	90.00
MOORE MEDICAL LLC	98483459 I	12/31/2014	21185816	101.42.4200.423.40042	342.09
MRPA	2015 Awards bqt registration	01/21/2015	Invoice	101.44.6000.451.50080	35.00
MTI DISTRIBUTING CO	993430-00	12/31/2014	Invoice	101.44.6000.451.40047	2,285.58
NORTHSTAR CHAPTER AMERICAN PAYROLL	5603806	01/14/2015	MEMBERSHIP FEE	101.41.2000.415.50070	50.00
OXYGEN SERVICE COMPANY, INC	03288916	12/31/2014	04394	101.42.4000.421.60065	24.80
PERA	INV0036617	01/09/2015	PERA COORDINATED PLAN	101.203.2030600	31,027.66
PERA	INV0036618	01/09/2015	EMPLOYER SHARE (EXTRA PERA)	101.203.2030600	2,386.72
PERA	INV0036619	01/09/2015	PERA DEFINED PLAN	101.203.2030600	53.46
PERA	INV0036620	01/09/2015	EMPLOYER SHARE (PERA DEFINE	101.203.2030600	53.46
PERA	INV0036621	01/09/2015	PERA POLICE & FIRE PLAN	101.203.2030600	13,193.15
PERA	INV0036622	01/09/2015	EMPLOYER SHARE (POLICE & FIRI	101.203.2030600	19,789.70
PERA	INV0036629	01/09/2015	PERA COORDINATED PLAN	101.203.2030600	589.98
PERA	INV0036630	01/09/2015	EMPLOYER SHARE (EXTRA PERA)	101.203.2030600	45.27
PERA	INV0036631	01/09/2015	PERA POLICE & FIRE PLAN	101.203.2030600	634.39
PERA	INV0036632	01/09/2015	EMPLOYER SHARE (POLICE & FIRI	101.203.2030600	951.59
RENE C. DAVIDSON COURTHOUSE	12/30/14	12/31/2014	COPIES	101.42.4000.421.30700	15.00
ROLLNRACK, LLC	12/30/14	12/31/2014	12/30/14	101.42.4200.423.60040	1,740.00
SCHROEPFER, WILLIAM	DECEMBER 2014 BANK RUNS	12/31/2014	BANK RUNS DEC 2014	101.41.2000.415.50065	32.00
SCOTT NELSON COACHING, INC.	560	12/31/2014	Invoice	101.44.6000.451.30700	800.00
SENSIBLE LAND USE COALITION	1/28/15	01/14/2015	REGISTRATION - 1/28/15	101.45.3000.419.50080	38.00
SENSIBLE LAND USE COALITION	1/28/15	01/14/2015	REGISTRATION - 1/28/15	101.45.3200.419.50080	76.00
SETS DESIGN INC.	13526	12/31/2014	12/29/14	101.42.4000.421.60045	120.00
SHERWIN-WILLIAMS	6765-1	12/31/2014	Invoice	101.44.6000.451.40047	129.58
SIRCHIE FINGER PRINT LABORATORIES	0190762-IN	12/31/2014	00-0055077	101.42.4000.421.60065	893.37
STREICHER'S	I1088562	01/14/2015	285	101.42.4000.421.60018	3,945.60
STREICHER'S	I1102974	01/21/2015	285	101.42.4000.421.60018	2,505.50
THOMSON REUTER - WEST	830990386	12/31/2014	DECEMBER 2014	101.42.4000.421.30700	147.95
TOTAL CONSTRUCTION & EQUIP.	62796	12/31/2014	Invoice	101.43.5400.445.40042	387.23
TOTAL CONSTRUCTION & EQUIP.	62822	12/31/2014	Invoice	101.44.6000.451.40047	480.25
TOTAL CONSTRUCTION & EQUIP.	62825	12/31/2014	Invoice	101.44.6000.451.40047	192.10
TWIN CITY MARINA	12618	01/14/2015	Invoice	101.43.5200.443.40046	2,152.21
TWIN CITY MARINA	12619	01/21/2015	Invoice	101.43.5200.443.40046	4,940.00
TYLER TECHNOLOGIES, INC	025-112009	01/14/2015	41443	101.41.2000.415.40044	28,945.13
U OF M - CCE REGISTRATION	2015 CEAM - S. THUREEN	01/14/2015	CEAM REGISTRATION/MEETING	101.43.5000.441.50070	60.00
U OF M - CCE REGISTRATION	2015 CEAM - S. THUREEN	01/14/2015	CEAM REGISTRATION/MEETING	101.43.5000.441.50080	295.00
UNIFIRST CORPORATION	0900234731	01/14/2015	Invoice	101.43.5200.443.60045	31.62
UNIFIRST CORPORATION	0900234731	01/14/2015	Invoice	101.44.6000.451.60045	28.62
UNIFIRST CORPORATION	0900235665	01/21/2015	Invoice	101.43.5200.443.60045	31.62
UNIFIRST CORPORATION	0900235665	01/21/2015	Invoice	101.44.6000.451.60045	28.62
UNIFORMS UNLIMITED	233030	01/14/2015	I14866	101.42.4000.421.60018	148.00
UNIFORMS UNLIMITED	230910	12/31/2014	I14866	101.42.4000.421.60045	150.00
UNIFORMS UNLIMITED	231481	12/31/2014	I14866	101.42.4000.421.60045	105.60
UNIFORMS UNLIMITED	231921	12/31/2014	I14866	101.42.4000.421.60045	63.50
USA MOBILITY WIRELESS INC	Y0317409A	12/31/2014	0317409-1	101.42.4000.421.50020	4.89
VERIZON WIRELESS	9737748942	12/31/2014	Invoice	101.42.4000.421.50020	1,140.93
VERIZON WIRELESS	9737748942	12/31/2014	Invoice	101.42.4200.423.50020	675.46
VERIZON WIRELESS	9737748942	12/31/2014	Invoice	101.43.5000.441.50020	52.08
VERIZON WIRELESS	9737748942	12/31/2014	Invoice	101.43.5100.442.50020	304.68
VERIZON WIRELESS	9737748942	12/31/2014	Invoice	101.43.5200.443.50020	267.45

VERIZON WIRELESS	9737748942	12/31/2014	Invoice	101.44.6000.451.50020	207.96
VERIZON WIRELESS	9737748942	12/31/2014	Invoice	101.45.3000.419.50020	50.78
VERIZON WIRELESS	9737748942	12/31/2014	Invoice	101.45.3300.419.50020	156.24
VOLUNTEER FIREFIGHTERS BENEFIT	2015	01/14/2015	2015	101.42.4200.423.50070	55.00
WAL-MART BUSINESS	12/22/14 6032 2025 3025 7113	12/31/2014	6032 2025 3025 7113	101.42.4000.421.60065	82.12
XCEL ENERGY	440526126	12/31/2014	Invoice	101.43.5200.443.40020	302.35
XCEL ENERGY	440526126	12/31/2014	Invoice	101.43.5400.445.40020	10,725.76
XCEL ENERGY	440545136	12/31/2014	Invoice	101.42.4200.423.40010	2,847.19
XCEL ENERGY	440545136	12/31/2014	Invoice	101.42.4200.423.40020	1,267.43
XCEL ENERGY	440545165	12/31/2014	Invoice	101.43.5400.445.40020	983.31
XCEL ENERGY	441047267	12/31/2014	Invoice	101.44.6000.451.40010	954.64
XCEL ENERGY	441047267	12/31/2014	Invoice	101.44.6000.451.40020	1,017.17
XCEL ENERGY	441220758	12/31/2014	Invoice	101.42.4000.421.40042	41.23

Fund: 101 - GENERAL FUND

338,683.52

LONE OAK COMPANIES	65787	01/14/2015	UTILITY BILLING	201.44.1600.465.50035	297.95
SEA LIFE MINNESOTA LLC	CON2014IGH	12/31/2014	12/23/14	201.44.1600.465.50025	239.00

Fund: 201 - C.V.B. FUND

536.95

GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	204.44.6100.452.30550	22.63
IGH SENIOR CLUB	1-6-15	01/14/2015	Invoice	204.227.2271000	1,464.00
IGH/SSP COMMUNITY EDUCATION	1-6-15	01/14/2015	Invoice	204.227.2271000	3,644.00
MCGUIRE, ERIN	12/30/14	01/14/2015	REFUND - LOW ENROLLMENT	204.207.2070300	18.95
MCGUIRE, ERIN	12/30/14	01/14/2015	REFUND - LOW ENROLLMENT	204.44.0000.3470000	266.05
MN DEPT OF REVENUE	December 2014 B	01/20/2015	Invoice	204.207.2070300	35.93
TARGET BANK	Dec 2014 stmt	12/31/2014	Invoice	204.44.6100.452.60009	163.13
VERIZON WIRELESS	9737748942	12/31/2014	Invoice	204.44.6100.452.50020	75.98

Fund: 204 - RECREATION FUND

5,690.67

ACE PAINT & HARDWARE	522665/5	12/31/2014	Invoice	205.44.6200.453.60012	7.99
ACE PAINT & HARDWARE	522665/5	12/31/2014	Invoice	205.44.6200.453.60012	7.99
ASCAP	2015 stmt	01/14/2015	Invoice	205.44.6200.453.50070	335.00
BECKER ARENA PRODUCTS, INC.	101514	12/31/2014	Invoice	205.44.6200.453.60016	288.00
BIEBERT, CLAUDIA	9/5/14	12/31/2014	REIMBURSE- PT AND GROUP X RE	205.44.6200.453.50070	90.00
BOHRER, EILEEN	5/3/14	12/31/2014	REIMBURSE - TCA UPDATE COUR	205.44.6200.453.50070	12.85
BROADCAST MUSIC INC	25954385	01/21/2015	Invoice	205.44.6200.453.50070	335.00
DAKOTA GLASS & GLAZING INC	2014704	12/31/2014	Invoice	205.44.6200.453.40040	585.00
EVANS, LORI	1/12/15	01/21/2015	REFUND - LOW ENROLLMENT	205.44.0000.3493501	34.00
EZ FITNESS SOLUTIONS, LLC	14-0003	12/31/2014	Invoice	205.44.6200.453.40042	750.00
EZ FITNESS SOLUTIONS, LLC	14-0004	12/31/2014	Invoice	205.44.6200.453.40042	392.71
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	205.44.6200.453.30550	8.75
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	205.44.6200.453.30550	26.74
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	205.44.6200.453.30550	3.50
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	205.44.6200.453.30550	11.00
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	205.44.6200.453.30550	8.75
GLEWWE DOORS	173203	12/31/2014	Invoice	205.44.6200.453.40040	255.00
GOPHER PLUMBING SUPPLY	235799	12/31/2014	Invoice	205.44.6200.453.40040	221.68
GRAINGER	9616497245	12/31/2014	Invoice	205.44.6200.453.60016	68.50
HAWKINS, INC.	3678951	12/31/2014	Invoice	205.44.6200.453.60024	1,078.69
HAWKINS, INC.	3678952	12/31/2014	Invoice	205.44.6200.453.60024	1,222.18
JOHNSTONE SUPPLY	70-S100185534.001	12/31/2014	Invoice	205.44.6200.453.40040	110.28
KANE, LILY	PR 6/14/13	06/19/2013	ACH RTN PR 6/14/13	205.44.6200.453.10300	64.76
MN DEPT OF REVENUE	December 2014 B	01/20/2015	Invoice	205.207.2070300	7,664.02
NAC MECHANICAL & ELECTRICAL SERVICE	109669	12/31/2014	Invoice	205.44.6200.453.40040	174.00
NAC MECHANICAL & ELECTRICAL SERVICE	109669	12/31/2014	Invoice	205.44.6200.453.40040	2,864.07
PETTY CASH - TERI O'CONNOR	1/12/15	01/21/2015	HOCKEY SECTIONALS	205.100.1010400	1,500.00
PIONEER PRESS	1214414398	12/31/2014	Invoice	205.44.6200.453.50025	250.00
R & R SPECIALTIES OF WI, INC.	0056314-in	12/31/2014	Invoice	205.44.6200.453.40042	73.50
R & R SPECIALTIES OF WI, INC.	0056409-in	12/31/2014	Invoice	205.44.6200.453.40042	34.50
ROACH, RICK	12/31/14	12/31/2014	REIMBURSE-MILEAGE	205.44.6200.453.50065	41.44
ROACH, RICK	12/31/14	12/31/2014	REIMBURSE-MILEAGE	205.44.6200.453.50065	66.64
SAM'S CLUB	Dec 2014 stmt	12/31/2014	Invoice	205.44.6200.453.60065	20.12
SAM'S CLUB	Dec 2014 stmt	12/31/2014	Invoice	205.44.6200.453.60065	10.47
SAM'S CLUB	Dec 2014 stmt	12/31/2014	Invoice	205.44.6200.453.60065	16.13
SAM'S CLUB	Dec 2014 stmt	12/31/2014	Invoice	205.44.6200.453.60065	40.57
SESAC	2015 license	01/07/2015	Invoice	205.44.6200.453.50070	719.00
SPRUNG SERVICES	65677	12/31/2014	Invoice	205.44.6200.453.40040	630.50
SPS COMPANIES, INC.	S2989826.001	12/31/2014	Invoice	205.44.6200.453.40040	2,190.71
STERICYCLE INC	4005269361	01/07/2015	Invoice	205.44.6200.453.40025	650.13
SWAGGER, CHE	12/7/14	12/31/2014	REIMBURSE-BARRE BLEND WORK	205.44.6200.453.50070	37.75
VANCO SERVICES LLC	1-2-15	12/31/2014	Invoice	205.44.6200.453.70600	93.80
VERIZON WIRELESS	9737748942	12/31/2014	Invoice	205.44.6200.453.50020	23.92
VERIZON WIRELESS	9737748942	12/31/2014	Invoice	205.44.6200.453.50020	23.90
VERIZON WIRELESS	9737748942	12/31/2014	Invoice	205.44.6200.453.50020	47.80
VERIZON WIRELESS	9737748942	12/31/2014	Invoice	205.44.6200.453.50020	91.08
VERIZON WIRELESS	9737748942	12/31/2014	Invoice	205.44.6200.453.50020	91.07
XCEL ENERGY	441047267	12/31/2014	Invoice	205.44.6200.453.40010	5,327.29
XCEL ENERGY	441047267	12/31/2014	Invoice	205.44.6200.453.40010	14,053.10
XCEL ENERGY	441047267	12/31/2014	Invoice	205.44.6200.453.40020	11,027.72
XCEL ENERGY	441047267	12/31/2014	Invoice	205.44.6200.453.40020	14,429.98

EHLERS AND ASSOCIATES, INC.	2/5 2/6 2015	01/21/2015	REGISTRATION - T. LINK	290.45.3000.419.50080	275.00
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	290.45.3000.419.30550	1.23
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 EDA-River Country (12/31/2014	Invoice	290.45.3000.419.30420	1,267.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 EDA-Shipton	12/31/2014	Invoice	290.45.3000.419.30420	36.00
Fund: 290 - EDA					1,579.23
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Impr Project-HVP	12/31/2014	Invoice	402.44.6000.451.30420	607.50
Fund: 402 - PARK ACQ. & DEV. FUND					607.50
KIMLEY-HORN & ASSOCIATES, INC.	6337925	12/31/2014	160509025.3	434.73.5900.734.30300	47,657.90
M & J SERVICES, LLC	FINAL PAY VO. NO. 1	12/30/2014	CITY PROJECT NO. 2014-16	434.73.5900.734.30420	6,895.00
Fund: 434 - 2014 IMPROVEMENT FUND					54,552.90
KIMLEY-HORN & ASSOCIATES, INC.	6337992	12/31/2014	16050921.3	440.74.5900.740.30300	8,668.90
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 #1409D-College Tra	12/31/2014	Invoice	440.74.5900.740.30420	17.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 #1509E 47th st & Ne	12/31/2014	Invoice	440.74.5900.740.30420	218.00
Fund: 440 - PAVEMENT MANAGEMENT PROJ					8,903.90
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 #1510-Impr Project	12/31/2014	Invoice	446.74.5900.746.30420	297.50
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 #1510-Impr Project	12/31/2014	Invoice	446.74.5900.746.30420	1,258.50
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 2014-13 NWA UTILI	12/31/2014	Invoice	446.74.5900.746.30420	4,748.74
Fund: 446 - NW AREA					6,304.74
SAVATREE	3404247	12/31/2014	Invoice	450.75.5900.750.40047	400.00
SAVATREE	3404248	12/31/2014	Invoice	450.75.5900.750.40047	700.00
SAVATREE	3404250	12/31/2014	Invoice	450.75.5900.750.40047	300.00
SAVATREE	3404251	12/31/2014	Invoice	450.75.5900.750.40047	480.00
SAVATREE	3409301	12/31/2014	Invoice	450.75.5900.750.40047	310.00
SAVATREE	3409309	12/31/2014	Invoice	450.75.5900.750.40047	639.00
SAVATREE	3559140	12/31/2014	Invoice	450.75.5900.750.40047	2,370.00
SAVATREE	3559141	12/31/2014	Invoice	450.75.5900.750.40047	220.00
Fund: 450 - COMMUNITY PROJECTS FUND					5,419.00
BLACKBERRY POINTE APARTMENTS	2014 2ND HALF	12/31/2014	2014 2ND HALF PAYMENT	453.57.9000.570.90100	116,086.46
Fund: 453 - SE QUADRANT TIF DIST 4-1					116,086.46
3M	05056095	12/31/2014	5918140	501.50.7100.512.60045	50.00
ACE PAINT & HARDWARE	522759/5	01/14/2015	Invoice	501.50.7100.512.60016	2.88
ACE PAINT & HARDWARE	522761/5	01/14/2015	Invoice	501.50.7100.512.60016	8.49
ACE PAINT & HARDWARE	522808/5	01/21/2015	Invoice	501.50.7100.512.60016	3.99
ACE PAINT & HARDWARE	522815/5	01/21/2015	Invoice	501.50.7100.512.60016	6.94
ACE PAINT & HARDWARE	522816/5	01/21/2015	Invoice	501.50.7100.512.40040	19.99
ACE PAINT & HARDWARE	522714/5	12/31/2014	Invoice	501.50.7100.512.60016	19.99
CITY OF BLOOMINGTON	1215	01/14/2015	Invoice	501.50.7100.512.30700	723.50
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	501.50.7100.512.30550	28.84
GOPHER STATE ONE-CALL	129535	12/31/2014	Invoice	501.50.7100.512.30700	245.05
GRAINGER	9636511645	01/21/2015	Invoice	501.50.7100.512.40040	292.40
HARMON AIR, INC	4568	12/31/2014	Invoice	501.50.7100.512.40040	130.00
HD SUPPLY WATERWORKS LTD	D400667	12/31/2014	Invoice	501.50.7100.512.75500	1,191.25
MN DEPT OF LABOR & INDUSTRY	ALR0046949I	01/21/2015	Invoice	501.50.7100.512.40040	100.00
MN DEPT OF REVENUE	December 2014 B	01/20/2015	Invoice	501.207.2070200	1,184.21
MN DEPT OF REVENUE	December 2014 B	01/20/2015	Invoice	501.207.2070300	33.87
MUNICIPAL H2O	5717	01/14/2015	Invoice	501.50.7100.512.30700	4,200.00
STATE OF MN-DEPT OF PUBLIC SAFETY	1907100472014 m-68906	01/21/2015	190710047	501.50.7100.512.40040	100.00
STATE OF MN-DEPT OF PUBLIC SAFETY	1907100492014 M-68885	01/21/2015	190710049	501.50.7100.512.40040	25.00
SUSA - SECRETARY/TREASURER	2015 MEMBERSHIP	01/21/2015	DAN HELLING	501.50.7100.512.50070	125.00
TKDA	002014004456	12/31/2014	Invoice	501.50.7100.512.30700	1,385.37
VALLEY-RICH CO, INC	21123	12/31/2014	Invoice	501.50.7100.512.40046	7,533.14
VERIZON WIRELESS	9737748942	12/31/2014	Invoice	501.50.7100.512.50020	393.34
WATER CONSERVATION SERVICES INC	5651	01/21/2015	Invoice	501.50.7100.512.30700	369.60
WATER CONSERVATION SERVICES INC	5595	12/31/2014	Invoice	501.50.7100.512.30700	8,274.00
XCEL ENERGY	438185997	12/31/2014	Invoice	501.50.7100.512.40010	2,367.16
XCEL ENERGY	438185997	12/31/2014	Invoice	501.50.7100.512.40010	25.00
XCEL ENERGY	438185997	12/31/2014	Invoice	501.50.7100.512.40010	48.39
XCEL ENERGY	438185997	12/31/2014	Invoice	501.50.7100.512.40020	130.54
XCEL ENERGY	438185997	12/31/2014	Invoice	501.50.7100.512.40020	14,832.90
XCEL ENERGY	438185997	12/31/2014	Invoice	501.50.7100.512.40020	140.02
Fund: 501 - WATER UTILITY FUND					43,990.86
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	502.51.7200.514.30550	16.62
METROPOLITAN COUNCIL ENVIRON SRVCS	0001039199	12/31/2014	5084	502.51.7200.514.40015	141,807.25
MN POLLUTION CONTROL AGENCY	2015 WASTEWATER CERT. EXAM	01/21/2015	REGISTRATIONS	502.51.7200.514.50080	220.00
MN RURAL WATER ASSOCIATION	3/5/15	01/21/2015	EXAN REFRESHER	502.51.7200.514.50080	480.00
SHERWIN-WILLIAMS CO.	6760-2	12/31/2014	Invoice	502.51.7200.514.60016	86.06
XCEL ENERGY	438185997	12/31/2014	Invoice	502.51.7200.514.40010	320.54
XCEL ENERGY	438185997	12/31/2014	Invoice	502.51.7200.514.40020	1,086.25
Fund: 502 - SEWER UTILITY FUND					144,016.72
3M	05056095	12/31/2014	5918140	503.52.8600.527.60065	50.00
DAKOTA ELECTRIC ASSN	201360-5 1/15	12/31/2014	Invoice	503.52.8600.527.40020	217.11
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	503.52.8000.521.30550	18.50

GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	503.52.8500.526.30550	12.94
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	503.52.8600.527.30550	26.46
MN DEPT OF REVENUE	December 2014 B	01/20/2015	December 2014 - Sales & Use Tax	503.207.2070300	296.82
MN DEPT OF REVENUE	December 2014	12/31/2014	Invoice	503.52.8500.526.50020	16.08
SOUTH BAY DESIGN	010115	12/31/2014	010115	503.52.8500.526.50025	570.00
VERIZON WIRELESS	9737748942	12/31/2014	Invoice	503.52.8500.526.50020	233.94
XCEL ENERGY	440056985	12/31/2014	Invoice	503.52.8500.526.40010	219.23
XCEL ENERGY	440056985	12/31/2014	Invoice	503.52.8500.526.40020	680.28
XCEL ENERGY	440056985	12/31/2014	Invoice	503.52.8600.527.40010	565.47
XCEL ENERGY	440056985	12/31/2014	Invoice	503.52.8600.527.40020	522.69
Fund: 503 - INVER WOOD GOLF COURSE					3,429.52
EHLERS AND ASSOCIATES, INC.	66498 B	12/31/2014	NW AREA CONNECTION FEE STU	511.50.7100.512.30150	307.50
Fund: 511 - NWA - WATER					307.50
EHLERS AND ASSOCIATES, INC.	66498 B	12/31/2014	NW AREA CONNECTION FEE STU	512.51.7200.514.30150	307.50
Fund: 512 - NWA - SEWER					307.50
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	602.00.2100.415.30550	2.06
LEAGUE OF MN CITIES INS TRUST	C0020784	01/14/2015	C0020784	602.00.2100.415.70200	4,021.53
Fund: 602 - RISK MANAGEMENT					4,023.59
1800 RADIATOR INC	72787862	01/21/2015	Invoice	603.00.5300.444.40041	168.00
3M	05056095	12/31/2014	5918140	603.00.5300.444.60045	50.00
ABM EQUIPMENT & SUPPLY	0123102	12/31/2014	Invoice	603.00.5300.444.40041	299.92
CAT-PERSONAL SAFETY TRAINING	11460	12/31/2014	Invoice	603.00.5300.444.60065	130.65
COMPLETE COOLING SERVICES	21317	12/31/2014	Invoice	603.00.5300.444.40041	167.40
CRYSTEEL TRUCK EQUIPMENT	CFP157282	01/21/2015	Invoice	603.00.5300.444.40041	(6.04)
CRYSTEEL TRUCK EQUIPMENT	F35732	01/21/2015	Invoice	603.00.5300.444.40041	124.78
CRYSTEEL TRUCK EQUIPMENT	FP157282	12/31/2014	Invoice	603.00.5300.444.40041	93.94
FLEETPRIDE	65900391	01/21/2015	Invoice	603.00.5300.444.40041	63.21
FLEETPRIDE	65936499	01/21/2015	Invoice	603.00.5300.444.40041	(23.03)
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	603.00.5300.444.30550	14.30
HOME DEPOT CREDIT SERVICES	12/12/14 6035 3225 0206 1959	12/31/2014	6035 3225 0206 1959	603.00.5300.444.40040	437.43
INTERSTATE POWERSYSTEMS	R001094481:01B	12/31/2014	13468	603.00.5300.444.40041	441.13
INVER GROVE FORD	5166135	01/14/2015	Invoice	603.00.5300.444.40041	9.26
INVER GROVE FORD	51665658	01/14/2015	Invoice	603.00.5300.444.40041	16.68
INVER GROVE FORD	5166638	01/21/2015	Invoice	603.00.5300.444.40041	50.60
LARSON COMPANIES	B-250070002	01/14/2015	Invoice	603.00.5300.444.40041	285.80
LARSON COMPANIES	B-250070103	01/14/2015	Invoice	603.00.5300.444.40041	(150.00)
LARSON COMPANIES	B-250120135	01/21/2015	Invoice	603.140.1450050	41.54
LARSON COMPANIES	B-250120160	01/21/2015	Invoice	603.00.5300.444.40041	258.71
MANSFIELD OIL COMPANY	165581	01/21/2015	Invoice	603.140.1450060	12,837.48
MANSFIELD OIL COMPANY	165582	01/21/2015	Invoice	603.140.1450060	1,885.08
MANSFIELD OIL COMPANY	165583	01/21/2015	Invoice	603.140.1450060	4,398.39
MANSFIELD OIL COMPANY	169092	01/21/2015	Invoice	603.140.1450060	1,227.24
MANSFIELD OIL COMPANY	169151	01/21/2015	Invoice	603.140.1450060	657.72
METRO JANITORIAL SUPPLY INC	11013246	01/21/2015	Invoice	603.00.5300.444.60012	106.29
METROMATS	12609	12/31/2014	Invoice	603.00.5300.444.40065	38.50
METROMATS	12778	12/31/2014	Invoice	603.00.5300.444.40065	38.50
MIDWAY FORD	101679	12/31/2014	Invoice	603.00.5300.444.80700	17,953.20
O'REILLY AUTO PARTS	1767-125283	01/14/2015	Invoice	603.140.1450050	18.88
O'REILLY AUTO PARTS	1767-125562	01/21/2015	Invoice	603.00.5300.444.60012	14.12
O'REILLY AUTO PARTS	1767-126030	01/21/2015	Invoice	603.00.5300.444.40041	487.07
O'REILLY AUTO PARTS	1767-126169	01/21/2015	Invoice	603.00.5300.444.40041	21.58
O'REILLY AUTO PARTS	1767-126171	01/21/2015	Invoice	603.00.5300.444.60040	11.99
O'REILLY AUTO PARTS	1767-123006	12/31/2014	Invoice	603.00.5300.444.40041	29.99
POMP'S TIRE SERVICE, INC.	980014238	01/21/2015	Invoice	603.00.5300.444.40041	1,355.46
R & R SPECIALTIES OF WI, INC.	0056349-cm	12/31/2014	Invoice	603.00.5300.444.40041	(20.00)
RED POWER DIESEL SERVICE, INC.	11603	12/31/2014	11603	603.00.5300.444.40041	561.42
SNAP-ON INDUSTRIAL	ARV/ 23818025	10/29/2014	Invoice	603.00.5300.444.60040	68.19
SNAP-ON INDUSTRIAL	ARV24542809	12/31/2014	Invoice	603.00.5300.444.60040	1,326.33
SNAP-ON INDUSTRIAL	ARR/84954486	08/27/2014	200100474	603.00.5300.444.60040	(173.23)
SOUTH ST PAUL STEEL SUPPLY CO	01134433	12/31/2014	Invoice	603.00.5300.444.60012	64.60
SQUARE FOOT CONSTRUCTION LLC	314	01/14/2015	Invoice	603.00.5300.444.40040	625.00
TITAN MACHINERY	115159	01/21/2015	Invoice	603.00.5300.444.80800	7,086.62
TOTAL CONSTRUCTION & EQUIP.	62823	12/31/2014	Invoice	603.00.5300.444.40040	797.09
TOTAL CONSTRUCTION & EQUIP.	62824	12/31/2014	Invoice	603.00.5300.444.40040	976.89
TRENCHERS PLUS, INC.	RT37583	01/21/2015	Invoice	603.00.5300.444.40041	92.40
UNIFIRST CORPORATION	0900234731	01/14/2015	Invoice	603.00.5300.444.40065	112.95
UNIFIRST CORPORATION	0900234731	01/14/2015	Invoice	603.00.5300.444.60045	27.42
UNIFIRST CORPORATION	0900235665	01/21/2015	Invoice	603.00.5300.444.40065	112.95
UNIFIRST CORPORATION	0900235665	01/21/2015	Invoice	603.00.5300.444.60045	27.42
UNITED FARMS COOP	74780	01/21/2015	Invoice	603.00.5300.444.40041	319.66
UNITED FARMS COOP	74774	12/31/2014	Invoice	603.00.5300.444.40041	1,131.57
UNITED FARMS COOP	74776	12/31/2014	Invoice	603.00.5300.444.40041	(38.46)
VERIZON WIRELESS	9737748942	12/31/2014	Invoice	603.00.5300.444.50020	103.92

WESTERN PETROLEUM COMPANY	9726677	01/21/2015	Invoice	603.140.1450050	680.79
XCEL ENERGY	440526126	12/31/2014	Invoice	603.00.5300.444.40010	2,958.12
XCEL ENERGY	440526126	12/31/2014	Invoice	603.00.5300.444.40020	1,648.78
ZARNOTH BRUSH WORKS	0152919-IN	12/31/2014	Invoice	603.00.5300.444.40041	22.70
Fund: 603 - CENTRAL EQUIPMENT					62,068.90
COORDINATED BUSINESS SYSTEMS	269350294 B	01/21/2015	923425	604.00.2200.416.40050	188.57
OFFICE DEPOT	Nov 2014 Stmt	12/31/2014	Invoice	604.00.2200.416.60005	270.36
OFFICE DEPOT	Nov 2014 Stmt	12/31/2014	Invoice	604.00.2200.416.60010	136.87
US BANCORP EQUIPMENT FINANCE, INC.	269332961	01/14/2015	923425	604.00.2200.416.40050	4,758.77
Fund: 604 - CENTRAL STORES					5,354.57
CULLIGAN	12/31/14 157-98503022-8	12/31/2014	157-98503022-8	605.00.7500.460.60011	59.35
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	605.00.7500.460.30550	3.50
HALVERSON, DENNIS	1/11/15	01/14/2015	REIMBURSE-SHOES	605.00.7500.460.60045	89.95
HILLYARD INC	601445280	01/14/2015	274069	605.00.7500.460.60016	448.91
HOME DEPOT CREDIT SERVICES	12/12/14 6035 3225 0206 1959	12/31/2014	6035 3225 0206 1959	605.00.7500.460.60016	32.12
HORWITZ NS/I	W33565	12/31/2014	Invoice	605.00.7500.460.40040	399.65
HUEBSCH SERVICES	3393296	01/14/2015	100075	605.00.7500.460.40065	107.49
LONE OAK COMPANIES	1/12/15	01/14/2015	UTILITY BILLING	605.00.7500.460.50035	1,525.36
MAS COMMUNICATIONS	1930	01/21/2015	Invoice	605.00.7500.460.40040	46.80
MN DEPT OF REVENUE	December 2014	12/31/2014	Invoice	605.00.7500.460.40020	8.79
MN DEPT OF REVENUE	December 2014	12/31/2014	Invoice	605.00.7500.460.40040	13.88
MN DEPT OF REVENUE	December 2014	12/31/2014	Invoice	605.00.7500.460.40044	0.66
MN DEPT OF REVENUE	December 2014	12/31/2014	Invoice	605.00.7500.460.40065	0.39
MN DEPT OF REVENUE	December 2014	12/31/2014	Invoice	605.00.7500.460.60011	0.08
MN DEPT OF REVENUE	December 2014	12/31/2014	Invoice	605.00.7500.460.60016	0.07
MN DEPT OF REVENUE	December 2014	12/31/2014	Invoice	605.00.7500.460.60065	0.03
PIONEER PRESS	2015 1142690	01/14/2015	1142690	605.00.7500.460.30700	416.00
XCEL ENERGY	440526126	12/31/2014	Invoice	605.00.7500.460.40020	7,493.06
ZEE MEDICAL SERVICE	54184913	01/14/2015	1/7/15	605.00.7500.460.60065	131.85
Fund: 605 - CITY FACILITIES					10,777.94
GENESIS EMPLOYEE BENEFITS, INC	IN470654	12/31/2014	Invoice	606.00.1400.413.30550	12.56
INTEGRA TELECOM	12615229	01/14/2015	887115	606.00.1400.413.50020	1,040.26
INTEGRA TELECOM	120361497	12/31/2014	002129	606.00.1400.413.50020	483.69
MN DEPT OF REVENUE	December 2014	12/31/2014	Invoice	606.00.1400.413.50020	0.17
MN DEPT OF REVENUE	December 2014	12/31/2014	Invoice	606.00.1400.413.60010	1.07
MN DEPT OF REVENUE	December 2014	12/31/2014	Invoice	606.00.1400.413.60041	86.26
MN DEPT OF REVENUE	December 2014	12/31/2014	Invoice	606.00.1400.413.80610	120.77
MN DEPT OF REVENUE	December 2014	12/31/2014	Invoice	606.00.1400.413.80620	44.25
O'DONNELL, SCOTT	1/7/15	01/14/2015	REIMBURSE-CABLES	606.00.1400.413.60065	64.24
O'DONNELL, SCOTT	12/31/14	12/31/2014	REIMBURSE-BEST BUY/PARKING	606.00.1400.413.60065	30.00
O'DONNELL, SCOTT	12/31/14	12/31/2014	REIMBURSE-BEST BUY/PARKING	606.00.1400.413.60065	148.82
PRECISE MRM	IN200-1004068	12/31/2014	000208	606.00.1400.413.30700	120.00
TOTAL CONSTRUCTION & EQUIP.	61225	12/31/2014	CIT001	606.00.1400.413.60015	2,086.45
US INTERNET	110-080034-0015	01/14/2015	1/10/15-2/9/15	606.00.1400.413.30700	220.00
VERIZON WIRELESS	9737748942	12/31/2014	Invoice	606.00.1400.413.50020	50.78
Fund: 606 - TECHNOLOGY FUND					4,509.32
CULLIGAN	12/31/14 157-98473242-8	01/15/2015	157-98473242-8	702.229.2286300	20.05
KIMLEY-HORN & ASSOCIATES, INC.	6337993A	12/31/2014	160509024.3	702.229.2303201	283.56
KIMLEY-HORN & ASSOCIATES, INC.	6337993B	12/31/2014	160509024.3	702.229.2303201	159.00
KIMLEY-HORN & ASSOCIATES, INC.	6337993C	12/31/2014	160509024.3	702.229.2303201	159.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Alan Bebel Contract	12/31/2014	Invoice	702.229.2285601	88.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Annistone Ranch (8	12/31/2014	Invoice	702.229.2287701	123.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Argenta Hills 9th Ad	12/31/2014	Invoice	702.229.2306401	209.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Biagini/Memorial Ec	12/31/2014	Invoice	702.229.2304201	77.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 CHS Parking Lot Imj	12/31/2014	Invoice	702.229.2308801	88.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Concord Crossroads	12/31/2014	Invoice	702.229.2306301	88.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Flint Hills Resources	12/31/2014	Invoice	702.229.2298701	22.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Forfeiture-Cherry	12/31/2014	Invoice	702.229.2291000	32.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Forfeiture-Garcia	12/31/2014	Invoice	702.229.2291000	112.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Forfeiture-Malm	12/31/2014	Invoice	702.229.2291000	32.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Forfeiture-Martinez	12/31/2014	Invoice	702.229.2291000	172.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Frome CUP (8956 A	12/31/2014	Invoice	702.229.2282401	204.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Llonis Addition (Joh	12/31/2014	Invoice	702.229.2296201	44.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 MGT Development, l	12/31/2014	Invoice	702.229.2283800	589.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Miller CGA (6914 Bo	12/31/2014	Invoice	702.229.2283301	202.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Morrie's Mazda	12/31/2014	Invoice	702.229.2309701	386.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Nabersberg Addition	12/31/2014	Invoice	702.229.2302801	445.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Oakbrush 4th Additic	12/31/2014	Invoice	702.229.2307501	22.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Police-Forfeiture	12/31/2014	Invoice	702.229.2291000	153.80
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 River Heights Viney	12/31/2014	Invoice	702.229.2306801	44.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Salem Hills Elem Imj	12/31/2014	Invoice	702.229.2304801	55.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Schlomka's First Ad	12/31/2014	Invoice	702.229.2296601	22.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Shamrock Oaks - 22	12/31/2014	Invoice	702.229.2309501	44.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Shamrock Oaks - Lo	12/31/2014	Invoice	702.229.2301001	44.00

LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Simley High School	12/31/2014 Invoice	702.229.2303801	220.00
LEVANDER, GILLEN & MILLER P.A.	81000E 12/14 Watrud Properties, L	12/31/2014 Invoice	702.229.2305801	88.00
SAM'S CLUB	Dec 2014 stmt	12/31/2014 Invoice	702.229.2307200	1,830.58
SCOTT COUNTY CLERK OF COURT	2014003834	01/21/2015 TRAVIS MICHAEL DAVEY	702.229.2291000	345.00
TARGET BANK	Dec 2014 stmt	12/31/2014 Invoice	702.229.2307200	57.04
WASHINGTON COUNTY COURT ADMIN	114021255	01/14/2015 MICHAEL JOHN GARCIA	702.229.2291000	200.00
Fund: 702 - ESCROW FUND				6,660.03
TYLER TECHNOLOGIES, INC	025-113574	12/31/2014 41443	710.00.0000.3610000	508.75
Fund: 710 - INVESTMENT TRUST FUND				508.75
Grand Total				892,431.65

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Final Compensating Change Order No. 2, Final Pay Voucher No. 3, Engineer's Report of Acceptance and Resolution Accepting Work for City Project No. 2013-06 – South Robert Trail (TH 3) Stormwater Facilities Repairs

Meeting Date: January 26, 2015
 Item Type: Consent
 Contact: Thomas J. Kaldunski, 651.450.2572
 Prepared by: Thomas J. Kaldunski, City Engineer
 Reviewed by: Scott D. Thureen, Public Works Director

TJK
 SDT
 SB

Fiscal/FTE Impact:	
<input type="checkbox"/>	None
<input type="checkbox"/>	Amount included in current budget
<input type="checkbox"/>	Budget amendment requested
<input type="checkbox"/>	FTE included in current complement
<input type="checkbox"/>	New FTE requested – N/A
<input checked="" type="checkbox"/>	Other: Municipal State Aid

PURPOSE/ACTION REQUESTED

Consider Final Compensating Change Order No. 2, Final Pay Voucher No. 3, Engineer's Report of Acceptance and Resolution Accepting Work for City Project No. 2013-06 – South Robert Trail (TH 3) Stormwater Facilities Repairs

SUMMARY

The repairs were ordered on June 10, 2013. The contract was awarded in the amount of \$105,530.50 to Urban Companies, on July 22, 2013 for City Project No. 2013-06 South Robert Trail (TH3) Stormwater Facilities Repairs.

The contractor has completed the work through December 31, 2014 in accordance with the contract plans and specifications. Final Compensating Change Order No. 2 in the amount of (\$31,113.40) reconciles the difference between contract quantities and the final actual quantities.

Engineering recommends approval of Final Compensating Change Order No. 2 in the amount of (\$31,113.40) for a revised contract amount of \$110,580.96, Final Pay Voucher No. 3 in the amount of \$5,529.05, Engineer's Report of Acceptance and Resolution Accepting Work for City Project No. 2013-06 – South Robert Trail (TH 3) Stormwater Facilities Repairs

TJK/me

- Attachments: Final Compensating Change Order No. 2
 Final Pay Voucher No. 3
 Engineer's Report of Acceptance
 Resolution Accepting work

FINAL COMPENSATING CHANGE ORDER NO. 2

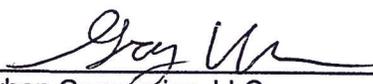
**City Project No. 2013-06
South Robert Trail (TH3) Stormwater Facilities Repairs**

Owner: City of Inver Grove Heights 8150 Barbara Avenue Inver Grove Heights, MN 55077	Date of Issuance: January 26, 2015
Contractor: Urban Companies, LLC 3781 Labore Road St. Paul, MN 55110	Engineer: Emmons Olivier Resources 651 Hale Avenue North Oakdale, MN 55128

You are directed to make the following changes in the Contract Documents:

Purpose of Change Order:

The contract has been modified to include the following. Final compensating amount to balance value of work completed and total payments made to Contractor. Accounts for miscellaneous increases and decreases in contract quantities listed in Final Payment Voucher form.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIME
Original Contract Price: \$105,530.50	Original Contract Time:
Previous Change Orders \$ 36,163.86	Net Change from Previous Change Orders
Contract Price Prior to this Change Order \$ 141,694.36	Contract Time Prior to this Change Order
Net Increase of this Change Order (\$ 31,113.40)	Net Increase (Decrease) of Change Order
Contract Price with all Approved Change Orders \$ 110,580.96	Contract Time with Approved Change Orders
Recommended Approved	
By:  Emmons Olivier Resources	By:  Urban Companies, LLC

Approved By:


Thomas J. Kaldunski, City Engineer

Approved By:

George Tourville, Mayor

Date of Council Action

January 26, 2015

**CITY OF INVER GROVE HEIGHTS
CONSTRUCTION PAY VOUCHER**

ESTIMATE NO: 3 (Three) Final
DATE: January 26, 2015
PERIOD ENDING: December 31, 2014
PROJECT NO: 2013-06 South Robert Trail (TH3) Stormwater Facilities Repairs

TO: Urban Companies, LLC
3781 Labore Road
St. Paul, MN 55110

Original Contract Amount.....	\$105,530.50
Total Addition (Change Order No. 1).....	\$36,163.86
Total Deduction (Compensating Change Order No. 2).....	\$31,113.40
Total Contract Amount.....	\$110,580.96
Total Value of Work to Date.....	\$110,580.96
Less Retained (5%)	\$0.00
Less Previous Payment	\$105,051.91
Total Approved for Payment this Voucher.....	\$5,529.05
Total Payments including this Voucher	\$110,580.96

Approvals:

Pursuant to our field observation, I hereby recommend for payment the above state amount for work performed through December 31, 2014.

Signed by: <u>Thomas J. Kaldunski</u>	<u>January 26, 2015</u>
Thomas J. Kaldunski, City Engineer	
Signed by: <u>George M</u>	<u>1/15/15</u>
Urban Companies, LLC	Date
Signed by: _____	<u>January 26, 2015</u>
George Tourville, Mayor	

Final Payment
 CITY PROJECT 2013-06
 SOUTH ROBERT TRAIL (TH3) STORMWATER FACILITIES REPAIR

9/25/2014

LINE ITEM	MN/DOT SPEC. NO.	BASE BID ITEM	UNIT	ESTIMATED QUANTITY	VERIFIED QUANTITY	UNIT PRICE	CONTRACT AMOUNT	TOTAL AMOUNT
Part 1 - General and Erosion Control								
1	2021.501	MOBILIZATION	LS	1	1	\$5,000.00	\$5,000.00	\$ 5,000.00
2	2573.540	FILTER LOG (FES INLET AND OUTLET PROTECTION)	LF	200	200	\$4.00	\$800.00	\$ 800.00
3	2573.602	TEMPORARY ROCK CONSTRUCTION ENTRANCE	LS	2	2	\$1,300.00	\$2,600.00	\$ 2,600.00
4	2123.610	STREET SWEEPER WITH PICK UP BOOM (REGENERATIVE AIR OR HIGH EFFICIENCY)	HRS	10		\$140.00	\$1,400.00	\$ -
Total Part 1							\$9,800.00	\$ 8,400.00

Part 2 - Removals								
5	2105.533	REMOVE AND SALVAGE ROCK & SOIL DITCH CHECKS	CY	90	90	\$25.00	\$2,250.00	\$ 2,250.00
6	2104.509	REMOVE CONSTRUCTION ENTRANCE	EA	2	2	\$750.00	\$1,500.00	\$ 1,500.00
7	2104.501	REMOVE FILTER LOG	LF	200	200	\$2.00	\$400.00	\$ 400.00
8	2104.509	REMOVE OUTLET PROTECTION ON EX. FLARED END SECTIONS (ROTTED SILT FENCE)	LS	1	1	\$1,000.00	\$1,000.00	\$ 1,000.00
9	2101.511	MOWING OR CUTTING OF VEGETATION (CLEARING AND GRUBBING)	AC	1.20	0.75	\$3,000.00	\$3,600.00	\$ 2,250.00
Total Part 2							\$8,750.00	\$ 7,400.00

Part 3 - Grading								
10	2105.501	COMMON EXCAVATION (P)	CY	440	505	\$20.00	\$8,800.00	\$ 10,100.00
11	2105.526	SELECT TOPSOIL BORROW SPECIAL ENGINEERED MIX B SOIL FOR INFILTRATION BASIN (80:20 WASHED COARSE SAND AND GRADE 2 ORGANIC COMPOST)	CY	170	133	\$27.00	\$4,590.00	\$ 3,591.00
12	2105.522	GRANULAR BORROW WASHED COARSE SAND FOR INFILTRATION AREAS	CY	275	217	\$17.00	\$4,675.00	\$ 3,689.00
13	2112.501	SUBGRADE SCARIFICATION TO 24"	SF	3700	2542	\$0.30	\$1,110.00	\$ 762.60
Total Part 3							\$19,175.00	\$ 18,142.60

Part 4 - Storm Sewer								
14	3247.000	4" HDPE PERFORATED DRAINTILE	LF	570	570	\$6.75	\$3,847.50	\$ 3,847.50
15	2501.569	4" PVC CLEAN OUT W/SCREW CAP	EA	8	8	\$350.00	\$2,800.00	\$ 2,800.00
16	2501.573	INSTALL 4" HEADWALL	EA	3	3	\$300.00	\$900.00	\$ 900.00
17	2501.573	PRECAST CONCRETE MAINTENANCE COLLAR W/DRAINTILE OVERFLOW	EA	5	5	\$600.00	\$3,000.00	\$ 3,000.00
18	2501.569	4" KNIFE VALVE WANTI-SEEP COLLAR AND FLEXSTAKE MARKER	EA	3	3	\$300.00	\$900.00	\$ 900.00
19	2511.501	RANDOM RIPRAP CLIII W/GEOTEXTILE FABRIC	CY	577	307	\$68.00	\$39,236.00	\$ 20,876.00
Total Part 4							\$50,683.50	\$ 32,323.50

Part 5 - Restoration								
20	2575.501	SEEDING, MNDOT SEED MIX 310 (MODIFIED) @ 82 LB / ACRE	ACRE	1.20	0.75	\$2,300.00	\$2,760.00	\$ 1,725.00
21	2575.523	EROSION CONTROL BLANKET, CATEGORY 5 (DITCH BOTTOMS)	SY	2660	630	\$2.00	\$5,320.00	\$ 1,260.00
22	2575.523	EROSION CONTROL BLANKET, CATEGORY 2 OR TYPE 3 MULCH DISC ANCHORED (SIDE SLOPES AND OTHER DISTURBED AREAS)	SY	3780	2440	\$1.40	\$5,292.00	\$ 3,416.00
23	2573.550	EROSION CONTROL SUPERVISOR	LS	1	1	\$1,000.00	\$1,000.00	\$ 1,000.00
Total Part 5							\$14,372.00	\$ 7,401.00

Part 6 - Other								
24	2564.537	INFILTRATION AREA SIGNAGE	LS	3	3	\$250.00	\$750.00	\$ 750.00
25	SPECIAL	ADDITIONAL STORMWATER MANAGEMENT ALLOWANCE	LS	1		\$2,000.00	\$2,000.00	\$ -
Total Part 6							\$2,750.00	\$ 750.00

	TOTAL ESTIMATED COST	\$ 105,530.50	TOTAL CONTRACT COST	\$ 74,417.10
	CHANGE ORDER #1	\$ 36,163.86		\$ 36,163.86
	FINAL COMPENSATING CHANGE ORDER #2	\$ (31,113.40)		
	CONTRACT WORK COMPLETED			\$ 110,580.96
	REVISED CONTRACT AMOUNT	\$ 110,580.96		
	RETAINAGE (0%)	\$ -		
	PREVIOUS PAYMENTS			\$ 105,051.91
	AMOUNT DUE THIS FINAL PAYMENT			\$ 5,529.05

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

ENGINEER'S REPORT OF FINAL ACCEPTANCE

**CITY PROJECT NO. 2013-06
SOUTH ROBERT TRAIL (TH3) STORMWATER FACILITIES REPAIRS**

January 26, 2015

**TO THE CITY COUNCIL
INVER GROVE HEIGHTS, MINNESOTA**

HONORABLE MAYOR AND CITY COUNCIL MEMBERS:

This is to advise you that I have received the work under contract with Urban Companies, LLC for City Project No. 2013-06 South Robert trail (TH3) Stormwater Facilities Repair.

The contractor has completed the project in accordance with the contract.

It is recommended, herewith, that final payment be made for said improvements to the contractor in the amount as follows:

Original Contract Amount.....	\$105,530.50
Total Addition (Change Orders No. 1).....	\$36,163.86
Total Deduction (Change Order No. 2)	(\$31,113.40)
Total Contract Amount.....	\$110,580.96
Total Value of Work to Date.....	\$110,580.96
Less Previous Payment.....	\$105,051.91
Total Approved for Payment this Voucher.....	\$5,529.05
Total Payments including this Voucher	\$110,580.96

Sincerely,



Thomas J. Kaldunski, P.E.
City Engineer

TJK/me

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

**RESOLUTION ACCEPTING WORK OF URBAN COMPANIES, LLC AND AUTHORIZING FINAL
PAYMENT IN THE AMOUNT OF \$5,529.05**

**CITY PROJECT NO. 2013-06
SOUTH ROBERT TRAIL (TH3) STORMWATER FACILITIES REPAIRS**

RESOLUTION NO. _____

WHEREAS, pursuant to a written contract with the City of Inver Grove Heights dated July 22, 2013, Urban Companies, LLC satisfactorily completed improvements and appurtenances for City Project No. 2013-06 – South Robert Trail (TH3) Stormwater Facilities Repairs

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS: That the work completed under this contract is hereby accepted and approved, and

BE IT FURTHER RESOLVED: That the Mayor and the City Clerk are hereby directed to issue a proper order for final payment on such contract, taking the contractor's receipt in full.

Adopted by the City Council of Inver Grove Heights this 26th day of January 2015.

AYES:

NAYS:

George Tourville, Mayor

ATTEST:

Melissa Kennedy, Deputy Clerk

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Receive Quotes and Award Contract for Sanitary Sewer Lining

Meeting Date: January 26, 2015
 Item Type: Consent
 Contact: Dan Helling, 651-450-2565
 Prepared by: Dan Helling, Utility Superintendent
 Reviewed by: Scott D. Thureen, Public Works Director



Fiscal/FTE Impact:

- | | |
|-------------------------------------|------------------------------------|
| <input type="checkbox"/> | None |
| <input type="checkbox"/> | Amount included in current budget |
| <input type="checkbox"/> | Budget amendment requested |
| <input type="checkbox"/> | FTE included in current complement |
| <input type="checkbox"/> | New FTE requested – N/A |
| <input checked="" type="checkbox"/> | Other: Sewer Fund |

PURPOSE/ACTION REQUESTED

Receive quotes and award contract for sanitary sewer lining.

SUMMARY

Each year, as part of our sanitary sewer system long-term rehabilitation, we line sections of the existing sanitary sewer pipe to address issues with identified cracks or root intrusion in the pipes. The attached memo from Dan Helling, the Utilities Superintendent, provides additional details.

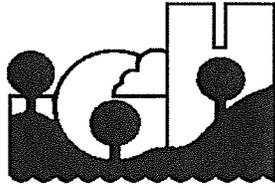
Quotes were solicited for the work. Three proposals were received:

Visu-Sewer	\$48,400.00
Insituform	\$54,277.50
Veit and Company	\$77,475.00

I recommend that the City Council accept the proposal from Visu-Sewer in the amount of \$48,400. The project is included in the 2014 Sewer Fund budget (502.50.7200.514.40043). The funds will be included in the forthcoming carryover request being prepared by the Finance Department.

SDT/kf

Attachment: Memo from Dan Helling
 Quotes



City of Inver Grove Heights
UTILITY DIVISION

MEMORANDUM

TO : Scott Thureen
FROM : Dan Helling
SUBJECT : CIPP Sewer Lining
DATE : January 20, 2015

Attached are three proposals for Cured-in-Place-Pipe (CIPP) sewer lining. The work that will be performed was determined by the televising of several trouble spots throughout the City's sanitary sewer system. The lining will be completed on approximately 2165 feet of sanitary sewer that is in need of repair due to actual cracks or holes in the line, or to prevent root growth from impeding the flow of the sewer.

The proposals are based on two prices, unit price per foot and the reinstatement of lateral sewer connections.

Insituform's proposal is for \$23.50 per foot and \$100.00 for the reinstatement of 34 lateral sewer connections for a combined total of \$54,277.50.

Veit and Company's proposal is for \$35.00 per foot and \$50.00 for the reinstatement of 34 lateral sewer connections for a combined total of \$77,475.00.

Visu-Sewer's proposal is for \$20.00 per foot and \$150.00 for the reinstatement of 34 lateral sewer connections for a combined total of \$48,400.00.

I recommend awarding the work to Visu-Sewer based on their proposed price of \$48,400.00. The funds for this activity are in the 2014 Sewer Fund budget (account 502.51.7200.514.40043) that will be included in the carryover request that the Finance Department is preparing.



Insituform
Technologies USA, LLC

1177 Birch Lake Blvd. N
White Bear Lake, MN 55110

Tel: (651) 253-0236
Fax: (651) 344-0806
www.insituform.com

Date: January 9th, 2015

To: City of Inver Grove Heights, MN

From: Mitchell Hoeft, P.E.
Business Development Manager
651-253-0236

Project Name: 2015 Sanitary Sewer Rehabilitation Project
Inver Grove Heights, MN

Insituform Technologies USA, LLC. herein proposes to furnish a Proposal for all labor, materials, equipment, and services necessary to reconstruct the referenced project.

Assumptions and Qualifications

If conditions are materially different from those communicated to **Insituform Technologies USA, LLC.**, we reserve the right to void or renegotiate the pricing contained in this proposal.

We have based this proposal on a nominal wall thickness for the Insitutube as shown in the price. This is based on the best available information at the time of this proposal. Existing pipe deterioration in excess of the conditions assumed, ground water loads in excess of those assumed, or other loads or conditions may increase the recommended thickness for all or portions of the work. Final recommendations may be submitted to you following the completion of the preliminary TV phase of the project. Stated prices are subject to adjustment if design changes are agreed upon.

Specific service connections will be reconnected only when written directions are received from the Owner/Prime Contractor with an additional charge for each service connection. The Owner/Prime Contractor will indemnify and hold **Insituform Technologies USA, LLC.** harmless from all claims arising from backups and other effects of such actions or inaction's from services not opened at the owner's request. In the event that Insituform is unable to locate or reconnect a service lateral internally, the Owner/Prime Contractor will externally reconnect the service at no cost to Insituform. Water shall be provided at no cost to Insituform Technologies USA, LLC. for all construction phases of this project. Insituform Technologies USA, LLC. will follow all required deposit, backflow prevention, and metering procedures.

The Owner/Prime Contractor will provide access to both ends of the line, traffic control, and point repairs if needed. Installation can be completed after point repairs and accesses to both ends are completed.

Proposal Pricing

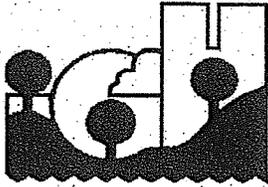
Bid Item per Docs	Description	Measure	Quantity	Bid Price	Total
1	CIPP 8"	LF	2165	\$ 23.50	\$ 50,877.50
2	Lateral Reinstall	EA	34	\$ 100.00	\$ 3,400.00
TOTAL					\$ 54,277.50

- Traffic Control and Mobilization are included in this quote.

Proposal Inclusions

The prices stated in this proposal include:

- Mobilization and demobilization.
- Pipe line cleaning of normal deposits any conditions beyond 'normal' will be treated as an extra



City of Inver Grove Heights
Utility Division

**2014 SANITARY SEWER REHABILITATION
PROPOSAL FORM**

Installation of 8 Inch Diameter Cast in Place Pipe Liner UNIT PRICE

Includes all necessary labor, equipment, materials, and taxes : 20.00 per foot

Reinstatement of lateral sewer connections UNIT PRICE

Includes all necessary labor, equipment, materials, and taxes : 150.00 per connection

Any deviation from the specifications must be clearly noted; otherwise it will be considered that this proposal is in strict compliance with the specifications.

Deviations from specification : N/A

In submitting this proposal the contractor understands the City retains the right to reject any proposal, and to award the sanitary sewer rehabilitation work in the best interest of the City.

Date JANUARY 13, 2015

Submitter,

VISU-SEWER, INC.
Contractor / Vendor

Keith M. Alexander
Signature of Representative

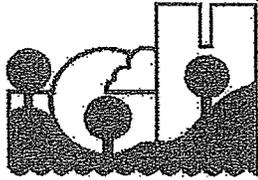
KEITH M. ALEXANDER, PRESIDENT
Printed Name of Signer

W230 N4855 BETKER DRIVE

PEWaukee, WI 53072
Address

(262) 695-2340
Telephone

Providing Water and Wastewater Service Since 1965



City of Inver Grove Heights
Utility Division

1/14/15

Veit & Co.
Brent Johnson (P. Manager)

**2014 SANITARY SEWER REHABILITATION
PROPOSAL FORM**

Installation of 8 Inch Diameter Cast in Place Pipe Liner **UNIT PRICE**
Includes all necessary labor, equipment, materials, and taxes : 35⁰⁰ per foot (2,165 L.F.)

Reinstatement of lateral sewer connections **UNIT PRICE**
Includes all necessary labor, equipment, materials, and taxes : 150.00 per connection

Any deviation from the specifications must be clearly noted; otherwise it will be considered that this proposal is in strict compliance with the specifications.

Deviations from specification : - Sect. 8.1.3 - Veit proposes to utilize an air inversion/Steam cure if conditions allow.
- Basic Traffic Control Provided (Cues / Workhead signs) - NO Detours and/or Closures.
- Restoration excluded (Stimby H.S.) if needed

In submitting this proposal the contractor understands the City retains the right to reject any proposal, and to award the sanitary sewer rehabilitation work in the best interest of the City.

Date 1/14/15

Submitter,
Veit & Co.
Contractor / Vendor
[Signature]
Signature of Representative
Brent Johnson
Printed Name of Signer
1420 Veit Place
Address
Royers, MN 55374
(763) 428-2242
Telephone

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider Resolution Receiving the Final Feasibility Report and Scheduling Public Hearing for City Project No. 2015-13 – NWA Trunk Utility Improvements, Argenta District (70th Street Lift Station to Blackstone Ridge Development)

Meeting Date: January 26, 2015
 Item Type: Consent
 Contact: Thomas J. Kaldunski, 651.450.2572
 Prepared by: Thomas J. Kaldunski, City Engineer
 Reviewed by: Scott D. Thureen, Public Works Director

SKA

Fiscal/FTE Impact:	
<input type="checkbox"/>	None
<input type="checkbox"/>	Amount included in current budget
<input type="checkbox"/>	Budget amendment requested
<input type="checkbox"/>	FTE included in current complement
<input type="checkbox"/>	New FTE requested – N/A
<input checked="" type="checkbox"/>	Other: Utility Funds (511 Water Fund and 512 Sewer Fund)

PURPOSE/ACTION REQUESTED

Consider resolution receiving the final feasibility report for City Project No. 2015-13 – NWA Trunk Utility Improvements – Argenta District (70th Street Lift Station to Blackstone Ridge Development).

SUMMARY

The project was initiated by the City Council as part of the City's improvement planning and a development proposal in the Northwest Area. The project involves trunk water and sanitary sewer improvements to serve the Northwest Area including the Blackstone PUD. The City Council accepted a June 19, 2014 draft feasibility study for City Project No. 2014-13. The City Council approved the Blackstone PUD at its November 10, 2014 meeting. The City accepted the final feasibility study for City Project No. 2014-13 – Northwest Area Utility Extension - Argenta Trail Alignment at its January 5, 2015 special meeting. This Amendment No. 3 to that feasibility study establishes City Project No. 2015-13 NWA Trunk Utility Improvements – Argenta District (70th Street Lift Station to Blackstone Ridge Development).

The total estimated project cost for City Project No. 2015-13 - Northwest Area Trunk Utilities, Argenta District, Alverno Avenue to Blackstone Ridge Development is in the range of \$3.14 to \$3.22 million for the 70th Street alignment and \$2.98 to \$2.99 million for the 71st Street alignment. A funding package has been prepared in this amendment to the feasibility report which includes Northwest Area Connection Charges placed into Fund 512 – Sewer Northwest Area and Fund 511 Water Northwest Area. No assessment roll has been prepared at this time because special assessments will not apply to these trunk utility extensions.

Permanent and temporary easements are necessary for construction of the proposed trunk utility improvements as illustrated in the attached map. The City Attorney and the right-of-way acquisition team are in negotiations with the property owners for the easements, as previously authorized by the Council. The City Engineer and consultants are requesting authorization to conduct geotech investigation on the easements. Proposals for soil borings are being solicited.

The City Council will need to select the final alignment for these trunk improvements as part of the acceptance of the feasibility study. The alignment options include:

- A) 70th Street Option
 This option is shown in Figure 1 of the feasibility study and it includes installation of trunk water and sanitary sewer mains. They would be located about 100 feet south of the existing 70th Street centerline. The estimated cost of this option has been updated to range from \$3.14 to \$3.22 million. Trenchless technology would be used. Easements are needed from five (5) property owners.

B) 71st Street Option

This option is shown in Figure 2 of the feasibility study. It includes installation of trunk water and sanitary sewer mains. They would be located approximately 600 feet south of the existing 70th Street centerline and east of the existing Argenta Trail alignment. The estimate cost of this option has been updated to range from \$2.93 to \$2.99 million. The utilities would be installed by open trench and jacking techniques. Easements are needed from four (4) property owners. These owners have talked with the City right-of-way team and they have expressed interest in working with the City on this alignment through their developable property.

It is recommended that the City Council select the 71st Street option because it is the cost-effective alignment and it will help provide service to the developable land that the four (4) parcel owners control. It is important for the Council to select an alignment at this time due to the submittal of the Blackstone Vista PUD. The trunk utility alignments in either option will go through this development. An alignment needs to be chosen so that engineering approval for the Blackstone Vista construction plans can be granted.

The following Blackstone developer commitments are needed in order for the trunk utility design and construction to proceed on the developer's requested schedule:

- In order for the City to complete geotechnical borings for the project, the developer has approved the access agreement to the utility alignment by January 15, 2015.
- The developer has submitted final plat and plans for Blackstone Vista by December 18, 2014.
- To complete the final design for the trunk utilities, the developer needs to provide, and have City Engineer approval for final elevations of trunk utilities and appurtenances on January 6, 2015.
- In order for the Council to award the 2015-13 contract, the developer needs to have agreed to a temporary waiver of trespass or dedicated the road right-of-way on Blackstone Vista for trunk utility construction by March 9, 2015.
- The City needs to complete its right-of-way acquisition of the easements on the Messerich and Flannery sites by September 1, 2015 as determined by the City Attorney.
- The City needs permission from the Messerich and Flannery owners to allow geotechnical investigation to be completed on their properties.

I recommend passage of the resolution accepting Amendment No. 3 to the final feasibility for City Project No. 2014-13 – Northwest Area Utility Extension, Argenta Trail Alignment; approval of the final feasibility report for City Project No. 2015-13 – Northwest Area Trunk Utilities, Argenta District, 70th Street lift station to Blackstone Ridge Development; authorizing the Engineering Division to secure geotech services and scheduling a public hearing on City Project No. 2015-13 (Alverno Avenue to Blackstone Vista Development) for April 27, 2015.

TJK/kf

Attachments: Resolution
Feasibility Study

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. _____

RESOLUTION RECEIVING FEASIBILITY REPORT DATED JANUARY 26, 2015 FOR CITY PROJECT NO. 2015-13 – NWA TRUNK UTILITY IMPROVEMENTS, ARGENTA DISTRICT (70TH STREET LIFT STATION TO BLACKSTONE RIDGE DEVELOPMENT)

WHEREAS, on March 10, 2014, the City Council approved an engineering services proposal for preparation of the feasibility study by Bolton & Menk, Inc. and authorized the preparation of a feasibility study report for City Project No. 2014-13 – Northwest Area Trunk Utilities, Argenta District; and

WHEREAS, a resolution was approved on June 23, 2014 to have Bolton & Menk, Inc. provide design services for City Project No. 2014-13 – Northwest Area Trunk Utilities, Argenta District following the review of the draft feasibility study for said project dated June 19, 2014; and

WHEREAS, the City Council approved a resolution accepting the feasibility study for City Project No. 2014-13, dated November 19, 2014, at its November 24, 2014 regular meeting; and

WHEREAS, the City Council approved a resolution on January 5, 2015 that authorized preparation of Amendment No. 3 to the November 19, 2014 Feasibility Study for City Project No. 2014-13 and established City Project No. 2015-13 – NWA Trunk Utility Improvements – Argenta District (70th Street Lift Station to Blackstone Ridge Development); and

WHEREAS, a final feasibility report dated January 26, 2015 has been prepared by Bolton & Menk, Inc. for the Public Works Director with reference to City Project No. 2015-13 – NWA Trunk Utility Improvements – Argenta District (70th Street Lift Station to Blackstone Ridge Development).

<u>Project No.</u>	<u>Improvements</u>
--------------------	---------------------

2015-13	Trunk watermain and sanitary sewer to be installed from the 70th Street lift station to the Blackstone Ridge Development
---------	--

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS THAT:

1. Said report is hereby received and approved by the City Council of the City of Inver Grove Heights on January 26, 2015.
2. Preparation of plans and specifications by Bolton & Menk, Inc. has been authorized previously and this work will continue.
3. The City Attorney is hereby authorized to prepare all necessary documents and title work needed to secure the acquisition of right-of-way and easements by negotiations or eminent domain.
4. The City Engineer is hereby authorized to negotiate professional services contracts for geotechnical services for said project.
5. The City will schedule a public hearing for City Project No. 2015-13 - NWA Trunk Utility Improvements – Argenta District (70th Street Lift Station to Blackstone Ridge Development) on April 27, 2015 in City Hall at 7:00 p.m. to consider ordering the project using the 71st Street alignment as outlined in the feasibility study.
6. The Council authorizes the use of Fund 511 Sewer NWA and Fund 512 Water NWA to finance the project utilizing fees collected at the time of development and permitting of related NWA developments.

Adopted by the City Council of Inver Grove Heights this 26th day of January 2015.

AYES:

NAYS:

ATTEST:

George Tourville, Mayor

Melissa Kennedy, Deputy Clerk



CERTIFICATION

Preliminary Engineering Report

for

N.W. Area Trunk Utilities – Argenta District
70th Street Lift Station to Blackstone Ridge Development

City of Inver Grove Heights
Inver Grove Heights, MN

City Project No. 2015-13
BMI Project No. T18.108658

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

By: 

Brian Hilgardner, P.E.
License No. 42875

Date: January 26, 2015



TABLE OF CONTENTS

INTRODUCTION/BACKGROUND.....	1
PROPOSED UTILITY IMPROVEMENTS – 70TH ST. OPTION.....	1
PROPOSED UTILITY IMPROVEMENTS – 71ST ST. OPTION	2
FUTURE COUNTY ROAD IMPROVEMENTS	2
EASEMENT NEEDS.....	2
VERIFICATION OF FIELD CONDITIONS	3
PERMITS AND THE CITY’S COMPREHENSIVE PLAN.....	3
ESTIMATED COSTS AND FINANCING.....	3
PROJECT FUNDING	4
PROJECT SCHEDULE.....	4
FEASIBILITY AND RECOMMENDATION.....	5

APPENDIX A

FIGURE 1 - 70TH STREET OPTION

FIGURE 2 - 71ST STREET OPTION

APPENDIX B

PRELIMINARY COST ESTIMATE

INTRODUCTION/BACKGROUND

This report examines the feasibility for the construction of a City owned trunk watermain and sanitary sewer to be located between the proposed 70th Street lift station and the Blackstone Ridge development in what is known as the Argenta District of the Northwest Area. A feasibility report that examines the entire Argenta District for trunk utilities was approved by the City Council on November 24, 2014. This report is an amendment (No. 3) to that report which more specifically evaluates the watermain and sanitary sewer trunks being considered.

The Blackstone Vista, Ponds and Ridge Preliminary Plat and Preliminary P.U.D. was approved at the November 10, 2014 City Council Meeting. These plats cause a need to extend trunk utilities into this area and further north within the Argenta District. Portions of the trunk utilities will be constructed by developers as plats are approved for the area. In other areas, the City will finance and construct the trunk utilities and thus the need for amendments to the feasibility report approved on November 24, 2014. The alignments on this project have also been adjusted to fit the approved preliminary Blackstone Vista Plat submitted.

PROPOSED UTILITY IMPROVEMENTS – 70TH ST. OPTION

The proposed watermain and sanitary sewer will be located between the proposed 70th Street lift station (2015-11) and Blackstone Ridge development. Both the watermain and sanitary sewer will be trunk utilities to serve development to the north it they occurs. The location of the utilities is shown on Figure 1 (Appendix A).

Watermain

The proposed watermain will be a 16-inch diameter that will serve as a trunk watermain for the area. The proposed 16-inch watermain will connect to a 16-inch watermain that will be constructed during the construction of Blackstone Vista development, near the proposed lift station. The watermain will head west along the south side of 70th Street (County State Aid Highway 26) where it will cross under Argenta Trail. The watermain will be approximately 100 feet south of 70th Street centerline. This distance allows for any future expansion of 70th Street by the County. From there, the watermain will head north where it will cross under 70th Street and terminate just north 70th Street for future connection to Blackstone Ridge. Due to the location, the watermain will be installed using trenchless technology. Ultimately, additional development will allow for looping of the watermain to provide better flow and fire protection. See Figure 1 (Appendix A) for the location of watermain.

Sanitary Sewer

The proposed sanitary sewer will be a 12-inch diameter gravity sewer that will serve as a trunk sewer for the area and will follow the same alignment as the watermain. The sewer will flow west where it will connect to the proposed 70th Street lift station. Due to the location, the sewer will be installed using trenchless technology. The gravity sewer will serve the Blackstone Ridge development along with any future development to the north of the terminus. See Figure 1 (Appendix A) for the location of lift station and gravity sewer.

PROPOSED UTILITY IMPROVEMENTS – 71ST ST. OPTION

The proposed watermain and sanitary sewer will be located between the proposed 70th Street lift station (2015-11) and Blackstone Ridge development. Both the watermain and sanitary sewer will be trunk utilities to serve development to the north as it occurs. The location of the utilities is shown on Figure 2 (Appendix A).

Watermain

The proposed watermain will be a 16-inch diameter ductile iron pipe (DIP) that will serve as a trunk watermain for the area. The proposed 16-inch watermain will connect to a 16-inch watermain that will be constructed during the construction of Blackstone Vista development near the proposed lift station. The watermain will head west along future 71th Street where it will cross under Argenta Trail. From there the watermain will head north where it will cross under 70th Street and terminate for future connection in Blackstone Ridge. Ultimately, additional development will allow for looping of the watermain to provide better flow and fire protection. See Figure 2 (Appendix A) for the location of watermain.

Sanitary Sewer

The proposed sanitary sewer will be a 12-inch diameter gravity sewer that will serve as a trunk sewer for the area and will follow the same alignment as the watermain. The sewer will flow west where it will connect to the proposed 70th Street lift station. A portion of this trunk sanitary sewer and watermain extension would occur on Black Stone Vista. The gravity sewer will serve the Blackstone Ridge development along with any future development to the north of the terminus. See Figure 2 (Appendix A) for the location of lift station and gravity sewer.

FUTURE COUNTY ROAD IMPROVEMENTS

The City of Inver Grove Heights and Dakota County are currently evaluating new alignment options for Argenta Trail (County State Aid Highway 63). The proposed road alignment and profile will dictate the placement of sanitary sewer manholes and watermain depth. The final design of the trunk utilities will incorporate the proposed Argenta Trail alignment and profile as presented by Dakota County.

EASEMENT NEEDS

The acquisition of permanent and temporary easements is necessary for construction of the proposed trunk utility improvements. The permanent easement will be used for both the proposed watermain and sanitary sewer. Due to the depth of the sanitary sewer, the temporary construction easement will provide the contractor with adequate room to construct the utilities in a safe and efficient manner. Easement documents will be prepared to acquire the easements.

The City will hold discussions with the property owners to acquire the easements through negotiations to the greatest extent possible. A dual track process to secure the necessary easements will be utilized to ensure the proposed project stays on schedule. The City Attorney was authorized to prepare eminent domain documents and title work for all necessary acquisitions on November 24, 2014. A Development Agreement is anticipated with the owner of Blackstone Vista for access to their site. The City has had preliminary discussions with the owners of the Messerich, Glenlin and Flannery parcels

VERIFICATION OF FIELD CONDITIONS

A detailed topographic survey of the proposed utility corridors should be completed to facilitate detailed construction plans. Additionally, a geotechnical evaluation within the proposed utility corridor should be completed to verify specific soils and groundwater conditions related to the project.

PERMITS AND THE CITY'S COMPREHENSIVE PLAN

Regulatory agencies anticipated to require permits for the construction of the trunk utilities from proposed 70th Street lift station and Blackstone Ridge development - Argenta District:

- Minnesota Pollution Control Agency for sanitary sewer construction and NPDES requirements
- Metropolitan Council Environmental Services for sanitary sewer construction
- Dakota County for work within the CSAH 63 (Argenta Trail) right-of-way
- Dakota County for work within the CSAH 26 (70th Street) right-of-way
- Minnesota Department of Health for watermain construction
- Necessary City permitting

The sanitary sewer subdistricts being considered for the Argenta District at this time deviate slightly from the proposed alignments and flow district routings detailed in the City of Inver Grove Heights Northwest Expansion Area AUAR Update prepared in September of 2007. These deviations from the 2007 AUAR have been updated in 2014. On August 11, 2014, the Council approved the modifications to the Comprehensive Sanitary Sewer Plan (CSSP) and the 2014 Northwest Area Alternative Urban Area wide Review (AUAR). The 2014 AUAR update was reviewed by the Metropolitan Council review coordinator, per the AUAR review process. The City has already begun the process to complete a Comprehensive Plan amendment.

ESTIMATED COSTS AND FINANCING

Estimated construction costs include a factor of 15 percent for contingencies. A detailed engineer's estimated construction cost is attached. The total project cost includes 23 percent overhead for soft costs, including legal, engineering, administrative and fiscal costs. Final costs should be determined by using low-bid construction costs of the proposed work.

These cost estimates are based upon public construction cost information. Since the consultant has no control over the cost of labor, materials, competitive bidding process, weather conditions and other factors affecting the cost of construction, all cost estimates are opinions for general information of the client and no warranty or guarantee as to the accuracy of construction cost estimates is made. It is recommended that costs for project financing should be based upon actual, competitive bid prices with reasonable contingencies. See Appendix B for detailed cost estimate. All sanitary sewer pipe at depths greater than 45-feet deep is assumed to be installed by trenchless construction.

Estimated Project Cost		
	70th Street Option	71st Street Option
Estimated Construction Totals	\$ 2,025,100	\$ 1,931,000
<i>15% Contingency</i>	\$ 303,800	\$ 289,600
Construction Sub Total Cost	\$ 2,328,900	\$ 2,220,600
<i>23% Overhead Cost</i>	\$ 535,600	\$ 510,700
Engineer's Estimated Construction Cost	\$ 2,864,500	\$ 2,731,300
Land Rental Lease	\$ 3,000 – 9,000	\$ 3,000 – 9,000
Temporary Easement Cost	\$ 2,300 – 5,000	\$ 11,500 – 25,000
Permanent Easement Cost	\$ 201,900 – 275,300	\$ 135,900 – 185,300
Easement Soft Cost	\$ 31,800	\$ 21,900
Legal/Engineering Cost	\$ 31,700	\$ 20,000
Estimated Property Acquisition Cost	\$ 270,700 – 352,800	\$ 192,300 – 261,200
Estimated Total Project Cost	\$3,135,200 – 3,217,300	\$ 2,923,600 – 2,992,500

PROJECT FUNDING

These trunk sanitary sewer improvements will be financed by Utility Fund 512 – Sewer NWA. The trunk watermain improvements will be financed by Utility Fund 511 – Water NWA. Revenues for these funds are generated by the plat connection charges, building permit connection fees and Developer Funds collected in the NWA. Ultimately, the City will consider selling a bond for this work. No assessment roll has been prepared at this time.

PROJECT SCHEDULE

This feasibility report will be presented to the City Council for review on January 26, 2015. The following is a proposed schedule if the feasibility report is approved:

Call for Public Improvement Hearing.....	January 26, 2015
Conduct Public Hearing.....	April 27, 2015
Order Improvement and Preparation of Final Plans & Specifications.....	April 27, 2015
Approve Final Plans & Specifications and Authorize Ad for Bid.....	May 11, 2015
Open Bids	August 11, 2015
Award Contract.....	August 24, 2015
Construction.....	September 2015 – June 2016

FEASIBILITY AND RECOMMENDATION

From an engineering standpoint, this project is technically feasible, cost effective and necessary and can best be accomplished by letting competitive bids for the work. It is recommended that the work be done under one contract in order to complete the work in an orderly and efficient manner. The City, its financial consultant, and other parties with a funding interest in the project will have to determine the economic feasibility of the proposed improvements.



APPENDIX A

FIGURES



Northwest Area Trunk Utilities - Argenta District

City of Inver Grove Heights

Figure 1: 70th Street Alignment

70th Street Lift Station to Blackstone Ridge (2015-13)

February 2015



Legend

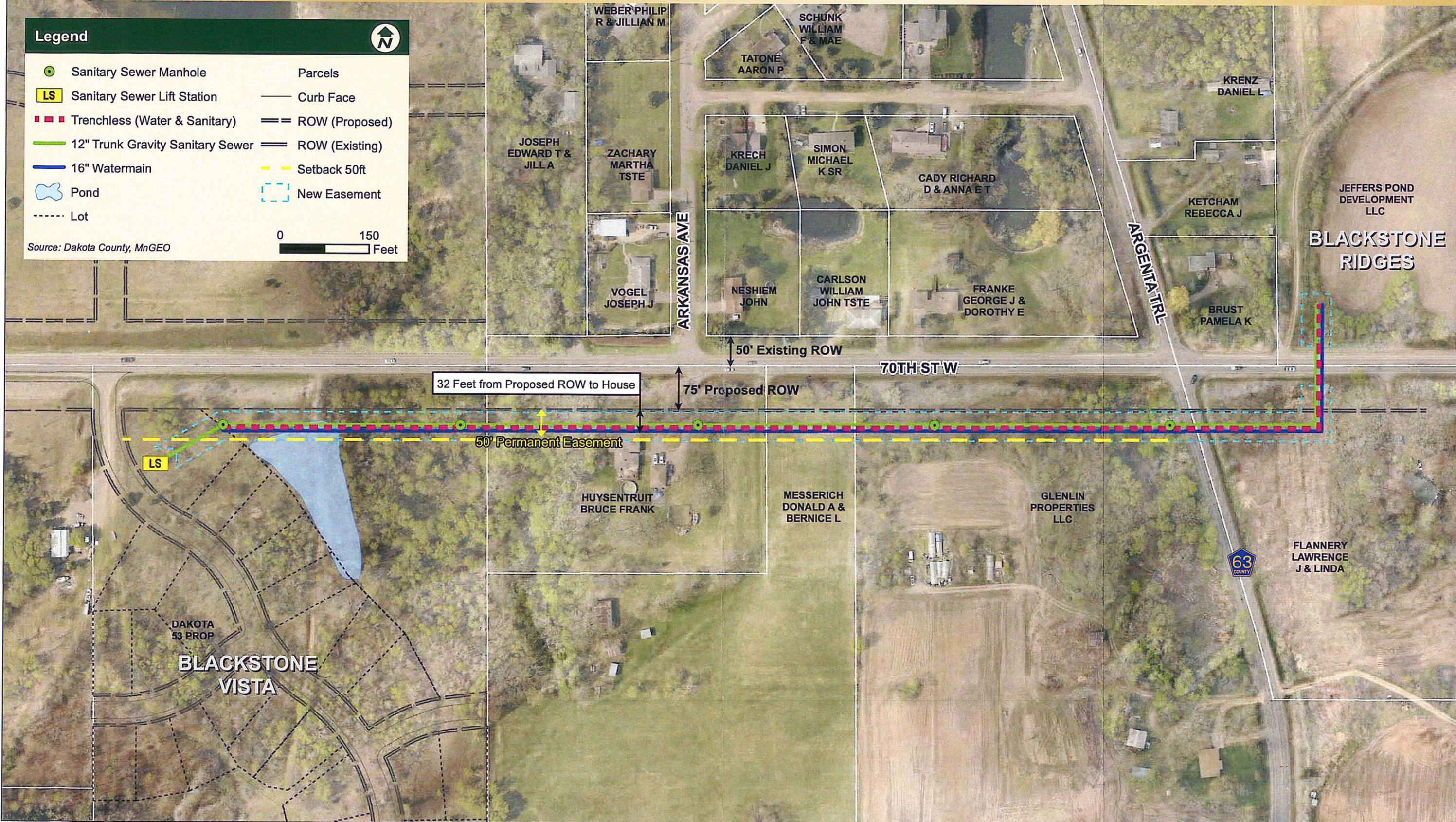
- Sanitary Sewer Manhole
- Sanitary Sewer Lift Station
- Trenchless (Water & Sanitary)
- 12" Trunk Gravity Sanitary Sewer
- 16" Watermain
- Pond
- Lot
- Parcels
- Curb Face
- ROW (Proposed)
- ROW (Existing)
- Setback 50ft
- New Easement

0 150 Feet

Source: Dakota County, MnGEO



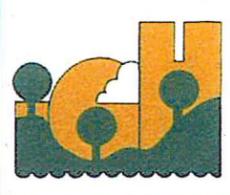
Map Document: \\netrosouth1\gis\INGHT\18108658\ESRI\Maps\Options\20140108\Figure 1 - Trunk Utility Study 70th St. Opt. 11x17.mxd
Date Saved: 1/21/2015 12:29:10 PM



BLACKSTONE VISTA

BLACKSTONE RIDGES





Legend

Sanitary Sewer Manhole	Parcels
Sanitary Sewer Lift Station	Curb Face
12" Trunk Gravity Sanitary Sewer	ROW (Proposed)
16" Watermain	ROW (Existing)
Pond	Permanent Easement
Lot	Temporary Easement

0 175 Feet

Source: Dakota County, MnGEO

Map Document: \\metrosouth1\gis\m\GHT\18108656\ESR\Maps\Options\20140108\Figure 2 - Trunk Utility Study 71st St. Opt 11x17.mxd
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APPENDIX B

PRELIMINARY COST ESTIMATE

CITY OF INVER GROVE HEIGHTS
N.W. AREA TRUNK UTILITIES - ARGENTA DISTRICT
70th STREET LIFT STATION TO BLACKSTONE RIDGE DEVELOPMENT
CITY PROJECT NO. 2015-13
BMI PROJECT NO. T18.108658
DATE: 1/21/2015

70th St. Option - Estimated Construction Cost					
ITEM NO.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
1	MOBILIZATION	1	LS	\$120,000.00	\$120,000
2	CLEARING & GRUBBING	2	AC	\$4,000.00	\$8,000
3	TRAFFIC CONTROL	1	LS	\$10,000.00	\$10,000
4	DEWATERING	1	LS	\$50,000.00	\$50,000
5	STRIP & SALVAGE TOPSOIL	1000	CY	\$3.00	\$3,000
6	REPLACE TOPSOIL	1000	CY	\$3.00	\$3,000
7	GRANULAR TRENCH BACKFILL	1000	CY	\$6.00	\$6,000
8	AGGREGATE PIPE BEDDING	100	CY	\$35.00	\$3,500
9	CONNECT TO EXISTING SANITARY PIPE	1	EA	\$5,000.00	\$5,000
10	12" DIP CL. 52 SANITARY SEWER PIPE (40-44')	131	LF	\$150.00	\$19,650
11	12" SANITARY (TRENCHLESS INCLUDING CASING)	2037	LF	\$500.00	\$1,018,500
12	OBSTRUCTION REMOVAL	7	EA	\$5,000.00	\$35,000
13	SANITARY MANHOLE, DES. 4007-48"	252	LF	\$320.00	\$80,640
14	MH CHIMNEY SEAL, SANITARY	8	EA	\$400.00	\$3,200
15	CASTING ASSEMBLY, SANITARY	8	EA	\$450.00	\$3,600
16	16" DIP WATERMAIN, CL. 52	200	LF	\$80.00	\$16,000
17	16" WATERMAIN (TRENCHLESS)	2000	LF	\$180.00	\$360,000
18	16" WATERMAIN (THROUGH CASING)	200	LF	\$50.00	\$10,000
19	TRENCHLESS PITS	10	EA	\$15,000.00	\$150,000
20	16" GATE VALVE & BOX	6	EA	\$7,000.00	\$42,000
21	WATERMAIN FITTINGS	1500	LB	\$4.00	\$6,000
22	30" STEEL CASING PIPE (TRENCHLESS)	200	LF	\$300.00	\$60,000
23	TEMPORARY ROCK CONSTRUCTION ENTRANCE	2	EA	\$1,000.00	\$2,000
24	SEED, MULCH, & FERTILIZE	2	AC	\$2,000.00	\$4,000
25	SILT FENCE, "MACHINE SLICED"	3000	LF	\$2.00	\$6,000
ENGINEER'S ESTIMATED CONSTRUCTION TOTAL:					\$2,025,090
15% CONTINGENCY:					\$303,764
ENGINEER'S ESTIMATED TOTAL CONSTRUCTION COST:					\$2,328,854
23% OVERHEAD COST:					\$535,636
ENGINEER'S ESTIMATED TOTAL PROJECT COST:					\$2,864,490

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Accept 2014 Donations for Various Parks and Recreation Programs

Meeting Date: January 26, 2015
 Item Type: Consent Agenda
 Contact: Tracy Petersen – 651.450.2588
 Prepared by: Tracy Petersen
 Reviewed by: Eric Carlson – Parks & Recreation

Fiscal/FTE Impact:

<input type="checkbox"/>	None
<input type="checkbox"/>	Amount included in current budget
<input type="checkbox"/>	Budget amendment requested
<input type="checkbox"/>	FTE included in current complement
<input type="checkbox"/>	New FTE requested – N/A
<input checked="" type="checkbox"/>	Other

PURPOSE/ACTION REQUESTED

Accept 2014 donations/sponsorships totaling \$22,775 for various parks and recreation programs/events.

SUMMARY

The Parks and Recreation Department receives various donations and sponsorships from businesses and other organizations to support and enhance recreation programs and events.

<u>Business/Organization</u>	<u>Amount</u>	<u>Purpose</u>
Dairy Queen	\$300	Rec Program Sponsor
Heartland Credit Union	\$600	Special Event Sponsor
Various Businesses	\$7,750	Safety Camp Sponsors
Dakota Pediatrics	\$400	Special Event Sponsor
Dr. Jennifer Eisenhuth	\$700	Special Event Sponsor
CHS	\$1,000	IGH Days Sponsor
Total Construction & Equip	\$1,000	Recreation/Parks Event Sponsor
MN Twins Community Fund	\$1,000	Special Event Sponsor
IGH Senior Club	\$500	Community Center Donation
Various Businesses	\$9,525	Holiday on Main Street * revolving account separate from Recreation/administered by Recreation
TOTAL	\$22,775	

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider Interim Appointment of Golf Course Superintendent

Meeting Date: January 26, 2015
 Item Type: Consent Agenda
 Contact: Eric Carlson – 651.450.2587
 Prepared by: Eric Carlson
 Reviewed by: Janet Shefchik

Fiscal/FTE Impact:	
<input type="checkbox"/>	None
<input checked="" type="checkbox"/>	Amount included in current budget
<input type="checkbox"/>	Budget amendment requested
<input type="checkbox"/>	FTE included in current complement
<input type="checkbox"/>	New FTE requested – N/A
<input type="checkbox"/>	Other

PURPOSE/ACTION REQUESTED

The Council is asked to appoint Mr. Joel Metz on a three month interim basis, effective January 27, 2015, as the Golf Course Superintendent at Inver Wood Golf Course.

SUMMARY

On December 18th, 2014 Mr. Glen Lentner retired from Inver Wood after serving as the Superintendent for 22 years. After careful consideration, staff is recommending that Mr. Joel Metz fill the position. Mr. Metz received an Associates Degree in Turf and Grounds Maintenance from Anoka-Hennepin Technical College. Mr. Metz is licensed/certified in Non-Commercial Pesticide Application, Power Limited Technician, Phosphorus Fertilizer, First Aid and CPR. Mr. Metz has worked in various positions at the Inver Wood Golf Course for the last 20+ years. Most recently Mr. Metz has served as the Assistant Golf Course Superintendent for the past 14 years.

Following past practice, staff is recommending that Mr. Metz start at Step 1 of the position which represents a small increase in the employee’s salary from his current position (2014 Step 5 Assistant \$63,500 to Step 1 Superintendent \$66,100). Mr. Metz would serve a 3-month interim period. During this time, the Parks and Recreation Director will evaluate his performance based upon goals established and feedback received from staff and our golf course users. At the conclusion of the interim appointment, a determination will be made whether to consider making that appointment a permanent one or to do an external recruitment and hiring process. Mr. Metz is excited about the opportunity and is ready to help make Inver Wood Golf Course one of the best municipally owned courses in the metro area.

Note:

If the appointment of the Golf Course Superintendent isn’t approved by the City Council the item labeled “Consider Interim Appointment of Assistant Golf Course Superintendent” should be tabled.

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider Interim Appointment of Assistant Golf Course Superintendent

Meeting Date: January 26, 2015
 Item Type: Consent Agenda
 Contact: Eric Carlson – 651.450.2587
 Prepared by: Eric Carlson
 Reviewed by: Janet Shefchik

Fiscal/FTE Impact:	
<input type="checkbox"/>	None
<input checked="" type="checkbox"/>	Amount included in current budget
<input type="checkbox"/>	Budget amendment requested
<input type="checkbox"/>	FTE included in current complement
<input type="checkbox"/>	New FTE requested – N/A
<input type="checkbox"/>	Other

PURPOSE/ACTION REQUESTED

The Council is asked to appoint Mr. Ken Felix on a three month interim basis, effective January 27, 2015, as the Assistant Golf Course Superintendent at Inver Wood Golf Course.

SUMMARY

On December 18th, 2014 Mr. Glen Lentner retired from Inver Wood after serving as the Superintendent for 22 years. In an earlier action, the City Council has appointed Mr. Joel Metz to the Golf Course Superintendent position which has created a vacancy in the Assistant Golf Course Superintendent position. After careful consideration, staff is recommending that Mr. Ken Felix fill the position. Mr. Felix received an Associates Degree in Landscape Horticulture from Dakota County Vo-Tech. Mr. Felix is licenses/certificated in Non-Commercial Pesticide Application, Power Limited Technician, Phosphorus Fertilizer, CPR, and AED. Mr. Felix is currently a Park Maintenance employee, but has worked as a 2nd Assistant at Inver Wood for 10+ years. Mr. Felix has 30+ years of experience in the golf course industry.

Following past practice, staff is recommending that Mr. Felix start at Step 2 of the position which represents a small increase in the employee’s salary from his current position (2014 Year 4 Park Maintenance \$53,019 to Step 2 Assistant \$53,900). Mr. Felix would serve a 3-month interim period. During this time, the Golf Course Superintendent and Parks and Recreation Director will evaluate his performance based upon goals established and feedback received from staff and our golf course users. At the conclusion of the interim appointment, a determination will be made whether to consider making that appointment a permanent one or to do an external recruitment and hiring process. Mr. Felix is excited about returning to Inver Wood and working with Mr. Metz in helping make Inver Wood Golf Course one of the best municipally owned courses in the metro area.

Note:

This appointment is contingent on the City Council approving the appointment of the Golf Course Superintendent (Joel Metz) this evening.

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider Approval of Golf Course Technician Job Description

Meeting Date: January 26, 2015
Item Type: Consent Agenda
Contact: Eric Carlson – 651.450.2587
Prepared by: Eric Carlson
Reviewed by: Janet Shefchik

Fiscal/FTE Impact:

- None
- Amount included in current budget
- Budget amendment requested
- FTE included in current complement
- New FTE requested – N/A
- Other

PURPOSE/ACTION REQUESTED

The Council is asked to approve the attached job description for the Golf Course Technician for Inver Wood Golf Course.

SUMMARY

In the early years of the Inver Wood Golf Course the maintenance staff included:

- Superintendent (1)
- Assistant Superintendent (1)
- 2nd Assistant (1)
- Golf Course Technician (2)

Over the years both Golf Course Technician positions and the 2nd Assistant position were eliminated due to budget concerns.

As a part of the 2015 budget process and based on feedback during the Park Commissions review of the Inver Wood Golf Course in 2014, we have budgeted to reduce our Golf Shop Cashier positions from three to two and add a Golf Course Technician. The staffing change is budget “neutral” and should improve the playing conditions of the golf course which is the main product we are “selling” at Inver Wood. The Golf Course Technician is an IUOE Union position providing 36 weeks of employment at 40-hour per week receiving pro-rated benefits.

Once approved, an external recruitment and hiring process will begin. The City Council is expected to approve the appointment of the recommended individual sometime in March.

City of Inver Grove Heights

POSITION DESCRIPTION

Position Title: *Golf Course Technician*

Department/Location: *Parks & Recreation – Inver Wood Golf Course Division*

Immediate Supervisor: *Assistant Golf Course Superintendent*

Latest PD Revision: *January 2015*

Position Summary:

This is a part-time (36 weeks per year; 40 hours per week) front line maintenance position responsible for assisting in performing tasks that lead to the overall repair, maintenance and development of the golf course. Incumbent is responsible for performing semi-skilled maintenance projects under the general supervision of the Assistant Golf Course Superintendent.

Essential Accountabilities and Expected Outcomes

- 1) Develops and maintains a good working knowledge of department's policies, procedures and protocols that must be known and regularly applied in performing all accountabilities of this position.
 - a) Incumbent is knowledgeable about what is happening in the golf course and follows established policies and procedures while carrying out the functions of the position.
 - b) Regularly shows ability to properly prioritize workload to effectively serve the various needs of the golf course.
- 2) Able to perform a variety of maintenance assignments based on the scope of work to be done.
 - a) Displays ability to safely and effectively operate a variety of equipment, power tools, and hand tools in the performance of daily work assignments.
 - b) Follows a prescribed preventative maintenance program and performs routine and complex maintenance at the golf course.
 - c) Follows work plans, inspecting the course and provides work direction on the job site.
 - d) Fills out proper reports and paperwork related to job responsibility.
- 3) Develops and maintains cooperative working relationships with all contacts inside and outside the division.
 - a) Only appropriate information is shared with customers, vendors, staff, and the public.
 - b) Provides work direction and trains in safety and proper techniques to division staff as needed.
- 4) Able to use applicable technology necessary to be effective and efficient in the position.
- 5) Assumes additional accountabilities as assigned.

Accountabilities Shared by all City Employees:

Developing and maintaining a thorough working knowledge of all department and City-wide policies, protocols and procedures that apply to the performance of this position.

Demonstrating by personal example the service excellence and integrity expected from all employees.

Developing respectful and cooperative working relationships with co-workers, including willing assistance to newer employees so that their job responsibilities can be performed with confidence as quickly as possible.

Conferring regularly with and keeping one's immediate supervisor informed on all important matters pertaining to assigned job accountabilities.

Representing the City in a professional manner to all outside contacts when doing the City's business and also with the general public.

Typical Working Environment:

Demands of the position may require employee to work days/evenings/weekends as the demands of the position require.

Position primarily works in an outdoor environment with temperature extremes of a year-round environment.

Typical Physical Requirements for this Position:

Must be able to sit, stand, speak, hear, and effectively communicate to staff, and the public.

Must be able to stoop, kneel, crouch, handle objects, lift and carry 75lbs, bend, push, pull, use hand and foot coordination, perform near activity, and have depth perception.

Selection Criteria to Qualify for this Position:

High School diploma or equivalent

2 years golf course maintenance experience.

Valid, unrestricted Minnesota Drivers License.

Minnesota Pesticide Applicators License;

Desirable – First Aid; CPR; AED certifications

Clean background check.

Employee's Acknowledgement and Date: _____

Supervisor's Acknowledgement and Date: _____

Administrative Services Acknowledgement and Date: _____

REVISED

AGENDA ITEM _____

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

PERSONNEL ACTIONS

Meeting Date: January 26, 2015
Item Type: Consent
Contact: Joe Lynch, City Administrator
Prepared by: Amy Jannetto, H.R. Coordinator
Reviewed by: n/a

Fiscal/FTE Impact:

- | | |
|-------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> | None |
| <input type="checkbox"/> | Amount included in current budget |
| <input type="checkbox"/> | Budget amendment requested |
| <input type="checkbox"/> | FTE included in current complement |
| <input type="checkbox"/> | New FTE requested – N/A |
| <input type="checkbox"/> | Other |

PURPOSE/ACTION REQUESTED Staff requests that the Council approve the personnel actions listed below:

Please confirm the seasonal/temporary employment of: Recreation – Daniel Eddy, Richard Mraz, Josh Ennis, Cole O'Brien,

Please confirm the retirement of: Pete Hindman, Engineering.

Please confirm the employment of: Stanley Mankowski, Operations Worker.

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Public Hearing to Consider Ordering the Project, Authorizing and Approving Final Plans and Specifications, Authorizing City Attorney to Complete Easement Negotiations and Authorizing Advertisement for Bids for the 2015 Improvement Program, City Project No. 2015-10 - NWA Trunk Utility Improvements, Argenta District (Alverno Avenue to Blackstone Vista Development)

Meeting Date: January 26, 2015
 Item Type: Public Hearing
 Contact: Thomas J. Kaldunski, 651.450.2572
 Prepared by: Thomas J. Kaldunski, City Engineer
 Reviewed by: Scott D. Thureen, Public Works Director

SAK

Fiscal/FTE Impact:

<input type="checkbox"/>	None
<input type="checkbox"/>	Amount included in current budget
<input type="checkbox"/>	Budget amendment requested
<input type="checkbox"/>	FTE included in current complement
<input type="checkbox"/>	New FTE requested – N/A
<input checked="" type="checkbox"/>	Other: Utility Funds (511 Water Fund, 512 Sewer Fund)

PURPOSE/ACTION REQUESTED

Public Hearing to consider ordering the project, authorizing and approving final plans and specifications, authorizing City Attorney to complete easement negotiations and authorizing advertisement for bids for the 2015 Improvement Program, City Project No. 2015-10 - NWA Trunk Utility Improvements, Argenta District (Alverno Avenue to Blackstone Vista Development).

SUMMARY

The project was initiated by the City Council as part of the City’s Improvement Program. The project involves trunk water main construction, including hydrant/valves, jacking casing under County roads, trunk sanitary sewer construction, restoration and appurtenances. The utility alignment included in the project is shown on the attached map.

The trunk utility construction will include: installation of trunk water mains and trunk sanitary sewer on an easement from Alverno Avenue’s north termini, westerly toward and under Argenta Trail and onto proposed street right-of-way within portion of the proposed Blackstone Vista development.

The City Council received the feasibility study for City Project No. 2015-10 at its January 5, 2015 special Council meeting. A motion to set the public hearing was approved by the City Council on January 5, 2015. Notices were sent to the affected property owners (attached).

The total estimated project cost for 2015-10 – NWA Trunk Utility Improvements - Argenta District (Alverno Avenue to Blackstone Vista Development) is \$1.48 million. A funding package has been prepared in the feasibility report which includes Utility Funds 511 Water NWA and 512 Sewer NWA. These funds come from the Northwest Area Utility Connection Fees collected at the time of development. The acquisition of permanent and temporary easements is necessary for construction of the proposed trunk utility improvements.

A) Assessments

There are no proposed special assessments per MS Statute 429 on this project. All costs will be borne by funds 511 and 512 as outlined above. The City is conducting this public hearing to inform the public of the project and its costs. The Council will consider public input and the development proposals in making their decision to order the project. A resolution has been prepared to order the project.

B) Easements

Permanent and temporary easements are necessary for the construction of the trunk utility extension. The City Attorney and the right-of-way acquisition team are in negotiations with Mr. Peltier, as previously authorized by the City Council. The right-of-way team has completed its appraisal of the easement on Mr. Peltier's property (attached). Legal descriptions and easement depictions have been prepared for the easement alignment that has been selected and reviewed by all parties (attached). An offer for the easement over Mr. Peltier's property has been prepared for the easement alignment that has been selected and reviewed by all parties. An offer for the easement will be presented as part of the City Attorney's negotiations, following Council authorization to present the offer after the public hearing.

C) Utility Crossing of 70th Street

In reviewing the developer's plans for Blackstone Vista, the City had anticipated the developer would install trunk water and sanitary sewer facilities in most location on the plat. The current developer plans do not include the trunk watermain and trunk sanitary sewer crossings of 70th Street to serve Blackstone Ponds. These facilities would be installed by trenchless technology (boring casings under the highway) and this technique is included on City Project No. 2015-10 for Argenta Trail. These trunk improvements can be added to City Project No. 2015-10 with the concurrence of the developer.

The City has also received approval of Agreements to Permit Entry to Property signed by Mr. Steve Schmidt to provide the City access to the proposed right-of-way on the Blackstone Vista Development to conduct geotechnical reviews. The City will need to have the right-of-way dedicated with the Blackstone Vista plat or enter into an agreement allowing construction access at Argenta Trail. Mr. Peltier has also approved an Agreement to Permit Entry to Property.

I recommend approval of the resolution ordering the project, authorizing and approving final plans and specifications (which were ordered previously), authorizing the City Attorney to acquire easements for 2015-10 by direct negotiation, approving the appraisal prepared for said easements, authorizing the City offer for the easements and authorizing advertisement for bids for the 2015 Improvement Program, City Project No. 2015-10 - NWA Trunk Utility Improvements, Argenta District (Alverno Avenue to Blackstone Vista Development).

TJK/kf

cc: Resolution
Utility Alignment Map
Public Hearing Notice and Map
Peltier's Easement Map
Appraisal by BRKW
Access Agreement(s)
Easement Agreement

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

RESOLUTION ORDERING IMPROVEMENTS, AUTHORIZING AND APPROVING PLANS AND SPECIFICATIONS, AUTHORIZING THE CITY ATTORNEY TO COMPLETE NEGOTIATIONS FOR EASEMENTS, APPROVING THE EASEMENT APPRAISAL, AUTHORIZING PRESENTATION OF AN OFFER FOR THE EASEMENTS, AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR THE 2015 IMPROVEMENT PROGRAM, CITY PROJECT NO. 2015-10 – NWA TRUNK UTILITY IMPROVEMENTS, ARGENTA DISTRICT (ALVERNO AVENUE TO BLACKSTONE VISTA DEVELOPMENT)

RESOLUTION NO. _____

WHEREAS, a resolution passed by the City Council on January 5, 2015 called for a public hearing on the proposed improvement project, 2015 Improvement Program, City Project No. 2015-10 – NWA Trunk Utility Improvements, Argenta District (Alverno Avenue to Blackstone Vista Development); and

WHEREAS, published notice was given pursuant to Minnesota Statute 429.031, and a notice of public hearing was mailed to affected parcels and the hearing was held thereon on the January 26, 2015, at which time all persons desiring to be heard were given an opportunity to be heard thereon; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS, MINNESOTA THAT:

1. Such improvement is hereby ordered as proposed in this Council resolution adopted January 26, 2015.
2. The final plans and specifications for City Project No. 2015-10 are hereby authorized and approved.
3. The City Attorney is hereby authorized to complete the easement acquisition by presenting offers based upon the City appraisal.
4. The contract for these improvements shall be let no later than three years after the adoption of this resolution.
5. The Mayor is hereby authorized to execute the Access Agreements with the property owners as presented.
6. The City Attorney is authorized to begin the process to acquire temporary and permanent easements via eminent domain, if necessary.
7. The City Engineer or his professional consultants are hereby authorized to advertise for bids for City Project No. 2015-10 – NWA Trunk Utility Improvements, Argenta District (Alverno Avenue to Blackstone Vista Development).
8. The City Council hereby authorizes the City Engineer to add the trunk utility crossings under 70th Street to serve Blackstone Ponds to project 2051-10 – NWA Trunk Utility Improvements, Argenta District (Alverno Avenue to Blackstone Vista Development) if the developer does not include the work in his development utility plans.
9. The Council authorizes the use of Fund 511 Sewer NWA and Fund 512 Water NWA to finance the project utilizing fees collected at the time of development and permitting of related NWA developments.

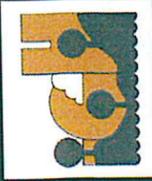
Adopted by the City Council of Inver Grove Heights this January 26, 2015.

AYES:
NAYS:

George Tourville, Mayor

ATTEST:

Melissa Kennedy, Deputy Clerk



NWA TRUNK UTILITIES - ARGENTA DISTRICT

City of Inver Grove Heights

FIGURE 1

INITIAL REQUIRED TRUNK UTILITIES (2015-10)

January 2015



Legend

- 12" Trunk Gravity Sanitary Sewer
- 16" Trunk Watermain
- Ponds
- Lots
- Parcels
- Curb Face
- ROW (Proposed)
- ROW (Existing)
- Temporary Easement
- Permanent Easement
- Existing Private Utility Easement

Source: Dakota County, Esri, MnDOT, MnDNR

0 200 Feet

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

**NOTICE OF PUBLIC IMPROVEMENT HEARING
2015 IMPROVEMENT PROGRAM**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of Inver Grove Heights will meet in the City Council Chambers at 8150 Barbara Avenue, Inver Grove Heights, MN at 7:00 p.m. on Monday, January 26, 2015 to hold a public hearing to consider the making of the following improvements in the 2015 Improvement Program.

2015 IMPROVEMENT PROGRAM

**CITY PROJECT NO. 2015-10 – NORTHWEST AREA TRUNK UTILITY IMPROVEMENTS
ARGENTA DISTRICT (ALVERNO AVENUE TO BLACKSTONE VISTA DEVELOPMENT)**

AND

**CITY PROJECT NO. 2015-11 – NORTHWEST AREA 70TH STREET LIFT STATION,
ARGENTA DISTRICT**

Nature of Work

Trunk water main, water main valves, appurtenances and restoration. The proposed 16-inch water main will connect to an existing 12-inch DIP water main in the Argenta Hills 8th Addition (Alverno Avenue) and be routed across undeveloped property and under Argenta Trail (CSAH 63) to the Blackstone Vista development.

Trunk sanitary sewer, manholes, appurtenances and restoration. The proposed sanitary sewer will be a 12-inch PVC gravity sewer that will serve as a trunk sewer for the area and will follow the same alignment as the water main. The sewer will flow south where it will connect to an existing 12-inch sewer in the Argenta Hills 8th Addition (Alverno Avenue). Due to existing terrain, the proposed trunk gravity sewer will terminate in the Blackstone Vista plat, where a future force main will connect to it.

Sanitary sewer lift station, appurtenances, and restoration. The proposed 70th street Lift Station (City Project No. 2015-11) will pump sewage through the Blackstone Vista plat to the terminus of the proposed trunk gravity sewer.

Affected Area

City Project No. 2015-10 will affect several large parcels in the vicinity of Alverno Avenue and Argenta Trail near the proposed Blackstone Vista Development. The Blackstone Vista Development will be serviced by this project.

City Project No. 2015-11 will affect all parcels in the sewer drainage area generally located in the Northwest Area for the City of Inver Grove Heights near the intersection of Argenta Trail and 70th Street. This sewer service district covers approximately 1700 acres of land generally located north of Amana Trail, south of I-494, east of the City boundary with Eagan and west of the ridge line located approximately 1560 feet east of the intersection of Argenta Trail and 70th Street.

Properties to be served by these improvements and appurtenances are described as follows: that part of Section 6, Township 27, Range 22, and the north half of Section 7, Township 27, Range 22, lying west of the ridge line located about one quarter mile west of Trunk Highway 3 (South Robert Trail) in Inver Grove Heights, Minnesota

Estimated Cost of Improvements

The total estimated cost of the above listed improvements is \$2,219,600. The estimated cost of 2015-10 is \$1,480,500. The estimated cost of 2015-11 is \$739,100. Persons desiring to be heard with reference to the proposed improvements will be heard at said time and place of the public hearing. Written and oral objections will be considered at the public hearing.

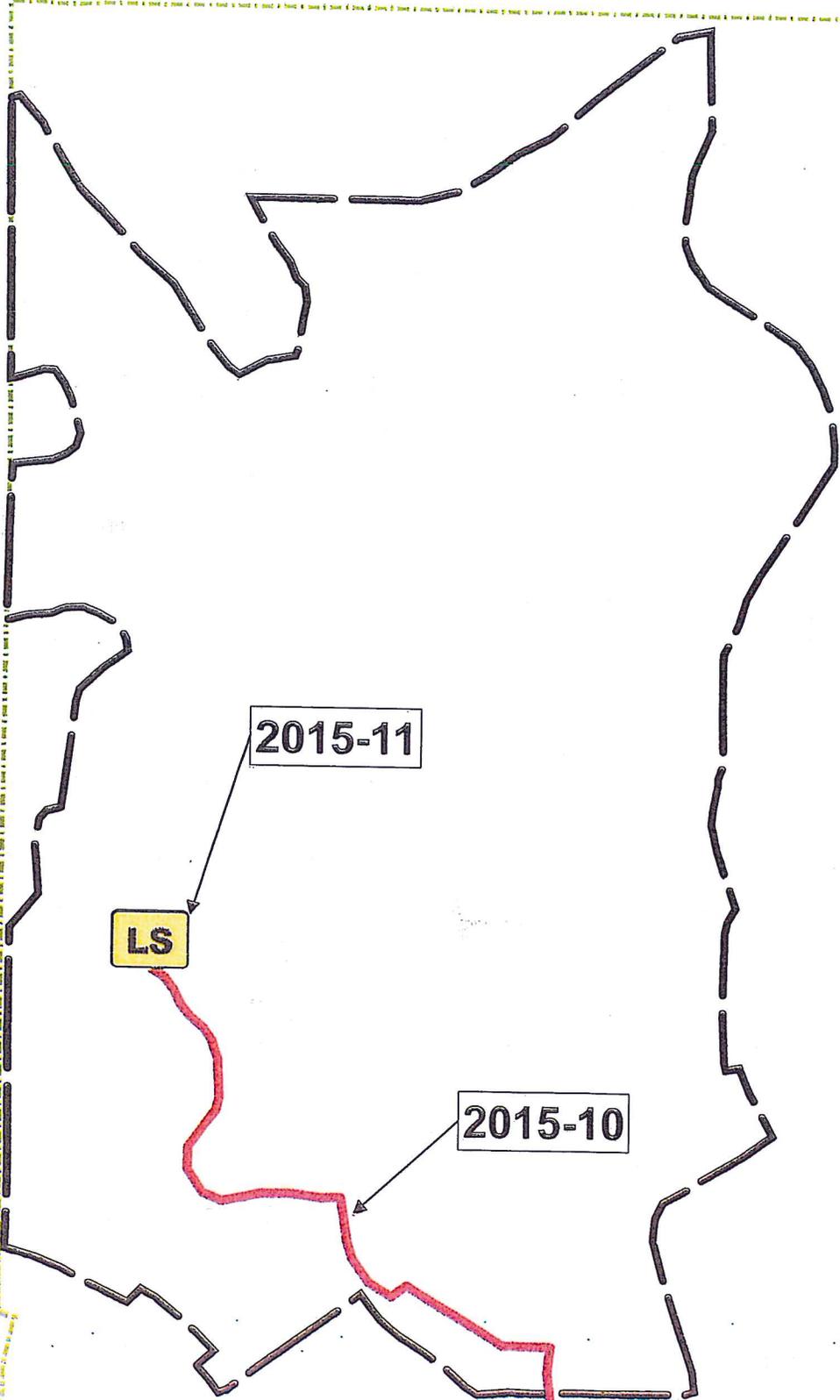
Proposed Project Funding

These trunk sanitary sewer improvements will be financed by Utility Fund 512 – Sewer NWA. The trunk water improvements will be financed by Utility Fund 511 – Water NWA. Revenues for these funds are generated by the plat connection charges, building permit connection fees and developer funds collected in the Northwest Area. Ultimately, the City will consider selling and issuing bonds for this work. No assessment roll has been prepared at this time. Special assessments are not being considered.

If possible, all written comments should be filed with the Municipal Clerk at City Hall, 8150 Barbara Avenue, Inver Grove Heights before the hearing, otherwise written comments may be filed with the Clerk at the Hearing.

Melissa Kennedy, Deputy Clerk

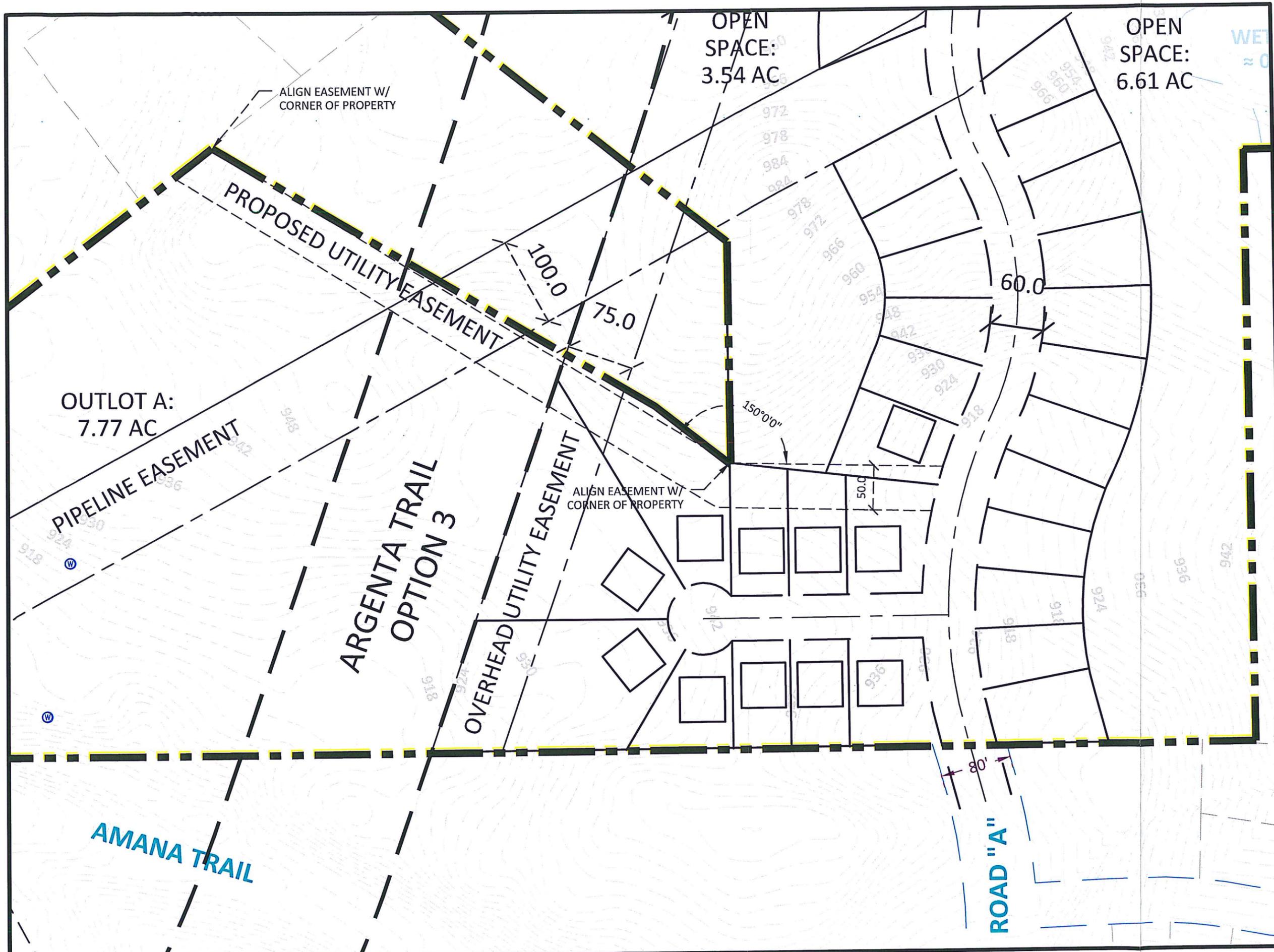
Publish: Sunday, January 11 and 18, 2015



Legend

-  Lift Station
-  Sanitary Sewer Service Area
-  Trunk Gravity Sanitary Sewer
-  City Limits





12800 Whitewater Drive, Suite 300
 Minnetonka, MN 55343
 763.476.6010 telephone
 763.476.8532 facsimile

Engineering | Surveying | Planning | Environmental

Client
JIM PELTIER

Project
PELTIER

Location
INVER GROVE HEIGHTS, MN

Certification

Summary
 Approved: AAA Drawn: TRC

Revision History

No.	Date	By	Submittal / Rev.
1	12/15/2014		

Sheet Title
PROPOSED EASEMENT

Sheet No. Revision
EX 1

Project No. 20179



AN APPRAISAL REPORT
(BRKW File No. 7434 FINAL)

CITY PROJECT #2015-10
NWA AREA TRUNK UTILITIES, ARGENTA DISTRICT
DAMAGES FROM A PARTIAL ACQUISITION

A 41.90 ACRE PARCEL WITH HOUSE
7250 ARGENTA TRAIL
INVER GROVE HEIGHTS, MN 55077

FEE OWNER – JAMES E. PELTIER

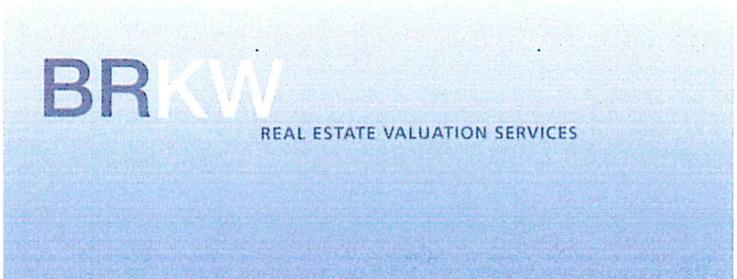
VALUATION DATE: DECEMBER 18, 2014

FOR

THE CITY OF INVER GROVE HEIGHTS
ATTN: THOMAS J. KALDUNSKI, CITY ENGINEER
8150 BARBARA AVENUE
INVER GROVE HEIGHTS, MN 55077

BY

MARC E. KNOCHE, MAI



BRKW
REAL ESTATE VALUATION SERVICES



December 31, 2014

City of Inver Grove Heights
ATTN: Thomas J. Kaldunski, City Engineer
8150 Barbara Avenue
Inver Grove Heights, MN 55077

RE: City Project #2015-10 – NWA Trunk Utilities, Argenta District
Damages from a Partial Acquisition
7250 Argenta Trail (Dakota County PID #20-00700-06-010)
Inver Grove Heights, MN 55077
Fee Owner – James E. Peltier

Dear Mr. Kaldunski:

At your request, we have inspected the above referenced property and have made a study of conditions affecting its value. The accompanying report contains a complete description of the property, presentation and analysis of market data in support of the value conclusions, and demonstrates the valuation techniques employed. This appraisal is performed to ascertain the amount of damages resulting from a partial taking of the property under the power of eminent domain by the City of Inver Grove Heights as part of the city project referenced above.

The property appraised consists of a 41.90 acre land parcel, excluding rights of way, improved with a single family residence located at 7250 Argenta Trail, Inver Grove Heights, MN 55077 (Dakota County Tax PID #20-00700-06-010). The City of Inver Grove Heights is proposing a partial taking of the property for the purpose of constructing water and sanitary sewer trunk utilities to serve the planned new developments in the area. The property rights to be acquired are a permanent utility easement over a strip of land ranging from 50' to 80' wide extending over the property from Alverno Avenue to Argenta Trail with an area of 81,484 SF, or 1.87 acres. There also is a temporary easement over a 75' wide strip of land generally adjacent to the south of the permanent easement taking with an area of 97,161 SF, or 2.23 acres. The temporary easement will encumber the subject property for 16 months (3/1/15 through 6/30/16).

Located on the northeast part of the parcel is an executive style home built in 1994. Per county records, the house has a 2,542 SF foundation; 3,906 SF of main floor finish; total finish of 5,270 SF with 5 bedrooms and 4 bathrooms; an 853 SF garage, an in-ground pool with large deck and patio areas, and two accessory storage structures. The house and site improvements are distant from the taking area and are not impacted by the easement acquisition. For the analysis, the allocated land area of the home site is estimated at 12.0 acres.

The land is zoned A, Agricultural District, and is subject to the requirements of the Northwest Area Overlay District. The 2030 Comprehensive Land Use Plan designates the northeast part of the property (the home site area) as “Low-Medium Density Residential”, and the balance of the land, including the acquisition area, is designated as “Community Commercial”. The concluded highest and best use of the land being acquired is for low-medium density residential development.

The purpose of the appraisal is to estimate the amount of damages to the subject property from the partial taking by the City of Inver Grove Heights. The effective date of valuation is December 18, 2014, which is the date the property was physically inspected and photographed by the appraiser. The intention of the appraisal is to provide the city and their representatives with an estimate of property value damages for negotiating for a settlement with the property owner and, if required, preparing for future possible legal proceedings. The intended user of the appraisal is the City of Inver Grove Heights and their legal representatives.

As stated, the home and improvements are located on an allocated “home site” area of 12.0 acres in the northeast portion of the parcel distant from the taking area. The home site and improvements are not impacted by the taking, and therefore are excluded from the valuation analysis. The home site and improvements have the same market value before and after the proposed taking, in our opinion. For this valuation analysis, the focus will be on the undeveloped vacant land area and any impacted site improvements to determine the damages from the taking. The pertinent land areas of the property for this analysis are as follows:

Total Land Area (Per County):	1,825,243 SF	41.90 acres
Less Developed Home Site Area:	<u>522,720 SF</u>	<u>12.00 acres</u>
Vacant Land Area – Before Taking:	1,302,523 SF	29.90 acres
Permanent Easement Land Area:	<u>81,484 SF</u>	<u>1.87 acres</u>
Unencumbered Land Area – After:	1,221,039 SF	28.03 acres
Temporary Easement Land Area:	97,161 SF	2.23 acres

The before and after valuation methodology has been utilized in this appraisal. This method measures the value of the property prior to the acquisition in relation to the value of the property after acquisition. The difference between the before and after values constitutes the property damages from the taking. The market value of the fee simple interest in the subject property is appraised in this report. The change in parcel size and shape due to the taking do not affect the utility or appeal of the property after the taking. Minor damages are allocated to the site improvements resulting from the loss of the natural growth trees and privacy screening along the Argenta Trail frontage.

This appraisal assignment was not based on a requested minimum valuation or a specific valuation for approval of a loan. The opinion of market value identified in this report was developed independent of any undue influence. The appraisers are not aware of any potential or known mineral rights that would affect the valuation of the subject property, and it is assumed for the analysis that no unusual conditions exist. This appraisal report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Foundation.

The property market value is estimated absent any "project enhancement" factors that could now be influencing the property values in the subject market area. By virtue of our investigation, we have formed the opinion that the damages to the subject property due to the partial acquisition as of December 18, 2014 are:

Land Market Value Before Acquisition:	\$1,734,200
Land Market Value After Acquisition:	<u>\$1,647,900</u>
Damages from Land Rights Acquired:	\$ 86,300
Impacted Site Improvements/Loss of Tree Screening:	<u>\$ 5,000</u>
Total Estimated Damages:	\$ 91,300

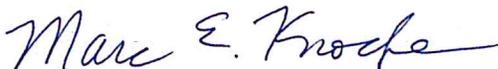
NINETY ONE THOUSAND THREE HUNDRED DOLLARS

The value assumes all real estate taxes and special assessment balances, if any, have been paid in full. It is a gross value and no allowance was made for brokerage commissions, real estate taxes or other carrying costs associated with the property during the marketing period. No personal property is included in this valuation. We have performed no services, as an appraiser or in another capacity, regarding the property that is the subject of the report within the three year period immediately preceding acceptance of this assignment.

The facts and information contained in this report were obtained from sources believed to be reliable and are true to the best of our knowledge, but are not guaranteed. This appraisal report is contingent upon the assumptions and limiting conditions included within this report. Your attention is directed to the following report for the data, analyses and conclusions that support the market value opinions.

Sincerely,

BRKW APPRAISALS, INC.



Marc E. Knoche, MAI
Certified General Real Property Appraiser
Minnesota License #4001101

TABLE OF CONTENTS

SALIENT FACTS AND CONCLUSIONS.....	1
OVERVIEW AERIAL VIEW OF THE PROPERTY	2
CLOSER AERIAL VIEW OF THE PROPERTY	2
ACQUISITION MAP.....	3
PHOTOS BEFORE TAKING – TAKEN 12/18/14.....	4
PROPERTY IDENTIFICATION.....	18
PURPOSE / INTENTION OF THE APPRAISAL / INTENDED USER	18
LEGAL DESCRIPTION.....	19
SCOPE OF WORK.....	19
COMPETENCY PROVISION.....	20
PROPERTY RIGHTS APPRAISED	20
MARKET VALUE DEFINITION.....	21
EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS.....	21
CONTINGENT AND LIMITING CONDITIONS	22
HISTORY OF OWNERSHIP	23
TAXES AND ASSESSMENT DATA	23
ZONING.....	24
ZONING MAP – JANUARY 2014	26
NORTHWEST AREA OVERLAY DISTRICT MAP – JULY 2007	27
FUTURE LAND USE MAP – JANUARY 2014.....	28
METROPOLITAN AREA DESCRIPTION.....	29
METROPOLITAN LOCATION MAP	31
COMMUNITY DESCRIPTION	32
COMMUNITY MAP	35
AREA DESCRIPTION.....	36
AREA MAP.....	38
CLOSE-UP AREA MAP	38
AREA AERIAL VIEW MAP	39
2013 MN/DOT TRAFFIC VOLUME MAP	40

PROPERTY DESCRIPTION – BEFORE	41
PLAT MAP	44
HOME SITE - AREA DELINEATION	45
TOPOGRAPHY MAP	45
FLOOD INSURANCE RATE MAP	46
HIGHEST AND BEST USE ANALYSIS – BEFORE TAKING	47
MARKET OVERVIEW	50
THE APPRAISAL PROCESS	51
DIRECT SALES COMPARISON APPROACH	52
VALUATION BEFORE THE TAKING	53
LAND VALUATION – BEFORE THE TAKING	53
LAND SALES LOCATION MAP	59
ANALYSIS OF LAND SALES	61
VALUATION AFTER THE TAKING	65
DESCRIPTION OF THE TAKING	65
IDENTIFICATION OF PROPERTY VALUE DAMAGE ITEMS	66
ACQUISITION MAP	67
PARCEL ACQUISITION CLOSE-UP MAP	68
EASEMENT SHOWN ON OWNER’S CONCEPT PLAN	69
HIGHEST AND BEST USE – AFTER THE TAKING	70
LAND VALUATION – AFTER THE TAKING	70
IMPACTED SITE IMPROVEMENTS	73
SUMMARY AND CONCLUSIONS	73
ALLOCATION OF VALUE DAMAGES	74
MARKETABILITY AND MARKETING TIME	74
CERTIFICATION	75
PROFESSIONAL QUALIFICATIONS	76
APPRAISAL LICENSE	78
COMPANY PROFILE	79

SALIENT FACTS AND CONCLUSIONS

Property & Location: 41.90 Acre Parcel with House
7250 Argenta Trail
Inver Grove Heights, MN 55077

Fee Owner: James E. Peltier

Tax Parcel ID Number: 20-00700-06-010

Date of Valuation / Inspection: December 18, 2014

Date of Report: December 31, 2014

Property Rights Appraised: Fee simple interest

Property Data:

Property Type	43.39 Acre Parcel with House	
Zoning	A, Agricultural District; subject to Northwest Area Overlay District	
2030 Comp Land Use Plan	Community Commercial and Low-Medium Density Residential (Home Site)	
Vacant Land Area - Before	1,302,523 SF	29.90 acres
Permanent Easement Land Area	<u>81,484 SF</u>	<u>1.87 acres</u>
Unencumbered Land Area - After	1,221,039 SF	28.03 acres
Temporary Easement Area	97,161 SF	2.23 acres

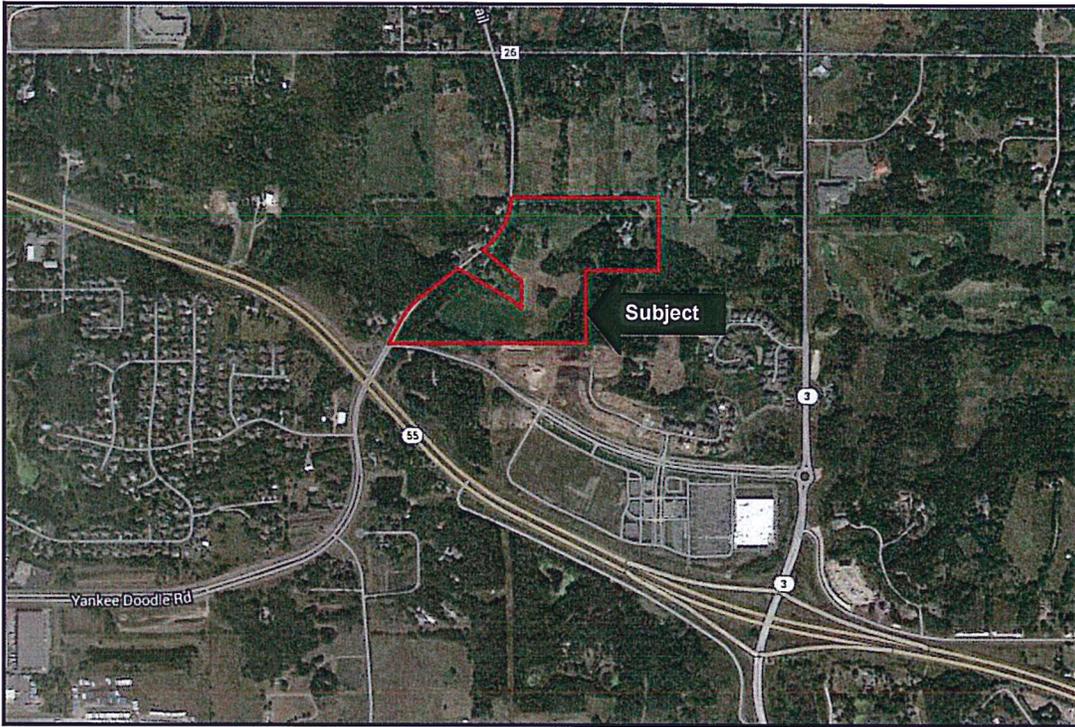
Highest and Best Use:

As Vacant	Low-Medium Density Residential Use
As Improved	Low-Medium Density Residential development for the vacant land area of 29.90 acres and continued use of the existing improvements on a 12.0 acre home site.

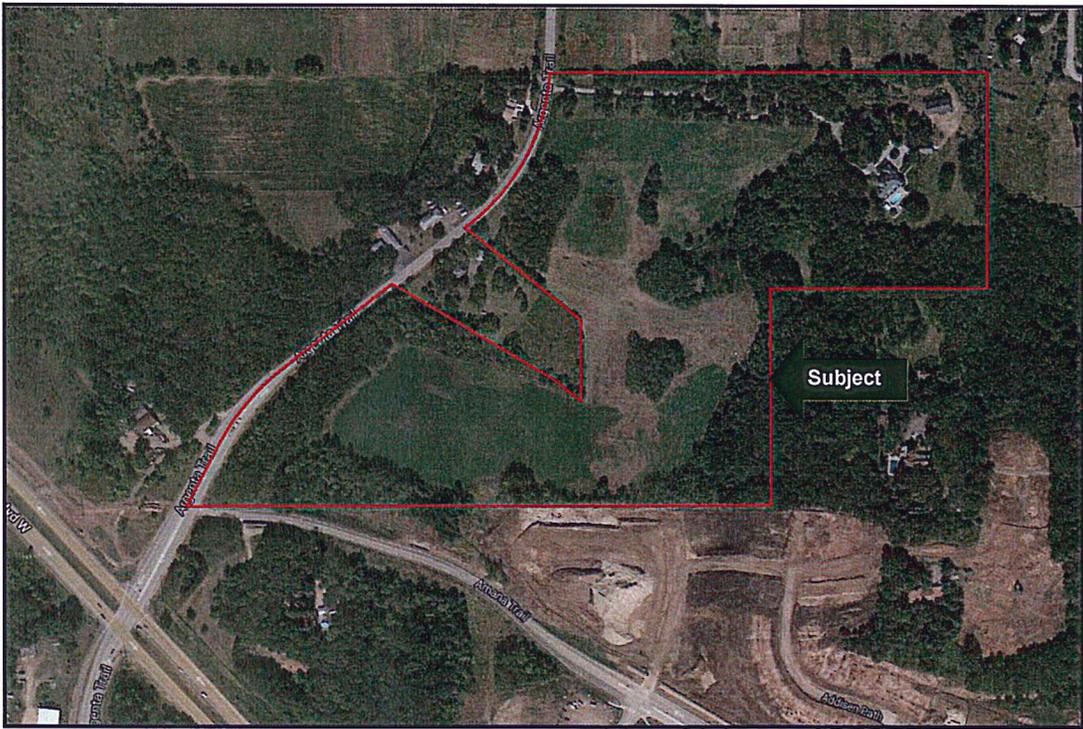
Market Value Opinions:

Land Market Value Before Acquisition:	\$1,734,200
Land Market Value After Acquisition:	<u>\$1,647,900</u>
Damages from Land Rights Acquired:	\$ 86,300
Impacted Site Improvements/Loss of Tree Screening:	<u>\$ 5,000</u>
Total Estimated Damages:	\$ 91,300

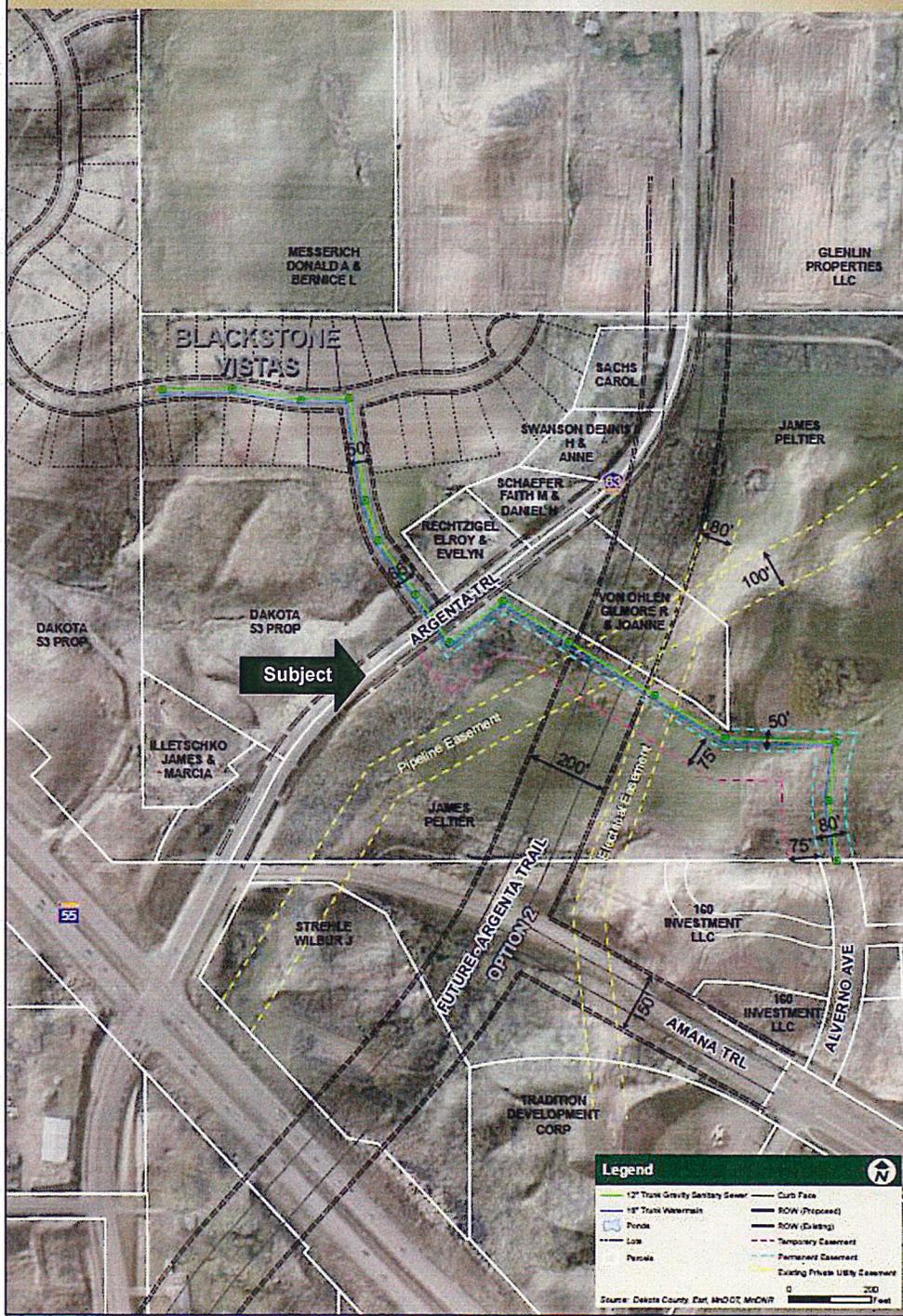
Appraiser: Marc E. Knoche, MAI



Overview Aerial View of the Property



Closer Aerial View of the Property



Acquisition Map

PHOTOS BEFORE TAKING – TAKEN 12/18/14



Street view looking north on Argenta Trail from near SWC of property



Looking northeast from Argenta Trail towards the home site on the property



Street view looking south on Argenta Trail from near NWC of the property



Entry drive and gate at the NWC of the property



Looking east on the fenced tree-lined driveway to the house



Looking south from the driveway at the powerline easement on the property



Front view of the house on the northeast part of the property



Another front view of the house



Rear view of the house, gazebo, and pool with patios



Looking southwest to the rear area of the developed home site



Horse barn and storage building on the home site



Looking southeast over the central area of the property from near the driveway



Looking south from near the NWC of the property



Looking east towards the home site from near the NWC of the property



Looking north from the high point near the center of the property



Looking southeast from the high point near the center of the property



Looking north from near the area of the taking in the SEC of the property



Looking to the SWC of the property from near the area of the taking



Looking northwest at the property from the Argenta Hills Subdivision



Looking north at the property from the west end of 76th St. W.



Looking north on Alverno Avenue to the east end of the taking area



Looking south to Alverno Avenue in the east end of the taking area



Looking north over the east portion of the taking area



Looking west over the taking area from north of Alverno Avenue



Looking west over the taking area just south of the Von Ohlen property



Looking east near the west end of the taking area south of the Von Ohlen property



Looking west over the west end of the taking area near Argenta Trail



Looking east from Argenta Trail to the west end of the taking area

PROPERTY IDENTIFICATION

The property appraised consists of a 41.90 acre land parcel, excluding rights of way, improved with a single family residence located at 7250 Argenta Trail, Inver Grove Heights, MN 55077 (Dakota County Tax PID #20-00700-06-010). The City of Inver Grove Heights is proposing a partial taking of the property for the purpose of constructing water and sanitary sewer trunk utilities to serve the planned new developments in the area. Located on the northeast part of the parcel is an executive style home built in 1994. The house and site improvements are distant from the taking area and are not impacted by the easement acquisition. For the analysis, the allocated land area of the home site is estimated at 12.0 acres. The land is zoned A, Agricultural District, and is subject to the requirements of the Northwest Area Overlay District.

The home site and improvements are not impacted by the taking, and therefore are excluded from the valuation analysis. For this valuation analysis, the focus will be on the undeveloped vacant land area and any impacted site improvements to determine the damages from the taking. The pertinent land areas of the property for this analysis are as follows:

Total Land Area (Per County):	1,825,243 SF	41.90 acres
Less Developed Home Site Area:	<u>522,720 SF</u>	<u>12.00 acres</u>
Vacant Land Area – Before Taking:	1,302,523 SF	29.90 acres
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Unencumbered Land Area – After:	1,221,039 SF	28.03 acres
Temporary Easement Land Area:	97,161 SF	2.23 acres

The property being appraised is identified in detail throughout this report with the use of descriptive text, location maps, plat maps, and photographs.

PURPOSE / INTENTION OF THE APPRAISAL / INTENDED USER

The purpose of the appraisal is to estimate the amount of damages to the subject property from the partial taking by the City of Inver Grove Heights. The effective date of valuation is December 18, 2014, which is the date the property was physically inspected and photographed by the appraiser. The intention of the appraisal is to provide the city and their representatives with an estimate of property value damages for negotiating with the property owner for a settlement and, if required, preparing for future possible legal proceedings. The intended user of the appraisal is the City of Inver Grove Heights and their legal representatives.

LEGAL DESCRIPTION

The property has a metes and bounds legal description and can be identified as Dakota County Tax Parcel #20-00700-06-010. The abbreviated legal description for the property presented below is from Dakota County tax records.

Section 7, Township 27, Range 22, Part of the Southeast ¼ of the Northwest ¼, lying southeasterly of the centerline of SAR #63, except Parcel #20-00700-020-33; also the Southwest ¼ of the Northeast ¼, except the Southeast ¼ of the Southwest ¼ of the Northeast ¼, except part of Parcel #20-00700-020-33, Dakota County, Minnesota.

SCOPE OF WORK

The Scope of Work describes the extent of the investigative process, which includes collecting, confirming, and reporting data used in completing this appraisal assignment. Marc E. Knoche, MAI, inspected and photographed the subject property on December 18, 2014. Mr. James Peltier, the property owner, was present for the inspection of the property. A tour and inspection of the immediate neighborhood and surrounding market area was also completed during the date of inspection and subsequent dates.

General and specific information pertaining to the subject property and its location was analyzed as a basis to determine the highest and best use of the land as though vacant and as improved. The highest and best use analysis conclusions determine the market data research required to properly apply the three valuation methods considered in estimating market value of the property.

The three traditional valuation approaches (Cost Approach, Direct Sales Comparison Approach and Income Approach) were considered at the outset of the assignment. The Cost Approach and Income Approach were not deemed applicable for this particular assignment. The Cost Approach separates the value of a property into the components of land and improvements. Since it was determined that the existing improvements on the property were not impacted by the taking, the primary focus of this analysis involves the land only. Therefore the Cost Approach was not deemed applicable. The Income Approach involves an analysis of the rental potential of a property and the conversion of that potential income stream into a present value. Vacant land isn't typically rented for investment purposes, so this approach is not applicable.

The Direct Sales Comparison Approach involves an analysis of sales of similar land parcels that will provide a value conclusion for the subject land. Market data regarding land sales and current investment requirements was obtained by researching county records, city records, local data exchanges, and interviews with real estate brokers, appraisers, developers, and lending institution representatives. Information and market data from these various sources was then verified and checked for accuracy and completeness.

Consideration has been given to differences in time, location, utility, and other value-related differences affecting the land sales. An analysis of these land sales has produced a value conclusion via the Direct Sales Comparison Approach before the taking. Full weight will be placed upon the estimate of value as obtained from the Direct Sales Comparison Approach, in the before situation.

The subject land is appraised on a "before and after" basis. Opinions of market value are developed reflecting the property as it exists before the acquisition and in its remainder state after the acquisition. The difference between the before and after values comprises the value damages to the property. The impact, if any, on the value of site improvements on the property is addressed by estimating either their loss in contributory value to the property, or the cost to restore the ability of the site improvements to serve the property in a manner similar to the before position.

This appraisal is presented in an **Appraisal Report format** under the requirements of Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. The property description, analysis and valuation process are presented using a brief narrative format. The level of discussion in this report can be best described as summarizing the subject property attributes and the appraisal process, but also providing enough information and detail to enable the client and intended users to understand the rationale for the appraiser's opinions and conclusions. Additional notes, data, analyses and other documentation supporting the appraisal are retained in the office appraisal file.

COMPETENCY PROVISION

Marc E. Knoche, MAI has been a full time professional real estate appraiser since February 1982. Included in this report for your review is a copy of my professional qualifications. I have extensive experience in the appraisal of a wide variety of commercial, industrial, agricultural, and residential real estate, including the subject property type. I have extensive experience in performing appraisals for public acquisition of private property, as well as for estimating special benefits to private property from public improvement projects. My experience and knowledge provide me with the necessary background to complete this appraisal in accordance with the competency provision of the Uniform Standards of Professional Appraisal Practice.

PROPERTY RIGHTS APPRAISED

The property rights appraised are those of the fee simple estate. The property is appraised subject to usual easements for streets and utilities, if any. The source of the following definition of fee simple estate is the Dictionary of Real Estate Appraisal, 5th edition, published in 2010 by the Appraisal Institute:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

MARKET VALUE DEFINITION

Market Value as defined by the United States Department of the Treasury through the Comptroller of the Currency and the Office of Thrift Supervision is:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- ◆ buyer and seller are typically motivated;
- ◆ both parties are well informed or well advised, and each acting in what he considers his own best interest;
- ◆ a reasonable time is allowed for exposure in the open market;
- ◆ payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- ◆ the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

An Extraordinary Assumption is defined in the Uniform Standards of Professional Appraisal Practice (USPAP) 2014-2015 Edition © The Appraisal Foundation, Page U-3, as:

An assumption, directly related to a specific assignment, as of the effective date of assignment results, which, if found to be false, could alter the Appraiser's opinions or conclusions.

A Hypothetical Condition is defined in the Uniform Standards of Professional Appraisal Practice (USPAP) 2014-2015 Edition © The Appraisal Foundation, Page U-3, as:

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Comments: No extraordinary assumptions or hypothetical conditions are included for this appraisal. See Contingent and Limiting Conditions, which are standard assumptions that apply to the appraisal.

CONTINGENT AND LIMITING CONDITIONS

This appraisal report is subject to the following Limiting Conditions and Assumptions:

1. The legal description contained herein is assumed to be correct.
2. The appraiser assumes no responsibility for matters legal in nature affecting the property appraised or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
3. No survey has been prepared of the property by the appraiser and no responsibility is assumed in connection with such matters. Sketches in this report are included only to assist the reader in visualizing the property.
4. Information furnished by others is assumed to be reliable. However, the appraiser assumes no responsibility for its accuracy.
5. In cases where no soil tests have been submitted, the appraiser has assumed a good subsoil condition, subject to visual observations noted in the report.
6. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or for engineering that might be required to discover such factors.
7. The appraiser is not required to give testimony or appear in court because of having made this appraisal with reference to the property in question, unless arrangements have been previously made.
8. The distribution of the total valuation in this report between land and improvements applies only under the highest and best use of the property.
9. The Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated govern disclosure of the contents of the appraisal report.
10. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and, in any event, only with proper written qualifications and only in its entirety.
11. Neither all nor any part of the contents of this report, or a copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval of the appraiser. Nor shall the appraiser, firm or professional organization of which the appraiser is a member be identified without the written consent of the appraiser.
12. The value conclusion assumes all taxes & special assessments are paid in full.

Environmental Disclaimer: The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively.

It is possible that tests and inspections made by a qualified environmental expert would reveal the existence of hazardous materials and environmental conditions on or around the property that would negatively affect its value. The client is urged to retain an expert in this field, if desired. If any environmental contaminants do exist within the subject property, we reserve the right to adjust the estimated market value contained in this report accordingly.

HISTORY OF OWNERSHIP

The Uniform Standards of Professional Appraisal Practice (USPAP) requires that appraisers report and analyze any sale transactions involving the subject property that occurred during the three years prior to the effective date of an appraisal. Any current listing, pending sale, or purchase option involving the subject property should also be disclosed.

According to county records, the recorded fee owner is James E. Peltier, who has owned the property for many years. There are no apparent arms-length sales transactions (sales or listings) involving the property in the three years prior to this appraisal.

TAXES AND ASSESSMENT DATA

The tax and assessment data for the property was obtained from the Dakota County website.

Parcel ID. #	Land AEMV*	Improvements AEMV*	Total AEMV*	R. E. Taxes	Effective Tax Rate	Specials & Charges	Total Tax & Specials
20-00700-06-010	\$1,474,200	\$615,200	\$2,089,400	\$10,068.04	0.48%	\$0.00	\$10,068.04
Source: Dakota County							
* Assessor's Estimated Market Value - 2013 for payable 2014							

The assessor's estimated market values and taxable values for the subject property over the last 3 years are as follows:

Estimated Market Values	<u>1/2/2012</u>	<u>1/2/2013</u>	<u>1/2/2014</u>
Land:	\$1,443,700	\$1,474,200	\$1,580,500
Improvements:	<u>560,700</u>	<u>615,200</u>	<u>624,900</u>
Total:	\$2,004,400	\$2,089,400	\$2,205,400
Taxable Market Values	<u>1/2/2012</u>	<u>1/2/2013</u>	<u>1/2/2014</u>
Land:	\$275,800	\$335,000	\$353,300
Improvements:	<u>560,700</u>	<u>615,200</u>	<u>624,900</u>
Total:	\$836,500	\$950,200	\$978,200

ZONING

The source of this information was the zoning ordinance for the City of Inver Grove Heights and discussions with Allan Hunting, City Planner. Please refer to a copy of the zoning map on a following page of this report. The subject property is zoned **A, Agricultural District**. The agricultural district is “established for agricultural uses and related activities. It also functions as a large lot rural residential district and a holding district for future urban development of land that does not yet have immediate access to municipal utilities. Scattered small scale truck type farming operations occur throughout the city's non-urbanized areas, and these and other agricultural activities occur as an interim or permanent land use on individual properties. The agricultural district is intended to enable the continuation of these agricultural activities.”

Permitted uses include agriculture, single family residences, daycares with 12 or less children, and single family group homes. The following uses require conditional use approval from the city: beauty shops, greenhouses or plant nurseries, commercial kennels, and telecommunication towers.

Lot Requirements: Under current **Agricultural District** zoning, the minimum lot requirements are as follows:

Lot area	5 acres
Lot width	200 feet
Front yard setback	30 feet
Side yard setback	25 feet
Rear yard setback	60 feet
Height (maximum)	35 feet

The setback requirements for properties fronting on the various street classes follow:

Type Of Thoroughfare	Right Of Way Width	Minimum Setback
Interstate or state highway	150 feet or greater	50 feet
Major arterial	150 feet or greater	The greater of 50 feet or 125 feet from road centerline
Minor arterial	100 to 120 feet	The greater of 50 feet or 100 feet from road centerline
Community collector street	80 feet or greater	The greater of 40 feet or 70 feet from road centerline
Neighborhood collector street	60 to 80 feet	30 feet

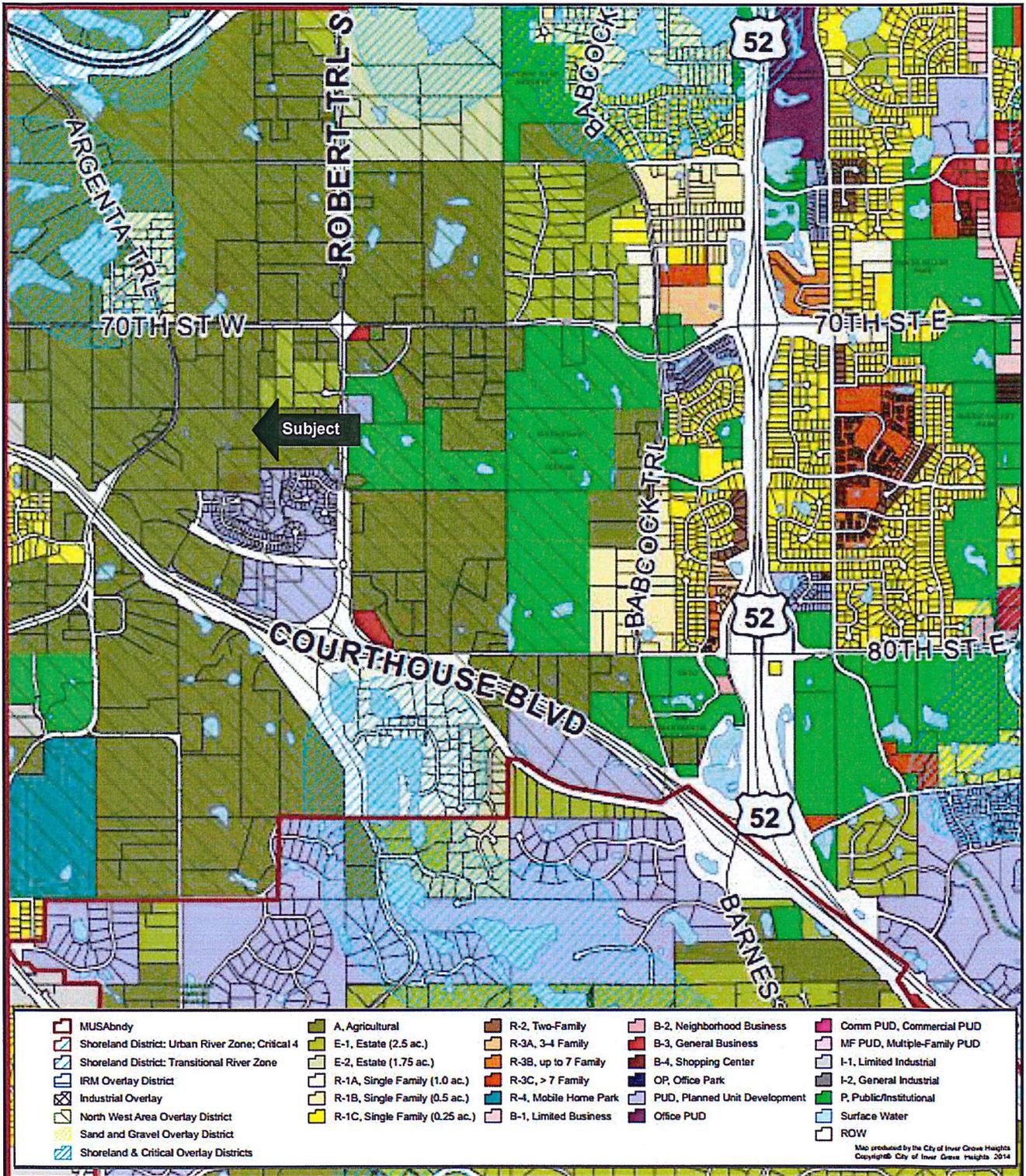
Northwest Area Overlay District: Due to the location in the less developed northwest portion of the city, the subject property is also subject to the Northwest Area Overlay District, which “...presents unique development challenges and opportunities. Its varied physical topography, areas of extensive tree cover and numerous landlocked, defined wetland basins not only are valued natural features, but also would likely increase the costs for storm sewer infrastructure if a traditional storm water management plan were implemented.” Studies done for the city “...indicate that alternative land planning, engineering and development practices may be more cost effective in addressing infrastructure needs and meeting the city comprehensive plan goal of preserving unique natural areas/open space.”

Please see the Northwest Area Overlay District map on a following page of this report. The northwest area overlay district is established for the purpose of regulating development consistent with the city comprehensive plan while creating a cost efficient storm sewer system. In accordance with the city comprehensive plan, the Northwest Area Overlay District will encourage development which provides: 1. Diverse housing styles; 2. Natural features as integral elements; 3. Cluster development practices which preserve significant natural features; 4. Pedestrian connections; 5. Innovative storm water management practices; 6. A reduction in impervious cover to maximize natural storm water infiltration; 7. On site retention of storm water; and 8. Open space areas as development amenities.

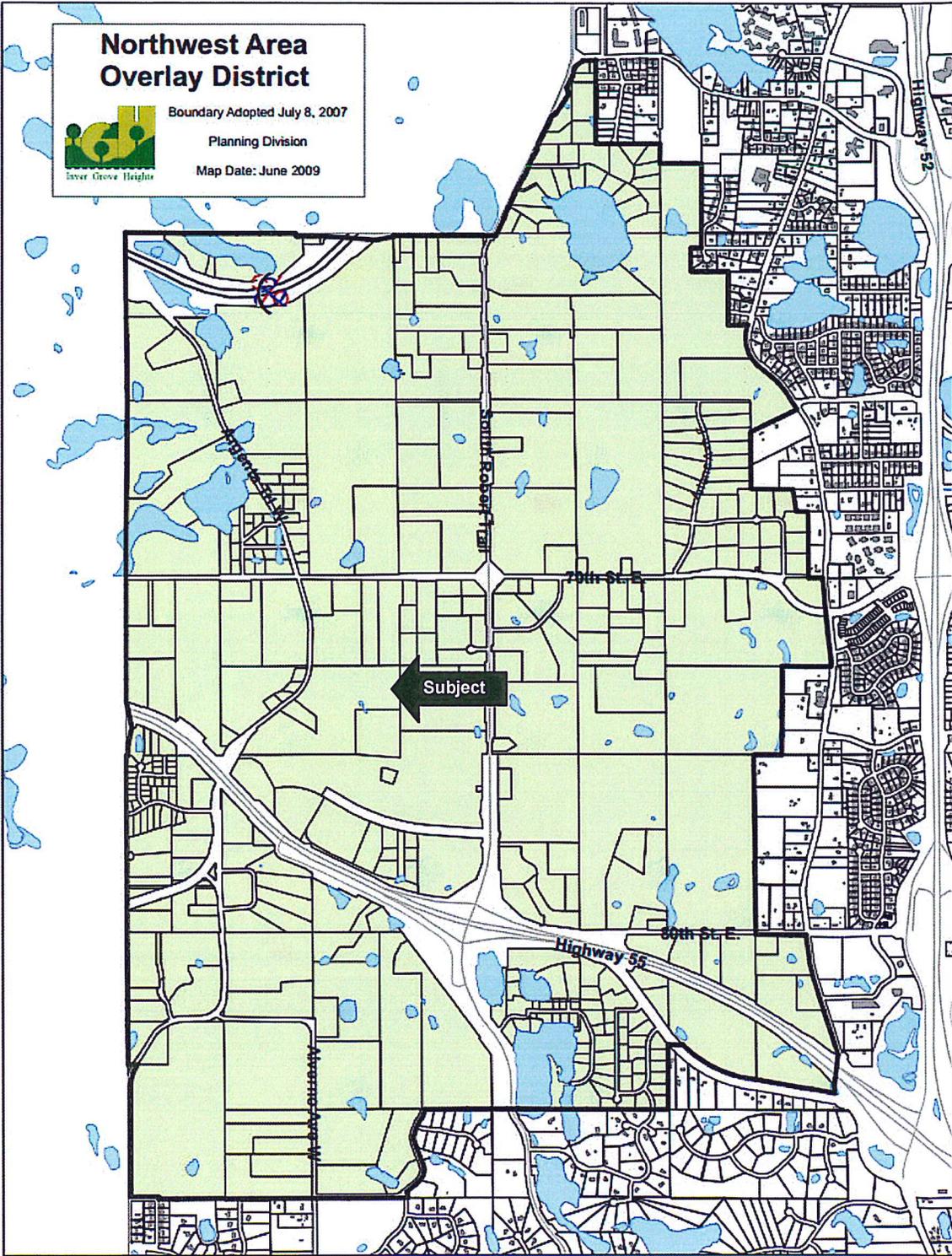
All development in the Northwest Area Overlay District shall be by an approved final planned unit development (PUD) plan. Property without municipal sewer and water must be at least 20 acres in size to be subdivided and shall have density of one home per 10 acres. There is no minimum required area for the subdivision of land served by municipal sewer and water. The minimum density and bulk standards are as follows.

Use (correlates with underlying zoning district as specified below)	Density ¹	Front Yard Setbacks ²		Side Yard	Impervious Surface Coverage ³	Building Coverage	Building Height
	Minimum	Minimum	Maximum	Minimum Structure Separation ⁴	Maximum Coverage	Maximum Coverage	Maximum Per Lot
Residential							
Single-family (correlates with R-1C)	2 units/acre	20 feet	30 feet	20 feet	25 percent	None	35 feet
Two-family/twin home (correlates with R-2)	3 units/acre	20 feet	30 feet	20 feet	30 percent	None	35 feet
Multi-family (< 4 unit buildings) (correlates with R-3A)	5 units/acre	20 feet	30 feet	20 feet	35 percent	20 percent	35 feet
Multi-family (4 to 7 unit buildings) (correlates with R-3B)	8 units/acre	20 feet	30 feet	20 feet	55 percent	20 percent	56 feet
Multi-family (7+ unit buildings) (correlates with R-3C)	12 units/acre	20 feet	30 feet	20 feet	65 percent	20 percent	70 feet
Commercial							
Retail (correlates with B-2, B-3 or B-4)	0.25 FAR	10 feet	30 feet	20 feet	70 percent	25 percent	50 feet
Neighborhood office (correlates with B-1)	0.25 FAR	10 feet	30 feet	20 feet	70 percent	25 percent	50 feet
Office PUD and other office (correlates with B-1 or OFFICE-PUD)	0.25 FAR	30 feet	40 feet	20 feet	70 percent	30 percent	100 feet
Industrial (correlates with I-1, I-2 or IOP)	0.25 FAR	30 feet	n/a	20 feet	70 percent	40 percent	60 feet
Mixed Use	As defined through the final PUD plans as approved by the city council						

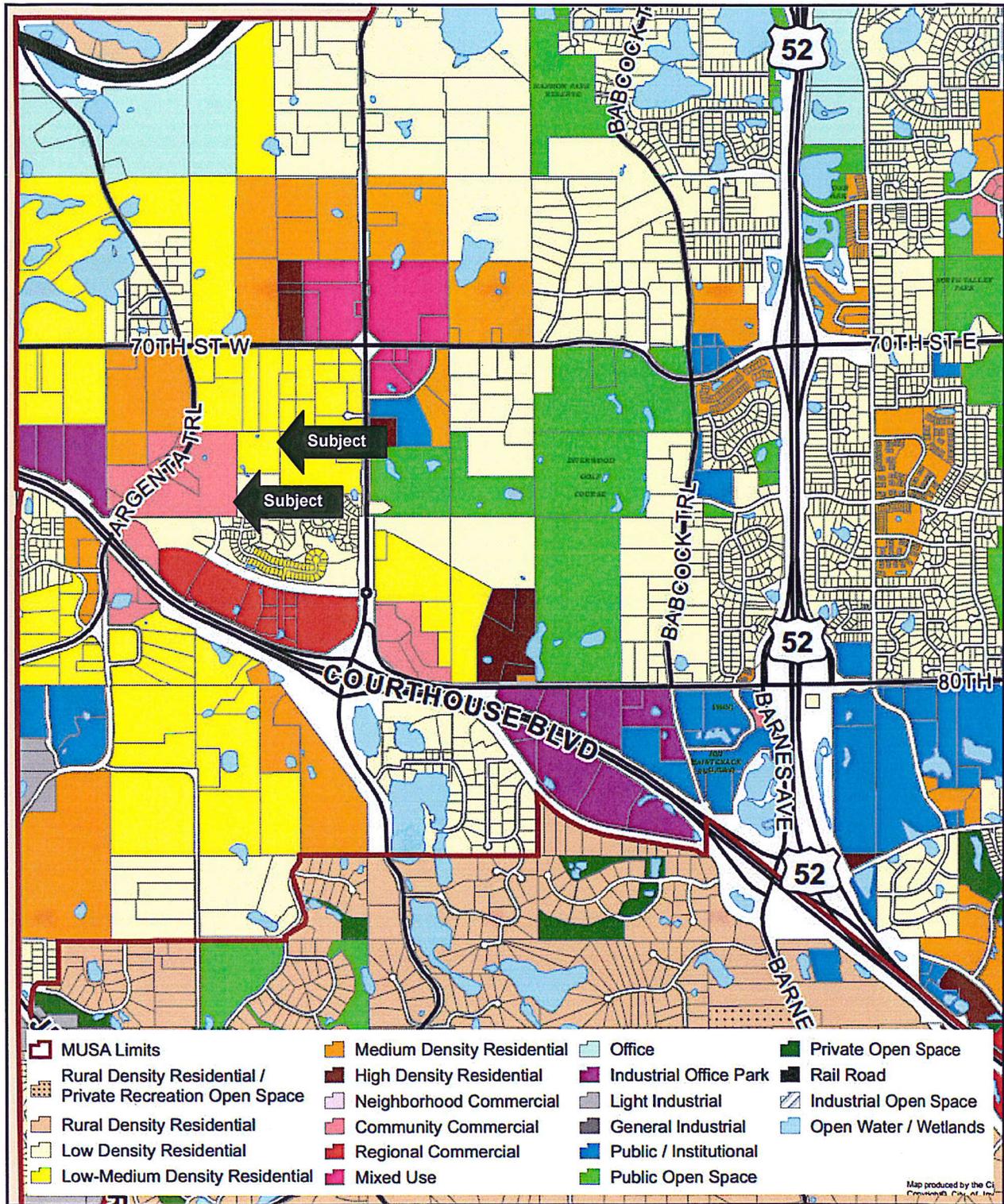
Comprehensive Land Use Plan: The 2030 Comprehensive Land Use Plan designates the northeast part of the property (generally the developed home site area) as “Low-Medium Density Residential”, and the balance of the land, including the acquisition area, is designated as “Community Commercial”. City officials, the property owner, and knowledgeable market participants agree that the guiding of the property for commercial uses is not realistic in the current market. Please see the Future Land Use Map on a following page of this report.



Zoning Map – January 2014



Northwest Area Overlay District Map – July 2007



Future Land Use Map - January 2014

METROPOLITAN AREA DESCRIPTION

The subject property is located in the City of Inver Grove Heights in Dakota County, Minnesota. This is one of the thirteen counties that form the “Twin Cities” Metropolitan Statistical Area (MSA). The metropolitan area is located in the northern end of the southern 1/3 of the State of Minnesota adjacent to the state’s east boundary with Wisconsin, and includes two Wisconsin Counties.

The City of Minneapolis, in Hennepin County, together with the City of St. Paul, adjacent to the east in Ramsey County, forms the hub of the metropolitan area. These two cities are known nationally as the “Twin Cities”. The metropolitan area has a population of 3,280,803 residents. Presented below is population information for census years 1980, 1990, 2000 and 2010 together with the populations for the two urban centers.

Minneapolis - St. Paul - WI (MSA) Population Change, 1980-2010								
County	POPULATION				POPULATION CHANGE			
	1980	1990	2000	2010	1980-1990	1990-2000	2000-2010	1980-2010
Anoka	195,998	243,641	298,084	330,844	24.31%	22.35%	10.99%	68.80%
Carver	37,046	47,915	70,205	91,042	29.34%	46.52%	29.68%	145.75%
Chisago	25,717	32,521	41,101	53,887	26.46%	26.38%	31.11%	109.54%
Dakota	194,279	275,227	355,904	398,522	41.67%	29.31%	11.97%	105.13%
Hennepin	941,411	1,032,431	1,116,200	1,152,425	9.67%	8.11%	3.25%	22.41%
Isanti	23,600	25,921	31,287	37,816	9.83%	20.70%	20.87%	60.24%
Ramsey	459,784	485,765	511,035	508,640	5.65%	5.20%	-0.47%	10.63%
Scott	43,784	57,846	89,498	129,928	32.12%	54.72%	45.17%	196.75%
Sherburne	29,908	41,945	64,417	89,499	40.25%	53.57%	38.94%	199.25%
St. Croix - WI	43,262	50,251	63,155	84,345	16.16%	25.68%	33.55%	94.96%
Pierce - WI	31,149	32,765	36,804	41,019	5.19%	12.33%	11.45%	31.69%
Washington	113,571	145,896	201,130	238,136	28.46%	37.86%	18.40%	109.68%
Wright	58,681	68,710	89,986	124,700	17.09%	30.96%	38.58%	112.50%
TOTALS	2,198,190	2,540,834	2,968,806	3,280,803	15.59%	16.84%	35.06%	49.25%
Urban Centers								
Minneapolis	370,951	368,383	382,618	382,578	-0.69%	3.86%	-0.01%	3.13%
St. Paul	270,230	272,235	287,151	285,068	0.74%	5.48%	-0.73%	5.49%
TOTALS	641,181	640,618	669,769	667,646	-0.09%	4.55%	-0.32%	4.13%
<i>Source: U. S. Census Bureau</i>								

The seven core counties consisting of Hennepin, Ramsey, Washington, Dakota, Anoka, Carver and Scott are connected to the Metropolitan Council. This Council oversees those facilities that extend beyond county boundaries and involve the entire metropolitan area, including public water, sanitary sewer, public transportation and metropolitan parks. The Metropolitan Council also coordinates and guides land use planning and development within the metropolitan area.

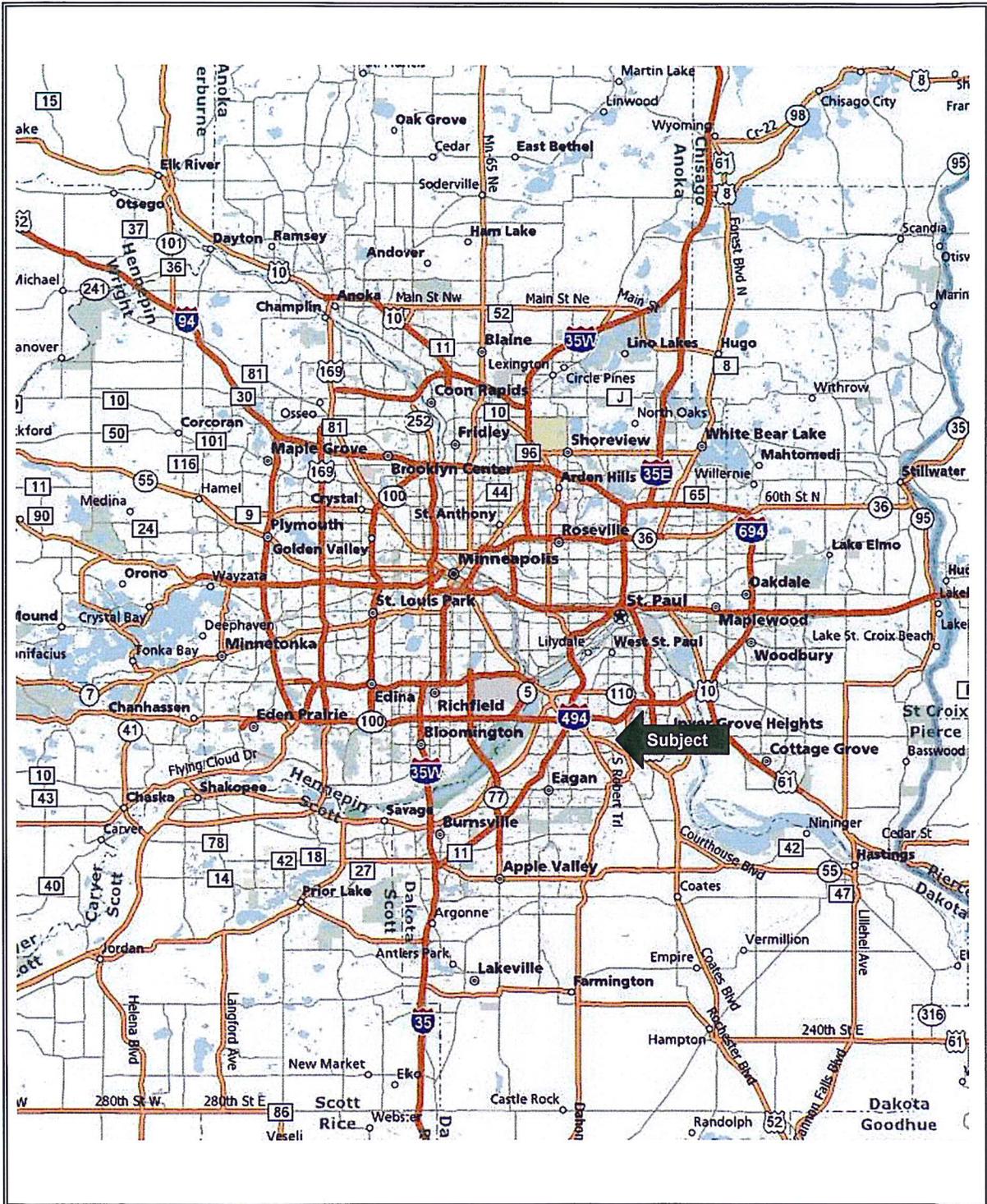
The metropolitan area has a strong and diversified economic base. Many industries serving regional, national and international markets have their corporate headquarters here, including 3M Company, General Mills/Pillsbury, Cargill, Land O'Lakes/Cenex, Xcel Energy, Medtronic and Thomson West Publishing. Other companies with corporate headquarters here include Target, Best Buy, and U.S. Bancorp. The unemployment rate for the metropolitan area (November 2014) was 3.0% as compared with the national rate for the same time frame of 5.8%. The unemployment rate for the metropolitan area has typically been one to two percentage points below the national average. The unemployment rate for the metropolitan area has typically been one to two percentage points below the national average. Like areas throughout the country, the Twin Cities has had its share of residential foreclosures and job loss due to the recent recession. However, the diverse economic base has helped shield some of the impact.

One factor influencing the metropolitan area is its highway system. A series of interstate highways allows residents to share in the benefits of the metropolitan area. Interstate Highway 94 enters the eastern portion of the metropolitan area from the State of Wisconsin. The interstate travels westward, passing the downtown areas of St. Paul and Minneapolis, then turning northwestward and continuing through the state to the state of North Dakota. Interstate Highway 35 extends through the state in a north/south direction. As it enters the metropolitan area from the south, the interstate separates into I-35W, which extends through Minneapolis, and I-35E, which extends through St. Paul. At the opposite end of the metropolitan area, the interstate reconnects and continues north through the balance of the state to Duluth. Interstate Highway 694/494 forms a beltway surrounding the cities of Minneapolis and St. Paul together with the first tier suburbs.

The interstate system, coupled with the network of major and minor highways, allows easy access through the entire metropolitan area. It is common for residents in one community to work in another portion of the metropolitan area. As a result, the impact of plant closings or layoffs, while hurting, fails to have a devastating impact upon the metropolitan area. In addition, the economic base is diversified which enables stronger segments of the markets to offset the weaker ones. This situation is reflected in the low unemployment rate.

The Mississippi River passes through the metropolitan area providing barge service. The Minneapolis/St. Paul International Airport along with smaller commuter airports serves the area. Rail facilities also serve the metropolitan area.

The general growth profile of the area's economy includes a well-educated labor force; good training institutions; and a significant portion of the Twin Cities employment being in such growth industries as computers, business services, banking, and health services. Negative economic aspects for the area are a lack of an independent supply of energy; high wages in the manufacturing sectors; and relatively high taxes. On the following page is a metropolitan area map.



Metropolitan Location Map

COMMUNITY DESCRIPTION

Inver Grove Heights is located in the northern part of Dakota County approximately five miles south of downtown St. Paul. The community is bounded by Eagan and Sunfish Lake on the west, Rosemount to the south, West St. Paul and South St. Paul on the north, and the Mississippi River on the east.

Population: The following exhibit presents recent population data for Inver Grove Heights and Dakota County.

	1990	2000	2010
Inver Grove Heights	22,477	29,751	33,800
Dakota County	275,227	355,904	398,552

Source: U.S. Census

Access: Interstate 494 extends in an east-west fashion across the north end of the community. I-494 is part of the beltline interstate system that encircles the core cities of Minneapolis and St. Paul, and the inner ring suburbs. As such, Inver Grove Heights has good interstate access. West of Inver Grove Heights, I-494 interchanges with I-35E in Eagan, which provides direct access north into downtown St. Paul. In 1984, the I-494 Bridge was completed over the Minnesota River connecting Eagan to Bloomington and the southwest part of the Twin Cities. The improved interstate system subsequently helped population growth in Inver Grove Heights.

U.S. Highway 52 is an important north-south corridor in the central part of Inver Grove Heights. The highway extends north of the city through West St. Paul and across the Mississippi River into the St. Paul downtown. State Highway 55 extends across the central part of Inver Grove Heights in a northwest-southeast manner. This highway accesses Minneapolis to the northwest and Hastings to the southeast.

State Highway 3, called South Robert Trail in Inver Grove Heights, is a major north-south arterial thoroughfare in the west part of the city. South Robert Trail has interchanges with Highway 55 and I-494. North of I-494, South Robert Trail becomes South Robert Street, which is a major commercial retail corridor in West St. Paul.

Single Family Housing Market: The following exhibit summarizes single-family home sales in Inver Grove Heights over the last several years.

Year	Units Sold	Median Sale Price	Annual Change
2009	157	\$213,400	
2010	155	\$223,763	+4.6%
2011	181	\$213,000	-4.8%
2012	244	\$253,503	+16%
2013	283	\$297,812	+14.9%

Source: Northstar Regional MLS

The above exhibit pertains to single-family homes only, and excludes sales of townhouses, condominiums, and twin homes. As in most Twin Cities communities, the single-family housing market slumped in Inver Grove Heights beginning in about 2007, characterized by increased marketing periods and lower sale prices, but has been fairly stable to moderately improving over the last two years.

Employment: Major Employers in the community are shown in the table below.

Employer	Product/Service	Employees
CHS Cooperatives	Pesticides/Chemical Mfg.	1,000
IGH School District #199	Education	525
Travel Tags	Flexographic Printing	430
Inver Hills Community College	Education	425
Evergreen Industries	Nursery & Tree Products	300
Walmart	Retail	270
BFI Waste Services	Solid Waste Collection	140
Lofton Label, Inc.	Laminated Plastics	133

Source: MN Department of Employment and Economic Development (12/03/09)

The community comprises a mixture of suburban and rural development. The majority of the population is concentrated in the northeastern portion of the community, with the balance being rural residential. This division is created by public sanitary sewer controls, topography and by highways. The primary residential activity is located north of Highway 52/55 and east of Babcock Trail. This area reflects gently rolling terrain that allows for an ease of development. In addition, this portion of the community is served by public water and public sanitary sewer facilities that allows for more intensive residential development.

Portions of Highway 52/55 and Babcock Trail form the Metropolitan Urban Service Area (MUSA) boundary. The extension of sanitary sewer beyond these boundaries has been prohibited for a number of years. As a result, the north and northeastern portions of the community have developed with suburban residential with the balance of the community, constituting about 60% of the city, being rural residential in character with 2.5 acre or larger home sites, and farms. The rural residential area of Inver Grove Heights is known as the Northwest Area.

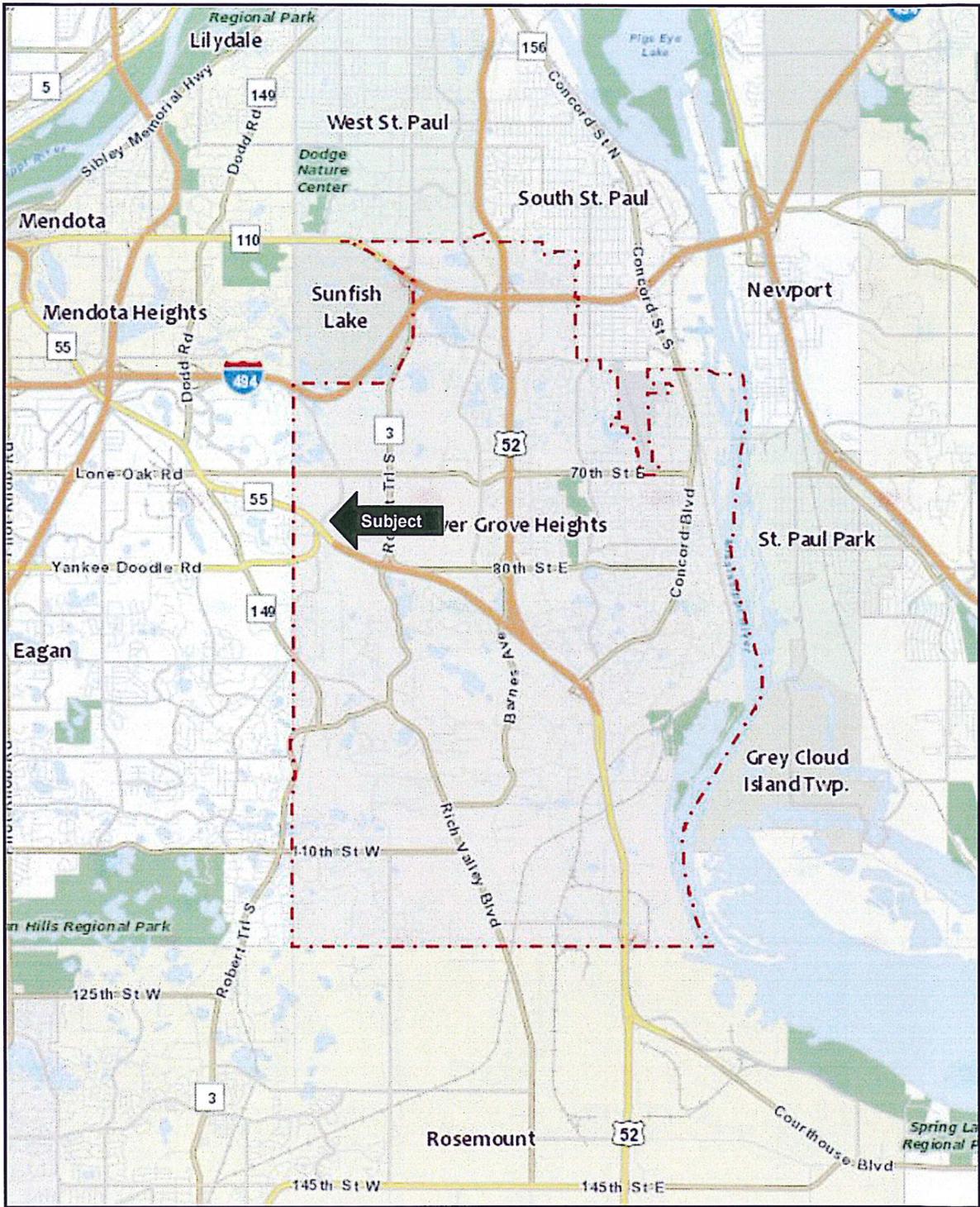
Historically, the area considered the center of commercial activity was the area along Cahill Avenue near the intersection of 65th Street. Development in this area includes a 70,000 SF community shopping center known as Village Square along with a gasoline service station, restaurants, banks and other commercial activity. In recent years, the City provided decorative improvements to the area including numerous flagpoles, and monuments noting the area as Inver Groves Heights' "Main Street". In the Southeast quadrant of Highway 52 and I-494 within the northern portion of the city, a commercial center developed at the late 1990s. Development includes two hotels, three restaurants, a 16-screen movie theater facility, a bank, retail strip centers, and a professional office building. Adjacent to this area is Gerten's Garden Center, which has expanded over the years into a regional garden nursery facility.

Other commercial activity includes the northwest corner of the community adjacent to the intersection of South Robert Street and Highway 110, where there are multiple automobile dealerships, a Best Buy store, and a Slumberland store. At the intersection of Cahill Road and 80th Street in the east central portion of the city is a 65,000 SF shopping center development known as Cahill Plaza, which was completed in 1995 and is anchored by a Cub grocery store. In the mid-1990s, Rottlund Homes commenced a project resulting in 1,250 residential units known as Arbor Pointe in the area north of Highway 55 at Concord Boulevard. The commercial retail portion of Arbor Pointe is anchored by a Rainbow Foods and a Wal-Mart store.

In recent years there has been some new residential and commercial development in the northwest quadrant of Highway 55 and South Robert Trail (Highway 3). The Argenta Hills residential subdivision is south and southeast of the subject property. There also is a new Target Store-anchored retail center in the northwest corner of Highway 55 and South Robert Trail. Just west of the Target Store there are three small retail strip centers, but the retail space is all vacant except for one tenant, McKeever Dermatology Clinic.

The Mississippi River forms the eastern boundary of the community. In the late 1990s, the City developed the Inver Hills Golf Course in the north central part of the City. The City is home to Simley High School and Inver Hills Community College.

Inver Grove Heights has good potential for continued new development into the future. Considerable amounts of vacant land remain within the community. The future of the community appears good with additional future growth anticipated for residential, commercial, and industrial properties in the northern portion of the city. Provided on the following page is an area map.



Community Map

AREA DESCRIPTION

The subject property is located in the northwest quadrant of Inver Grove Heights. The area is generally known as the Northwest Area of Inver Grove Heights and contains approximately 3,410 acres. More specifically, the subject property is located in the northeast quadrant of Highway 55 (Courthouse Blvd.) and Argenta Trail (County Road 63). The subject neighborhood is generally described as being the properties north of Highway 55, extending west to the city limits, south of I-494, and west of Babcock Trail (County Road 73).

The Northwest Area is predominantly a mix of undeveloped and rural residential land. The general development pattern of the area is a mixture of rural residential residences and undeveloped acreage with high-density residential development in the far northern portion of the neighborhood just south of Interstate 494. In recent years there has been some new residential and commercial development in the area, such as the Argenta Hills subdivision, just southeast of the subject property and a new Target Store anchored retail center in the northwest quadrant of Highway 55 and South Robert Trail (Highway 3). Just west of the Target Store there are three small retail strip centers, but the retail space is all vacant except for one tenant, McKeever Dermatology Clinic.

The subject area has good access for residential or commercial development. Primary access to the property is provided by Highway 55 then north a short distance on Argenta Trail. Highway 55 is accessed by I-35E and I-494 about 2 miles to the northwest, or South Robert Trail (Highway 3) or Highway 52, ¾ mile and 2 miles to the southeast, respectively. Secondary access routes would be from the north via South Robert Street or Highway 52 to 70th Street then west to Argenta Trail and south to the subject. Presented in chart form below is 2013 traffic volume data in the subject property area. See the traffic volume map on a following page.

2013 Traffic Volume Data	
Location	Average Daily Traffic
Highway 55 west of Argenta Trail	15,900
Highway 55 east of Argenta Trail	18,700
Argenta Trail north of Highway 55	3,650
70 th St. at South Robert Trail S.	6,200
70 th St. E. west of Highway 52	8,500
Highway 52 north of 70 th St. E.	39,000
I-494 at Robert Trail S.	82,000

Dakota County and the City of Inver Grove Heights are currently conducting a study of the Highway 55 and Argenta Trail (CSAH 63) intersection that may result in a recommendation to redesign the intersection and add more lanes to Argenta Trail in the foreseeable future to accommodate the anticipated new residential developments in the Northwest Area of the city.

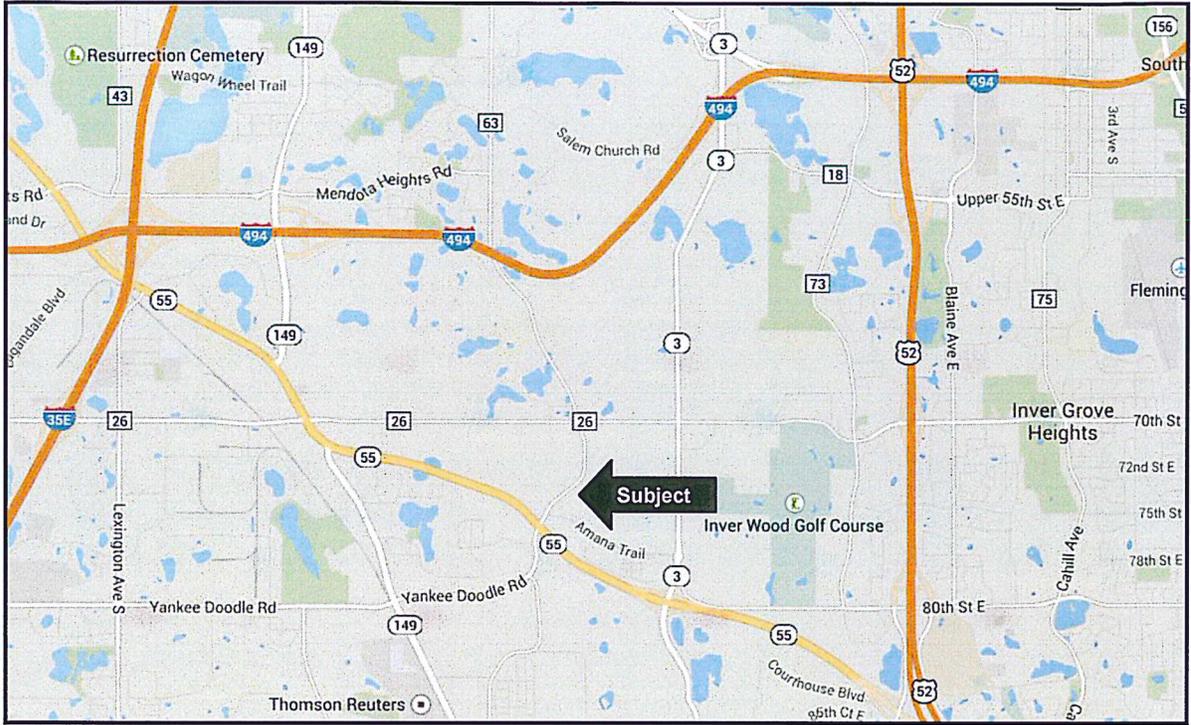
It is the intent of the city to promote new residential development in the Northwest Area by extending public sewer and water utilities through the area in an orderly fashion. However, the Northwest Area presents development challenges and opportunities due to its topography, areas of extensive tree cover, and numerous defined wetland basins. Therefore, the Northwest Area Overlay District has been established for the purposes of regulating development within the comprehensive plan while at the same time creating a cost-efficient storm sewer system.

The proposed new residential developments in the immediate area of the subject that have prompted the plan to extend the public utilities through the area are: Blackstone Vista with 78 single family lots, Blackstone Ponds with 104 townhome lots, and Blackstone Ridge with 102 single family lots.

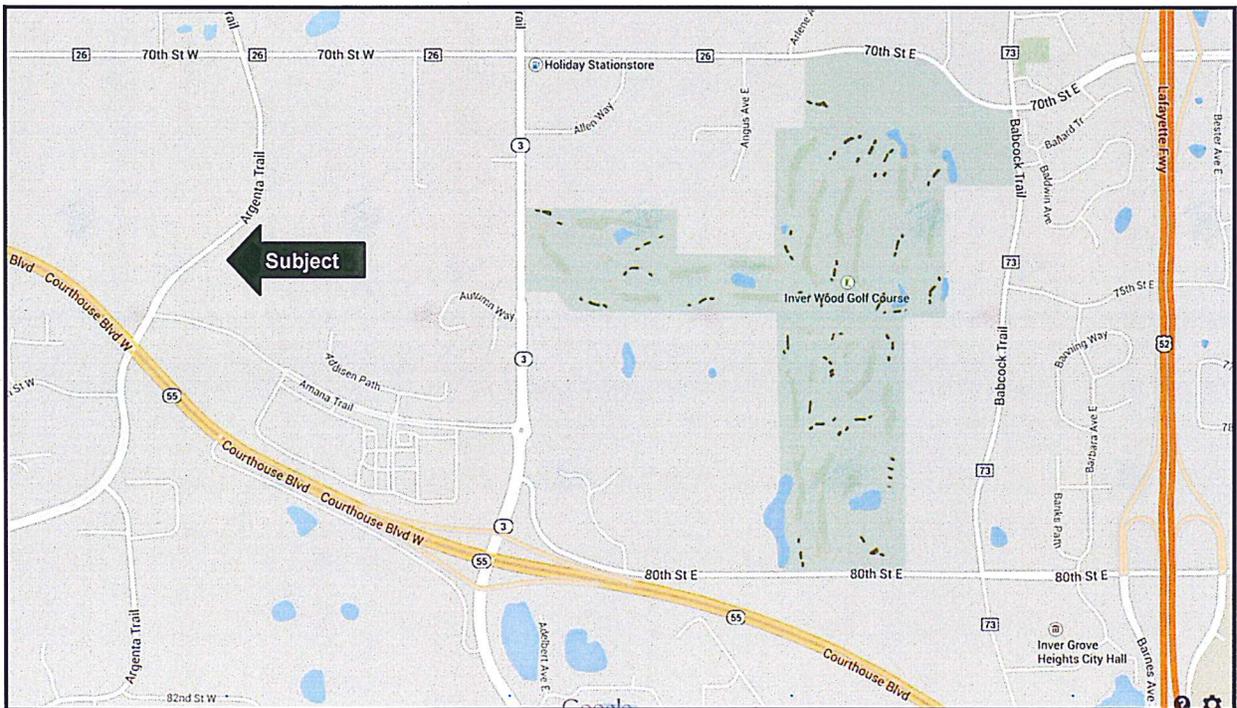
Properties in the immediate area of the subject include the Argenta Hills residential subdivision and the Target Store anchored commercial project to the south and southeast, with vacant land and houses on small acreage tracts of land in the surrounding area to the west, north and east. Significant commercial properties in the area include the Inver Wood Golf Course in the southwest quadrant of Babcock Trail and 70th St. E. and a Holiday gas station convenience store and Inver Glen Senior independent living apartments in the southeast quadrant of South Robert Trail and 70th St. E.

In summary, the subject property is in an area of predominantly rural residential and larger undeveloped tracts with some newer development intermixed. New commercial properties are found along the Highway 55 frontage at major intersections, but most of the new development will be low to medium density residential based on market demand factors at this time. The area is in transition as the city plans for the orderly extension of public sewer and water utilizes to support new residential developments in the Northwest Area.

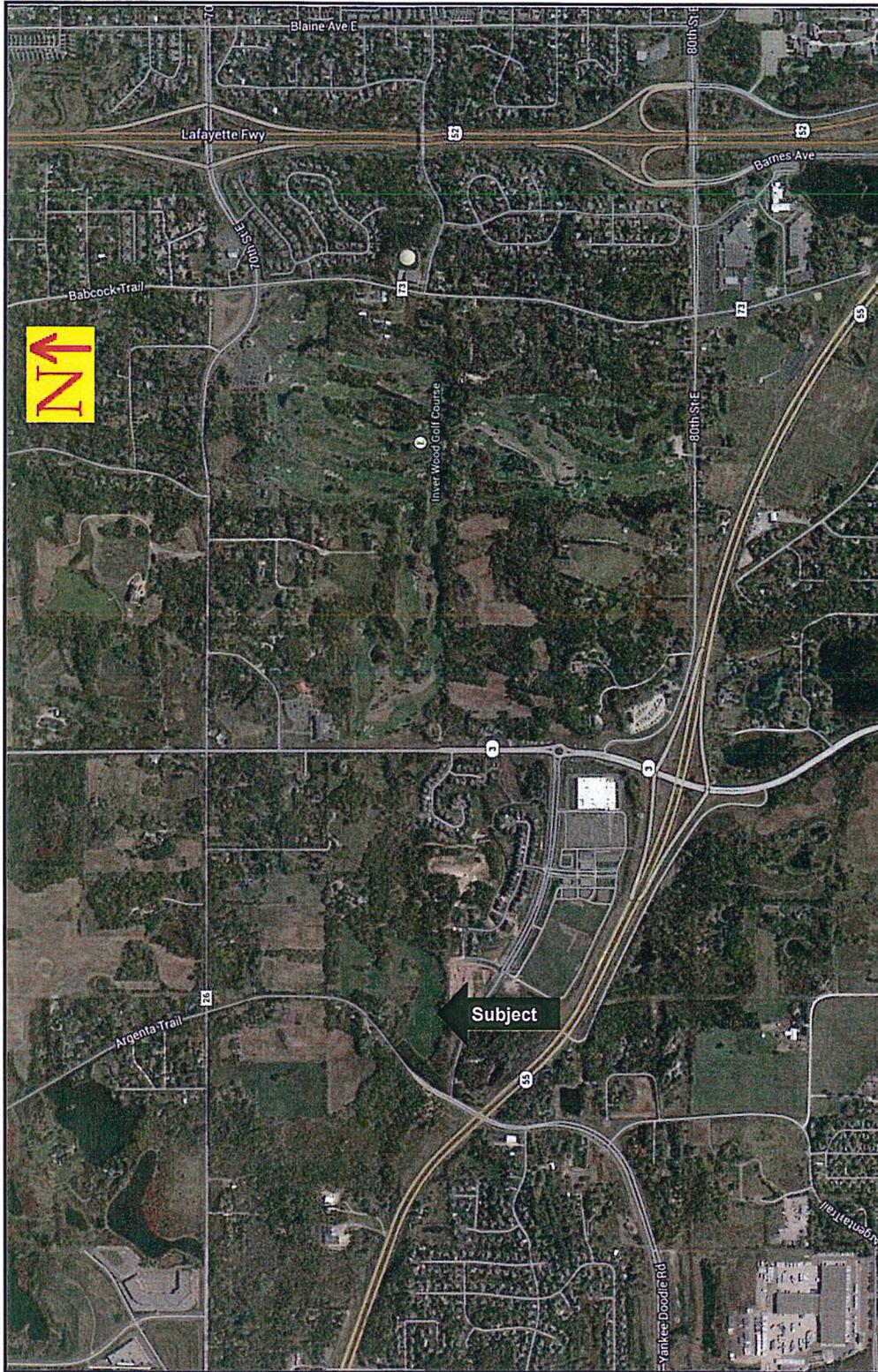
On the following pages are area maps and a traffic volume map.



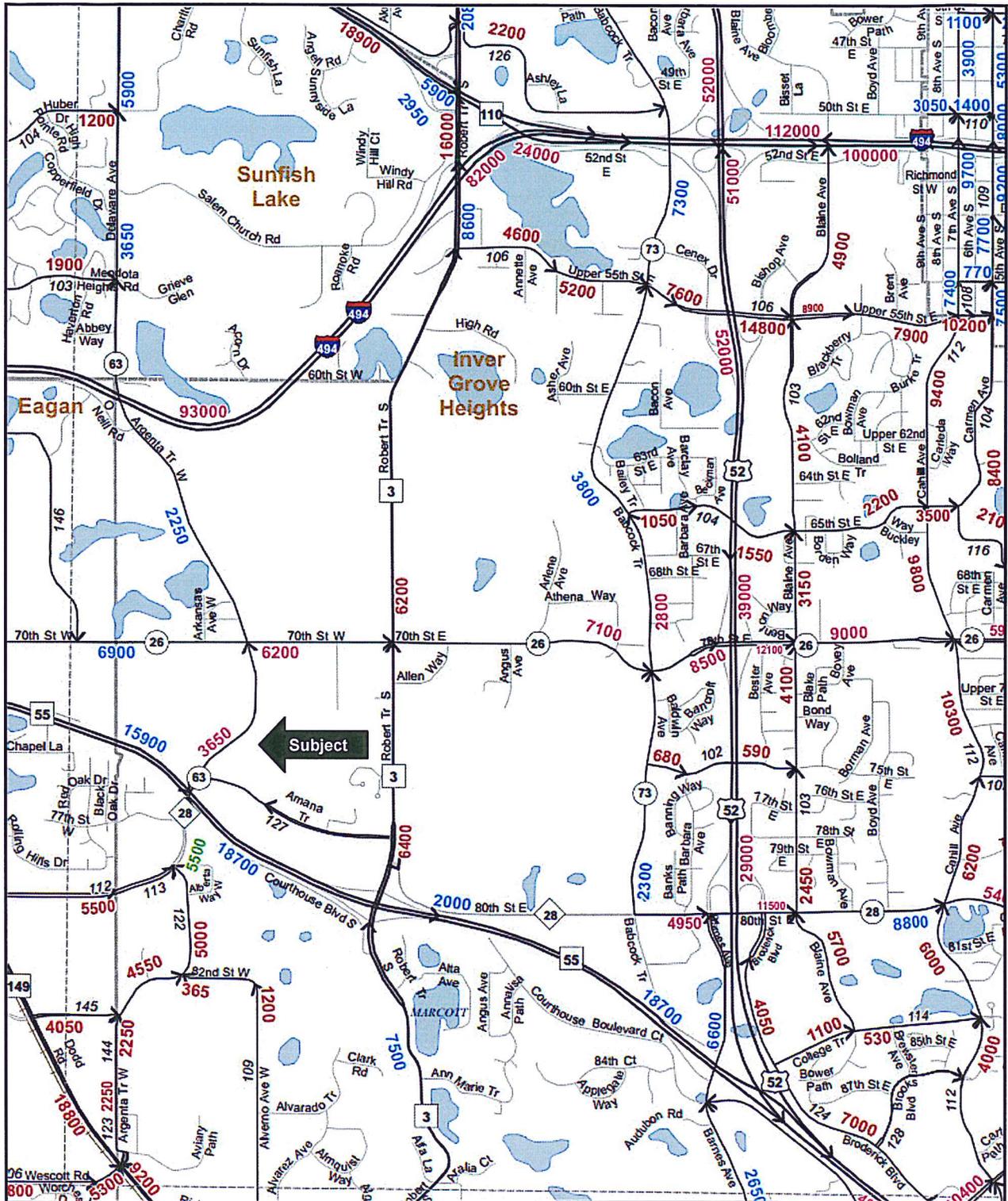
Area Map



Close-up Area Map



Area Aerial View Map



2013 Mn/DOT Traffic Volume Map

PROPERTY DESCRIPTION – BEFORE

The property appraised consists of a 41.90 acre land parcel, excluding rights of way, improved with a single family residence located at 7250 Argenta Trail, Inver Grove Heights, MN 55077. The City of Inver Grove Heights is proposing a partial taking of the property for the purpose of constructing water and sanitary sewer trunk utilities to serve the planned new developments in the area.

Located on the northeast part of the parcel is an executive style home built in 1994. The house and site improvements are distant from the taking area and are not impacted by the easement acquisition. For the analysis, the allocated land area of the home site is estimated at 12.0 acres. See the Home Site – Area Delineation map on a following page.

It is noted that the property owner also owns two additional tax parcels directly north of the home site on the subject property. These two parcels have frontage on 70th Street W. with a total area of 16.77 acres, excluding rights-of-way, and are basically separated from the developable vacant land area of the main parcel by the existing home site. This land would likely be developed using the frontage and access from 70th Street W. These two tax parcels are under common ownership with the subject tax parcel, but are distant from the easement taking area and are not impacted by the taking, in our opinion. Therefore they are not included in our valuation analysis. Details for these two parcels follow:

PID #20-00700-05-012 – 7.20 acre vacant parcel with 245' of frontage on 70th St. W.

PID #20-00700-04-010 – 9.57 acre parcel with 362' of frontage on 70th St. W. and improved with a house built in 1954

As stated, the home and improvements are located on an allocated “home site” area of 12.0 acres in the northeast portion of the parcel distant from the taking area. It was concluded that the home site and improvements are not impacted by the easement taking, and therefore are excluded from the valuation analysis. The home site and improvements have the same market value before and after the proposed taking, in our opinion. For this valuation analysis, the focus will be on the undeveloped vacant land area and any impacted site improvements to determine the damages from the taking. The pertinent land areas of the property for this analysis are as follows:

Gross Land Area (Per County):	1,889,952 SF	43.39 acres
Less Existing Right-of-Way:	<u>64,709 SF</u>	<u>1.49 acres</u>
Total Land Area (Per County):	1,825,243 SF	41.90 acres
Less Developed Home Site Area:	<u>522,720 SF</u>	<u>12.00 acres</u>
Vacant Land Area – Before Taking:	1,302,523 SF	29.90 acres

Vacant Land Description: For this valuation analysis, the focus is on the valuation of the undeveloped vacant land area lying south of the home site before the taking and any impacted site improvements to determine the damages from the taking.

No soil test borings have been submitted which would indicate the composition of the subsoil. For the purpose of this analysis, this site is assumed to have adequate subsoil conditions to support normal development. In addition, no evidence has been presented indicating the likelihood of suspected subsoil contaminants, and for this analysis it is assumed that none exist that would adversely affect the value of the site. The current market value estimate could need to be revised in the future if additional environmental assessment data should reveal contamination on the site

Land Area: The area of the undeveloped land is 1,302,523 SF, or 29.90 acres.

Shape: Irregular, wrapping around a 2.75 acre parcel (PID #20-00700-33-020 owned by Von Ohlen)

Topography: Site has an undulating, uneven topography, which is typical in the Northwest Area of Inver Grove Heights. The topo map indicates that there is an elevation change of about 50 - 60 feet over the land.

Vegetation/Landscaping: There is developed landscaping for the home site on the north and northeast part of the property, but not in the vacant parts of the property. There are heavily wooded areas along the street frontage and on the south and east boundaries and two wooded areas in the center of the land. Most of the land in the central portion of the property has been farmed and is open rolling land.

Utilities: The site has natural gas, electricity, and telephone service. Storm sewer is handled by a natural run-off system utilizing ditches. Public water and sanitary sewer are available near the southeast corner of the property in Alverno Street and can be extended onto the property for future development. The existing house on the property has a private well and septic system.

Street Frontage: The vacant land parcel has two areas of frontage on the east side Argenta Trail: about 940' in the south frontage area and about 436' in the north frontage area (excluding about 140' for the driveway to the home site).

Curb and Gutter/Sidewalks: There are no sidewalks or curb and gutter on Argenta Trail.

Street Surface and Lanes: Argenta Trail is currently a two lane paved county road. Dakota County and the City of Inver Grove Heights are currently conducting a study of the Highway 55 and Argenta Trail (CSAH 63) intersection that may result in a recommendation to redesign the intersection and add more lanes to Argenta Trail in the foreseeable future to accommodate the anticipated new residential developments in the Northwest Area of the city.

Flood Plain Status According to the National Flood Insurance Program the subject site is located in Zone X, which is an area not subject to flooding hazards. Please see the Flood Insurance Rate Map, Community Panel No. 27037C0105E dated 12/2/11 on a following page.

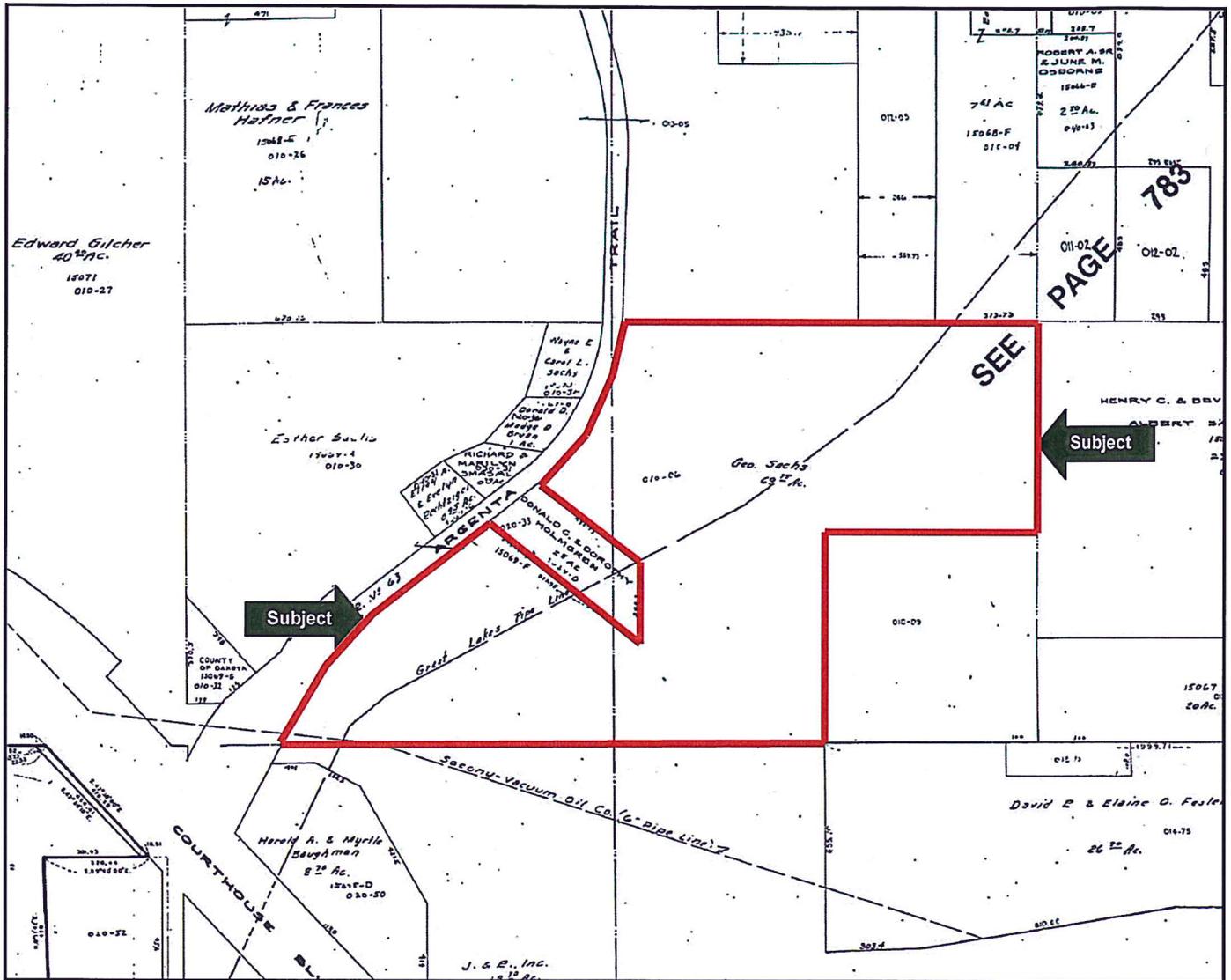
Apparent Easements: There are two adverse easements that are noted to affect the parcel. There is a 100' wide underground pipeline easement traveling in a southwest-northeast alignment. There also is a 75' wide overhead utility easement over the land traveling in a north-south alignment on the western part of the land.

In conclusion, the subject site's physical characteristics are adequate to support a variety of development possibilities. The irregular shape, topography and easement issues may present some challenges for development, but the overall marketability of the site is considered to be average within the context of Inver Grove Heights.

Developed Property Description: Located on the northeast part of the parcel is an executive style home built in 1994. The developed portion of the property is distant from the taking area, is not impacted by the taking, and therefore is excluded from the valuation analysis. The developed portion of the property would have the same market value before and after the taking.

Per county records, the house has a 2,542 SF foundation; 3,906 SF of main floor finish; total finish of 5,270 SF with 5 bedrooms and 4 bathrooms; an 853 SF garage, and an in-ground pool with large deck and patio areas. There are two good quality accessory structures – a horse barn and a storage building. There is a long tree lined and fenced concrete driveway from Argenta Trail to the home site with a circular drive in front of the house. This is a very high quality house in good condition based on my brief interior viewing while meeting with the property owner.

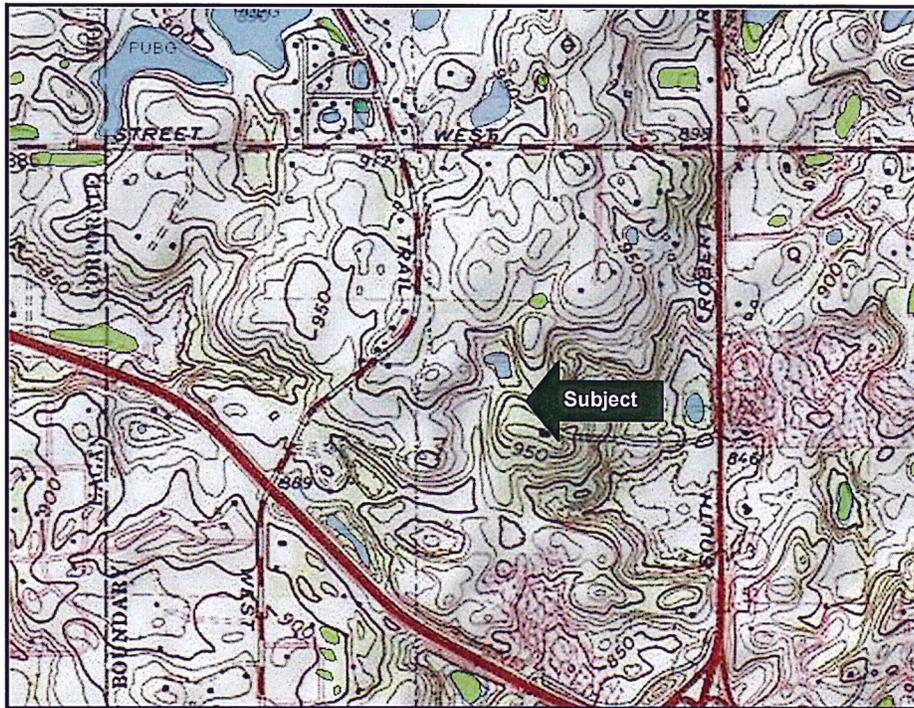
On following pages of this report are a plat map, a Home Site - Area Delineation Map, a topography map, and a flood map.



Plat Map



Home Site - Area Delineation



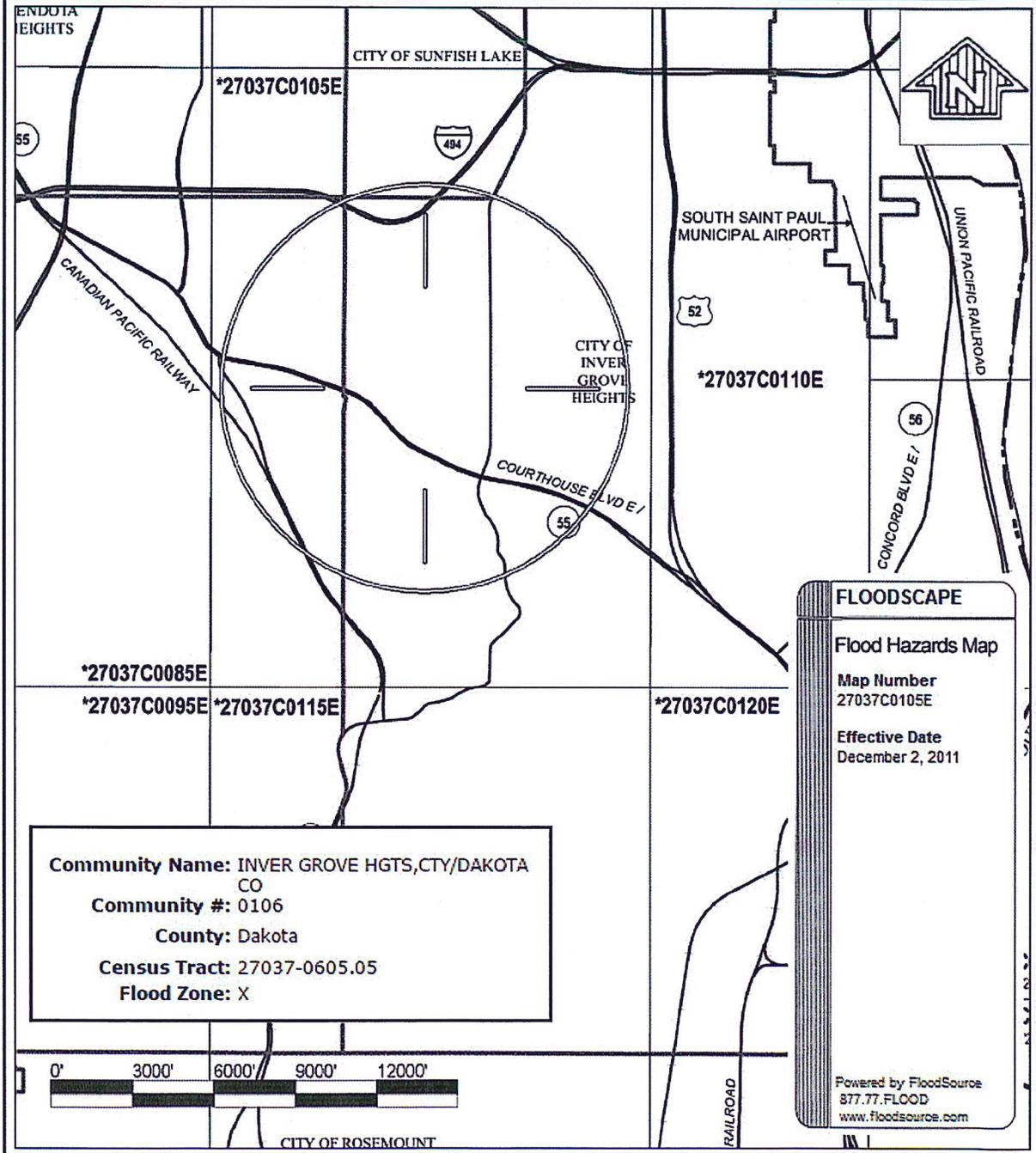
Topography Map



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Flood Insurance Rate Map

HIGHEST AND BEST USE ANALYSIS – BEFORE TAKING

In the highest and best use analysis, the appraiser identifies the most profitable, competitive use to which a property can be put. The highest and best use analysis is an economic study of market forces that is focused on the subject property. In appraisal, the concept of the highest and best use represents the premise upon which value is based. The analysis of highest and best use considers the property both as vacant, and as improved.

The term highest and best use is defined in The Dictionary of Real Estate Appraisal, 5th edition, published by the Appraisal Institute, as:

“The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.”

In estimating the highest and best use, the four criteria that are included in both the analysis of the site as though vacant and as improved are as follows:

1. **Legally Permissible Use:** Determining which uses are legally permitted for the site. This primarily deals with issues of the existing zoning, community land use guide restrictions, and any private restrictive covenants on the property.
2. **Physically Possible Use:** Determine the physically possible uses of the site based upon physical characteristics such as size, shape, soil conditions, topography, and access.
3. **Financially Feasible Use:** Determine which possible and permissible uses produce a net return to the subject site. This criteria tests for the financial feasibility of the ultimate uses to determine if a particular use generates a positive return to the site.
4. **Maximally Profitable Use:** Determine that use, among the feasible alternatives, is the most profitable use of the subject. This final test determines which of the financially feasible alternatives will generate the maximum return to the site.

Highest and Best Use Analysis As Vacant

The highest and best use analysis, as vacant is important since it determines the criteria used in selecting comparable land sales that will be used to develop an estimate of the site value.

This is defined as - *“Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital and coordination. The use of a property based upon the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.”*

Highest and Best Use Analysis As Improved

This analysis relates to the use that should be made of an improved property in light of the existing improvements on the land. This analysis answers the question of what economically justified changes, if any, should be made to the subject property to reflect market demands and conditions. The use that maximizes investment return on a long term basis is the highest and best use, as improved. This analysis is important in the valuation process, since it has a direct bearing on the selection of comparable building sales and rental properties to be used in the valuation of the subject property.

The highest and best use of property as improved is defined as - *"The use that should be made of a property as it exists. An existing property should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one."*

The analysis of highest and best use considers the property both before and after the taking. Following is the highest and best use analysis for the before situation. The highest and best use analysis in the after situation is found later in this report in the "value after" section.

BEFORE SITUATION

As Vacant Analysis: The vacant land is an irregular shaped interior parcel with an area of 1,825,243 SF, or 41.90 acres, excluding right-of-way. The subject property is zoned A, Agricultural District, and is subject to the requirements of the Northwest Area Overlay District. The general development pattern of the area is a mixture of rural residential residences and undeveloped acreage.

In recent years there has been some new residential and commercial development in the area, such as the Argenta Hills subdivision, just southeast of the subject property, and a new Target Store-anchored retail center in the northwest quadrant of Highway 55 and South Robert Trail (Highway 3). Just west of the Target Store there are three small retail strip centers, but the retail space is all vacant except for one tenant, McKeever Dermatology Clinic.

The 2030 Comprehensive Land Use Plan designates the northeast part of the property (basically the home site area) as "Low-Medium Density Residential", and the balance of the property is designated as "Community Commercial". City officials, the property owner, and knowledgeable market participants agree that the guiding of the property for commercial uses is not realistic in the current market as evidenced with the Argenta Hill commercial project. Most of the land in the area of the subject property is designated for future use as low or medium density residential.

There are three proposed new residential developments in the immediate area of the subject that have prompted the plan to extend the public utilities through the area, as follows: Blackstone Vista with 78 single family lots, Blackstone Ponds with 104 townhome lots, and Blackstone Ridge with 102 single family lots.

In conclusion, the subject site's physical characteristics are adequate to support a variety of development possibilities, but low-medium density residential is the most appropriate. The irregular shape, topography and easement issues may present some challenges for development, but the overall marketability of the site is considered to be average within the context of Inver Grove Heights. After analyzing the foregoing, it was concluded that the highest and best use of the property, as vacant, is for low-medium density residential development.

**Highest and Best Use, As Vacant:
Low-Medium Density Residential Development**

As Improved Analysis: Located on the northeast part of the parcel is an executive style home built in 1994. Per county records, the house has a 2,542 SF foundation; 3,906 SF of main floor finish; total finish of 5,270 SF with 5 bedrooms and 4 bathrooms; an 853 SF garage, and an in-ground pool with large deck and patio areas. There are two accessory structures – a horse barn and a storage building. There is a long tree lined and fenced concrete driveway from Argenta Trail to the home site. This is a very high quality house in good condition.

The subject property is comprised of two separate components for this analysis. The developed home site portion of the property clearly has a continued highest and best use as an executive home and has an allocated area of about 12 acres for this analysis. The existing house certainly could be accommodated by a smaller site, but a 12 acre home site would provide privacy and separation for the house from a new housing development on the other portions of the property. The home site is distant from the taking area, is not impacted by the taking, and therefore is excluded from the valuation analysis. The developed portion of the property would have the same market value before and after the taking.

The focus of this appraisal is the vacant undeveloped land area of 29.90 acres located southwest of the defined home site, which is where the easement taking will impact the property. The current owner uses this land for farming and as open acreage for privacy. As public utilities are extended into this area, vacant acreage is being acquired for residential development. Public water and sanitary sewer utilities are available at the southeast corner of the property in Alverno Street. The highest and best use of the vacant land is for low-medium density residential development.

Highest and Best Use, As Improved:

**Developed Home Site of 12.0 Acres – Continued use as a Single Family Home Site
Vacant Land Area of 29.90 Acres – Low-Medium Density Residential Development**

MARKET OVERVIEW

In the Twin Cities Market, residential housing reached its peak in 2005. During 2006 the residential market began to erode while other elements of the market, except for land, remained strong. The other real estate markets stabilized in 2007 as participants took a “wait and see” attitude. Meanwhile the residential market continued to collapse as homeowners faced a subprime mortgage lending crisis, rising foreclosures following mortgage interest rate adjustments, falling home values, increasing fuel and food prices, and uncertainty as to job security and the ability to make mortgage payments. The collapse of Bear Stearns in the spring of 2008 and Lehman Brothers in the fall, signaled that the entire U.S. economy was in recession. The Twin Cities Metro Area continues its recovery from the recent recession, which is proceeding at a slower rate when compared to those that followed recent recessions. GDP is expected to grow at a rate of approximately 2.8% for 2014, compared to between 4% and 7% following the recession of the early 1980s.

According to the 3rd Quarter 2014 *industrial* market report (office warehouse, office showroom, and bulk warehouse) released by Colliers, the overall vacancy in multiple tenant buildings was 8.8%, which is down from 9.1% from the 4th quarter of 2013. Absorption for the quarter was 542,302 square feet.

According to the 3rd Quarter 2014 market report for the Twin Cities *retail* market, released by Colliers, the market has been generally stable. Absorption throughout the quarter totaled 517,246 square feet. The vacancy rate for this period is 5.5% overall, slightly higher than the 4th quarter 2013 vacancy of 5.4%. Significant activity still revolves around grocers (with the newest addition to the market being HyVee), quick service restaurants, and discount stores.

According to the 3rd Quarter 2014 market report of the Twin Cities *office* market by Colliers, vacancy has stabilized at 15.6%. This is near the vacancy rate of 15.5% at the end of 2013. Quarterly absorption was positive at 503,756 square feet. Class A is the best performer, with a vacancy rate of 14.6%. Although the development market continues to be quiet, the renovation of existing projects has increased, including Hillcrest’s redevelopment of Pentagon Park in Edina. This redevelopment will remove existing class C space from the market and redevelop it into class A office, hotels, and retail property.

The Twin Cities *apartment* market remains good, as vacancy has held steady through significant development at 2.4%, according to the 3rd Quarter 2014 GVA Marquette Advisors *Apartment Trends* report. This is down slightly from the 3rd quarter of 2013, but is the 14th quarter of sub 3% vacancy in the TCMA. The Minneapolis vacancy rate is lower at 2.1%. Rental demand remains strong across all unit types and rents have risen 2.6% over the past year. 3,415 units were added to the seven-county metro area supply through the 3rd quarter of 2014, and absorption totaled 2,534 units. Construction remains widespread, primarily in core urban areas. This development will continue into the foreseeable future.

Demand for *land* in the Twin Cities is being driven by apartment, retail, and industrial developers according to the 3rd quarter 2014 Land Market Report, published by Colliers. Multi-family housing is at a near record low for vacancy rates, and this has driven up prices of urban apartment sites. Single-family residential land has also seen an increased demand as national builders are increasingly acquiring raw land as the housing market continues to stabilize. Most of the industrial land sales are currently being driven by build-to-suit developments, but some speculation has occurred, which should increase demand for raw industrial land in strategic locations. Retailers are increasingly looking toward in-fill sites in established locations for new development.

THE APPRAISAL PROCESS

There are three basic valuation methodologies that may be used in estimating the market value of real estate: the Cost Approach, the Direct Sales Comparison Approach and the Income Approach. These three valuation approaches analyze data from the market to develop independent value indications for the subject property.

The **Cost Approach** is based on the premise that an informed buyer will pay no more for a property than the cost of constructing a comparable property with similar utility. In this analysis, the cost to reproduce or replace the improvements is calculated, which is reduced by the estimated accrued depreciation that has occurred. Accrued depreciation includes physical deterioration, functional obsolescence, and external obsolescence. To the depreciated value of the improvements is then added the site value, which is estimated through the direct comparison with other vacant sites that have sold in the area in recent years, with adjustments made for dissimilarities. The Cost Approach is particularly applicable and reliable when the property being appraised is relatively new with little accrued depreciation, or is of a highly specialized design and/or utility.

The **Direct Sales Comparison Approach** has as its premise a comparison of the subject property with others of similar design, utility and features that have sold in the recent past. To indicate a value for the property, adjustments are made to the comparables for dissimilarities with the subject property. This approach is based on the proposition that an informed buyer would pay no more for a property than the cost of acquiring an existing property with the same utility. This approach is most applicable and reliable when an active market provides sufficient sales of comparable properties for analysis.

The **Income Approach** develops a value estimate for a property predicated on a detailed analysis of its earnings potential and the rate of return on an investment demanded by prudent investors in the marketplace. This analysis converts anticipated benefits and income to be derived from ownership of a property into a value estimate. Detailed income and expense analysis results in a net operating income that the subject is able to generate, which is then converted to a value indication for the property through the capitalization process.

The final step of the appraisal process involves the appraiser analyzing the strengths and weaknesses of each of the three approaches utilized, with the value indications reconciled and correlated to arrive at a final value estimate for the property.

Of the three approaches to value (Cost, Direct Sales Comparison and Income) the Direct Sales Approach has been used. The Cost Approach and Income Approach were each considered, but not deemed applicable for this particular assignment. The Direct Sales Comparison Approach involves an analysis of sales of similar land parcels that, after making adjustments for various differences, will provide a value conclusion for the subject land.

DIRECT SALES COMPARISON APPROACH

The Direct Sales Comparison Approach involves the direct comparison of the property being appraised to comparable properties that have sold in the same or similar markets in recent years. This approach is commonly referred to as the Market Data Approach. Among the basic real estate principles reflected in the Direct Sales Comparison Approach is the principle of substitution, which states in part, that the value of the property replaceable in the market tends to be set by the cost of acquiring an equally desirable substitute property, assuming that no costly delay is encountered in making the substitution.

Market research provides information on recent sales of properties as similar as possible to the subject. The sale prices of those properties deemed most comparable tend to set the range in which the value of the subject property will fall. Differences between the subject and the comparables are thoroughly analyzed. Appropriate adjustments are then made, based upon market conditions/reactions, for such considerations as location, construction quality, size, age, condition of the building improvements, land area and financing.

The reliability of this technique is dependent upon:

- ◆ the availability of comparable sales data,
- ◆ the verification of the sales data,
- ◆ the degree of comparability and extent of adjustments necessary for differences between the properties,
- ◆ the absence of non-typical conditions affecting the sale prices.

A number of sales have been researched and reviewed, with primary emphasis given to sales of properties in reasonable proximity to the subject and of proportional size, utility, and quality.

VALUATION BEFORE THE TAKING

LAND VALUATION – BEFORE THE TAKING

Estimating the value of land is most reliably accomplished by researching and analyzing recent sales of comparable land. The sale properties may have varying degrees of similarity to the subject in location, zoning, size, shape, topography, soil conditions and/or highest and best use. Making appropriate adjustments to allow for the value related differences in the land sales in comparison to the land being appraised derives an indication of value.

The conclusion of the highest and best use as vacant was for low-medium residential development of the subject property. Accordingly, an in-depth search was undertaken to locate data on recent sales of land with a similar highest and best use. Several sources were checked for land sales information including the appraisal office files, county records, local data exchanges providing sale information, local Realtors/brokers, and the Multiple Listing Service.

From the available researched land sales, those having the highest degree of overall comparability to the subject have been presented in this report. The selected sales have the highest overall degree of similarity with the subject property and further analysis of these sales will result in the indicated market value of the subject property before the taking. The sales are analyzed based on the sale price per acre, excluding existing rights-of-way.

On following pages is information describing the comparable land sales selected for the analysis, including maps of the properties, a location map showing the sales relative to the subject property, and a land sale summary table providing pertinent data on the comparable land sales.



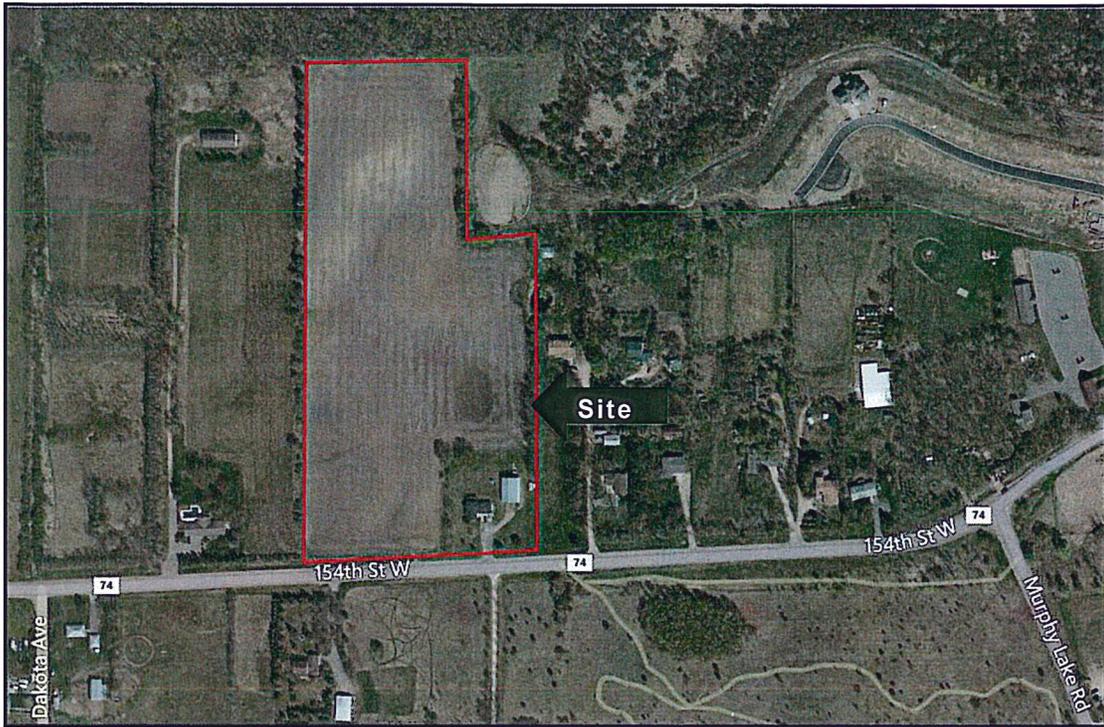
Land Sale 1:	195XX Holyoke Avenue, Lakeville
Legal Description:	Lengthy legal retained in office files
Buyer/Seller:	DR Horton, Inc. Minnesota / Sullivan, Zweber, & Ryan
Zoning:	RS-3, Single Family Residential District
Sale Date:	May 7, 2014
Sale Price:	\$2,520,000, cash terms, verified by buyer
Land Area:	36.03 acres
Indicated Factor(s):	\$69,942/acre, or \$1.61/SF

This is a generally rectangular shaped parcel that was purchased for low density residential development. The land was guided "Low Density Residential" for less than 3 units per acre. The land is in a growing residential area of Lakeville with new SFR developments to the north and west. The land is mostly level and open with a natural area in the southeast portion, some of which was unbuildable and will be used for park dedication land. All public utilities are available. The site wraps around a residence on about a 3 acre site. There were no adverse easements on the land. The buyer acquired other adjacent property including two improved properties, and feels that they paid a premium for this property as part of the overall land assemblage. The total assemblage was 76 acres approved for 145 lots for a density of 1.91 units/acre.



Land Sale 2:	19770 and 19774 Kenwood Trail, Lakeville
Legal Description:	Lengthy legal retained in office files
Buyer/Seller:	CNC Development LLC / Richard E. Cross Revocable Trust
Zoning:	RST-2, Single and Two Family Residential District
Sale Date:	March 11, 2014
Sale Price:	\$844,520 plus \$25,000 razing costs = \$869,520 cash terms, verified by broker
Land Area:	13.65 acres
Indicated Factor(s):	\$63,701/acre, or \$1.46/SF

This is an irregular shaped parcel that was purchased for a 40 lot single family residential development known as Kyla Crossing. The land was guided "Low-Medium Density Residential" for 3 to 5 units per acre. The land is in a growing residential area of Lakeville near the east end of Marion Lake. The site is generally level and open buildable land. All public utilities are available. There were no adverse easements on the land. There were some old buildings from the former commercial nursery operation on the land that were razed, plus the buyer had to cap 3 to 4 wells. The property was listed for sale at \$873,000 and sold after 124 days on the market. The development density is 2.93 units/acre.



Land Sale 3: North of 154th St., West of Murphy Lake Road, Savage

Legal Description: Lengthy legal retained in office files

Buyer/Seller: River Credit LLC / Henry & Kathleen Schrader

Zoning: R-1, Low Density Residential District

Sale Date: August 1, 2013

Sale Price: \$880,227, cash terms, verified by buyer

Land Area: 13.84 acres

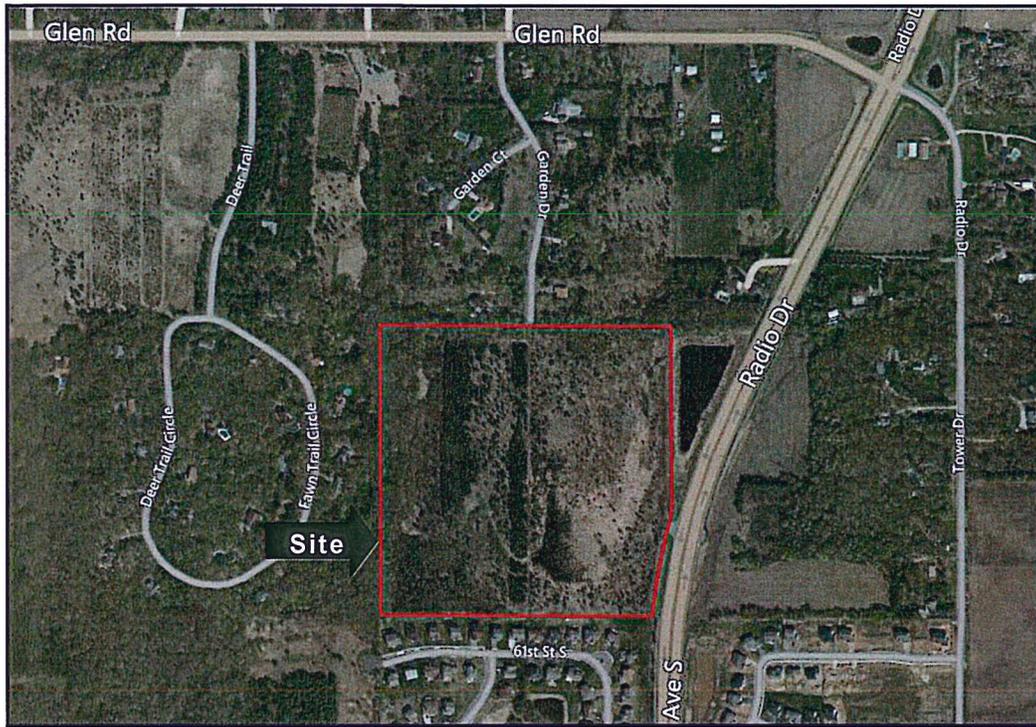
Indicated Factor(s): \$63,600/acre, or \$1.46/SF

This is a rectangular shaped parcel that was purchased for a 26 lot single family residential development known as Trace Water 3rd Addn. The seller's home on a 1.29 acre site in the southeast corner of the property was split off and retained by the sellers. The land was rezoned to PRD, Planned Residential District prior to the new development. The land is in a growing residential area of Savage near Murphy-Hanrehan Regional Park Reserve. The site is generally level and open buildable land. All public utilities are available. There were no adverse easements on the land. The buyer owned the adjacent land used for earlier Trace Water Additions. The development density is 1.88 units/acre.



Land Sale 4:	Aspen Cove S., South of 74th St. S., Cottage Grove
Legal Description:	Lot A, Everwood 3 rd Addition
Buyer/Seller:	MJR Developers, LLC / Aspen Grove, LLC
Zoning:	R2.5, Residential District
Sale Date:	July 18, 2014
Sale Price:	\$300,000, cash terms, verified by buyer.
Land Area:	4.61 acres
Indicated Factor(s):	\$65,076/acre, or \$1.49/SF

This is an irregular shaped parcel at the end of a cul-de-sac that was purchased for a 10 lot single family residential development known as Everwood 4th Addition. The future building sites were rough-graded and level with a rear downslope to the wooded park land that surrounded the development. The cul-de-sac shown in the photo above was not in place at the time of the sale. The land is in a growing residential area in the northwest part of Cottage Grove. All public utilities are available. There were no adverse easements on the land. The buyer was a local home builder. The development density is 2.17 units/acre.



Land Sale 5:	SWQ Radio Drive & Glen Road, Woodbury
Legal Description:	Lengthy legal retained in office files
Buyer/Seller:	Woodhaven Development, LLC / First State Bank & Trust as Trustee for multiple private investors
Zoning:	R-2, Single Family Estate, 3 acre minimum
Sale Date:	September 2, 2014
Sale Price:	\$1,850,000, cash terms, verified by seller
Land Area:	38.98 acres
Indicated Factor(s):	\$47,460/acre, or \$1.09/SF

This is a generally rectangular shaped parcel that was purchased for a large lot residential development of 21 lots known as Woodhaven. The land was guided "Urban Estate". The land is in a growing residential area on the south boundary of Woodbury adjacent to Cottage Grove. The land is mostly gently rolling and open. All public utilities are available, but will be provided by the City of Cottage Grove utility systems by agreement with the City of Woodbury. There were no adverse easements on the land. The development density is 0.54 units/acre.

COMPARABLE LAND SALES SUMMARY DATA							
#	Location	Sale Date	Sale Price	Land Area (Acres)	\$/Acre \$/SF	Zoning	Comments
1	195XX Holyoke Avenue Lakeville	5/7/14	\$2,520,000	36.03 acres	\$69,942 per acre \$1.61/SF	RS-3, Single Family Resid. / Guided Low Density Resid.	Rectangular shaped parcel bought for SFR development; generally level and open farmland; newer SFR developments to the north and west; public utilities available; no adverse easements. Buyer feels they paid a premium as part of an assemblage of land.
2	19770 & 19774 Kenwood Trail Lakeville	3/11/14	\$869,520 incl. razing costs of \$25,000	13.65 acres	\$63,701 per acre \$1.46/SF	RST-2, Single & Two Family Resid./ Guided Low-Medium Density Resid.	Irregular shaped parcel near Marion Lake; generally level and open farmland bought for 40 lot SFR development (Kyla Crossing); public utilities available; no adverse easements; buyer had razing costs.
3	North of 154 th St., West of Murphy Lake Road Savage	8/1/13	\$880,227	13.84 acres	\$63,600 per acre \$1.46/SF	R-1, Low Density Resid. / Rezoned Planned Resid. Develop.	Rectangular shaped parcel; seller kept their home on a 1.29 acre site; generally level and open farmland bought for 26 lot SFR development (Trace Water 3 rd); public utilities available; no adverse easements.
4	Aspen Cove S., South of 74 th St. S. Cottage Grove	7/18/14	\$300,000	4.61 acres	\$65,076 per acre \$1.49/SF	R2.5, Residential Distract	Irregular shaped parcel; gen. level, open building sites with wooded downslope to park land; bought for a 10 lot SFR devel. (Everwood 4 th); public utilities available; no adverse easements.
5	Garden Drive West of Radio Drive Woodbury	9/2/14	\$1,850,000	38.98 acres	\$47,460 per acre \$1.09/SF	R-2, Single Family Estate/ Guided Urban Estate	Rectangular shaped parcel; generally level and partly wooded; guided for large lot project and bought for 21 lot SFR project (Woodhaven); public utilities available; no adverse easements.
	<u>Subject Property</u> 7250 Argenta Trail Inver Grove Heights	12/18/14 Value Date	---	29.90 acres	---	A, Agricultural subject to NW Area Overlay District	Average location in NW Area of IGH; good access; irregular shaped site; rolling topo with stable soils, public utilities are available; pipeline and powerline easements.

ANALYSIS OF LAND SALES

Each of the land sales was analyzed in detail regarding any differences with the subject site that the market perceives as affecting value. Upward adjustments will be made to the sales for characteristics that are inferior to the subject site. Conversely, downward adjustments will be made to the sales for characteristics that are superior to the subject site. The land sales will be analyzed on the basis of price per acre of land area, excluding rights of way. The comparables sale prices range from \$47,460 to \$69,942 per acre of land area prior to adjustments.

Elements of comparison for which adjustments are considered include property rights conveyed, financing, conditions of sale, market conditions/time, location, size, shape / utility, soil conditions, topography & trees, and zoning / use. A discussion of the items for which adjustments are considered follows.

Property Rights Conveyed: A transaction price is always predicated on the real property interest conveyed. Vacant land sales most often involve conveyance of the fee simple interest. In cases where leased land is sold, the property rights conveyed are the leased fee interest. The value of the leased fee interest is determined to a large extent by the terms of the land lease, and an adjustment to the sale price may be indicated. In this instance, all of the comparable land sales involve conveyance of the fee simple interest, and no adjustments are indicated for this factor.

Financing: Implicit in the definition of market value is that payment is made in cash or cash equivalent terms. A financing adjustment may be necessary when the payment is something other than cash, or the financing terms vary from what is typically available in the marketplace. All of the land sales involved cash equivalent terms, so no financing adjustments are required.

Conditions of Sale: Adjustments for conditions of sale usually reflect the motivations of the buyer and seller, as well as any unusual buyer incurred costs associated with the purchase. Most frequently, sales are based on normal arms-length transactions with buyers and sellers that are both typically motivated, in which case no adjustment is warranted. However, in some instances, motivations of the buyer and/or seller (i.e. - captive buyer or highly motivated seller) could result in the comparable sale price being at other than market value, for which an adjustment is required.

Research and analysis of information regarding the selected comparable sales has led to the conclusion that all of the sales, except Sale 1, were normal arms-length transactions and do not require adjustments. Sale 1 was part of an assemblage of several land parcels that totaled about 76 acres, including some improved properties. The buyer reported that they paid a premium for the Sale 1 parcel as part of this land assemblage. Sale 1 is adjusted downward for the motivated buyer position.

Market Conditions/Time: Comparable sales that occurred under different market conditions than those applicable to the subject on the effective date of the appraisal require adjustment. Although the adjustment for market conditions is often referred to as a time adjustment, time is not the cause of the adjustment. Market conditions shift over time that may create the need for an adjustment, not the element of time itself. If market conditions have not changed, no adjustment is required even though considerable time may have elapsed. Changes in market conditions are typically measured as a percentage of previous prices.

Market demand for residential land had been strong up to 2006 and by 2007 prices were flattening. Prices began to decline in 2008 and continued through the end of 2010. There is evidence that real estate prices began stabilizing at the beginning of 2011. By the middle of 2012 market activity was increasing and market surveys continue to show a stronger market. The comparable sales occurred between August 2013 and September 2014. Based on relevant market data, the sales are adjusted upward 3% annually to the valuation date of December 18, 2014.

Location: An adjustment may be necessary when the locational characteristics of the comparable site are different from those of the subject site. In analyzing the location of the comparables, such features as access, surrounding supporting development, and street traffic levels were considered. The adjustments are based upon the appraiser's extracted differences between the location of the comparable sale and that of the subject property.

The subject is in an average residential location within the context of Inver Grove Heights and has good access. The style of supporting development in the subject area is average to good in relation to competing suburban residential locations. Sales 1 and 2 are both located in developing residential areas of Lakeville with adequate development support. Sales 4 and 5 are located in developing residential areas in the north part of Cottage Grove and south part of Woodbury, respectively. Sales 1, 2, 4, and 5 are considered to be generally similar overall to the subject location and do not require location adjustments. Sale 3 is in a slightly inferior location relative to the subject with less development support and it requires an upward adjustment.

Size: There is a general tendency in the market for smaller land parcels to sell for higher per acre prices than larger sites, other factors being similar. The comparables range in size from 4.61 acres to 38.98 acres bracketing the subject parcel size of 29.90 acres. Sales 2, 3, and 4 are smaller than the subject and a downward adjustment in the price per acre unit of comparison is made for the factor of size. Sales 1 and 5 are fairly similar in size to the subject and no adjustment is made for size.

Shape / Utility: An adjustment for shape may be indicated when a comparable and the subject property have measurable differences in development appeal and utility resultant from differing configurations. In general, regular configured parcels have better development utility and appeal than highly irregular sites, which may require an adjustment. Easements on a land parcel may affect the development utility.

The subject has an irregular shape and wraps around a smaller parcel with a house. More significantly, there are two adverse easements that are noted to affect the parcel. There is a 100' wide underground pipeline easement traveling in a southwest-northeast alignment and a 75' wide overhead utility easement traveling in a north-south alignment on the western part of the land. The easements and shape factors do adversely affect the development utility of the subject land. All of the sales have some element of irregular shape, except Sale 5. None of the comparables were noted to have adverse easements like the subject. All five sales are adjusted downward for this factor.

Soils/Topography/Trees: An adjustment may be indicated when the land sale comparable and the subject property have significant differences regarding subsoil conditions and topography. A site with unstable subsoil conditions, uneven topography, and/or heavy tree cover will require additional site preparation and clearing work prior to development. Generally open sites with stable soils and level topography are preferred.

The subject site has a sloping topography with assumed stable soils and mature trees along the property boundaries. All five sales are generally more level sites that will be easier to design and plat for residential development. All of the sales have stable soils for construction, except for a portion of Sale 1 that will be used for park dedication purposes. The subject has more natural tree growth than the comparable sales, which adds appeal for residential sites. Overall, the sales are considered superior to the subject property, primarily due to topography issues, and they are adjusted downward. A larger downward adjustment is made to Sale 4 for this factor, since that parcel has heavily wooded areas adjacent to the park land that surround the property.

Zoning / Use: An adjustment may be indicated to comparable land sales due to zoning differences and planned density of development. Generally, land sales located within zoning districts that allow or are most likely to provide special use permits for the most intense use command the highest prices.

The subject land has a highest and best use for low-medium density residential development. Sales 1 - 4 have zoning designations similar to the subject and were bought for low to medium density residential projects. Sales 1 - 4 do not require adjustments for this factor. Sale 5 was bought for an urban estate style residential development with larger lots and a much lower density (0.54 units/acre) than the other comparable sales or what is envisioned for the subject. The low density resulted in Sale 5 selling for the lowest price per acre. A significant upward adjustment is required for Sale 5 for this factor.

Presented on the following page is the land sales adjustment grid showing specific adjustments for the items discussed previously.

Land Sales Adjustment Grid					
	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Sale Price (\$/Acre)	\$69,942	\$63,701	\$63,600	\$65,076	\$47,460
Property Rights	x 1.00				
	\$69,942	\$63,701	\$63,600	\$65,076	\$47,460
Financing	x 1.00				
	\$69,942	\$63,701	\$63,600	\$65,076	\$47,460
Sale Conditions	x 0.90	x 1.00	x 1.00	x 1.00	x 1.00
	\$62,948	\$63,701	\$63,600	\$65,076	\$47,460
Market Conditions	x 1.018	x 1.023	x 1.040	x 1.013	x 1.009
Adjusted Price	\$64,081	\$65,166	\$66,144	\$65,922	\$47,887
Location	0%	0%	5%	0%	0%
Size	0%	-5%	-5%	-7%	0%
Shape/Utility	-5%	-5%	-5%	-5%	-5%
Soils/Topography	-3%	-3%	-3%	-5%	-3%
Zoning/Use	0%	0%	0%	0%	30%
Net Adjustment	-8%	-13%	-8%	-17%	22%
Indicated Value For Subject	\$58,954	\$56,695	\$60,852	\$54,715	\$58,422

After adjustments, the land sale comparables result in value indications for the subject property ranging from \$54,715 to \$60,852/acre of land area. The average of the value indications for the subject land is \$57,928/acre. After adjustments, the land sales are all considered to be generally reliable value indicators for the subject. Based on the preceding analysis, it is our opinion that the market value of the vacant developable land is \$58,000/acre. Listed below is the calculation of the market value for the land before the taking:

Vacant Land Area - Before:	29.90 acres, or 1,302,523 SF	
29.90 acres @ \$58,000/acre =		\$1,734,200
	Rounded to:	
Value Opinion for Vacant Land - Before:		\$1,734,200
(Relates to \$1.332/SF)		

VALUATION AFTER THE TAKING

DESCRIPTION OF THE TAKING

The City of Inver Grove Heights is proposing a partial taking of the property for the purpose of constructing water and sanitary sewer trunk utilities to serve the planned new developments in the area. The property rights to be acquired include a permanent utility easement over a strip of land ranging from 50' to 80' wide with an area of 81,484 SF, or 1.87 acres. The permanent easement begins as an 80' wide strip of land extending north from Alverno Avenue about 290 feet then turns to the west and continues as a 50' wide strip of land passing adjacent to the south of the Von Ohlen property to the Argenta Trail right-of-way, then turning to the southwest along the right-of-way for about 165 feet and terminating.

There also is a temporary easement over a 75' wide strip of land adjacent to the permanent easement taking with an area of 97,161 SF, or 2.23 acres. The temporary easement will encumber the subject property for 16 months (3/1/15 through 6/30/16). See the Acquisition Map and the Close-Up Acquisition Map on following pages for more details on the location of the taking on the property.

As discussed previously, the home and improvements are located on an allocated "home site" area of 12.0 acres in the northeast portion of the parcel distant from the taking area. The home site and improvements are not impacted by the taking, and therefore are excluded from the valuation analysis. The home site and improvements have the same market value before and after the proposed taking, in our opinion.

For this valuation analysis, the focus is on the undeveloped vacant land area and any impacted site improvements to determine the damages from the taking. The pertinent land areas of the property after the taking are as follows:

Total Land Area (Per County):	1,825,243 SF	41.90 acres
Less Developed Home Site Area:	<u>522,720 SF</u>	<u>12.00 acres</u>
Vacant Land Area – Before Taking:	1,302,523 SF	29.90 acres
Permanent Easement Land Area:	<u>81,484 SF</u>	<u>1.87 acres</u>
Unencumbered Land Area – After:	1,221,039 SF	28.03 acres
Temporary Easement Land Area:	97,161 SF	2.23 acres
(T/E is for 16 months from 3/1/15 to 6/30/16)		

There are no landscape quality site improvements that are impacted by the partial acquisition. However, the permanent easement and the temporary easement areas with about 260 feet of frontage on Argenta Trail will result in the loss of the natural growth trees in this wooded area. These trees do provide privacy and screening from traffic on the road, which is a positive feature for residential developments.

IDENTIFICATION OF PROPERTY VALUE DAMAGE ITEMS

Provided below are the property value damage considerations that have been analyzed in arriving at an estimate of the property value after the acquisition.

◆ ***Permanent Utility Easement on 81,484 SF of land***

The permanent utility easement will encumber an area of 81,484 SF (1.87 acres). The permanent easement area is a strip of land ranging from 50' wide to 80' wide that passes over the property from Alverno Avenue near the southeast corner area to the Argenta Trail frontage on the west part of the property.

◆ ***Temporary Easement on 97,161 SF of land***

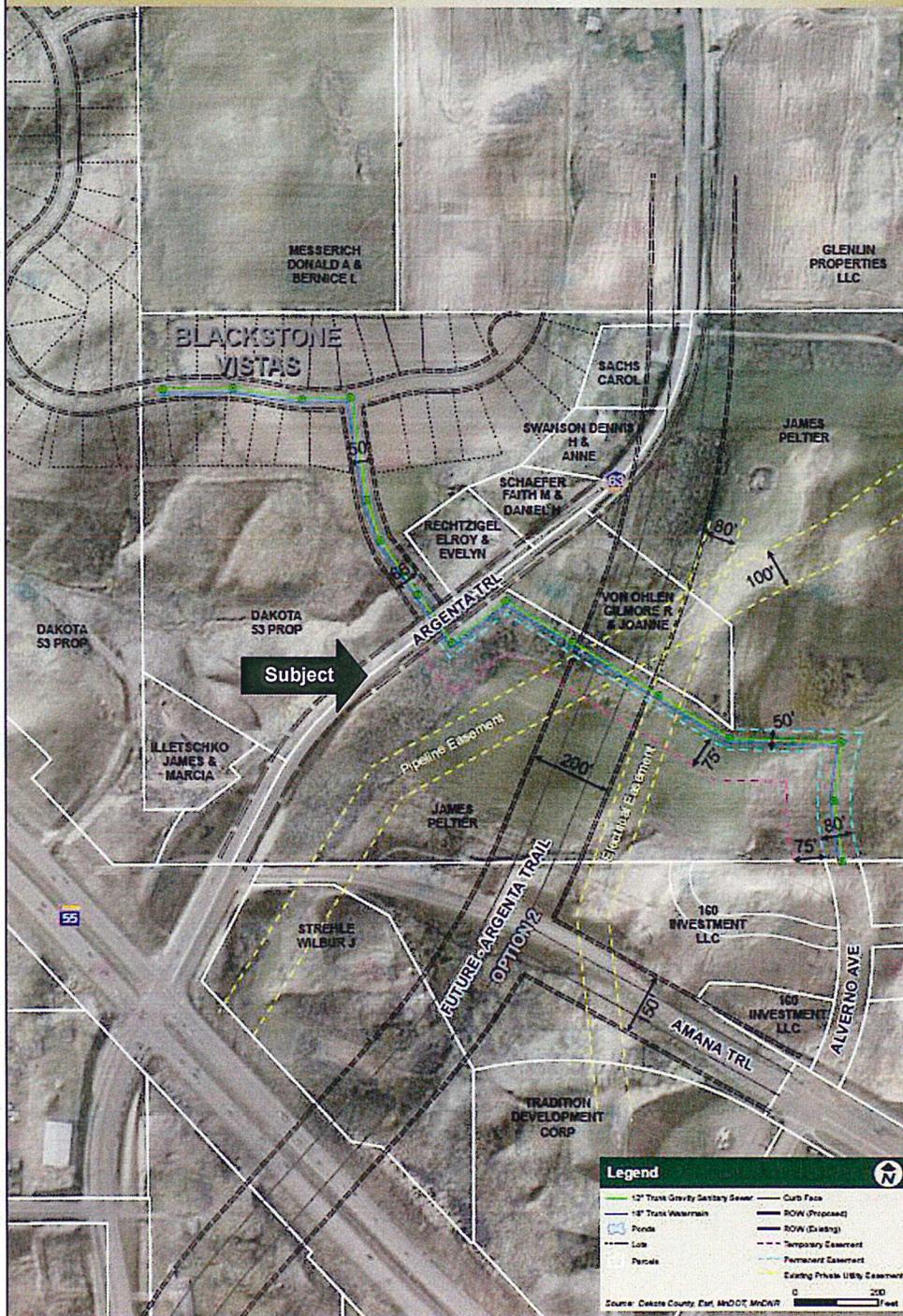
The temporary construction easement will encumber an area of 97,161 SF (2.23 acres) for a period of 16 months from 3/1/15 through 6/30/16. The temporary easement is a 75' wide strip of land adjacent to the permanent easement area as depicted on the acquisition maps. Upon expiration, all of the rights to the land will revert to the landowner. The contractor is responsible for restoring any damaged surfaces within the temporary easement area to their reasonable original condition upon expiration of the easement. This would involve repairing any damaged ground areas within the temporary easement area. Compensation for the temporary easement calculated by processing what is essentially a "land rent" discount procedure over the term of the easement.

◆ ***Impacted Landscaping and Site Improvements***

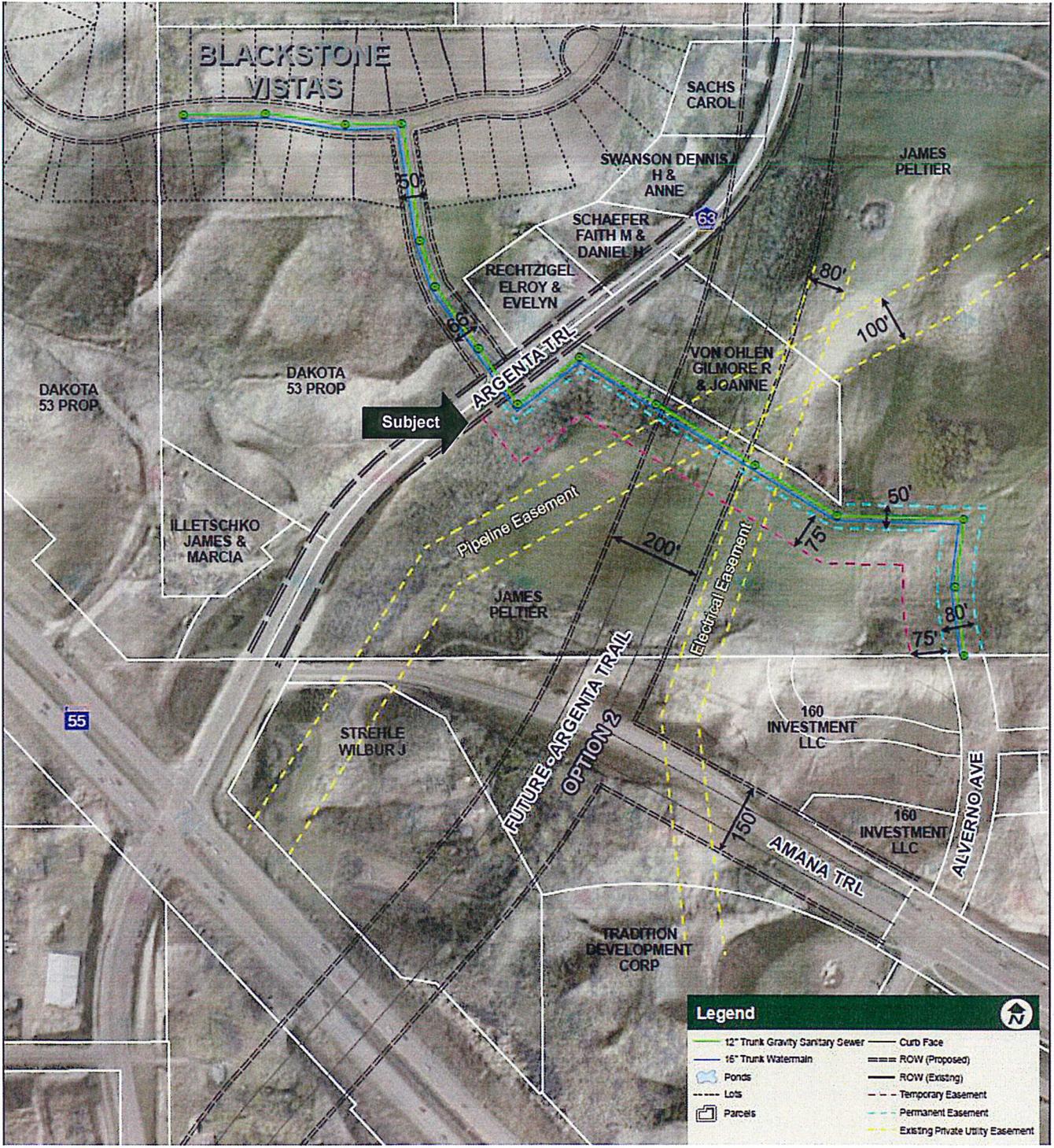
There are no landscape quality site improvements that are impacted by the partial acquisition. However, the permanent easement and the temporary easement areas that have about 260 feet of frontage on Argenta Trail will result in the loss of the natural growth trees in this wooded area. These trees do provide privacy and screening from the traffic on the road, which is a positive feature for residential development. An allocation of estimated damages will be included for this loss of privacy and screening from the traffic on Argenta Trail.

◆ ***Severance Damage***

The overall appeal and marketability of the remainder property is not affected by the partial acquisition. No severance damage to the remainder property is noted.



Acquisition Map



Parcel Acquisition Close-Up Map

Sambatek
 www.sambatek.com
 12800 Whizwax Drive, Suite 300
 Minneapolis, MN 55343
 763.465.7400
 Engineering | Surveying | Planning | Environmental

Client
JIM PELTIER

Project
PELTIER

Location
INVER GROVE HEIGHTS, MN

Certification

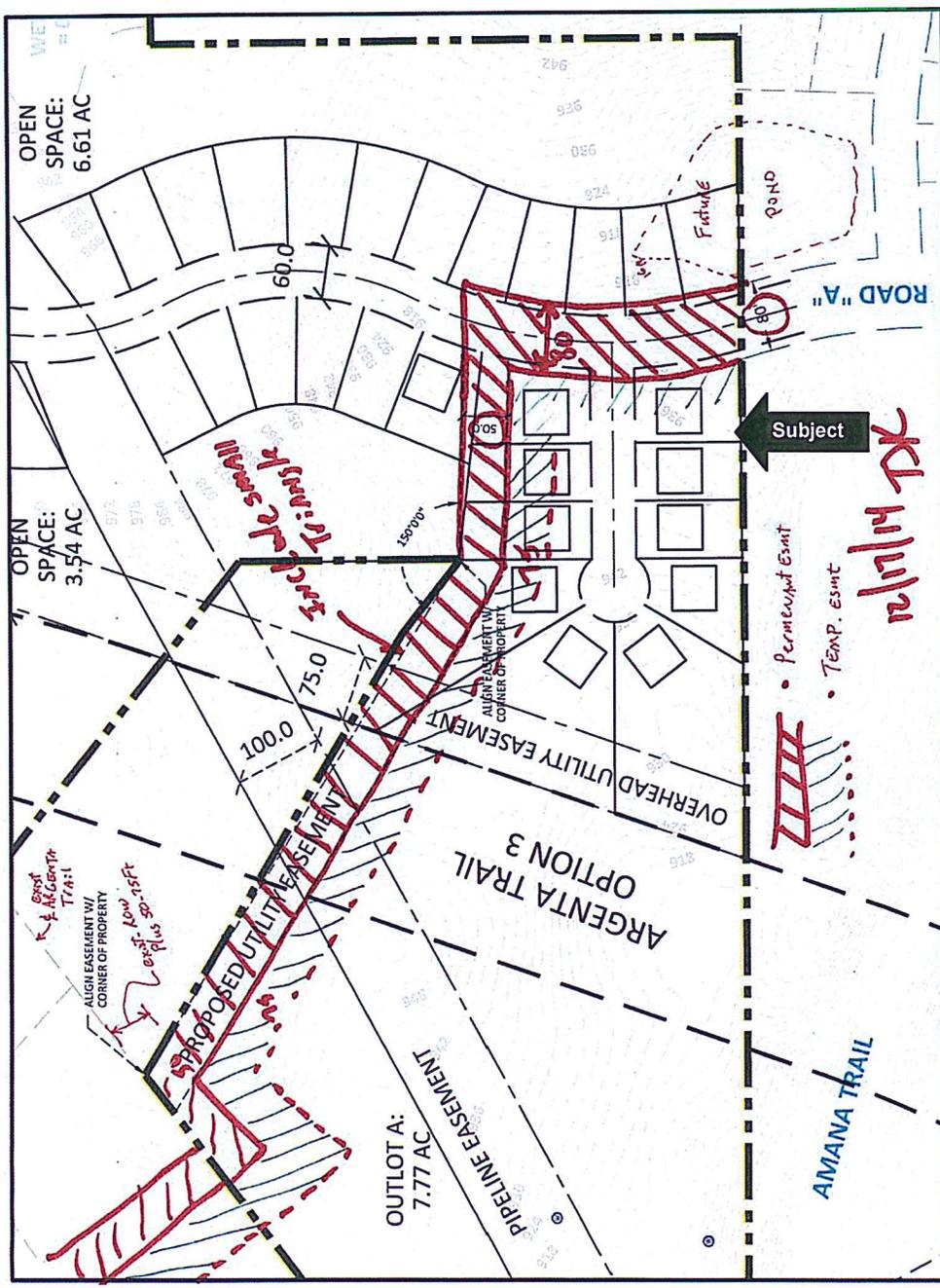
Summary
 Approved: JAA Drawn: TRC

Revision History
 No. Date By Submittal / Rev.
 12/15/2014

Sheet Title
PROPOSED EASEMENT

Sheet No. Revision
EX 1

Project No. 20179



Easement Shown on Owner's Concept Plan

HIGHEST AND BEST USE – AFTER THE TAKING

The analysis of highest and best use in the after situation considers the property as vacant and as improved.

As Vacant Analysis: After the taking, the subject parcel remains the same rolling site with a total area of 41.90 acres, but with a permanent utility easement over 81,484 SF (1.87 acres) of the property. There also is an area of 97,161 SF (2.23 acres) encumbered by a temporary easement for 16 months from 3/1/15 through 6/30/16. The site shape is the same as before the taking. The site continues to have adequate visibility and the good access does not change. The highest and best use of the property, as vacant, in the after situation is unchanged, and continues to be for low-medium density residential development.

As Improved Analysis: There is no significant change in the highest and best use, as improved, resulting from the partial acquisition. The subject property is comprised of two separate components for this analysis. The developed home site portion of the property clearly has a continued highest and best use as an executive home and has an allocated area of about 12 acres for this analysis. The vacant undeveloped land area of 29.90 acres located southwest of the defined home site has a highest and best use for low-medium density residential development.

LAND VALUATION – AFTER THE TAKING

The total area of the vacant land after the acquisition is 1,302,523 SF, or 29.90 acres, the same as in the before situation. However, portions of the subject land are now encumbered by the permanent easement and the temporary easement. After the partial acquisition, the land is in three categories for valuation purposes, as follows:

1,123,878 SF – 25.80 acres	Unencumbered Land Area
81,484 SF – 1.87 acres	Permanent Utility Easement Area
<u>97,161 SF – 2.23 acres</u>	Temporary Easement Area, 16 months
1,302,523 SF – 29.90 acres	Total Land Area After

Value of Unencumbered Land Area After the Taking

In the before situation, an analysis was made of comparable land sales within the subject general market area. These land sales would apply with equal validity to the analysis of the subject land value in the after situation. As stated, in the after situation, the area of the unencumbered land is reduced to 1,123,878 SF, or 25.80 acres. In the after situation, the subject unencumbered land would command the same unit value of \$58,000/acre (\$1.332/SF) as in the before situation.

Unencumbered Land Area: 25.80 acres, or 1,123,878 SF	
25.80 acres @ \$58,000/acre =	\$1,496,400

Rounded to:

Unencumbered Land Value (After Taking): **\$1,496,400**

Value of Permanent Easement Encumbered Land Area

As stated, in the after situation, there will be a permanent utility easement for water and sanitary sewer on 81,484 SF (1.87 acres) of the subject property. The new permanent easement area is a strip of land ranging from 50' wide to 80' wide as shown on the acquisition maps. The City of Inver Grove Heights has worked with the property owner and his engineers as much as possible in determining the final location of the permanent easement on the land.

The permanent utility easement eliminates the option of constructing building improvements on the easement encumbered land in the future. This will significantly impact the market value of the easement encumbered land. The future development plan for the land will also have to be done to accommodate the location of the permanent easement. The permanent easement location may or may not be consistent with the optimum land development plan for the property, if there were no easement. The permanent easement encumbered area does still have value for use as street right of way, open green space, or the development plan can include as much of the easement area as possible for setback requirements for residential lots. In any event, the market value of the land with the permanent utility easement is reduced significantly from the market value of the unencumbered land. Considering the nature of the easement limitations on future development and the placement of the easement on the subject land, it is our opinion that the permanent easement reduces the market value of the land by 67%. Following are the calculations:

Permanent Easement Encumbered Land Area:	81,484 SF	
81,484 SF @ \$1.332 /SF =	\$108,537 x 33% =	\$35,817
	Rounded to:	
Permanent Easement Encumbered Land Value:		\$35,800

Value of Temporary Easement Encumbered Land Area

The temporary easement encumbers a land area of 97,161 SF (2.23 acres) for a period of 16 months, from 3/1/15 through 6/30/16. The land value damages are typically calculated as a land rental for the term of the easement, which is discounted to a present value. In the current market, a reasonable land rental rate is an 8% annual return on the land value. The total land rent for the term of the easement is paid up front in one payment, which is discounted to a present value based on the current safe investment rate. Below is a summary of interest rates and yield rates that prevailed on the date of valuation.

Prime Rate:	3.25%
1-Year US Treasury Bond/Note:	0.23%
2-Year US Treasury Bond/Note:	0.74%
3-Year US Treasury Bond/Note:	1.17%
1-Year Bank CD:	0.70%
2-Year Bank CD:	0.87%

The "safe rate" on the date of valuation is in the 0.5% to 1.0% range for a one to two-year investment. After analyzing the foregoing and other market data, it was concluded that the appropriate compensation for the subject temporary easement land is most accurately derived by applying an 8% land rental rate and a discount rate of 1%. The value of the temporary easement and the value of the land with the temporary easement encumbrance are calculated as follows:

Temporary Easement Valuation

T.E. Encumbered Land Area:	97,161 SF
Times Unencumbered Land Value:	<u>x \$1.332/SF</u>
 Market Value of Unencumbered Land:	 \$129,420
Times Land Rental Rate:	<u>x 8.00%</u>
 Equals Annual Land Rent:	 \$10,354
Divided by 12 Months:	<u>/ 12</u>
 Equals Monthly Land Rent:	 \$862.83
Times Present Value Factor (1% for 16 months):	<u>x 15.9005</u>
	\$13,719

Rounded to:

Value of the Temporary Easement: \$13,700

Temporary Easement Value Summary

Market Value of Unencumbered Land:	\$129,420
Less Value of the Temporary Easement:	<u>(\$13,700)</u>
	\$115,720

Rounded to:

Value of Land with T.E. Encumbrance: \$115,700

Following are the final estimates of the subject land value after the partial acquisition:

Land Value Summary – After Acquisition

Unencumbered Land Value – 25.380 acres; 1,123,878 SF:	\$1,496,400
Perm. Easement Encumbered Land Value – 81,484 SF:	\$ 35,800
T.E. Encumbered Land Value – 97,161 SF:	<u>\$ 115,700</u>
	\$1,674,900

Rounded to:

Value Opinion for Vacant Land - After: \$1,674,900
(Relates to \$1.265/SF)

IMPACTED SITE IMPROVEMENTS

There are no landscape quality site improvements that are impacted by the partial acquisition. However, the permanent easement and the temporary easement areas that have about 260 feet of frontage on Argenta Trail will result in the loss of the natural growth trees in this wooded area. These trees do provide privacy and screening from the traffic on the road, which is a positive feature for residential development. An allocation of estimated damages will be included for this loss of privacy and screening from the traffic on Argenta Trail.

Based on our consideration of the loss of the screening trees and resulting loss of privacy along the Argenta Trail frontage, we have estimated an allocation of \$5,000 for the negative overall impact on the site for future development. It is noted that the owner's design concept (see page 69) does not show any residential lots in this area, but future additions could potentially have residential lots near the road in this portion of the property. This is all somewhat speculative, but we feel that an allocation of \$5,000 in damages is warranted to recognize this item.

IMPACTED SITE IMPROVEMENTS: **\$5,000**

SUMMARY AND CONCLUSIONS

The subject property was appraised using the Direct Sales Comparison Approach, the only applicable approach for this assignment. The before and after analysis of the subject land value and damages to the site improvements is summarized as follows:

Land Market Value Before Acquisition:	\$1,734,200
Land Market Value After Acquisition:	<u>\$1,647,900</u>
Damages from Land Rights Acquired:	\$ 86,300
Impacted Site Improvements/Loss of Tree Screening:	<u>\$ 5,000</u>
Total Estimated Damages:	\$ 91,300

By virtue of our investigation, we have formed the opinion that the damages resulting from the partial acquisition as of December 18, 2014 are as follows:

NINETY ONE THOUSAND THREE HUNDRED DOLLARS

ALLOCATION OF VALUE DAMAGES

The foregoing damages are allocated in the following manner (all figures are rounded):

Acquisition:		
Permanent Easement – 81,484 SF:	\$72,600	
Temporary Easement – 97,161 SF:	\$13,700	
Site Damages/Loss of Screening:	<u>\$ 5,000</u>	
Subtotal:		\$91,300
Severance Damages:		<u>\$ 0</u>
Total Estimated Damages:		\$91,300

MARKETABILITY AND MARKETING TIME

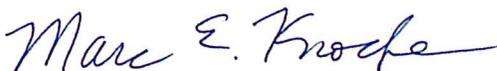
Based on current market conditions and the subject property position, it is our opinion that a marketing period of approximately 12 months would be appropriate to achieve the market value estimated in this appraisal if it were currently offered in the market. The estimated exposure time, which is retroactive and reflects the time the property would have been exposed to the market prior to sale on the date of appraisal, also is estimated at 12 months.

Estimated Marketing Period:	12 Months
Estimated Exposure Time:	12 Months

CERTIFICATION

The undersigned does hereby certify that in this appraisal report:

1. This appraisal assignment is not based on a requested minimum valuation or specific valuation for approval of a loan. The estimate of market value identified in this report was developed independent of any undue influence.
2. Neither our engagement to make this appraisal (or any future appraisals for this client), nor any compensation, therefore, are contingent upon the development or report of a predetermined value or direction in value that favors the cause of the client, the amount of value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
3. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
4. We have no present or contemplated future interest in the real estate that is the subject of this appraisal report.
5. We have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.
6. To the best of our knowledge and belief the statements of fact contained in this appraisal report upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.
7. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased analyses, opinions, and conclusions.
8. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute, and the Uniform Standards of Professional Appraisal Practice.
9. No one provided significant professional assistance to the person(s) signing this certification.
10. We have made a personal inspection of the property that is the subject of this report.
11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
12. As of the date of this report, Marc E. Knoche has completed the requirements of the continuing education program for Designated Members of the Appraisal Institute.
13. The by-laws and regulations of the Appraisal Institute govern disclosure of the contents of this appraisal report.
14. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he/she is connected, or any reference to the Appraisal Institute or MAI designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the undersigned.
15. We have the knowledge and experience to complete this appraisal in a competent manner. We have not been sued by a regulatory agency or financial institution for fraud or negligence involving an appraisal report.
16. We have not performed services, as an appraiser, or in any other capacity, regarding the property that is the subject of the report within the three year period immediately preceding acceptance of this assignment.



Marc E. Knoche, MAI
Certified General Real Property Appraiser
Minnesota License #4001101

PROFESSIONAL QUALIFICATIONS

MARC E. KNOCHE, MAI

PROFESSIONAL MEMBERSHIPS AND ASSOCIATIONS

Member - The Appraisal Institute, MAI. I have completed the requirements under the continuing education program of the Appraisal Institute.

President – The Metro/Minnesota Chapter of the Appraisal Institute, 1992 & 1993

Officer – The Metro/Minnesota Chapter of the Appraisal Institute, 1991-1994

Officer and Director – St. Paul Chapter #16 of Society of Real Estate Appraisers, 1985-1990

Director – Minnesota Association of Professional Appraisers, 1996-1999

APPRAISER LICENSE

Certified General Real Property Appraiser – State of Minnesota License #4001101

EDUCATION

Macalester College, St. Paul, Minnesota

Bachelor of Arts Degree – Biology Major, 1972

PROFESSIONAL EXPERIENCE

March 1991 to Present: Principal – BRKW Appraisals, Inc., St. Paul, MN

May 1985 to February 1991: Appraiser – Dahlen & Dwyer, Inc., St. Paul, MN

February 1982 to May 1985: Appraiser – E.F. LaFond Company, Inc., St. Paul, MN

Qualified and experienced as an Expert Witness for litigation

Served as a District Court appointed condemnation commissioner

Appraisal assignments have been completed for the following purposes:

Mortgage Financing	Real Estate Tax Abatement
Condemnation/Litigation	Special Benefits Analysis
REO Portfolio Valuation	Estate Valuation
Review Appraisals	Client Consultation

PROPERTY TYPES APPRAISED

Apartment Buildings	Manufacturing Bldgs.	Recreation Facilities
Auto Service Centers	Medical Clinics	Restaurants
Banks	Mini-Storage Bldgs.	Retail Stores
Churches	Mixed Use Properties	Schools
Condos & Townhomes	Office Buildings	Shopping Centers
Convenience Stores	Office-Showrooms	Single Family Homes
Dealerships	Office-Warehouses	Special Purpose
Gas Stations	R & D Buildings	Subdivision Land
Government Bldgs.	Railroad Corridors	Vacant Land

PROFESSIONAL REAL ESTATE STUDIES

Completed the core curriculum courses to achieve the MAI designation:
Introduction to Appraising Real Property
Applied Residential Property Valuation
Principles of Income Property Appraising
Applied Income Property Valuation
Standards of Professional Practice, Parts A and B
Fundamentals of Separating Real Property, Personal Property & Intangible
Business Assets (2 Days), Appraisal Institute, 2012
Appraisal Curriculum Overview Course (2 Days), Appraisal Institute, 2011
Business Practices & Ethics Course, Appraisal Institute, 2007, 2011
National USPAP Update Course, Appraisal Institute, 2008, 2010, 2012, 2014
Annual Real Estate Trends Seminar, 2003, 2004, 2005, 2009, 2010, 2011, 2014
Right-of-Way Professionals Conference, Minnesota Department of
Transportation: 1995, 1998, 2000, 2002, 2003, 2004, 2006, and 2007
Analyzing Distressed Real Estate, Appraisal Institute, 2005
Real Estate Value Cycles and Valuation Analysis, Appraisal Institute, 2001
Subdivision Analysis, Appraisal Institute, 2001
Case Studies in Commercial Highest & Best Use, Appraisal Institute, 2000
Partial Interest Valuation-Divided, Appraisal Institute, 2000
Valuation of Detrimental Conditions in Real Estate, Appraisal Institute, 1999
Easement Valuation, Appraisal Institute, 1996
Real Estate Finance (30 Hours), University of Minnesota, 1983
Real Estate Licensing Course 1, 30 Hours, 1982
Numerous seminars on various aspects/current issues of real estate appraising

CLIENTS INCLUDE

Bremer Bank	BMO Harris Bank N.A.
Anchor Bank	Wells Fargo Bank
American Bank	Sunrise Banks
U.S. Bank	Highland Bank
Central Bank	Landmark Community Bank
TCF Bank	Merchants Bank
Twin Cities-Metro CDC	Great Southern Bank
Metropolitan Council	The Trust for Public Land
Ramsey County	Minnesota Department of Transportation
City of St. Paul	Minneapolis Comm. Planning & Econ. Devel.
City of Minneapolis	Minnesota Valley Transit Authority
City of Hastings	Dakota County Community Devel. Agency
City of Northfield	St. Paul Public School Dist. #625
City of Woodbury	South Washington County ISD #833
City of Oakdale	City of Inver Grove Heights

In addition, a wide variety of other banks, mortgage companies, communities, law firms, developers, and individual property owners.

Revised: June 2014

Appraisal License

STATE OF MINNESOTA



MARC E KNOCHE
1940 FULHAM ST
UNIT 100
ROSEVILLE, MN 55113

Department of Commerce

The Undersigned COMMISSIONER OF COMMERCE for the State of Minnesota hereby certifies that
MARC E KNOCHE

1940 FULHAM ST
UNIT 100
ROSEVILLE, MN 55113

has complied with the laws of the State of Minnesota and is hereby licensed to transact the business of

Resident Appraiser : Certified General

License Number: 4001101

unless this authority is suspended, revoked, or otherwise legally terminated. This license shall be in effect until August 31, 2016.

IN TESTIMONY WHEREOF, I have hereunto set my hand this August 13, 2014.

A handwritten signature in black ink, appearing to read "Mike Rothman".

COMMISSIONER OF COMMERCE

Minnesota Department of Commerce

Licensing Division

85 7th Place East, Suite 500

St. Paul, MN 55101-3165

Telephone: (651) 539-1599

Email: licensing.commerce@state.mn.us

Website: commerce.state.mn.us

Notes:

- **Continuing Education:** 15 hours is required in the first renewal period, which includes a 7 hour USPAP course. 30 hours is required for each subsequent renewal period, which includes a 7 hour USPAP course.
- **Appraisers:** You must hold a licensed Residential, Certified Residential, or Certified General qualification in order to perform appraisals for federally-related transactions. Trainees do not qualify. For further details, please visit our website at commerce.state.mn.us.

COMPANY PROFILE

BRKW APPRAISALS, INC.

1600 University Avenue, Suite 314
St. Paul, Minnesota 55104

Phone: 651-646-6114
Fax: 651 646-8086
email: brkw@brkw.com
Website: www.brkw.com

BRKW Appraisals, Inc. (formerly known as Bettendorf Rohrer Knoche Wall, Inc.) is a full service professional real estate appraisal company formed in 1991. The three principals have more than 70 years of combined experience in the valuation of a wide variety of real estate. Located in the Midway area of St. Paul, we concentrate on the appraisal of real estate primarily in the Twin Cities Metropolitan Area, as well as outlying communities in Minnesota.

Our extensive professional training and experience enable us to provide the expertise necessary for consistently reliable real estate valuation. Our appraisal reports are confidential documents completed in accordance with all current standards of professional appraisal practice and ethics. All of the appraisers employed by the company have the Certified General Real Property Appraiser license from the State of Minnesota. Our appraisers stay current with advances in appraisal techniques and the changing real estate market through continuing education programs.

At BRKW Appraisals, Inc. we strive to build and maintain long-lasting relationships with our clients. Our goal is to provide high-quality professional real estate valuation services in a timely manner that is consistent with the needs of our clients.

Appraisal & Consulting Services

Real Estate Appraisals
Mortgage Financing Appraisals
Condemnation/Litigation Appraisals
Review Appraisals
Real Estate Tax Abatements
Special Benefits Analysis
Expert Witness Testimony
REO Portfolio Valuation
Feasibility Studies
Market Surveys
Partial Interest Valuations

Property Types

Commercial Properties
Industrial Properties
Multiple Family Residential
Single Family Residential
Subdivision Analysis
Vacant Land Parcels
Special Purpose Properties
Gas Station / Convenience Stores
Schools and Churches
Recreation Facilities
Railroad Corridors

APPRAISAL STAFF

Marc E. Knoche, MAI – Principal

Marc has been an appraiser since 1982, and has the MAI designation of the Appraisal Institute. He specializes in commercial, industrial, multiple family, residential, vacant land, and special purpose property appraisals. Marc has done numerous condemnation acquisition appraisals and special benefit studies involving a wide variety of property types. Marc has extensive litigation / expert witness experience and has served as a court appointed commissioner. He is a Past President of the Metro/Minnesota Chapter of the Appraisal Institute (1992 & 1993). A graduate of Macalester College, Marc is licensed by the State of Minnesota as a Certified General Real Property Appraiser.

Paul J. Gleason, MAI – Principal and Managing Partner

Paul has been appraising real estate since 1992, and has the MAI designation of the Appraisal Institute. He has in-depth experience in the valuation of numerous real estate property types. Over the years, he has developed special expertise in the appraisal of land, and in eminent domain as well as special benefits valuations. Paul is a graduate of the University of Wisconsin at La Crosse and licensed as a Certified General Real Property Appraiser.

Sean P. Butts – Principal

Sean began appraising in 1992, specializing in commercial, industrial, multiple family, residential and recreational property (e.g., golf courses), and joined our firm in 1997. After leaving BRKW Appraisals in 2006 for CSM Corporation, where he spent six years in asset valuation and management, Sean returned to BRKW in 2012 to resume independent fee appraisal work. Sean is a graduate of St. Cloud State University with a Business degree with emphasis on Real Estate Appraising. Licensed as a Certified General Real Property Appraiser and a Candidate for Designation of the Appraisal Institute.

Mark A. Warren – Associate

Mark is a third-generation real property appraiser and has been appraising since 2003. Types of property appraised include office, industrial, hotel/motel, retail/commercial, and other special use properties. Mark is a graduate of the University of Minnesota, is a Candidate for Designation of the Appraisal Institute, and is licensed as a Certified General Real Property Appraiser.

Joseph P. Deutsch – Associate

Joe has been appraising real estate since 1998, specializing in commercial properties. Types of property appraised include multi-family, industrial, office, retail, and special purpose properties. Joe worked for two years as a city building inspector prior to becoming an appraiser. Joe is a graduate of the University of Minnesota majoring in accounting and is a Certified General Real Property Appraiser as well as a Candidate for Designation of the Appraisal Institute.

Terry A. Ward – Associate

Terry has over 20 years of experience in business management, operations and marketing. Since 2002, she began applying this experience to commercial real estate appraising. Types of properties appraised include office, industrial, hotel/motel, retail/commercial, and other special use properties. She has a degree in Business Management from St. Cloud State University and a Mini Masters Degree in Real Estate Appraising from St. Thomas University. Terry is a Certified General Real Property Appraiser and a Practicing Affiliate of the Appraisal Institute.

Michael J. Bettendorf, MAI – Founding Principal (Semi-Retired)

Active as an appraiser since 1971, Michael is one of the three founding principals of BRKW Appraisals, Inc. Though he retired as a principal of the firm at the end of 2014, he continues to appraise real estate on a part-time, semi-retired basis, completing select assignments for clients on an ad-hoc basis. Michael has the MAI designation of the Appraisal Institute and specializes in commercial, industrial, multiple family, residential, and special purpose property appraisals with extensive litigation experience. Court appointed Commissioner in Ramsey County, past President of Minnesota Chapter A.I.R.E.A. (1987). Michael is a graduate of St. John's University. Licensed as a Certified General Real Property Appraiser.

William E. Petersen – Associate

Bill has been an appraiser since 1986 specializing in the valuation of commercial, industrial, multi-family, office and special purpose properties. He is a graduate of the University of Minnesota and practiced dentistry from 1970-1986 before becoming licensed as a Certified General Real Property Appraiser. Bill, who worked full-time at BRKW Appraisals between 1996 and 2012, currently completes appraisals for the firm on a part-time basis.

AGREEMENT TO PERMIT ENTRY TO PROPERTY TO PERFORM GEOTECHNICAL ASSESSMENTS

This Agreement to Permit Entry to Property to Perform Geotechnical Assessments, (hereinafter “**Agreement**”) is made this 31st day of December, 2014, by and between Dakota “53” Properties, a Minnesota limited partnership, (hereinafter referred to as the “**Grantor**”), and the City of Inver Grove Heights, a Minnesota municipal corporation (hereinafter referred to as the “**Grantee**”).

RECITALS:

WHEREAS, Grantee is assessing the soil conditions of the Property, as herein defined;

WHEREAS, to assist Grantee, the Grantee must access the Property and examine the Property; and

WHEREAS, the Grantor is willing to grant Grantee access to the Property and to permit Grantee to perform all necessary Geotechnical Assessments on the Property; and

NOW, THEREFORE, for and in consideration of the Grantee, upon the request of Grantor, agreeing to provide Grantor copies of the Geotechnical Assessments obtained by Grantee, the Grantor and Grantee agree as follows:

1. **Right of entry and Waiver of Trespass to premises:** Grantor, as legal owner of, or holder of authority to permit access, to the Property described below, within the city limits of Inver Grove Heights, Minnesota, hereby consents to and authorizes, pursuant to the terms of this Agreement, representatives, employees, agents and contractors for the Grantee, to enter the Property to perform, at Grantee’s expense, soil testing for geotechnical soil stability and strength purposes. For purposes of this Agreement, the geotechnical soil investigations (hereinafter individually and collectively “Geotechnical Assessments”) shall include, but not be limited to the following:

Geotechnical Soil Investigations

- Soil borings, soil evaluations and soil sampling to determine soil stability and strength purposes.
 - Soil analysis to determine type, density and compactness.
2. **Description:** The property that is the subject of this Agreement is an 18.27 acre parcel generally located north of Amana Trail and to the west of Argenta Trail in the city of Inver Grove Heights, Minnesota and is identified as Dakota County Tax Parcel Identification No. 20-00700-30-010 (herein referred to as the “**Property**”).
 3. **Entry:** Grantor grants permission to Grantee to enter the Property to perform and carry out the Geotechnical Assessments on the Property.
 4. **Agreements:**

- a. Grantor shall provide all documents and written information available, and in Grantor's possession, regarding the geotechnical condition of the Property.
- b. Grantor agrees to cooperate in providing accurate information relating to the Property and in allowing the Grantee to enter the Property and to perform the Geotechnical Assessments, any necessary tests or analysis, including but not limited to soil borings of the Property.
- c. Grantor grants the representatives, employees, agents and contractors for the Grantee access to the Property for the purpose of performing the Geotechnical Assessments, including, but not limited to, obtaining samples (soil, subsurface soil, air, water, groundwater and other substances) during the term of this Agreement.
- d. Grantor agrees not to take any actions with respect to the Property that might endanger the quality of the samples or the health and safety of any person taking such samples.
- e. Grantee agrees to take reasonable measures to avoid interference with Grantor's normal activity on the Property.
- f. Grantee's contractor shall locate utilities on the premises prior to sample taking.
- g. Grantee shall give the Grantor at least forty-eight hours notice of the necessity to take any follow up samples. Grantor will not unreasonably withhold consent for such additional sampling.
- h. Grantee agrees that all material and equipment utilized by the Grantee shall be removed from the Property upon the completion of the Geotechnical Assessments and that the Property will be restored as nearly as reasonable to substantially its original state and condition existing immediately preceding the beginning of activities authorized by this Agreement.
- i. Grantor hereby waives any claim of trespass against the Grantee for accessing the Property to perform the Geotechnical Assessments.

5. **Copies of Geotechnical Assessments:** Upon request of Grantor, Grantee shall provide copies of the Geotechnical Assessments to Grantor.

6. **Term of Agreement:** This Agreement and consent shall terminate within one year of the execution by all parties of this Agreement.

The undersigned have read this Agreement and understand that it grants permission to the Grantee to enter the Property for purposes of conducting the Geotechnical Assessments and agree to its terms and conditions.

[the remainder of this page has been intentionally left blank]

IN WITNESS WHEREOF, the parties have executed this Agreement.

**GRANTOR:
CITY OF INVER GROVE HEIGHTS**

By: _____
George Tourville
Its Mayor

ATTEST:

Melissa Kennedy, Deputy City Clerk

**GRANTEE:
DAKOTA "53" PROPERTIES**

By: _____
Steven B. Schmidt
General Partner of Dakota "53" Properties

PERMANENT UTILITY AND DRAINAGE EASEMENT

AND

TEMPORARY CONSTRUCTION EASEMENT

This **PERMANENT UTILITY AND DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** (Easement) is made, granted and conveyed this _____ day of _____, 2015, between **James E. Peltier**, a single person, hereinafter referred to as the “Landowner” and the **City of Inver Grove Heights**, a municipal corporation organized under the laws of the State of Minnesota, hereinafter referred to as the “City.”

The Landowner owns the real property situated within Dakota County, Minnesota as described on the attached **Exhibit A** (hereinafter “Landowner’s Property”).

The Landowner in consideration of the sum of One Dollar and other good and valuable consideration to it in hand paid by the City, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto the City, its successors and assigns, the following:

- 1.) A permanent easement for utility and drainage purposes and all such purposes ancillary, incident or related thereto (hereinafter “Permanent Easement”) under, over, across, through and upon that real property identified, legally described and depicted on **Exhibit B** (hereinafter the “**Permanent Easement Area**”) attached hereto and incorporated herein by reference; and
- 2.) A temporary easement for grading, sloping and construction purposes, and all such purposes ancillary, incident or related thereto (hereinafter “Temporary Easement”) under, over, across, through and upon that real property identified, legally described and depicted on **Exhibit B** (hereinafter the “**Temporary Easement Area**”) attached hereto and incorporated herein by reference. The Temporary Easement shall expire on June 30, 2016.

The Permanent Easement rights granted herein are forever and shall include, but not be limited to, the construction, inspection, reconstruction, maintenance, repair and replacement of any surface or subsurface drainage facilities, sanitary sewer, storm sewer, water mains, any utilities, underground pipes, conduits, other utilities and mains, and all facilities and improvements ancillary, incident, appurtenant or related thereto, under, over, across, through and upon the Permanent Easement Area.

EXEMPT FROM STATE DEED TAX

The rights of the City also include the right of the City, its contractors, agents and servants:

- a.) to enter upon the Permanent Easement Area at all reasonable times for the purposes of construction, reconstruction, inspection, repair, replacement, grading, sloping, and restoration relating to the purposes of this Easement; and
- b.) to maintain the Permanent Easement Area, any City improvements and any underground pipes, conduits, or mains, together with the right to excavate and refill ditches or trenches for the location of such pipes, conduits or mains; and
- c.) to remove from the Permanent Easement Area trees, brush, herbage, aggregate, undergrowth and other obstructions interfering with the location, construction and maintenance of the pipes, conduits, or mains and to deposit earthen material in and upon the Permanent Easement Area; and
- d.) to remove or otherwise dispose of all earth or other material excavated from the Permanent Easement Area as the City may deem appropriate; and
- e.) to enter upon the Temporary Easement Area during the term of its existence for the purposes of construction, inspection, grading, sloping, and restoration relating to the purposes of this Easement; and
- f.) to maintain the Temporary Easement Area during the term of its existence, together with the right to excavate and refill ditches or trenches for the location of such pipes, conduits or mains; and
- g.) to remove from the Temporary Easement Area during the term of its existence trees, brush, herbage, aggregate, undergrowth and other obstructions interfering with the location, construction and maintenance of the pipes, conduits, or mains and to deposit earthen material in and upon the Temporary Easement Area; and
- h.) to remove or otherwise dispose of all earth or other material excavated from the Temporary Easement Area during the term of its existence as the City may deem appropriate.

The City shall not be responsible for any costs, expenses, damages, demands, obligations, penalties, attorneys' fees and losses resulting from any claims, actions, suits, or proceedings based upon a release or threat of release of any hazardous substances, petroleum, pollutants, and contaminants which may have existed on, or which relate to, the Permanent or Temporary Easement Areas or the Landowner's Property prior to the date hereof.

Nothing contained herein shall be deemed a waiver by the City of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by Landowner, his successors or assigns, shall be subject to any governmental immunity defenses of the City and the maximum liability limits provided by Minnesota Statute, Chapter 466.

The Landowner, for himself and his successors and assigns, does hereby warrant to and covenant with the City, its successors and assigns, that he is well seized in fee of the Landowner's Property described on Exhibit A and the Permanent and Temporary Easement Areas described on Exhibit B and has good right to grant and convey the Permanent and Temporary Easements herein to the City.

[the remainder of this page has been intentionally left blank]

IN TESTIMONY WHEREOF, the Landowner and the City have caused this Easement to be executed as of the day and year first above written.

CITY OF INVER GROVE HEIGHTS

George Tourville, Mayor

ATTEST:

Melissa Kennedy, Deputy City Clerk

STATE OF MINNESOTA)
)
COUNTY OF DAKOTA) ss.

On this ____ day of _____, 2015, before me a Notary Public within and for said County, personally appeared George Tourville and Melissa Kennedy, to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and Deputy City Clerk of the City of Inver Grove Heights, the municipality named in the foregoing instrument, and that the seal affixed to said instrument was signed and sealed on behalf of said municipality by authority of its City Council and said Mayor and Deputy City Clerk acknowledged said instrument to be the free act and deed of said municipality.

Notary Public

LANDOWNER

James E. Peltier

STATE OF MINNESOTA)
)
COUNTY OF DAKOTA) ss.

On this ____ day of _____, 2015, before me a Notary Public within and for said County, personally appeared James E. Peltier, a single person, to me personally known to be the person described in and who executed the foregoing instrument and he acknowledged that he executed the same as his free act and deed.

Notary Public

This instrument was drafted by:
Timothy J. Kuntz
LeVander, Gillen & Miller, P.A.
633 South Concord Street, Suite 400
South St. Paul, Minnesota 55075
(651)451-1831

After recording, please return to:
Timothy J. Kuntz
LeVander, Gillen & Miller
633 South Concord Street, Suite 400
South St. Paul, Minnesota 55075
(651)451-1831

EXHIBIT A
LEGAL DESCRIPTION OF LANDOWNER'S PROPERTY

Real Property located in the City of Inver Grove Heights, Dakota County, Minnesota, described as follows:

That part of the North Half of the Southwest Quarter of the Northeast Quarter (N ½ of SW ¼ of NE ¼) and the Southwest Quarter of the Southwest Quarter of the Northeast Quarter (SW ¼ of SW ¼ of NE ¼) and the Southeast Quarter of the Northwest Quarter (SE ¼ of NW ¼) of Section 7, Township 27 North, Range 22 West lying East of SAR No. 63,

EXCEPT:

a.) A tract of land lying in the Southeast Quarter of the Northwest Quarter (SE ¼ of NW ¼) of said Section 7 described as follows:

Commencing at the Southeast corner of the Northwest Quarter (NW ¼); thence North along the East line of said Northwest Quarter (NW ¼), 384.2 feet to the actual point of beginning; thence deflect left 51 degrees, 24 minutes for 549.19 feet to the centerline of SAR No. 63; thence deflect left 76 degrees 15 minutes along said centerline 79.94 feet; thence deflect left 111 degrees 31 minutes, 53 seconds, 573.48 feet to the point of beginning.

b.) A tract of land lying in the Southeast Quarter of the Northwest Quarter (SE ¼ of NW ¼) and the Southwest Quarter of the Northeast Quarter (SW ¼ of NE ¼) of said Section 7, described as follows:

Commencing at the Southeast corner of the Northwest Quarter (NW ¼) of said Section 7; thence North along the East line of said Northwest Quarter (NW ¼) 384.2 feet to the actual point of beginning; thence deflect left 51 degrees, 24 minutes, 549.19 feet to the centerline of SAR No. 63; thence deflect right 103 degrees, 45 minutes along said centerline 200.1 feet; thence deflect right 76 degrees, 15 minutes, for 452.39 feet; thence deflect right 51 degrees, 24 minutes, 248.7 feet; thence deflect right 128 degrees, 36 minutes to the point of beginning, Dakota County, Minnesota.

Abstract Property

EXHIBIT B
LEGAL DESCRIPTION AND DEPICTION OF EASEMENT AREAS

A **permanent easement for utility and drainage purposes and all such purposes ancillary, incident or related thereto**, over, under, across, through and upon that part of the following described parcel:

Together with a:

A **temporary easement for grading, sloping and construction purposes, and all such purposes ancillary, incident or related thereto** over, under, across, through and upon that part of the following described parcel:

Said Temporary Easement shall expire on June 30, 2016.

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Public Hearing to Consider Ordering the Project, Authorizing and Approving Final Plans and Specifications, Authorizing City Attorney to Complete Easement Negotiations, and Authorizing Advertisement for Bids for the 2015 Improvement Program, City Project No. 2015-11 - NWA 70th Street Lift Station - Argenta District

Meeting Date: January 26, 2015
 Item Type: Public Hearing
 Contact: Thomas J. Kaldunski, 651.450.2572
 Prepared by: Thomas J. Kaldunski, City Engineer
 Reviewed by: Scott D. Thureen, Public Works Director

SA

Fiscal/FTE Impact:	
<input type="checkbox"/>	None
<input type="checkbox"/>	Amount included in current budget
<input type="checkbox"/>	Budget amendment requested
<input type="checkbox"/>	FTE included in current complement
<input type="checkbox"/>	New FTE requested – N/A
<input checked="" type="checkbox"/>	Other: 511 Water Fund, 512 Sewer Fund

PURPOSE/ACTION REQUESTED

Public Hearing to consider ordering the project, authorizing and approving final plans and specifications, authorizing City Attorney to complete easement negotiations, and authorizing advertisement for bids for the 2015 Improvement Program, City Project No. 2015-11 - NWA 70th Street Lift Station - Argenta District.

SUMMARY

The project was initiated by the City Council as part of the City's Improvement Program. The project involves construction of a duplex sanitary sewer lift station with forcemain and appurtenances; sanitary sewer and watermain construction as necessary, restoration and appurtenances. Lift station location and project is shown on the attached map and are as listed:

The trunk utility portion will include: 70th Street lift station serving the Argenta District of the Northwest Area and related appurtenances.

The total estimated project cost for City Project No. 2015-11 – NWA 70th Street Lift Station, Argenta District is \$739,100. A funding package has been prepared in the feasibility report which includes Utility Funds 511 Water NWA and 512 Sewer NWA. These funds come from the Northwest Area Utility Connection Fees collected at the time of development. The acquisition of permanent and temporary easements is necessary for construction of the proposed trunk utility improvements.

A) Assessments

There are no proposed special assessments per MS Statute 429 on this project. All costs will be borne by funds 511 and 512 as outlined above. The City is conducting this public hearing to inform the public of the project and its costs. The Council will consider public input and the development proposals in making their decision to order the project. A resolution has been prepared to order the project.

B) Easements

Permanent and temporary easements are necessary for the construction of the trunk utility extension and lift station. Legal descriptions and easement depictions have been prepared for the lift station site that has been selected and reviewed by all parties. The developer of Blackstone Vista will provide outlots A and B street right-of-ways as part of the Blackstone Vista plat at no cost to the City.

The City has also received an executed Agreement to Permit Entry to Property signed by Mr. Steve Schmidt to provide the City access to the proposed right-of-way on the Blackstone Vista Development to conduct geotechnical and environmental reviews. The City will need to have the right-of-way and outlots dedicated with the Blackstone Vista plat or enter into an agreement allowing construction access at the 70th Street lift station site.

I recommend approval of the resolution ordering the project, authorizing and approving the final plans and specifications (which were ordered previously under City Project No. 2014-14-13), authorizing the City Attorney to acquire easements for 2015-11 by direct negotiation, and authorizing advertisement for bids for the 2015 Improvement Program, City Project No. 2015-11 – NWA 70th Street Lift Station, Argenta District.

TJK/kf

cc: Resolution
Area Map
Public Hearing Notice and Map
Access Agreement
Concept plat of Blackstone Vista

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

RESOLUTION ORDERING IMPROVEMENTS, AUTHORIZING AND APPROVING PLANS AND SPECIFICATIONS, AND AUTHORIZING THE CITY ATTORNEY TO COMPLETE NEGOTIATIONS FOR EASEMENTS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR THE 2015 IMPROVEMENT PROGRAM, CITY PROJECT NO. 2015-11 – NWA TRUNK UTILITY IMPROVEMENTS, NWA 70TH STREET LIFT STATION - ARGENTA DISTRICT

RESOLUTION NO. _____

WHEREAS, a resolution passed by the City Council on January 5, 2015 called for a public hearing on the proposed improvement project, 2015 Improvement Program, City Project No. 2015-11 – NWA 70th Street Lift Station, Argenta District; and

WHEREAS, published notice was given pursuant to Minnesota Statute 429.031, and a notice of public hearing was mailed to affected parcels and the hearing was held thereon on the January 26, 2015, at which time all persons desiring to be heard were given an opportunity to be heard thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS, MINNESOTA THAT:

1. Such improvement is hereby ordered as proposed in this Council resolution adopted January 26, 2015.
2. The final plans and specifications for City Project No. 2015-11 are hereby authorized and approved.
3. The City Attorney is hereby authorized to complete the easement acquisition by negotiation with the developer of Blackstone Vista.
4. The contract for these improvements shall be let no later than three years after the adoption of this resolution.
5. The Mayor is hereby authorized to execute the Access Agreement with the property owner of Blackstone Vista as presented.
6. The City Engineer or his professional consultants are hereby authorized to advertise for bids for City Project No. 2015-11 - NWA 70th Street Lift Station, Argenta District.
7. The Council authorizes the use of Fund 511 Sewer NWA and Fund 512 Water NWA to finance the project utilizing fees collected at the time of development and permitting of related NWA developments.

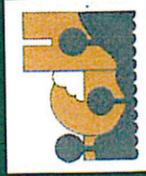
Adopted by the City Council of Inver Grove Heights this January 26, 2015.

AYES:
NAYS:

ATTEST:

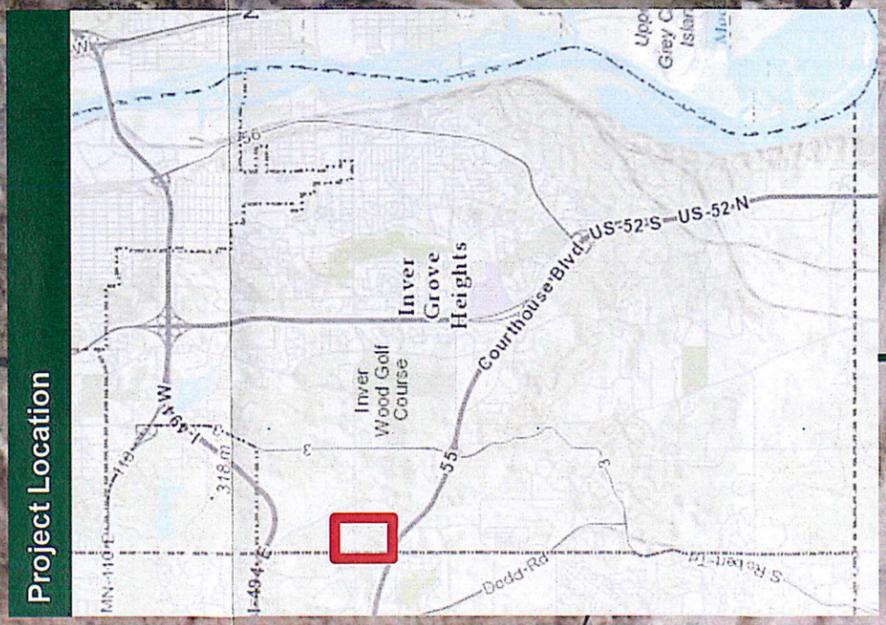
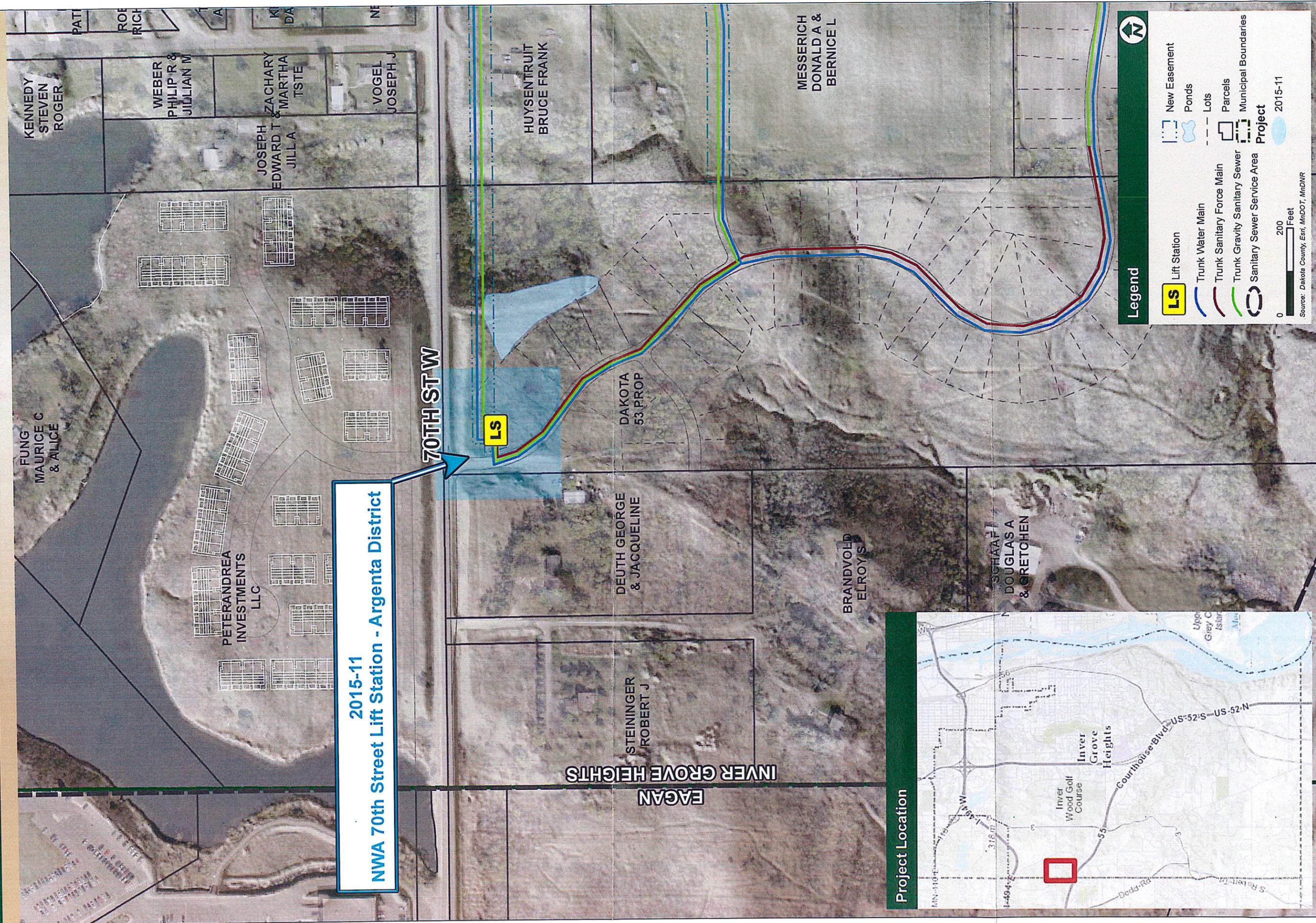
George Tourville, Mayor

Melissa Kennedy, Deputy Clerk



NWA TRUNK UTILITIES - ARGENTA DISTRICT
City of Inver Grove Heights

FIGURE 1
December 2014



Source: Dakota County, Esri, MnDOT, MnDNR

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

**NOTICE OF PUBLIC IMPROVEMENT HEARING
2015 IMPROVEMENT PROGRAM**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of Inver Grove Heights will meet in the City Council Chambers at 8150 Barbara Avenue, Inver Grove Heights, MN at 7:00 p.m. on Monday, January 26, 2015 to hold a public hearing to consider the making of the following improvements in the 2015 Improvement Program.

2015 IMPROVEMENT PROGRAM

**CITY PROJECT NO. 2015-10 – NORTHWEST AREA TRUNK UTILITY IMPROVEMENTS
ARGENTA DISTRICT (ALVERNO AVENUE TO BLACKSTONE VISTA DEVELOPMENT)**

AND

**CITY PROJECT NO. 2015-11 – NORTHWEST AREA 70TH STREET LIFT STATION,
ARGENTA DISTRICT**

Nature of Work

Trunk water main, water main valves, appurtenances and restoration. The proposed 16-inch water main will connect to an existing 12-inch DIP water main in the Argenta Hills 8th Addition (Alverno Avenue) and be routed across undeveloped property and under Argenta Trail (CSAH 63) to the Blackstone Vista development.

Trunk sanitary sewer, manholes, appurtenances and restoration. The proposed sanitary sewer will be a 12-inch PVC gravity sewer that will serve as a trunk sewer for the area and will follow the same alignment as the water main. The sewer will flow south where it will connect to an existing 12-inch sewer in the Argenta Hills 8th Addition (Alverno Avenue). Due to existing terrain, the proposed trunk gravity sewer will terminate in the Blackstone Vista plat, where a future force main will connect to it.

Sanitary sewer lift station, appurtenances, and restoration. The proposed 70th street Lift Station (City Project No. 2015-11) will pump sewage through the Blackstone Vista plat to the terminus of the proposed trunk gravity sewer.

Affected Area

City Project No. 2015-10 will affect several large parcels in the vicinity of Alverno Avenue and Argenta Trail near the proposed Blackstone Vista Development. The Blackstone Vista Development will be serviced by this project.

City Project No. 2015-11 will affect all parcels in the sewer drainage area generally located in the Northwest Area for the City of Inver Grove Heights near the intersection of Argenta Trail and 70th Street. This sewer service district covers approximately 1700 acres of land generally located north of Amana Trail, south of I-494, east of the City boundary with Eagan and west of the ridge line located approximately 1560 feet east of the intersection of Argenta Trail and 70th Street.

Properties to be served by these improvements and appurtenances are described as follows: that part of Section 6, Township 27, Range 22, and the north half of Section 7, Township 27, Range 22, lying west of the ridge line located about one quarter mile west of Trunk Highway 3 (South Robert Trail) in Inver Grove Heights, Minnesota

Estimated Cost of Improvements

The total estimated cost of the above listed improvements is \$2,219,600. The estimated cost of 2015-10 is \$1,480,500. The estimated cost of 2015-11 is \$739,100. Persons desiring to be heard with reference to the proposed improvements will be heard at said time and place of the public hearing. Written and oral objections will be considered at the public hearing.

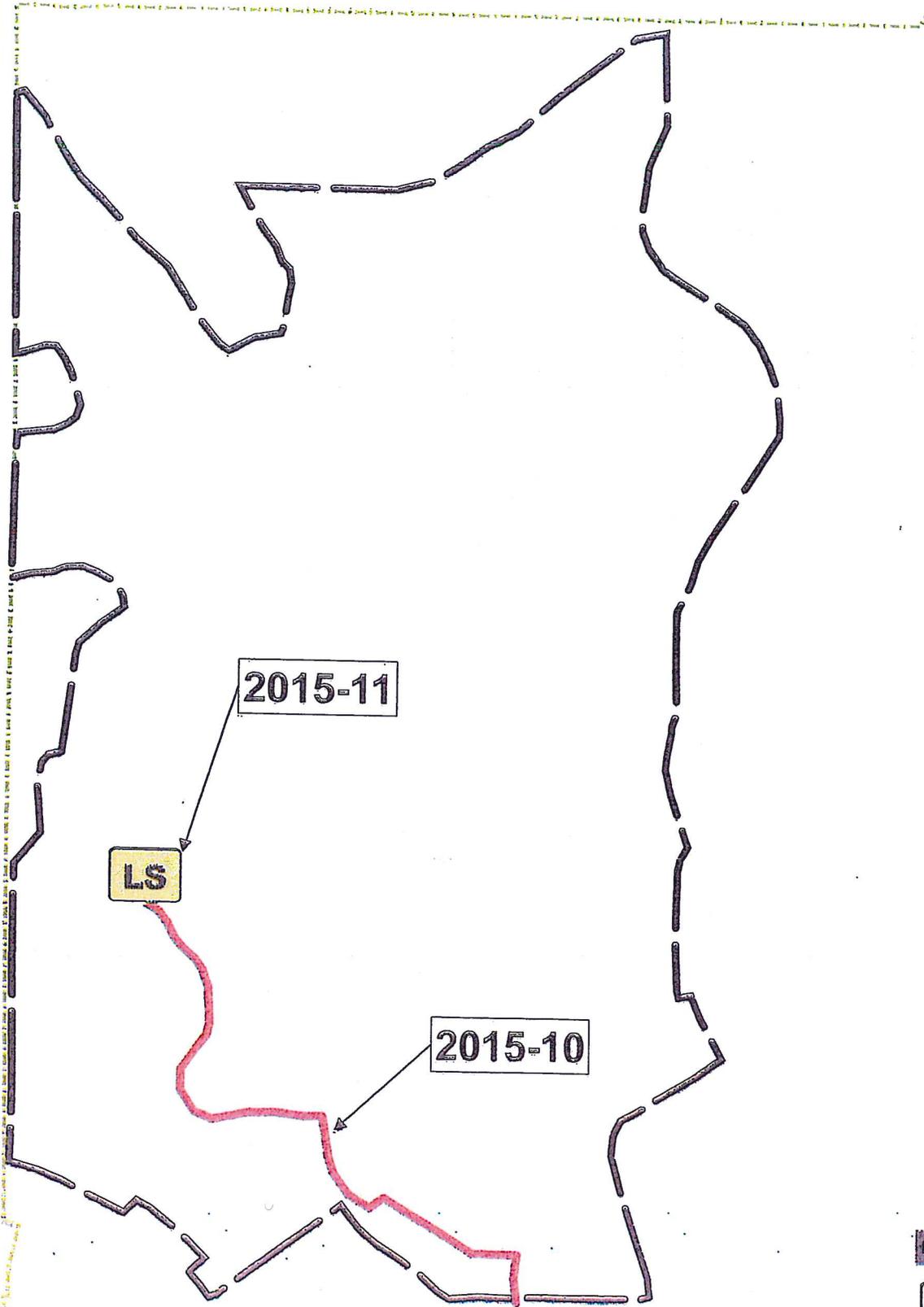
Proposed Project Funding

These trunk sanitary sewer improvements will be financed by Utility Fund 512 – Sewer NWA. The trunk water improvements will be financed by Utility Fund 511 – Water NWA. Revenues for these funds are generated by the plat connection charges, building permit connection fees and developer funds collected in the Northwest Area. Ultimately, the City will consider selling and issuing bonds for this work. No assessment roll has been prepared at this time. Special assessments are not being considered.

If possible, all written comments should be filed with the Municipal Clerk at City Hall, 8150 Barbara Avenue, Inver Grove Heights before the hearing, otherwise written comments may be filed with the Clerk at the Hearing.

Melissa Kennedy, Deputy Clerk

Publish: Sunday, January 11 and 18, 2015



Legend

- LS Lift Station
- Sanitary Sewer Service Area
- Trunk Gravity Sanitary Sewer
- City Limits



Source: City of Iver Creve Coeur, Esri, MnDOT, Mapbox

**AGREEMENT TO PERMIT ENTRY TO PROPERTY
TO PERFORM ENVIRONMENTAL AND GEOTECHNICAL ASSESSMENTS**

This Agreement to Permit Entry to Property to Perform Environmental and Geotechnical Assessments, (hereinafter "**Agreement**") is made this 2nd day of December, 2014, by and between Dakota "53" Properties, a Minnesota limited partnership (hereinafter referred to as the "**Grantor**"), and the City of Inver Grove Heights, a Minnesota municipal corporation (hereinafter referred to as the "**Grantee**").

RECITALS:

WHEREAS, Grantee is assessing the soil and environmental conditions of the Property, as herein defined:

WHEREAS, to assist Grantee, the Grantee must access the Property and examine the Property; and

WHEREAS, the Grantor is willing to grant Grantee access to the Property and to permit Grantee to perform all necessary Environmental and Geotechnical Assessments on the Property; and

NOW, THEREFORE, for and in consideration of the Grantee, upon the request of Grantor, agreeing to provide Grantor copies of the Environmental and Geotechnical Assessments obtained by Grantee, the Grantor and Grantee agree as follows:

1. **Right of entry and Waiver of Trespass to premises:** Grantor, as legal owner of, or holder of authority to permit access, to the Property described below, within the city limits of Inver Grove Heights, Minnesota, hereby consents to and authorizes, pursuant to the terms of this Agreement, representatives, employees, agents and contractors for the Grantee, to enter the Property to perform, at Grantee's expense, a Phase I Environmental Assessment of the Property in accordance with ASTM Standards, along with a Phase II Environmental Assessment in accordance with ASTM Standards and to perform soil testing for geotechnical soil stability and strength purposes. For purposes of this Agreement, Phase I and Phase II Environmental Assessments and the geotechnical soil investigations (hereinafter individually and collectively "Environmental and Geotechnical Assessments") shall include, but not be limited to the following:

Phase I Environmental Assessment

- Reviewing historical aerial photographs, and/or county/city directories and/or other reasonably ascertainable historical records;
- Inspection, investigation and review of the physical condition of the Property;
- Interviewing the Grantor and past owners;
- Reviewing data provided by the MPCA or a private data base firm as to listings under CERCLA, FIFRA, ERNS, RCRA, and other federal or state files;
- Interviewing and reviewing files from local fire jurisdictions and/or the local government to determine if reports of incidence have occurred;

- Reviewing USGS topographic, geologic, hydrogeologic, and hydrologic information;
- Contacting the local electric utility company to determine the PCB status of any electrical transformers/equipment at the site;
- Making a site reconnaissance to note use and conditions of the site and immediately surrounding properties for concerns such as: drums, containers, discolored pavement or stressed vegetation, unusual odors, signs of above- or below-grade fuel or chemical tanks (ASTs / USTs), chemical storage, spill control containment devices, septic tank drain fields, electrical equipment which may contain PCBs, drainage patterns and the potential for drainage from off-site, and storm and sanitary sewers;
- Conducting geophysical surveys to investigate the potential for subsurface drums or other containment structures;
- Assessing for asbestos, lead-based paint, radon, formaldehyde, wetlands, lead-in-drinking water, methane gas, or electromagnetic fields (EMF);
- Preparing a report that documents the physical conditions observed, supplies a site plan detailing significant conditions, and provides conclusions including a statement of likelihood of the site being affected by hydrocarbon or hazardous waste and/or hazardous materials, and, if pertinent, recommendations for further exploration or remediation for those conditions. This environmental assessment will provide a professional opinion as to the potential for contamination from hazardous waste to exist, which may require remedial action.

Phase II Environmental Assessment

- Phase II Environmental Assessment may include the Phase I portion of the assessment and also include soil and ground water and surface sampling. If an environmental hazard is identified or if a known hazard exists based on past usage, a Phase II Environmental Assessment will evaluate suspect areas identified on the Property. A Phase II Environmental Assessment can also be implemented without the Phase I ESA if the interested parties are aware of existing contamination to the Property.
- Soil samples may be collected using hand augers, a Geoprobe[®], or a drilling rig. Soil borings may be collected in suspect locations. Samples are collected, preserved, shipped to a laboratory according to standard industry methods. Ground water samples may be collected from the borings or permanent monitoring wells located on the Property.
- The Phase II Environmental Assessment report describes the soil borings completed, soil texture, soil and ground water analytical results, and presents the data in tabular format with a map illustrating the sampling locations and plan of site. Conclusions are then drawn from the available data collected onsite, regional, and local information available. If conditions are identified that may require remediation the recommendations section of the report will discuss general options available.

Geotechnical Soil Investigations

- Soil borings, soil evaluations and soil sampling to determine soil stability and strength purposes.
 - Soil analysis to determine type, density and compactness.
2. **Description:** The property that is the subject of this Agreement is a 35.79 acre parcel generally located south of 70th Street West and west of Argenta Trail in the city of Inver Grove Heights, Minnesota and is identified as Dakota County Tax Parcel Identification No. 20-00700-27-010 (herein referred to as the "**Property**").
 3. **Entry:** Grantor grants permission to Grantee to enter the Property to perform and carry out the Environmental and Geotechnical Assessments on the Property.
 4. **Agreements:**
 - a. Grantor shall provide all documents and written information available, and in Grantor's possession, regarding the environmental condition of the Property.
 - b. Grantor agrees to cooperate in providing accurate information relating to the Property and in allowing the Grantee to enter the Property and to perform the Environmental and Geotechnical Assessments, any necessary tests or analysis, including but not limited to soil borings of the Property.
 - c. Grantor grants the representatives, employees, agents and contractors for the Grantee access to the Property for the purpose of performing the Environmental and Geotechnical Assessments, including, but not limited to, obtaining samples (soil, subsurface soil, air, water, groundwater and other substances) during the term of this Agreement.
 - d. Grantor agrees not to take any actions with respect to the Property that might endanger the quality of the samples or the health and safety of any person taking such samples.
 - e. Grantee agrees to take reasonable measures to avoid interference with Grantor's normal activity on the Property.
 - f. Grantee's contractor shall locate utilities on the premises prior to sample taking.
 - g. Grantee shall give the Grantor at least forty-eight hours notice of the necessity to take any follow up samples. Grantor will not unreasonably withhold consent for such additional sampling.
 - h. Grantee agrees that all material and equipment utilized by the Grantee shall be removed from the Property upon the completion of the Environmental and Geotechnical Assessments and that the Property will be restored as nearly as reasonable to substantially its original state and condition existing immediately preceding the beginning of activities authorized by this Agreement.
 - i. Grantor hereby waives any claim of trespass against the Grantee for accessing the Property to perform the Environmental and Geotechnical Assessments.
 5. **Copies of Environmental Assessments:** Upon request of Grantor, Grantee shall provide copies of the Environmental and Geotechnical Assessments to Grantor.

6. **Term of Agreement:** This Agreement and consent shall terminate within one year of the execution by all parties of this Agreement.

The undersigned have read this Agreement and understand that it grants permission to the Grantee to enter the Property for purposes of conducting the Environmental and Geotechnical Assessments and agree to its terms and conditions.

IN WITNESS WHEREOF, the parties have executed this Agreement.

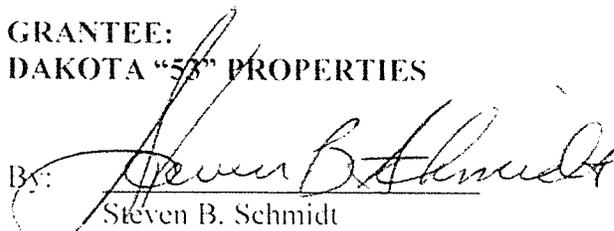
**GRANTOR:
CITY OF INVER GROVE HEIGHTS**

By: _____
George Tourville
Its Mayor

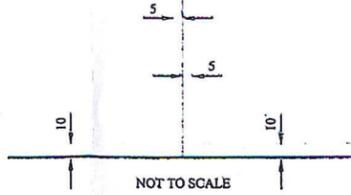
ATTEST:

Melissa Kennedy, Deputy City Clerk

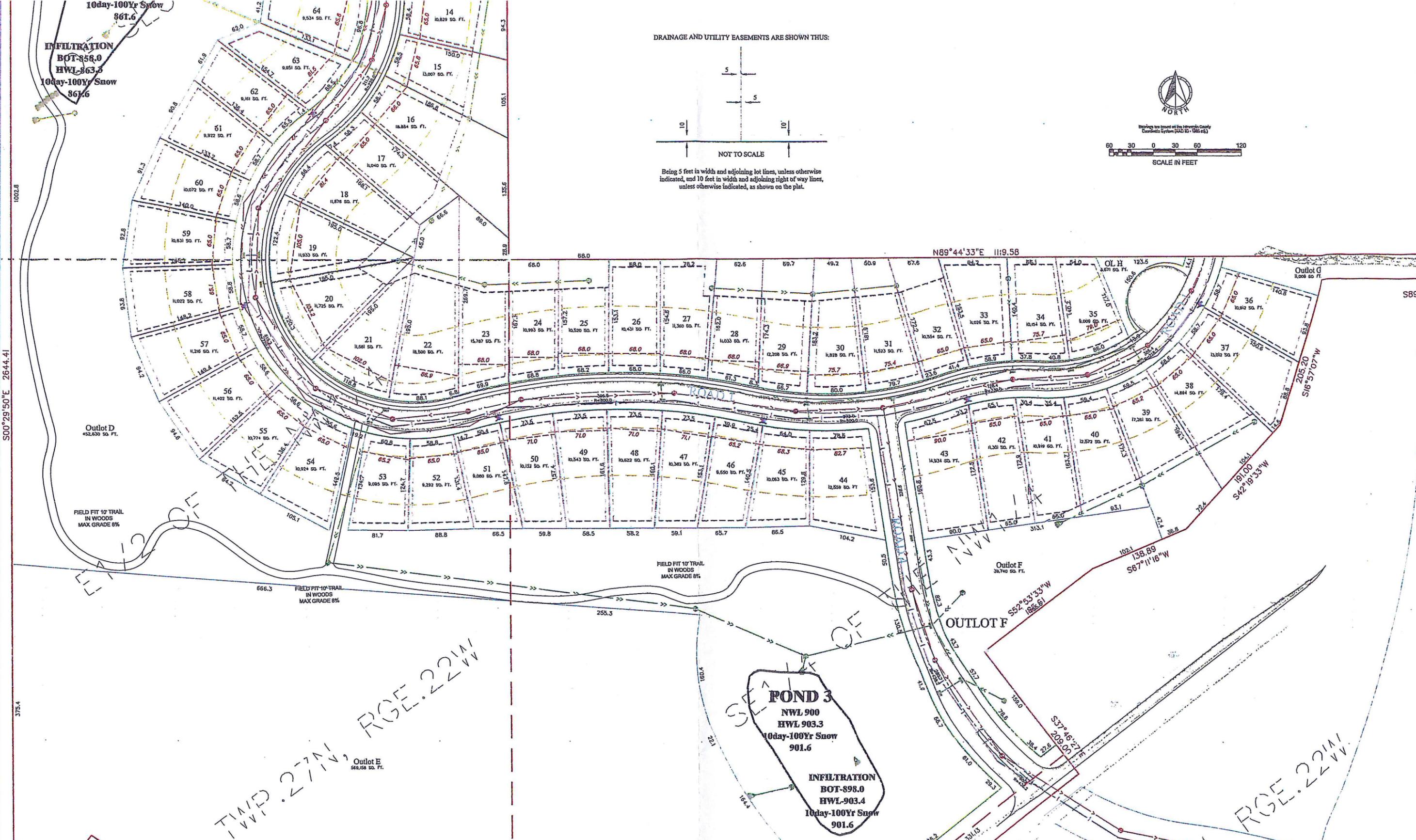
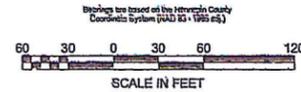
**GRANTEE:
DAKOTA "53" PROPERTIES**

By: 
Steven B. Schmidt
General Partner of Dakota "53" Properties

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.



FIELD CREW	NO.	BY	DATE	REVISIONS
ALL	01	JML	08-13-14	REVISED SITE LAYOUT
DRAWN BY				
CHECKED BY				
DATE				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 16th day of May, 2014

Daniel L. Schmidt

Daniel L. Schmidt, PLS
schmidt@sathre.com
Minnesota License No. 26147



SATHRE-BERGQUIST, INC.
160 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

TWP. 27 - RGE. 22 - SEC. 07
DAKOTA COUNTY
INVER GROVE
HEIGHTS
MINNESOTA

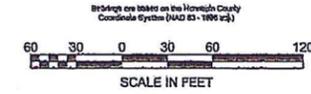
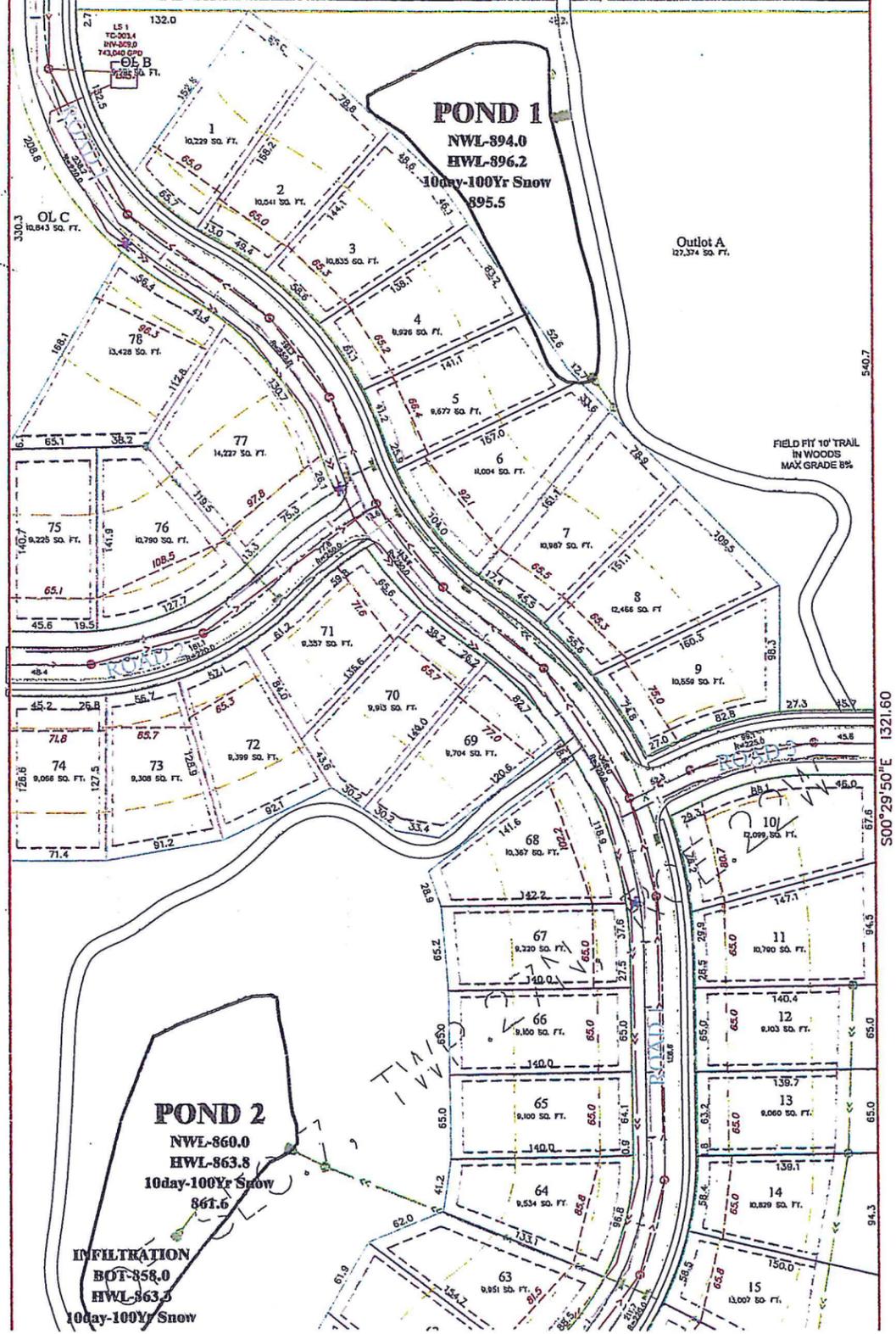
PRELIMINARY PLAT
OF
BLACKSTONE VISTA

FILE NO.
1920-013
pp. 2
pp.

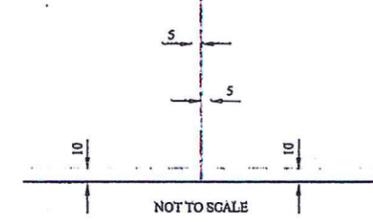
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33.00

(70th Street West)



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NOT TO SCALE
Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

FIELD CREW	NO.	BY	DATE	REVISIONS
ALL	01	JML	09-13-14	REVISED SITE LAYOUT
DRAWN BY				
CHECKED BY				
DATE				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 15th day of May, 2014.
Daniel L. Schmidt
 Daniel L. Schmidt, PLS
 Minnesota License No. 26147
 schmidt@sathre.com



SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 478-6000

TWP.27 - RGE.22 - SEC.07
 DAKOTA COUNTY
 INVER GROVE HEIGHTS
 MINNESOTA

PRELIMINARY PLAT
 OF
 BLACKSTONE VISTA

FILE NO.
 1920-013
 PP-3
 PP-2

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

IMH SPECIAL ASSET 175

Meeting Date: January 26, 2015
 Item Type: Regular Agenda
 Contact: Allan Hunting 651.450.2554
 Prepared by: Allan Hunting, City Planner
 Reviewed by:

Fiscal/FTE Impact:	
<input checked="" type="checkbox"/>	None
<input type="checkbox"/>	Amount included in current budget
<input type="checkbox"/>	Budget amendment requested
<input type="checkbox"/>	FTE included in current complement
<input type="checkbox"/>	New FTE requested – N/A
<input type="checkbox"/>	Other

PURPOSE/ACTION REQUESTED

Consider a Resolution relating to a Comprehensive Plan Amendment to change the land use designation of a portion of the property from MU, Mixed Use to LMDR, Low-Medium Density Residential

- Requires 4/5th's vote.
- 60-day deadline: January 30, 2015 (extended by applicant)

SUMMARY

The application was heard at the January 12 Council meeting. Since there were only 4 council members present, the item was tabled at the applicants request in order to have the item be discussed in front of a full council.

The applicant is proposing to change the land use designation of approximately 15.7 acres of a 39 acre parcel from MU, Mixed Use to LMDR, Low-Medium Density Residential. A concept plan of the property has been submitted to illustrate a possible subdivision of the property containing 46 single family lots and 50 units of multiple family and 200 units of apartments. A small 0.5 acre parcel is shown for commercial development. Staff understands the anticipated first phase of the project would be the 46 single family homes.

ANALYSIS

Staff continues to be concerned regarding the viability of the overall site plan, specifically the location of the 200 unit apartment building. There continue to be a number of physical constraints that bring to question the ability of the area shown to be able to construct a 200 unit apartment building. These concerns include; wetland and storm water basin boundaries, topography, narrow corridor between the highway and wetland, and setbacks.

RECOMMENDATION

Planning Staff. Staff raises concerns about the viability of the concept plan which condenses over 2/3rds of the assumed density units to the perimeter of the site. The area requested for the land use change has some of the most potential for higher density residential. Staff also raises concerns that there is the possibility of future financial risk for the City if the remainder of the site does not develop with as many units as anticipated. Staff recommends denial of the comp plan land use change

Planning Commission. Planning Commission recommended approval of the request (8-1).

January 26, 2015
Council Memo – IMH Special Asset 175
Page 2

Housing Committee. The Housing Committee recommends denial of the request based on concerns of density, site design and the need for a single developer to be able to accomplish the full development (3-0).

Attachments: Resolution Denying the Comprehensive Plan Amendment
Resolution Approving the Comprehensive Plan Amendment
Planning Commission Recommendation
Planning Report
Revised Concept Plan
Concept Plan for Surrounding Properties
Letter from Dakota County CDA
Map of Comprehensive Plan Change
Staff Memo from January 12 meeting
Applicant Exhibits displayed at the January 12 meeting

Denial Resolution

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. _____

**RESOLUTION DENYING THE REQUEST FOR A COMPREHENSIVE PLAN MAP
AMENDMENT TO CHANGE A PORTION OF THE PROPERTY FROM MIXED USE TO
LOW-MEDIUM DENSITY RESIDENTIAL**

**CASE NO. 14-34PA
(IMH Special Asset 175)**

WHEREAS, an application has been received for comprehensive plan amendment;

WHEREAS, in accordance with Minnesota Statutes, Section 462.357, Subdivision 3, a public hearing concerning the proposed Ordinance Amendment was held before the Inver Grove Heights Planning Commission on November 18, 2014;

WHEREAS, the responsibility of the City Council is to insure orderly and sound development throughout the city and in the Northwest Area;

WHEREAS, the comprehensive plan amendment was found to be inconsistent with the guidance for land uses within the Northwest Area;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS, that the request for a comprehensive plan map amendment to change the land use of a portion of the property from Mixed Use to Low-Medium Density Residential is hereby denied based on the following findings of fact:

1. Its potential negative impacts on neighboring development sites in the area;
2. Its potential impacts on the financing needs of infrastructure improvements in the Northwest Area;

3. The conceptual plan relies too heavily on higher density residential development at the perimeter of the site along major roadways that may have physical constraints limiting this potential.
4. Could have an impact on future inquiries requesting same overall reduction in density on adjacent parcels which could have a significant impact on overall density in the Northwest Area, loss of commercial demand due to reduced density and potential financial impacts on the funding of the trunk sewer and water system.

Adopted by the City Council of Inver Grove Heights this ____ day of _____ 2015.

George Tourville, Mayor

Ayes:

Nays:

ATTEST:

Melissa Kennedy, Deputy Clerk

Approval Resolution

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. _____

**RESOLUTION APPROVING A COMPREHENSIVE PLAN MAP AMENDMENT TO
CHANGE THE LAND USE DESIGNATION TO CHANGE A PORTION OF THE
PROPERTY FROM MIXED USE TO LOW-MEDIUM DENSITY RESIDENTIAL**

**CASE NO. 14-34PA
(IMH Special Asset 175)**

WHEREAS, an application has been submitted for property legally described as;

SEE EXHIBIT A

WHEREAS, an amendment to change boundaries of any district may be granted by the City Council on an affirmative vote of 4/5ths of the Council as per City Code Title 10, Chapter 3, Section 10-3-5, A;

WHEREAS, the City of Inver Grove Heights Planning Commission reviewed the request on November 18, 2014, in accordance with City Code Title 10, Chapter 3, Section 10-3-5, D;

WHEREAS, the change to the Comprehensive Plan Land Use Plan was found by the City Council to be consistent with the existing and proposed uses in the area;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS, that the Comprehensive Plan Map Amendment is hereby approved subject to the following conditions:

1. The plan shall not become effective until all approvals have been granted by the Met Council and the City.

2. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.
3. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.

Adopted by the City Council of Inver Grove Heights on this ____ day of _____, 2015.

Ayes:

Nays:

ATTEST:

George Tourville, Mayor

Melissa Kennedy, Deputy Clerk

**RECOMMENDATION TO
CITY OF INVER GROVE HEIGHTS**

TO: Mayor and City Council of Inver Grove Heights
FROM: Planning Commission
DATE: November 18, 2014
SUBJECT: **IMH SPECIAL ASSET 175-IGH, LLC – CASE NO. 14-34PA**

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a Comprehensive Plan Amendment to change the land use designation on the northeast corner of the site from MU, Mixed Use to LMDR, Low-Medium Density Residential, for the property located at the northeast corner of the intersection of Highway 3 and County Road 26. 14 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, introduced Brad Scheib, the consultant who wrote the planning report.

Brad Scheib, HKGI, 123 North Third Street, Minneapolis, explained the request as detailed in the report. Mr. Scheib advised that the comprehensive plan amendment request was for a portion of the 40 acre parcel on the northeast corner of South Robert Trail and 70th Street. He summarized the planning efforts for the Northwest Area, stating they looked at creating an alternative development pattern that would preserve more open space to allow for infiltration. In doing that, the City looked at various different land use patterns to try to achieve a diversity of housing types and enough density to support financing strategies for public sewer and water services in the Northwest Area. The challenge the City faces on a number of projects is that the market has changed and the larger driver of today's market place is single-family residential. The challenge is that if the City keeps pushing that down the road at some point they are going to have a hard time balancing the economics. In regard to this specific request, the applicant is proposing to develop 16 acres in the northeast portion of the 40 acre parcel with single-family homes. The remainder of the property would be retained as Mixed Use, which was originally assumed here. One of the reasons this area was identified as mixed use was to establish a neighborhood hub that integrates higher density residential uses with neighborhood commercial services. The property is located on two major road corridors with heavy traffic volumes which could accommodate some level of neighborhood retail. The properties to the north and east are designated as medium density residential, such as an attached product or small single-family. If the subject property were to be re-guided to single-family, challenges would be created for future developments coming in; it would either create a donut hole of low density residential or continue to compound a financial challenge. The applicants are showing a concept of how this property might develop with the single-family residential, as well as stack apartments and attached townhouse products, which would ultimately exceed the original density the City had assumed. They are also retaining 5,000 square feet of retail whereas the City had assumed 40,000 to 100,000 square feet of retail. The challenge is that the marketplace today does not support that. The proposal would start generating revenues which would help pay back the debt that was incurred to provide services, but at the same time would diminish the opportunity to provide commercial services at this major intersection. Staff believes it is important to retain the

mixed use guiding both for land use reasons as well as the infrastructure financing assumptions.

Mr. Hunting advised that staff is concerned about the change in density and recommends denial of the request.

Chair Hark stated that the proposal seemed to be fairly close to what was recommended by ULI for this specific site.

Mr. Hunting explained that when the City had ULI do the housing analysis, one portion of that was that they would look at one specific parcel to evaluate development patterns. This site was chosen. ULI looked at it in the short term; however, the concern is that the City needs to look long-term.

Chair Hark stated the applicant's proposal was very similar to the comprehensive plan.

Mr. Hunting replied they are close in the sense that they left the mixed use on the perimeter; however, they are proposing single-family on what staff feels is the prime developable area, which should have a higher density.

Mr. Scheib advised that another issue with the proposed development pattern was the potential for them to request a less intense use on the other parts of the parcel, as well as making it more likely that the parcels to the north and east would want to be single-family also.

Commissioner Scales advised that in his opinion developers should be responding to the current market, especially since it may not change. He stated that with the amount of retail sitting vacant in the City, he did not believe any additional retail was needed at this point. He asked if the City would prefer to have the land sit vacant until the market turns.

Mr. Link replied that housing patterns typically change every five years and he would be surprised if single-family would be the preferred land use in the coming decades. He noted that ten years ago there was a market for townhomes, then the recession hit and nothing was being built, and now there is a demand for single-family.

Commissioner Scales stated that when townhomes were popular we built townhomes and now that the market calls for single-family he thinks that is what should be built.

Mr. Link advised that the City has to ask itself if single-family would be an appropriate use in the long term for this busy intersection.

Commissioner Robertson asked for clarification that staff was concerned that approval of a single-family development in this area would increase the potential for the areas north and east of this property to also seek to be single-family, and that having too much single-family would make it difficult to recoup the costs of sewer and water infrastructure.

Chair Hark replied in the affirmative, but noted that financial considerations were the purview of the City Council rather than the Planning Commission.

Commissioner Lissarrague asked how much of the retail space near Target was vacant.

Mr. Link replied there was only one tenant at this point.

Commissioner Klein advised he was in favor of the request, stating the higher density area was at the corner of South Robert Trail and 70th Street with a housing development tucked back in.

Chair Hark stated that while he understood staff's concerns, he also agreed with Commissioner Scales that they should respond to what the market was demanding.

Commissioner Robertson stated that if single-family homes were an attractor to the City she wanted to put some weight on that.

Commissioner Simon asked for clarification that one of the City's concerns was that single-family homes, infrastructure, roadways, etc. would come in, but it may be years before the mixed use occurred.

Mr. Link replied that single-family development could start paying some of the connection fees now; however, it may make mixed use and multiple family residential harder to do later on and result in lost connections over the long run.

Commissioner Gooch stated that through his years on the Planning Commission there have been many instances in which people have invested in single-family homes and then are unhappy when a multiple-family project is proposed next to them. He is concerned about the potential for that to happen in this instance.

Commissioner Klein stated the developers would have to make it very clear that the abutting property was zoned for apartment buildings.

Commissioner Wippermann asked if mixed use included single-family housing.

Mr. Hunting replied that typically mixed use would be intended for a higher density, with perhaps a small component of single-family.

Mr. Scheib advised that his concern is that if the City starts to develop in this pattern, they may lose the opportunity to do the greater density.

Commissioner Wippermann stated that although alterations may be made occasionally to a comprehensive plan when market conditions change, sometimes it is worthwhile waiting to get what you want the community to look like. He advised that although he was an advocate of single-family homes, he was concerned about losing the opportunity for mixed use in the future.

Commissioner Klein stated he was confident that this area would develop, and that this would be a good place to start.

Commissioner Robertson stated she was concerned about holding onto land for potential retail space when so many existing retail spaces near 80th Street and Robert were vacant.

Mr. Link replied that planning staff and HKGI believe there is a need to revisit land use in the

Northwest Area in the next few years. The land use pattern shown in the comprehensive plan was established about 10 years ago and there have been many changes in the transportation planning since then. Robert and 70th Street is anticipated to be a very busy intersection, and heavy traffic is expected on Argenta Trail as well. If this proposal is set aside staff will continue to look at more intense development at this corner and may ultimately consider a reduction in retail and the addition of density elsewhere on parts of Argenta Trail.

Chair Hark asked if it was accurate to say that density would essentially be increased if retail was reduced.

Mr. Link replied that the financial calculations used one formula for residential connections and another for retail. Therefore, comparing commercial connections to residential was somewhat like comparing apples to oranges.

Mr. Scheib advised that the land use plan being proposed does not negate the ability to have commercial.

Commissioner Klein asked for clarification that with a mixed use designation there were many options for the remainder of this parcel, including commercial, multi-family, etc.

Mr. Link replied that this proposal would start limiting the options because the remaining mixed use area was small and narrow, which would make development difficult, and also the single-family homes would result in built-in opposition to a higher use going onto the remaining mixed use area.

Commissioner Klein asked how much of the 40 acres would remain as mixed use.

Mr. Scheib replied that approximately 60% would remain mixed use. The assumptions in the land use plan refer to mixed use being two-thirds residential and one-third commercial.

Commissioner Klein stated that with a mixed use designation there were no guarantees there would be any commercial; it could all be apartments.

Opening of Public Hearing

Tom Goodrum, Westwood Professional Services, 7699 Anagram Drive, Eden Prairie, advised that he was representing the applicant and was available to answer any questions.

Chair Hark asked Mr. Goodrum if he read and understood the report.

Mr. Goodrum replied in the affirmative. Mr. Goodrum addressed some of the previous comments. He stated they are bringing forward a proposal that meets the City's requirements for the site; they are meeting the density allotments and are proposing several housing types. They are talking with Dakota County, who is interested in the site for potential apartment-type housing. The land use plan shows three corners of this intersection guided for mixed use, yet no one has come in yet with a plan, so there are many remaining opportunities for mixed use. The southwest corner is guided low-medium density, which is what they are proposing. He advised that the roundabout planned for the corner of this half intersection would be located on the subject property. For that roundabout to occur the City would either have to take it from

them or development would have to occur on this property for them to dedicate the land for the roundabout, as well as the widening of 70th Street and South Robert Trail.

Chair Hark asked for clarification that the roundabout would not be square to the intersection.

Mr. Goodrum replied in the affirmative. He advised that the drainage and utility easements currently come to their south property line, ready to be extended to the rest of the Northwest Area to serve future development. That does not go through unless this property gets developed and easements are provided. A north-south collector street is also being proposed, which the City is looking for. In regard to commercial, due to the proposed road realignments and how the site is laid out, there is limited commercial access off 70th Street. The only other access for commercial for this site is 2,000 feet north of their property, which they would not have control of. They believe that the small commercial piece being proposed is all this site could handle. Regarding the ULI report, he advised that the Urban Land Institute is a non-profit organization made up of local experts in the field of planning, finance, development, and land use regional planning that helps serve communities. Mr. Goodrum distributed an appendices of the ULI report, which was a one page summary of the ULI report specifically for this site. In that summary they state it would likely be 20 years before the City sees the type of development that they are proposing. They also state they should start with single-family. In regard to the concerns that this will open up the flood gates for single-family, they do not see it that way but rather more as a standard transition of land use within a community. As far as the concern regarding single-family creeping to the east and north, Mr. Goodrum stated that could not occur as they are restricted by the existing lake to the east and the road alignment to the north.

Tim Keenan, 7001 North Scottsdale Road, Scottsdale, AZ, stated they have four builders looking at the single-family portion of this project. Dakota County helped him plan out this area for workforce housing and at future hearings he will bring a representative from Dakota County to discuss their support of this project. They were asked to show at least 230 residential units; they are showing 290 units. He has users that want to build this project in order to fill the commercial area by Target. He advised that he only recently found out that staff was not recommending approval of their proposal and he would prefer not to move forward like that. He advised that he planned to work with staff to come together as a team before going to City Council.

Chair Hark closed the public hearing.

Planning Commission Discussion

Chair Hark stated he was in favor of the request and wanted to get development started, was concerned about the potential for development to leapfrog over this area, was aware that the market demand was for single-family, and saw only a minimal difference between the concept plan and what the comprehensive plan was suggesting.

Commissioner Lissarrague stated that the comprehensive plan should be flexible enough to respond to current situations and market demands. He noted that residential has done well in Inver Grove Heights while commercial has struggled. He supported the request and hoped the additional residential properties would support the retail area at 80th and Robert and reduce the amount of vacancies.

Commissioner Klein stated he was in favor of the request, especially since water and sewer was already stubbed to the property entrance.

Planning Commission Recommendation

Motion by Commissioner Klein, second by Commissioner Scales, to approve the request for a Comprehensive Plan Amendment to change the land use designation on the northeast corner of the site from MU, Mixed Use to LMDR, Low-Medium Density Residential, for the property located at the northeast corner of the intersection of Highway 3 and County Road 26.

Motion carried (8/1 - Simon).

Mr. Hunting advised that this item is scheduled to go to City Council on December 8; however, it may be delayed as the applicant has indicated he would like further discussion.

Chair Hark asked if there were any time concerns.

Mr. Hunting replied that the applicant would need to give staff permission to extend the second 60 days.

Mr. Keenan advised that he would like to have further discussions with staff to work towards a recommendation of approval. He understood this may take some time and he was agreeable to that.

Chair Hark asked if the applicant could ask for an extension outside of this hearing.

Mr. Hunting replied in the affirmative.

**PLANNING REPORT
CITY OF INVER GROVE HEIGHTS**

REPORT DATE: November 14, 2014 **CASE NO.** 14-34PA

APPLICANT: IMH Special Asset 175-IGH, LLC

PROPERTY OWNER: IMH Special Asset 175-IGH, LLC

REQUEST: Comprehensive Plan Amendment to change land use of a portion of the property from MU, Mixed Use to LMDR, Low-Medium Density Residential

LOCATION: NE Quadrant of Hwy 3 and County Road 26

HEARING DATE: November 18, 2014

COMPREHENSIVE PLAN: Mixed Use

ZONING: A, Agricultural

REVIEWING DIVISIONS: Planning **PREPARED BY:** Brad Scheib &
Jeff Miller, HKGi

BACKGROUND

This 40-acre property is located in the center of the City's Northwest Area, which is projected as a major growth area over the next 20 years and will require significant infrastructure improvements. The City's Comprehensive Plan guides future land uses and development densities for the Northwest Area to ensure that the delivery of infrastructure to this area is financially feasible for the City and property owners. In addition, this property is located adjacent to a major roadway intersection in the community - South Robert Trail (Hwy 3) and 70th Street - with traffic projected to increase three-fold by 2030. The intersection of South Robert Trail and 70th Street consists of two A-Minor Arterials with projected 2030 Average Daily Traffic (ADT) of 27,000 and 23,000, respectively, per the City's Comprehensive Plan. Since Hwy 3 connects to both I-494 and Hwy 55, and 70th Street connects to Hwy 52, this intersection is projected to be one of the busiest intersections in the City in 2030, outside of the Principal Arterial (I-494, Hwy 55, Hwy 52) grade-separated interchanges. A similarly busy intersection is Pilot Knob Road and Yankee Doodle Road in Eagan today. According to Eagan's Comprehensive Plan, this intersection had ADTs between 20,000 and 30,000 in 2007. This intersection is surrounded by office, retail, service, and higher density residential uses rather than low density residential.

The Comprehensive Plan designates the land surrounding the intersection of South Robert Trail and 70th Street, including this 40-acre property, as Mixed Use. Per the Comprehensive Plan, the vision for this area is to establish a neighborhood hub that integrates higher density residential uses with neighborhood commercial services. The Mixed Use designation guides land uses for a mix of retail and service commercial, office, institutional, higher density residential, public uses, and/or park and recreation uses, organized in a pedestrian-friendly environment. High density residential is defined as multi-family housing at densities exceeding 12 units per net acre. The Mixed Use designation does not include low or medium density residential. In general, Mixed Use areas are guided for approximately 1/3 commercial and 2/3 residential land uses.

The applicant, IMH Special Asset 175-IGH, LLC, is considering a development project for this 40-acre property located at the northeast corner of South Robert Trail and 70th Street. The applicant is proposing to develop 16 acres in the northeast portion of the 40-acre property with 46 single-family lots. Based on the developer's market analysis and its understanding of the findings of a recent Urban Land Institute Minnesota/Regional Council of Mayors (ULI/RCM) evaluation of the 40-acre site, the developer has determined that current market demand favors the development of single-family lots first on this site. The developer is not proposing development of the remaining 24 acres at this time but acknowledges the potential for mixed-use development in the future. In order for the applicant's proposed development of single-family lots to be permitted, the City's Comprehensive Plan must be amended to change the land use designation of a portion of this property, 16 acres of the 40-acre site, from Mixed Use (MU) to Low-Medium Density Residential (LMDR).

The applicant feels that the site's rolling topography, wetlands and steep slopes creates a landscape best suited for single-family homes. It was this attractive natural landscape that first attracted them to this particular property. On the other hand, the applicant also identifies these natural features as site constraints that reduce the developable land area. In addition to natural features, the applicant also identifies other site constraints, including regional roadway right-of-way (Hwy 3, 70th Street, and a future roundabout), a future collector street, an existing gas easement, and a city sewer easement.

The applicant has provided a site plan (see attached Sketch Master Plan drawing) to demonstrate how they would lay out the 46 single-family lots on the 16 acres, including local streets, a collector street, and access off of 70th Street. Although the applicant is not considering development of the remaining 24 acres at this time, the site plan also shows an apartment building (200 housing units), townhouses (50 housing units), and a small retail site (5,000 sq. ft. building).

ACTION REQUESTED

The following action is presented to the Planning Commission for recommendation:

Land Use Change. A Comprehensive Plan Amendment (CPA) to change the land use designations of a portion of this property, 16 acres of the 40-acre site, from Mixed Use (MU) to Low-Medium Density Residential (LMDR).

SURROUNDING USES

The subject property is surrounded by:

North	Large lot residential; zoned A, Agricultural; guided Medium Density Residential.
East	Large lot residential; zoned A, Agricultural; guided Low Density and Medium Density Residential.
West	Large lot residential; zoned A, Agricultural; guided Mixed Use.
South	Commercial, residential; zoned B-3, General Business and A, Agriculture; guided Medium Density Residential and Mixed Use

EVALUATION OF REQUEST

From a land use perspective, the land surrounding the intersection of South Robert Trail (Hwy 3) and 70th Street, which includes this 40-acre property, is one of just two areas designated as a Mixed Use area in the City’s Comprehensive Plan. Furthermore, this area is guided to be the center of a larger area providing higher density residential, a range of housing types, affordability, neighborhood-scale retail, and pedestrian-oriented design. Since this roadway intersection is projected to be one of the busiest intersections in the City in 2030 and provides convenient connections to the regional transportation network, this area has significant long-term potential for providing higher density residential and mixed-use development.

The 16-acre area requested to be changed from Mixed Use (MU) to Low-Medium Density Residential (LMDR) is surrounded by significant areas designated for Mixed Use and Medium Density Residential. Changing this 16-acre area to LMDR also has the potential to significantly impact future development of neighboring properties as well. If single-family lots are developed first, it could result in future opposition to higher density residential and commercial development on adjacent sites. The applicant’s current proposal does not serve the City’s best interest long-term, especially given the challenges that are frequently faced by City leaders when commercial development, higher density and a wider range of housing is requested in an area following a low density development. Furthermore, if planned higher density residential areas are changed to lower density residential, there will be less households in the area to support the development of commercial in the neighborhood. Hence, a Comprehensive Plan Amendment should consider a larger area, not just a portion of one property.

The applicant cites the ULI/RCM opportunity site evaluation as supporting their request to develop single-family lots first in this area and change their property’s land use designation

from Mixed Use (MU) to Low-Medium Density Residential (LMDR). The ULI/RCM opportunity site evaluation also helps identify the need for a broader discussion of how to achieve the community's goals for land uses, densities, mixed use, affordability, and infrastructure financing feasibility. For example, the study suggests that the City consider shifting development of higher density housing to larger transportation corridors. This type of change requires the City to consider a larger area for any potential Comprehensive Plan Amendment.

The applicant has identified a number of site constraints, both natural features and infrastructure, which support their proposal for single-family lot development. The City's Northwest Area planning also identified an area of unique natural features including varying topography, mature tree cover, and wetlands. Furthermore, the City has guided this area for unique development practices precisely because of its unique natural features. Consequently, the City's Comprehensive Plan guides this area for more efficient and higher density development as a means for protecting natural resources and managing stormwater in a more environmental and cost efficient manner. The area's greater amount of natural features can also be leveraged as increased open space that complements higher density development.

From a housing perspective, the Inver Grove Heights Housing Committee has reviewed the applicant's request for a Comprehensive Plan Amendment and recommends the Planning Commission deny the request. The Housing Committee recommends that entire 40-acre site be developed as a whole, even if it requires multiple stages and a number of years for complete development, rather than separate development projects that may not result in achieving the big picture goals of the City's Comprehensive Plan. Starting with a separate single-family residential project in this area may create greater challenges for achieving a range of housing types, affordability, higher density, and neighborhood-scale retail on this property in the future. See attached November 13, 2014 Letter to Inver Grove Heights Planning Commission from Inver Grove Heights Housing Committee.

From an infrastructure financing perspective, the Comprehensive Plan's guidance for land uses and densities are inextricably linked to the financing feasibility of extending the City's infrastructure to the Northwest Area. If the development densities on this property, and potentially on adjacent properties, are reduced substantially, there will be a corresponding reduction in utility connection revenues. Either these density reductions will need to be countered by density increases elsewhere in the Northwest Area, fees will need to be raised for everyone, or the resulting gap in fees will need to be assumed by the City.

The applicant's current request is for reducing the density substantially on a portion of the site; 16 acres represents 40% of the 40-acre site. While the applicant's proposed site plan shows higher density residential on the remaining 24 acres, our preliminary review of the concept for an apartment building (200 units) and townhouses (50 units) raises questions and potential issues regarding the placement, design, and viability of these housing units. Furthermore, the site plan only shows one 5,000 sq. ft. commercial building, which does not achieve the intended goal of Mixed Use areas having generally 1/3 commercial, 2/3 residential development. At this

time, it is not clear whether the applicant's request for single-family housing on 40% of the 40-acre property will enable them to achieve the needed densities of the City's Comprehensive Plan and infrastructure financing for the Northwest Area.

ALTERNATIVES

The Planning Commission has the following alternatives available for the proposed request:

A. Approval If the Planning Commission finds the application acceptable, the Commission has the following options on a recommendation:

- Approval of the **Comprehensive Plan Amendment** to change the land use designation of a portion of this property, 16 acres of the 40-acre site, from Mixed Use (MU) to Low-Medium Density Residential (LMDR), subject to the following conditions:
 1. The plan shall not become effective until all approvals have been granted by the Met Council and the City.
 2. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.
 3. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.

B. Denial If the Planning Commission does not favor the comprehensive plan amendment, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

RECOMMENDATION

Planning Staff recommends denial of the request for this Comprehensive Plan Amendment based on its failure to support the Comprehensive Plan's guidance for land uses in the Northwest Area, a designated Mixed Use area, and a future major roadway intersection (two A-Minor Arterials); its potential impacts on neighboring development sites in the area; and its inevitable impacts on the financing needs of infrastructure improvements in the Northwest Area. Part of the rationale for denial of this particular Comprehensive Plan Amendment includes the understanding that the City would benefit from addressing these types of issues within the broader context of the Northwest Area. Based on new information from recent studies, such as transportation corridor studies, the ULI/RCM opportunity site evaluation, housing preferences/affordability, and market studies, a potential Comprehensive Plan Amendment should consider the larger context in terms of how to achieve the community's goals for land uses, densities, mixed use, affordability, and infrastructure financing feasibility.

Attachments: Location Map

Letter from Tim Keenan, IMH Vice President - Entitlements and Zoning
Comprehensive Plan Amendment drawing, dated 11/7/2014, prepared by
Westwood Professional Services, Inc.

Sketch Master Plan drawing, dated 11/7/2014, prepared by Westwood
Professional Services, Inc.

Urban Land Institute (ULI) Minnesota/Regional Council of Mayors Recent -
Opportunity City Program Summary Report (see page 8)

November 13, 2014 Letter to Inver Grove Heights Planning Commission from Inver
Grove Heights Housing Committee

**COMPREHENSIVE PLAN AMENDMENT TO CHANGE 16 ACRES FROM MIXED-USE TO LMDR AT THE NORTHEAST
CORNER OF ROBERT STREET AND 70TH STREET EAST**

IMH Financial Corporation is excited to bring the city a project on the 40-acre parcel at the NE corner of Robert Street and 70th Street East. We are planning to develop the northeast 16 acres into 46 single-family lots. The remaining 24 acres will be developed as mixed-use and incorporate city road improvements. The City has identified 2.5 acres of our site for the construction of city planned collector street and sewer services that are needed for the future development of neighboring properties. We find that our development will meet the intent of the Northwest Area and of the comprehensive plan by providing the housing and regional infrastructure needed for the growth of this area.

This project will require the re-guiding of the northeast 16 acres from Mixed-Use to LMDR (low to medium density residential 3-6 units per acre). We are asking for LMDR to support small lot single family and to allow for multi-family development options that may exist in the NE corner north or the development of twin homes. Our proposed request will continue to provide the transitional development of higher density at the intersection to lower densities as you move away. The Mixed-Use designation will continue to match up with the medium density parcels to the north and east and the LMDR will transition from the Mixed-Use designation to the Low density guided parcels to the northeast and beyond. The proposed amendment will continue to allow the property to develop at the densities projected for the site. The amendment is based on three factors;

Existing Conditions: The rolling topography, wetlands and steep slopes creates a landscape best suited for single family homes. It was this landscape and surrounding lands that first attracted us to the property.

Site Constraints: The development of the 40-acre property is dictated by the following site improvements.

- R-O-W dedication for a roundabout on the site due to topography constraints at the intersection
- R-O-W dedication for future County improvements for Robert Street
- R-O-W dedication for future MNDOT improvements on 70th Street East
- R-O-W dedication to the City for a future collector street bisecting the site north and south
- Dedication of a city sewer easement running north/south through the site
- Wetland impacts and replacement due to the City collector street
- A 100-foot wide gas easement that runs from the SW corner to the NE corner of the site
- A single access point on 70th Street, 1,000 feet from the intersection

Market Demands: Our market analysis and those of a recent ULI report (urban Land Institute) prepared for this site on behalf of the city both pointed to the need to first provide single family homes that then can support retail services. As outlined in the recently city approved ULI, "Opportunity City Program Study" that was conducted by planning and development experts at the Urban Land Institute for this site, which states;

A long term plan for mixed-use, high density development may not be achievable—and almost certainly not within the next 20 years. A phased-in development that started with single-family homes that then attracts or supports higher density goals is determined a more achievable plan by the Opportunity Site Evaluation Panel. (See attached study)

Site Plan

A site plan has been created to demonstrate how our proposed development would work on the site. The 46 single family lots will be compatible in size as the Fox Glen development. In addition the site plan includes 50 townhome units that meet the typical development need of the Dakota County HRA. IMH has had conversations with the Dakota County HRA on the potential development of this site and are continuing discussions with them. A larger multi-family facility is shown in the NW corner and a 5,000 square- foot retail is shown at the Collector street intersection with 70th Street East. We anticipate that the single-family homes and townhomes to be developed first.

IMH looked at previous developments approved in the city to determine what is seen as appropriate projects by the City Council. Argenta Hills is a very successful residential development; however the commercial component will need additional housing to support its success. The Fox Glen development is also seen as an appropriate development that provided housing to meet market demands. It was the review of this project that led us to consider re-guiding a portion of the site to LMDR designation. In addition, the recent review of the Blackstone project with the city staff support of guide plan changes to low-density single family lots was seen as a good indicator of what the city is supporting. Upon review of these projects plus the following findings of the ULI report we believe our project will meet the city and market needs.

- “There appears to be demand for single-family homes in the area.”
- “The natural character of the land is attractive for residential uses such as single family and townhomes.”
- “There are several locations in the City that offer better opportunities for high density nearer commercial nodes and transportation corridors.”
- “The site isn’t likely to be a destination for a key commercial development.”
- “The city should be proactive in seeking a developer, rather than waiting for proposals to come to the City.”
- “The City may miss the current market window if the City does not pursue a development with modified land use projections.”

IMH is excited about the residential development opportunities in the City of Inver Grove Heights and believe that this site provides *the environment, infrastructure and market* to be successful not only for this site but for the NW area and the city.

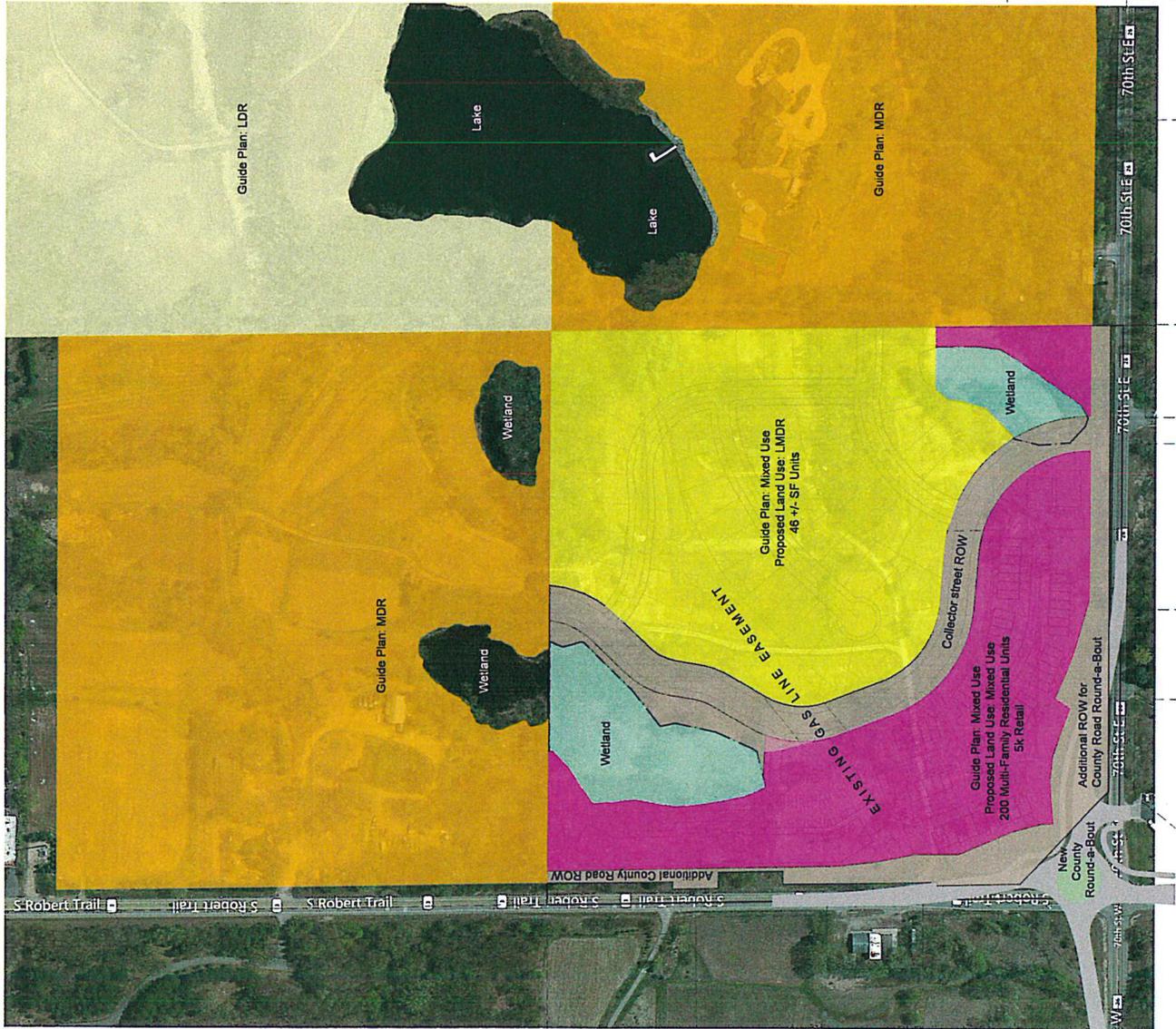
Thank you for your consideration



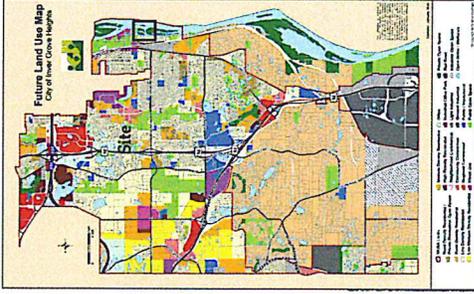
Tim Keenan

IMH Vice President—Entitlements and Zoning

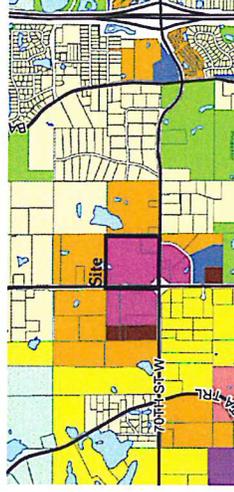
Site Map



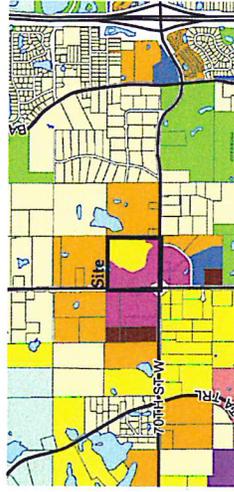
Comprehensive Plan Map



Existing Comprehensive Plan Map of Site



Proposed Comprehensive Plan Amendment



**Robert Trail &
70th Street E.**
Inver Grove Heights, MN

Comprehensive
Amendment Plan

Date: 11/07/14
 Sheet: 1 OF 1

060315-Comp Plan Amendment Series 1 of 4



Westwood

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Designed: _____
 Checked: _____
 Drawn: _____
 Reprint Date: 11/07/14

Revisions:

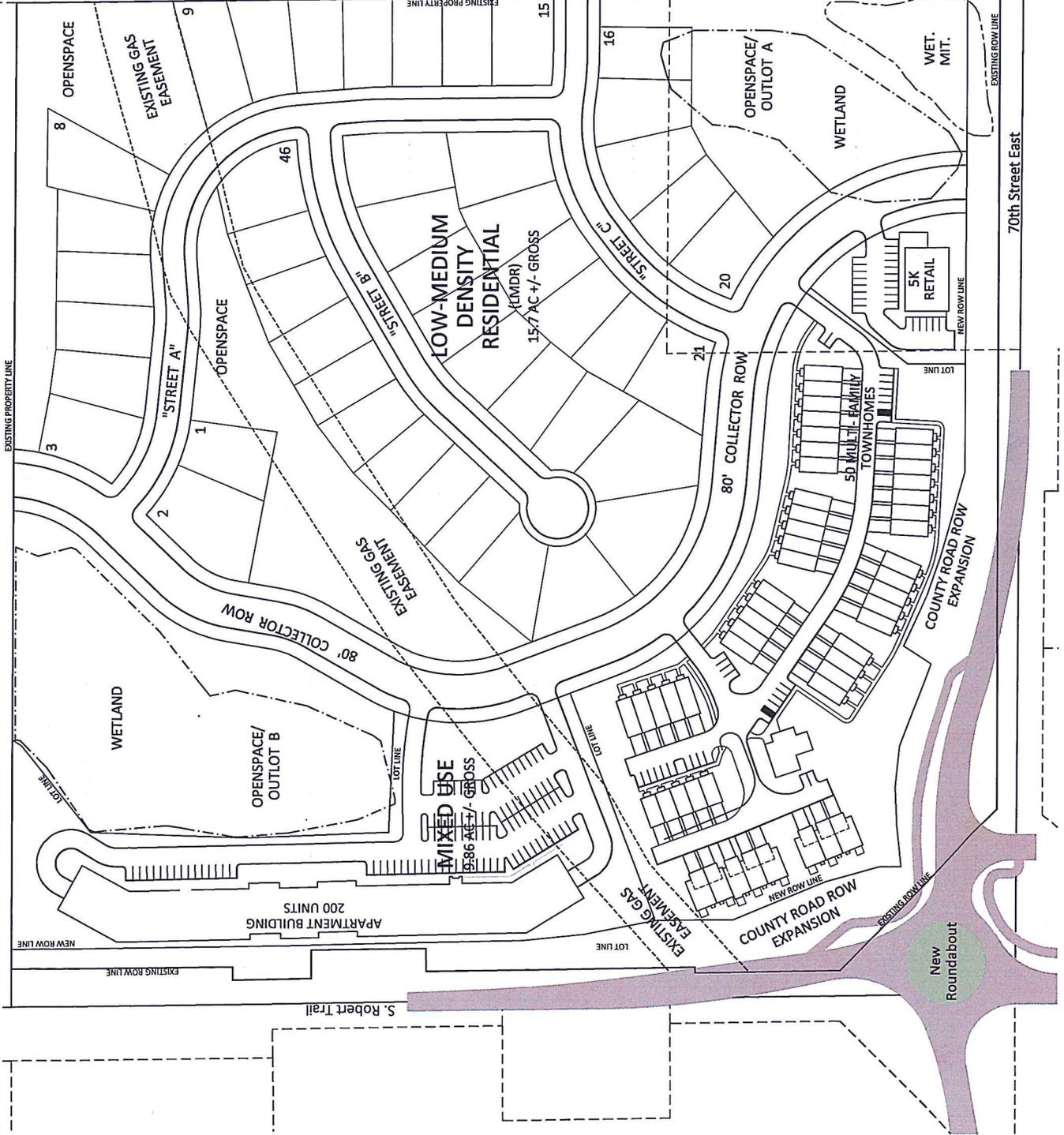
Approved for: _____
 Date: _____
 License No.: _____

Notes:

Prepared for:

**IMF Financial
Corporation**

2001 N. Scottsdale Road, Suite 2000
 Scottsdale, AZ 85251



**Robert Trail &
 70th Street E.**
 Inver Grove Heights, MN

Sketch
 Master
 Plan

Date: 11/07/14
 Sheet: 1 of 1
 000000-Dump Per Amendment Sheet 14/14



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Prepared For:	IMF Financial Corporation
Project:	IMF Financial Corporation
Site:	15.7 AC +/- GROSS
City:	Inver Grove Heights, MN
County:	Dakota
State:	MN
Scale:	As Shown
Drawn By:	
Checked By:	
Reviewed By:	
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Date:	
Project No.:	
Sheet No.:	

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ULI Minnesota
Regional Council of Mayors



July, 2014

The Opportunity City Program is made possible by sustaining funding from the Family Housing Fund and local contribution from the City of Inver Grove Heights.



Urban Land Institute Minnesota/ Regional Council of Mayors

Opportunity City Program Summary Report

City of Inver Grove Heights



ULI Minnesota & the Regional Council of Mayors

Urban Land Institute (ULI) Mission:

The Urban Land Institute provides leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. ULI is an independent global nonprofit supported by members representing the entire spectrum of real estate development and land use disciplines.

ULI Minnesota Mission:

ULI Minnesota actively engages public and private sector leaders to foster collaboration, share knowledge and join in meaningful strategic action to create thriving, resilient communities.

Regional Council of Mayors (RCM)

Supported by ULI Minnesota, the nationally recognized Regional Council of Mayors represents Minneapolis, Saint Paul and 52 municipalities in the developed and developing suburbs. This collaborative partnership provides a nonpartisan platform that engages mayors in candid dialogue and peer-to-peer support, and builds awareness and action for a more connected, more sustainable and prosperous region.

Table of Contents

- Opportunity City Program Summary - Inver Grove Heights Story Page 3
- Housing Audit Process Pages 4-8
 - City Housing Goals & Policies..... Page 4
 - Evaluate Community Factors Page 5
 - Program Review Page 6
 - Community Change Summary Page 7
 - Opportunity Site Evaluation..... Page 8
- Recommendations..... Pages 9-11
- Next Steps Page 12
- Appendices 1 through 8 - *Background information surrounding all aspects of the housing audit process and detail on the review of housing programs, community change data tables and charts and examples of best practices.*

Opportunity City Program Report Summary – Inver Grove Heights' Story

Program Goals/Outcomes:

The goal of the Opportunity City Program is to build on the collaborative relationships among Regional Council of Mayors (RCM) and Urban Land Institute MN (ULI/MN) professionals to identify and implement best practices that support a full range of housing choices for economic stability and regional prosperity.

The City of Inver Grove Heights is the ninth metropolitan suburban community to participate in the ULI MN/RCM Opportunity City Program. Inver Grove Heights Mayor, **George Tourville**, is a member of the RCM. The Inver Grove Heights staff and the Housing Committee contributed countless hours in the collection of information, evaluation of tools and strategies and coordination related to the housing audit.

By working together and learning from each other, the expected outcome of the process is to develop an approach that identifies local housing tools and strategies in support of housing choices. In addition, implementation of new tools and strategies will enable suburban cities to better prepare themselves for the future through preservation, rehabilitation and production of quality housing units, use of regulatory incentives, incorporating sustainability and connecting housing to jobs and transportation networks.

Process: The Housing Audit:

- 1.) Review of the housing framework.
- 2.) Analyze community change data as it relates to demographic and household data.
- 3.) Review and evaluate existing city tools and strategies surrounding the preservation and production of a full range of housing choices.
- 4.) Identify specific recommendations for local implementation.

Inver Grove Heights' Story

The City of Inver Grove Heights is located 10 miles south of the City of St. Paul with a current population of 33,500 residents. In the 1850's Inver Grove Heights was settled by German and Irish immigrants for the rich farmland, abundant wooded areas and access to fishing along the river. Incorporated as a township in 1858, a portion of Inver Grove Heights became a city in 1909 as the growth of the community village prospered along the river with the movement of goods by water and accessibility by train. Surviving as a rural township and prosperous village independently for over 100 years, in 1965 the two merged to create the City of Inver Grove Heights constituting the boundaries known today. The City has evolved into a developing single family community with new housing choices but also continues to maintain considerable amount of large lot rural land keeping with its historical character of villages and quite peaceful open spaces.

The current housing sector makes up an estimated 82% of the City's tax base. Higher densities and mixed land uses are planned within the Northwest Area and Concord Neighborhoods to accommodate growth to more than 47,260 people by 2030. It is projected that there will be a demand for 4,200 new housing units by 2030 of which 13% will be demanded by households of lower incomes according to a recent market study conducted by the Dakota County Community Development Agency (DC-CDA).

It is important to offer tools and strategies that meet the needs of new, young households and maintaining existing residents as they age. Working with the housing market to provide diverse new opportunities is critical in addition to reinvesting in the existing homes to meet future market demands.

Currently, the existing older single family homes provide affordable housing options in the City along with townhome and senior housing supported with funds by DC- CDA. Older single-family homes are attractive as starter homes and are mostly affordable as first-time purchase options, if available. Aging in place is a phenomenon that Inver Grove Heights is experiencing. The overall turnover rate (the rate that the City's housing is changing hands) is an average of 6% annually. Those ages 35 and under turnover 18% annually and those over age 55 are turning over much less at 3% annually. The older households who live in the City are staying in existing homes longer than the younger households. If the current patterns continue and without more diverse housing options, Inver Grove Heights' large middle to older age group will remain; limiting opportunities for younger first time homeowners and entry level renters to find homes in the City. Opportunities for neighborhood regeneration, options for residents as they age and new mixed housing types and values will be important as the City ages and evaluates land uses in redevelopment and vacant areas.

As the City moves forward an important community housing (and economic development) policy and family\household retention strategy should include investing in neighborhood amenities important to future generations, providing key infrastructure assets and supporting more diverse housing options for younger and older resident, both owner occupied and rental. Retaining the vibrancy of existing schools is an important element of the community's neighborhood plan and social fabric. By understanding the community demographic balance and supporting enough housing for younger child-raising families, the City will have a stabilizing effect upon the schools within the community. Helping spur development so that mixed income and higher density development can occur will allow the City to be economically and competitively viable, offering a choice of housing types as well as providing housing price diversity.

The Opportunity City Pilot Program has five key themes in support of a full range of housing choices.

- Production of housing units that support varied resident life cycles and incomes
- Preservation and rehabilitation
- Use of regulatory incentives
- Sustainability
- Jobs/housing balance connected to transportation system

A key part of the Opportunity City process is to review the existing goals and policies to understand how they align with the City's ability to support a full range of housing choices which is critically important to be competitive in attracting and retaining future residents and economic growth.

EXISTING HOUSING GOALS & POLICIES:

The review of the City of Inver Grove Heights role in housing including principles and policies which support housing preservation, rehabilitation, and the creation of new housing units as outlined in the City's Comprehensive Plan dated March 2010 are summarized below. *[More detail on the City's existing goals and policies provided in Appendix 1.]*

Residential Variety Guiding Principle

Neighborhood areas will provide a mix of housing that affords residents the opportunity to move into alternative forms of housing as their needs change over time based upon the following policies.

Production of housing units that support varied resident life cycles and incomes.

- Maintain land use of a sufficient supply at 6 units or more per net acre.
- Partner to integrate affordable housing into larger development projects rather than single developments.
- Partner to locate affordable housing in areas of the community that have (or will have) adequate transit services or in close proximity to major employment centers.
- Maintain a balanced supply of housing available for people at all income levels and unit types.
- Provide a mix of housing types through planned unit development ordinances.
- Promote multi-family housing and mixed use in areas physically suited for higher densities.
- Explore innovative zoning and development to achieve residential goals and policies.

Mission Statement:

The mission of the City of Inver Grove Heights is to provide services and facilities that enhance the quality of life in our vibrant community.

The City's role in housing.

The City of Inver Grove Heights does not develop or build housing. Actual development of housing is a function of the market place through public and private housing developers and lenders. Through legislative powers, the City has the responsibility to enact planning, zoning and building laws that regulate housing development. It is also the responsibility of the City to ensure an adequate level of services to maintain strong neighborhoods.

Preservation and rehabilitation.

- Promote ongoing maintenance through code compliance, homeowner education and technical resources.

Jobs/housing balance connected to transportation systems.

- Partner with housing agencies for financing and maintain zoning and subdivision regulations to allow construction of workforce housing.

Sustainability

- Establish a housing pattern that respects the natural environment.
- Require the integration of open spaces within residential developments.
- Encourage new technologies and innovations in home building to reduce housing costs, conserve energy and conserve water resources while maintaining a safe and healthy living environment.

EVALUATE COMMUNITY FACTORS:

In every city, there are internal and external factors that challenge the city’s ability to provide a full range of housing choices. In Inver Grove Heights, the following factors were evident, as determined through interviews with staff, review of city documents and a survey of local policy leaders. [More detail on the survey of policy leasers is provided in Appendix 2.]



The Pines

Land Topography and Municipal Service Cost

- The topography of most of the vacant land in the City is hilly and scattered with wetlands. This along with the costs of bringing municipal services to the sites increases the cost of development.

Middle-income housing is the predominant type

- Single-family homes built in the late 80s, and early 90s is the predominant housing type. If well maintained, these homes are attractive to growing families when they become available through turnover.
- Recent new housing is providing opportunity for higher valued homes for households as they become upwardly mobile.
- There are options for multi-family living and rental housing but vacancies are very low at 2% and demand remains high for new options of this type.
- New housing being built is not at a price that lower – middle income and first time buyers can afford due to high vacant land prices.

Community Attribute Preferences, by Generation					
Percentage preferring to live in a community with these attributes					
	All adults	Gen Y	Gen X	Baby boomers	War babies/silent generation
Shorter commute/smaller home	61	54	54	72	65
Proximity to mix of shops, restaurants, and offices	53	62	50	49	51
Mix of incomes	52	52	53	53	47
Public transportation options	51	55	45	52	48
Mix of homes	48	59	47	42	44
Percentage choosing three or more of these compact development attributes	54	59	49	57	51

Community opposition to higher density, rental and housing for lower income residents

- The City has experienced negative perceptions by residents regarding rental and affordable housing.
- There is the perception that there is inconsistency in the direction by policy leaders with regards to supporting higher density, rental and lower value housing development.

Limited Market Demand for Mixed-Use Higher Density Development

- The market is demanding lower-moderate density single family development as the prices and rents do not support the cost of increased density.
- Large vacancies within newer commercial areas are limiting new mixed use development.
- Limited transportation and transit service is a disadvantage to attracting higher density uses.

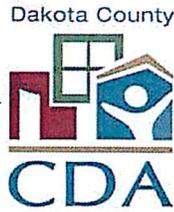
Percentage Indicating a Preference for These Community Attributes



According to ULI Terwilliger Center for Housing, 54% of all adults surveyed in 2013 chose three or more compact development attributes.

PROGRAM REVIEW:

Inver Grove Heights partners with the Dakota County Community Development Agency (DC-CDA). The partnership supports a variety of housing programs for home renovation and redevelopment as well as housing for low income households and older adults. The programs target a wide range of incomes and specific housing issues from health and safety items to large renovations and infill development. The following is a summary of the programs reviewed as part of the housing audit. *[More detail on the programs provided by DC-CDA are in Appendix 3.]*



Single-Family Reinvestment Approach. Several programs target single-family renovation. In Inver Grove Heights since 2008, the DC-CDA has invested an estimated \$83,000 in single-family renovation annually.

- **CDBG deferred home renovation loans.** Targets health and safety renovation and serves lower incomes. Residents are provided with approximately 8 loans each year and 49 total loans have been issued since 2008. The City residents utilized approximately 10% percent of the county-wide funds for a total of \$580,000 in loans over the past 6 years. The average loan issued was approximately \$12,000.

Housing for Older Adults. Specific housing has been built for older adults who are typically on fixed incomes through the DC-CDA’s Senior Housing Program.

- Supports older adults over age 55 with household incomes of \$51,150 or less for a family of two.
- Provides rental apartment housing for rent at a range of \$385-\$699 for one bedroom and \$567-\$885 per month for two bedrooms.
- There are three separate projects in Inver Grove Heights for a total of 177 units.



Family Housing. Family Townhouse Program and Scattered Site housing supports housing affordable to lower incomes families.

- Supports families with an average annual income of \$30,000.
- Provides rental housing for less than \$700 per month on average depending upon bedroom size.
- There are 81 townhome units under this program at Lafayette, Spruce Pt and Inver Hills and 11 scattered site units.

First Time Homebuyers. DC-CDA also provides homebuyer, pre-purchase counseling, mortgage financing and downpayment assistance. The downpayment assistance is up to \$10,000 for first time homebuyers.

- Since 2013, 5 first time homebuyers have accessed funding through this new program for homes in Inver Grove Heights.

Rental Assistance. Rental vouchers are provided by DC-CDA, providing assistance to 146 Inver Grove Heights residents. The rental vouchers are critical to households making less than an average annual income of \$21,000 for one and to \$41,000 for households of four.

OFFICIAL CONTROLS & LAND USE STRATEGIES

The City uses its land use and official controls to support and promote development and redevelopment of the City’s housing stock and use of land. *[More detail on the City’s use of official controls and land use strategies is provided in Appendix 4.]*

- **Planned Unit Development (PUD).** The City uses the PUD process to accommodate a variety of densities and transitions to existing neighborhoods.
- **Mixed Use Zoning and Area Plans.** The City has created mixed use zones in the NorthWest Area and small area plans in the Concord Neighborhood to provide guidance in developing higher density and a mix of uses.
- **Tax Increment Financing (TIF).** The City uses TIF for redevelopment on a limited basis. TIF was used for housing in 2010 and prior to that 2004.
- **Property Acquisition.** The City has proactively purchased property within redevelopment areas of the City specifically the Concord Neighborhood. In addition, the City has purchased and torn down older homes as part of flood mitigation. Many of these homes were of lower value
- **Minimal Code Enforcement.** The City provides code enforcement for residential areas addressing exterior issues on a complaint basis only. The City does not have a rental licensing program but has had policy conversations recently on the cost and benefits of a stronger policy and program.

Community Change Report - Key Points

COMMUNITY CHANGE—KEY POINTS:

The City of Inver Grove Heights (IGH) is dominated by middle aged households with 43% of all households age 35-55. The City enjoys a balance of homeownership and rental occupancy across most all age groups. With 61 percent of all households under age 55, IGH is a fairly young community when compared with other cities. However, all age groups under 55 experienced a decline in growth between 2004 and 2011 which could have a future impact on the stability of local schools, commercial businesses, and city services. Limiting new housing options that are attractive and affordable to the younger age groups, coupled with a continued low turnover in housing (2-3%) by those over age 55 could accentuate the loss of younger households. A lower than average turnover rate, generally below 5%, reduces the availability of housing needed by younger buyers and renters. These and other conclusions are part of the demographic change report provided to Inver Grove Heights. [The full change report is provided in Appendix 5.]. The study evaluated household changes by key age groups between 2004-2011. The data is from a unique database which tracks households by property parcel. The following is a brief summary of the key statistics.

Household Growth: Inver Grove Heights has a resident base dominated by households ages 35 to 54 comprising 43% of the total households. However, between 2004–2011, the majority of growth was seen in those 55+ (+1,426), a 37% increase compared to the national growth rate of 25 percent. At the same time, households under age 35 experienced a 17% decline. And similarly, those age 35 to 54 (middle-aged and the largest number of households in the City) experienced an 8% decline. Growth of the younger age groups are occurring mostly in the urban areas and first ring suburbs of the Metropolitan region

Housing Mix. In 2011, there was an owner-to-renter ratio of 84/16% and a mix of single family to multi-family of 72/28%. Forty-nine percent of households age 35 and under are in rental housing which is 31 percent of all the occupied rental units. These are potentially the future buyers of homes in Inver Grove Heights. The percentage of younger households in rental housing is higher than Dakota County's average of 35 percent indicating that younger households in the City are more dependent on rental housing.

Turnover of Residents. Household turnover is a measure of mobility, which is an important indicator of housing availability. The average annual turnover rate (2004-11) is 6.4%. This rate trended down each year between 2004 - 07 at a low turnover rate of 4.5% and has climbed steadily since 2007. The owned single family turnover rate is even lower at 3.2%, limiting housing opportunities for those who desire to move into the City or move from one housing type to another. An average of 13% of the households in multifamily housing have moved out of the City indicating that there may be a lack of single family and or multi-family rental alternatives for them to move into.

Retention. Retention is a key indicator of available housing choice. Overall, 27% of the 3,580 residents that moved from a home in Inver Grove Heights (between 2004-2011) to another home within the 7-county area chose to remain in the City. This is a lower retention rate than Brooklyn Park at 33%, Eagan at 28% and Rosemount at 35%, but higher than Shoreview at 20% and Minnetonka at 25%. The largest percentage of movement by age is for those under 25 at 36% and 15% for those 25-34. The City was less likely to retain this age group when they moved (25% retention rate). A possible reason, limited available affordable homes and homes preferred by this age group.

Income. The median household income for the City is \$65,300. However, 31% of renters and 24% of owners are paying 35% or more of their income for rent or mortgage indicating that they are "cost burdened". Further, 21% of renters and 10% of owners pay 50% or more of their income for housing or "severely cost burdened". When you factor in the average transportation costs for the area of 17% with an average 22 minute daily commute, many households are added to this cost burdened list.

Value of Housing. In 2011, there was nearly the same percentage of single family homes with a tax value under \$200,000 (34%) as those over \$300,000 (32%). Of the total units less than \$200,000, 55% are owed by those under age 35. Most of the homes (69%) occupied by younger owners were built before 1980. Further, a growing proportion of the homes built before 1980 are in the hands of householder over age 65, and 341 of those homes are occupied by households over age 75. Between 2004 and 2011, the rate of occupancy of younger residents in ownership housing has declined by 20% while at the same time those over age 65 occupying ownership housing increased by 45%. It is expected that this trend will continue and the need for housing maintenance services to increase with it. In addition, as those who are older transition to another type of housing, there is a potential opportunity to attract younger households if the price is right and the home is located in a walkable, connected location of the City.

Employment Base. In 2011, there were 8,249 primary jobs in the City of which 17% were held by Inver Grove Heights residents. Ninety-one percent of Inver Grove Heights working residents commute or work from home, with 28% of those commuting to St. Paul and Minneapolis. Twenty-four percent of residents working are under the age of 30 and 41% of those younger residents (under age 30) make less than \$1,251 per month which is a higher percentage of young workers in low wage jobs compared to neighboring cities of Eagan and Rosemount. This wage is less than \$15,000 per year – not a sustainable income to purchase a home in the City. These residents are either working more than one job, renting, living with parents, rooming with friends and/or are part of a combined income household.

Opportunity Site Evaluation - Summary of Recommendations

OPPORTUNITY SITE EVALUATION:

As part of the Opportunity City Program, a team of ULI MN professionals was charged with reviewing the 40 acre site at the northeast corner of 70th Street and Highway 3 in Inver Grove Heights. The purpose of the evaluation was to determine the feasibility of a mixed-use development including both market-rate and workforce medium to higher-density housing and significant commercial uses. ULI MN assembled an interdisciplinary panel of experts in the real estate, planning and development fields to explore the site and its potential development and to provide local policy leaders with recommendations and site considerations to guide future land uses for the site. The team provided the following comments and recommendations based upon review of city plans, a brief site visit and general discussion regarding current conditions and future development potential. *The full site evaluation report is provided in Appendix 6.*



Summary of key recommendations include:

Recruit a developer for the site

- Be proactive in seeking a developer, rather than waiting for proposals to come to the City. Clearly communicate the desire for workforce housing and some commercial uses on the site. Partner with a developer to make that happen.
- This can be an attractive site for a large national developer particularly at what is likely to be a good price. The City should leverage the site's assets to accomplish some of its land use goals.

Take advantage of today's real estate market and achieve higher density goals on a smaller portion of the site

- Allow development of low- to medium-density housing on the majority of the site to help pay back the city's \$10 million investment in infrastructure.
- There is higher value, low-density housing next to the site on the east and increasing demand for single-family homes in the area.

Plan to use about 5+ acres of the site for mid to high-density, workforce housing and 40,000 to 50,000 square feet for a small, neighborhood-oriented commercial node at the corner

- Workforce housing by the Dakota County CDA is generally mid-density townhouses with an average of up to 50 units on a site.
- Although public transit is not easily accessible at this site, most affordable housing in Dakota County assumes that residents will have a vehicle.
- The proximity (by car) to jobs is good for some workforce housing.
- A commercial node with small businesses that mostly serve the residents of the area will have the best opportunity for success given its geographic center, rather than market centered location.

Include the opportunity to attract workforce housing in partnership with the Dakota County CDA or housing nonprofits as developer or in providing financial tools

- There is high demand for workforce housing in Dakota County.
- Rental townhouses on this site would fill quickly.
- Dakota County CDA only has the authority to allocate about \$1 million of annual housing tax credits, which is enough to build 50 rental townhome units county-wide. Therefore, supporting local, State and/or Metropolitan Council funds for workforce housing may be necessary.

Explore and visualize ways to create amenities with the greenspace and water on the site

- The natural character of the land is attractive for residential. It has a rural feel, yet is close to key roads.
- The pipeline easement through the site is a negative, in one sense, but can also force creative ways to plan greenspace. There also are two wetlands on the property. These should be capitalized to create amenities rather than barriers.
- Provide key pathways and sidewalk connection through the development and into the adjoining road system.

Focus development of high-density housing at larger transportation corridors, near existing commercial nodes

- Several locations in Inver Grove Heights offer better opportunities for developing high-density housing because they are already near commercial nodes. The areas immediately adjacent to Target should be considered as a location for higher density housing.
- Rather than assuming that, "if we build, they will come," the City is better off supporting the development of higher density mixed uses where amenities, transportation corridors and a critical mass already exist such as the Concord neighborhood and in the NW area where commercial already exists.

Recommendations & Next Steps

Recommendations - Increase the City's Capacity to Provide a Full Range of Housing Choices:

Several key themes emerged through the Opportunity City Process in Inver Grove Heights.

- The City has a **well balanced housing stock** with a range of housing values, households of all incomes and a diversity of housing types. As the housing market is recovering, the new housing is mostly higher value single family homes.
- The City's demographics are mostly **middle aged but there is a trend for increased ageing in place** - older residents staying in the community - and a **loss of younger households**.
- It will become increasingly important for the City to support programs to **encourage preservation and innovation as the existing housing ages** while ensuring that new housing construction **provides diversity in the mix of housing options** requiring quality, higher densities and some affordability to meet its projected housing needs in the next 10 to 20 years.
- The City relies on its **partnership with Dakota County's Community Development Agency (DC-CDA)** to address single-family affordable housing maintenance, renovation, and preservation needs. In addition, DC-CDA provides new affordable family and senior housing in the City. This is a key advantage for the City but as demand for affordable housing increases in the County, coupled with funding limitations, there will be a **need for more local action to meet future housing demand** necessary to attract and retain young households as well as provide affordable options for older households that prefer to move from existing single family homes.

The recommendations are framed around **four key themes** and are a result of the housing audit, community change information and review of City goals, policies, community factors and meetings with the Inver Grove Heights Housing Committee. Examples are listed to provide guidance on how the recommendations have been applied in other cities. The list of best practices are provided in more detail in Appendix 7. In addition, we encourage cities to visit the Minnesota Housing Policy Toolbox at

minnesota.housingpolicy.org

Move from Plans to Action.

City leaders have a variety of public tools and strategies with respect to land use decisions, maintenance standards and the facilitation of development, redevelopment and renovation. Continuing to be part of the solution and helping to change the way land is used and buildings are maintained takes strong local leadership and vision. Many decisions that policy leaders make are controversial. Understanding the long-term effect of those decisions will help prepare the City for future growth. This means having not only a strong vision, mission and goals related to guiding future land use through the comprehensive plan but also having clear policy direction and guidance to allow implementation of the goals. Recommendations relating to specific public policy decisions include:

- **Adopt a clear policy regarding the support of a full range of housing choices that includes a mix of housing types and affordability.** Tie the policy to requests for financial assistance such as Tax Increment Financing and to land use changes by requiring a certain percentage (10-20%) of the new housing to be provided at an affordable level. (e.g. *Minnetonka EDA Resolution and TIF Policy - Appendix 7, Page 2 Best Practices*)
- **Become more active in economic development by seeking and partnering with private and non-profit developers for housing in key areas of the city that could support higher densities and a mix of housing choices.** Set a clear vision for the site(s) and be prepared to provide financial assistance, density bonus and fee waivers to achieve the vision. (e.g. *City of Chaska Clover Ridge Development Area - Appendix 7, Page 3 Best Practices*).
- **Embed ULI MN Community Site Principles within site review for moderate to high density and mixed use development proposals.** The site principles outline specific attributes that are important to consider for maximum land use efficiency and in connecting people to jobs, transportation and key amenities. (*Appendix 7, Page 8 Best Practices*).
- **Apply principles outlined in ULI MN's Redevelopment Ready Guide to be more prepared and competitive for private investment in development by providing clarity, transparency, collaboration and efficiency.** Of critical importance is consistency of vision, prioritization of sites, and clearly identifying development expectations. (*Appendix 7, Page 7 Best Practices*)
- **Increase efforts to educate and engage residents on the value of higher-density development through the use of facilitated discussions and ongoing neighborhood engagement.** Consider the use of third party land use meeting facilitators prior to development proposals to help set clear vision and goals. (e.g. *Corridor Development Initiative* provided by non-profit Twin Cities LISC organization- *Page 6 Best Practices*). Utilize key resources provided by ULI MN and the Family Housing Fund (e.g. *Minnesota Housing Policy Toolbox, Fact Sheets: Working Doesn't Always Pay for a Home and Affordable Rental Housing Does Not Reduce Property Values - Pages 4-5 Best Practices*). Utilize the *Visualizing Density Resource* provided by the Lincoln Land Institute that helps to identify Density and visually portray that "It's Not How Dense You Make It; It's How You Make It Dense".
- **Support building and land development that promotes sustainability, short and long-term energy efficiency.** Local efforts can help reduce the regional carbon footprint, increase immediate affordability through lower utility bills and long-term affordability by reducing maintenance costs and support healthy living. Specifically consider participation in the Minnesota *Green Step Cities program* and/or ULI MN/RCM *Regional Indicators Program*.

Recommendations & Next Steps

Attract and Retain Young Households.

A [ULI national survey](#) of views on housing, transportation and community indicate that 62% of Americans planning to move in the next 5 years prefer to settle in mixed-use communities - places closer to shops, restaurants, and offices. This is particularly important for the younger generations. Efforts to provide opportunities for young households in both ownership and rental housing that is connected to trails, open spaces, schools, and services are important to providing a full range of housing choices and to regenerate neighborhoods, stabilize school enrollment and keep commercial services and retail businesses viable. Many other national statistics indicate that future households will demand more compact and connected communities but that neighborhood safety and quality school remain on the top of the list of key community attributes. (Watch the video summarizing the survey results at <http://www.youtube.com/watch?v=SMpmeJWFmTA>)

The City of Inver Grove Heights has several opportunities to develop land that includes options for young professionals and growing families in areas near transportation corridors and job centers. In addition, housing in the City already exists so providing strategies to connect the younger generations looking to purchase homes with the existing homes that are more affordable in the community will be essential. The City can provide resources with a specific focus on retaining and increasing the younger resident population.

- **Communicate with and educate young households on homes available for purchase and/or renovation programs** by strategically partnering with the City's School Districts, faith-based organizations and the real estate community.
- Invest in the **Senior Housing Regeneration Program** (*Appendix 7, Page 9 - Best Practices*) – contract with a non-profit to market the program to older households who wish to sell their home then renovate and resell to young households and/or first-time homebuyers. Encourage partnership with DC- CDA for funding similar to the Ramsey County model.
- Expand connections of current and future housing to local jobs by working with employers to evaluate links between employment and housing needs and determine the need for an **employer assisted housing** program. (e.g. [St. Louis Park Live Where You Work Program](#). *Appendix 7, Page 10 Best Practices*)
- Evaluate options for allowing **accessory dwelling units** within existing single family neighborhoods to provide options for grown children to live with parents but retain their independence – within an existing home or on the same lot. (*Refer to Appendix 7, Page 11-14 Best Practices*)
- **Invite non-profit community development agencies** to become community partners and develop new housing that is more affordable for younger generations in addition to supporting partnership with DC-CDA.
- **Include new lifestyle rentals within special area plans.** According to a recent market study conducted by DC-CDA, there is a high demand for new rental housing in the county particularly in Inver Grove Heights where vacancy rates are at a low of 2 percent. No new rental housing product has been built in the City since 2005. Quality rental housing would target young professionals who are not ready to purchase a single family home but want condo-type environment with amenities on site. This type of housing helps to create a ready market by attracting and retaining future buyers of single family homes and users of school, parks and services.

Be Proactive in Addressing Aging in Place.

Like most of the metropolitan region, Inver Grove Heights is beginning to see evidence that residents are aging and remaining in their homes longer; they are “aging in place.” Retention of households—even as they age—is a benefit for the City; it helps keep the social fabric and volunteer base of the community vibrant. However, losing younger households as they grow and move away and not having options that older adults desire to move into can stifle home values and shift public and private sector service and retail needs. Local leaders can provide policies and tools that create opportunities for all resident life cycles and maintain a vibrant community that keeps residents safe while maintaining healthy levels of household turnover (more than 4%) and resident retention (higher than 20%). These options include:

- Evaluate options for allowing **accessory dwelling units** within existing single family neighborhoods to provide options for families to care for aging parents within the home or on the same lot. (*Refer to Appendix 7, Page 11-14 Best Practices*)
- Within new development areas, **encourage affordable one-level living options** that are attractive to older residents wanting to sell existing homes but are not interested in assisted or apartment style living.
- Identify **NORC (N-naturally O-occurring R-retirement C-community)** neighborhoods by expanding upon the Community Change Data that can provide data and map neighborhoods with at least 60% head of households over age of 55. The data can be helpful in targeting housing programs such as maintenance funds, senior services and marketing for new senior developments.
- **Survey residents** and evaluate income levels of those aging in place. This can be useful in planning for transportation and other services geared toward seniors as well as identifying areas where older residents can share services. (e.g. *senior villages - sharing senior housing facilities for those aging in place within existing senior housing developments - Appendix 7, Page 16-18*).
- **Expand support for DARTS** - [DARTS](#) is a community-based nonprofit that connects people to services and partnerships that improve their quality of life, help them age well, and enable them to engage in their community.

Recommendations & Next Steps

Enhance Neighborhood Preservation Strategies.

Providing a wide range of strategies that balance renovation, maintenance and redevelopment of the existing housing stock is essential to neighborhood preservation. (Refer to Appendix 7, pages 19-23 for local neighborhood preservation programs)

- Continue to **support DC-CDA annual levy** to fund home renovation and affordable senior and family housing options. The City of Inver Grove Heights and all of Dakota County's cities are fortunate to have the housing renovation, purchase assistance and affordable options provided by the DC-CDA. The range of programs and commitment to develop a wide range of housing options is a benefit to the cities and residents within the county.
- Implementing a **Rental Licensing/Registration program** provides consistent maintenance standards for existing housing stock, maintains quality in rental housing and provides a mechanism for engaging the rental community – landlords and tenants. Even in times of economic uncertainty and for cities where there is a newer housing stock, providing methods to ensure that existing homes are properly maintained is essential. There are broad levels of actions Cities can take related to property maintenance. (e.g. [Bloomington Rental Licensing Program](#), [Roseville Rental Registration models](#) or [Shoreview SHINE](#)).
- Seek partnership with Dakota County CDA and identify the need for using the [Housing Improvement Area](#) tool to help finance necessary renovation of older townhome and condominium complexes, promoting affordable renovation options. (Appendix 7, Page 24 Best Practices)
- Partner with the County and neighboring cities to hold an **annual housing forum or trade show** to provide residents with information on private, nonprofit, county, city and state programs, access to services and options for housing renovation. (e.g. [Northmetro home and garden show](#), [Roseville Living Smarter Fair](#)).

Recommendations & Next Steps

NEXT STEPS:

The Opportunity City Program is only the first step in supporting a full range of housing choices in the community. It is important that policy leaders take the next steps to make valuable changes to the way that the tools and strategies are implemented and delivered throughout the City. **There are key actions that the City should act upon in the short term to take full advantage of the work of the Opportunity City Program.** In addition, **prioritizing the recommendations** will help align staff resources with budgetary needs now and in the future.

Short term actions:

- **Gain acceptance of the ULI MN/RCM Opportunity City report by the City Council.**
 - Incorporate the **ULI MN Community Site Principles** into future land use decisions and in evaluation of development proposals.
 - **Adopt clear policies** with regards to support of housing choice and higher densities in key areas.
 - **Identify and prioritize resources toward (re)development areas of the City for higher densities.** Determine City participation in a more proactive partnership approach to achieve goals.
- **Direct the *Inver Grove Heights Housing Committee* to prepare a work program to prioritize and outline the steps and time needed to effectively implement the recommendations.**
 - Focus recommendations that enhance or further other City-wide goals.
 - Determine how the recommendations affect land use codes, program service providers and staff workload.
 - Include performance targets to track the progress. Setting performance targets and tracking the progress of local tools and strategies against benchmarks will provide a level of understanding to public officials and residents that become critical during the annual budgeting process. *[Detail on performance measures as related to housing tools and strategies is provided in Appendix 8.]*
 - **Evaluate budget and staff resource implications tied to each recommendation.** Prioritize recommendations that will have the largest impact in supporting housing goals for a full range of housing choices such as focusing efforts on key areas of the City such as the Concord Neighborhood.
- Work with staff to evaluate the need to **amend the City's comprehensive plan** based upon implementation of recommendations.
- **Create a communication plan.** Ongoing communication is critical to fostering collaborative and integrated strategies.
 - Discuss the broader meaning of the demographic data as it compares to current market conditions and evaluate how the data relates to the region.
 - Incorporate future data updates and the online neighborhood-level data tool.
 - Provide ongoing education for city council, planning commission and housing committee
 - Create an education plan when turnover of elected and appointed policy leaders occurs.
 - Develop working relationships with developers to foster mutually beneficial trust and collaboration

Thank you to participants in the ULI MN/RCM Housing Initiative Opportunity City Program.

- ***Inver Grove Heights Mayor and Council***
 - George Tourville, Mayor
 - Tom Bartholomew, Councilmember
 - Rosemary Piekarski Krech, Councilmember
 - Jim Mueller, Councilmember
 - Dennis Madden, Councilmember
- ***City of Inver Grove Heights Housing Committee & Staff***
 - Mary T'Kach, Chair
 - James Boldt
 - Dody Sobaszekiewicz
 - Paul Mandell
 - James Zentner
 - Joe Lynch, City Administrator
 - Tom Link, Community Development Director
 - Allan Hunting, AICP, Planner
- ***ULI Minnesota Team***
 - Caren Dewar, ULI Minnesota Executive Director
 - Cathy Bennett, ULI Minnesota Housing Initiative
 - Gordon Hughes, ULI Minnesota Technical Advisory Services
- ***Opportunity Site Evaluation Panel***
 - Maureen Michalski, Schafer Richardson
 - Andrea Brennan, Dakota County Community Development Agency
 - Keith Ulstad, United Properties
 - John Shardlow, Stantec
 - Stacie Kvilvang, Ehlers & Associates

TO: Inver Grove Heights Planning Commission

FROM: Inver Grove Heights Housing Committee

RE: Comprehensive Plan Amendment to Change 16 acres from Mixed-use to LMDR at the Northeast corner of Robert Street and 70th Street East

DATE: November 13, 2014

The Inver Grove Heights Housing Committee recommends the Planning Commission deny the request for a Comprehensive Plan Amendment to Change 16 acres from Mixed-use to LMDR at the Northeast corner of Robert Street and 70th Street East.

The Housing Committee has been working for the past three years toward the development and adoption of a Comprehensive Housing Policy. As an initial step in this process, the City Council enlisted the assistance of the Minnesota Urban Land Institute (ULI) to perform a city-wide housing audit. Within that audit was a site-specific evaluation for the property currently included in the IMH Financial proposal. That evaluation was the result of work done by a local team of business and real estate land use experts convened by the ULI in the spring of this year. The site evaluation was referenced in the letter from IMH Financial Corporation addressed to the Planning Commission.

Although IMH Financial references sections of the ULI site evaluation in its letter, specifically the part which states that given the market at present, the better way to develop this area is to start with single family homes and phase-in development that will include higher density goals, what the IMH Financial letter does not include is the ULI recommendation that the land be purchased and developed by a single buyer. A single owner and single developer will be committed to developing the entire piece and not carving it up for speculative piecemeal development, as currently proposed, where higher-end single family homes are built initially without any additional financial or legal requirements are made of the developer to ensure that the remaining acreage, when built out, requires a range of housing types, affordability, higher density, and neighborhood-scale retail be built on the property in the future.

The current IMH Financial proposal does not serve the City's best interest at this time especially given the challenges that are frequently faced by City leaders when commercial development, higher density and a wider range of housing is requested in an area following a low density development. If the Planning Commission believes that the current IMH Financial proposal should be approved, at a minimum the Commission should insist on language in its approval that requires the remaining properties that were included in the site plan submitted by ULI be developed only as higher density housing with a portion set aside for commercial, mixed-use, and retail zoning only.

The Housing Committee recommends that this site be developed as a whole, even if it requires multiple stages and a number of years for complete development. We are cognisant of the City's financial commitment to infrastructure to this part of the City, however, those investments will not be well served by approving the current IMH Financial project. We think that for this area to be developed in the best long term interest of the City, there will be a need for a partnership of a private developer, non-profit(s) and Dakota County CDA with a comprehensive plan that includes moderate density, diverse housing types and a balance of housing values. In this way, the development of this corner in the Northwest Area will better meet a variety of housing needs for residents with a range of ages and incomes and will maintain a good balance of housing options in the City. We believe that the City may need to use various tools at its disposal to make this kind of large all-encompassing type of development successful.

We welcome the opportunity to converse at with IMH Financial or any other developer that sees the larger housing goals in the City and is willing to partner with others to make this happen.

Again, the Housing Committee recommends the Planning Commission deny the current request of IMH Financial until such time as they can better meet the short and long-term housing needs of the residents of Inver Grove Heights.

Sincerely,

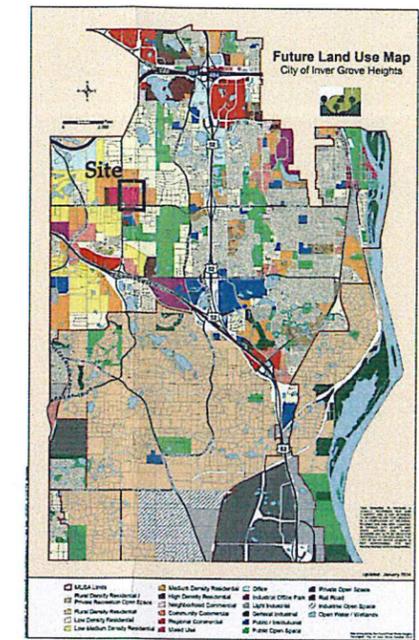
Mary T'Kach, Chairperson

Inver Grove Housing Committee

Site Map



Comprehensive Plan Map



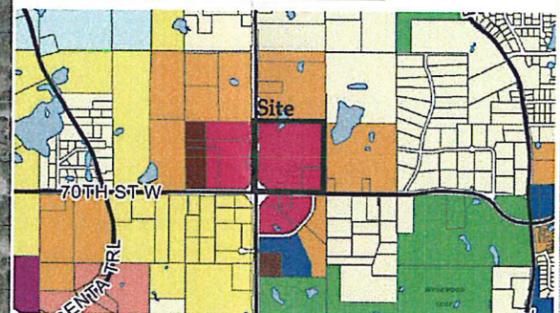
Westwood

Westwood Professional Services, Inc.
 7699 Anagram Drive
 Eden Prairie, MN 55344
 PHONE 952-937-5150
 FAX 952-937-5822
 TOLL FREE 1-888-937-5150
 www.westwoodps.com

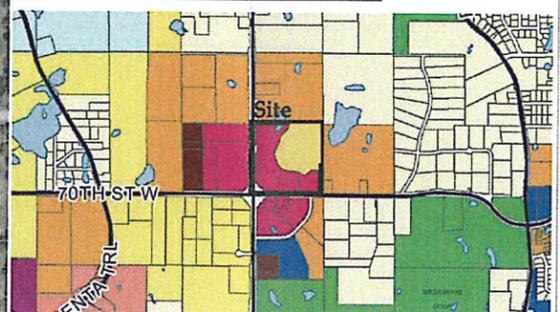
Designed: _____
 Checked: _____
 Drawn: _____
 Record Drawing by/date: _____

Revisions:

Existing Comprehensive Plan Map of Site

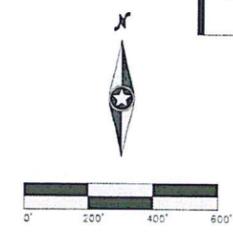


Proposed Comprehensive Plan Amendment



Prepared for:
IMH Financial Corporation
 7001 N. Scottsdale Road, Suite 2050
 Scottsdale, AZ 85233

**Robert Trail &
 70th Street E.**
 Inver Grove Heights, MN



Comprehensive
 Amendment Plan

Date: 11/07/14
 Sheet 1 OF 1
 0003575-Comp Plan Amendment Sketch v4.dwg



Dakota County
Community Development
Agency

1228 Town Centre Drive | Eagan, MN 55123
PHONE 651-675-4400 | TDD/TTY 711
www.dakotacda.org

January 7, 2015

Brian Pankratz
CBRE | Land Services Group
4400 West 78th Street, Suite 200 | Minneapolis, MN 55435

RE: Vacant Parcel at 70th and South Robert Trail, IGH

Dear Mr. Pankratz,

I am writing this letter to confirm that the CDA has taken a quick look at the larger parcel where master planning is being done at the NE quadrant of 70th Street and South Robert Trail in Inver Grove Heights. While we are not prepared to make a commitment to the site at this time, we do believe that this could make a good site for workforce housing that may be developed by the Dakota County CDA or a private developer looking to construct such housing.

Our workforce housing program and funding is designed for 30- 50 unit developments. It looks like approximately 50 townhomes have been designated on the site in question so that would be approximately the right size lot for a workforce housing development. I am not sure that we would be able to get that many units on the site with our design but that may work for another developer.

Please keep us updated on your progress with this site. Feel free to contact me with any questions at (651) 675-4477.

Regards,

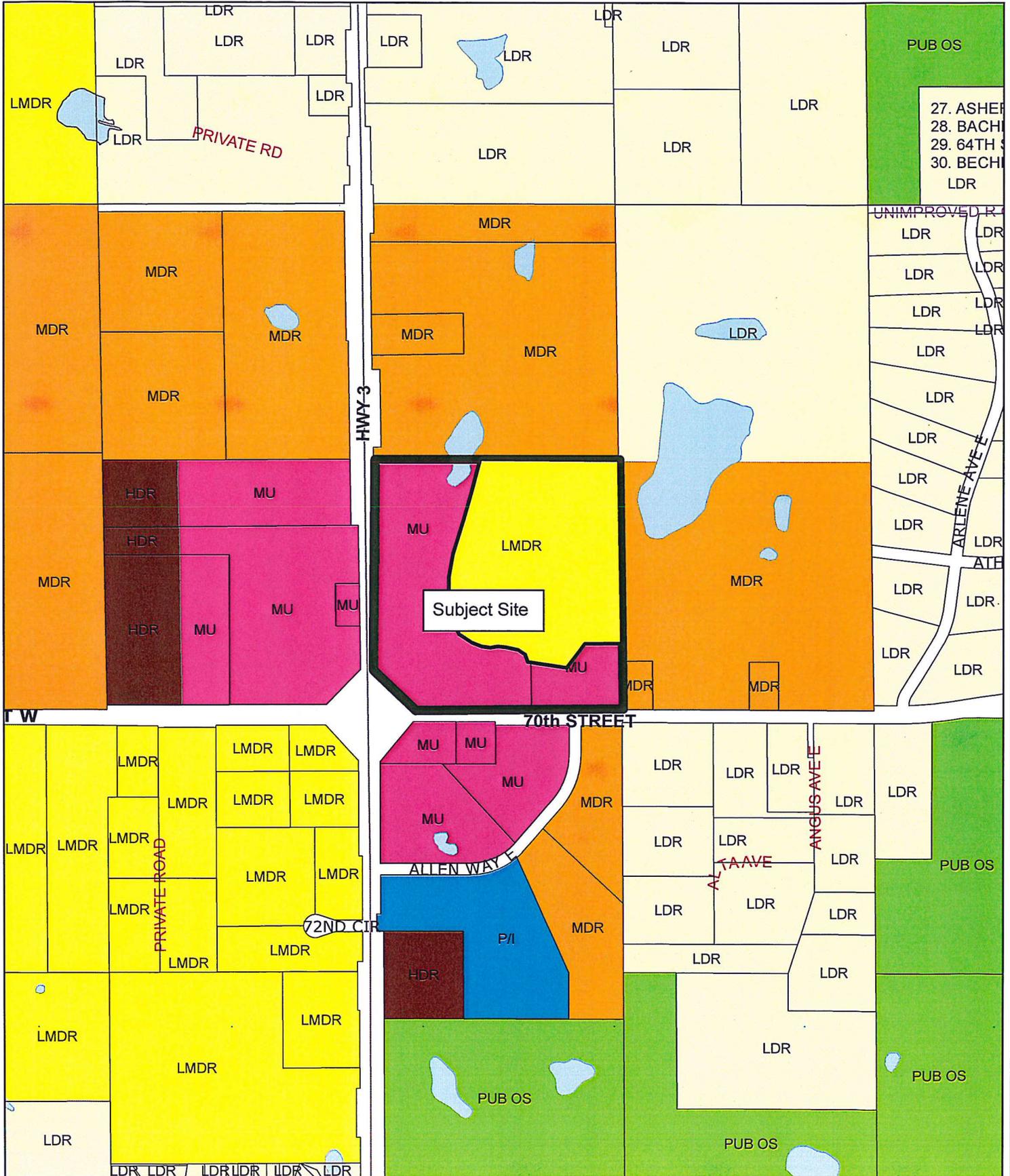
A handwritten signature in cursive script that reads "Kari R. Gill".

Kari R. Gill
Deputy Executive Director
Dakota County CDA

cc: Mark Ulfers, Dakota County CDA
Alan Hunting, City of Inver Grove Heights

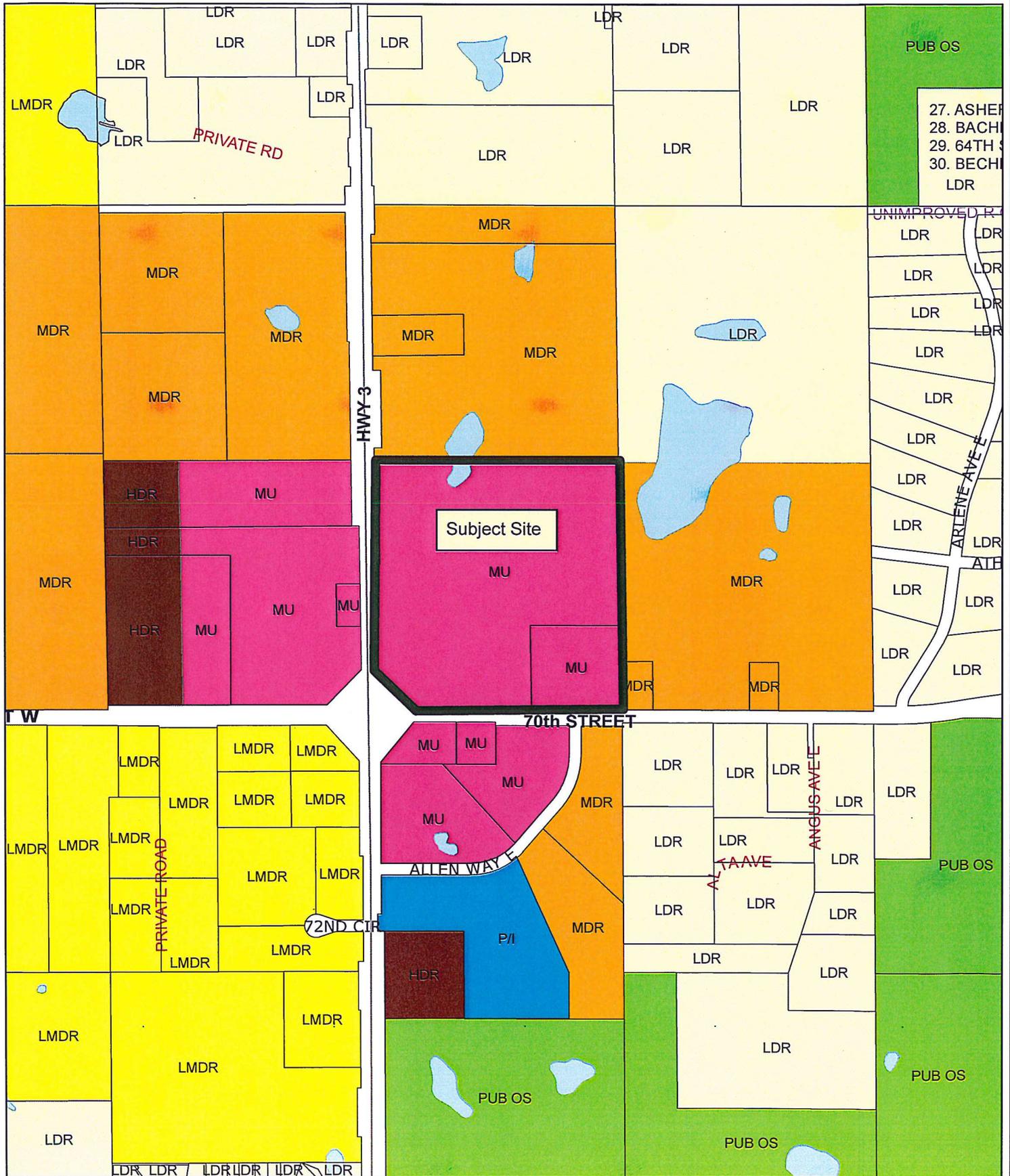


IMH Special Asset 175 Comprehensive Plan Land Use Map Proposed Change to LMDR





IMH Special Asset 175 Existing Comprehensive Plan Land Use Map



CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

IMH SPECIAL ASSET 175

Meeting Date: January 12, 2015
 Item Type: Regular Agenda
 Contact: Allan Hunting 651.450.2554
 Prepared by: Allan Hunting, City Planner
 Reviewed by:

Fiscal/FTE Impact:	
<input checked="" type="checkbox"/>	None
<input type="checkbox"/>	Amount included in current budget
<input type="checkbox"/>	Budget amendment requested
<input type="checkbox"/>	FTE included in current complement
<input type="checkbox"/>	New FTE requested – N/A
<input type="checkbox"/>	Other

PURPOSE/ACTION REQUESTED

Consider a Resolution relating to a Comprehensive Plan Amendment to change the land use designation of a portion of the property from MU, Mixed Use to LMDR, Low-Medium Density Residential

- Requires 4/5th's vote.
- 60-day deadline: January 16, 2015 (extended by applicant)

SUMMARY

The applicant is proposing to change the land use designation of approximately 15.7 acres of a 39 acre parcel from MU, Mixed Use to LMDR, Low-Medium Density Residential. A concept plan of the property has been submitted to illustrate a possible subdivision of the property containing 46 single family lots and 50 units of multiple family and 200 units of apartments. A small 0.5 acre parcel is shown for commercial development. Staff understands the anticipated first phase of the project would be the 46 single family homes.

Based on the comprehensive plan designation of MU for the entire 39 acres, the financial assumptions for the parcel anticipated approximately 228 residential units and 83,000 square feet of commercial. The site plan provided shows a total of 296 units and 5,000 square feet of commercial.

ANALYSIS

Comprehensive Plan:

- Intersection of Hwy 3 and 70th is a high visibility, high traffic primary quadrant planned for higher density and commercial development. Impacts original planning of density transition from very low to the east and increasing westward towards the intersection. There would be a pocket of low density in the middle of the density transition.
- Could have an impact on future inquiries requesting the same reduction in density on adjacent parcels which could have a significant impact on overall density, loss of density needed for commercial and financial impacts.
- Site plan relies heavily on higher density apartments and townhomes for future projects on perimeter of the site along major roadways that may have physical constraints limiting this potential.
- Allowing a pocket of single family development creates the possibility of built in opposition to any future higher density residential that would nearly surround this pocket.

Site Plan:

- The apartment phase shown is the biggest unknown and would contain 2/3rds of the projected density for the site. The building is shown in a corridor between Hwy 3 and a wetland regional basin that ranges from 100 feet to 185 feet wide. Staff questions the feasibility of a large apartment building in this location. Topography at this location also makes development in the northwest corner of the site questionable. The building is shown within the required 50 foot setback from Hwy 3.
- The concept plan is based on a draft design of a future roundabout at Hwy 3 and 70th that did not take into account right-of-way needed for storm water. If MnDOT or the County requires more right-of-way then this could have a significant impact on the space available for the higher density development.
- City park and trail plans show a trail alignment along Hwy 3. If the route follows on the east side at this location, a trail corridor and easements would need to be factored in with any development.
- The concept plan has not been reviewed against the Northwest Area ordinance or storm water regulations. Could have impacts on final design and density.
- The townhomes shown have similar issues. The buildings are shown within the 50 foot setback along Hwy 3 and Co Rd 26. There would be limited backyard open space and limited areas to provide buffers and landscaping to screen the units from the major roadway intersection. The Dakota County CDA has been contacted by the applicant and the CDA has indicated they would be interested in the site for a possible development in the future. The concept plan shows 50 units which is the largest number of units the CDA builds in a development.

Financial Implications:

- Northwest Area assumptions anticipated 228 residential units and 83,000 square feet of commercial on this site. The applicant shows 296 residential units and 5,000 square feet of commercial on their site plan. Total connection fees for the site would be:

Assumed	\$3,096,749
Proposed	\$3,063,369

As shown, the project would be short a total of \$33,380 in connection fees. The 46 units of single family would pay a total of \$627,337, or 19.25% of the fee total. That leaves the remaining phases to cover \$2,605,152 or 80.75% of the fee total.

- Staff questions the feasibility of the overall concept plan and therefore there is the possibility of future financial risk the City must consider and the ability to re coup the fees in the future with this proposed amendment
- There is also the issue that it is unknown at this time which party would pay for the trunk extension and collector road to the north property line. There are also two regional

basins that would need to be constructed with the first phase of development. If it is determined that a goal of this comp plan amendment is to continue to spur development and extend trunk sewer to other properties, then the trunk sewer and collector street should be required to be constructed by the developer through the property to the north property line as one initial phase at the beginning of the project

RECOMMENDATION

Planning Staff. Staff raises concerns about the viability of the concept plan which condenses over 2/3rds of the assumed density units to the perimeter of the site. The area requested for the land use change has some of the most potential for higher density residential. Staff also raises concerns that there is the possibility of future financial risk for the City if the remainder of the site does not develop with as many units as anticipated. Staff recommends denial of the comp plan land use change

Planning Commission. Planning Commission recommended approval of the request (8-1).

Attachments: Resolution Denying the Comprehensive Plan Amendment
Resolution Approving the Comprehensive Plan Amendment
Planning Commission Recommendation
Planning Report
Revised Concept Plan
Concept Plan for Surrounding Properties
Letter from Dakota County CDA
Map of Comprehensive Plan Change



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 Environmental Services, Inc.
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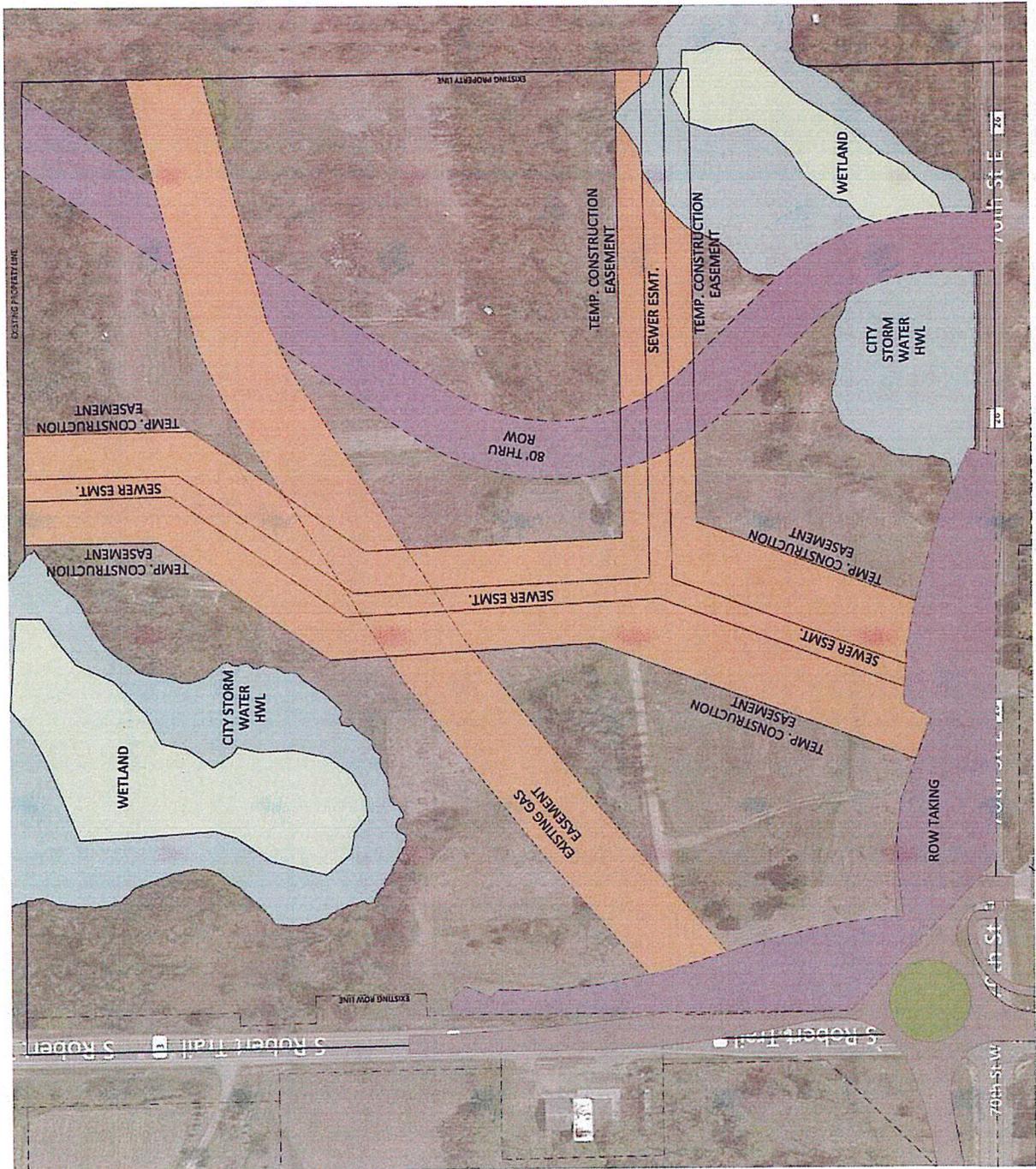
Project Name:	
Client:	
Address:	
City:	
State:	
Zip:	
Project No.:	
Sheet No.:	
Scale:	
Date:	
Drawn By:	
Checked By:	
Approved By:	
Project Manager:	
Site Engineer:	
Surveyor:	
Photographer:	
Printer:	
Plotter:	
Scale:	
Date:	

Prepared for
IMH Financial Corporation
 200 N. Lincoln Ave., Suite 200
 Minneapolis, MN 55401

Robert Trail & 70th Street E.
 Inver Grove Heights, MN

Site Constraints

Scale: 1" = 100'
 Sheet 1 of 1



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From: Thomas J. Kaldunski, P.E. [<mailto:tkaldunski@invergroveheights.org>]
Sent: Wednesday, January 14, 2015 9:59 AM
To: Tom Goodrum
Cc: Allan Hunting; Tom Link
Subject: IMF Concept Request

Tom .

This is a quick follow up to the discussions at the city council meeting . Would it be possible for the city to receive a copy of the Constraints map presented at the meeting along with the foot print of the apartment building shown on it . I think that would be helpful in our review of the available space between the MnDot ROW and the HWL of the regional basin . Room for a trail and the apartment seems to be an important question .

The city NWA requirements indicate that the regional basin foot print is at an elevation of 862.6 by the apartment and it should not be impacted . The city has introduced the concept of allowing some flexibility in the basin footprint to a depth of 18 inches(elevation 861.1) , similar to the flood fringe along a river . Mitigation would be required for any lost storage volume.

I anticipate MnDot asking for a uniform ROW width . It appears that we may be able to utilize a 100 foot wide area for the trail and the Apartment if MnDot matches a 67 foot ROW that exists in the area for a slope . Recently MnDot has asked for 70 feet east of centerline in the Argenta Hills development area at Autumn Way .

Also note that the minimum floor elevation on basin EP-027a is 872.6 for this land locked basin. Since the Natural Overflow for this basin is at elevation 894 , The city's NWA plan calls for a storm water lift station and force main installation shown by the yellow line in the SW corner of the basin

Tom

Tom Kaldunski | City Engineer

Tel: 651-450-2572 | Fax: 651-259-8043

City of Inver Grove Heights | 8150 Barbara Ave | Inver Grove Heights | Minnesota | 55077

tkaldunski@invergroveheights.org | www.invergroveheights.org



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Allan Hunting

From: Tom Goodrum [Tom.Goodrum@westwoodps.com]
Sent: Thursday, January 15, 2015 1:55 PM
To: Thomas J. Kaldunski, P.E.
Cc: Allan Hunting; Tom Link; Kevin Teppen
Subject: RE: IMF Concept Request
Attachments: council maps.pdf

OOPs forgot the maps

Tom Goodrum

SENIOR PLANNER

Tom.Goodrum@westwoodps.com

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From: Tom Goodrum
Sent: Thursday, January 15, 2015 1:54 PM
To: 'Thomas J. Kaldunski, P.E.'
Cc: Allan Hunting; Tom Link; Kevin Teppen
Subject: RE: IMF Concept Request

Tom

Attaches are the maps you had asked for and thanks for following up with us on this site.

First, the constraint map includes the; proposed R-O-W (city plans), gas easement, sewer easement (plus temporary construction) and ponding per city storm water elevation

Second, site plan showing building placement. The plan also shows the 862.6 elevation around the north pond and the 867.5 elevation around the south pond. We are showing retaining walls around parts of the north pond as we discussed at our last meeting with you. (Ignore the lot line that is shown)

Third, we have mapped the R-O-W widths along the Robert Street Corridor both east and west of the road. As you know there is a wide variety of widths along the corridor and we hope to find a width along our site that will meet everyone's needs.

I also included is our topography survey to verify how we got the elevations we were are working with. As you know, we have been up front with staff on our approach and our design. We would not show a project if we did not feel it could be built.

Again thanks for helping us with this review.

Tom Goodrum
SENIOR PLANNER

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider Resolution Receiving Feasibility Report, Establishing City Project No. 2015-14 – 47th Street Area Water and Sewer Improvements, Scheduling a Public Hearing and Authorizing Preparation of Plans and Specifications for the 2015 Pavement Management Program, City Project No. 2015-09E – 47th Street Area Reconstruction and for City Project No. 2015-14 – 47th Street Area Water and Sewer Improvements and Rehabilitation

Meeting Date: January 26, 2015
Item Type: Regular
Contact: Thomas J. Kaldunski, 651.450.2572 *TJK*
Prepared by: Steve W. Dodge, Assist. City Engineer
Reviewed by: Scott D. Thureen, Public Works Director *SDT*

Fiscal/FTE Impact:	
<input type="checkbox"/>	None
<input type="checkbox"/>	Amount included in current budget
<input type="checkbox"/>	Budget amendment requested
<input type="checkbox"/>	FTE included in current complement
<input type="checkbox"/>	New FTE requested – N/A
<input checked="" type="checkbox"/>	Other: Pavement Management Fund, Special Assessments, Utility Funds, Grant Funds, Agreements

PURPOSE/ACTION REQUESTED

Consider resolution receiving feasibility report, establishing City Project No. 2015-14 – 47th Street Area Water and Sewer Improvements, scheduling a public hearing and authorizing preparation of plans and specifications for the 2015 Pavement Management Program, City Project No. 2015-09E – 47th Street Area Reconstruction and for City Project No. 2015-14 – 47th Street Area Water and Sewer Improvements and Rehabilitation.

SUMMARY

The project was initiated by the City Council as part of the City's Pavement Management Program (PMP). At the August 11, 2014 regular meeting, the Council received the resident petition for street reconstruction and ordered the preparation of a feasibility report. At the September 22, 2014 regular meeting the Council accepted an engineering services proposal for preparation of the feasibility study, final design services and construction services by Short Elliot and Hendrickson, Inc. (SEH). The project involves street reconstruction, mill and overlay, watermain improvements and rehabilitation, sanitary sewer improvements and rehabilitation, storm sewer improvements, and water quality improvements. A detailed project description is included in the attached feasibility report.

A resolution is included with language that establishes City Project No. 2015-14 – 47th Street Sewer Area Water and Sewer Improvements and Rehabilitation on the project.

The 51st Street area was determined to be not feasible to incorporate into this year's pavement management program. The feasibility study identifies some of the reasons for this decision. Staff will continue a discussion with the neighborhood and consider it as a future project through resident petition or Council direction.

The total estimated project cost for project 2015-09E is \$3,296,725 with \$795,271 in assessments, (approximately 24 percent of the project cost). The total estimated project cost for project 2015-14 is \$841,930 which includes \$30,814 for 49th Street sewer and water improvements which will only be constructed if the petitioning property owner executes assessment waivers agreements. A multi-faceted funding package has been prepared in the feasibility report. A preliminary assessment roll and map has been prepared per City policy as well as independent appraisers' special benefit recommendations.

A neighborhood meeting was held with participating residents on December 3, 2014 at City Hall. Staff received input which was incorporated into the feasibility study.

I recommend passage of the resolution receiving feasibility report, scheduling a public hearing, and authorizing preparation of plans and specifications for the 2015 Pavement Management Program, City Project No. 2015-09E – 47th Street Area Reconstruction and the resolution establishing City Project No. 2015-14 – 47th Street Area Water and Sewer Improvements and Rehabilitation, scheduling a public hearing and authorizing plans and specifications.

Attachments: Resolutions
Feasibility Report

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. _____

RESOLUTION ESTABLISHING CITY PROJECT NO. 2015-14 – 47TH STREET AREA WATER AND SEWER IMPROVEMENTS AND REHABILITATION, RECEIVING FEASIBILITY REPORT, SCHEDULING A PUBLIC HEARING AND AUTHORIZING PLANS AND SPECIFICATIONS

WHEREAS, on August 11, 2014 the City Council received a petition from the neighborhood to reconstruct their streets; and

WHEREAS, on September 22, 2014, the City Council approved an engineering services proposal for preparation of the feasibility study, final design services and construction services by SEH and authorized the preparation of a feasibility report for City Project No. 2015-09E – 47th Street Area Reconstruction; and

WHEREAS, on October 13, 2014 the Council received the petition for sewer and water extension for the Schmandt parcels to add and incorporate into the feasibility report; and

WHEREAS, a feasibility report has been prepared by SEH for the Public Works Director with reference to the 2015 Pavement Management Program, City Project No. 2015-09E – 47th Street Area Improvements and City Project No. 2015-14 – 47th Street Area Water and Sewer Improvements and Rehabilitation for the following project:

<u>Project No.</u>	<u>Improvements</u>
2015-14	Water and sewer improvements and rehabilitation on 47th Street E., South St. Paul to its terminus; Bower Path, 47th Street E. to 46th Street E.; Bower Court, Bower Path to its terminus; Boyd Avenue, Bower Path to 300 feet south of 47th Street E.; 49th Street, Brent Avenue to South St. Paul; Brent Avenue, 47th Street E. to 49th Street E.; Bryce Avenue, 47th Street E. to 49th Street E.; and 46 th Court E from Bower Path to its terminus.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS THAT:

Said report is hereby received by the City Council of the City of Inver Grove Heights on January 26, 2015.

1. The City Council will consider the improvements for City Project No. 2015-14 in accordance with the report and will consider funding of City Project No. 2015-14 from the utility, sewer and water funds and payment for extensions to the Schmandt parcels by special assessments through waiver of assessment appeals. The estimated cost of the City Project No. 2015-14 is \$841,930. The estimated cost of the Schmandt utility extension is \$30,814.
2. A public hearing will be held on such improvements at 7:00 p.m. on Monday, February 23, 2015 in the City Council Chambers at 8150 Barbara Avenue and the City Clerk shall give mailed and published notice of such hearing and improvements as required by law.
3. Preparation of Plans and Specifications by SEH are hereby authorized.

Adopted by the City Council of Inver Grove Heights this 26th day of January 2015

AYES:
NAYS:

George Tourville, Mayor

ATTEST:

Melissa Kennedy, Deputy City Clerk

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. _____

RESOLUTION RECEIVING FEASIBILITY REPORT, SCHEDULING PUBLIC HEARING AND AUTHORIZING
PREPARATION OF PLANS AND SPECIFICATIONS FOR THE 2015 PAVEMENT MANAGEMENT PROGRAM
CITY PROJECT NO. 2015-09E – 47TH STREET AREA RECONSTRUCTION

WHEREAS, on August 11, 2014 the City Council received a petition from the neighborhood to reconstruct their streets; and

WHEREAS, on September 22, 2014, the City Council approved an engineering services proposal for preparation of the feasibility study, final design services and construction services by SEH and authorized the preparation of a feasibility report for City Project No. 2015-09E – 47th Street Area Reconstruction; and

WHEREAS, on October 13, 2014 the Council received the petition for sewer and water extension for the Schmandt parcels to add and incorporate into the feasibility report; and

WHEREAS, a feasibility report has been prepared by SEH for the Public Works Director with reference to the 2015 Pavement Management Program, City Project No. 2015-09E – 47th Street Area Improvements for the following project:

<u>Project No.</u>	<u>Improvements</u>
2015-09E	Street Reconstruction portion includes roadway improvements (bituminous removal, subgrade excavation/correction, grading, granular subgrade, aggregate base, bituminous pavement), milling, curb and gutter, storm sewer, storm water quality facilities, sanitary sewer, water main, appurtenances and restoration on the following streets: 47th Street E., South St. Paul to its terminus; Bower Path, 47th Street E. to 46th Street E.; Bower Court, Bower Path to its terminus; Boyd Avenue, Bower Path to 300 feet south of 47th Street E.; 49th Street, Brent Avenue to South St. Paul; Brent Avenue, 47th Street E. to 49th Street E.; Bryce Avenue, 47th Street E. to 49th Street E.

Mill and Overlay portion includes milling, curb replacement, utility adjustments, driveway restoration, paving and appurtenances on 46th Court E. from Bower Path to its terminus.

WHEREAS, the new water and sewer improvements for City parcel nos. 20-50350-03-300 and 20-53600-00-020 will not be constructed unless the petitioning property owners execute assessment waiver agreements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS THAT:

Said report is hereby received by the City Council of the City of Inver Grove Heights on January 26, 2015.

1. The City Council will consider the above-mentioned improvements in accordance with the report and assess, or tax, the abutting properties for all or a portion of the cost of the improvements, pursuant to Chapter 429 of the Minnesota Statutes at an estimated cost of \$3,296,725.
2. A public hearing will be held on such improvements at 7:00 p.m. on Monday, February 23, 2015 in the City Council Chambers at 8150 Barbara Avenue and the City Clerk shall give mailed and published notice of such hearing and improvements as required by law.
3. Preparation of Plans and Specifications by SEH are hereby authorized.

Adopted by the City Council of Inver Grove Heights this 26th day of January 2015

AYES:
NAYS:

ATTEST:

George Tourville, Mayor

Melissa Kennedy, Deputy Clerk

Feasibility Report

47th Street Area Reconstruction

City Project No. 2015-09E

and

47th Street Area Water and Sewer Improvements and Rehabilitation

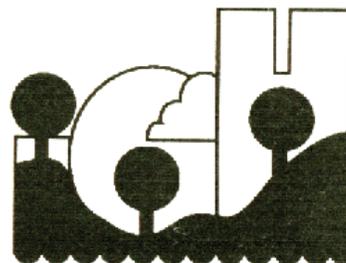
City Project No. 2015-14

City of Inver Grove Heights, Minnesota

City Project No. 2015-09E/2015-14

SEH No. INVER 129894

January 21, 2015



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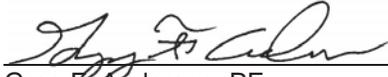
47th Street Area Reconstruction
and
47th Street Area Water and Sewer Improvements and Rehabilitation

Feasibility Report
City of Inver Grove Heights, Minnesota

City Project No. 2015-09E/2015-14
SEH No. INVER 129894

January 21, 2015

I hereby certify that this report was prepared by me or under my direct supervision,
and that I am a duly Licensed Professional Engineer under the laws of the State of
Minnesota.



Greg F. Anderson, PE
Project Manager

Date: January 21, 2015 Lic. No.: 26859

Reviewed By: Marcus Gunderson Date: January 21, 2015

Short Elliott Hendrickson Inc.
3535 Vadnais Center Drive
St. Paul, MN 55110-5196
651.490.2000

Table of Contents

Letter of Transmittal
Certification Page
Title Page
Table of Contents

	Page
1.0 Introduction	1
2.0 Existing Conditions	2
2.1 Streets	2
2.2 Sanitary Sewer	3
2.3 Water Main	3
2.4 Storm Sewer.....	4
2.4.1 Backyard Drainage Low Areas.....	4
3.0 Proposed Improvements	5
3.1 Streets	5
3.2 Sanitary Sewer	7
3.3 Water Main	8
3.4 Storm Sewer.....	8
3.4.1 Water Quality Treatment	9
4.0 Other Utilities	11
5.0 Right-of-Way	11
6.0 Neighborhood Meeting	11
7.0 Permits and Approvals	11
8.0 Estimated Costs	12
9.0 Financing	12
10.0 Implementation	13
10.1 Assessments	13
10.1.1 Street Assessments.....	13
10.1.2 Storm Assessments.....	13
10.2 Benefit Analysis	13
10.3 Project Schedule	14
11.0 Conclusion and Recommendations	14
11.1 Conclusions	14
11.2 Recommendations.....	14

Table of Contents (Continued)

List of Tables

Table 1 – Approximate Street Widths.....	7
Table 2 – 47th Street Area Reconstruction (2015-09E)	12
Table 3 – 47TH Street Area Water & Sewer Improvements and Rehabilitation (2015-14).....	12
Table 4 – 47th Street Area Reconstruction (2015-09E)	13
Table 5 – 47TH Street Area Water & Sewer Improvements and Rehabilitation (2015-14).....	13

List of Figures

Figure 1 – Project Area
Figure 2 – Existing Sanitary Sewer System
Figure 3 – Existing Water Main System
Figure 4 – Drainage Areas
Figure 5 – Proposed Typical Sections
Figure 6 – Proposed Street Improvements
Figure 7 – Proposed Sanitary Sewer Improvements
Figure 8 – Proposed Water Main Improvements
Figure 9 – Proposed Storm Sewer Improvements
Figure 10 – Proposed Storm Water Treatment Areas

List of Appendices

Appendix A	Cost Estimate
Appendix B	Undeveloped Lot Utility Extension & Assessment Figure and Petitioning Parcels Figure
Appendix C	Stormwater Review of Ullrich Addition
Appendix D	Draft Preliminary Assessment Rolls
Appendix E	Neighborhood Open House Comment Summary and Sign-in Sheet

Feasibility Report

47th Street Area Reconstruction

and

47th Street Area Water and Sewer Improvements

Prepared for City of Inver Grove Heights

1.0 Introduction

The City of Inver Grove Heights received a petition from forty three (43) property owners along 47th Street, Bower Path, Bower Court and Boyd Avenue requesting improvements to their streets. An additional petition was received requesting water and sewer service to two unimproved lots along 49th Street at Brent Avenue. At their September 22, 2014 regular meeting the Inver Grove Heights City Council adopted Resolution 14-148 authorizing the preparation of a feasibility report for City Project No. 2015-09E: 47th Street and Neighborhood Streets Reconstruction. Financing considerations necessitate separating the project into a utility project (sanitary sewer and water main) and reconstruction project (street and storm water facilities) in order to accommodate the 429 statute requirements. The project includes City Project No. 2015-09E (47th Street Area Reconstruction) and City Project No. 2015-14 (47th Street Area Water and Sewer Improvements).

This project will provide residential street and drainage improvements as well as utility improvements in the 47th Street neighborhood. The reconstruction and utility project include improvements to the streets, sanitary sewer mains, water mains, storm sewer, and overall storm water management in the project areas. The streets included in this report are listed below:

- 47th Street E., South St. Paul to its terminus
- Bower Path, 47th Street E. to 46th Street E.
- Bower Court, Bower Path to its terminus
- Boyd Avenue, Bower Path to 300 feet south of 47th Street E.
- 46th Court, Bower Path to its terminus
- 49th Street, Brent Avenue to South St. Paul
- Brent Avenue, 47th Street E. to 49th Street E.
- Bryce Avenue, 47th Street E. to 49th Street E.

The project area is shown on figure 1, found in the appendix. Work in unimproved Bryce Avenue (50th Street to 49th Street) will be coordinated with the Ullrich Site Development.

City staff considered including the 51st Street neighborhood: streets would be 51st Street (Brent to SSP border), Brent Avenue (51st Street to 50th Street), unimproved Bryce Avenue

(51st Street to 50th Street) and an unimproved alley off of 50th Street. The 51st Street neighborhood is not feasible to incorporate into this years' project due to:

- Lack of support from the residents
- Appraiser's evaluation found that the per parcel special benefit is significantly less than the rest of the study area.
- Attaining the 20% minimum assessment amount will be a challenge.
- The complexity of the area will take additional time, to hold meetings and consider various options with residents and council.

Staff recommends the 51st Street neighborhood reconstruction be considered at a future date through resident petition or council direction. Staff is offering to continue the discussion with the neighborhood in order to receive further input.

2.0 Existing Conditions

2.1 Streets

The existing streets are bituminous surfaced with concrete curb & gutter, (mostly surmountable curb). The street widths generally are 36-feet in face of curb to face of curb. These streets serve as local streets with relatively low traffic volumes. The existing pavement is showing significant signs of distress due to age, poor subgrade soils, excessive cracking, potholes and traffic. Also, a number of recent water main breaks have resulted in street patches that affect the ride of the street. The bituminous pavement will be replaced on all project streets as part of this project. The existing curb & gutter will be completely replaced on reconstruction streets while only spot replacement of existing curb & gutter will be completed on mill and overlay streets. The curb on the reconstruction streets has been reviewed by American Engineering Testing (AET) and determined to have deteriorated to the end of its life-cycle due to observation of extensive scaling, chipped concrete, and exposed aggregate. There are no existing sidewalks or trails along these streets.

The streets north of 47th Street, including 47th Street, were constructed in 1984 with the exception of 46th Court and Bower Court, which were built in 1988. The portions of Brent and Bryce Avenues in the project area are significantly older, dating back to the early 1970's.

The existing streets in the 51st Area are bituminous surfaced with the exception of the alley south of 50th Street between Brent and Bryce which is gravel. Unimproved Bryce Avenue south of 50th is currently a bituminous shared driveway that is privately owned and maintained extending a little over halfway to 51st. It is not plowed by the City and its alignment meanders between mature trees. The width of the streets themselves varies from 16-feet on 51st to 24-feet on Brent. Both streets have bituminous curb on one side and concrete curb on the other. There is a concrete alley, 10th Avenue S. (from 50th Street E. to 51st Street E.) that appears to service the parcels on the east side of unimproved Bryce Avenue.

American Engineering Testing performed a series of 11 soil borings in October of 2014 in the project area. The existing pavement and aggregate base thicknesses were noted as part of the soil boring process. The existing pavement thickness was found to range from 3.75-inch to 9.0-inch with most borings showing generally around 5-inch of bituminous pavement. The existing aggregate base thickness was found to be extremely variable with most borings not showing a distinct aggregate base layer. In general, the underlying soils beneath the streets was found to consist primarily of fill overlying till and coarse alluvium (clayey and silty sands).

2.2 Sanitary Sewer

The existing sanitary sewer mains run down the center of most of the project streets and consists of either clay (VCP) or ductile iron pipe (DIP). Figure 2 shows the existing sanitary sewer system in the project area. A television inspection of all the sanitary sewer mains in the project area was completed by American Environmental Services in October of 2014. A copy of the report and televising logs is available at the Engineering Division for review. This feasibility report was charged with reviewing the condition of the existing mains and making recommendations on needed replacements. The television report found the existing sewer mains to be in good condition. The televising did find four items that need repair as well as many pipe joints in the VCP sections with root intrusion. Clay sewer pipe will be reconstructed with PVC when it's located under proposed water main improvements, because the clay pipe and joints may not withstand the construction impacts.

Vitrified Clay Pipe (VCP) was a common material used for sanitary sewer mains. VCP mains typically have short pipe segments that result in a significant number of pipe joints that can allow root intrusion into the main that can lead to blockages. Pipe joints are also an opportunity for potential inflow and infiltration (I/I) of ground water into the sanitary sewer system. A common repair on VCP sanitary sewer mains is to structural line the main between manholes. This structural lining can be accomplished from the surface without the need for an open trench in the street. This method is particularly useful when the street surface can't be disturbed or, as is the case here, the existing sewer main is very deep, 20-feet or more in some areas and an open trench that deep would be difficult in a fully developed area.

As part of the televising effort, an evaluation of the existing VCP mains for potential structural lining was completed. The condition of the existing VCP mains in the project area will allow these mains to be structurally lined as part of a future maintenance project after structural repairs are completed. The televising did find four areas that need to be repaired prior to the mains being lined.

Based on the televising report, the portions of the existing sanitary sewer consisting of DIP are in good condition and do not require lining.

2.3 Water Main

The existing water mains in the project area are 6-inch, 8-inch, and 12-inch in diameter and either cast iron pipe (CIP) or ductile iron pipe (DIP) material. Figure 3 shows the existing water main system in the project area. There have been a number of water main breaks in the project in recent years including a significant one at the intersection of 47th Street and Brent Avenue this past winter. These improvements will include the replacement of all of the CIP water main and service lines. In areas of existing DIP water main it is anticipated that only the existing valves and hydrants will be replaced as part of these improvements. The existing DIP mains will remain in-place.

Also included in this report is a review of the City's water system model to determine the need for looping or upsizing the existing mains in 49th Street, 50th Street and the extension of Brent Avenue between 49th and 50th Streets in conjunction with the Ullrich Site Development.

The existing water main system is stubbed into Seidl's Lake Park for a potential loop to the existing main in Bower Court. A review of the City's existing water system model has identified there is no need for the water loop in the park. Additionally a water service for future rest room facilities in this area of the park will be provided.

The water main system in the NE quadrant of the City is fed by a 1985 12-inch main crossing I-494 and aligned with Boyd Avenue. An 8-inch main was installed across I-494 just west of Blaine Avenue in 2007 to ensure adequate flow and to act as a back-up to the 12-inch crossing. In addition, staff has reviewed the need for water main cross-connections in the area with South St. Paul (SSP) for emergency purposes and has determined there is adequate support from the meter manhole connections installed at Centex Homes (15th Avenue and Bloomberg Lane) and on 50th Street at the SSP border (9th Street). If an additional cross connection was considered, installing a meter manhole to the SSP 12-inch water main at the 46th Street and Bower Path intersection would be the ideal location.

2.4 Storm Sewer

An existing storm sewer system is located on Bower Court, Bower Path, and Boyd Avenue north of 47th Street. This system drains to Seidl's Lake at the west end of Bower Court and discharges to a 3-foot wide rip-rap channel into Seidl's Lake, with no storm water volume or water quality management controls. At the south end of the project area, two small segments of storm sewer exist in 50th Street just south of the proposed Ullrich Site Development. No other storm sewer exists within the project area.

The storm sewer is reinforced concrete pipe (RCP). The trunk line appears to be in good condition based on the information available including the televising report of the northern portion of the system. This report indicated that there are three locations that will require excavation and spot repairs to 15-inch and 18-inch concrete pipe sections. The storm sewer ranges in size from 12-inch to 27-inch diameter. There are approximately 18 catch basin inlets and 16 manholes within the project limits. There are two yard drain structures that are located off City of right-of-way (ROW) but appear to be connected to the City system. One of those is located in the backyard of 4630 Bower Path and the other is located in the back yard of 4609 Bower Path.

The southern portion of the project area, generally 49th Street and the south half of both Brent and Bryce Avenues, surface flows into what is referred to as the Ullrich Site Development south of 49th Street.

Existing drainage patterns and drainage area boundaries within the project area are shown in Figure 4. The south half of Brent Avenue and Bryce Avenue north of 49th Street East flow to the south, over 49th Street East and into a wooded area south of 49th Street East. Brent Avenue, between 50th Street East and 51st Street East, flows to the south and into a natural low area west of 5065 Brent Avenue. A small portion of the drainage on Bryce Avenue and 50th Street East is conveyed north (to the Ullrich Addition regional pond H-2) and the remainder flows south (which eventually flows east down 51st Street East). The drainage of 51st Street East appears to flow to the east into the MnDOT ROW.

2.4.1 Backyard Drainage Low Areas

There are several areas which temporarily pond storm water within the project area. Area property owners were surveyed and their concerns were documented. The specific areas of concern are described below.

- 2685 Bower Court. There's a low spot in the street near this address. More than 10 acres drain to this low area. No existing flooding of homes or structures has been identified.
- 4630 Bower Path. There's an area drain in the back yard of this property and drainage enters the storm sewer system on Boyd Avenue in front of the church. Approximately

2.2 acres drain to this backyard area. No existing flooding of homes or structures has been identified.

- Bethesda Lutheran Church. There are reported street flooding issues at the low point in Boyd Avenue near the church driveways. Approximately 8.4 acres drains to this area. On the northeast corner of the Bethesda Lutheran Church property, there's a low area which is subject to flooding. It appears this low area fills to approximately 18-inches prior to overtopping to the east. Approximately 3.3 acres drains to this area.
- 4609 Bower Path. There's an area drain in the back yard of this property and drainage enters the storm sewer system on Bower Path, in the low point between Boyd Avenue and 46th Court East. Approximately 1.8 acres drains to this backyard and an additional 7.7 acres drains to the low point on Bower Path.
- 4873 Bryce Avenue East. There's a low area in the back yard of this property. Based on the available data, it appears this low area overflows to the south. Approximately 1.0 acres drains to this area.

The isolated low areas will temporarily retain storm water and pose little threat to property or the infrastructure; therefore, staff is not recommended storm water improvements in the low areas.

3.0 Proposed Improvements

The proposed improvements are based on the results of the sanitary sewer and storm sewer televising reports, the geotechnical investigation & recommendations, a review of the as-built drawings for the project streets, input from City Staff and feedback received from residents on the resident questionnaire. During the final design phase and plan preparation, we will continue to work with City Staff on specific issues.

3.1 Streets

The improvements proposed for the project streets include a full pavement reconstruction and a mill & overlay. The method of improvement for a given block or section of street was determined based on the geotechnical recommendation, the existing pavement condition, existing curb type and amount of utility replacement needed. Most project streets will be a full reconstruct, with the exception of 46th Court, which is scheduled to be a mill & overlay. Figure 6 shows the project streets and proposed improvement methods.

The full reconstruction method will consist of a complete removal of the existing pavement and curb & gutter and replacement with a new street section. Based on the Inver Grove Heights standards for local streets, the proposed pavement section will consist of 4-inches of bituminous pavement (placed in two 2-inch lifts) over an 8-inch layer of aggregate base, on a 24-inch layer of granular borrow. Subsurface drain tile will be installed at the bottom of the street section behind the curb per City standards. The new concrete curb and gutter will be B618 in design. The local streets will be built to their existing width of 36-foot width from face-of-curb to face-of-curb, except for a portion of 47th Street will be narrowed from 39-feet to 36-feet to match the neighborhood street width. The proposed typical street sections are shown on Figure 5. Table 1 summarizes the existing street widths, curb types and proposed improvement method.

The residents and council were approached for input on street widths and related potential savings in construction costs and life cycle costs of the streets. Staff's analysis shows that for this project street mileage, for every 4-feet in street width reduction there would be approximately \$100,000 savings in construction costs and \$150,000 savings in 50-year

lifecycle costs of the pavement (street sweeping, seal coating, crack sealing, mill and overlay, patching, etc.). Narrower street widths would also reduce stormwater runoff volume and increase water quality for Seidl's Lake and localized ponding areas. The existing street widths will be retained based on feedback from the residents that attended the neighborhood meeting and from council at a work session. The east end of the 47th Street (Brent Avenue to the east) will be reduced from 39 feet to 36 feet to match the rest of 47th Street and the neighborhood street widths.

A further review of the geotechnical investigation and data helped determine that some street sections will require the 24-inch layer of granular borrow, while other full reconstruction areas will only require a 12-inch layer of granular borrow. The change to the 12-inch granular layer was a cost savings method that used the geotechnical data to determine the areas that will require a thinner layer of granular material while still achieving the desired pavement rating/life expected for a reconstructed street. However, the geotechnical firm, AET warned that the underlying soils are frost susceptible and having only 1-foot of sand subgrade does come with a risk of the frost unevenly affecting the 4-inch flexible pavement reducing its life and wear. Staff is recommending the standard 2-foot sand base be installed, the construction costs reflect this method.

A partial reconstruction option was reviewed by saving the curb and reconstructing the street with 1-foot sand sub-base. However, the curb was identified to be at the end of its life cycle and differential settlement (between curb and pavement) concerns eliminated this option for cost saving measures.

The neighborhood between 50th and 51st Streets along Brent and Bryce Avenues would likely require a full reconstruction method with a 24-inch granular borrow layer based on the geotechnical data. But with many questions about proposed street widths, the unimproved alley off of 50th Street, the shared concrete alley on SSP border (10th Avenue S.), the possibility of improving Bryce Avenue (replacing the current shared driveway), to a full street section extended to 51st Street, and concerns meeting the 429 Statute requirements for assessing, formal improvement recommendations for these streets are not included in this report. The 51st Street area reconstruction and improvements will need to be considered at a future date through residential petition or Council direction.

The pavement replacement on 46th Court will be an edge mill along the curb and the installation of a new 2-inch lift of bituminous pavement; thereby raising the crown of the road adding structural strength and improving drainage.

The project area currently does not have sidewalks or trails. With a trail system in Seidl's Lake Park at the west end of 47th Street, the council may want to consider installing a six foot concrete sidewalk along the north side of 47th Street from Seidl's Lake Park to the east end of the project on 47th Street at 9th Avenue East. The proposed sidewalk would be installed with a 6-foot boulevard between the back of the curb and the new sidewalk. At the street crossing of the new sidewalk, pedestrian ramps meeting ADA requirements would be installed. This option was reviewed with the residents at the neighborhood meeting and received very little support from those present. The current project cost estimate does not include a sidewalk.

If a sidewalk was included in the project, the existing driveways along the proposed sidewalk alignment would receive a new concrete apron between the street and the new sidewalk. All other disturbed driveway ends in the project area will be restored with the same material as the existing driveway.

Table 1 – Approximate Street Widths

Street Name	Existing Width (F-F)	Proposed Width (F-F)	Existing Curb & Gutter Type
Bower Ct.	35'	35'	Surmountable
Bower Path	36'	36'	Surmountable
46th Ct.	36'	36'	Surmountable
47th St.	36' (West end to Brent Ave.)	36' (West end to Brent Ave.)	Surmountable
	39' (Brent Ave. to 9th Ave.)	36' (Brent Ave. to 9th Ave.)	B618
Boyd Ave.	36'	36'	Surmountable
Brent Ave (N. of 50th St.)	36'	36'	B618
Bryce Ave. (N. of 50th St.)	36'	36'	B618
49th St.	36' (Brent Ave. to Bryce Ave.)	36' (Brent Ave. to Bryce Ave.)	B618
	35' (Bryce Ave. to 9th Ave)	35' (Bryce Ave. to 9th Ave)	B618

Note: All new curb will be installed as B618 Curb and Gutter (with the excavation of spot curb replacement, which would match the existing curb & gutter).

3.2 Sanitary Sewer

The results of the sanitary sewer televising investigation found the existing sanitary mains to be in good condition. The existing mains were found to be either VCP or DIP material. The existing DIP mains are in good condition and do not require any improvements. The existing VCP mains were found to be of satisfactory condition to allow for them to be lined. The televising report identified four issues that will need to be completed prior to or as part of the sewer lining. One issue is a cracked pipe that may need replacement via open cut prior to lining. The other three issues are leaks that should be pressure grouted to create a seal around the pipe.

Lining an existing sanitary sewer consists of inserting a resin impregnated liner into the existing VCP sanitary main. The liner is then cured with either steam or hot water to form a new pipe against the inside wall of the existing sewer main. After curing, the liner hardens and the result is a new pipe within the old pipe. After curing, the existing service line stubs are re-established. Lining of the existing VCP sanitation sewer mains will be completed as a maintenance project by Public Works outside of these improvements.

It is recommended to replace the VCP mains via open cut in areas where the sewer main is shallow (less than 12-feet in depth) or where the existing water main will also be replaced. See Figure 7 for the sanitary sewer replacement areas and methods. The new sanitary sewer main will be PVC in material. In areas where the VCP sanitary sewer main will be replaced via open cut, the existing service lines will also be replaced with PVC pipe material and the service lines reconnected to the new service line at the property line.

A petition was received by council for sewer and water extension at the October 13, 2014 regular meeting. Sanitary sewer main will need be extended in 49th Street from Bryce Avenue, west toward Brent Avenue to provide sewer service to two existing, vacant lots south of 49th Street. These two lots will be responsible for the complete cost of the sewer extension, sewer services, and water services through an assessment waiver agreement to

be executed prior to installation of the facilities. In addition, the westerly lot will be responsible for its share of the water main improvement being installed between 49th Street E. and Boyd Avenue. An assessment overview map has been provided with not-to-exceed assessment costs in Appendix B. The documents were shared with the landowners by staff. The landowners were made aware of a rezoning of the two lots is necessary, from R1-A to R1-C, in order for the lot sizes to follow the proper zoning designation.

Where the existing sanitary sewer main is DIP in material, no improvements area planned on the mains or service lines.

The existing castings on all the sanitary sewer manholes will be replaced as part of the improvements and adjusted to the new street elevations. For manholes with a significant number of rings, or that will not have room for two rings under the new casting, the structure will be reconstructed by adding or removing a precast barrel section. Infiltration/inflow (I/I) barriers will be installed on all manholes as well.

3.3 Water Main

All the existing CIP water mains will be replaced with new DIP water main. The mains will be replaced with 8-inch diameter pipe. A review of the water system model for this portion of the City shows the proposed system improvements will provide over 3,500 gpm for the desired fire flow for fire suppression in relation to the 52-unit senior housing building proposed to be built on the Ullrich Site Development. See Figure 8 for water main improvements.

In areas of water main replacement, the existing service lines will be removed and replaced as well as valves and hydrants. New 1-inch copper service lines will be installed from the new main to the property line, the existing curb box & stop will be replaced and the existing service line connected to the new curb stop.

In areas of existing DIP water main, the main line pipe is anticipated to remain in place, as well as the service lines. In these areas it is proposed to replace the existing gate valves as well as replace the hydrants, including the hydrant lead pipe back to the main and the tee at the main. The installation of the new hydrant will include a new gate valve.

The existing water main in 50th Street has a section of 6-inch CIP, between Bryce Street and Brent Street. This section of 6-inch main should be replaced with 8-inch DIP to complete the 8-inch system upgrades in this area. This replacement can wait and be completed with future improvements in 50th Street.

3.4 Storm Sewer

The proposed storm sewer improvements are shown on Figure 9.

Based on our review of the video/televising reports there are three small areas of the existing storm sewer trunk main will require excavation and spot repair. During the street reconstruction project, rings will need replacement at most structures. Additional storm sewer is proposed in several areas of concern including:

- New storm sewer laterals and catch basins will be installed in the street low areas near the intersection of Boyd Avenue and 47th Street adjacent to the church. This will include an extension of the lateral line and a new catch basin to the east end of the church parking lot along 47th;

- A new storm sewer stub will be placed in front of 4673 Boyd Avenue and extend to the east to the church parking lot to accept the outflow from a planned future rain garden on church property;
- New storm sewer along 49th Street that will route to proposed rain gardens or bio retention and then into the regional ponding area proposed in the Ullrich Site Development;
- A new lateral line extension to collect the low point in the backyard at 4873 Bryce that will connect to the new system in 49th Street;
- Possible replacement and upsizing of the backyard pipe at 4609 Bower Path. An alternative is to ensure an adequate surface overflow is provided from the low point; and
- A possible modification to the system in the Bower Court low point. This would be combined with a storm water treatment system (surface or subsurface) between the low point and the outlet to Seidl's Lake. An alternative is to ensure an adequate surface overflow is provided from the low point.

The proposed Ullrich Site Development will require the installation of additional storm sewer and coordination with the work proposed along 49th Street. A preliminary stormwater review by Barr Engineering Co. dated September 30, 2014 (see Appendix C), indicates that the proposed storm sewer system would consist of pipe ranging in size from 12-inch to 36-inch diameter and would require approximately 11 catch basins and three (3) manhole structures. A large pond would be re-constructed/modified on the Ullrich Site Development to maintain or improve existing drainage patterns to the maximum extent practicable.

3.4.1 Water Quality Treatment

The project is subject to City of Inver Grove Heights stormwater treatment goals to provide infiltration of 1-inch of runoff from the contributing impervious street surfaces. Maximizing the treatment provided within this project area will include a three-phase approach. First, the City will install several bio-retention basins within the public ROW and/or existing drainage and utility easement areas. There are three locations that have been identified as having good soils for infiltration while being able to collect sufficient contributing area to provide water quality benefits. These include:

- At the west end of 49th Street and north of the Ullrich Site Development. The area available for this basin is on the order of 2,400 square feet. This location has good soils for infiltration about 7 feet below the surface.
- At the east end of 49th prior to the new storm sewer system discharging in to the Ullrich Site Development and immediately east of 2896 49th Street East. The area available for this basin is on the order of 3,000 square feet. This location has good soils for infiltration about 7 feet below the surface.
- Due to physical constraints including soils, slopes and the depth of the existing storm sewer in the Bower Court area, the feasibility of installing a surface treatment feature in the system is significantly limited and would require extensive clearing of mature trees and excavation on the slopes behind the residential properties to make such a system fit in the area. Therefore, the preferred method of obtaining some level of treatment for this system is an underground hydrodynamic separator (HDS). HDS units are designed as flow-through structures with a settling or separation unit to remove sediment and other pollutants. These systems can be installed in-line or off-line taking only low flows from a diversion structure. The large contributing drainage area to this location and the need to reduce loading to Seidl's Lake make this system a practical and effective approach for this area.

The second phase of water quality improvements is to implement the City's rainwater garden program within the project area. Residents are given the opportunity to have a rain garden installed in the boulevard and the City allocates a budget for each project to install these residential systems. An initial screening of the project area has been completed to help prioritize potential rain garden locations. That screening was based on the following criteria:

- Drainage area to the proposed location. Larger drainage areas for a particular rain garden location were ranked as a higher priority than rain garden locations with small drainage areas.
- Resident documented area of concern. The responses from a residential questionnaire were examined. If a property owner had expressed concern over a particular area, that area was ranked as a higher priority than an area that went unmentioned in the questionnaire.
- Open, partially flat area. The topography and existing conditions were examined based on a preliminary assessment. If there seemed to be a relatively flat space that could accommodate a rain garden, it was given a higher priority ranking than a smaller area with greater topography.
- Soil permeability. Eleven (11) soil borings were taken across the project area. The boring logs were examined and sandy well drained soil areas were given the highest priority. If a particular area had poorly drained soils, the ranking for that area was adjusted down one priority level.

Figure 10 shows rain garden locations based on the ranking from the criteria above. The locations were ranked in value from 1 to 3 with 1 being highest priority and greatest potential benefit and 3 being less beneficial. If a certain area met three of these criteria, it was ranked as high priority. If it fulfilled two criteria, it was ranked as medium priority. If it met just one of those criteria, it was ranked as low priority. This ranking is not intended to limit the placement of additional rain water gardens elsewhere within the project area.

The third phase of achieving water quality improvements in the project area is to accommodate the placement of private systems such as a rain garden near the parking lot at the church property. While the church will be responsible to install their own rain garden, the City will provide a storm sewer stub to that location to facilitate the connection and overflow of the system into the overall public drainage system. In addition, the City will be working with the Ullrich Site Development owners to coordinate design of the trunk storm system and water quality treatment features within the property.

The City has met with the Dakota County Soil and Water Conservation District (DCSWCD) representatives and the Bethesda Church members and have identified grant opportunities for areas draining to Seidl's Lake:

- Water quality treatment facility in Bower Court area (Hydro Dynamic Separator).
- City's roadside rain garden program.
- Bethesda Church area water quality filtration basin considered as either a private or public system.

The 49th Street drainage area and Ullrich addition are not eligible for grant opportunities because they do not drain to a body of water (wetland/pond/lake).

4.0 Other Utilities

The proposed improvements will be coordinated with the private utility companies per the City's utility coordination plan. The intent would be to coordinate any private utility improvements during the project so that future disruptions of the newly constructed streets could be avoided.

5.0 Right-of-Way

The construction limits of this project are anticipated to fall within the existing street ROW and no new easements or ROW are anticipated. Temporary construction easements may be needed to address the off-street drainage improvements.

There is an unimproved backyard alley ROW from 47th Street to 49th Street on the block between Brent and Bryce that is being reviewed with the City attorney for vacating while retaining the City's right for drainage and utility purposes, the backyards are completely developed with fences and structures which encroach in the current ROW.

6.0 Neighborhood Meeting

The Engineering Division held a neighborhood meeting from 5:00 p.m. to 6:30 p.m. Tuesday, December 2, 2014 at City Hall council chambers. Representatives from SEH were in attendance at the meeting to assist City Staff in answering questions, recording resident comments and providing information from the report.

Approximately 34 residents and property owners attended the meeting. A copy of the full summary of the open house comments is included in the appendix. A list of the general comments are below:

- Most in attendance were not in favor of a new sidewalk along the north side of 47th Street
- All residents in attendance from the 51st Neighborhood were not in favor on extending Bryce Avenue to 51st Street.
- General concern on keeping project costs down along with assessments low.
- Most agreed that the street pavement needs to be replaced.
- Most residents would not be in favor of narrowing the streets to 32-feet or 28-feet.
- Questions regarding irrigation systems and invisible fences were answered by staff.
- The driveway replacement construction methods and program were explained.
- Several questions on assessment process and amounts
- Who and when would sidewalk and Bryce extension decisions be made?
- Most felt that having the assessment hearing before construction starts would be a good idea.
- 4618 Bower Path has a backyard storm system that often causes standing water

7.0 Permits and Approvals

The proposed improvements will require securing the following permits:

- Minnesota Department of Health (MDH) - Water Main Extension Permit, will be required for the water main replacement/extension work.
- Minnesota Pollution Control Agency (MPCA) – Sanitary Sewer Extension Permit, will be required for the sanitary sewer extension.

- MPCA – General Storm Water Permit for Construction Activities under the National Pollutant Discharge Elimination System (NPDES) program will be required by the contractor during construction activities.

8.0 Estimated Costs

The total estimated cost of both projects outlined in this report is \$4,138,655. The costs for each project are broken out into their respective components and summarized in the tables below:

Table 2 – 47th Street Area Reconstruction (2015-09E)

Improvements	Local Street (Reconstruction)	Local Street (Edge Mill & Overlay)	Total
Street Improvements	\$2,747,000	\$59,000	\$2,806,000
Storm Sewer Improvements	\$261,225		\$261,225
Water Quality Improvements	\$229,500		\$229,500
Total	\$3,237,725	\$59,000	\$3,296,725

Table 3 – 47TH Street Area Water & Sewer Improvements and Rehabilitation (2015-14)

Improvements	Water Main Replacement	Sanitary Sewer Replacement	Sanitary Sewer Extension	Total
Sanitary Sewer Improvements		\$220,850	\$30,450	\$251,300
Water Main Improvements	\$590,630			\$590,630
Total Estimated Project Costs	\$590,630	\$220,850	\$30,450	\$841,930

A detailed cost estimated has been prepared for the proposed improvements and is included in Appendix of this report. These costs include the engineer's opinion of probable construction costs along with 10 percent for contingencies and 25 percent for indirect project costs including administrative, legal, fiscal, engineering, and capitalized interest.

9.0 Financing

The City intends to fund the proposed improvements through various methods including the City's Pavement Management Program (PMP) Fund, special assessments and the City Utility funds.

Street and storm sewer costs will be funded by special assessments, PMP Fund, Storm Water Utility Fund, and DCSWCD Grants. Sanitary sewer, water main, and services under reconstruction or replacement will be financed by the City Sewer and Water Funds or bonding. New sanitary sewer water main and service improvements will be accessed 100% towards the benefitting parcels.

Table 4 – 47th Street Area Reconstruction (2015-09E)

	Proposed Assessments	Pavement Management Funds	Stormwater Grand Funds	Total
Street & Storm Improvements	\$795,271	\$2,451,454	\$50,000	\$3,296,725
Total	\$795,271	\$2,451,454	\$50,000	\$3,296,725

Table 5 – 47TH Street Area Water & Sewer Improvements and Rehabilitation (2015-14)

Improvements	Proposed Assessments*	Water Fund	Sewer Fund	Total
Sanitary Sewer Improvements	\$26,156		\$225,144	\$251,300
Water Main Improvements	\$4,658	\$585,972		\$590,630
Total	\$30,814	\$585,972	\$225,144	\$841,930

* These assessments are by waiver or private agreement for utility extensions to vacant lots. If waiver agreement not reached, these improvements may not be installed.

10.0 Implementation

10.1 Assessments

The proposed street, utility and drainage improvements are eligible for assessments according to the City’s PMP Funding Policy. The policy includes obtaining a benefit appraisal conducted by an independent appraisal firm which takes into consideration the land use, area valuations, location, zoning and other characteristics within the project area to identify the special benefit to properties.

A preliminary assessment roll will be prepared for the Improvement Hearing and available at an informational meeting prior to the improvement hearing (see Appendix D for a draft preliminary assessment roll). The project area includes mostly single-family lots with the exception of the City Park at Seidl’s Lake and the grouping of lots owned by the Bethesda Lutheran Church.

10.1.1 Street Assessments

Single-family residential and twin home properties are assessed on a per lot basis. Non-single family lots (multi-family residential, commercial, industrial and institutional properties) are assessed on a front foot basis. The equivalent front foot assessment rate for the single-family residential and twin-home properties is one-half of the non-single properties.

10.1.2 Storm Assessments

Properties benefitting from storm sewer and drainage improvements are assessed on an area basis based on the contributing drainage area of the parcel, regardless of the parcel use type.

10.2 Benefit Analysis

A preliminary benefit analysis has been completed by an independent appraiser, Metzen Appraisals. The final report will be available for public viewing at the Engineering Division at City Hall. The independent appraiser has reviewed the project and affected parcels to

determine the following benefits to each parcel type as a result of the proposed improvements:

- Single Family Residential\$6,000 per parcel
- Bethesda Lutheran Church.....\$55,000

The benefit analysis is a recommendation by an independent appraiser for consideration by the Council. The preliminary assessment analysis will be completed per policy; however, the recommended assessment “caps” will be considered for Council action only during the final assessment hearing.

10.3 Project Schedule

The following schedule is proposed for the project:

Neighborhood Informational Meeting.....	December 3, 2014
City Council Receives Feasibility Report/Orders Improvement Hearing	January 26, 2015
Authorizing preparation of plans and specification	January 26, 2015
Neighborhood Informational Meeting.....	Mid-February 2015
Public Improvement Hearing.....	February 23, 2015
Approve Plans & Specs/Order Improvement/Authorize Ad for Bid.....	February 23, 2015
Bid Opening	April 2, 2015
City Council Receives Bids/Orders Assessment Hearing.....	April 13, 2015
Neighborhood Informational Meeting.....	Late April 2015
Assessment Hearing/Award Project	May 11, 2015
Begin Construction	late May
Substantial Completion	September 10, 2015
Final Completion	October 17, 2015

11.0 Conclusion and Recommendations

This report outlines the recommended improvements for the proposed City Project No. 2015-09E, the 47th Street and Neighborhood Streets Reconstruction Project as well as proposed City Project No. 2015-14, the 47th Street Area Water and Sewer Improvements and Rehabilitation (shown in Figure 1). This report also identifies the estimated cost for the recommended improvements as well as the approvals and permits necessary to proceed with the construction of the improvements.

11.1 Conclusions

As a result of this study, we conclude that:

- The proposed improvements are necessary to maintain the City's infrastructure based on the condition of the existing streets and infrastructure in the project area.
- The project is feasible from an engineering stand point and cost effective, as portions of the existing infrastructure that is in good condition (DIP sanitary sewers and water mains, storm sewer mains, curb & gutter, etc.) will be preserved where possible.

11.2 Recommendations

Based on the above conclusions, we recommend that:

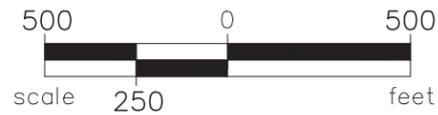
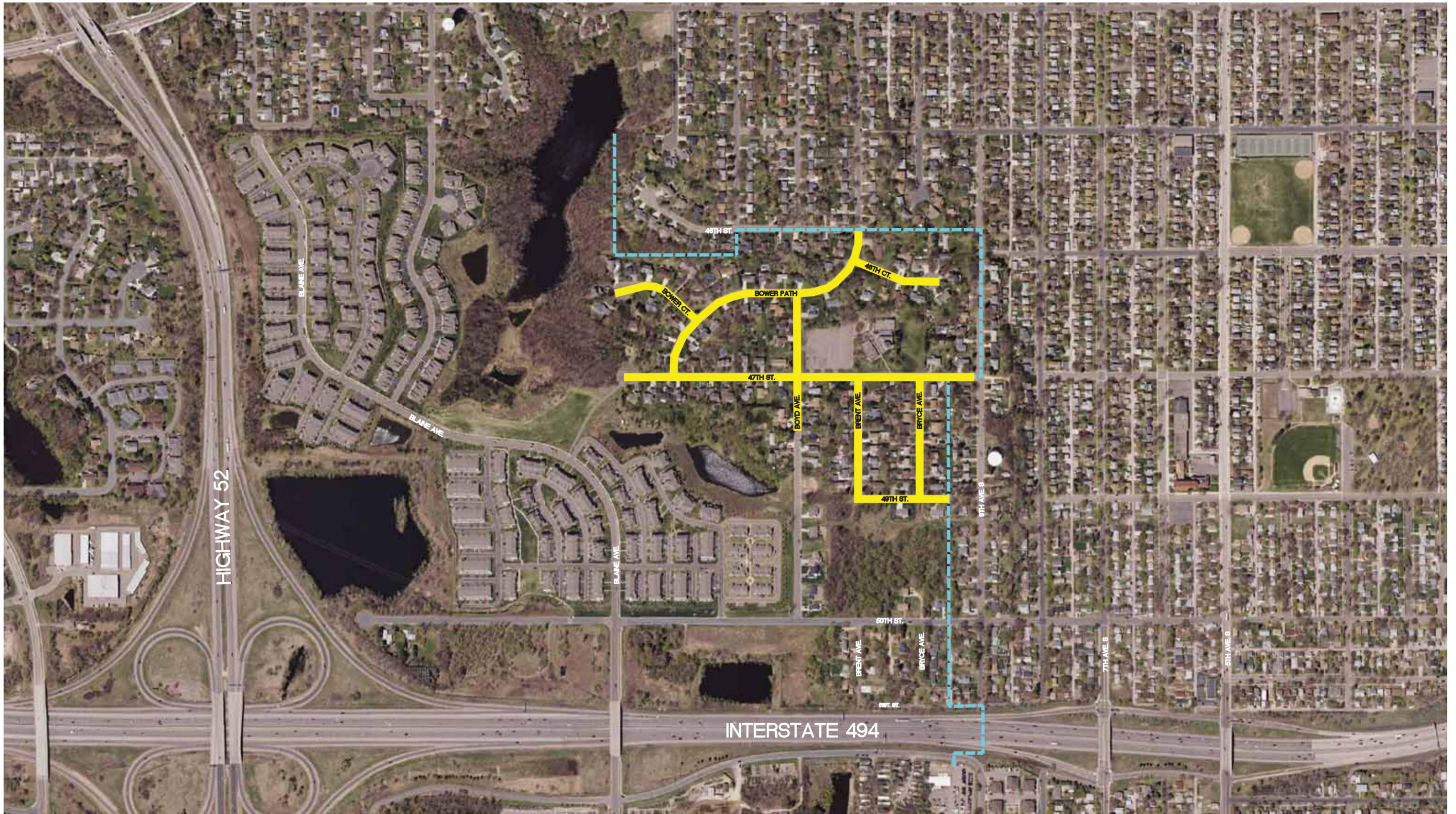
- This report be reviewed by the City Council, City Staff and the consulting appraiser.

- The City Council accepts this report and schedule the Improvement Hearing to receive public comment on the project.
- The project be completed under one contract in order to complete the work in an orderly and cost effective manner.
- The improvements proceed as outlined in this report.

List of Figures

- Figure 1 – Project Area
- Figure 2 – Existing Sanitary Sewer System
- Figure 3 – Existing Water Main System
- Figure 4 – Drainage Areas
- Figure 5 – Proposed Typical Sections
- Figure 6 – Proposed Street Improvements
- Figure 7 – Proposed Sanitary Sewer Improvements
- Figure 8 – Proposed Water Main Improvements
- Figure 9 – Proposed Storm Sewer Improvements
- Figure 10 – Proposed Storm Water Treatment Areas

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LEGEND

-  PROJECT STREETS
-  CITY LIMITS



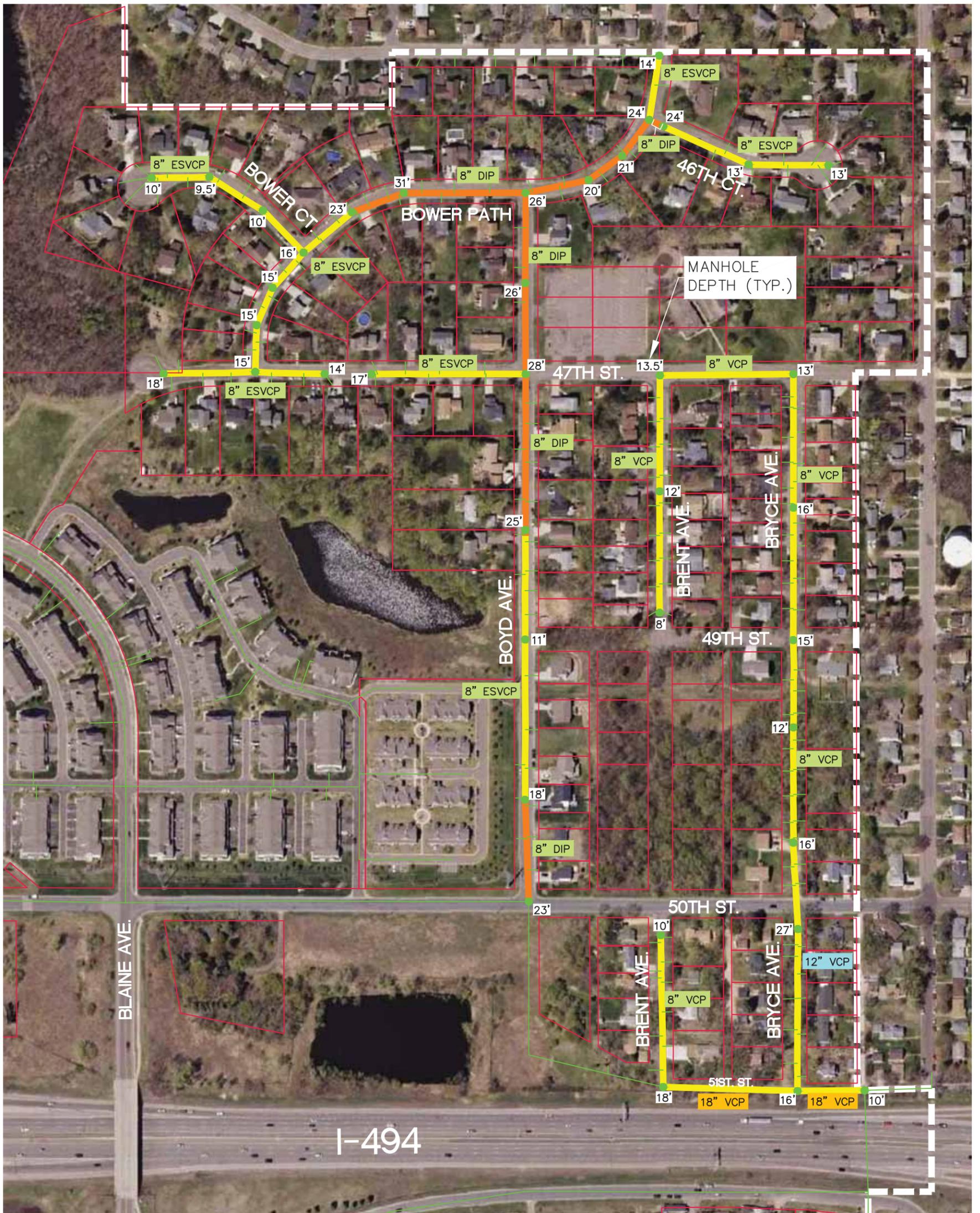
PHONE: 651.490.2000
3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110-5196
www.sehinc.com

FILE NO.
129894

DATE:
1/22/15

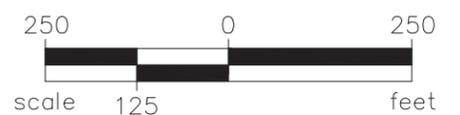
STREET RECONSTRUCTION
47TH STREET RECONSTRUCTION
INVER GROVE HEIGHTS, MINNESOTA

FIGURE
NO. 1



LEGEND

- EXISTING VCP/ESVCP SANITARY SEWER
- EXISTING DIP SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLES



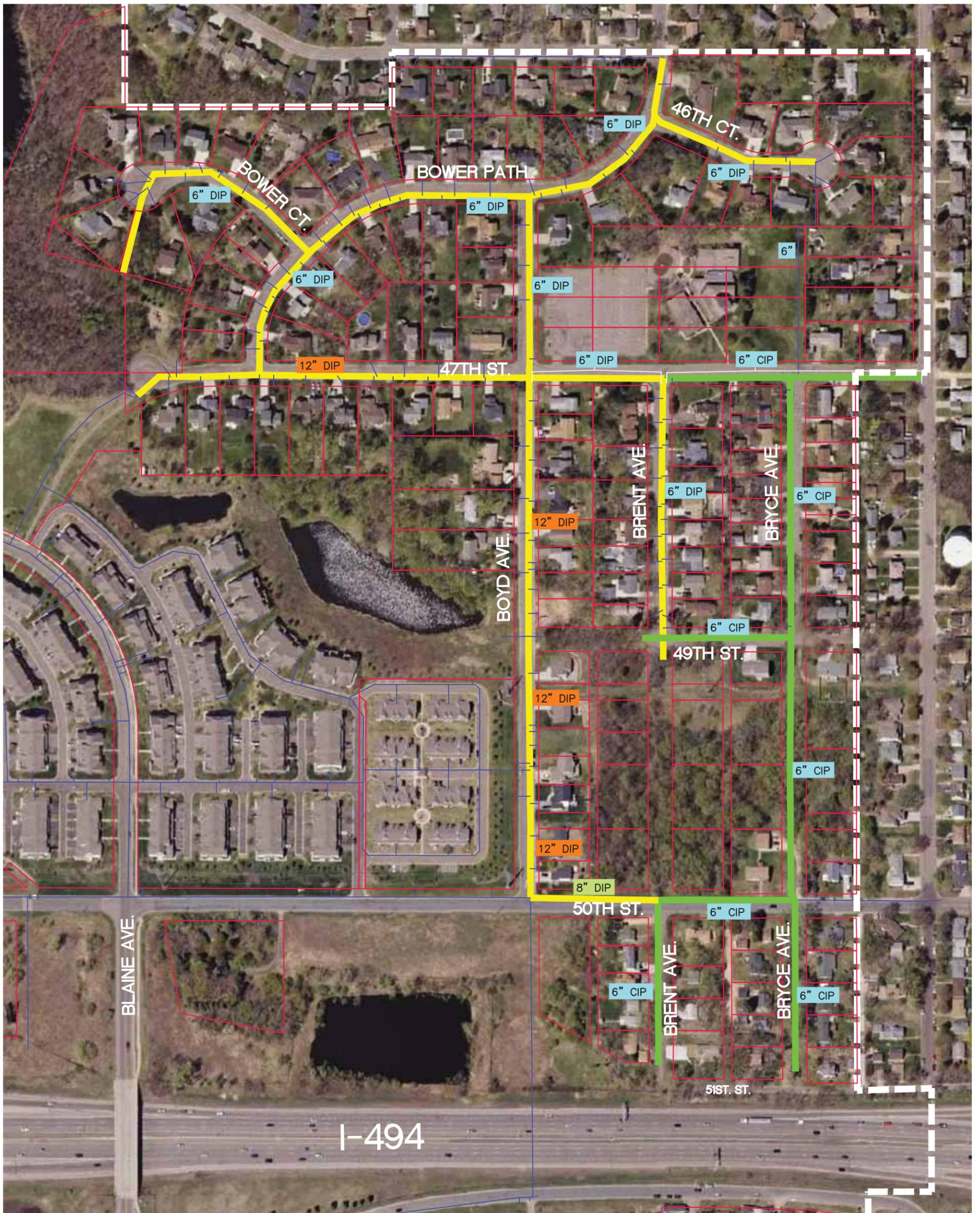
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	FILE NO. 129894

DATE: 1/22/15

**EXISTING SANITARY SEWER
47TH STREET RECONSTRUCTION
INVER GROVE HEIGHTS, MINNESOTA**

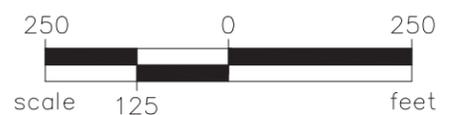
**FIGURE
NO. 2**



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LEGEND

- EXISTING DIP WATERMAIN
- EXISTING CIP WATERMAIN



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DATE:
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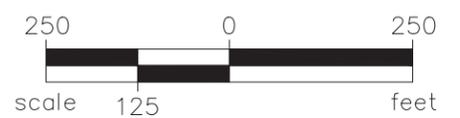
**EXISTING WATERMAIN
47TH STREET RECONSTRUCTION
INVER GROVE HEIGHTS, MINNESOTA**

**FIGURE
NO. 3**



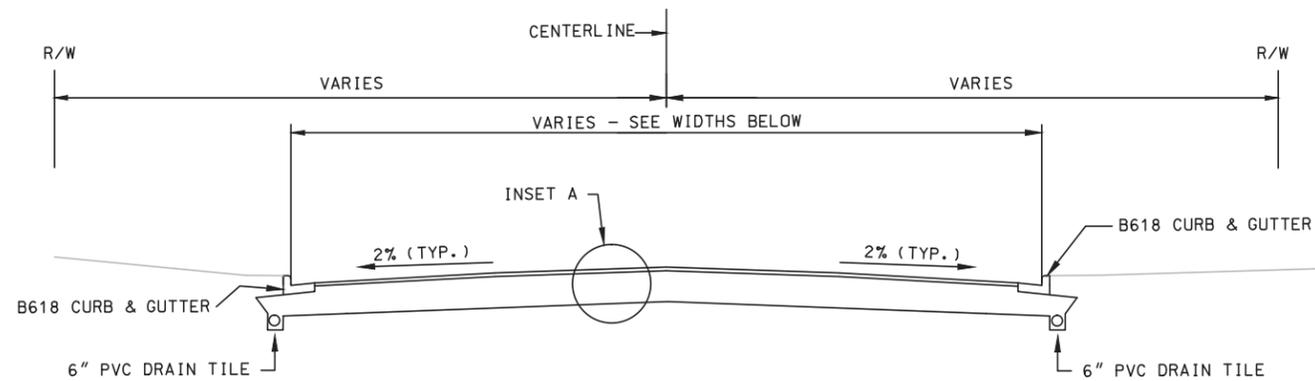
LEGEND

-  EXISTING STORM SEWER
-  DRAINAGE DIRECTION
-  DRAINAGE AREA BOUNDARIES
-  PARCEL BOUNDARIES



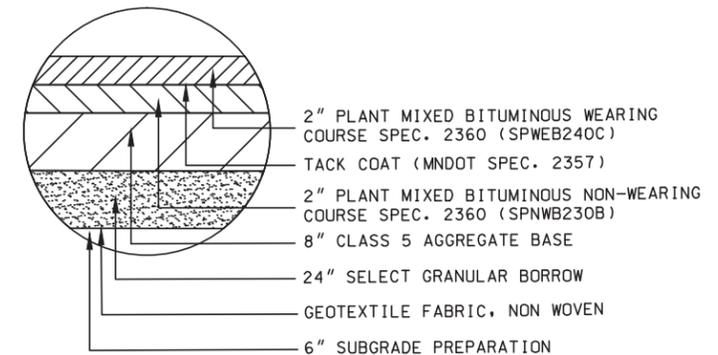
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 PHONE: 651.490.2000 3535 VADNAIS CENTER DR. ST. PAUL, MN 55110-5196 www.sehinc.com	FILE NO. 129894	DRAINAGE AREAS 47TH STREET RECONSTRUCTION INVER GROVE HEIGHTS, MINNESOTA	FIGURE NO. 4
	DATE: 1/22/15		

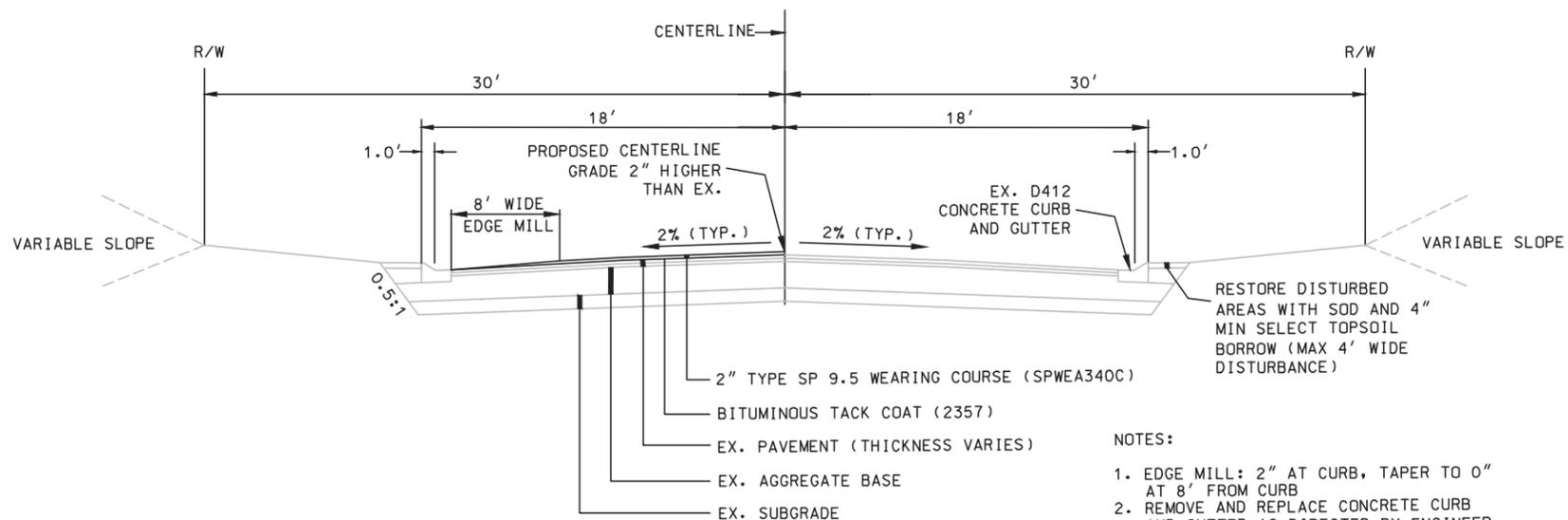


TYPICAL SECTION - RECONSTRUCTION

- BOWER COURT: 35' F-F
- BOWER PATH: 36' F-F
- BOYD AVE.: 36' F-F
- BRENT AVE.: 36' F-F
- BRYCE AVE.: 36' F-F
- 47TH ST.: 36' F-F
- 49TH ST. (BRENT AVE. TO BRYCE AVE.): 36' F-F
- 49TH ST. (BRYCE AVE. TO 9TH AVE.): 35' F-F



INSET A



TYPICAL SECTION - EDGE MILL AND OVERLAY

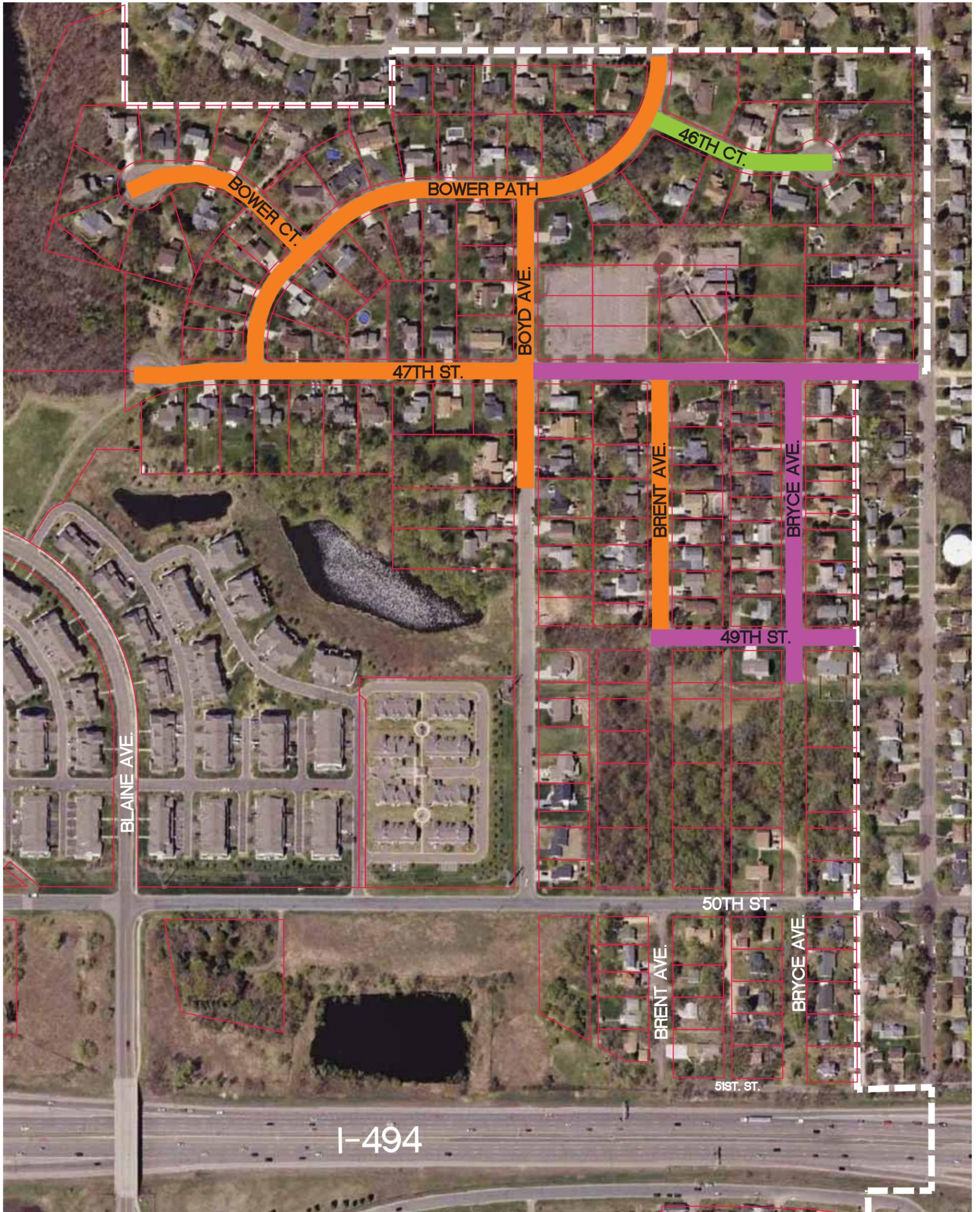
46TH COURT - EDGE MILL AND 2" OVERLAY

NOTES:

1. EDGE MILL: 2" AT CURB, TAPER TO 0" AT 8' FROM CURB
2. REMOVE AND REPLACE CONCRETE CURB AND GUTTER AS DIRECTED BY ENGINEER

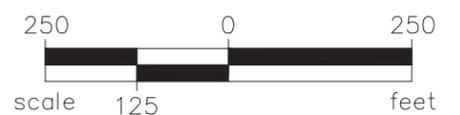
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	PHONE: 651.490.2000 3535 VADNAIS CENTER DRIVE ST. PAUL, MN 55110-5196 www.sehinc.com	FILE NO. 129894	TYPICAL SECTIONS	FIGURE NO. 5
		DATE: 1/22/15		



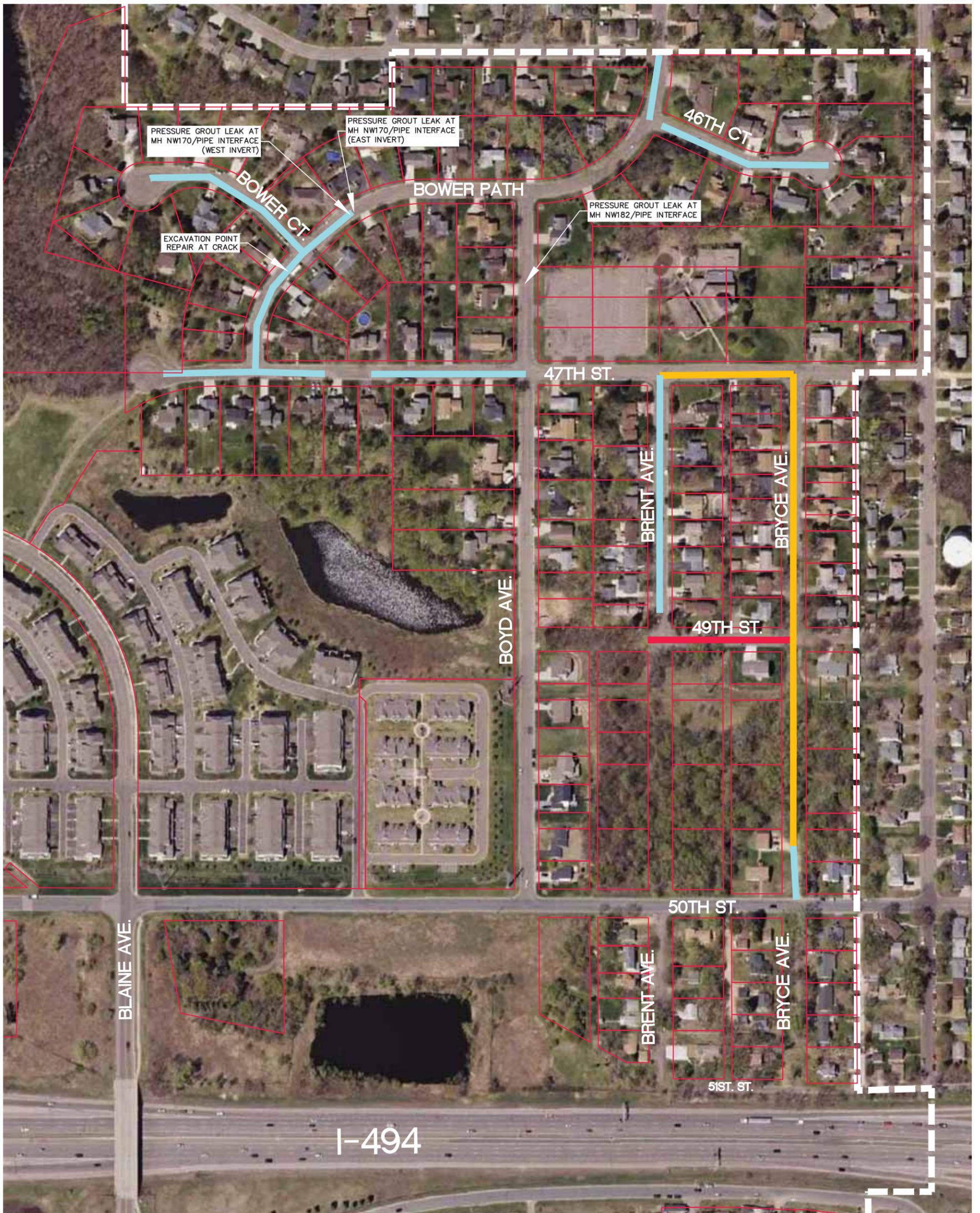
LEGEND

- FULL RECONSTRUCTION
- FULL RECONSTRUCTION/WITH UTILITY MAIN REPLACEMENT
- MILL AND OVERLAY



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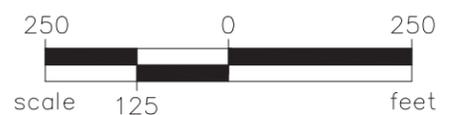
	PHONE: 651.490.2000 3535 VADNAIS CENTER DR. ST. PAUL, MN 55110-5196 www.sehinc.com	FILE NO. 129894	RECONSTRUCTION LIMITS 47TH STREET RECONSTRUCTION INVER GROVE HEIGHTS, MINNESOTA	FIGURE NO. 6
		DATE: 1/22/15		



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LEGEND

- SANITARY SEWER LINING (AS A MAINTENANCE PROJECT OUTSIDE OF THIS PROJECT)
- SANITARY SEWER REPLACEMENT VIA OPEN CUT (PVC, SAME SIZE AS EXISTING)
- NEW SANITARY SEWER MAIN

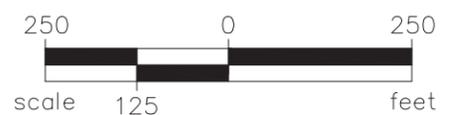


<p>PHONE: 651.490.2000 3535 VADNAIS CENTER DR. ST. PAUL, MN 55110-5196 www.sehinc.com</p>	FILE NO. 129894	<p>SANITARY SEWER IMPROVEMENTS 47TH STREET RECONSTRUCTION INVER GROVE HEIGHTS, MINNESOTA</p>	<p>FIGURE NO. 7</p>
	DATE: 1/22/15		



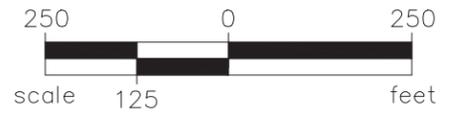
LEGEND

- WATERMAIN REPLACEMENT
- 8-INCH MAIN REPLACEMENT AS PART OF A FUTURE IMPROVEMENT ON 50TH STREET



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<p>PHONE: 651.490.2000 3535 VADNAIS CENTER DR. ST. PAUL, MN 55110-5196 www.sehinc.com</p>	FILE NO. 129894	<p>WATERMAIN IMPROVEMENTS 47TH STREET RECONSTRUCTION INVER GROVE HEIGHTS, MINNESOTA</p>	<p>FIGURE NO. 8</p>
	DATE: 1/22/15		



LEGEND

- SPOT REPAIRS
- STORM SEWER REPLACE/RESIZE
- NEW STORM SEWER
- NEW STORM SEWER (BY DEVELOPER)
- EXISTING STORM SEWER

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	FILE NO. 129894 DATE: 1/22/15

STORM SEWER IMPROVEMENTS 47TH STREET RECONSTRUCTION INVER GROVE HEIGHTS, MINNESOTA

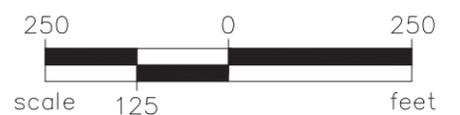
FIGURE NO. 9



POTENTIAL RAIN GARDEN LOCATIONS

- PRIORITY 1
- PRIORITY 2
- PRIORITY 3

- BIORETENTION BASIN LOCATIONS
- STORMCEPTOR LOCATION



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 PHONE: 651.490.2000 3535 VADNAIS CENTER DR. ST. PAUL, MN 55110-5196 www.sehinc.com	FILE NO. 129894	STORM WATER TREATMENT AREA ALTERNATIVES 47TH STREET RECONSTRUCTION INVER GROVE HEIGHTS, MINNESOTA	FIGURE NO. 10
	DATE: 1/22/15		

Appendix A

Cost Estimate

47TH STREET AREA RECONSTRUCTION (2015-09E)

LINE	ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	TOTAL		BOWER COURT		BOWER PATH		46TH COURT		47TH STREET		BOYD AVENUE		49TH STREET		BRENT AVENUE (NORTH)		BRYCE AVENUE (NORTH)		BRYCE ALIGNMENT (B/T 49TH AND 50TH ST.)			
					ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST												
		STREET																								
1	2021.501	MOBILIZATION	LS	\$144,663.72	1	\$144,663.72	0.10	\$14,466.37	0.10	\$14,466.37	0.10	\$14,466.37	0.10	\$14,466.37	0.10	\$14,466.37	0.10	\$14,466.37	0.10	\$14,466.37	0.10	\$14,466.37	0.10	\$14,466.37	0.20	\$28,932.74
2	2101.501	CLEARING	ACRE	\$2,000.00	1	\$1,325.80	0.06	\$125.80	0.00	\$0.00	0.00	\$0.00	0.01	\$20.00	0.00	\$0.00	0.19	\$380.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.40	\$800.00
3	2101.502	CLEARING	TREE	\$300.00	38	\$11,400.00	2.00	\$600.00	7.00	\$2,100.00	0.00	\$0.00	8.00	\$2,400.00	3.00	\$900.00	8.00	\$2,400.00	3.00	\$900.00	7.00	\$2,100.00	0.00	\$0.00	3.00	\$900.00
4	2101.506	GRUBBING	ACRE	\$2,000.00	1	\$1,325.80	0.06	\$125.80	0.00	\$0.00	0.00	\$0.00	0.01	\$20.00	0.00	\$0.00	0.19	\$380.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.40	\$800.00
5	2101.507	GRUBBING	TREE	\$300.00	38	\$11,400.00	2.00	\$600.00	7.00	\$2,100.00	0.00	\$0.00	8.00	\$2,400.00	3.00	\$900.00	8.00	\$2,400.00	3.00	\$900.00	7.00	\$2,100.00	0.00	\$0.00	3.00	\$900.00
6	2104.505	REMOVE BITUMINOUS PAVEMENT	SY	\$2.50	24,505	\$61,262.50	1782.00	\$4,455.00	5395.00	\$13,487.50	0.00	\$0.00	8090.00	\$20,225.00	2788.00	\$6,970.00	1874.00	\$4,685.00	2288.00	\$5,720.00	2288.00	\$5,720.00	0.00	\$0.00	0.00	\$0.00
7	2104.505	REMOVE BITUMINOUS PAVEMENT (DRIVEWAY)	SY	\$2.50	712	\$1,779.50	69.50	\$173.75	185.40	\$463.50	0.00	\$0.00	221.90	\$554.75	38.10	\$95.25	33.10	\$82.75	109.10	\$272.75	54.70	\$136.75	0.00	\$0.00	0.00	\$0.00
8	2104.501	REMOVE CONCRETE CURB & GUTTER	LF	\$3.00	12,792	\$38,376.00	972.00	\$2,916.00	2856.00	\$8,568.00	0.00	\$0.00	3962.00	\$11,886.00	1476.00	\$4,428.00	1030.00	\$3,090.00	1248.00	\$3,744.00	1248.00	\$3,744.00	0.00	\$0.00	0.00	\$0.00
9	2104.503	REMOVE CONCRETE (DRIVEWAY)	SY	\$6.00	373	\$2,238.00	51.30	\$307.80	183.70	\$1,102.20	0.00	\$0.00	124.20	\$745.20	72.90	\$437.40	28.70	\$172.20	71.20	\$427.20	43.10	\$258.60	0.00	\$0.00	0.00	\$0.00
10	2104.509	REMOVE SIGN	EACH	\$25.00	14	\$350.00	3.00	\$75.00	3.00	\$75.00	0.00	\$0.00	1.00	\$25.00	2.00	\$50.00	3.00	\$75.00	1.00	\$25.00	1.00	\$25.00	0.00	\$0.00	0.00	\$0.00
11	2104.513	SAWING BITUMINOUS PAVEMENT- FULL DEPTH	LF	\$3.00	1,132	\$3,396.30	104.00	\$312.00	278.00	\$834.00	0.00	\$0.00	333.00	\$999.00	89.10	\$267.30	82.00	\$246.00	164.00	\$492.00	82.00	\$246.00	0.00	\$0.00	0.00	\$0.00
12	2104.511	SAWING CONCRETE	LF	\$7.00	881	\$6,167.70	77.00	\$539.00	276.00	\$1,932.00	0.00	\$0.00	196.20	\$1,373.40	109.30	\$765.10	40.00	\$280.00	111.00	\$777.00	171.00	\$1,197.00	0.00	\$0.00	0.00	\$0.00
13	2105.501	COMMON EXCAVATION (EV)	CY	\$9.00	28,651	\$257,859.00	2070.00	\$18,630.00	6242.00	\$56,178.00	0.00	\$0.00	9422.00	\$84,798.00	3226.00	\$29,034.00	2235.00	\$20,115.00	2728.00	\$24,552.00	2728.00	\$24,552.00	0.00	\$0.00	0.00	\$0.00
14	2105.525	TOPSOIL BORROW (CV)	CY	\$15.00	1,695	\$25,425.00	119.00	\$1,785.00	349.00	\$5,235.00	0.00	\$0.00	615.00	\$9,225.00	180.00	\$2,700.00	126.00	\$1,890.00	153.00	\$2,295.00	153.00	\$2,295.00	0.00	\$0.00	0.00	\$0.00
15	2105.609	SELECT GRANULAR BORROW	CY	\$25.00	19,100	\$477,500.00	1381.00	\$34,525.00	4161.00	\$104,025.00	0.00	\$0.00	6281.00	\$157,025.00	2151.00	\$53,775.00	1490.00	\$37,250.00	1818.00	\$45,450.00	1818.00	\$45,450.00	0.00	\$0.00	0.00	\$0.00
16	2123.610	STREET SWEEPINGS (W/ PICKUP BROOM)	DAY	\$200.00	26	\$5,200.00	3.30	\$660.00	3.30	\$660.00	0.00	\$0.00	3.30	\$660.00	3.30	\$660.00	3.30	\$660.00	3.30	\$660.00	3.30	\$660.00	0.00	\$0.00	0.00	\$0.00
17	2211.501	AGGREGATE BASE, CLASS 5 100% CRUSHED LIMESTONE	CY	\$15.00	6,448	\$96,720.00	463.00	\$6,945.00	1394.00	\$20,910.00	0.00	\$0.00	2150.00	\$32,250.00	721.00	\$10,815.00	500.00	\$7,500.00	610.00	\$9,150.00	610.00	\$9,150.00	0.00	\$0.00	0.00	\$0.00
18	2350.501	WEARING COURSE MIXTURE - STREETS	TON	\$60.00	2,755	\$165,300.00	202.00	\$12,120.00	610.00	\$36,600.00	0.00	\$0.00	898.00	\$53,880.00	315.00	\$18,900.00	212.00	\$12,720.00	259.00	\$15,540.00	259.00	\$15,540.00	0.00	\$0.00	0.00	\$0.00
19	2350.502	NON-WEARING COURSE MIXTURE - STREETS	TON	\$55.00	2,780	\$152,900.00	202.00	\$11,110.00	610.00	\$33,550.00	25.00	\$1,375.00	898.00	\$49,390.00	315.00	\$17,325.00	212.00	\$11,660.00	259.00	\$14,245.00	259.00	\$14,245.00	0.00	\$0.00	0.00	\$0.00
20	2357.502	BITUMINOUS TACK COAT	GAL	\$5.00	1,220	\$6,100.00	89.00	\$445.00	270.00	\$1,350.00	0.00	\$0.00	397.00	\$1,985.00	140.00	\$700.00	94.00	\$470.00	115.00	\$575.00	115.00	\$575.00	0.00	\$0.00	0.00	\$0.00
21	2350.505	WEARING COURSE MIXTURE, 3" - DRIVEWAY	TON	\$75.00	121	\$9,075.00	11.80	\$885.00	31.40	\$2,355.00	0.00	\$0.00	37.60	\$2,820.00	6.50	\$487.50	5.60	\$420.00	18.50	\$1,387.50	9.30	\$697.50	0.00	\$0.00	0.00	\$0.00
22	2521.501	PEDESTRIAN CURB RAMP	EACH	\$1,200.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
23	2531.501	CONCRETE CURB AND GUTTER DESIGN B618 (HAND PLACED SPOT CURB)	LF	\$22.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
24	2531.501	CONCRETE CURB AND GUTTER DESIGN B618 (CURB MACHINE)	LF	\$12.00	12,792	\$153,504.00	972.00	\$11,664.00	2856.00	\$34,272.00	0.00	\$0.00	3962.00	\$47,544.00	1476.00	\$17,712.00	1030.00	\$12,360.00	1248.00	\$14,976.00	1248.00	\$14,976.00	0.00	\$0.00	0.00	\$0.00
25	2531.504	CONCRETE VALLEY GUTTER	SF	\$15.00	312	\$4,680.00	0.00	\$0.00	78.00	\$1,170.00	0.00	\$0.00	0.00	\$0.00	78.00	\$1,170.00	0.00	\$0.00	78.00	\$1,170.00	78.00	\$1,170.00	0.00	\$0.00	0.00	\$0.00
26	2531.507	CONCRETE DRIVEWAY	SY	\$46.00	573	\$26,382.00	51.30	\$2,369.80	183.70	\$8,450.20	0.00	\$0.00	124.20	\$5,713.20	72.90	\$3,353.40	28.70	\$1,328.20	71.20	\$3,275.20	43.10	\$1,982.60	0.00	\$0.00	0.00	\$0.00
27	2531.507	CONCRETE DRIVEWAY APRON (47TH ST.)	SY	\$46.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
28	2521.501	CONCRETE WALK (6")	SF	\$4.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
29	2521.501	CARRIAGE WALK	SF	\$4.00	190	\$760.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	120.00	\$480.00	0.00	\$0.00	0.00	\$0.00	28.00	\$112.00	42.00	\$168.00	0.00	\$0.00	0.00	\$0.00
30	2563.601	TRAFFIC CONTROL	LS	\$15,000.00	1	\$15,000.00	0.13	\$1,875.00	0.13	\$1,875.00	0.13	\$1,875.00	0.13	\$1,875.00	0.13	\$1,875.00	0.13	\$1,875.00	0.13	\$1,875.00	0.13	\$1,875.00	0.13	\$1,875.00	0.13	\$1,875.00
31	2564.533	F & I SIGN	EACH	\$150.00	12	\$1,800.00	1.00	\$150.00	3.00	\$450.00	0.00	\$0.00	1.00	\$150.00	2.00	\$300.00	3.00	\$450.00	1.00	\$150.00	1.00	\$150.00	0.00	\$0.00	0.00	\$0.00
32	2105.604	GEOTEXTILE FABRIC, TYPE V	SY	\$3.00	29,379	\$88,137.00	2070.00	\$6,210.00	6242.00	\$18,726.00	0.00	\$0.00	9422.00	\$28,266.00	3952.00	\$11,856.00	2237.00	\$6,711.00	2728.00	\$8,184.00	2728.00	\$8,184.00	0.00	\$0.00	0.00	\$0.00
33	2502.541	6" PERF PVC PIPE DRAIN	LF	\$10.00	13,350	\$133,500.00	972.00	\$9,720.00	2856.00	\$28,560.00	0.00	\$0.00	4188.00	\$41,880.00	1808.00	\$18,080.00	1030.00	\$10,300.00	1248.00	\$12,480.00	1248.00	\$12,480.00	0.00	\$0.00	0.00	\$0.00
34	2573.502	SILT FENCE, STANDARD MACHINE SLICED	LF	\$3.00	120	\$360.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
35	2575.505	SODDING TYPE LAWN (W/ 4" TOPSOIL)	SY	\$4.75	18,632	\$88,502.00	1242.00	\$5,899.50	3649.00	\$17,332.75	0.00	\$0.00	6422.00	\$30,504.50	1896.00	\$8,988.00	2242.70	\$10,652.83	1595.00	\$7,576.25	1595.00	\$7,576.25	0.00	\$0.00	0.00	\$0.00
36	2575.523	SEEDING AND EROSION CONTROL BLANKET, CATEGORY 4	SY	\$3.00	3,758	\$11,274.00	2091.00	\$6,273.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1667.00	\$5,001.00
37	2574.601	LANDSCAPING ALLOWANCE	LS	\$10,000.00	1	\$10,000.00	0.10	\$1,000.00	0.10	\$1,000.00	0.10	\$1,000.00	0.10	\$1,000.00	0.10	\$1,000.00	0.10	\$1,000.00	0.10	\$1,000.00	0.10	\$1,000.00	0.20	\$2,000.00	0.00	\$0.00
38	2130.601	WATER USAGE ALLOWANCE	LS	\$1																						

LINE	ITEM NO.	ITEM DESCRIPTION	UNIT	PRICE	TOTAL		BOWER COURT		BOWER PATH		46TH COURT		47TH STREET		BOYD AVENUE		49TH STREET		BRENT AVENUE (NORTH)		BRYCE AVENUE (NORTH)		BRYCE ALIGNMENT (B/T 49TH AND 50TH ST.)	
					ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST
MILL AND OVERLAY																								
67	2104.505	REMOVE BITUMINOUS PAVEMENT (DRIVEWAY)	SY	\$2.50	40	\$100.00	0.00	\$0.00	0.00	\$0.00	40.00	\$100.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
68	2104.501	REMOVE CONCRETE CURB & GUTTER	LF	\$3.00	360	\$1,080.00	0.00	\$0.00	0.00	\$0.00	360.00	\$1,080.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
69	2104.503	REMOVE CONCRETE (DRIVEWAY)	SY	\$6.00	150	\$900.00	0.00	\$0.00	0.00	\$0.00	150.00	\$900.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
70	2104.513	SAWING BITUMINOUS PAVEMENT- FULL DEPTH	LF	\$3.00	45	\$134.10	0.00	\$0.00	0.00	\$0.00	44.70	\$134.10	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
71	2104.511	SAWING CONCRETE	LF	\$7.00	154	\$1,078.00	0.00	\$0.00	0.00	\$0.00	154.00	\$1,078.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
72	2105.501	COMMON EXCAVATION (EV)	CY	\$9.00	95	\$855.00	0.00	\$0.00	0.00	\$0.00	95.00	\$855.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
73	2105.509	SELECT GRANULAR BORROW	CY	\$25.00	25	\$625.00	0.00	\$0.00	0.00	\$0.00	25.00	\$625.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
74	2211.501	AGGREGATE BASE, CLASS 5 100% CRUSHED LIMESTONE	CY	\$15.00	50	\$750.00	0.00	\$0.00	0.00	\$0.00	50.00	\$750.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
75	2350.505	WEARING COURSE MIXTURE, 3" - DRIVEWAY	TON	\$75.00	7	\$525.00	0.00	\$0.00	0.00	\$0.00	7.00	\$525.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
76	2531.501	CONCRETE CURB AND GUTTER DESIGN B618 (HAND PLACED SPOT CURB)	LF	\$40.00	360	\$14,400.00	0.00	\$0.00	0.00	\$0.00	360.00	\$14,400.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
77	2531.507	CONCRETE DRIVEWAY	SY	\$46.00	150	\$6,900.00	0.00	\$0.00	0.00	\$0.00	150.00	\$6,900.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
78	2575.505	SODDING TYPE LAWN (W/ 4" TOPSOIL)	SY	\$4.75	70	\$332.50	0.00	\$0.00	0.00	\$0.00	70.00	\$332.50	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
79	2232.501	MILL BITUMINOUS SURFACE (2.0")	SY	\$2.50	1,723	\$4,307.50	0.00	\$0.00	0.00	\$0.00	1723.00	\$4,307.50	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
80	2232.604	WEARING COURSE FOR OVERLAY, 2" (46TH COURT)	TON	\$60.00	195	\$11,700.00	0.00	\$0.00	0.00	\$0.00	195.00	\$11,700.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
					SUBTOTAL =		\$43,687.10	\$0.00	\$0.00	\$0.00	\$43,687.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					+10% CONTINGENCY =		\$4,368.71	\$0.00	\$0.00	\$0.00	\$4,368.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					+25% =		\$10,921.78	\$0.00	\$0.00	\$0.00	\$10,921.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					TOTAL ESTIMATED MILL AND OVERLAY COSTS =		\$58,977.59	\$0.00	\$0.00	\$0.00	\$58,977.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
RAIN GARDENS AND BIORETENTION BASINS																								
81	2402.601	DRAINAGE FEATURE (RAIN GARDENS) - CHURCH AREA	LS	\$50,000.00	1	\$50,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	\$50,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
82	-	BIORETENTION BASIN	SF	\$25.00	4,800	\$120,000.00	2400.00	\$60,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	2400.00	\$60,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
					ALTERNATE SUBTOTAL =		\$170,000.00	\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					+10% CONTINGENCY =		\$17,000.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					+25% =		\$42,500.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,500.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					TOTAL ESTIMATED RAIN GARDEN AND BIORETENTION BASINS COSTS =		\$229,500.00	\$81,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$67,500.00	\$81,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					PROJECT SUBTOTAL =		\$2,441,967.69	\$234,182.82	\$492,240.02	\$68,343.47	\$644,912.92	\$305,700.82	\$261,427.35	\$196,252.27	\$197,374.27	\$41,533.74								
					+10% CONTINGENCY =		\$244,196.77	\$23,418.28	\$49,224.00	\$6,834.35	\$64,491.29	\$30,570.08	\$26,142.73	\$19,625.23	\$19,737.43	\$4,153.37								
					+25% =		\$610,491.52	\$58,545.71	\$123,060.01	\$17,085.87	\$161,228.23	\$76,425.21	\$65,356.84	\$49,063.07	\$49,343.57	\$10,383.44								
					TOTAL ESTIMATED PROJECT COST =		\$3,296,656.39	\$316,146.81	\$664,524.03	\$92,263.69	\$870,632.44	\$412,696.11	\$352,926.92	\$264,940.57	\$266,455.27	\$56,070.55								

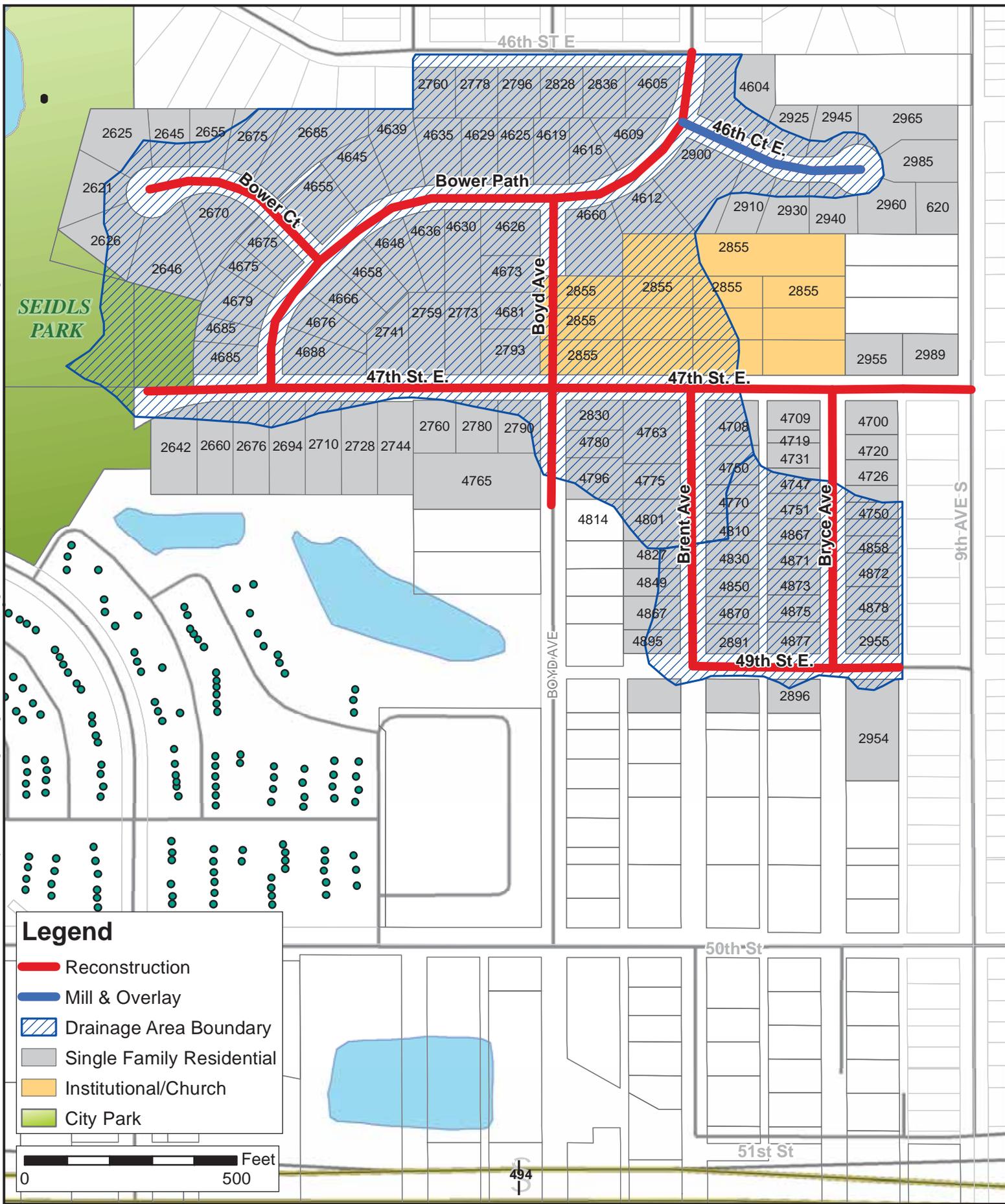
47TH STREET AREA WATER & SEWER IMPROVEMENTS AND REHABILITATION (2015-14)

LINE	ITEM NO.	ITEM DESCRIPTION	UNIT	PRICE	TOTAL		BOWER COURT		BOWER PATH		46TH COURT		47TH STREET		BOYD AVENUE		49TH STREET		BRENT AVENUE (NORTH)		BRYCE AVENUE (NORTH)		BRYCE ALIGNMENT (B/T 49TH AND 50TH ST.)			
					ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST
WATER MAIN																										
1	2104.501	REMOVE WATERMAIN	LF	\$8.00	2,616	\$20,928.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	960.00	\$7,680.00	0.00	\$0.00	384.00	\$3,072.00	0.00	\$0.00	624.00	\$4,992.00	648.00	\$5,184.00		\$5,184.00
2	2104.509	REMOVE GATE VALVE & BOX	EACH	\$150.00	29	\$4,350.00	2.00	\$300.00	4.00	\$600.00	1.00	\$150.00	9.00	\$1,350.00	6.00	\$900.00	1.00	\$150.00	4.00	\$600.00	1.00	\$150.00	1.00	\$150.00	1.00	\$150.00
3	2104.509	REMOVE GATE VALVE & BOX (BRENT AVE. TO BOYD AVE. LOOP)	EACH	\$150.00	1	\$150.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	\$150.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
4	2104.509	REMOVE HYDRANT	EACH	\$300.00	17	\$5,100.00	2.00	\$600.00	3.00	\$900.00	2.00	\$600.00	3.00	\$900.00	2.00	\$600.00	0.00	\$0.00	2.00	\$600.00	2.00	\$600.00	2.00	\$600.00	1.00	\$300.00
5	2104.509	REMOVE LEAD TO HYDRANT, VALVE, AND FITTING	EACH	\$1,000.00	17	\$17,000.00	2.00	\$2,000.00	3.00	\$3,000.00	2.00	\$2,000.00	3.00	\$3,000.00	2.00	\$2,000.00	0.00	\$0.00	2.00	\$2,000.00	2.00	\$2,000.00	2.00	\$2,000.00	1.00	\$1,000.00
6	2504.602	6" GATE VALVE AND BOX	EACH	\$1,250.00	18	\$22,500.00	2.00	\$2,500.00	4.00	\$5,000.00	1.00	\$1,250.00	3.00	\$3,750.00	4.00	\$5,000.00	0.00	\$0.00	4.00	\$5,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
7	2504.602	8" GATE VALVE AND BOX	EACH	\$1,900.00	6	\$11,400.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	3.00	\$5,700.00	0.00	\$0.00	1.00	\$1,900.00	0.00	\$0.00	1.00	\$1,900.00	1.00	\$1,900.00	1.00	\$1,900.00
8	2504.602	12" GATE VALVE AND BOX	EACH	\$3,000.00	5	\$15,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	3.00	\$9,000.00	2.00	\$6,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
9	2504.602	HYDRANT	EACH	\$3,300.00	4	\$13,200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	3.00	\$9,900.00	1.00	\$3,300.00
10	2504.602	NEW HYDRANT, LEAD, VALVE, AND FITTING	EACH	\$10,000.00	17	\$170,000.00	2.00	\$20,000.00	3.00	\$30,000.00	2.00	\$20,000.00	3.00	\$30,000.00	2.00	\$20,000.00	0.00	\$0.00	2.00	\$20,000.00	2.00	\$20,000.00	2.00	\$20,000.00	1.00	\$10,000.00
11	2504.602	1" CORPORATION STOP	EACH	\$125.00	22	\$2,750.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	3.00	\$375.00	0.00	\$0.00	2.00	\$250.00	0.00	\$0.00	16.00	\$2,000.00	1.00	\$125.00	1.00	\$125.00
12	2504.602	1" CURB STOP AND BOX	EACH	\$300.00	22	\$6,600.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	3.00	\$900.00	0.00	\$0.00	2.00	\$600.00	0.00	\$0.00	16.00	\$4,800.00	1.00	\$300.00	1.00	\$300.00
13	2504.602	CONNECT TO EXISTING WATER SERVICE	EACH	\$250.00	22	\$5,500.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	3.00	\$750.00	0.00	\$0.00	2.00	\$500.00	0.00	\$0.00	16.00	\$4,000.00	1.00	\$250.00	1.00	\$250.00
14	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	\$1,000.00	2	\$2,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	\$1,000.00	0.00	\$0.00	1.00	\$1,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
15	2504.603	1" COPPER, TYPE K	LF	\$30.00	870	\$26,100.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	120.00	\$3,600.00	0.00	\$0.00	7.00	\$210.00	0.00	\$0.00	640.00	\$19,200.00	40.00	\$1,200.00	1.00	\$30.00
16	2504.603	6" DIP WM	LF	\$32.00	10	\$320.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	10.00	\$320.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
17	2504.603	8" DIP WM	LF	\$36.00	2,606	\$93,816.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	950.00	\$34,200.00	0.00	\$0.00	384.00	\$13,824.00	0.00	\$0.00	624.00	\$22,464.00	648.00	\$23,328.00	1.00	\$36.00
18	2504.603	12" DIP WM	LF	\$46.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
19	2451.607	CRUSHED ROCK PIPE BEDDING (WATERMAIN)	CY	\$30.00	291	\$8,730.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	106.70	\$3,201.00	0.00	\$0.00	42.70	\$1,281.00	0.00	\$0.00	69.30	\$2,079.00	72.00	\$2,160.00	1.00	\$30.00
20	2504.608	DUCTILE IRON FITTINGS (EPOXY COATED)	LB	\$5.00	494	\$2,470.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	298.00	\$1,490.00	0.00	\$0.00	196.00	\$980.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
21	2504.601	TEMPORARY WATER	LS	\$12,000.00	1	\$9,600.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.20	\$2,400.00	0.00	\$0.00	0.20	\$2,400.00	0.00	\$0.00	0.20	\$2,400.00	0.20	\$2,400.00	0.20	\$2,400.00
					WATER MAIN SUBTOTAL =	\$437,505.00		\$25,400.00		\$39,500.00		\$24,000.00		\$109,616.00		\$34,500.00		\$28,207.00		\$28,200.00		\$96,485.00		\$51,597.00		\$51,597.00
					+10% CONTINGENCY =	\$43,750.50		\$2,540.00		\$3,950.00		\$2,400.00		\$10,961.60		\$3,450.00		\$2,820.70		\$2,820.00		\$9,648.50		\$5,159.70		\$5,159.70
					+25% =	\$109,376.25		\$6,350.00		\$9,875.00		\$6,000.00		\$27,404.00		\$8,625.00		\$7,051.75		\$7,050.00		\$24,121.25		\$12,899.25		\$12,899.25
					TOTAL ESTIMATED WATER MAIN COST =	\$590,631.75		\$34,290.00		\$53,325.00		\$32,400.00		\$147,981.60		\$46,575.00		\$38,079.45		\$38,070.00		\$130,254.75		\$69,655.95		\$69,655.95
SANITARY SEWER:																										
22	2104.501	REMOVE SANITARY SEWER (DIP)	LF	\$5.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
23	2104.509	REMOVE SANITARY MANHOLE	EACH	\$750.00	5	\$3,750.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	\$750.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	2.00	\$1,500.00	2.00	\$1,500.00	1.00	\$750.00
24	2503.602	8"x4" PVC WYE	EACH	\$150.00	22	\$3,300.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	\$150.00	0.00	\$0.00	2.00	\$300.00	0.00	\$0.00	17.00	\$2,550.00	2.00	\$300.00	2.00	\$300.00
25	2503.602	12"x4" PVC WYE	EACH	\$200.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
26	2503.602	RECONSTRUCT SANITARY MANHOLE	EACH	\$1,000.00	2	\$2,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	\$1,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	\$1,000.00	0.00	\$0.00	0.00	\$0.00
27	2503.603	CLEANING AND TELEVISION	LF	\$2.55	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
28	2503.603	8" PVC SANITARY SEWER	LF	\$35.00	1,854	\$64,890.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	329.00	\$11,515.00	0.00	\$0.00	360.00	\$12,600.00	0.00	\$0.00	657.00	\$22,995.00	508.00	\$17,780.00	1.00	\$35.00
29	2503.603	4" PVC SANITARY SERVICE	LF	\$35.00	860	\$30,100.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	40.00	\$1,400.00	0.00	\$0.00	60.00	\$2,100.00	0.00	\$0.00	680.00	\$23,800.00	80.00	\$2,800.00	1.00	\$35.00
30	2451.607	CRUSHED ROCK PIPE BEDDING (SANITARY)	CY	\$30.00	206	\$6,180.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	36.60	\$1,098.00	0.00	\$0.00	40.00	\$1,200.00	0.00	\$0.00	73.00	\$2,190.00	56.40	\$1,692.00	1.00	\$30.00
31	2506.602	ADJUST CASTING (SANITARY MANHOLE)	EACH	\$600.00	21	\$12,600.00	3.00	\$1,800.00	6.00	\$3,600.00	3.00	\$1,800.00	6.00	\$3,600.00	0.00	\$0.00	0.00	\$0.00	2.00	\$1,200.00	0.00	\$0.00	1.00	\$600.00	1.00	\$600.00
32	2506.516	FAI CASTING AND COVER (SANITARY)	EACH	\$675.00	27	\$18,225.00	3.00	\$2,025.00	6.00	\$4,050.00	3.00	\$2,025.00	7.00	\$4,725.00	0.00	\$0.00	2.00	\$1,350.00	2.00	\$1,350.00	2.00	\$1,350.00	2.00	\$1,350.00	1.00	\$675.00
33	2506.602	CONSTRUCT 48" MANHOLE STRUCTURE	EACH	\$2,500.00	7	\$17,500.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	\$2,500.00	0.00	\$0.00	2.00	\$5,000.00	0.00	\$0.00	2.00	\$5,000.00	2.00	\$5,000.00	1.00	\$2,500.00
34	2503.602	CONNECT TO EXISTING SANITARY SERVICE	EACH	\$350.00	20	\$7,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	\$350.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	17.00	\$5,950.00	2.00	\$700.00	0.00	\$0.00
35	2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	\$1,750.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
36	2506.602	CONNECT TO EXISTING SANITARY MANHOLE	EACH	\$1,000.00	2	\$2,000.00	0.00	\$0.00	0.00	\$0.00	0															

Appendix B

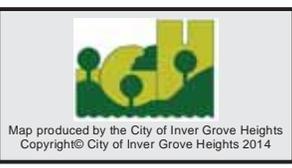
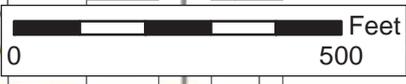
Undeveloped Lot Utility Extension & Assessment Figure and
Petitioning Parcels Figure

Document Path: Z:\Gis_Data\Projects\PublicWorks\Engineering\MXDs\2015_09E_Drainages_Interna_Updates.mxd Date: 1/22/2015 - 11:03:49 AM abntrager



Legend

- Reconstruction
- Mill & Overlay
- Drainage Area Boundary
- Single Family Residential
- Institutional/Church
- City Park

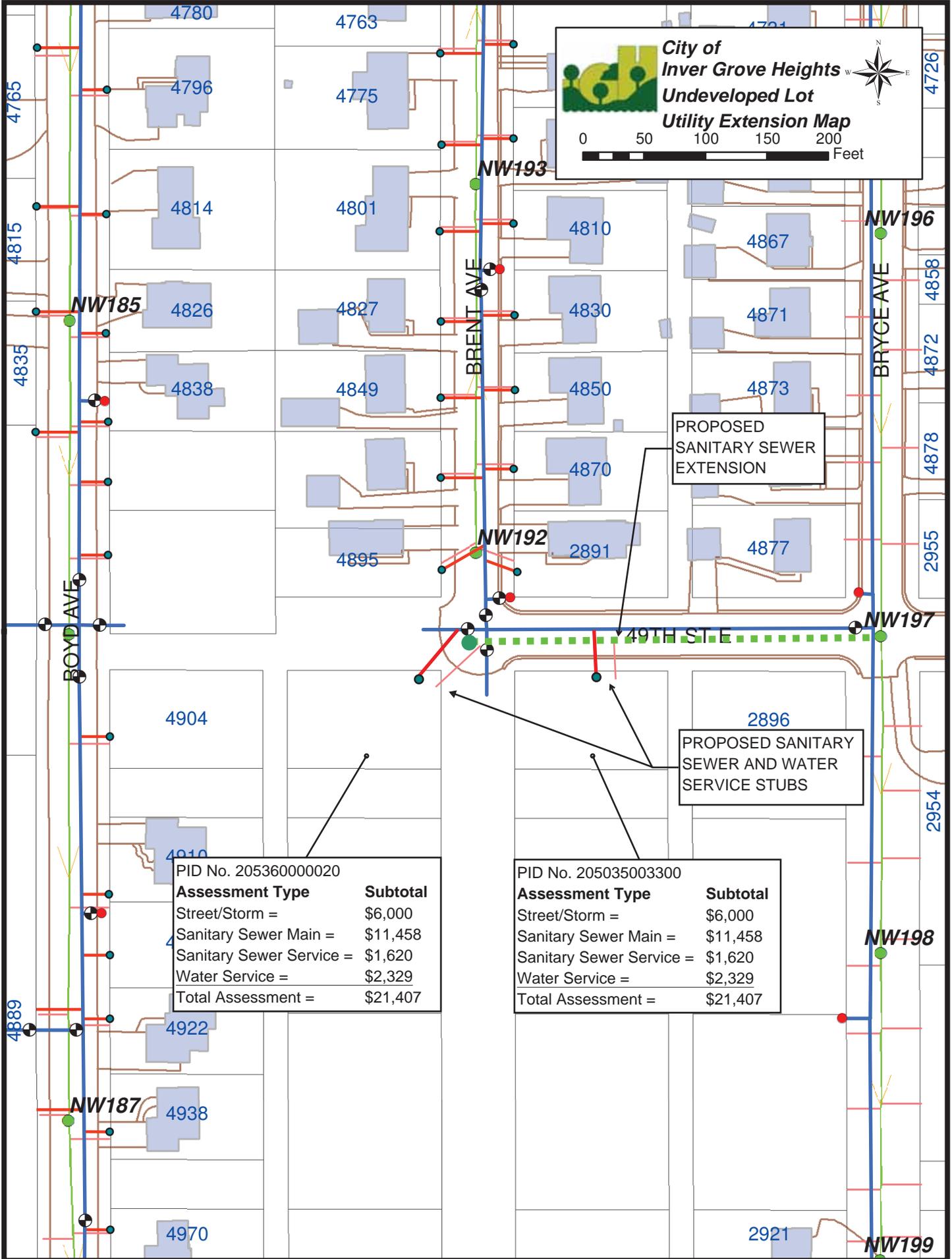


City Project No. 2015-09E
47th Street Area Reconstruction
 City of Inver Grove Heights, MN

THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. 12/1/2014


City of Inver Grove Heights
 Undeveloped Lot
 Utility Extension Map

0 50 100 150 200 Feet

PROPOSED
SANITARY SEWER
EXTENSION

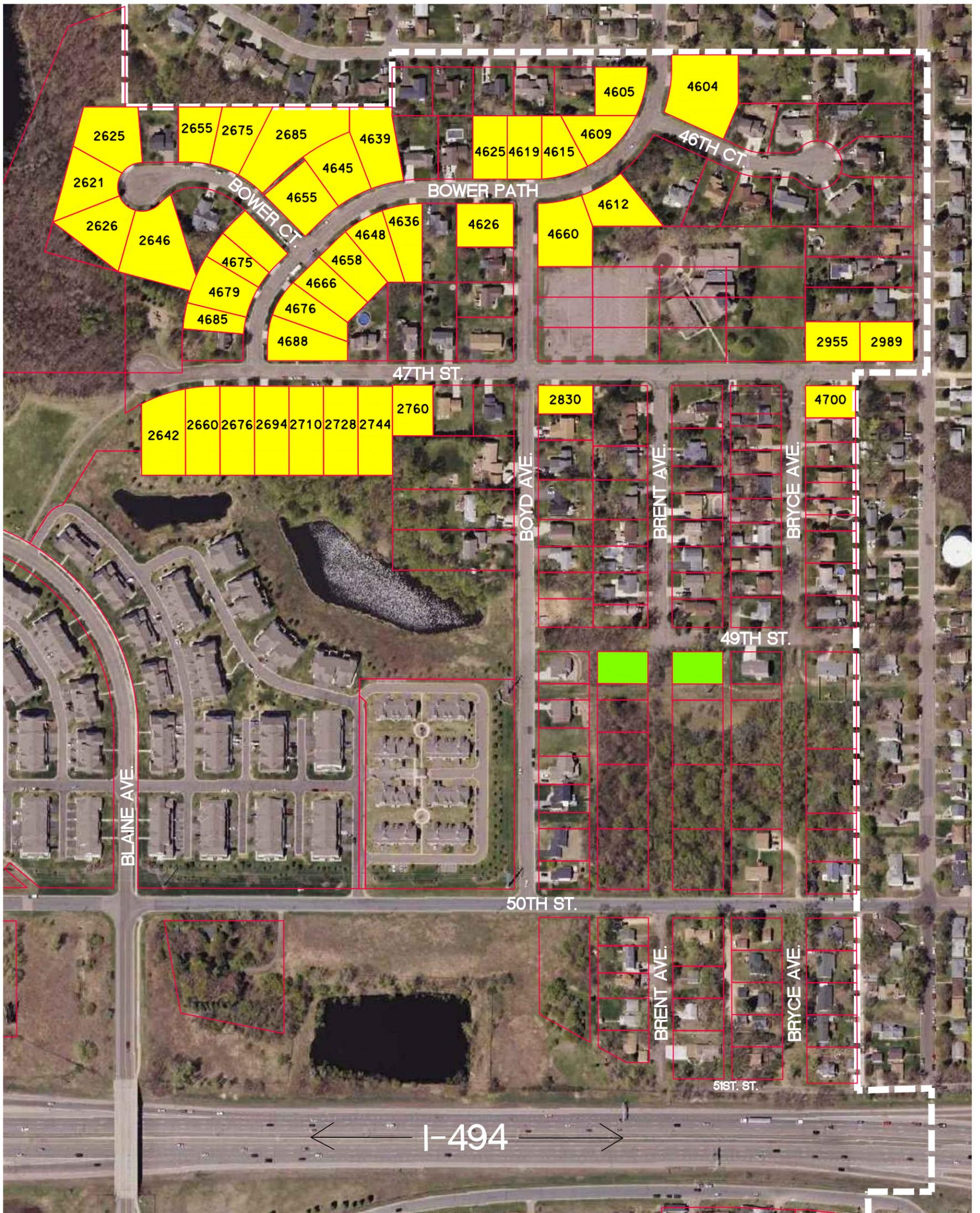
PROPOSED SANITARY
SEWER AND WATER
SERVICE STUBS

PID No. 20536000020

Assessment Type	Subtotal
Street/Storm =	\$6,000
Sanitary Sewer Main =	\$11,458
Sanitary Sewer Service =	\$1,620
Water Service =	\$2,329
Total Assessment =	\$21,407

PID No. 205035003300

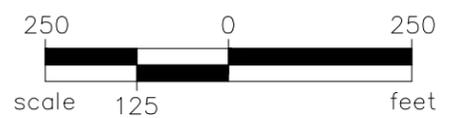
Assessment Type	Subtotal
Street/Storm =	\$6,000
Sanitary Sewer Main =	\$11,458
Sanitary Sewer Service =	\$1,620
Water Service =	\$2,329
Total Assessment =	\$21,407



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LEGEND

- STREET PETITIONERS
- SANITARY SEWER & WATER PETITIONERS



<p>PHONE: 651.490.2000 3535 VADNAIS CENTER DR. ST. PAUL, MN 55110-5196 www.sehinc.com</p>	FILE NO. 129894	<p>PETITIONING PARCELS EXHIBIT INVER GROVE HEIGHTS, MINNESOTA</p>
	DATE: 1/22/15	

Appendix C

Stormwater Review of Ullrich Addition

Barr Engineering, dated September 30, 2014

September 30, 2014

Mr. Tom Kaldunski, P.E.
City Engineer
City of Inver Grove Heights
8150 Barbara Ave.
Inver Grove Heights, MN 55077

Re: Stormwater Review of the Ullrich Addition

Dear Mr. Kaldunski:

At the direction of city staff, we reviewed the plans for the Ullrich Addition, located east of Boyd Avenue between 49th Street and 50th Street, to determine the stormwater impacts of the project. This letter summarizes our evaluation and presents our recommendations to the city. This letter also includes a concept plan for a storm drain system that would serve the entire watershed contributing to the regional basin that lies within the proposed development area.

The proposed development would include construction of one new multi-unit housing building with a parking lot, two new single-family homes, and a cul-de-sac along Bryce Avenue connecting to 50th Street. The site contains an existing regional stormwater pond that would be re-graded as part of the development. The proposed project would create approximately 1.73 acres of new impervious surface. Runoff from the proposed development would be conveyed to the re-graded basin through a proposed storm drain system.

The regional stormwater pond that would be modified as part of the development lies within subwatershed H-2 in the city's Highway 110-494 Drainage Basin. Subwatershed H-2 and the pond were not included in the Barr Watershed Model (BWM) that was used to establish peak water elevations for the 2nd Generation Water Resources Management Plan (WRMP), because the pond was known to be dry the majority of the time due to high infiltration rates of the underlying soils. The pond has a surface overflow at approximately 849.2 ft NAVD88, based on Dakota County LiDAR and survey data shown on the developer's plans.

For this review, we created a hydrologic model in HydroCAD to evaluate the runoff volume for subwatershed H-2, and the peak water elevations and peak discharge for the pond for the Atlas 14 100-year, 24-hour event of 7.43 inches and the 100-year, 10-day snowmelt event of 7.2 inches. We evaluated three modeling conditions:

1. Existing Conditions Model – We reviewed recent aerial photography, topography, and storm drain as-builts provided by the city and modified the WRMP subwatershed divides to determine the existing drainage area for the pond. The H-2 watershed area decreased slightly compared to the WRMP, from 19.5 acres to 18.75 acres, due to storm drain systems constructed on 50th Street and on Boyd Avenue. However, the overall drainage area decreased significantly compared to the WRMP because the pond in subwatershed H-1 now overflows to the pond in subwatershed T-14

rather than to the pond in subwatershed H-2. Figure 1 shows the subwatershed divides, impervious surfaces, and flow directions for the Existing Conditions model.

2. Proposed Conditions Model – This model incorporates new impervious areas based on the proposed Ullrich Addition site plan, and a new stage-storage curve for the pond, based on the proposed grading plan. Figure 2 shows the existing and proposed impervious surfaces and the pond surface area for the Proposed Conditions model.
3. Fully Built-out Conditions Model – This model incorporates the impervious areas from the Proposed Conditions model and additional impervious area, based on the future development of all the developable parcels within the watershed. We assumed that the future impervious percentage would be the maximum impervious surface allowed for each lot according to the city's impervious surface standards, which ranged from 25% to 35% of the developable parcel area. Figure 3 shows the parcels that were assumed to be developed for the Fully Built-out Conditions model.

Table 1 summarizes the watershed area, impervious area, pond overflow elevation, and pond volume at the overflow elevation for each of the modeling conditions.

Table 1. Modeling parameters

Model	Total Area (acres)	Impervious Area (acres)	Overflow Elevation (msl)	Pond Volume at Overflow (ac-ft)
Existing Conditions	18.75	4.11 (22%)	849.2	7.49
Proposed Conditions	18.75	5.84 (31%)	848.0	11.30
Fully Built-out Conditions	18.75	6.26 (33%)	848.0	11.30

Modeling Results

Under existing conditions, the pond discharges during the 100-year, 24-hour event and the 100-year, 10-day snowmelt event. Under the proposed conditions, the pond would not discharge due to the increased storage capacity provided by re-grading the pond.

Table 2 summarizes the results for the pond in subwatershed H-2 for the simulated events.

Table 2. Modeling results

Model	100-year, 24-hour Event (7.43 inches)			100-year, 10-day Snowmelt Event (7.20 inches)		
	Runoff Volume (ac-ft)	Peak Elevation (cfs)	Peak Discharge (cfs)	Runoff Volume (ac-ft)	Peak Elevation (cfs)	Peak Discharge (cfs)
Existing Conditions	7.77	849.24	0.60	10.88	849.24	0.56
Proposed Conditions	8.30	846.29	0	10.88	847.77	0

Model	100-year, 24-hour Event (7.43 inches)			100-year, 10-day Snowmelt Event (7.20 inches)		
	Runoff Volume (ac-ft)	Peak Elevation (cfs)	Peak Discharge (cfs)	Runoff Volume (ac-ft)	Peak Elevation (cfs)	Peak Discharge (cfs)
Fully Built-out Conditions	8.31	846.30	0	10.88	847.77	0

Plan Review Comments

In addition to the results of our hydrologic and hydraulic analysis, we offer the following comments on the plans and design:

1. The additional volume provided by the proposed pond re-grading would be sufficient to contain one inch of runoff from the new impervious surfaces.
2. The re-graded pond and outlet would maintain or reduce peak flows from the pond for the 2-year, 10-year, and 100-year events compared to existing conditions.
3. The proposed development would not increase the watershed area contributing to the pond.
4. Subwatershed divides should be shown on the grading or utility plan.
5. The HydroCAD model provided by the developer should be updated to include the entire area tributary to the pond, including contributing area outside the proposed development.
6. The HydroCAD model provided by the developer simulated a 100-year, 10-day snowmelt event of 9.96 inches. Runoff from the snowmelt event exceeded the volume of the modeled storage curve for the proposed pond. This error should be corrected. The city requires a 100-year, 10-day snowmelt depth of 7.2 inches, but MnDOT approvals are necessary, MnDOT may require a 10-inch snowmelt event
7. The existing garage east of the pond has a first floor elevation of 845.4. This is more than 2 feet below the pond outlet (overflow) elevation of 848.0, and below the peak pond elevation for the 100-year, 24-hour event and the 100-year, 10-day snowmelt event. The garage would be flooded and Bryce Avenue would be flooded at the low point during either of these events. A berm could be constructed along the east side of the proposed pond to prevent flooding to the existing garage and the proposed street.
8. The low point of the proposed road profile for Bryce Avenue is 845.87, which is below the peak pond elevation 846.29 for the 100-year, 24-hour event and 847.77 for the 100-year, 10-day snowmelt event. City ordinance requires the low point of the road to be at least 1-foot above the 100-year event.
9. Runoff would enter the pond as surface flow at the west side of the proposed multi-unit building. The city recommends that storm sewer with the capacity to convey the 10-year, 24-hour Atlas 14 event to the pond is recommended. Riprap, Scour-Stop fabric, or similar material should be considered to reduce the potential for erosion from surface runoff in excess of the storm sewer capacity in this area.

10. The developer should provide options for stormwater pre-treatment to avoid excessive sedimentation and trash accumulation in the pond. For example, a "treatment-train" approach including infiltration basins in other areas of the development and/or a two-cell pond could be considered. The city has identified several potential locations where infiltration basins or rain-water gardens could be constructed (Figure 4).
11. The developer should collect soil borings down to 10 feet below the proposed bottom of the pond for soil sieve and hydrometer analysis identifying 200 sieve passing and silt/clay content to ensure that the pond would drain within 48 hours. Inundation times in excess of 48 hours would damage plantings in the infiltration basin. For infiltration rate calculations, the maximum allowable infiltration rate is 1.67 inches per hour. If the soil is capable of infiltrating runoff at or above the maximum rate, the 100-year, 24-hour event would take 52 hours to infiltrate. If the soil infiltration rate is much less than the maximum rate, then the soil should be amended or vegetation that would survive longer inundation periods should be planted at the bottom of the basin.
12. The developer should consider options for constructing infrastructure to support a pumped emergency overflow outlet. A pumped outlet could be connected to an existing catch basin on 50th Street, which discharges to the MnDOT pond south of 50th Street. Alternatively a pumped outlet could be connected to an existing South Saint Paul storm sewer system on 50th Street. MnDOT approval to discharge water to the 494 right of way storm sewer system or City of South Saint Paul approvals would be required, respectively, for these options.
13. A vegetation/planting palette for the pond should be provided. If soils underlying the pond are inadequate for supporting vegetation, an approved soil amendment would be required.
14. Detail plans should be provided with the design plans, including details for the storm drain utilities and the outlet channel.
15. An operations and maintenance (O & M) plan for the stormwater utilities and pond should be provided.

Storm Drain Concept Plan

At the city's direction we developed a concept plan for a storm drain system that would serve the watershed area lying north of 49th Street as well as the proposed development. We sized pipes to convey the 10-year, 24-hour Atlas 14 event. We did not investigate inlet capacity for the system. Rim elevations were estimated based on Dakota County LiDAR or on the developer's proposed plans.

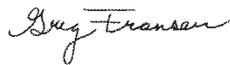
The storm drain system would drain to the regional pond within the proposed development, and would include a series of drop manholes to control the velocity along steeply-sloped Bryce Avenue. Figure 4 shows the system layout. Table 3 includes the pipe, catch basin, and manhole details.

Table 3. Storm Drain Pipe Table

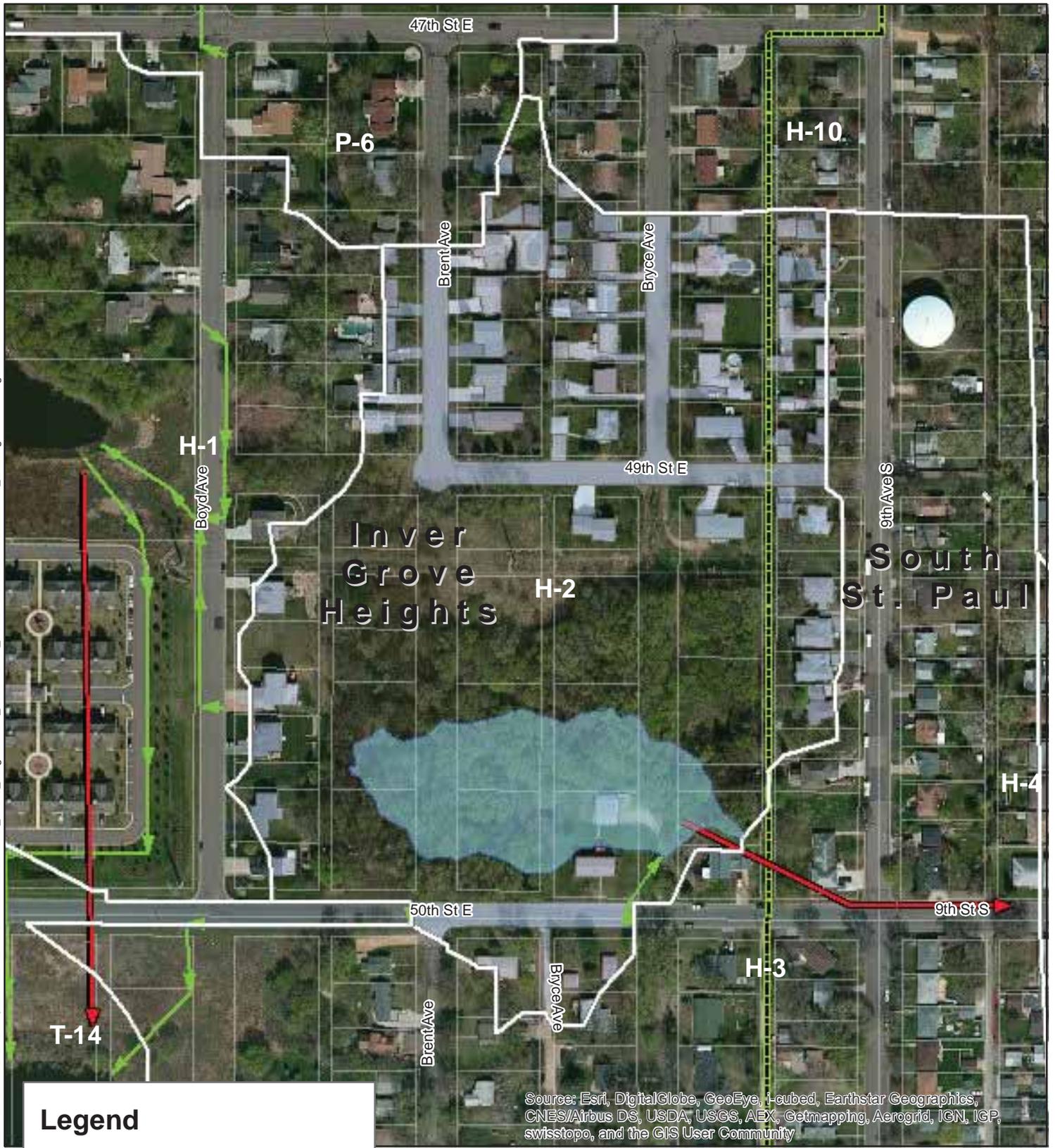
U/S Structure	D/S Structure	U/S Invert	D/S Invert	Length (ft)	Diameter (in)	Slope (ft/ft)	U/S Rim Elevation	D/S Rim Elevation
CB100	CB101	881.00	880.81	37	12	0.005	886.80	886.81
CB101	CB102	880.81	878.79	289	15	0.007	886.81	884.79
CB102	MH1000	872.79	871.41	93	24	0.015	884.79	876.40
CB103	CB102	879.90	878.79	36	12	0.031	884.90	884.79
CB104	MH1001	856.03	854.65	151	24	0.009	868.00	859.60
CB105	CB107	843.20	840.37	128	24	0.022	854.00	845.87
CB106	CB105	848.00	847.50	36	12	0.014	854.00	854.00
CB107	MH1002	840.37	839.50	58	36	0.015	845.87	845.10
CB108	CB107	840.57	840.37	36	12	0.006	845.87	845.87
CB109	CB104	878.96	878.20	81	12	0.009	866.00	868.00
CB110	CB109	880.96	878.96	197	12	0.010	866.96	866.00
EX101	CB107	845.99	840.37	153	18	0.037	Unknown	845.87
FE1000	EX100	842.00	<Null>	71	12	N/A	N/A	Unknown
MH1000	CB104	864.40	863.03	94	24	0.015	876.40	868.00
MH1001	CB105	849.93	849.00	56	24	0.017	859.60	854.00
MH1002	FE1001	839.50	839.00	24	36	0.021	845.10	N/A

If you have any questions, please feel free to contact me at 952-832-2626 (or gfransen@barr.com) or Karen Chandler at 952-832-2813 (or kchandler@barr.com).

Sincerely,



Greg Fransen
Water Resources Scientist
Barr Engineering Company



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, ICP, swisstopo, and the GIS User Community

Legend

-  Flow Direction
-  Existing Storm Sewer
-  Pond Area
-  Existing Impervious Area
-  Updated Subwatersheds
-  Parcels
-  City of Inver Grove Heights

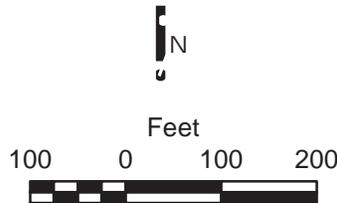
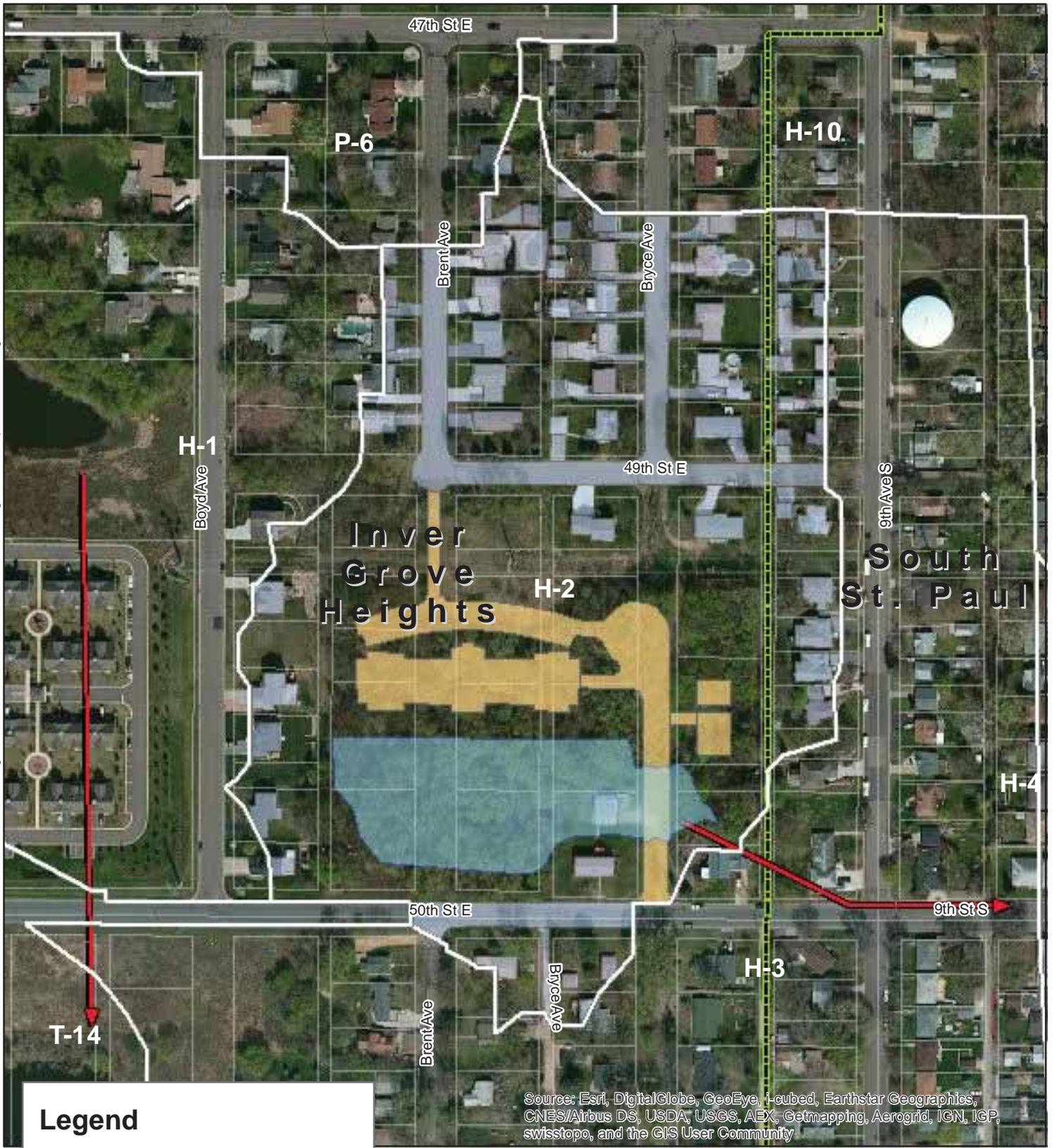


FIGURE 1
EXISTING CONDITIONS
Watersheds Impervious Areas,
and Flow Directions

Ullrich Addition
Inver Grove Heights



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, ICP, swisstopo, and the GIS User Community

Legend

- Flow Direction
- Existing Impervious Area
- Proposed Impervious Area
- Pond Area
- Updated Subwatersheds
- City of Inver Grove Heights
- Parcels

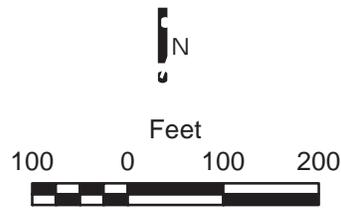
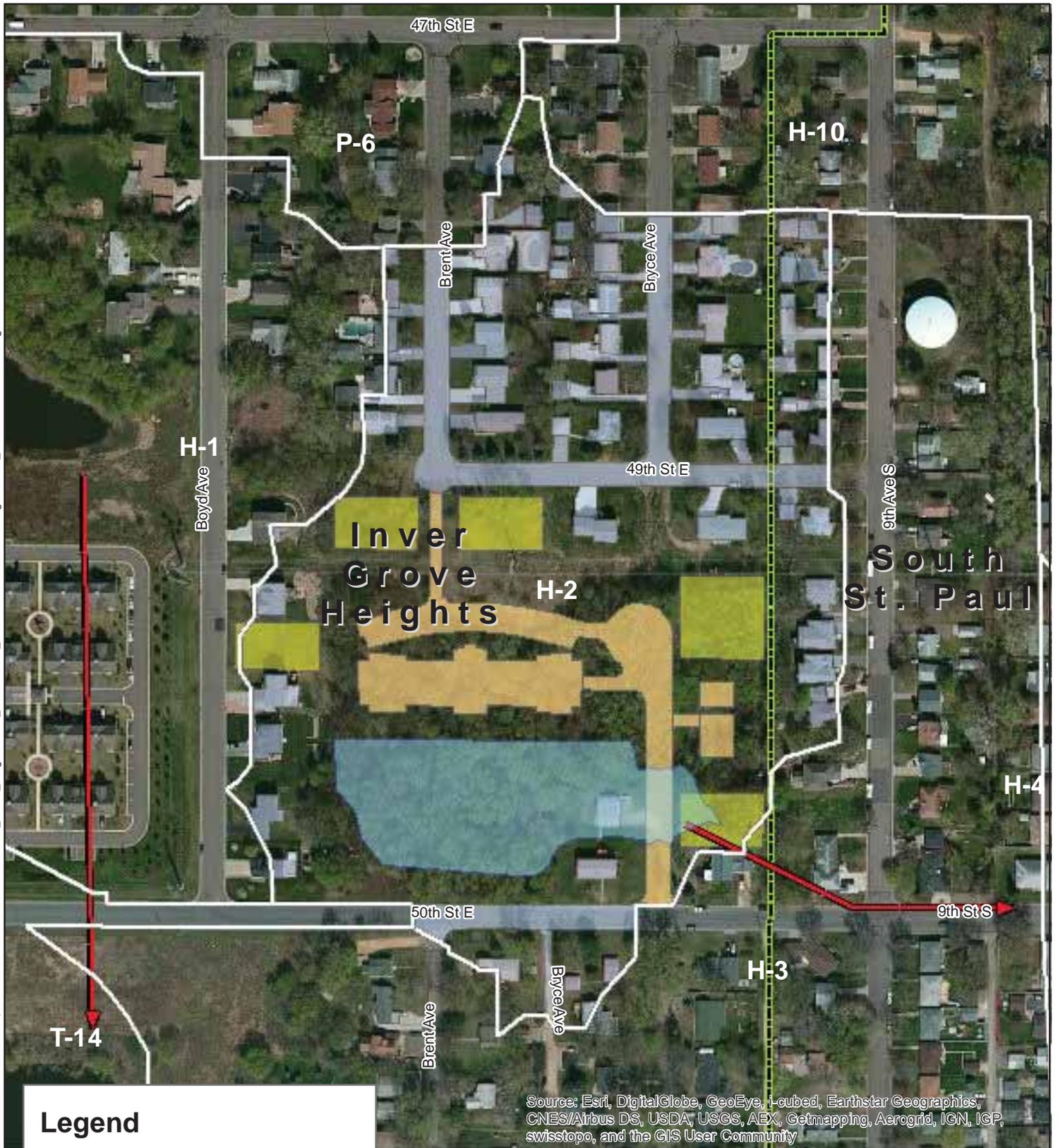


FIGURE 2
PROPOSED CONDITIONS
Watersheds, Impervious Areas,
and Flow Directions

Ullrich Addition
Inver Grove Heights



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Legend

- Flow Direction
- Existing Impervious Area
- Proposed Impervious Area
- Developable Parcels
- Pond Area
- Updated Subwatersheds
- City of Inver Grove Heights

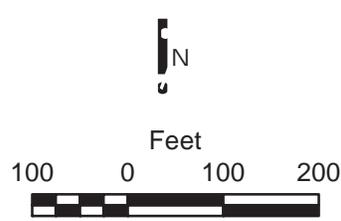


FIGURE 3
FULL BUILT-OUT CONDITIONS
Watersheds, Impervious Areas,
and Flow Directions

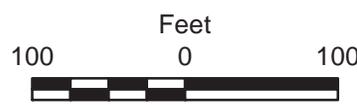
Ullrich Addition
Inver Grove Heights



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Legend

- Potential Pretreatment Location
- Pond Area
- Existing Storm Sewer
- Future Manholes/Catch basins
- Future Storm Pipes
- Proposed Impervious Area
- Updated Subwatersheds
- City of Inver Grove Heights
- Parcels



**FIGURE 4
STORM SEWER
CONCEPT PLAN**

Ullrich Addition
Inver Grove Heights

Appendix D

Draft Preliminary Assessment Rolls

2015-09E - 47th Street Area Reconstruction Preliminary Assessment Roll

PID	Full Name	House Number	Street	Storm Assessment	NSF FF Reconstruction Assessment	SF Per Lot Reconstruction Assessment	SF Per Lot Mill and Overlay Assessment	Total Assessment Per-Policy	Benefit Appraisal Recommendation
204160001100	KATHLEEN E TSTE BEALKA	2900	46TH CT E	\$ 9,114.75	\$ -	\$ -	\$ 5,242.48	\$ 14,357.23	\$ 6,000.00
204160001020	WADE R & KATHY J SCHOWALTER	2925	46TH CT E	\$ 2,034.06	\$ -	\$ -	\$ 5,242.48	\$ 7,276.54	\$ 6,000.00
204160001080	SEAN R & ANN M GIBSON	2930	46TH CT E	\$ 1,171.09	\$ -	\$ -	\$ 5,242.48	\$ 6,413.57	\$ 6,000.00
204160001070	VERNON & SANDRA LEVINE	2940	46TH CT E	\$ 1,019.04	\$ -	\$ -	\$ 5,242.48	\$ 6,261.52	\$ 6,000.00
204160001030	JOANNE ANDRIE	2945	46TH CT E	\$ 1,641.43	\$ -	\$ -	\$ 5,242.48	\$ 6,883.91	\$ 6,000.00
204160001060	JAMES W TST MAY	2960	46TH CT E	\$ 2.48	\$ -	\$ -	\$ 5,242.48	\$ 5,244.96	\$ 5,244.96
204160001040	WILLIAM J & ANN C FOX	2965	46TH CT E	\$ 302.98	\$ -	\$ -	\$ 5,242.48	\$ 5,545.46	\$ 5,545.46
204160001050	SERGIO R & YVETTE M ANDRADE	2985	46TH CT E	\$ 8.15	\$ -	\$ -	\$ 5,242.48	\$ 5,250.63	\$ 5,250.63
206710001010	GREGORY S KRONICK	2760	46TH ST E	\$ 4,453.16	\$ -	\$ -	\$ -	\$ 4,453.16	\$ 4,453.16
206710001020	DAVID J & NANCY E OSLAND	2778	46TH ST E	\$ 4,420.71	\$ -	\$ -	\$ -	\$ 4,420.71	\$ 4,420.71
206710001030	MICHAEL K & BRENDA L VERWAY	2796	46TH ST E	\$ 4,485.60	\$ -	\$ -	\$ -	\$ 4,485.60	\$ 4,485.60
206710001040	ROBERTA C RETTING	2828	46TH ST E	\$ 4,453.16	\$ -	\$ -	\$ -	\$ 4,453.16	\$ 4,453.16
206710001050	BRENDA J BILJAN	2836	46TH ST E	\$ 4,453.16	\$ -	\$ -	\$ -	\$ 4,453.16	\$ 4,453.16
204160001090	PATRICIA JEAN ELLSWORTH	2910	46TH ST E	\$ 1,865.22	\$ -	\$ -	\$ 5,242.48	\$ 7,107.70	\$ 6,000.00
205673001010	CRAIG L & PATRICIA C GILL	2642	47TH ST E	\$ 734.89	\$ -	\$ 13,150.20	\$ -	\$ 13,885.09	\$ 6,000.00
205673001020	JAMES M & SUSANNA A PEARSON	2660	47TH ST E	\$ 1,393.20	\$ -	\$ 13,150.20	\$ -	\$ 14,543.40	\$ 6,000.00
205673001030	DAWN M WILSON	2676	47TH ST E	\$ 1,691.47	\$ -	\$ 13,150.20	\$ -	\$ 14,841.67	\$ 6,000.00
205673001040	DIANE MARGARET KING	2694	47TH ST E	\$ 1,627.97	\$ -	\$ 13,150.20	\$ -	\$ 14,778.17	\$ 6,000.00
205673001050	JEFFREY A & DEBORA A NASS	2710	47TH ST E	\$ 843.75	\$ -	\$ 13,150.20	\$ -	\$ 13,993.95	\$ 6,000.00
205673001060	TODD & MICHELLE ROHRER	2728	47TH ST E	\$ 303.26	\$ -	\$ 13,150.20	\$ -	\$ 13,453.46	\$ 6,000.00
206710004140	TIMOTHY J & SUZANNE FRONK	2741	47TH ST E	\$ 5,308.65	\$ -	\$ 13,150.20	\$ -	\$ 18,458.85	\$ 6,000.00
205673001070	KEITH T & TAMARA GOSSEN	2744	47TH ST E	\$ 0.89	\$ -	\$ 13,150.20	\$ -	\$ 13,151.09	\$ 6,000.00
206710004130	ANTOINETTE & GARY L BRUTGER	2759	47TH ST E	\$ 6,130.73	\$ -	\$ 13,150.20	\$ -	\$ 19,280.93	\$ 6,000.00
202920001010	THERESA A HARRISON	2760	47TH ST E	\$ 32.82	\$ -	\$ 13,150.20	\$ -	\$ 13,183.02	\$ 6,000.00
206710004120	JEREMY ELTON	2773	47TH ST E	\$ 6,132.75	\$ -	\$ 13,150.20	\$ -	\$ 19,282.95	\$ 6,000.00
202920001020	NICHOLAS P MCCARTHY	2780	47TH ST E	\$ 596.04	\$ -	\$ 13,150.20	\$ -	\$ 13,746.24	\$ 6,000.00
202920001030	CHARLES N & BARBARA KLECKNER	2790	47TH ST E	\$ 1,992.16	\$ -	\$ 13,150.20	\$ -	\$ 15,142.36	\$ 6,000.00
206710004110	RICHARD L TSTE CHRISTIANSEN	2793	47TH ST E	\$ 5,611.05	\$ -	\$ 13,150.20	\$ -	\$ 18,761.25	\$ 6,000.00
203870000304	ROBERT J & BRENDA K SHANLEY	2830	47TH ST E	\$ 3,513.69	\$ -	\$ 13,150.20	\$ -	\$ 16,663.89	\$ 6,000.00
204440003060	BETHESDA EV LUTH CH	2855	47TH ST E	\$ 3,747.00	\$ 21,852.00	\$ -	\$ -	\$ 25,599.00	\$ 9,166.67
204440003050	BETHESDA EV LUTH CH	2855	47TH ST E	\$ 3,747.74	\$ 21,852.00	\$ -	\$ -	\$ 25,599.74	\$ 9,166.67
204440003040	BETHESDA EV LUTH CH	2855	47TH ST E	\$ 4,157.06	\$ 24,182.88	\$ -	\$ -	\$ 28,339.94	\$ 9,166.67
200281078011	BETHESDA EV LUTH CH	2855	47TH ST E	\$ 6,685.74	\$ -	\$ -	\$ -	\$ 6,685.74	\$ -
204440003010	BETHESDA EV LUTH CH	2855	47TH ST E	\$ 4,584.94	\$ -	\$ -	\$ -	\$ 4,584.94	\$ -
204440003020	BETHESDA EV LUTH CH	2855	47TH ST E	\$ 4,584.20	\$ -	\$ -	\$ -	\$ 4,584.20	\$ -
204440003030	BETHESDA EV LUTH CH	2855	47TH ST E	\$ 5,083.70	\$ 48,074.40	\$ -	\$ -	\$ 53,158.10	\$ 9,166.67
204440002060	BETHESDA EV LUTH CH	2855	47TH ST E	\$ 1,524.48	\$ -	\$ -	\$ -	\$ 1,524.48	\$ -
204440002050	BETHESDA EV LUTH CH	2855	47TH ST E	\$ 2,550.20	\$ -	\$ -	\$ -	\$ 2,550.20	\$ -
204440002040	BETHESDA EV LUTH CH	2855	47TH ST E	\$ 3,307.99	\$ 47,783.04	\$ -	\$ -	\$ 51,091.03	\$ 9,166.66
204440002030	BETHESDA EV LUTH CH	2855	47TH ST E	\$ -	\$ 56,815.20	\$ -	\$ -	\$ 56,815.20	\$ 9,166.66
201370001050	JON BECHT	2955	47TH ST E	\$ -	\$ -	\$ 13,150.20	\$ -	\$ 13,150.20	\$ 6,000.00
201370001040	GEORGE & BEATRICE F POTTER	2989	47TH ST E	\$ -	\$ -	\$ 13,150.20	\$ -	\$ 13,150.20	\$ 6,000.00
200281081011	CITY OF INVER GROVE HTS		47TH ST E	\$ 8,835.81	\$ -	\$ -	\$ -	\$ 8,835.81	\$ 8,835.81
200281081013	CITY OF INVER GROVE HTS		47TH ST E	\$ 12,154.03	\$ 49,531.20	\$ -	\$ -	\$ 61,685.23	\$ 61,685.23
204402700010	CITY OF INVER GROVE HTS		47TH ST E	\$ 825.11	\$ 42,247.20	\$ -	\$ -	\$ 43,072.31	\$ 43,072.31

2015-09E - 47th Street Area Reconstruction Preliminary Assessment Roll

PID	Full Name	House Number	Street	Storm Assessment	NSF FF Reconstruction Assessment	SF Per Lot Reconstruction Assessment	SF Per Lot Mill and Overlay Assessment	Total Assessment Per-Policy	Benefit Appraisal Recommendation
205035002170	LISA J GARRITY	2891	49TH ST E	\$ 3,236.70	\$ -	\$ 13,150.20	\$ -	\$ 16,386.90	\$ 6,000.00
205035003020	WALLACE C & PAMELA A LEVESSEUR	2896	49TH ST E	\$ 350.04	\$ -	\$ 13,150.20	\$ -	\$ 13,500.24	\$ 6,000.00
205035004300	CCR PROPERTIES LLC	2954	49TH ST E	\$ 624.64	\$ -	\$ 13,150.20	\$ -	\$ 13,774.84	\$ 6,000.00
205035001170	BEATRICE J MATTSON	2955	49TH ST E	\$ 3,682.51	\$ -	\$ 13,150.20	\$ -	\$ 16,832.71	\$ 6,000.00
205035003300	ELEANOR TSTE SCHMANDT		49TH ST E	\$ -	\$ -	\$ 13,150.20	\$ -	\$ 13,150.20	\$ 6,000.00
205360000020	ELEANOR TSTE SCHMANDT		49TH ST E	\$ 112.16	\$ -	\$ 13,150.20	\$ -	\$ 13,262.36	\$ 6,000.00
206715001060	PATRICK N LUNDY	2621	BOWER CT E	\$ 1,418.39	\$ -	\$ 13,150.20	\$ -	\$ 14,568.59	\$ 6,000.00
206715001050	DOROTHY C STRUB	2625	BOWER CT E	\$ 1,241.95	\$ -	\$ 13,150.20	\$ -	\$ 14,392.15	\$ 6,000.00
206715001071	ERIC J & LANESA C SWARTZENBERG	2626	BOWER CT E	\$ 4,476.19	\$ -	\$ 13,150.20	\$ -	\$ 17,626.39	\$ 6,000.00
206715001040	PAUL R & KATHERINE A FORTNEY	2645	BOWER CT E	\$ 1,945.09	\$ -	\$ 13,150.20	\$ -	\$ 15,095.29	\$ 6,000.00
206715001080	J ARON & SHELLEY A ALLEN	2646	BOWER CT E	\$ 10,235.88	\$ -	\$ 13,150.20	\$ -	\$ 23,386.08	\$ 6,000.00
206715001030	JOSEPH W RASCHER	2655	BOWER CT E	\$ 2,132.59	\$ -	\$ 13,150.20	\$ -	\$ 15,282.79	\$ 6,000.00
206715001090	DAVID M & MARY L CHARLES	2670	BOWER CT E	\$ 7,373.70	\$ -	\$ 13,150.20	\$ -	\$ 20,523.90	\$ 6,000.00
206715001020	TED M & JULIANNE E CHILDS	2675	BOWER CT E	\$ 5,314.50	\$ -	\$ 13,150.20	\$ -	\$ 18,464.70	\$ 6,000.00
206715001010	DOUGLAS S WOLLEAT	2685	BOWER CT E	\$ 11,436.06	\$ -	\$ 13,150.20	\$ -	\$ 24,586.26	\$ 6,000.00
206710001173	DOUGLAS S WOLLEAT	2685	BOWER CT E	\$ 489.58	\$ -	\$ -	\$ -	\$ 489.58	\$ -
204160001010	THOMAS E & LORI A TS LENCOWSKI	4604	BOWER PATH	\$ 6,433.15	\$ -	\$ 13,150.20	\$ -	\$ 19,583.35	\$ 6,000.00
206710001060	KIRA ZACHARIASEN	4605	BOWER PATH	\$ 5,333.25	\$ -	\$ 13,150.20	\$ -	\$ 18,483.45	\$ 6,000.00
206710001070	LINDA J WEIMER	4609	BOWER PATH	\$ 4,901.11	\$ -	\$ 13,150.20	\$ -	\$ 18,051.31	\$ 6,000.00
206710003020	DAVID H & ANN SIEGEL	4612	BOWER PATH	\$ 5,753.88	\$ -	\$ 13,150.20	\$ -	\$ 18,904.08	\$ 6,000.00
206710001080	JOHN HOWARD & KORYN FRANSON	4615	BOWER PATH	\$ 4,534.29	\$ -	\$ 13,150.20	\$ -	\$ 17,684.49	\$ 6,000.00
206710001090	KENNETH C JR ALBRECHT	4619	BOWER PATH	\$ 4,947.28	\$ -	\$ 13,150.20	\$ -	\$ 18,097.48	\$ 6,000.00
206710001100	JAMES & SUSAN ZSCHOKKE	4625	BOWER PATH	\$ 4,948.58	\$ -	\$ 13,150.20	\$ -	\$ 18,098.78	\$ 6,000.00
206710004080	RUTH M & DANIEL P GOHL	4626	BOWER PATH	\$ 5,611.03	\$ -	\$ 13,150.20	\$ -	\$ 18,761.23	\$ 6,000.00
206710001110	GREGORY D & PAMELA FLETCHER	4629	BOWER PATH	\$ 4,948.59	\$ -	\$ 13,150.20	\$ -	\$ 18,098.79	\$ 6,000.00
206710004070	LORI L STEGINK	4630	BOWER PATH	\$ 6,132.85	\$ -	\$ 13,150.20	\$ -	\$ 19,283.05	\$ 6,000.00
206710001120	DONALD J & LINDA DUBOIS	4635	BOWER PATH	\$ 5,811.10	\$ -	\$ 13,150.20	\$ -	\$ 18,961.30	\$ 6,000.00
206710004060	JACQUELINE A HUEBSCH	4636	BOWER PATH	\$ 5,051.05	\$ -	\$ 13,150.20	\$ -	\$ 18,201.25	\$ 6,000.00
206710001130	DOUGLAS JAMES FUCHS	4639	BOWER PATH	\$ 7,189.91	\$ -	\$ 13,150.20	\$ -	\$ 20,340.11	\$ 6,000.00
206710001151	SCOTT & JEANETTE MURPHY	4645	BOWER PATH	\$ 6,191.61	\$ -	\$ 13,150.20	\$ -	\$ 19,341.81	\$ 6,000.00
206710004050	DAWN M STILLMUNKES	4648	BOWER PATH	\$ 4,622.04	\$ -	\$ 13,150.20	\$ -	\$ 17,772.24	\$ 6,000.00
206710001172	PATRICA M PAVLIK	4655	BOWER PATH	\$ 6,321.91	\$ -	\$ 13,150.20	\$ -	\$ 19,472.11	\$ 6,000.00
206710004040	MAXIMILLIAM & SUSAN SPORER	4658	BOWER PATH	\$ 4,848.89	\$ -	\$ 13,150.20	\$ -	\$ 17,999.09	\$ 6,000.00
206710004030	JAMES E & CAROL J SMITH	4666	BOWER PATH	\$ 4,868.58	\$ -	\$ 13,150.20	\$ -	\$ 18,018.78	\$ 6,000.00
206710005020	RICHARD & THERESA ZEIEN	4675	BOWER PATH	\$ 3,200.78	\$ -	\$ -	\$ -	\$ 3,200.78	\$ -
206710005010	RICHARD & THERESA ZEIEN	4675	BOWER PATH	\$ 4,032.33	\$ -	\$ 13,150.20	\$ -	\$ 17,182.53	\$ 6,000.00
206710004020	LOUIS A & SHERRYL A SELIGA	4676	BOWER PATH	\$ 4,662.68	\$ -	\$ 13,150.20	\$ -	\$ 17,812.88	\$ 6,000.00
206710005030	JOHN C & ALICJA C GRANIAS	4679	BOWER PATH	\$ 5,690.62	\$ -	\$ 13,150.20	\$ -	\$ 18,840.82	\$ 6,000.00
206710005040	KIMBLE E & CHERYL J ODEGARD	4685	BOWER PATH	\$ 4,029.62	\$ -	\$ 13,150.20	\$ -	\$ 17,179.82	\$ 6,000.00
206710005050	KIMBLE E & CHERYL J ODEGARD	4685	BOWER PATH	\$ 2,987.30	\$ -	\$ -	\$ -	\$ 2,987.30	\$ -
206710004010	MARK J & JANET MCCOY	4688	BOWER PATH	\$ 5,947.55	\$ -	\$ 13,150.20	\$ -	\$ 19,097.75	\$ 6,000.00
206710003010	RICHARD D & KATHLEEN YOUNGBLOM	4660	BOYD AVE E	\$ 7,901.37	\$ -	\$ 13,150.20	\$ -	\$ 21,051.57	\$ 6,000.00
206710004090	GREGORY S & JOAN M JOSWIAK	4673	BOYD AVE E	\$ 4,493.84	\$ -	\$ 13,150.20	\$ -	\$ 17,644.04	\$ 6,000.00
206710004100	FEDERAL NATIONAL MORTGAGE ASSOCIATION	4681	BOYD AVE E	\$ 4,493.85	\$ -	\$ 13,150.20	\$ -	\$ 17,644.05	\$ 6,000.00
202920001040	DANIEL & LINDA HOFFMANN	4765	BOYD AVE E	\$ 93.25	\$ -	\$ 13,150.20	\$ -	\$ 13,243.45	\$ 6,000.00

2015-09E - 47th Street Area Reconstruction Preliminary Assessment Roll

PID	Full Name	House Number	Street	Storm Assessment	NSF FF Reconstruction Assessment	SF Per Lot Reconstruction Assessment	SF Per Lot Mill and Overlay Assessment	Total Assessment Per-Policy	Benefit Appraisal Recommendation
203870000290	JOHN J & CINDY D VANKEMPEN	4780	BOYD AVE E	\$ 3,243.08	\$ -	\$ 13,150.20	\$ -	\$ 16,393.28	\$ 6,000.00
203870000270	DAVID S & SANDRA J BOHRER	4796	BOYD AVE E	\$ 4,200.80	\$ -	\$ 13,150.20	\$ -	\$ 17,351.00	\$ 6,000.00
203870000250	BRIAN T LEMAY & DAWN M VARING	4814	BOYD AVE E	\$ 371.06	\$ -	\$ -	\$ -	\$ 371.06	\$ 371.06
205035002302	GWEN A TSTE PARTIN	4708	BRENT AVE E	\$ 3,819.59	\$ -	\$ 13,150.20	\$ -	\$ 16,969.79	\$ 6,000.00
205035002280	RICHARD R & ROBIN L WARNER	4750	BRENT AVE E	\$ 4,185.67	\$ -	\$ 13,150.20	\$ -	\$ 17,335.87	\$ 6,000.00
203870000041	ROSEMARY HISLOP	4763	BRENT AVE E	\$ 7,471.94	\$ -	\$ 13,150.20	\$ -	\$ 20,622.14	\$ 6,000.00
205035002250	KEITH HOFFMAN	4770	BRENT AVE E	\$ 3,093.25	\$ -	\$ 13,150.20	\$ -	\$ 16,243.45	\$ 6,000.00
203870000061	LEONARD G & JEANNE TSCHIDA	4775	BRENT AVE E	\$ 4,180.72	\$ -	\$ 13,150.20	\$ -	\$ 17,330.92	\$ 6,000.00
203870000091	BENNETT S & JENNIFER HOFFMANN	4801	BRENT AVE E	\$ 4,516.66	\$ -	\$ 13,150.20	\$ -	\$ 17,666.86	\$ 6,000.00
205035002240	ROBERT J & JANEL L GARRICK	4810	BRENT AVE E	\$ 3,021.31	\$ -	\$ 13,150.20	\$ -	\$ 16,171.51	\$ 6,000.00
203870000100	ROBBIE P SEATON	4827	BRENT AVE E	\$ 1,436.61	\$ -	\$ 13,150.20	\$ -	\$ 14,586.81	\$ 6,000.00
205035002220	GARY L & PATTY A VEIKLEY	4830	BRENT AVE E	\$ 3,057.75	\$ -	\$ 13,150.20	\$ -	\$ 16,207.95	\$ 6,000.00
203870000120	JEAN ANN SCHMITZ	4849	BRENT AVE E	\$ 1,262.27	\$ -	\$ 13,150.20	\$ -	\$ 14,412.47	\$ 6,000.00
205035002210	JEREMIAH BALLARD	4850	BRENT AVE E	\$ 2,986.39	\$ -	\$ 13,150.20	\$ -	\$ 16,136.59	\$ 6,000.00
203870000140	DELORES ARLENE OBRIEN	4867	BRENT AVE E	\$ 1,887.78	\$ -	\$ 13,150.20	\$ -	\$ 15,037.98	\$ 6,000.00
205035002191	KEVIN L & CAROL LEONARD	4870	BRENT AVE E	\$ 3,021.89	\$ -	\$ 13,150.20	\$ -	\$ 16,172.09	\$ 6,000.00
203870000150	MARLYS JEAN STAPLES	4895	BRENT AVE E	\$ 1,667.06	\$ -	\$ 13,150.20	\$ -	\$ 14,817.26	\$ 6,000.00
205035001300	STEVEN J & TERI J SPRINGER	4700	BRYCE AVE E	\$ -	\$ -	\$ 13,150.20	\$ -	\$ 13,150.20	\$ 6,000.00
205035002020	CYNTHIA RADANT	4709	BRYCE AVE E	\$ -	\$ -	\$ 13,150.20	\$ -	\$ 13,150.20	\$ 6,000.00
205035002030	ARTHUR & KARLEEN KOCH	4719	BRYCE AVE E	\$ -	\$ -	\$ 13,150.20	\$ -	\$ 13,150.20	\$ 6,000.00
205035001280	KATHRYN M HINES	4720	BRYCE AVE E	\$ -	\$ -	\$ 13,150.20	\$ -	\$ 13,150.20	\$ 6,000.00
205035001270	DONNA HERBISON	4726	BRYCE AVE E	\$ -	\$ -	\$ 13,150.20	\$ -	\$ 13,150.20	\$ 6,000.00
205035002040	JOSEPH N & SHERI L GERZINA	4731	BRYCE AVE E	\$ -	\$ -	\$ 13,150.20	\$ -	\$ 13,150.20	\$ 6,000.00
205035002060	DIANE L & STEVEN N ANDERSON	4747	BRYCE AVE E	\$ 1,896.08	\$ -	\$ 13,150.20	\$ -	\$ 15,046.28	\$ 6,000.00
205035001240	ALBINA M THOMAS	4750	BRYCE AVE E	\$ 1,822.48	\$ -	\$ -	\$ -	\$ 1,822.48	\$ -
205035001250	ALBINA M THOMAS	4750	BRYCE AVE E	\$ 378.04	\$ -	\$ 13,150.20	\$ -	\$ 13,528.24	\$ 6,000.00
205035002070	NATHAN HACKER	4751	BRYCE AVE E	\$ 2,762.67	\$ -	\$ 13,150.20	\$ -	\$ 15,912.87	\$ 6,000.00
205035001220	TESORO HOMES INC	4858	BRYCE AVE E	\$ 1,832.74	\$ -	\$ -	\$ -	\$ 1,832.74	\$ -
205035001230	TESORO HOMES INC	4858	BRYCE AVE E	\$ 1,831.20	\$ -	\$ 13,150.20	\$ -	\$ 14,981.40	\$ 6,000.00
205035002090	RYAN PARTNERS LLC	4867	BRYCE AVE E	\$ 2,762.85	\$ -	\$ 13,150.20	\$ -	\$ 15,913.05	\$ 6,000.00
205035002100	JOHN R & DEBRA SHORT	4871	BRYCE AVE E	\$ 2,762.99	\$ -	\$ 13,150.20	\$ -	\$ 15,913.19	\$ 6,000.00
205035001211	DIANE M WINECKE	4872	BRYCE AVE E	\$ 3,670.13	\$ -	\$ 13,150.20	\$ -	\$ 16,820.33	\$ 6,000.00
205035002120	CATHERINE J ERIKSEN	4873	BRYCE AVE E	\$ 2,763.15	\$ -	\$ 13,150.20	\$ -	\$ 15,913.35	\$ 6,000.00
205035002140	LARRY M & DEBORAH L GROPPOLI	4875	BRYCE AVE E	\$ 2,980.10	\$ -	\$ 13,150.20	\$ -	\$ 16,130.30	\$ 6,000.00
205035002150	JOYCE TUFTTE	4877	BRYCE AVE E	\$ 3,467.89	\$ -	\$ 13,150.20	\$ -	\$ 16,618.09	\$ 6,000.00
205035001190	ALAN R & SUZANNE DONNELLY	4878	BRYCE AVE E	\$ 3,676.33	\$ -	\$ 13,150.20	\$ -	\$ 16,826.53	\$ 6,000.00
TOTAL:				\$ 423,209.06	\$ 312,337.92	\$ 1,209,818.40	\$ 47,182.32	\$ 1,992,547.70	\$ 795,271.25

2015-14 - 47th Street Area Water and Sewer Improvements and Rehabilitation Preliminary Assessment Roll

PID	Full Name	House Number	Street	Sanitary Main Assessment	Sanitary Service Assessment	Water Service Assessment	Total Assessment
205035003300	ELEANOR TSTE SCHMANDT		49TH ST E	\$ 11,458.00	\$ 1,620.00	\$ 2,329.00	\$ 15,407.00
205360000020	ELEANOR TSTE SCHMANDT		49TH ST E	\$ 11,458.00	\$ 1,620.00	\$ 2,329.00	\$ 15,407.00
TOTAL:				\$ 22,916.00	\$ 3,240.00	\$ 4,658.00	\$ 30,814.00

Appendix E

Neighborhood Open House Comment Summary and Sign-in Sheet

Summary of Comments from the Neighborhood Meeting

City of Inver Grove Heights
2014 Pavement Management Program
Urban Street Reconstruction – 47th Street Neighborhood
Information Meeting

Wednesday, December 3, 2014

5:30 p.m.

Council Chambers

I. INTRODUCTION/ATTENDANCE LIST/COMMENT CARDS

- A. There were 34 people in attendance, not all signed in.

II. DESCRIPTION OF PROJECT

A. Project Area

B. Street Improvements

1. 51st Street
 - a. Widening might be a problem for a few houses who already have short driveways. (only a couple)
 - b. Truck issue, won't move it for garbage trucks →51st at South St. Paul Alley – Staff to review
2. Bryce Ave. (South of 50th)
 - a. Most people are against the road extending through to 51st
 - (1) More traffic
 - (2) Unwanted assessment costs
 - (3) Want to keep trees
 - (4) Plows don't come through there now.
 - b. Several against putting in a sidewalk along 47th or anywhere for that matter.
 - c. Who decides on Bryce extension? City council has final decision but public input appreciated.
3. Brent Ave. (South of 50th)
 - a. Currently 24-foot wide, city typically doesn't want to put streets in less than 28-feet
 - b. Residents doesn't want assessment cost, especially since its new construction at 100% assessed.
4. 47th Street
 - a. People are against a new sidewalk
 - b. The city's policy is to have the sidewalks in the right-of-way maintained by the City. The question is how soon will they be out there to maintain them?

C. Existing Utilities – Issues/Concerns

1. Sanitary Sewer
 - a. All pipes were televised
 - b. DIP excellent shape – remain as is.
 - c. VCP will either be replaced or slip lined in-place.
 - d. Services will be replaced or lining option at home owner's cost in VCP area.
 - e. Sewer backups around 47th and Bryce in 1970's (resident comment)
2. Water Main
 - a. DIP – remain as is

Summary of Comments from the Neighborhood Meeting

Wednesday, December 3, 2014

Page 2

- b. CIP pipe reviewing for replacement – hydrants/valves to be reworked in all areas.
 - c. 50th Street has had water main breaks (resident comment).
 - 3. Storm Sewer
 - a. Plan to add Storm Sewer in Boyd/47th Street
 - b. Bower Path neighborhood – 4615 storm replacement in easement
 - (1) Standing water that eventually goes away
 - (2) Snow melt issues
 - c. 46th backyard drainage to Bower Path
 - d. Potential storm septic manhole in Bower Court cul-de-sac for water quality treatment prior to Serdl's Lake
 - D. Drainage Issues/Concerns from Seidl's Residents
 - 1. 5048 Bryce – Do not want Bryce Avenue to be extended to 51st
 - 2. 5027 Bryce – Do not want Bryce Avenue to be extended to 51st
 - 3. 5068 Bryce - Do not want Bryce Avenue to be extended to 51st
 - 4. 47th Street – cul-de-sac council bust
 - 5. Tree replacement?
 - 6. 47th Street – road replaced – road fixed at least amount/costs
- III. ASSESSMENT POLICY
 - A. Reconstruction
 - 1. 70% Property Owner
 - 2. 30% City
 - B. Mill & Overlay
 - 1. 80% Property Owner
 - 2. 20% City
 - C. Drainage Improvements
 - 1. Assessed on area basis.
 - 2. 46th residents may receive drainage easement with this project based on drainage area.
 - D. Independent Appraisers Benefit Analysis
- IV. PROJECT SCHEDULE
 - A. Possible a 2 year schedule for construction, SEH//staff will determine once final decision on project is made.
- V. ASSESSMENT PROCESS
 - A. Describe 429 Statute and Steps
 - 1. Process to pay – taxes over 10 years or prepay in full to avoid interest.
 - B. Assessment Deferrals
- VI. GROUP Q&A
 - A. Miscellaneous questions/comments from residents:
 - 1. Double assessments to those of 46th Street? Assessed already for 46th St. Project.
 - a. Possibly a drainage assessment with this project.
 - 2. Assessments based on lot size?

- a. For drainage assessment yes; Street portion of assessment same for all single family lots.
3. Most in attendance not in favor of Bryce extended to 51st or sidewalk on 47th street.
4. How are sprinkler systems and invisible fences addressed?
 - a. There will be allowances in plans to replace them.
5. How are driveways repaired?
 - a. Driveways repaired behind new curb with like materials – allowance in plans.
6. Are boulevard trees replaced
 - a. No, city policy.
7. Feedback favorable on holding assessment hearing prior to awarding contract/beginning construction.
8. Concerns over assessment and project. Keep them as low as possible.
9. When are decisions made on street widths, sidewalks, etc.?
 - a. Council will receive feasibility report in January, public hearing anticipated in February.
10. Water main and sanitary sewer improvements paid by utility funds, not assessments. Service line replacements would be assessed.

VII. BREAKOUT SESSION WITH ENGINEERS, TECHNICIANS & CONSULTANTS

SIGN IN SHEET

INFORMATION MEETING

City Project No. 2015-09E
47th Street Neighborhood Reconstruction

December 3, 2014 - 5:30 p.m.

NAME

ADDRESS

CONTACT INFO.

JIM MAY 2960 46th CTE
phone: 457-108-
mobile: _____
e-mail _____

STEVEN SPRINGER 4700 BRYCE AV
phone: _____
mobile: 651-308-2332
e-mail _____

Art Koch 4719 Bryce Ave
phone: 453-9547
mobile: _____
e-mail _____

Mary Charles 2670 Bower Ct.
phone: (651) 451-2306
mobile: _____
e-mail _____

Joseph Becken 5058 Brent Ave E
phone: 651 451 2334
mobile: _____
e-mail _____

Theresa Staehle 2760 47th St. E.
phone: 651-494-4669
mobile: _____
e-mail _____

David Suggs #4 12 - Bower Park
phone: _____
mobile: _____
e-mail _____

Michael J. Martinez 5048 Bryce Ave
phone: _____
mobile: 612-802-0899
e-mail _____

Susanna Pearson 2660 47th St
phone: 651-451-1004
mobile: _____
e-mail SusannaPearson@comcast.net

George Potter 2989 47th St
phone: 651-451-2917
mobile: _____
e-mail _____

Rob + Jennifer Seaton 4827 Brent Ave.
phone: 651-455-7477
mobile: _____
e-mail _____

SIGN IN SHEET

INFORMATION MEETING

City Project No. 2015-09E
47th Street Neighborhood Reconstruction

December 3, 2014 - 5:30 p.m.

NAME

ADDRESS

CONTACT INFO.

Kevin Leonard

4870 Brent Ave E

phone: 651-451-9160

mobile: _____

e-mail _____

William Fox

2965 47th Court

phone: 651-455-6101

mobile: _____

e-mail _____

David Prox

5068 Bryce Av

phone: 651-214-1230

mobile: _____

e-mail _____

Jacqueline Huebner

4636 Bower Path

phone: 651-457-4894

mobile: _____

e-mail _____

Linda Feiner

4609 Bower Path

phone: 651-451-8341

mobile: _____

e-mail _____

Kim + Richard Kollars

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e-mail r-kollars@yahoo.com

Paula Katy Fortney

2645 Bower Court

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Sheri Gerzina

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Robt Janel Garrick

4810 Brent Ave

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e-mail robertgarrick@live.com

Wally + Pam Wellesseur

2896 49th St E

phone: 651-457-3710

mobile: _____

e-mail Wellesseur@gmail.com

SIGN IN SHEET

INFORMATION MEETING

City Project No. 2015-09E
47th Street Neighborhood Reconstruction

December 3, 2014 - 5:30 p.m.

NAME

ADDRESS

CONTACT INFO.

NAME	ADDRESS	CONTACT INFO.
Craig Hill	2642-47th St. E.	phone: 651-450-4417 mobile: 651-528-2984 e-mail:
Aaron Volkart	4605 Bower Path	phone: " mobile: 763-300-8514 e-mail:
Richard Warner	4750 Brent Ave E	phone: 651-457-0601 mobile: e-mail:
Brenda VerWay	2796 46th St E	phone: 651-216-3716 mobile: 651-492-0848 e-mail:
Downy Junt	2625 Bower Ct	phone: 651-293-1739 mobile: 763-807-6532 e-mail:
Joe Levine	2940 46th cte	phone: 651-459-2929 mobile: e-mail:
Dick ZELEN	4675 BOWER PATH	phone: 651-983-1376 mobile: e-mail:
		phone: mobile: e-mail:

**LEVANDER,
GILLEN &
MILLER, P.A.**

ATTORNEYS AT LAW

ROGER C. MILLER
TIMOTHY J. KUNTZ
DANIEL J. BEESON
*KENNETH J. ROHLF
◊STEPHEN H. FOCHLER
◊JAY P. KARLOVICH
ANGELA M. LUTZ AMANN
*KORINE L. LAND
ANN C. O'REILLY
◊*DONALD L. HOEFT
DARCY M. ERICKSON
ROBIN M. HENNIX
DAVID S. KENDALL
JEROME M. PORTER
BRIDGET McCAULEY NASON
•
HAROLD LEVANDER
1910-1992
•
ARTHUR GILLEN
1919 - 2005
•
ROLLING H. CRAWFORD
RETIRED
*ALSO ADMITTED IN WISCONSIN
◊ALSO ADMITTED IN NORTH DAKOTA
◊ALSO ADMITTED IN MASSACHUSETTS
◊ALSO ADMITTED IN OKLAHOMA

MEMO

TO: Inver Grove Heights Mayor and City Councilmembers
FROM: Timothy J. Kuntz, City Attorney
DATE: January 21, 2015
**RE: Project Labor Agreements relating to Project 2015-10 – Northwest Area
Trunk Utility Improvements / Argenta District (Alverno Avenue to
Blackstone Vista Development) and Project 2015-11 – Northwest Area 70th
Street Lift Station – Argenta District
January 26, 2015 Council Meeting**

Section 1. Background. In the past, the City has entered into a Project Labor Agreement with the St. Paul Building Construction Trades Council for projects that the Council has determined must absolutely be completed on time, without any work stoppage relating to labor disputes or jurisdictional challenges among collective bargaining units in the construction trades. A Project Labor Agreement was used in the following City projects:

- 1.) The interchange bid package relating to Arbor Pointe construction;
- 2.) The west bid package relating to Arbor Pointe construction;
- 3.) The east bid package relating to Arbor Ponte construction;
- 4.) Veterans Memorial Community Center;
- 5.) Project No. 1995-08 – Water Treatment Plant;
- 6.) Project No. 1997-15 – Veterans Memorial Community Center Aquatics and Fitness Center Addition;
- 7.) Project No. 2003-15 – Northwest Area Utilities; and
- 8.) Project No. 2006-05 – Water Treatment Facility Expansion;

9.) Project No. 2008-18 – Public Safety Addition / City Hall Renovation.

Section 2. Council Action. The Council is asked to consider whether it wishes to enter into a similar Project Labor Agreements for the following two city improvement projects:

1. Project No. 2015-10 – Northwest Area Trunk Utility Improvements / Argenta District (Alverno Avenue to Blackstone Vista Development) which project includes construction of trunk water main, water main valves, appurtenances and restoration and trunk sanitary sewer, manholes, appurtenances and restoration which will affect several large parcels in the vicinity of Alverno Avenue and Argenta Trail near the proposed Blackstone Vista Development.
2. Project No. 2015-11 – Northwest Area 70th Street Lift Station – Argenta District which project includes construction of a sanitary sewer lift station and appurtenances on a parcel located along 70th Street West. The proposed lift station will pump sewage through the Blackstone Vista development to the terminus of the proposed trunk gravity sewer. City Project No. 2015-11 will affect all parcels in the sewer drainage area generally located in the Northwest Area near the intersection of Argenta Trail and 70th Street.

Separate resolutions approving such an agreement for Project 2015-10 and Project 2015-11 are attached to this memo, together with a form of the Project Labor Agreement.

Attachments

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. _____

**A RESOLUTION APPROVING A PROJECT LABOR AGREEMENT
WITH THE ST. PAUL BUILDING AND CONSTRUCTION TRADES COUNCIL
FOR CITY PROJECT NO. 2015-10 – NORTHWEST AREA TRUNK UTILITY
IMPROVEMENTS / ARGENTA DISTRICT (ALVERNO AVENUE TO
BLACKSTONE VISTA DEVELOPMENT)**

WHEREAS, the City of Inver Grove Heights (the “City”) has authorized the design of plans and specifications for the next phase of a municipal water distribution system and a municipal sanitary sewer collection system to serve the City’s Northwest Area; construction plans have been prepared for Project No. 2015-10 – Northwest Area Trunk Utility Improvements / Argenta District (Alverno Avenue to Blackstone Vista Development) (the “Project”) which provides for construction of trunk water main, water main valves, appurtenances and restoration and trunk sanitary sewer, manholes, appurtenances and restoration which will affect several large parcels in the vicinity of Alverno Avenue and Argenta Trail near the proposed Blackstone Vista Development.

WHEREAS, the Project needs to be completed in an expeditious and efficient manner free of disruption or delay of any kind.

WHEREAS, it is essential to secure optimum productivity and to eliminate any delays in the work and to comply with the requirements and other factors that necessitate a timely completion of this Project.

WHEREAS, in recognition of the special needs of this Project and to maintain a spirit of harmony, labor management peace, and stability during the term of this Project, it is advisable that a Project Labor Agreement be executed by the successful bidder with the St. Paul Building and Construction Trades Council.

WHEREAS, the Minnesota Attorney General has indicated that such Project Labor Agreements are valid agreements and that the City is authorized to enter into such agreements.

WHEREAS, the Minnesota Supreme Court in the matter of *Queen City Const., Inc. v. City of Rochester*, 604 N.W.2d 368 (Minn.App.Dec 28, 1999) has upheld the authority of the city to enter into such agreements.

WHEREAS, under such a Project Labor Agreement it is not necessary that contractors, at the time of bidding, be a union shop.

WHEREAS, under such Project Labor Agreements, union and non-union contractors may bid on the project, but the successful bidder on the project must agree to abide by the Project Labor Agreement and the union recognition requirements and the union pay-scale and other rules of work as contained in the Project Labor Agreement and in the separate union contracts that are incorporated therein.

WHEREAS, in undertaking public works projects, the City has a compelling interest in ensuring that construction proceeds in a timely, cost-efficient manner, with the highest degree of quality and with minimal delays and disruptions, with the highest degree of safety for workers and the public; and in a manner that provides meaningful training and employment opportunities.

WHEREAS, Project Labor Agreements that establish uniform terms and conditions of employment for the contractors and craft construction employees working throughout a project have been shown to provide an effective mechanism for overall construction project and staffing and planning because they allow project owners to predict their labor costs and requirements upfront, and, therefore, more accurately estimate actual total project costs. Project Labor Agreements promote cost-efficient, timely, and safe construction project delivery by providing access to a reliable supply of properly trained and skilled construction craft personnel for all aspects of the project. Project Labor Agreements assure greater productivity and workmanship quality from construction craft personnel, thereby yielding high quality, cost-efficient projects, while also reducing maintenance and repair costs over the life of the project. Project Labor Agreements integrate work schedules and standardize work rules for the project to provide a well-coordinated, efficiently functioning construction worksite that will minimize delays, promote quality, and maintain project safety. Project Labor Agreements assure that construction will proceed without interruptions from staffing shortages, high employee turnover, safety incidents, and labor disputes, by providing reliable project staffing, contractual guarantees against work stoppages, and mutually binding procedures for resolving disputes.

WHEREAS, a Project Labor Agreement can provide a public entity with a useful tool for advancing its interests in cost-efficiency, quality, safety and timeliness in public works construction.

WHEREAS, consistent with the City's role as a market participant in purchasing construction services, and the routine practice under public contracting laws of requiring contractors and subcontractors to meet certain qualification standards as a condition of performing public projects, the City may require contractors and subcontractors to abide by a Project Labor Agreement as a condition of working on a particular public works project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS:

1. The City has determined that it is in the best interest of the City, as an owner of real property, to have a Project Labor Agreement in place for the Project. By submitting a bid in response to Request for Bids, each bidder is agreeing that, upon award of a contract, it will enter into, and have in effect for the duration of the Project, a Project Labor Agreement with the Saint Paul Building and Construction Trades Council. Failure of the successful bidder to enter into and maintain such an agreement for the duration of the Project may be grounds for termination by the City for cause. Upon execution, the Project Labor Agreement shall be incorporated into and become a part of the contract documents for the Project.
2. The attached form of Project Labor Agreement is hereby approved.
3. The City's Consulting Engineer is directed to place within the bidding specifications for the Project the requirement that the contractors enter into such Project Labor Agreement and comply with the Project Labor Agreement and such specifications shall also be contained within the contract documents with the various contractors for the Project.
4. The contract specifications shall provide that the wage rates shall be determined by the Project Labor Agreement. If there are wages not covered by the Project Labor Agreement, the minimum wage rates shall be the prevailing wage rates determined by the Minnesota Department of Labor and Industry pursuant to Minn. Stat. § 177.41 et seq. (the state wages rates).

Passed this 26th day of January, 2015.

George Tourville, Mayor

Attest:

Melissa Kennedy, Deputy City Clerk

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. _____

**A RESOLUTION APPROVING A PROJECT LABOR AGREEMENT
WITH THE ST. PAUL BUILDING AND CONSTRUCTION TRADES COUNCIL
FOR CITY PROJECT NO. 2015-11 – NORTHWEST AREA 70TH STREET
LIFT STATION – ARGENTA DISTRICT**

WHEREAS, the City of Inver Grove Heights (the “City”) has authorized the design of plans and specifications for the construction of Project No. 2015-11 – Northwest Area 70th Street Lift Station – Argenta District (the “Project”) which project includes construction of a sanitary sewer lift station and appurtenances on a parcel located along 70th Street West. The proposed lift station will pump sewage through the Blackstone Vista development to the terminus of the proposed trunk gravity sewer. City Project No. 2015-11 will affect all parcels in the sewer drainage area generally located in the Northwest Area near the intersection of Argenta Trail and 70th Street.

WHEREAS, the Project needs to be completed in an expeditious and efficient manner free of disruption or delay of any kind.

WHEREAS, it is essential to secure optimum productivity and to eliminate any delays in the work and to comply with the requirements and other factors that necessitate a timely completion of this Project.

WHEREAS, in recognition of the special needs of this Project and to maintain a spirit of harmony, labor management peace, and stability during the term of this Project, it is advisable that a Project Labor Agreement be executed by the successful bidder with the St. Paul Building and Construction Trades Council.

WHEREAS, the Minnesota Attorney General has indicated that such Project Labor Agreements are valid agreements and that the City is authorized to enter into such agreements.

WHEREAS, the Minnesota Supreme Court in the matter of *Queen City Const., Inc. v. City of Rochester*, 604 N.W.2d 368 (Minn.App.Dec 28, 1999) has upheld the authority of the city to enter into such agreements.

WHEREAS, under such a Project Labor Agreement it is not necessary that contractors, at the time of bidding, be a union shop.

WHEREAS, under such Project Labor Agreements, union and non-union contractors may bid on the project, but the successful bidder on the project must agree to abide by the Project Labor Agreement and the union recognition requirements and the union pay-scale and other rules of work as contained in the Project Labor Agreement and in the separate union contracts that are incorporated therein.

WHEREAS, in undertaking public works projects, the City has a compelling interest in ensuring that construction proceeds in a timely, cost-efficient manner, with the highest degree of quality and with minimal delays and disruptions, with the highest degree of safety for workers and the public; and in a manner that provides meaningful training and employment opportunities.

WHEREAS, Project Labor Agreements that establish uniform terms and conditions of employment for the contractors and craft construction employees working throughout a project have been shown to provide an effective mechanism for overall construction project and staffing and planning because they allow project owners to predict their labor costs and requirements up-front, and, therefore, more accurately estimate actual total project costs. Project Labor Agreements promote cost-efficient, timely, and safe construction project delivery by providing access to a reliable supply of properly trained and skilled construction craft personnel for all aspects of the project. Project Labor Agreements assure greater productivity and workmanship quality from construction craft personnel, thereby yielding high quality, cost-efficient projects, while also reducing maintenance and repair costs over the life of the project. Project Labor Agreements integrate work schedules and standardize work rules for the project to provide a well-coordinated, efficiently functioning construction worksite that will minimize delays, promote quality, and maintain project safety. Project Labor Agreements assure that construction will proceed without interruptions from staffing shortages, high employee turnover, safety incidents, and labor disputes, by providing reliable project staffing, contractual guarantees against work stoppages, and mutually binding procedures for resolving disputes.

WHEREAS, a Project Labor Agreement can provide a public entity with a useful tool for advancing its interests in cost-efficiency, quality, safety and timeliness in public works construction.

WHEREAS, consistent with the City's role as a market participant in purchasing construction services, and the routine practice under public contracting laws of requiring contractors and subcontractors to meet certain qualification standards as a condition of performing public projects, the City may require contractors and subcontractors to abide by a Project Labor Agreement as a condition of working on a particular public works project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS:

1. The City has determined that it is in the best interest of the City, as an owner of real property, to have a Project Labor Agreement in place for the Project. By submitting a bid in response to Request for Bids, each bidder is agreeing that, upon award of a contract, it will enter into, and have in effect for the duration of the Project, a Project Labor Agreement with the Saint Paul Building and Construction Trades Council. Failure of the successful bidder to enter into and maintain such an agreement for the duration of the Project may be grounds for termination by the City for cause. Upon execution, the Project Labor Agreement shall be incorporated into and become a part of the contract documents for the Project.
2. The attached form of Project Labor Agreement is hereby approved.
3. The City's Consulting Engineer is directed to place within the bidding specifications for the Project the requirement that the contractors enter into such Project Labor Agreement and comply with the Project Labor Agreement and such specifications shall also be contained within the contract documents with the various contractors for the Project.
4. The contract specifications shall provide that the wage rates shall be determined by the Project Labor Agreement. If there are wages not covered by the Project Labor Agreement, the minimum wage rates shall be the prevailing wage rates determined by the Minnesota Department of Labor and Industry pursuant to Minn. Stat. § 177.41 et seq. (the state wages rates).

Passed this 26th day of January, 2015.

George Tourville, Mayor

Attest:

Melissa Kennedy, Deputy City Clerk

**PROJECT LABOR AGREEMENT
FOR
[DESCRIBE PUBLIC PROJECT]**

ARTICLE I

PURPOSE

This agreement is entered into this ____ day of _____ 20__, by and between [Name of General Contractor/Project Manager] ("Project Contractor") and the BUILDING AND CONSTRUCTION TRADES COUNCIL (hereinafter called the "Council"), acting on its own behalf and on behalf of all the Building Trades Local Unions affiliated with the Council (hereinafter collectively called the "Union" or "Unions"), with respect to the construction of the [Name of Project], (hereinafter called the "Project").

The term "Contractor" shall include all construction contractors and subcontractors of whatever tier engaged in onsite construction work within the scope of this Agreement, including the Project Contractor when it performs construction work within the scope of this Agreement. Where specific reference to [Name of Project Contractor] alone is intended, the term "Project Contractor" is used.

The Parties to this Project Labor Agreement acknowledge that the construction of the Project is important to the development of [Description of Project and the specific needs it will serve]. The Parties recognize the need for the timely completion of the Project without interruption or delay. This Agreement is intended to enhance this cooperative effort through the establishment of a framework for labor-management cooperation and stability.

The Contractor(s) and the Unions agree that the timely construction of this Project will require substantial numbers of employees from construction and supporting crafts possessing skills and qualifications that are vital to its completion. They will work together to furnish skilled, efficient craftworkers for the construction of the Project.

Further, the parties desire to mutually establish and stabilize wages, hours and working conditions for the craftworkers on this construction project, to encourage close cooperation between the Contractor(s) and the Unions to the end that a satisfactory, continuous and harmonious relationship will exist between the parties to this Agreement.

Therefore, in recognition of the special needs of this Project and to maintain a spirit of harmony, labor-management peace, and stability during the term of this Agreement, the parties agree to abide by the terms and conditions in this Agreement, and to establish effective and binding methods for the settlement of all misunderstandings, disputes or grievances which may arise. Further, the Contractor(s) and all contractors of whatever tier, agree not to engage in any lockout,

and the Unions agree not to engage in any strike, slow-down, or interruption or other disruption of or interference with the work covered by this Agreement.

ARTICLE II

SCOPE OF AGREEMENT

Section 1. This Project Agreement shall apply and is limited to the recognized and accepted historical definition of new construction work under the direction of and performed by the Contractor(s), of whatever tier, which may include the Project Contractor, who have contracts awarded for such work on the Project. Such work shall include site preparation work and dedicated off-site work.

The Project is defined as: (list all aspects of the construction work involved).

It is agreed that the Project Contractor shall require all Contractors of whatever tier who have been awarded contracts for work covered by this Agreement to accept and be bound by the terms and conditions of this Project Agreement by executing the Letter of Assent (Attachment A) prior to commencing work. The Project Contractor shall assure compliance with this Agreement by the Contractors. It is further agreed that, where there is a conflict, the terms and conditions of this Project Agreement shall supersede and override terms and conditions of any and all other national, area, or local collective bargaining agreements, except for all work performed under the NTL Articles of Agreement, the National Stack/Chimney Agreement, the National Cooling Tower Agreement, all instruments calibration work and loop checking shall be performed under the terms of the UA/IBEW Joint National Agreement for Instrument and Control Systems Technicians, and the National Agreement of the International Union of Elevator Constructors, with the exception of Articles VIII (Work Stoppages and Lockouts), IX (Disputes and Grievances), and X (Jurisdictional Disputes) of this Project Agreement, which shall apply to such work. It is understood that this is a self-contained, stand alone Agreement and that by virtue of having become bound to this Project Agreement, neither the Project Contractor nor the Contractors will be obligated to sign any other local, area, or national agreement.

Section 2. Nothing contained herein shall be construed to prohibit, restrict or interfere with the performance of any other operation, work, or function which may occur at the Project site or be associated with the development of the Project.

Section 3. This Agreement shall only be binding on the signatory parties hereto and their heirs, successors, and assigns, and shall not apply to their parents, affiliates or subsidiaries.

Section 4. The Owner and/or the Project Contractor have the absolute right to select any qualified bidder for the award of contracts on this Project without reference to the existence or non-existence of any agreements between such bidder and any party to this Agreement; provided, however, only that such bidder is willing, ready and able to become a party to and comply with this Project Agreement, should it be designated the successful bidder.

Section 5. Items specifically excluded from the scope of this Agreement include but are not limited to the following: [list all items to be excluded].

Section 6. The provisions of this Project Agreement shall not apply to [Owner] (hereinafter "Owner"), and nothing contained herein shall be construed to prohibit or restrict the Owner or its employees from performing work not covered by this Project Agreement on the Project site. As areas and systems of the Project are inspected and construction tested by the Project Contractor or Contractors and accepted by the Owner, the Project Agreement will not have further force or effect on such items or areas, except when the Project Contractor or Contractors are directed by the Owner to engage in repairs, modifications, check-out, and warranty functions required by its contract with the Owner for the Project.

Section 7. It is understood that the Owner, at its sole option, may terminate, delay and/or suspend any or all portions of the Project at any time.

Section 8 It is understood that the liability of any employer and the liability of the separate Unions under this Agreement shall be several and not joint. The Unions agree that this Agreement does not have the effect of creating any joint employer status between or among the Owner, Contractor(s) or any employer.

Section 9. It is understood and agreed that all Project work must be performed by employees of employers bound by the terms of this Agreement.

ARTICLE III

UNION RECOGNITION

Section 1. The Contractors recognize the signatory Unions as the sole and exclusive bargaining representatives of all craft employees within their respective jurisdictions working on the Project within the scope of this Agreement.

Section 2. The hiring of employees shall be governed by the procedures set forth in the collective bargaining agreements which form Schedule A, except that employers not party to any Agreements which form Schedule A will be entitled to retain their core employees, defined as no more than 15% of the employer's construction employee workforce assigned to work on the Project, when commencing work on the project. It is further agreed that there shall be no discrimination against any employee or applicant for employment because of his or her membership or non-membership in a union or based on race, creed, color, sex, age, or national origin of such employee or applicant.

Section 3. All employees covered by this Agreement shall be subject to the union security provisions contained in the applicable collective bargaining agreement in Schedule A.

ARTICLE IV

UNION REPRESENTATION

Section 1. Authorized representatives of the Union shall have access to the Project, provided they do not interfere with the work of employees and further provided that such representatives fully comply with posted visitor and security and safety rules of the Project.

Section 2. Each signatory Local Union shall have the right to designate a working journeyman as a steward, and shall notify the Project Contractor in writing of the identity of the designated steward prior to the assumption of his or her duties as steward. Such designated steward shall not exercise any supervisory functions. There will be no non-working stewards. Stewards will receive the regular rate of pay of their respective crafts.

ARTICLE V

WAGES AND BENEFITS

Section 1. All employees covered by this Agreement shall be classified in accordance with work performed and paid the base hourly wage rates for those classifications as specified in the applicable local collective bargaining agreements (“CBAs”) in attached Schedule A.

Section 2. The Contractors agree to pay contributions to the established employee fringe benefit funds in the amounts designated in the applicable CBAs in Schedule A; provided, however, that the Contractors and the Unions agree that only such bona fide employee benefits as accrue to the direct benefit of the employee (such as pension and annuity, health and welfare, vacation, apprenticeship and training funds, etc.) shall be included in this requirement and paid by the Contractors on the Project. If any new bona fide, jointly trustee fringe benefit funds are established in any of the CBAs in Schedule A during the life of this Agreement, the Contractors agree to pay the contributions required by the applicable CBA to the new fund.

Contractors that are not signatory to a CBA beyond the scope of this Agreement may elect to participate in the Midwest Teamsters Health Reimbursement Arrangement, the successor entity of the Minnesota State Building Trades Health Reimbursement Trust Fund, (hereinafter “HRA Fund”) in lieu of contributing to the bona fide fringe benefit funds designated in Schedule A. Contractors electing to contribute to the HRA Fund are referred to herein as “HRA Contractors.”

The amount of the contribution to the HRA Fund per employee shall be the difference between the total contribution amount that would be required per employee for the bona fide Schedule A benefit funds and the HRA Contractor’s actual total contribution per employee to its bona fide, non-discretionary benefit plans.

The purpose of offering the option to contribute to the HRA Fund is to permit Contractors not signatory to a CBA to avoid having to pay for both their own non-discretionary benefits and the CBA benefits on the Project and to ensure that benefits paid by said Contractors inure directly to the benefit of their employees. The amount of the contribution is defined so as to ensure that HRA Contractors pay the same amount for benefits as other Contractors on the job and are not at a disadvantage.

Contributions to the HRA Fund must be made on behalf of named employees. HRA Contractors will submit to the Trustees of the HRA Fund a copy of their plan, summary plan description, and the premium structure for employees covered under the HRA Contractor's bona fide, non-discretionary plans. The HRA Contractor's total contribution amount per employee for its benefit plans is subject to confirmation by the Trustees of the HRA Fund. This may include an independent audit according to a policy as established by the Trustees. HRA Contractors are required to submit certified payroll reports to the Trustees or authorized administrator in order to confirm compliance with this Agreement and the terms of the Trust Agreement of the HRA Fund.

HRA Contractors adopt and agree to be bound by the written terms of the legally established Trust Agreement, and its restatements, specifying the detailed basis on which payments are to be made into, and benefits paid out of, the HRA Fund. HRA Contractors authorize the parties to the Trust Agreement and its restatements to appoint trustees and successor trustees to administer the HRA Fund and hereby ratify and accept the Trustees so appointed as if designated by the HRA Contractors.

All HRA Contractors must sign the Health Reimbursement Arrangement Employer Subscriber Agreement in Attachment B hereto as a precondition to becoming an HRA Contractor.

ARTICLE VI

HOURS OF WORK, OVERTIME, SHIFTS AND HOLIDAYS

Section 1. The work week and work day shall be determined as set forth in the applicable Schedule A collective bargaining agreement ("CBA").

Section 2. Overtime pay shall be established by reference to the applicable Schedule A CBA.

Section 3. It shall not be a violation of this Agreement if the Project Contractor considers it necessary to suspend all or portion of the job to protect the life and safety of an employee. In such cases, employees will be compensated only for the actual time worked; provided, however, that where the employer requests employees to remain at the site and available for work, the employees will be compensated for the standby time at their base hourly rate of pay.

Section 4. Shift work will be performed in accordance with the currently existing Schedule A CBA.

Section 5. Recognized holidays on this Project shall be those in the Schedule A CBAs in existence for the appropriate Local Unions on the date of this Project Agreement as contained in the attached Schedule A. There shall be no change in the established holiday schedules and the days upon which those holidays are celebrated, except by mutual agreement.

ARTICLE VII

MANAGEMENT'S RIGHTS

The Project Contractor and Contractors of whatever tier retain full and exclusive authority for the management of their operations. Except as otherwise limited by the terms of this Agreement, the Contractors shall direct their working forces at their prerogative, including, but not limited to hiring, promotion, transfer, lay-off or discharge for just cause. No rules, customs, or practices shall be permitted or observed which limit or restrict production, or limit or restrict the working efforts of employees. The Contractors shall utilize the most efficient method or techniques of construction, tools, or other labor saving devices. There shall be no limitations upon the choice of materials or design, nor shall there be any limit on production by workers or restrictions on the full use of tools or equipment. There shall be no restriction, other than may be required by safety regulations, on the number of employees assigned to any crew or to any service.

ARTICLE VIII

WORK STOPPAGES AND LOCKOUTS

Section 1. During the term of this Agreement there shall be no strikes, picketing, work stoppages, slow downs or other disruptive activity for any reason by the Council, a Local Union or by any employee, and there shall be no lockout by the Contractor. Failure of the Council, Local Union or employee to cross any picket line established at the Project site is a violation of this Article.

Section 2. The Council and Local Unions shall not sanction, aid or abet, encourage or continue any work stoppage, strike, picketing or other disruptive activity at the Contractor's project site and shall undertake all reasonable means to prevent or to terminate any such activity. No employee shall engage in activities which violate this Article. Any employee who participates in or encourages any activities which interfere with the normal operation of the Project shall be subject to disciplinary action, including discharge, and if justifiably discharged for the above reasons, shall not be eligible for rehire on the Project for a period of not less than ninety (90) days.

Section 3. Neither the Council nor any Local Union shall be liable for acts of employees for whom it has no responsibility. The Building Trades Council Business Manager will immediately instruct, order and use the best efforts of his office to cause the Local Union or Unions to cease

any violations of this Article. By complying with this obligation the Building Trades Council shall not be liable for unauthorized acts of a Local Union. The principal officer or officers of a Local Union will immediately instruct, order and use the best efforts of his or her office to cause the employees that the Local Union represents to cease any violations of this Article. A Local Union complying with this obligation shall not be liable for unauthorized acts of employees it represents. The failure of the Contractor to exercise its right in any instance shall not be deemed a waiver of its right in any other instance.

ARTICLE IX

DISPUTES AND GRIEVANCES

Section 1. This Agreement is intended to provide close cooperation between management and labor. Each of the Unions will assign a representative to this Project for the purpose of completing the construction of the Project economically, efficiently, continuously, and without interruptions, delays, or work stoppages.

Section 2. The Contractors, Unions, and the employees, collectively and individually, realize the importance to all parties to maintain continuous and uninterrupted performance of the work of the Project, and agree to resolve disputes in accordance with the grievance-arbitration provisions set forth in this Article.

Section 3. Any question or dispute arising out of and during the term of this Project Agreement (other than trade jurisdictional disputes) shall be considered a grievance and subject to resolution under the following procedures:

Step 1. (a) When any employee subject to the provisions of this Agreement feels he or she is aggrieved by a violation of this Agreement, he or she, through his or her local union business representative or job steward, shall, within five (5) working days after the occurrence of the violation, give notice to the work-site representative of the involved Contractor stating the provision(s) alleged to have been violated. The business representative of the Local Union or the job steward and the work-site representative of the involved Contractor and the Project Contractor shall meet and endeavor to adjust the matter within three (3) working days after timely notice has been given. The representative of the Contractor shall keep the meeting minutes and shall respond to the Union representative in writing (copying the Project Contractor) at the conclusion of the meeting but not later than twenty-four (24) hours thereafter. If they fail to resolve the matter within the prescribed period, the grieving party may, within forty-eight (48) hours thereafter, pursue Step 2 of the Grievance Procedure, provided the grievance is reduced to writing, setting forth the relevant information concerning the alleged grievance, including a short description thereof, the date on which the grievance occurred, and the provision(s) of the Agreement alleged to have been violated.

(b) Should the Local Union(s) or the Project Contractor or any Contractor have a dispute with the other party and, if after conferring, a settlement is not reached

within three (3) working days, the dispute may be reduced to writing and proceed to Step 2 in the same manner as outlined herein for the adjustment of an employee complaint.

Step 2. The Business Manager of the Council and the involved Contractor shall meet within seven (7) working days of the referral of a dispute to this second step to arrive at a satisfactory settlement thereof. Meeting minutes shall be kept by the Contractor. If the parties fail to reach an agreement, the dispute may be appealed in writing in accordance with the provisions of Step 3 within seven (7) calendar days thereafter.

Step 3. (a) If the grievance has been submitted but not adjusted under Step 2, either party may request in writing, within seven (7) calendar days thereafter, that the grievance be submitted to an Arbitrator mutually agreed upon by them. The Contractor and the involved Local Union shall attempt mutually to select an arbitrator, but if they are unable to do so, they shall request the Federal Mediation and Conciliation Service to provide them with a list of seven (7) arbitrators in a sub-regional panel from which the Arbitrator shall be selected by the parties alternatively striking names from the list. The first strike shall be determined by the toss of a coin. The decision of the Arbitrator shall be final and binding on all parties. The fee and expenses of such Arbitration shall be borne equally by the Contractor and the involved Local Union(s).

(b) Failure of the grieving party to adhere to the time limits established herein shall render the grievance null and void. The time limits established herein may be extended only by written consent of the parties involved at the particular step where the extension is agreed upon. The Arbitrator shall have the authority to make decisions only on issues presented to him or her, and he or she shall not have authority to change, amend, add to or detract from any of the provisions of this Agreement.

Section 4. The Project Contractor and Owner shall be notified of all actions at Steps 2 and 3 and shall, upon their request, be permitted to participate in all proceedings at these steps.

ARTICLE X

JURISDICTIONAL DISPUTES

Section 1. The assignment of work will be solely the responsibility of the Contractor performing the work involved; and such work assignments will be in accordance with the Plan for the Settlement of Jurisdictional Disputes in the Construction Industry (the "Plan") or any successor Plan.

Section 2. All jurisdictional disputes on this Project, between or among Building and Construction Trades Unions and employers, parties to this Agreement, shall be settled and adjusted according to the present Plan established by the Building and Construction Trades Department or any other plan or method of procedure that may be adopted in the future by the Building and Construction Trades Department. Decisions rendered shall be final, binding and conclusive on the Contractors and Unions parties to this Agreement.

Section 3. All jurisdictional disputes shall be resolved without the occurrence of any strike, work stoppage, or slow-down of any nature, and the Contractor's assignment shall be adhered to until the dispute is resolved. Individuals violating this section shall be subject to immediate discharge.

Section 4. Each Contractor will conduct a pre-job conference with the appropriate representative of the Council and Local Unions prior to commencing work. The Project Contractor and the Owner will be advised in advance of all such conferences and may participate if they wish.

ARTICLE XI

SUBCONTRACTING

The Project Contractor agrees that neither it nor any of its contractors or subcontractors will subcontract any work to be done on the Project except to a person, firm or corporation who is or agrees to become party to this Agreement. Any contractor or subcontractor working on the Project shall, as a condition to working on said Project, become signatory to and perform all work under the terms of this Agreement.

ARTICLE XII

HELMETS TO HARDHATS

Section 1. The Contractors and the Unions recognize a desire to facilitate the entry into the building and construction trades of veterans who are interested in careers in the building and construction industry. The Contractors and Unions agree to utilize the services of the Center for Military Recruitment, Assessment and Veterans Employment (hereinafter "Center") and the Center's "Helmets to Hardhats" program to serve as a resource for preliminary orientation, assessment of construction aptitude, referral to apprenticeship programs or hiring halls, counseling and mentoring, support network, employment opportunities and other needs as identified by the parties.

Section 2. The Unions and Contractors agree to coordinate with the Center to create and maintain an integrated database of veterans interested in working on this Project and of apprenticeship and employment opportunities for this Project. To the extent permitted by law, the Unions will give credit to such veterans for bona fide, provable past experience.

ARTICLE XIII

SAVINGS AND SEPARABILITY

It is not the intention of Project Contractor, Contractors, or the Unions to violate any laws governing the subject matter of this Agreement. The parties hereto agree that in the event any provisions of the Agreement are finally held or determined to be illegal or void as being in contravention of any applicable law, the remainder of the Agreement shall remain in full force and effect unless the part or parts so found to be void are wholly inseparable from the remaining portions of this Agreement. Further, the Project Contractor and Unions agree that if and when any and all provisions of this Agreement are finally held or determined to be illegal or void by a Court of competent jurisdiction, the parties will promptly enter into negotiations concerning the substance affected by such decision for the purpose of achieving conformity with the requirements of the applicable law and the intent of the parties.

ARTICLE XIV

DURATION OF THE AGREEMENT

This Project Agreement shall be effective on _____, 20__ and shall continue in full force and effect for the duration of the Project construction work as described and defined in Articles I and II of this Agreement.

The applicable provisions of the collective bargaining agreements (“CBAs”) included in Schedule A of this Project Agreement shall continue in full force and effect unless and until the Contractor and/or Union parties to said CBAs notify the Project Contractor in writing of any mutually agreed upon changes to those provisions and their effective date(s), which shall become the effective date(s) for purposes of applying said provisions under this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed and effective as of the day and year above written.

**FOR THE _____ BUILDING AND
CONSTRUCTION TRADES COUNCIL**

By: _____
[Insert Name], Business Manager

Dated: _____

FOR [Insert Contractor Name], PROJECT CONTRACTOR

By: _____
[Insert Name and Title]

Dated: _____

SCHEDULE A

LOCAL COLLECTIVE BARGAINING AGREEMENTS

The applicable Local Collective Bargaining Agreements (“CBAs”) for the Building Trades Unions affiliated with the Council are incorporated herein by reference. For copies of the applicable CBAs, contact the Local Unions directly or the _____ Building and Construction Trades Council at [Insert Address, Telephone, Fax, and E-Mail].

SCHEDULE A - St. Paul Building Trades

LOCAL COLLECTIVE BARGAINING AGREEMENTS

The Local Collective Bargaining Agreements are incorporated herein by reference. For copies of individual agreements, contact the Local Unions directly or the St. Paul Building and Construction Trades Council at Labor Centre, Room 206, 411 Main St., St. Paul, Minnesota 55102 (Telephone: 651-224-9445). **SCHEDULE A**

TRADE AGREEMENT

between

THERMAL INSULATION CONTRACTORS ASSOCIATION

and the

INTERNATIONAL ASSOCIATION OF HEAT & FROST INSULATORS AND
ASBESTOS WORKERS LOCAL NO. 34 of MINNEAPOLIS & ST. PAUL, MN

Expiration May 31, 2015

GREAT LAKES ARTICLES OF AGREEMENT

between the

INTERNATIONAL BROTHERHOOD OF BOILERMAKERS,
IRON SHIP BUILDERS, BLACKSMITHS, FORGERS

and HELPERS, AFL-CIO, CFL

and FIRMS LISTED HEREIN

Expiration: December 31, 2014

AGREEMENT BETWEEN

ASSOCIATED GENERAL CONTRACTORS of MINNESOTA

and

MINNESOTA CONCRETE & MASONRY CONTRACTORS ASSOCIATION

and

BRICKLAYERS & ALLIED CRAFTWORKERS LOCAL UNION NO. 1 MINNESOTA / NORTH
DAKOTA

And

INDEPENDENT EMPLOYERS

MINNESOTA STATEWIDE AGREEMENT

Chapters 1, 3, 4, 6, 8, 11 and 15

Expires April 30, 2016

AGREEMENT BETWEEN

MINNESOTA TILE CONTRACTORS ASSOCIATION

And

MINNESOTA CONCRETE & MASONRY CONTRACTORS ASSOCIATION

And

BRICKLAYERS & ALLIED CRAFTWORKERS LOCAL UNION 1
MINNESOTA / NORTH DAKOTA

TILE LAYERS AND FINISHERS, CHAPTER #18

Expiration April 30, 2016

AGREEMENT BETWEEN BUILDERS DIVISION OF
ASSOCIATED GENERAL CONTRACTORS OF MINNESOTA
and
CARPENTRY CONTRACTORS ASSOCIATION (CCA)
and
MINNESOTA DRYWALL & PLASTER ASSOCIATION
and
NORTH CENTRAL STATES REGIONAL COUNCIL OF CARPENTERS
Expires April 30, 2016

METRO AGREEMENT BETWEEN
MINNEAPOLIS & ST. PAUL BUILDERS DIVISION
OF ASSOCIATED GENERAL CONTRACTORS OF MINNESOTA
and
MINNESOTA CEMENT MASONS, PLASTERERS,
AND SHOPHANDS LOCAL NO. 633
AFFILIATED WITH O.P.&C.M.I.A. of U.S.
Expires April 30, 2016

AGREEMENT BY AND BETWEEN
ST. PAUL CHAPTER OF THE NATIONAL ELECTRICAL
CONTRACTORS ASSOCIATION
And
INTERNATIONAL BROTHERHOOD of ELECTRICAL WORKERS LOCAL UNION 110, AFL-CIO
Expiration April 30, 2015

MINNESOTA LIMITED ENERGY AGREEMENT (Statewide)
Between NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA), Minneapolis, St.
Paul, and Twin Ports-Arrowhead Chapters
And
INTERNATIONAL BROTHERHOOD of ELECTRICAL WORKERS (IBEW), AFL-CIO LOCAL
UNIONS #110, #242, #292, #294, #343
Expiration June 30, 2015

STANDARD AGREEMENT
between the
NATIONAL ELEVATOR BARGAINING ASSOCIATION
And
THYSSEN KRUPP ELEVATOR
And
ELEVATOR CONTRACTORS OF AMERICA (Independent Companies)
and the
INTERNATIONAL UNION OF ELEVATOR CONSTRUCTORS
Expiration 7/8/2017

ARTICLES OF AGREEMENT BETWEEN
BROTHERHOOD OF PAINTERS AND ALLIED TRADES, AFL-CIO
DISTRICT CL 82 (LOCAL UNION NO. 1324)
and
IT'S INDIVIDUAL CONTRACTORS
Expiration 6/05/2016

AGREEMENT BETWEEN
TWIN CITY IRON WORKERS LOCAL UNION 512
and
ASSOCIATED GENERAL CONTRACTORS OF MINNESOTA
Expires April 30, 2016

MINNESOTA LABORERS METROPOLITAN BUILDERS AGREEMENT
WITH
ASSOCIATED GENERAL CONTRACTORS OF MINNESOTA
April 30, 2016

WORKING AGREEMENT
NORTH CENTRAL STATES REGIONAL COUNCIL OF CARPENTERS
MINNESOTA INTERIOR SYSTEMS LOCAL 68
and
MINNESOTA DRYWALL & PLASTER ASSOCIATION
April 30, 2016

AGREEMENT BETWEEN
INDEPENDENT MILLWRIGHT CONTRACTORS ASSOCIATION
OF SOUTHERN MINNESOTA, WESTERN WISCONSIN
AND SOUTH DAKOTA
and
MILLWRIGHT & MACHINERY ERECTORS LOCAL UNION NO. 548
and
NORTH CENTRAL STATES REGIONAL COUNCIL OF CARPENTERS
Expires April 30, 2016

AGREEMENT BETWEEN
ASSOCIATED GENERAL CONTRACTORS
of MINNESOTA, BUILDERS DIVISION
and
INTERNATIONAL UNION of OPERATING ENGINEERS LOCAL NO. 49
Expires April 30, 2015

AGREEMENT BETWEEN
ASSOCIATED GENERAL CONTRACTORS OF MINNESOTA
HIGHWAY, RAILROAD & HEAVY CONSTRUCTION DIVISION
and
INTERNATIONAL UNION OF OPERATING ENGINEERS LOCAL NO. 49
Expires April 30, 2016

AGREEMENT BETWEEN
MINNESOTA PAINTING & WALLCOVERING EMPLOYERS ASSOCIATION
and
PAINTERS & ALLIED TRADES UNION LOCAL NO. 61
Expiration 4/30/2016

WORKING AGREEMENT
BETWEEN
PIPEFITTERS LOCAL UNION NO. 455
and
MINNESOTA MECHANICAL CONTRACTORS ASSOCIATION
Expiration 4/30/2016

WORKING AGREEMENT
PLASTERERS LOCAL UNION NO. 265
and
MINNESOTA WALL & CEILING CONTRACTORS ASSOCIATION
Expiration May 31, 2016

WORKING AGREEMENT BETWEEN
PLUMBERS LOCAL UNION NO. 34
and
MINNESOTA MECHANICAL CONTRACTORS ASSOCIATION
Expiration 4/30/2015

ARTICLES OF AGREEMENT
BETWEEN THE ROOFING CONTRACTORS OF THE
TWIN CITIES METROPOLITAN AREA
and the
UNITED UNION OF ROOFERS, WATERPROOFERS
AND ALLIED WORKERS LOCAL UNION NO. 96
Expiration April 30, 2015

LABOR AGREEMENT BETWEEN
TWIN CITIES DIVISION SMARCA, INC.
and
SHEET METAL WORKERS LOCAL NO. 10, Maplewood, MN
Expiration April 30, 2017

AGREEMENT BETWEEN
MASTER SIGN INDUSTRY
and
INTERNATIONAL UNION OF PAINTERS & ALLIED TRADES DISTRICT COUNCIL 82/LOCAL UNION 880
SIGN, DISPLAY SCREEN PROCESS & ALLIED TRADES
Expiration May 31, 2017

AGREEMENT BETWEEN
NATIONAL FIRE SPRINKLER ASSOCIATION, INC.
and
SPRINKLERFITTERS & APPRENTICES UNION NO. 417
MINNEAPOLIS-ST. PAUL, MINNESOTA
OF THE UNITED ASSOCIATION OF JOURNEYMEN & APPRENTICES
OF THE PLUMBING & PIPEFITTING INDUSTRY OF
THE UNITED STATES AND CANADA
Expiration May 31, 2015

ATTACHMENT A

LETTER OF ASSENT

_____ [Name of Contractor] _____ hereby agrees to accept and be bound by the terms and conditions of the Project Labor Agreement between _____ [Name of Project Contractor] _____ and the _____ BUILDING AND CONSTRUCTION TRADES COUNCIL, dated and effective _____ [Insert Effective Date] _____, for _____ [Name of Project] _____ with respect to all construction work at the site of the construction and during the course of the construction as those terms are used or defined in the Project Labor Agreement.

_____ [Contractor Name & Address] _____

By: _____

Its: _____

Dated: _____

ATTACHMENT B

**HEALTH REIMBURSEMENT ARRANGEMENT
EMPLOYER SUBSCRIBER AGREEMENT**

The undersigned hereby adopts the Trust Agreement, including its restatements, establishing the Midwest Teamsters Health Reimbursement Arrangement, the successor entity of the Minnesota State Building Trades Health Reimbursement Trust Fund, hereinafter referred to as "Trust," and agrees to be bound by the terms thereof. The undersigned Employer Subscriber and Unions hereby grant Powers of Attorney to the Board of Trustees now holding office, or to the successors, to administer the Trust as representatives of the Employer Subscriber and Unions respectively, with full power and authority to act for the Employer Subscriber and Unions in all matters of administration of the Trust. In no event shall the Unions or Employer Subscriber be responsible for any act or omission of the Trustees. Nor shall the Unions or Employer Subscriber have any liability for any debt or other liability of the Trust or its Trustees.

Commencing on the first day of work under the attached Project Labor Agreement, and payable not later than the 15th day of each month thereafter, the Employer Subscriber shall pay to the Trust the amount specified by the Project Labor Agreement for all hours worked under the Project Labor Agreement by the employees of the Employer Subscriber for which contributions to the Trust are required by the Project Labor Agreement. The undersigned Employer Subscriber acknowledges that the failure by the Employer Subscriber to timely remit required contributions will result in liquidated damages being payable under the Trust Agreement to which the Employer Subscriber is hereby bound.

The undersigned represents and warrants that he/she is authorized to execute this Employer Subscriber Agreement on behalf of the Employer Subscriber and that by his/her execution of this Subscriber Agreement his/her organization is fully bound hereto and to the provisions of the Trust Agreement.

_____ [Insert Name of Employer/Subscrber]

Date

By: _____
[Insert Name and Title]