

INVER GROVE HEIGHTS CITY COUNCIL AGENDA
MONDAY, DECEMBER 10, 2012
8150 BARBARA AVENUE
7:00 P.M.

1. CALL TO ORDER

2. ROLL CALL

3. PRESENTATIONS

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 – October 22, 2012 Council Study Session _____
- ii) Minutes – November 13, 2012 Council Study Session _____
- iii) Minutes – November 26, 2012 Council Study Session _____
- iv) Minutes – November 26, 2012 Regular Council Meeting _____

B. Resolution Approving Disbursements for Period Ending December 5, 2012 _____

C. Pay Voucher No. 1 for City Project No. 2012–15, Sediment Removal from Storm Water Basin at 79th Street and Blanchard Way _____

D. Resolution Receiving Feasibility Report and Scheduling Public Hearings for City Project No. 2011–15, Orchard Trail Storm Water Improvements _____

E. Approve Community Development Block Grant Application _____

F. Approve Final 2013–2017 CIP _____

G. Approve Acquisition of Property Located at 8195 Babcock Trail _____

H. Approve Transfers to City of Inver Grove Heights Economic Development Authority _____

I. Approve Purchase of Artificial Turf for the VMCC/Grove _____

J. Approve Park Maintenance Fund (Fund 444) Funding Transfers _____

K. Authorize Payments to Churches Used as Polling Locations for 2012 Elections _____

L. 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 Renewal Application of Pawn America for Pawnbroker’s License for Premises Located at 5300 South Robert Trail _____

B. CITY OF INVER GROVE HEIGHTS; Consider Application of Signature Enterprises, Inc. for Transfer of Existing Off-Sale Intoxicating Liquor License for Premises Located at 5300 South Robert Trail, Suite #600 _____

C. CITY OF INVER GROVE HEIGHTS; Consider Approval of Liquor License Renewals for 2013 Calendar Year _____

7. REGULAR AGENDA:

FINANCE:

A. CITY OF INVER GROVE HEIGHTS; Consider Approval of Final 2013 Tax Levies and 2013 Budgets _____

COMMUNITY DEVELOPMENT:

B. CITY OF INVER GROVE HEIGHTS; Consider Adopting the Concord Neighborhood Design Guidelines _____

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 CITY COUNCIL STUDY SESSION
MONDAY, OCTOBER 22, 2012 – 8150 BARBARA AVENUE**

1. CALL TO ORDER The City Council of Inver Grove Heights met in study session on Monday, October 22, 2012, in the City Hall Lower Level Training Room. Mayor Tourville called the meeting to order at 5:30 p.m. Present were Council members Grannis, Klein, Madden and Piekarski Krech; City Administrator Lynch, Assistant City Administrator Teppen, City Attorney Kuntz, Parks & Recreation Director Carlson, Community Development Director Link, Public Works Director Thureen, Chief Stanger, Fire Chief Thill, Finance Director Smith and Deputy Clerk Kennedy.

2. 2013 BUDGET – FINAL C.I.P. DISCUSSION & GENERAL FUND BUDGET

Ms. Smith explained the 2013-2017 CIP was presented at the September 24th Council study session and no changes had been made to the CIP since that time. She reviewed the recommended equipment purchase list, including the replacement of four (4) police squad cars, one (1) Ford F250 truck for Water & Sewer, and miscellaneous equipment for both the Streets and Parks departments. Information was provided regarding the estimated replacement cost for each of the items as well as the age and life span of the equipment based on the year of purchase.

Councilmember Klein requested additional information pertaining to the mileage of vehicles recommended for replacement.

Mr. Lynch discussed the General Fund budget that was prepared with a 3% increase as per Council direction. He explained the overall expenditures decreased and if the recommended budget was approved a median value home (\$180,100) would see a \$57 reduction in the City's portion of property taxes. He noted that although total expenditures decreased, the tax rate increased due to the fact that the City's tax base has shrunk. He stated several measures were taken to reduce expenditures and the General Fund Budget's dependence on transfers from the Host Community Fund. Department Heads were asked to prepare their budgets with no increase and to identify items that could be cut or reduced. He noted the Assistant Finance Director position was not replaced and the number of temporary fire employees was reduced due to the addition of an Assistant Fire Chief. He explained if the budget was to be reduced by another 1% an additional \$121,000 would need to be cut from the General Fund. This would equate to a reduction of an additional \$7 in property taxes for the median value home.

Councilmember Madden opined the budget should be left as is with the 3% increase. He stated the additional savings that would be realized for the median value home did not justify cutting another \$121,000 from the budget.

Councilmember Klein asked if any other factors may change going forward.

Mr. Lynch stated an increase in market values would help.

Councilmember Piekarski Krech stated cuts were still needed to cushion the impact going forward. She opined if taxes continue to increase, even a little bit, people will not be able to afford it.

Councilmember Madden stated there is too much certainty overall.

Mayor Tourville stated they already made cuts and found places to save money. He commented if they decide to pursue a 0% increase the only thing to do is look at items that were added into the budget. He opined that the budget that was prepared at the 3% increase was already very meager. He noted the budget was actually reduced from 2012 and the increase is due to the decrease in market values.

Councilmember Piekarski Krech suggested looking further at the CIP.

Mayor Tourville stated reductions to the CIP would not affect the General Fund.

Councilmember Piekarski Krech stated people need to understand that additional cuts will result in services diminishing.

Mayor Tourville opined people want more than the bare minimum. He stated quality of life is extremely important to residents as well.

Mr. Lynch reiterated the cost to operate the City was decreasing by \$500,000 and that even though the tax rate increased, the amount of taxes paid decreased. He noted the debt levy has increased because the City cannot sustain the assessments that were estimated for road projects because market values have decreased.

3. CONCORD BOULEVARD FINAL DESIGN STANDARDS & GUIDELINES

Hoisington Kogler Group, Inc. and Ehlers and Associates presented the final site designs and financial feasibility analyses that were developed following feedback received from the City Council in September.

The final site design plans focused on the redevelopment sites selected by Council. The design included development concepts based on the draft Land Use Plans previously adopted by the Council in the spring. The site design for Hillside Senior Housing included a 75-80 unit senior coop with underground parking. The Heritage Landing North site was proposed to be developed at a higher density, including row town homes that would provide a buffer from the railroad and power lines. The Heritage Land South site design included options for housing and potential retail development. The Dickman Trail site design included plans for light industrial uses and potentially more traditional multi-tenant housing such as apartments and town homes. It was noted that a policy discussion regarding the Dickman Trail site would be warranted to determine if the City would like to proceed with industrial uses or look at the possibility of also including residential opportunities.

The financial analysis assessed the economic feasibility of the development concepts and whether or not a financial gap existed that may require some form of assistance. The analysis also identified possible funding sources for financial assistance to bridge the identified gaps.

Councilmember Piekarski Krech questioned if the financial analysis assumed full build out in 26 years.

Ms. Kvilvang, Ehlers and Associates, explained it was assumed that each development would be its own TIF District, phased over a 26 year period.

Mr. Link stated the information would be presented to the neighborhood in November and would come back to the City Council in December.

4. REVIEW CONCEPT PLAN FOR THE MRRT TRAILHEAD FACILITY

Mr. Carlson explained the county received a grant for the trailhead facility on the south side of 66th Street. The City would utilize a portion of the state bond that was received to partner with the County on the project. The conceptual plan for the facility includes a 40-car parking lot, restrooms, information kiosks, and a picnic shelter overlooking the river. The estimated cost of construction is \$1 million and the plan would be to construct the facility in 2013. The responsibility related to the ongoing maintenance of the facility and amenities has yet to be determined and is still being discussed. He stated the Parks and Recreation Advisory Commission recommended approval of the concept plan.

Mr. Lynch clarified that a 90/10 split was discussed with the County.

5. HVP MASTER PLAN UPDATE

Due to time constraints this item was not discussed. The item will be brought back for discussion at the first Council work session in November.

The meeting was adjourned at 6:50 p.m.

**INVER GROVE HEIGHTS CITY COUNCIL STUDY SESSION
MONDAY, NOVEMBER 13, 2012 – 8150 BARBARA AVENUE**

1. CALL TO ORDER The City Council of Inver Grove Heights met in study session on Monday, November 13, 2012, in the City Hall Lower Level Training Room. Mayor Tourville called the meeting to order at 5:30 p.m. Present were Council members Grannis, Klein, Madden and Piekarski Krech; Assistant City Administrator Teppen, City Attorney Kuntz, Parks & Recreation Director Carlson, Community Development Director Link, Public Works Director Thureen, Police Chief Stanger, Fire Chief Thill, Finance Director Smith and Deputy Clerk Kennedy.

2. 2013 BUDGET – DEBT SERVICE/SPECIAL REVENUE FUNDS

Ms. Smith reviewed the Debt Service levies for 2013 totaling \$1,304,334.

Mr. Carlson stated no significant changes were proposed for the 2013 Recreation budget. He noted there was a change in the recreation coordinator position that resulted in a reallocation of funds and reliance on the general fund decreased by \$38,000. He explained the Golf Course budget includes the reduction of one (1) full-time maintenance position which was transferred to the Park Maintenance division to replace the position that was vacated after an employee retired. The rate structure was modified slightly as the discounted rounds that were offered did not generate the amount of additional revenue that was anticipated. He noted 2013 would be the first year that the golf course would operate without debt service and it would also be the final year of the cart path replacement program.

Councilmember Madden questioned what the life expectancy was for the new cart paths.

Mr. Carlson indicated approximately 20 years.

Mayor Tourville clarified that no capital outlay expenses were included in the budget for the VMCC/Grove. He stated staff and Council will have to consider how to handle those expenses in the future.

Mr. Carlson agreed they needed to determine how to address future capital outlay expenses for the community center. He stated the budget for the community center also assumes that the school district will make their payment of \$100,000 in 2013; however the agreement would need to be renewed for 2014. He noted the budget also assumes that the hockey association will continue to operate the concession stand.

Mayor Tourville confirmed there were no safety issues or outstanding improvements (flooring, remodeling, etc.) to be addressed and would affect the capital outlay expenses.

Mr. Carlson presented the ADA budget of \$36,600, a new addition for 2013. He explained this budget was created to address those issues that were identified in the City's ADA transition plan. He noted the City's plan was spread out over a 7 year period to prioritize the improvements and spread out the costs that will be incurred by the City to complete the improvements. The primary funding sources of the ADA budget would be in the form of transfers from the Host Community Fund, City Facilities Fund, and the Water Fund. He noted each of the proposed improvements would be brought to the City Council for approval.

Mayor Tourville clarified that the transition plan was approved and the City would be afforded the time to spread out the improvements.

Mr. Carlson confirmed the transition plan had been approved and that the City had met the spirit and intent of the requirements.

3. ORCHARD TRAIL

Mr. Thureen explained at the September 10th work session Council received information regarding the proposed Orchard Trail Storm Water Management project to address improvements that were not completed as part of the private development started by Manley Brothers. At that time cost estimates for the project were approximately \$315,000. Staff pursued the establishment of a special Storm Water Tax District to address the fact that the project could not be financed entirely via special assessments. Council

expressed a desire to see the costs spread out equally amongst the properties rather than calculated based on tax capacity. Current residents of the neighborhood expressed concerns regarding the way in which the costs would be divided amongst the properties and the inability to pay the entire cost if at a time that was amenable to the property owner. Based on the concerns that were raised, Council directed staff to review the project and determine if any other financing options were available.

Mr. Thureen presented the revised financing proposal prepared by staff. The City would ensure that the construction costs of the project would not exceed \$235,000 and would cover any contingencies or cost overages. In addition, the City would cover the legal, engineering, attorney, and finance costs of the project. The total costs incurred by the City for the project were estimated to be approximately \$81,000. The appraisal for the storm water portion of the project supported an assessment per lot of \$3,000. All lots in the development would be assessed over a ten (10) year term at a 3% interest rate. This would afford property owners the opportunity to pay off the assessment in full at their convenience. The remaining costs of the project, estimated to be \$136,000, would be spread equally amongst each lot in the development through the special Storm Water Tax District that was previously discussed.

Mr. Thureen explained if Council supported the revised proposal staff would recommend setting a public hearing to consider the public improvements as per M.S. 429 and to establish the Storm Water Tax District.

Councilmember Madden questioned if a neighborhood meeting was held.

Mr. Thureen stated staff was waiting for direction on the revised funding proposal from Council.

Councilmember Klein questioned how many people would be affected.

Mr. Thureen stated 22 of the 32 lots in the development were currently built on.

Councilmember Piekarski Krech questioned if there were cost estimates for what each property owner would pay as part of the special tax district.

Mr. Thureen explained the final numbers would be dependent on the bids that are received for the project.

Mayor Tourville clarified that amount would be spread out equally amongst the properties for a ten year period.

Councilmember Madden questioned why the work needed to be done.

Mr. Thureen stated the original design standards need to be met and completed so neighboring properties and developments do not suffer adverse effects.

Mayor Tourville asked staff to communicate Council's intent to schedule the public hearing to discuss the revised financing proposal.

4. REVIEW REVISED MASTER PLAN FOR HERITAGE VILLAGE PARK

Mr. Carlson stated the City adopted the 1st master plan for Heritage Village Park in 2004. This version of the plan placed the main entrance to the park at a newly created 64th Street crossing of the rail road tracks. It was later determined that the railroad would not approve the new crossing, so the master plan was revised to provide a new access to the park. At the end of 2011 the City adopted an updated master plan based on the expectation that the property owned by Allied Waste would become part of the park. In April of 2012 the City began the process to further update the master plan due to the fact that Allied Waste no longer appears interested in selling their property for park purposes. Staff met with marina owners and Concord neighborhood businesses to review three (3) concepts and hosted an open house to solicit feedback. The proposed plan includes all of the amenities that were in the previously approved plans including: parking, future public building, playground, areas for historic buildings, performance area, and picnic shelters. It was noted that the Parks and Recreation Advisory Commission recommended approval of the revised master plan and an item requesting Council approval was included on the Consent Agenda for the Council's regular meeting.

Jim Mueller questioned if the berm that was installed to buffer the neighbors to the North, specifically the South St. Paul Gun Club, had helped.

Mr. Carlson responded in the affirmative and noted that the Gun Club also made site improvements that helped tremendously.

The meeting was adjourned at 6:15 p.m.

DRAFT

**INVER GROVE HEIGHTS CITY COUNCIL STUDY SESSION
MONDAY, NOVEMBER 26, 2012 – 8150 BARBARA AVENUE**

1. CALL TO ORDER The City Council of Inver Grove Heights met in study session on Monday, November 26, 2012, in the City Hall Lower Level Training Room. Mayor Tourville called the meeting to order at 5:30 p.m. Present were Council members Grannis, Klein, Madden and Piekarski Krech; City Administrator Lynch, Assistant City Administrator Teppen, City Attorney Kuntz, Parks & Recreation Director Carlson, Community Development Director Link, Public Works Director Thureen, Finance Director Smith, Police Chief Stanger, Fire Chief Thill, and Deputy Clerk Kennedy.

2. 2013 BUDGET – EDA & WRAP UP OF ANY OUTSTANDING ISSUES

Mr. Link explained the proposed 2013 EDA budget is slightly less than the 2012 budget with the exception that additional funds are requested to administer a Small Business Loan Program. He noted the “Professional Services” line item includes \$4,500 for the City Attorney, bond counsel, financial consultant, and other consultants, a reduction from 2012. The same line item also included \$10,000 for the Metropolitan Consortium of Community Developers (MCCD) administration of a Small Business Loan Program. That amount could be reduced to \$7,500 if the Dakota County Community Development Agency contracts with MCCD on behalf of all Dakota County cities. The “Other Services” line item included a \$25,000 contribution to Progress Plus.

Ms. Smith stated budget revisions were provided to Council to reflect updates on fiscal disparities. Based on recommendations from the City’s financial consultant, Ehlers and Associates, the proposed transfer to street reconstruction was removed, the transfer in from the Host Community Fund was decreased, and the contribution from fund balance was decreased. She noted Ehlers and Associates recommended the changes in an effort to help the City maintain its current bond rating.

Councilmember Piekarski Krech expressed concern that the City would not be able to assess at a the rate required to pay back the full amount of the bond.

Mayor Tourville questioned if the assessments would be enough to pay back the bonds.

Ms. Smith explained in order to issue bonds the City would have to assess the minimum amount required under M.S. 429.

Councilmember Piekarski Krech questioned if there were any other major changes.

Ms. Smith responded in the negative.

3. MET COUNCIL REPRESENTATIVE – STEVEN CHAVEZ

Steven Chavez reviewed the initiatives he is involved in with as a council member for the Metropolitan Council. He provided information regarding the Twin Cities’ long-range planning effort, “Thrive MSP 2040”, which will be updated following each census. The plan is structured to provide a regional vision for the 7 county metro area over the next 30 years. He explained the priorities identified for “Thrive MSP” were to maintain a strong quality of life, foster a vibrant and prosperous regional economy, plan for essential infrastructure and regional services, encourage housing options to accommodate a changing population, mitigate economic and social disparities through regional investments, support a 21st century transit and transportation system, create policies that address equity, mitigate pressures on the region’s natural resources, and improve the efficiency of regional services. He noted as part of the strategic plan the Met Council is also working to develop “scenarios” that municipalities can use to help model and shape their individual goals.

Mayor Tourville stated he had recently heard a lot of information regarding water initiatives.

Mr. Chavez explained the strategic plan did address the water supply and that the Met Council recognizes what an asset surface/ground water is and will continue to be in the future.

Councilmember Klein expressed concern with the apparent growth of the Metropolitan Council along with the scope of its duties.

Mr. Chavez responded that the corporate function of the Metropolitan Council employs approximately 400 people and the remaining employees are operators or laborers. He noted the majority of the work that falls within the scope of the Metropolitan Council's jurisdiction is extremely labor intensive.

Mayor Tourville commented that the planning function is market driven and that the population increase within the seven county metro area has largely dictated the growth of the Metropolitan Council.

Councilmember Klein stated he is concerned about the increasing costs.

Mayor Tourville asked what was being done with respect to SAC charges.

Mr. Chavez stated the Metropolitan Council did institute a working group to develop a package of proposed revisions to SAC procedure. He explained he had not seen the proposed changes, but his understanding was that the changes proposed to afford cities to use credits to pay SAC fees, rather than limit them to site-specific applications. He noted the proposal was to be voted on in December.

Mayor Tourville stated it was a good idea to review the SAC determination methodology. He opined that the formula to calculate SAC fees was very difficult to understand and use and the issue was raised by numerous cities at regional meetings.

Mr. Chavez he had not heard any new developments regarding the City's interchange needs. He asked staff to keep him apprised of the situation as there may be some assistance available to the City once an application has been submitted.

Mr. Lynch stated the City would be the lead agency and may need help during various stages of the process.

Mayor Tourville stated it was very important to the City to keep traffic moving efficiently on the west side of Inver Grove Heights and the City would appreciate any assistance the Met Council could provide.

Mr. Chavez explained he was also a liaison to the Metropolitan Airports Commission. He stated the FAA was a proponent of the program to concentrate flight patterns and that is where a lot of the issues have arisen. He noted the FAA's main concerns were safety and fuel efficiency. He acknowledged that the program has presented different challenges for cities.

Councilmember Madden stated it was ridiculous that nothing had been resolved with respect to aircraft noise concerns. He noted the issue was ongoing for a many years and nothing was addressed.

Mr. Chavez stated he would like to return to another Council work session in 2013 to provide updates and discuss pertinent issues.

4. IPAD TECHNOLOGY FOR COUNCIL MEMBERS

Ms. Teppen stated the use of iPad technology by the members of the City Council was previously discussed in an effort to continue to decrease costs and increase efficiency. Information – such as agenda packets and emails – would be automatically pushed to each council member's iPad and would be readily available on the device. She explained that the plan would be to begin the training process in 2013 and work towards paperless agenda packets.

Mayor Tourville stated it would be beneficial to have a learning period during which the Council would have the information both on the iPad and in paper form.

Ms. Teppen indicated the plan was to do both for a period of time to allow the Council to acclimate themselves to the use of the iPad. She noted many other City Councils in the state have successfully made the transition and staff's intent is to make the process as easy as possible.

Mr. Lynch added this would also provide a standardized communication device for all Council members.

5. ASHER WATER TOWER

Mr. Thureen stated an item was on the Council's regular agenda to award the contract for the Asher Water Tower replacement project. Two options were bid for the project, an all steel option and a composite option. Staff's preference would be to accept the bid for the all steel option in the amount of \$2,187,000. The all steel option was \$139,000 more expensive than the composite option. In both instances the recommended contractor was the lowest responsible bidder.

Councilmember Piekarski Krech questioned what the longevity or durability of each option would be.

Jim Sweeney, Utilities Superintendent, stated both would be approximately the same.

Mr. Thureen noted the all steel option would provide continuity within the system as all of the City's water towers were currently all steel. This option would also provide more space for the future installation of restroom facilities, would look more aesthetically pleasing, and would be easier to maintain and address issues such as graffiti removal.

Mayor Tourville asked what staff's choice would be.

Mr. Thureen responded staff would prefer the all steel tower.

6. UPDATE ON CITY DOG PARK ISSUE

Mr. Carlson explained in 2009 the PRAC created a dog park sub-committee to study the potential for a dog park in the City. In January of 2012 staff met with the River Heights Park neighborhood to gauge their interest in utilizing the park as a site for a dog park. Residents of the neighborhood presented staff with a petition opposing the use of River Heights Park as a site for a dog park. During the Heritage Village Park master planning process it was decided that a dog park would not be a suitable amenity for the future park and it was the consensus of the Council at the time to consider the Mn/DOT property to the north of Lions Park as a potential site for a dog park at such time that the City was able to acquire the property. At this point in time the City is still working with Mn/DOT to obtain the property. It is believed that the proposed site would offer the criteria believed to be necessary to institute a dog park. There would be an open area approximately 5-20 acres in size, adequate parking availability that would not negatively impact the surrounding neighborhood, gently rolling terrain with open and wooded areas, room for a potential trail loop within the dog park, and the ability to easily fence the area to contain the dogs.

7. DISCUSS CONCEPT OF SUBWAY AT THE VMCC/GROVE

Mr. Carlson stated the 2007 VMCC operational audit recommended that the space within the building be utilized to maximize its potential to generate revenue. The concession stand that once served the Grove Aquatic & Fitness Center has remained vacant since the end of 2009 and could be used to generate additional revenue for the facility. In response to a published ad Subway was contacted to determine if they were interested in operating a store in the vacant concession stand space. Subway expressed interest in the idea and staff met with the local owner who would operate the store. Essentially Subway would enter into a lease for the space and would pay the City a fixed monthly rent. In turn the City would fund/own improvements to the physical space to meet the MN Department of Health guidelines and Subway specifications. The cost of said improvements was estimated to be \$50,000-70,000. Subway would not be required to reimburse the City for the improvements made to the physical space if they stayed for the entire term of the lease which is anticipated to be five (5) years. If Subway ceased operations prior to the lease terms they would pay the City a pro-rated amount for the improvements to the space. Subway would retain control over the menu and hours/days of operation. He explained any revenue generated would need to be used to help retire the debt payments and once the debt is retired the revenue could be used to help offset operational expenses of the facility. He noted the IGHHA was informed of the concept and understood the City's need to generate revenue for the facility.

Councilmember Piekarski Krech stated she would be fine with Subway operating the space but did not agree with subsidizing the improvements to the space.

Mr. Carlson explained that in discussions with the owner it appeared unlikely that he would be able to make the finances work if he had to fund the improvements to the space. He noted it would be a limited revenue source because it would not be a destination location and would be primarily for people already visiting the facility.

Mayor Tourville suggested staff inquire about the cost of improvements and continue discussions with the owner to see if anything could be worked out.

The meeting was adjourned at 6:50 p.m.

DRAFT

**INVER GROVE HEIGHTS CITY COUNCIL MEETING
MONDAY, NOVEMBER 26, 2012 - 8150 BARBARA AVENUE**

CALL TO ORDER/ROLL CALL The City Council of Inver Grove Heights met in regular session on Monday, November 26, 2012, in the City Council Chambers. Mayor Tourville called the meeting to order at 7:00 p.m. Present were Council members Grannis, Klein, Madden and Piekarski Krech; City Administrator Lynch, Assistant City Administrator Teppen, City Attorney Kuntz, Parks & Recreation Director Carlson, Community Development Director Link, Public Works Director Thureen, Finance Director Smith, Police Chief Stanger, Fire Chief Thill and Deputy Clerk Kennedy

3. PRESENTATIONS:

A. Future of our Parks – Parks and Recreation System Plan

Mr. Carlson provided Council with an update regarding the project to update the Parks and Recreation System Plan. He stated an open house was held on October 16th at the VMCC to provide residents with an opportunity to learn more about the process and provide input on the future of the parks system. Approximately 20 residents attended and the materials presented were made available for review on the City's website. He explained the City also asked interested residents to take part in an on-line survey regarding the parks system and approximately 470 people participated. He noted roughly 67 written comments were also received via display boards that were posted at City Hall and the VMCC.

Mr. Carlson explained the information collected would be used to develop a draft needs assessment. A planning/visioning session would be scheduled with the Parks and Recreation Advisory Commission in December or January, and the City Council would be provided with another update at their January 28th work session. He announced the next open house would be held on March 21, 2013 at the VMCC to gather input on the draft plan.

4. CONSENT AGENDA:

Councilmember Klein removed Item 4A(ii) from the Consent Agenda.

- A. i) Minutes – October 22, 2012 Regular Council Meeting
iii) Minutes – November 13, 2012 Regular Council Meeting
- B. **Resolution No. 12-190** Approving Disbursements for Period Ending November 20, 2012
- C. Pay Voucher No. 6 for City Project No. 2012-09D, Urban Street Reconstruction – 65th Street Neighborhood and Cahill Court
- D. Approve Custom Grading Agreement and Agreement to Remove Existing Home for 10704 Akron Ave.
- E. **Resolution No. 12-191** Approving a Grading and Stockpile Agreement and Addendum No. 1 to Agreement Relating to the Expansion of Regional Storm Water Basin SP-15 with IGH Investments, LLC
- F. Accept Donation from H.W. Michie to Inver Grove Heights Fire Department
- G. Approve **Resolution No. 12-192** Providing for the Sale of Unclaimed Property to a Local Non-Profit Organization
- H. Approve 2013 Proposed Convention & Visitors Bureau Budget
- I. Schedule Public Hearing – Salem Liquor
- J. Schedule Public Hearing – Pawn America
- K. Personnel Actions

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

Ayes: 5

Nays: 0 Motion carried.

A. ii) Minutes – November 9, 2012 Special Council Meeting

Councilmember Piekarski Krech stated she did not attend the special meeting on November 9th to canvass the vote.

Motion by Klein, second by Grannis, to approve the minutes of the November 9, 2012 Special Council Meeting

Ayes: 3 (Grannis Klein, Tourville)

Nays: 0

Abstain: 2 (Madden, Piekarski Krech) Motion carried.

5. PUBLIC COMMENT:

Cindy Nelson, Field Rep with AFSCME Council #5, stated she was assigned to the AFSCME employees working for the City. She addressed the proposed layoffs included in the 2013 budget and expressed concern that her organization had not been approached by the City directly to determine if there was anything that could be done to avoid the situation. She stated she was surprised that the City went directly to their members rather than calling her office to set up a dialogue to discuss possible alternatives. She opined that the members of the Council were allowed to have conversations with their members about their individual situations, but the Council could not negotiate individual contracts. She expressed hope that something could be worked out through conversation between the parties before the next Council meeting.

Mayor Tourville asked Ms. Nelson if she had contacted the City to discuss the situation.

Ms. Nelson stated she sent an email several weeks ago expressing her disappointment with the situation and requesting an opportunity to meet and speak with the City about alternatives.

Annette LaValley, Community Service Officer, requested that the Council consider her personal situation with respect to their decisions regarding the proposed 2013 budgets. She asked for a review of how a cost savings would be achieved through the reduction of her hours. She opined that new police officers would be hired and paid at a higher compensation to fulfill similar duties. She commented she has worked hard for the City over the past 26 years and asked that the City's budgets be managed in a fair and ethical manner with respect to personnel decisions.

6. PUBLIC HEARINGS: None.

7. REGULAR AGENDA:**COMMUNITY DEVELOPMENT:**

A. TRU SEAL AMERICA, LLC; Consider a Resolution relating to a Conditional Use Permit Amendment to Amend the Existing Site Plan to Allow for a 1,680 Square Foot for property located at 11278 Rich Valley Boulevard

Mr. Link stated the property was zoned I-1. He explained the applicant would like to amend the existing conditional use permit on the property to provide for a contractor's yard and outdoor storage. The amendment would also allow for a 1,680 square foot structure and site plan modifications. In 2011 the owner made several improvements to the property and is now attempting to sell to another party who would like to operate an asphalt/concrete company. The property would be utilized in conformance with the existing CUP conditions. The proposed request met the conditional use permit criteria related to the Comprehensive Plan and zoning consistency, land use impacts, landscaping, aesthetics, environmental impacts, public health, and safety impacts. Access to the site would remain unchanged. Both Planning staff and the Planning Commission recommended approval of the request.

Motion by Klein, second by Madden, to adopt Resolution No. 12-193 approving a Conditional Use Permit Amendment to amend the Existing Site Plan to Allow for a 1,680 Square Foot for property located at 11278 Rich Valley Boulevard

Ayes: 5

Nays: 0 Motion carried.

B. TARGET CORPORATION; Consider the following resolutions for property located at 7841 Amana Trail:

- i) Resolution approving a Preliminary and Final Plat for Argenta Hills 6th Addition
- ii) Resolution approving an Amendment to the Argenta Hills PUD to Add One Additional Commercial Lot

Mr. Link explained the applicant requested an amendment to the Argenta Hills PUD to allow the creation of a new lot from the existing Target lot. The request also includes a preliminary and final plat for Argenta Hills 6th Addition. Target proposed to subdivide the northwest corner of their lot into a separate lot for future commercial development and would retain ownership of the lot until a development was proposed. No other changes to the PUD were proposed. Planning staff reviewed the request and found that the existing Target site had more parking than was required for a building of its size because the parking lot was never reduced in size in conjunction with the reduced building size. Currently there is an excess of approximately 285 parking spaces and it is thought that the area would be better utilized for possible future commercial expansion. The Target lot would still contain the required number of parking stalls per the provisions of the Northwest Area Ordinance. It was noted that the current assessment against the Target lot would have to be reallocated with this subdivision and a condition of approval existed whereby Target would have to file a waiver of assessment appeal for the existing assessment to be reallocated. Both Planning staff and the Planning Commission recommended approval of the request.

Mr. Kuntz directed the Council's attention to the resolution approving the final plat for Argenta Hills 6th Addition. He stated with respect to the waiver of assessments, there was a condition in the first paragraph which required the developer/owner to execute a recordable waiver agreement whereby the special assessments on Lot 1, Block 1, Argenta Hills would be allocated (after the split) to Lot 1, Block 1, Argenta Hills 6th Addition. He noted this was essentially the lot where the Target building was located. He explained upon reflection it also seemed prudent to reallocate any proposed assessment, such as for City Project No. 2009-01, against Lot 1, Block 1, Argenta Hills to Lot 1, Block 1, Argenta Hills 6th Addition. He proposed that the condition be rephrased to read, "the developer and owner shall execute recordable waiver agreements pursuant to Minnesota Statute whereby developer and owner waive any special assessment appeals relating to allocating the existing assessments against Lot 1, Block 1, Argenta Hills to Lot 1, Block 1, Argenta Hills 6th Addition and further waive any proposed special assessments for City Project No. 2009-01 against Lot 1, Block 1, Argenta Hills to Lot 1, Block 1, Argenta Hills 6th Addition". He explained the result would be that both assessments would end up against the lot where the building occurs. He noted the original assessment against the Target lot has gone through four (4) of the ten (10) installment payments and was being paid in accordance with the terms that were agreed upon.

Mayor Tourville confirmed that the Target representatives agreed with the proposed change.

John Dietrich, Target Corporation, clarified that the additional waiver agreement pertained to an assessment that was already defined for Lot 1, Block 1, Argenta Hills and it was not a new assessment.

Mr. Kuntz explained at the time of Argenta Hills there was a waiver of assessment with respect to the roundabout (City Project No. 2009-01) and to the extent that waiver covered Lot 1, Block 1, Argenta Hills, it would go with the Target building in the new configuration and not the pad.

Mr. Dietrich indicated his agreement with that condition.

Motion by Klein, second by Piekarski Krech, to adopt Resolution No. 12-194 approving a Preliminary and Final Plat for Argenta Hills 6th Addition and Resolution No. 12-195 approving an Amendment to the Argenta Hills PUD to Add One Additional Commercial Lot with the language as suggested by the City Attorney.

Ayes: 4 (Klein, Madden, Piekarski Krech, Tourville)

Nays: 1 (Grannis) Motion carried.

PUBLIC WORKS:

C. CITY OF INVER GROVE HEIGHTS; Resolution Accepting Bids and Awarding Contract for City Project No. 2006-08, Asher Water Tower

Mr. Thureen stated four (4) contractors bid on the project to replace Asher Water Tower. The project was bid with two (2) alternatives. Option #1 was an all steel tower and option #2 was for a composite tower comprised of a reinforced concrete tower with an all steel tank on top. He explained out of the four (4) bids that were received, two (2) contractors bid on option #1 and all four (4) contractors bid on the composite option. In both instances the low responsible bidder was CB&I, Inc. He noted they were also the same contractor who constructed the Arbor Pointe water tower. He stated the bid for option #2 was \$139,000 less than the bid for option #1. After reviewing the bids with the consultant and discussing the options available, staff recommended and preferred the all steel water tower (option #1). He explained the all steel option would offer more interior room and is designed to provide restroom facilities at some point in the future. It also provides the opportunity for the City to continue to lease the space to phone companies for the storage of cell phone use equipment. He noted each of the City's existing water towers were all-steel and choosing that option would promote continuity within the system. Staff also felt the all steel option was more aesthetically pleasing and would provide better opportunities to remove graffiti. He reiterated staff recommended accepting the bid and awarding the contract to CB&I, Inc. for option #1, the all steel tower, in the amount of \$2,187,000.

Motion by Klein, second by Madden, to adopt Resolution No. 12-196 Accepting Bids and Awarding Contract for City Project No. 2006-08, Asher Water Tower to CB&I, Inc. for Option #1 in the amount of \$2,187,000

Ayes: 5

Nays: 0 Motion carried.

ADMINISTRATION:

D. CITY OF INVER GROVE HEIGHTS; Consider Third Reading of an Ordinance Amending City Code Title 3, Chapter 4, Sections 3-4-2-2 and 3-4-2-3 and 10-3-8 Adjusting Development Fees

Ms. Teppen explained this was the third and final reading of the ordinance to amend the City Code to adjust the fees and charges associated with development activities. Water and sanitary sewer connection fees and fees associated with planning activities were set forth in the ordinance. The water and sewer connection fees were proposed to increase between 3.5% and 4.5% and the proposed fees were based financial projections supplied by Ehlers and Associates. It was noted that if the MCES SAC fees came in lower than anticipated for 2013 the City Council would consider amending the ordinance to reduce the fees. She stated no changes were proposed to the ordinance since Council approved the second reading.

Councilmember Madden questioned if the additional fees that were proposed were necessary to cover the costs incurred by the City.

Ms. Teppen responded in the affirmative.

Motion by Piekarski Krech, second by Madden, to adopt Ordinance No. 1260 Amending City Code Title 3, Chapter 4, Sections 3-4-2-2 and 3-4-2-3 and 10-3-8 Adjusting Development Fees

Ayes: 5

Nays: 0 Motion carried.

E. CITY OF INVER GROVE HEIGHTS; Consider Resolution Approving Certificate of Completion related to Second Disbursement Made Under Contract for Private Development between the City of Inver Grove Heights and IGH Investments, LLC

Mr. Kuntz stated Council is asked to consider a resolution which approves a final certificate of completion of various items required under the contract for private development between the City and IGH Investments, LLC. The City entered into the contract for private development to provide up to \$1,250,000 to assist the development in completion of certain items in the Argenta Hills development. As per the structure of the agreement, two disbursements were to be made to the developer. The first, in the amount of \$549,000 and the second in the amount of \$701,000. The terms of the first disbursement were met and the funds were disbursed into an escrow account where the money has remained awaiting the final completion. A request for the second disbursement has been made and if approved the result of the certificate of completion will be that the money currently held in escrow will be released to IGH Investments, LLC and the second disbursement will also be subsequently issued. The prerequisites for both the first and second disbursements were presented to the Council. The major and material elements were that the Target facility had to be completed and a certificate of occupancy had to be issued. The second major element was that the various site improvements identified in the contract had to be completed and a certificate of completion had to be issued by the City Engineer and the City Administrator. The third major element was that the three (3) additional commercial improvements (three (3) buildings on Main Street) had to be completed, at least in their shell form, to be ready for any necessary tenant improvements once they are leased. A certificate of completion was issued to that effect by the Chief Building Official. He explained with regard to the three (3) major elements of construction completion all requirements had been fulfilled and approval would trigger the release of the escrow funds and the second disbursement.

Mr. Kuntz noted on page 5 of the resolution under item 5, relating to the second disbursement, it was brought to his attention that there is still some reconciliation that needs to be completed with respect to the final number on the core connection fees for the three (3) additional commercial buildings. He explained at the time of building permit application the core connection fees were calculated for sewer and water, and the total came to \$22,380. The development contract at the time of the plat said if the estimated fees in the agreement were more than the actual fees, there would be an adjustment with respect to the Northwest fees being adjusted against the core fees. Upon review there appeared to be some credit and although the building department has begun the reconciliation process, it has not yet been completed. He explained in order to make sure that the reconciliation process occurs it is recommended that a provision be added to paragraph 5 of the resolution which states "subject to either payment on or before December 1, 2012 of \$22,380 for the core connection fees or a reduction of the \$701,000 by an amount up to \$22,380 for payment of sewer and water core connection fees for the additional commercial improvements if applicable credits for the other utility fees which were paid at the time of building permit do not exceed \$22,380, as determined and approved by the Chief Building Official and the City Administrator".

Greg Munson, IGH Investments, stated whichever option is easiest for staff would be amenable to him.

Mr. Kuntz stated as a point of record keeping and the ability to trace the money being exchanged, the City would prefer to have IGH Investments issue a check in the amount of \$22,380 and the City will subsequently issue the second disbursement.

Mr. Munson thanked Council for their support of the project and staff for all of their work.

Mr. Kuntz noted the terms of the agreement hereafter were set forth in the contract. He explained IGH Investments, LLC has issued a promissory note in the amount of \$1,250,000 which becomes payable in a pro rata amount if Target does not stay open for a period of five (5) years after substantial completion.

Motion by Klein, second by Madden, to adopt Resolution No. 12-197 approving Certificate of Completion related to Second Disbursement Made Under Contract for Private Development between the City of Inver Grove Heights and IGH Investments LLC with the addition of language to paragraph #5 of the resolution as suggested by the City Attorney.

Ayes: 4 (Klein, Madden, Piekarski Krech, Tourville)

Nays: 1 (Grannis) Motion carried.

8. MAYOR & COUNCIL COMMENTS:

Councilmember Klein advertised for Holiday on Main Street on December 15th at the VMCC.

9. ADJOURN: Motion by Grannis, second by Klein, to adjourn. The meeting was adjourned by a unanimous vote at 7:50 p.m.

DRAFT

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Meeting Date: December 10, 2012
 Item Type: Consent
 Contact: Bill Schroepfer 651-450-2516
 Prepared by: Bill Schroepfer, Accountant
 Reviewed by: N/A

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

Approve the attached resolution approving disbursements for the period of November 21, 2012 to December 5, 2012.

SUMMARY

Shown below is a listing of the disbursements for the various funds for the period ending December 5, 2012. The detail of these disbursements is attached to this memo.

| | |
|---------------------------------|------------------------------|
| General & Special Revenue | \$566,724.59 |
| Debt Service & Capital Projects | 2,131,895.21 |
| Enterprise & Internal Service | 305,373.93 |
| Escrows | 12,586.88 |
| | <hr/> |
| Grand Total for All Funds | <u><u>\$3,016,580.61</u></u> |

If you have any questions about any of the disbursements on the list, please call Shannon Battles, Accountant at 651-450-2488 or Bill Schroepfer, Accountant at 651-450-2516.

Attached to this summary for your action is a resolution approving the disbursements for the period November 21, 2012 to December 5, 2012 and the listing of disbursements requested for approval.

DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. _____

**RESOLUTION APPROVING DISBURSEMENTS FOR THE
PERIOD ENDING December 5, 2012**

WHEREAS, a list of disbursements for the period ending December 5, 2012 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 | \$566,724.59 |
| Debt Service & Capital Projects | 2,131,895.21 |
| Enterprise & Internal Service | 305,373.93 |
| Escrows | 12,586.88 |
| Grand Total for All Funds | <u><u>\$3,016,580.61</u></u> |

Adopted by the City Council of Inver Grove Heights this 10th day of December, 2012.

Ayes:

Nays:

George Tourville, Mayor

ATTEST:

Melissa Kennedy, Deputy City Clerk



City of Inver Grove Heights

Expense Approval Report

By Fund

Payment Dates 11/21/2012 - 12/5/2012

| Vendor Name | Payable Number | Post Date | Description (Item) | Account Number | Amount |
|-------------------------------|----------------------|------------|--|-----------------------|-----------|
| 3M | 05002394 | 12/05/2012 | MAINT | 101.43.5200.443.60045 | 71.00 |
| 3M | 05002394 | 12/05/2012 | MAINT | 101.44.6000.451.40065 | 50.00 |
| ABSOLUTE TRAILER SALES INC | 10/12/12 | 12/05/2012 | FIRE | 101.42.4200.423.60065 | 4,002.00 |
| ACE PAINT & HARDWARE | 513934/5 | 12/05/2012 | 501126 | 101.42.4200.423.60065 | 10.31 |
| ACE PAINT & HARDWARE | 511594 | 11/28/2012 | PARKS | 101.44.6000.451.60065 | 4.25 |
| ADVANCED GRAPHIX, INC. | 186720 | 11/28/2012 | FIRE | 101.42.4200.423.40041 | 950.00 |
| ADVANCED GRAPHIX, INC. | 186721 | 11/28/2012 | FIRE | 101.42.4200.423.40041 | 416.81 |
| ARAMARK UNIFORM SERVICES | 629-7631406 | 12/05/2012 | PUBLIC WORKS | 101.43.5200.443.60045 | 20.90 |
| ARAMARK UNIFORM SERVICES | 629-7631406 | 12/05/2012 | PUBLIC WORKS | 101.44.6000.451.60045 | 79.62 |
| BATTLES, SHANNON | 12/5/12 | 12/05/2012 | MILEAGE | 101.41.2000.415.50065 | 298.60 |
| BATTLES, SHANNON | 12/5/12 | 12/05/2012 | MILEAGE | 101.41.2000.415.50080 | 135.00 |
| BERGERSON-CASWELL INC | 14908 | 11/28/2012 | SKYVIEWP | 101.44.6000.451.40047 | 490.00 |
| BOUND TREE MEDICAL LLC | 80934377 | 11/28/2012 | FIRE | 101.42.4200.423.60065 | 748.76 |
| CENTURY LINK | 11/19/12 6514559072 | 11/28/2012 | 6514559072 | 101.42.4200.423.50020 | 40.77 |
| CENTURY LINK | 11/7/12 651-451-0205 | 11/28/2012 | 651-451-0205 | 101.44.6000.451.50020 | 136.28 |
| CUB FOODS | 11/16/12 | 12/05/2012 | STAMPS STREETS | 101.43.5200.443.60016 | 18.00 |
| DAJ ENTERPRISES LLC | 1731 | 11/28/2012 | PARK & REC | 101.44.6000.451.70501 | 420.00 |
| DAKOTA COMMUNICATIONS CENTER | IG2012-12 | 12/05/2012 | DEC 2012 MONTHLY DCC FEE, GEN & CAPITAL PI | 101.42.4000.421.70300 | 35,551.35 |
| DAKOTA COMMUNICATIONS CENTER | IG2012-12 | 12/05/2012 | DEC 2012 MONTHLY DCC FEE, GEN & CAPITAL PI | 101.42.4200.423.70501 | 3,950.15 |
| DAKOTA COMMUNICATIONS CENTER | IG2012-12 | 12/05/2012 | DEC 2012 MONTHLY DCC FEE, GEN & CAPITAL PI | 101.58.9100.580.70650 | 1,022.50 |
| DAKOTA CTY FINANCIAL SVCS | OCT-12 | 12/05/2012 | RADIO SUBSCRIBER FEES | 101.42.4000.421.70300 | 1,325.82 |
| DAKOTA CTY FINANCIAL SVCS | OCT-12 | 12/05/2012 | RADIO SUBSCRIBER FEES | 101.42.4200.423.30700 | 1,372.34 |
| DAKOTA CTY FINANCIAL SVCS | OCT-12 | 12/05/2012 | RADIO SUBSCRIBER FEES | 101.43.5200.443.30700 | 46.52 |
| EFTPS | INV0015697 | 11/30/2012 | FEDERAL WITHHOLDING | 101.203.2030200 | 37,535.83 |
| EFTPS | INV0015700 | 11/30/2012 | SOCIAL SECURITY WITHHOLDING | 101.203.2030400 | 25,092.23 |
| EFTPS | INV0015699 | 11/30/2012 | MEDICARE WITHHOLDING | 101.203.2030500 | 10,175.22 |
| EHLERS AND ASSOCIATES, INC. | 345057 | 11/28/2012 | CONCORD REDEVELOPMENT | 101.45.3200.419.30600 | 4,680.00 |
| EHLERS AND ASSOCIATES, INC. | 345248 | 11/28/2012 | CONCORD REDEVELOPMENT | 101.45.3200.419.30600 | 2,632.50 |
| FEDEX OFFICE WSP | 062000004496 | 12/05/2012 | ADAM WIEDEMLEFT | 101.42.4000.421.50030 | 59.80 |
| FLAIR FOUNTAINS | 6880 | 11/28/2012 | SERVICE | 101.44.6000.451.40047 | 2,062.69 |
| FULL SOURCE, LLC | FS3902654-IN | 12/05/2012 | POLICE DEPT | 101.42.4000.421.60065 | 1,164.00 |
| GALLS INC | 000154856 | 11/28/2012 | 5291308 | 101.42.4000.421.60040 | 42.15 |
| GALLS INC | 000154857 | 11/28/2012 | 5291308 | 101.42.4000.421.60040 | 74.04 |
| GERTENS | 272125 | 12/05/2012 | 103566 | 101.44.6000.451.40040 | 21.64 |
| GERTENS | 271895 | 11/28/2012 | 103566 | 101.44.6000.451.60065 | 28.86 |
| HOISINGTON KOEGLER GROUP INC. | 012-027-1 | 11/28/2012 | CONCORD BLVD JUNE | 101.45.3200.419.30600 | 740.12 |
| HOISINGTON KOEGLER GROUP INC. | 012-027-2 | 11/28/2012 | CONCORD BLVD JULY | 101.45.3200.419.30600 | 1,730.24 |
| HOISINGTON KOEGLER GROUP INC. | 012-027-3 | 11/28/2012 | CONCORD BLVD AUG. | 101.45.3200.419.30600 | 3,436.61 |
| HOISINGTON KOEGLER GROUP INC. | 012-027-4 | 11/28/2012 | CONCORD BLVD | 101.45.3200.419.30600 | 10,068.57 |
| HOISINGTON KOEGLER GROUP INC. | 012-027-5 | 11/28/2012 | CONCORD BLVD | 101.45.3200.419.30600 | 10,002.98 |
| HOME DEPOT CREDIT SERVICES | 1141992 | 11/28/2012 | FIRE | 101.42.4200.423.60065 | 224.32 |
| HOME DEPOT CREDIT SERVICES | 8572047 | 11/28/2012 | FIRE | 101.42.4200.423.60065 | 26.75 |
| ICMA RETIREMENT TRUST - 457 | INV0015652 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 135.00 |
| ICMA RETIREMENT TRUST - 457 | INV0015653 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 268.67 |
| ICMA RETIREMENT TRUST - 457 | INV0015654 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 200.00 |
| ICMA RETIREMENT TRUST - 457 | INV0015655 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 596.15 |
| ICMA RETIREMENT TRUST - 457 | INV0015656 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 175.00 |
| ICMA RETIREMENT TRUST - 457 | INV0015657 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 278.49 |
| ICMA RETIREMENT TRUST - 457 | INV0015658 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 915.00 |
| ICMA RETIREMENT TRUST - 457 | INV0015659 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 104.77 |
| ICMA RETIREMENT TRUST - 457 | INV0015660 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 250.00 |
| ICMA RETIREMENT TRUST - 457 | INV0015661 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 677.59 |
| ICMA RETIREMENT TRUST - 457 | INV0015662 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 75.00 |
| ICMA RETIREMENT TRUST - 457 | INV0015663 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 167.61 |
| ICMA RETIREMENT TRUST - 457 | INV0015664 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 1,503.84 |
| ICMA RETIREMENT TRUST - 457 | INV0015665 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 304.27 |
| ICMA RETIREMENT TRUST - 457 | INV0015666 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 40.00 |
| ICMA RETIREMENT TRUST - 457 | INV0015667 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 372.95 |
| ICMA RETIREMENT TRUST - 457 | INV0015668 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 690.00 |
| ICMA RETIREMENT TRUST - 457 | INV0015669 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 433.14 |
| ICMA RETIREMENT TRUST - 457 | INV0015670 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 450.00 |
| ICMA RETIREMENT TRUST - 457 | INV0015671 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 138.33 |
| ICMA RETIREMENT TRUST - 457 | INV0015672 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 125.00 |
| ICMA RETIREMENT TRUST - 457 | INV0015673 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 37.02 |
| ICMA RETIREMENT TRUST - 457 | INV0015674 | 11/30/2012 | ICMA (AGE 49 & UNDER) | 101.203.2031400 | 550.00 |
| ICMA RETIREMENT TRUST - 457 | INV0015675 | 11/30/2012 | ICMA (AGE 50 & OVER) | 101.203.2031400 | 207.75 |
| ICMA RETIREMENT TRUST - 457 | INV0015676 | 11/30/2012 | ICMA (AGE 50 & OVER) | 101.203.2031400 | 325.00 |
| ICMA RETIREMENT TRUST - 457 | INV0015677 | 11/30/2012 | ICMA (AGE 50 & OVER) | 101.203.2031400 | 93.85 |

| Vendor Name | Payable Number | Post Date | Description (Item) | Account Number | Amount |
|--|-----------------------|------------|--|-----------------------|-----------|
| ICMA RETIREMENT TRUST - 457 | INV0015678 | 11/30/2012 | ICMA (AGE 50 & OVER) | 101.203.2031400 | 150.00 |
| ICMA RETIREMENT TRUST - 457 | INV0015679 | 11/30/2012 | ICMA (AGE 50 & OVER) | 101.203.2031400 | 668.90 |
| ICMA RETIREMENT TRUST - 457 | INV0015680 | 11/30/2012 | ICMA (AGE 50 & OVER) | 101.203.2031400 | 872.63 |
| ICMA RETIREMENT TRUST - 457 | INV0015681 | 11/30/2012 | ICMA (AGE 50 & OVER) | 101.203.2031400 | 76.54 |
| ICMA RETIREMENT TRUST - 457 | INV0015682 | 11/30/2012 | ICMA (AGE 50 & OVER) | 101.203.2031400 | 3,987.19 |
| ICMA RETIREMENT TRUST - 457 | INV0015683 | 11/30/2012 | ICMA (EMPLOYER SHARE ADMIN) | 101.203.2031400 | 70.79 |
| ICMA RETIREMENT TRUST - 457 | INV0015692 | 11/30/2012 | ROTH IRA (AGE 49 & UNDER) | 101.203.2032400 | 532.70 |
| ICMA RETIREMENT TRUST - 457 | INV0015693 | 11/30/2012 | ROTH IRA (AGE 50 & OVER) | 101.203.2032400 | 230.77 |
| INVER GROVE FORD | SE1489945 | 12/05/2012 | MONTHLY RENTAL CHARGE 9256P | 101.42.4000.421.70300 | 267.81 |
| KDV (KERN, DEWENTER, VIERE, LTD) | 121128 | 12/05/2012 | GOVERNMENT SEMINAR | 101.41.2000.415.50080 | 75.00 |
| KENISON, TERRI | 11 | 12/05/2012 | CLEANING | 101.42.4200.423.30700 | 908.44 |
| LEAGUE OF MN CITIES | 170977 | 12/05/2012 | REGIONAL MTGS MAYOR | 101.41.1000.413.50080 | 40.00 |
| MCGOUGH CONSTRUCTION | 12/2/12 | 12/05/2012 | DUPL PAYMENT 3 METERS & OVERPAYMENT TA | 101.207.2070300 | 41.40 |
| MCGOUGH CONSTRUCTION | 12/2/12 | 12/05/2012 | DUPL PAYMENT 3 METERS & OVERPAYMENT TA | 101.45.0000.3227000 | 18.00 |
| MENARDS - WEST ST. PAUL | 9593 | 12/05/2012 | STREETS | 101.43.5200.443.60016 | 40.01 |
| METRO JANITORIAL SUPPLY INC | 11011863 | 12/05/2012 | STREETS | 101.43.5200.443.60016 | 346.47 |
| MIKE'S SHOE REPAIR, INC. | 11202012 | 11/28/2012 | FIRE | 101.42.4200.423.30700 | 65.00 |
| MINNESOTA DEPARTMENT OF HUMAN SERVICES | INV0015650 | 11/30/2012 | RICK JACKSON FEIN/TAXPAYER ID: 416005255 | 101.203.2032100 | 318.41 |
| MINNESOTA DEPARTMENT OF HUMAN SERVICES | INV0015651 | 11/30/2012 | JUSTIN PARRANTO FEIN/TAXPAYER ID: 4160052 | 101.203.2032100 | 484.54 |
| MN DEPT OF REVENUE | INV0015698 | 11/30/2012 | STATE WITHHOLDING | 101.203.2030300 | 15,723.20 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 101.203.2030900 | 1,921.45 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 101.41.1100.413.20620 | 79.56 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 101.41.2000.415.20620 | 332.16 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 101.42.4000.421.20620 | 530.23 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 101.42.4200.423.20620 | 57.54 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 101.43.5000.441.20620 | 24.05 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 101.43.5100.442.20620 | 127.49 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 101.43.5200.443.20620 | 80.93 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 101.44.6000.451.20620 | 67.22 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 101.45.3000.419.20620 | 30.90 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 101.45.3200.419.20620 | 31.27 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 101.45.3300.419.20620 | 60.88 |
| MN NCPERS LIFE INSURANCE | DECEMBER 2012 | 12/05/2012 | MN NCPERS #3450 | 101.203.2031600 | 320.00 |
| MN NURSERY & LANDSCAPING ASSN | 11/29/12 | 12/05/2012 | LANDSCAPE IRIGATION TROUBLESHOOTING | 101.44.6000.451.50080 | 149.00 |
| MN NURSERY & LANDSCAPING ASSN | 11/30/12 | 12/05/2012 | REGISTRATION BEST MGMNT PRACTICES | 101.44.6000.451.50080 | 65.00 |
| MRPA | 11/30/12 | 12/05/2012 | ANNUAL GENERAL MTG | 101.44.6000.451.50080 | 35.00 |
| NATURE CALLS, INC. | 16286 | 11/28/2012 | PARK MAINT | 101.44.6000.451.40065 | 173.44 |
| NORTH COUNTRY INTERIORS | 602222 | 11/28/2012 | 6556 DOFFIN G AVE | 101.45.3000.419.30700 | 297.97 |
| NORTH COUNTRY INTERIORS | 602223 | 10/29/2012 | COMMUNITY DEVELOPMENT DEPT | 101.45.3000.419.30700 | 75.00 |
| NORTHERN GREEN EXPO | 11/30/12 | 12/05/2012 | NORTHERN GREEN EXPO ATTENDEE REGISTERA | 101.44.6000.451.50080 | 321.00 |
| NRPA | 11/30/12 | 12/05/2012 | NRPA MEMBERSHIP | 101.44.6000.451.50070 | 150.00 |
| OPTUMHEALTH FINANCIAL SERVICES | 11/30/12 | 11/30/2012 | NOV. 2012 FLEX & OCT. 2012 DEPEND CARE SPE | 101.203.2031500 | 3,407.84 |
| OPTUMHEALTH FINANCIAL SERVICES | 11/30/12 | 11/30/2012 | NOV. 2012 FLEX & OCT. 2012 DEPEND CARE SPE | 101.203.2031500 | 2,748.48 |
| OPTUMHEALTH FINANCIAL SERVICES | INV0015694 | 11/30/2012 | HSA ELECTION-SINGLE | 101.203.2032500 | 1,912.84 |
| OPTUMHEALTH FINANCIAL SERVICES | INV0015695 | 11/30/2012 | HSA ELECTION-FAMILY | 101.203.2032500 | 3,478.70 |
| PERA | INV0015684 | 11/30/2012 | EMPLOYER SHARE (EXTRA PERA) | 101.203.2030600 | 2,340.97 |
| PERA | INV0015686 | 11/30/2012 | EMPLOYER SHARE (PERA COORDINATED PLAN) | 101.203.2030600 | 14,631.00 |
| PERA | INV0015687 | 11/30/2012 | PERA COORDINATED PLAN | 101.203.2030600 | 14,631.00 |
| PERA | INV0015688 | 11/30/2012 | EMPLOYER SHARE (PERA DEFINED PLAN) | 101.203.2030600 | 44.23 |
| PERA | INV0015689 | 11/30/2012 | PERA DEFINED PLAN | 101.203.2030600 | 44.23 |
| PERA | INV0015690 | 11/30/2012 | EMPLOYER SHARE (POLICE & FIRE PLAN) | 101.203.2030600 | 15,579.38 |
| PERA | INV0015691 | 11/30/2012 | PERA POLICE & FIRE PLAN | 101.203.2030600 | 10,386.27 |
| PLUNKETT'S PEST CONTROL | 3054791 | 12/05/2012 | FIRE | 101.42.4200.423.40040 | 274.78 |
| PRIMARY PRODUCTS COMPANY | 49456 | 12/05/2012 | FIRE | 101.42.4200.423.60065 | 370.00 |
| RIVER HEIGHTS CHAMBER OF COMMERCE | 2842 | 11/28/2012 | APPRECIATION LUNCH | 101.41.1000.413.50075 | 30.00 |
| ROSEMOUNT SAW & TOOL CORP | 148713 | 11/28/2012 | 8206 | 101.44.6000.451.60012 | 168.41 |
| S & T OFFICE PRODUCTS | PL8380 | 12/05/2012 | ELECTIONS | 101.41.1100.413.60018 | 239.65 |
| S & T OFFICE PRODUCTS | PK9183 | 12/05/2012 | COMMUNITY DEVELOPMENT | 101.45.3000.419.60010 | 52.54 |
| S & T OFFICE PRODUCTS | PK9826 | 12/05/2012 | COMMUNITY DEVELOPMENT | 101.45.3000.419.60010 | 18.30 |
| S & T OFFICE PRODUCTS | PL1056 | 12/05/2012 | COMMUNITY DEVELOPMENT | 101.45.3200.419.60010 | 26.97 |
| SAM'S CLUB | 11/23/12 771509040133 | 12/05/2012 | FIRE | 101.42.4200.423.60011 | 20.74 |
| SAM'S CLUB | 11/23/12 771509040133 | 12/05/2012 | FIRE | 101.42.4200.423.60018 | 297.81 |
| SHERWIN-WILLIAMS | 2463-3 | 12/05/2012 | GROVE | 101.44.6000.451.60012 | 34.71 |
| SPORTS TURF MANAGERS ASSOCIATION | 11/29/12 | 12/05/2012 | 2013 MEMBERSHIP RENEWAL INVOICE | 101.44.6000.451.50070 | 160.00 |
| SPRINT | 842488314-132 | 11/28/2012 | 842483314 | 101.41.1100.413.50020 | 50.07 |
| SPRINT | 842488314-132 | 11/28/2012 | 842483314 | 101.42.4000.421.50020 | 1,142.25 |
| SPRINT | 842488314-132 | 11/28/2012 | 842483314 | 101.42.4200.423.50020 | 606.39 |
| SPRINT | 842488314-132 | 11/28/2012 | 842483314 | 101.43.5000.441.50020 | 51.31 |
| SPRINT | 378740559-025 | 12/05/2012 | 378740559 | 101.43.5100.442.50020 | 48.09 |
| SPRINT | 842488314-132 | 11/28/2012 | 842483314 | 101.43.5100.442.50020 | 196.75 |
| SPRINT | 842488314-132 | 11/28/2012 | 842483314 | 101.43.5200.443.50020 | 261.40 |
| SPRINT | 842488314-132 | 11/28/2012 | 842483314 | 101.44.6000.451.50020 | 257.66 |
| SPRINT | 842488314-132 | 11/28/2012 | 842483314 | 101.45.3000.419.50020 | 71.64 |
| SPRINT | 842488314-132 | 11/28/2012 | 842483314 | 101.45.3300.419.50020 | 189.66 |
| ST CROIX RECREATION CO | 17555 | 11/28/2012 | PARKS | 101.44.6000.451.60065 | 4,439.11 |
| TIERNEY BROTHERS INC | 626708-1 | 11/28/2012 | DIANE EASTON | 101.42.4200.423.60018 | 1,608.15 |

| Vendor Name | Payable Number | Post Date | Description (Item) | Account Number | Amount |
|---|------------------------|------------|--|-----------------------|-------------------|
| TRACTOR SUPPLY CREDIT PLAN | 11/30/12 | 12/05/2012 | STREETS/FIRE | 101.42.4200.423.60065 | 228.71 |
| U OF M - EXTENSION REGISTRATION | 11/14/12 | 11/28/2012 | REGISTRATION | 101.44.6000.451.50080 | 35.00 |
| UNIFORMS UNLIMITED | 141984 | 12/05/2012 | POLICE | 101.42.4000.421.60045 | 21.35 |
| UNIFORMS UNLIMITED | 141987 | 12/05/2012 | POLICE | 101.42.4000.421.60045 | 159.97 |
| UNIFORMS UNLIMITED | 142268 | 12/05/2012 | POLICE | 101.42.4000.421.60045 | 39.00 |
| UNITED WAY | INV0015696 | 11/30/2012 | UNITED WAY | 101.203.2031300 | 160.00 |
| UNIVERSITY NATIONAL BANK | INV0015685 | 11/30/2012 | STEVE HER FILE #62-CV-07-3401 | 101.203.2031900 | 526.94 |
| URBAN LAND INSTITUTE | 1473469 | 11/28/2012 | ASSOC PUBLIC DUES | 101.45.3000.419.50070 | 225.00 |
| US BANK | 12/1/12 | 12/01/2012 | DECEMBER 1, 2012 DCC WIRE PMT | 101.42.4000.421.70530 | 6,379.17 |
| VANDERHEYDEN LAW OFFICE, P.A. | INV0015649 | 11/30/2012 | BRIAN HENDEL FILE #62-CV-08-11330 | 101.203.2031900 | 369.15 |
| WAL-MART BUSINESS | 10/22/12 6032202530257 | 12/05/2012 | POLICE | 101.42.4000.421.60065 | 99.44 |
| WAL-MART BUSINESS | 004395 | 12/05/2012 | 6032202530257113 | 101.42.4000.421.60065 | 249.37 |
| XCEL ENERGY | 11/8/12 51-4779167-3 | 11/28/2012 | 51-4779167-3 | 101.44.6000.451.40010 | 157.68 |
| XCEL ENERGY | 11/8/12 51-4779167-3 | 11/28/2012 | 51-4779167-3 | 101.44.6000.451.40020 | 1,193.49 |
| Fund: 101 - GENERAL FUND | | | | | 289,587.45 |
| RIVER HEIGHTS CHAMBER OF COMMERCE | 3159 | 12/05/2012 | ADMIN SVC NOV 2012 | 201.44.1600.465.30700 | 1,666.65 |
| RIVER HEIGHTS CHAMBER OF COMMERCE | 3160 | 12/05/2012 | ADMIN SVC DEC 2012 | 201.44.1600.465.30700 | 1,666.65 |
| RIVER HEIGHTS CHAMBER OF COMMERCE | 3159 | 12/05/2012 | ADMIN SVC NOV 2012 | 201.44.1600.465.40065 | 200.00 |
| RIVER HEIGHTS CHAMBER OF COMMERCE | 3160 | 12/05/2012 | ADMIN SVC DEC 2012 | 201.44.1600.465.40065 | 200.00 |
| ST PAUL ARENA COMPANY, LLC | SPAC0000717 | 11/28/2012 | OCT-DEC ONLINE ADVERTISING | 201.44.1600.465.50025 | 150.00 |
| TWIN CITIES TOURISM ATTRACTIONS ASSOCIATION | 11/23/12 | 11/28/2012 | TCTAA HOLIDAY BREAKFAST | 201.44.1600.465.50075 | 15.00 |
| Fund: 201 - C.V.B. FUND | | | | | 3,898.30 |
| FIRST IMPRESSION GROUP, THE | 50819-20 | 12/04/2012 | POSTAGE FOR WINTER PARK AND REC BROCHURE | 204.44.6100.452.50035 | 1,087.50 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 204.44.6100.452.20620 | 72.87 |
| OFFICEMAX INC | 487985 | 11/28/2012 | AQUATIC CENTER | 204.44.6100.452.60010 | 57.69 |
| SPRINT | 842488314-132 | 11/28/2012 | 842483314 | 204.44.6100.452.50020 | 141.49 |
| TAHO SPORTSWEAR | 12TF2319 | 12/05/2012 | PARK & REC | 204.44.6100.452.60045 | 649.44 |
| Fund: 204 - RECREATION FUND | | | | | 2,008.99 |
| ACE PAINT & HARDWARE | 514001-5 | 12/05/2012 | 501126 | 205.44.6200.453.60016 | 11.72 |
| ACE PAINT & HARDWARE | 514001-5 | 12/05/2012 | 501126 | 205.44.6200.453.60016 | 11.73 |
| AMY OVERTURF | PR 11/30/12 | 11/30/2012 | PR 11/30/12 | 205.44.6200.453.10300 | 25.94 |
| APEC | 118166 | 12/05/2012 | VMCC | 205.44.6200.453.60016 | 346.70 |
| BUDGET SIGN AND GRAPHICS | 54347 | 11/28/2012 | GROVE GROUP CYCLING CLASSES | 205.44.6200.453.50030 | 102.60 |
| COMMON SENSE BUILDING SERVICES, INC. | 30188 | 11/28/2012 | MONTHLY CONTRACT | 205.44.6200.453.40040 | 7,233.14 |
| DAKOTA GLASS & GLAZING INC | 11/21/12 | 12/05/2012 | AMY CRARY | 205.44.6200.453.80200 | 730.00 |
| ELIFEGUARD, INC. | 39127 | 12/05/2012 | MAMBO | 205.44.6200.453.60065 | 224.13 |
| E-Z SHARP | 156726 | 11/20/2012 | VMCC | 205.44.6200.453.60040 | 429.78 |
| FIRST IMPRESSION GROUP, THE | 50819-20 | 12/04/2012 | POSTAGE FOR WINTER PARK AND REC BROCHURE | 205.44.6200.453.50035 | 1,087.50 |
| GARTNER REFRIGERATION & MFG, INC | 40902 | 12/05/2012 | VMCC ARENA | 205.44.6200.453.40040 | 594.50 |
| GRAINGER | 9977776369 A | 11/28/2012 | COMMUNITY CNTR | 205.44.6200.453.60016 | 65.96 |
| GRAINGER | 9979106623 | 11/28/2012 | COMMUNITY CENTER | 205.44.6200.453.60016 | 31.87 |
| GRAINGER | 9977776369 | 11/16/2012 | COMMUNITY CNTR | 205.44.6200.453.60016 | (11.35) |
| GRAINGER | 9005148136 | 12/05/2012 | 806460150 | 205.44.6200.453.60016 | 112.03 |
| HILLYARD INC | 600485133 | 12/05/2012 | 274069 | 205.44.6200.453.60011 | 488.28 |
| HILLYARD INC | 600485133 | 12/05/2012 | 274069 | 205.44.6200.453.60011 | 488.28 |
| HUEBSCH SERVICES | 2981697 | 12/05/2012 | 92965 | 205.44.6200.453.40040 | 51.59 |
| HUEBSCH SERVICES | 2981697 | 12/05/2012 | 92965 | 205.44.6200.453.40040 | 207.27 |
| JPS ENTERTAINMENT | 11/20/12 | 11/28/2012 | DEPOSIT DJ SVC 12-31-12 | 205.44.6200.453.30700 | 100.00 |
| KRAMES STAYWELL, LLC | 6838655 | 11/28/2012 | 660452 | 205.44.6200.453.60018 | 64.79 |
| M & E ENGINEERING INC | 5963 | 11/28/2012 | INVER GROVE VENTILATION REVISION | 205.44.6200.453.80200 | 1,046.60 |
| MN DEPT OF HEALTH | 12/3/12 | 12/05/2012 | 2013 GROVE LICENSE | 205.44.6200.453.50070 | 983.50 |
| MN DEPT OF HEALTH | 12/3/12 | 12/05/2012 | 2013 GROVE LICENSE | 205.44.6200.453.50070 | 283.50 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 205.44.6200.453.20620 | 19.96 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 205.44.6200.453.20620 | 12.58 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 205.44.6200.453.20620 | 12.58 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 205.44.6200.453.20620 | 25.54 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 205.44.6200.453.20620 | 25.54 |
| MONEY MAILER OF THE TWIN CITIES | 7405 | 11/28/2012 | PARKS | 205.44.6200.453.50030 | 400.00 |
| NAC MECHANICAL & ELECTRICAL SERVICE | 86905 | 12/05/2012 | 8712-1 | 205.44.6200.453.40040 | 731.80 |
| NAC MECHANICAL & ELECTRICAL SERVICE | 86906 | 12/05/2012 | 8712-4 | 205.44.6200.453.40040 | 2,007.86 |
| NELLY QUESADA | 11/19/12 | 11/28/2012 | REFUND FOR CANCELLED ROOM 11-18 | 205.207.2070300 | 3.39 |
| NELLY QUESADA | 11/19/12 | 11/28/2012 | REFUND FOR CANCELLED ROOM 11-18 | 205.44.0000.3492500 | 47.61 |
| OFFICEMAX INC | 688221 | 12/05/2012 | 687054 | 205.44.6200.453.60040 | 44.84 |
| OFFICEMAX INC | 688299 | 12/05/2012 | 687054 | 205.44.6200.453.60040 | 44.84 |
| OFFICEMAX INC | 487985 | 11/28/2012 | AQUATIC CENTER | 205.44.6200.453.60065 | 18.56 |
| R & R SPECIALTIES OF WI, INC. | 0051122-IN | 12/05/2012 | IGHVET | 205.44.6200.453.40042 | 33.50 |
| ROACH, RICK | 11/28/12 | 12/05/2012 | MILEAGE JOHNSTONE SUPPLY | 205.44.6200.453.50065 | 17.76 |
| SPRINT | 842488314-132 | 11/28/2012 | 842483314 | 205.44.6200.453.50020 | 43.14 |
| SPRINT | 842488314-132 | 11/28/2012 | 842483314 | 205.44.6200.453.50020 | 93.20 |
| SPRINT | 842488314-132 | 11/28/2012 | 842483314 | 205.44.6200.453.50020 | 21.57 |
| SPRINT | 842488314-132 | 11/28/2012 | 842483314 | 205.44.6200.453.50020 | 93.20 |
| TAHO SPORTSWEAR | 12TF2401 | 12/05/2012 | PARK & REC | 205.44.6200.453.60065 | 55.00 |
| Fund: 205 - COMMUNITY CENTER | | | | | 18,462.53 |

| Vendor Name | Payable Number | Post Date | Description (Item) | Account Number | Amount |
|---|-----------------------|------------|--|-----------------------|---------------------|
| DCA TITLE WEST ST. PAUL | 6671 CONCORD BLVD. E | 12/04/2012 | BICH-LIEU T. TRIEU | 290.45.3000.419.80100 | 136,404.14 |
| DCA TITLE WEST ST. PAUL | 6685 CONCORD BLVD. E. | 12/04/2012 | DAN & GRACE TREU PROPERTY | 290.45.3000.419.80100 | 115,906.18 |
| PIONEER PRESS | 1012492124 | 11/28/2012 | 0071135277 | 290.45.3000.419.50025 | 457.00 |
| Fund: 290 - EDA | | | | | 252,767.32 |
| EHLERS AND ASSOCIATES, INC. | 63500 | 12/05/2012 | FINANCIAL ADVISORY SERVICES | 350.57.9000.570.30150 | 1,000.00 |
| Fund: 350 - G.O. SEWER REVENUE 2007C | | | | | 1,000.00 |
| KENNEDY & GRAVEN | 10/31/12 | 12/05/2012 | CITY HALL CONSTRUCITON | 428.72.5900.728.30420 | 15,174.21 |
| Fund: 428 - 2008 IMPROVEMENT FUND | | | | | 15,174.21 |
| EMMONS & OLIVIER RESOURCES | 00095-0027-19 | 11/28/2012 | IGH REGIONAL BASIN CONST. IMPACTS OCT. | 429.72.5900.729.30300 | 76.50 |
| Fund: 429 - 2009 IMPROVEMENT FUND | | | | | 76.50 |
| ST CROIX RECREATION CO | 17555 | 11/28/2012 | PARKS | 431.73.5900.731.80300 | 4,439.00 |
| Fund: 431 - 2011 IMPROVEMENT FUND | | | | | 4,439.00 |
| EMMONS & OLIVIER RESOURCES | 00095-0027-19 | 11/28/2012 | IGH REGIONAL BASIN CONST. IMPACTS OCT. | 446.74.5900.746.30300 | 76.50 |
| Fund: 446 - NW AREA | | | | | 76.50 |
| BARR ENGINEERING COMPANY | 23190218.00-204 | 12/05/2012 | PINE BEND LANDFILL PERMITTING ASSISTANCE | 451.75.5900.751.30700 | 389.00 |
| BARR ENGINEERING COMPANY | 23190218.00-205 | 12/05/2012 | PINE BEND LANDFILL PERMITTING ASSISTANCE | 451.75.5900.751.30700 | 210.00 |
| BARR ENGINEERING COMPANY | 23190218.00-205 | 12/05/2012 | PINE BEND LANDFILL PERMITTING ASSISTANCE | 451.75.5900.751.30700 | 438.50 |
| BRAUN INTERTEC CORPORATION | 361992 | 11/28/2012 | 109213 | 451.75.5900.751.30700 | 966.50 |
| DECISION RESOURCES LTD | 11/28/12 | 11/28/2012 | BUSINESS SURVEY | 451.75.5900.751.30700 | 6,125.00 |
| Fund: 451 - HOST COMMUNITY FUND | | | | | 8,129.00 |
| IGH INVESTMENT, LLC | 11/21/12 | 11/28/2012 | PRIVATE DEVELOPMENT | 453.70.5900.703.80300 | 701,000.00 |
| IGH INVESTMENT, LLC | 11/21/12 A | 11/28/2012 | PRIVATE DEVELOPMENT | 453.70.5900.703.80300 | 701,000.00 |
| LEVANDER, GILLEN & MILLER P.A. | 11/28/12 | 11/28/2012 | IGH INVESTMENT, LLC | 453.70.5900.703.80300 | 701,000.00 |
| Fund: 453 - SE QUADRANT TIF DIST 4-1 | | | | | 2,103,000.00 |
| 3M | 05002394 | 12/05/2012 | MAINT | 501.50.7100.512.60045 | 65.00 |
| ACE PAINT & HARDWARE | 513981-5 | 12/05/2012 | 501126 | 501.50.7100.512.60016 | 12.81 |
| BATTERIES PLUS | 030-569047 | 11/28/2012 | FIRE | 501.50.7100.512.60016 | 83.92 |
| BRY-AIR INC | 65060 | 12/05/2012 | POLICE | 501.50.7100.512.60016 | 831.52 |
| CARQUEST AUTO PARTS STORES | 1596-187253 | 12/05/2012 | 614420 | 501.50.7100.512.60016 | 16.14 |
| CITY OF BLOOMINGTON | 11/30/12 | 12/05/2012 | UTILITIES | 501.50.7100.512.30700 | 400.00 |
| DAKOTA AGGREGATES, LLC. | 6009448 | 12/05/2012 | POLICE | 501.50.7100.512.60016 | 1,284.72 |
| GOPHER STATE ONE-CALL | 54787 | 12/05/2012 | MN00435 | 501.50.7100.512.30700 | 385.70 |
| GRAYBAR | 963441205 | 12/05/2012 | STREETS | 501.50.7100.512.40040 | 62.75 |
| HD SUPPLY WATERWORKS LTD | 5803122 | 12/05/2012 | 099872 | 501.50.7100.512.60016 | 126.68 |
| HD SUPPLY WATERWORKS LTD | 5644940 | 11/28/2012 | IPERL | 501.50.7100.512.75500 | 1,006.93 |
| HD SUPPLY WATERWORKS LTD | 5740107 | 11/28/2012 | 099672 | 501.50.7100.512.75500 | 115.93 |
| HOME DEPOT CREDIT SERVICES | 4018043 | 11/28/2012 | FIRE | 501.50.7100.512.60016 | 11.99 |
| MAX STEININGER, INC. | 11/19/12 | 12/05/2012 | HYDRANT PERMIT REFUND | 501.207.2070300 | (35.52) |
| MAX STEININGER, INC. | 11/19/12 | 12/05/2012 | HYDRANT PERMIT REFUND | 501.50.0000.3813000 | (498.50) |
| MCGOUGH CONSTRUCTION | 12/2/12 | 12/05/2012 | DUPL PAYMENT 3 METERS & OVERPAYMENT TA | 501.50.0000.3814000 | 581.25 |
| MIDWEST TESTING | 2662 | 12/05/2012 | ENGINEERING | 501.50.7100.512.30700 | 1,640.00 |
| MIDWEST TESTING | 2669 | 12/05/2012 | UTILITIES | 501.50.7100.512.30700 | 1,600.00 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 501.50.7100.512.20620 | 52.37 |
| PINE BEND PAVING, INC. | 9111912 | 12/05/2012 | UTILITIES | 501.50.7100.512.40046 | 2,190.00 |
| SPRINT | 842488314-132 | 11/28/2012 | 842483314 | 501.50.7100.512.50020 | 260.41 |
| TKDA | 002012003345 | 11/28/2012 | ULITIITY | 501.50.7100.512.30700 | 2,723.04 |
| TKDA | 002012003377 | 12/05/2012 | 0014026.007 | 501.50.7100.512.30700 | 1,358.47 |
| TWIN CITY FILTER SERVICE INC | 0521895-IN | 11/28/2012 | WATER DEPT | 501.50.7100.512.40040 | 1,029.76 |
| VALLEY-RICH CO, INC | 18279 | 12/05/2012 | JOB #12699 | 501.50.7100.512.40046 | 3,589.78 |
| WATER CONSERVATION SERVICES INC | 3528 | 12/05/2012 | UTILITIES | 501.50.7100.512.30700 | 242.95 |
| XCEL ENERGY | 346234642 | 12/05/2012 | 51-6098709-7 | 501.50.7100.512.40010 | 634.15 |
| XCEL ENERGY | 346234642 | 12/05/2012 | 51-6098709-7 | 501.50.7100.512.40020 | 18,701.64 |
| Fund: 501 - WATER UTILITY FUND | | | | | 38,473.89 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 502.51.7200.514.20620 | 36.98 |
| TOTAL CONSTRUCTION & EQUIP. | 55653 | 12/05/2012 | CIT001 | 502.51.7200.514.40042 | 2,381.72 |
| VIKING INDUSTRIAL CENTER | 311657 | 11/28/2012 | 101357 | 502.51.7200.514.60016 | 96.19 |
| VIKING INDUSTRIAL CENTER | 311657-A | 11/28/2012 | FIRE | 502.51.7200.514.60016 | 211.61 |
| XCEL ENERGY | 346234642 | 12/05/2012 | 51-6098709-7 | 502.51.7200.514.40020 | 1,012.98 |
| Fund: 502 - SEWER UTILITY FUND | | | | | 3,739.48 |
| 3M | 05002394 | 12/05/2012 | MAINT | 503.52.8600.527.60065 | 100.00 |
| ARTHUR J GALLAGHER RISK | 656607 | 12/05/2012 | CITINVGR | 503.52.8500.526.50014 | 1,088.00 |
| CHECKPOINT SYSTEMS INC | 901935685 | 11/28/2012 | 64035 | 503.52.8500.526.50055 | 250.00 |
| CHECKPOINT SYSTEMS INC | 901959227 | 12/05/2012 | 64035 | 503.52.8500.526.50055 | 203.38 |
| DEX MEDIA EAST | 11/20/12 110360619 | 12/05/2012 | GOLF COURSE | 503.52.8500.526.50025 | 73.25 |
| DRAFT TECHNOLOGIES | 11211202J | 12/05/2012 | GOLF COURSE | 503.52.8300.524.40042 | 40.00 |
| G & K SERVICES | 1182233989 | 11/28/2012 | GOLF COURSE | 503.52.8600.527.60045 | 99.45 |
| G & K SERVICES | 1182245050 | 12/05/2012 | GOLF COURSE | 503.52.8600.527.60045 | 99.45 |
| MN GOLF ASSOCIATION, INC. | 45-0413-02 A | 11/28/2012 | CHU LEONARD | 503.52.8000.521.70250 | 22.00 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 503.52.8000.521.20620 | 23.86 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 503.52.8500.526.20620 | 23.87 |

| Vendor Name | Payable Number | Post Date | Description (Item) | Account Number | Amount |
|----------------------|----------------|------------|--------------------|-----------------------|--------|
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 503.52.8600.527.20620 | 44.97 |
| US FOODSERVICE | 5986320 | 11/07/2012 | 03805983 | 503.52.8300.524.60065 | 2.92 |
| US FOODSERVICE | CM0000350 | 10/31/2012 | 03805983 | 503.52.8300.524.60065 | (2.92) |
| US FOODSERVICE | 3897834 | 12/05/2012 | GOLF CLUB | 503.52.8300.524.60065 | 135.75 |

Fund: 503 - INVER WOOD GOLF COURSE **2,203.98**

| | | | | | |
|----------------------|---------------|------------|----------------|-----------------------|------|
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 602.00.2100.415.20620 | 2.17 |
|----------------------|---------------|------------|----------------|-----------------------|------|

Fund: 602 - RISK MANAGEMENT **2.17**

| | | | | | |
|--------------------------------------|----------------------|------------|--------------------------------|-----------------------|------------|
| 3M | 05002394 | 12/05/2012 | MAINT | 603.00.5300.444.60045 | 200.00 |
| ABM EQUIPMENT & SUPPLY | 112835-00 | 12/05/2012 | CENTRAL EQUIPMENT | 603.00.5300.444.80800 | 239,506.88 |
| ARAMARK UNIFORM SERVICES | 629-7631406 | 12/05/2012 | PUBLIC WORKS | 603.00.5300.444.40065 | 68.12 |
| ARAMARK UNIFORM SERVICES | 629-7631406 | 12/05/2012 | PUBLIC WORKS | 603.00.5300.444.60045 | 196.33 |
| CARQUEST OF MSP-ROSEMOUNT | 1596-186889 | 11/28/2012 | STREETS | 603.00.5300.444.40041 | (5.71) |
| CARQUEST OF MSP-ROSEMOUNT | 1596-186953 | 11/28/2012 | STREETS | 603.00.5300.444.40041 | 89.94 |
| CARQUEST OF MSP-ROSEMOUNT | 1596-187287 | 12/05/2012 | 614420 | 603.00.5300.444.40041 | 388.61 |
| CARQUEST OF MSP-ROSEMOUNT | 1596-187327 | 12/05/2012 | 614420 | 603.00.5300.444.40041 | 324.09 |
| CARQUEST OF MSP-ROSEMOUNT | CM0000364 | 12/05/2012 | 614420 | 603.00.5300.444.40041 | (168.86) |
| CARQUEST OF MSP-ROSEMOUNT | 1596-187164 | 12/05/2012 | 614420 | 603.00.5300.444.60012 | 26.64 |
| CARQUEST OF MSP-ROSEMOUNT | 1596-187246 | 12/05/2012 | 614420 | 603.00.5300.444.60012 | 45.69 |
| CARQUEST OF MSP-ROSEMOUNT | 1596-187345 | 12/05/2012 | 614420 | 603.00.5300.444.60012 | 19.65 |
| CARQUEST OF MSP-ROSEMOUNT | 1596-187164 | 12/05/2012 | 614420 | 603.140.1450050 | 16.44 |
| CARQUEST OF MSP-ROSEMOUNT | 1596-187406 | 12/05/2012 | 614420 | 603.140.1450050 | 32.56 |
| COMMON SENSE BUILDING SERVICES, INC. | 30188 | 11/28/2012 | MONTHLY CONTRACT | 603.00.5300.444.40040 | 292.58 |
| ELECTRIC FIRE & SECURITY | 81998 | 11/28/2012 | PUBLIC WORKS | 603.00.5300.444.40040 | 318.49 |
| EMERGENCY AUTOMOTIVE TECHNOLOGIES | AW092712-5 | 12/05/2012 | STREETS | 603.00.5300.444.40041 | 1,654.91 |
| EMERGENCY AUTOMOTIVE TECHNOLOGIES | AW112712-8 | 12/05/2012 | STREETS | 603.00.5300.444.40041 | 17.63 |
| INVER GROVE FORD | 5100893 | 12/05/2012 | BARRY | 603.00.5300.444.40041 | 97.33 |
| INVER GROVE FORD | 5101066 | 12/05/2012 | BARRY | 603.00.5300.444.40041 | 74.54 |
| KIMBALL MIDWEST | 2706103 | 11/28/2012 | RICK | 603.00.5300.444.60012 | 202.91 |
| KIMBALL MIDWEST | 2706103 | 11/28/2012 | RICK | 603.140.1450050 | 218.56 |
| LARSON COMPANIES | F-223200049 | 11/28/2012 | BARRY | 603.140.1450050 | 298.64 |
| M. H. CONSTRUCTION LLC | 765 | 12/05/2012 | UTILITIES | 603.00.5300.444.40040 | 450.00 |
| MACQUEEN EQUIPMENT INC | S-13022 | 12/05/2012 | STREETS | 603.00.5300.444.40041 | 3,581.89 |
| METRO JANITORIAL SUPPLY INC | 11011818 | 12/05/2012 | PUBLIC WORKS | 603.00.5300.444.60012 | 2,261.16 |
| MIN DEPT OF REVENUE | 11/26/12 | 11/26/2012 | OCT 2012 PETROLEUM TAX PAYMENT | 603.00.5300.444.60021 | 247.67 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 603.00.5300.444.20620 | 21.10 |
| MTI DISTRIBUTING CO | 881150-00 | 11/28/2012 | MAINT SHOP | 603.00.5300.444.40041 | 254.15 |
| MTI DISTRIBUTING CO | 881511-00 | 11/28/2012 | MAINT. | 603.00.5300.444.40041 | 83.03 |
| POMP'S TIRE SERVICE, INC. | WORK ORDER 450003302 | 12/05/2012 | STREETS | 603.00.5300.444.40041 | 291.17 |
| POMP'S TIRE SERVICE, INC. | 11/28/12 | 12/05/2012 | PUBLIC WORKS | 603.00.5300.444.40041 | 720.35 |
| SPRINT | 842488314-132 | 11/28/2012 | 842483314 | 603.00.5300.444.50020 | 104.23 |
| TRACTOR SUPPLY CREDIT PLAN | 11/26/12 | 12/05/2012 | SHOP | 603.00.5300.444.60012 | 34.24 |

Fund: 603 - CENTRAL EQUIPMENT **251,964.96**

| | | | | | |
|-----------------------|------------------------|------------|-------------------|-----------------------|--------|
| JACKSON HIRSH INC | 0847882 | 12/05/2012 | 8803159 | 604.00.2200.416.60010 | 105.91 |
| OFFICEMAX INC | 487985 | 11/28/2012 | AQUATIC CENTER | 604.00.2200.416.60010 | 88.55 |
| OFFICEMAX INC | 688221 | 12/05/2012 | 687054 | 604.00.2200.416.60010 | 9.50 |
| S & T OFFICE PRODUCTS | PK9184 | 12/05/2012 | RECREATION | 604.00.2200.416.60005 | 147.66 |
| S & T OFFICE PRODUCTS | PL2539 | 12/05/2012 | CENTRAL STORES | 604.00.2200.416.60005 | 221.49 |
| S & T OFFICE PRODUCTS | PL7675 | 12/05/2012 | POLICE | 604.00.2200.416.60005 | 295.32 |
| S & T OFFICE PRODUCTS | PK5582 | 12/05/2012 | CENTRAL STORES | 604.00.2200.416.60010 | 17.85 |
| S & T OFFICE PRODUCTS | PL1058 | 12/05/2012 | CENTRAL STORES | 604.00.2200.416.60010 | 27.00 |
| S & T OFFICE PRODUCTS | PK9184 | 12/05/2012 | RECREATION | 604.00.2200.416.60010 | 23.25 |
| S & T OFFICE PRODUCTS | PK5582 A | 10/12/2012 | CENTRAL STORES | 604.00.2200.416.60010 | (9.00) |
| S & T OFFICE PRODUCTS | PL1059 | 12/05/2012 | CENTRAL STORES | 604.00.2200.416.60010 | 8.29 |
| S & T OFFICE PRODUCTS | PL1773 | 12/05/2012 | CENTRAL STORES | 604.00.2200.416.60010 | 34.94 |
| S & T OFFICE PRODUCTS | PL1774 | 12/05/2012 | CENTRAL STORES | 604.00.2200.416.60010 | 23.83 |
| S & T OFFICE PRODUCTS | PL4023 | 12/05/2012 | CENTRAL STORES | 604.00.2200.416.60010 | 10.55 |
| S & T OFFICE PRODUCTS | PL4088 | 12/05/2012 | CENTRAL STORES | 604.00.2200.416.60010 | 4.23 |
| S & T OFFICE PRODUCTS | PK9823 | 12/05/2012 | POLICE | 604.00.2200.416.60010 | 38.26 |
| S & T OFFICE PRODUCTS | PL1754 | 12/05/2012 | POLICE | 604.00.2200.416.60010 | 99.35 |
| S & T OFFICE PRODUCTS | PL1755 | 12/05/2012 | 23.39 | 604.00.2200.416.60010 | 23.39 |
| S & T OFFICE PRODUCTS | PL4082 | 12/05/2012 | POLICE | 604.00.2200.416.60010 | 48.04 |
| S & T OFFICE PRODUCTS | PL8218 | 12/05/2012 | EQUIP MAINTENANCE | 604.00.2200.416.60010 | 24.56 |
| SAM'S CLUB | 11/23/12 7715090401334 | 12/05/2012 | FIRE | 604.00.2200.416.60010 | 3.72 |

Fund: 604 - CENTRAL STORES **1,246.69**

| Vendor Name | Payable Number | Post Date | Description (Item) | Account Number | Amount |
|---------------------------------------|-----------------|------------|--|-----------------------|---------------------|
| BETTS, BETH | 1053 | 11/28/2012 | WINTER PLANTS | 605.00.7500.460.30700 | 487.75 |
| COMMON SENSE BUILDING SERVICES, INC. | 30188 | 11/28/2012 | MONTHLY CONTRACT | 605.00.7500.460.40040 | 3,717.55 |
| HILLYARD INC | 600475932 | 12/05/2012 | 274069 | 605.00.7500.460.60011 | 176.34 |
| INTEGRA TELECOM | 10337079 | 12/05/2012 | 887115 | 605.00.7500.460.50020 | 1,029.29 |
| J.H. LARSON COMPANY | S100265191.001 | 12/05/2012 | 29039 | 605.00.7500.460.60065 | 67.91 |
| LONE OAK COMPANIES | 11/28/12 | 11/28/2012 | POSTAGE UTILITY BILLING | 605.00.7500.460.50035 | 1,343.66 |
| LONE OAK COMPANIES | 57441 | 12/05/2012 | NOVEMBER BILLING | 605.00.7500.460.50035 | 352.01 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 605.00.7500.460.20620 | 8.51 |
| SAM'S CLUB | 004149 | 12/05/2012 | 7715090063580633 | 605.00.7500.460.60011 | 49.31 |
| Fund: 605 - CITY FACILITIES | | | | | 7,232.33 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 606.00.1400.413.20620 | 20.36 |
| SPRINT | 842488314-132 | 11/28/2012 | 842483314 | 606.00.1400.413.50020 | 50.07 |
| US INTERNET | 1001210 | 12/05/2012 | SCRURANCE | 606.00.1400.413.30700 | 440.00 |
| Fund: 606 - TECHNOLOGY FUND | | | | | 510.43 |
| BARR ENGINEERING COMPANY | 23190218.00-204 | 12/05/2012 | PINE BEND LANDFILL PERMITTING ASSISTANCE | 702.229.2294000 | 150.00 |
| BARR ENGINEERING COMPANY | 23190218.00-204 | 12/05/2012 | PINE BEND LANDFILL PERMITTING ASSISTANCE | 702.229.2294000 | 5,184.73 |
| BARR ENGINEERING COMPANY | 23190218.00-204 | 12/05/2012 | PINE BEND LANDFILL PERMITTING ASSISTANCE | 702.229.2294000 | 737.50 |
| BARR ENGINEERING COMPANY | 23190218.00-205 | 12/05/2012 | PINE BEND LANDFILL PERMITTING ASSISTANCE | 702.229.2294000 | 3,167.53 |
| MAX STEININGER, INC. | 11/19/12 | 12/05/2012 | HYDRANT PERMIT REFUND | 702.229.2294300 | 1,000.00 |
| WADE SHORT | 11/26/12 | 11/28/2012 | ESCROW RELEASE SHORT PROPERTIES | 702.229.2283700 | 2,344.76 |
| Fund: 702 - ESCROW FUND | | | | | 12,584.52 |
| MN LIFE INSURANCE CO | DECEMBER 2012 | 12/05/2012 | POLICY 0027324 | 703.43.5500.446.20620 | 2.36 |
| Fund: 703 - LANDFILL ABATEMENT | | | | | 2.36 |
| Grand Total | | | | | 3,016,580.61 |

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider Pay Voucher No. 1 for City Project No. 2012-15 – Sediment Removal from Storm Water Basin at 79th Street and Blanchard Way

Meeting Date: December 10, 2012
 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 *SB*

- Fiscal/FTE Impact:
- None
 - Amount included in current budget
 - Budget amendment requested
 - FTE included in current complement
 - New FTE requested – N/A
 - Other: Storm Water Utility Fund, MPCA Grant

PURPOSE/ACTION REQUESTED

Consider Pay Voucher No. 1 for City Project No. 2012-15 – Sediment Removal from Storm Water Basin at 79th Street and Blanchard Way.

SUMMARY

The improvements were ordered as part of the 2012 Storm Sewer Maintenance Program. The contract was awarded in the amount of \$128,643.00 to Dahn Construction on September 10, 2012 for City Project No. 2012-15 – Sediment Removal from Storm Water Basin at 79th Street and Blanchard Way.

The contractor has completed the work through November 30, 2012 in accordance with the contract plans and specifications. A 5% retainage will be maintained until the project is completed.

I recommend approval of Pay Voucher No. 1 for City Project No. 2012-15 – Sediment Removal from Storm Water Basin at 79th Street and Blanchard Way.

TJK/kf
 Attachment: Pay Voucher No. 1

CONSTRUCTION PAYMENT VOUCHER

ESTIMATE NO: One (1)
DATE: December 10, 2012
PERIOD ENDING: November 30, 2012
CONTRACT: 2012 Storm Sewer Maintenance Program
PROJECT NO: 2012-15 Sediment Removal from Basin at 79th Street and Blanchard Way

TO: Dahn Construction Company
13135 Doyle Path
Rosemount, MN 55068

Original Contract Amount..... \$128,643.00
Total Addition..... \$0.00
Total Deduction..... \$0.00
Total Contract Amount..... \$128,643.00
Total Value of Work to Date..... \$117,732.80
Less Retained (5%) \$5,886.64
Less Previous Payment \$0.00
Total Approved for Payment this Voucher..... \$111,846.16
Total Payments including this Voucher \$111,846.16

Approvals:

Pursuant to our field observation, I hereby recommend for payment the above-stated amount for work performed through November 30, 2012.

Signed by: Thomas J. Kaldunski, City Engineer
December 10, 2012

Signed by: Dahn Construction Company
Date

Signed by: George Tourville, Mayor
December 10, 2012

PAY VOUCHER NO. 1

CITY PROJECT NO. 2012-15

SEDIMENT REMOVAL FROM STORM WATER BASIN AT 79TH STREET AND BLANCHARD WAY

| Item No. | MN/Dot No. | Base Bid | Unit | Original Bid | | Change Order No. 1 Adjusted Quantities | | | Quantity to Date | Cost to Date |
|----------|------------|---|------|-------------------|--------------|--|----------------------|----------------|----------------------|----------------------|
| | | | | Original Est. Qty | Unit Price | Bid Price | Adjusted Qty. | Adjusted Price | | |
| 1 | 2021.501 | MOBILIZATION | LS | 1.00 | \$ 4,900.00 | \$ 4,900.00 | 1.00 | \$ 4,900.00 | 1.00 | \$ 4,900.00 |
| 2 | 2101.501 | CLEARING | ACRE | 0.50 | \$ 11,000.00 | \$ 5,500.00 | 0.50 | \$ 5,500.00 | 0.50 | \$ 5,500.00 |
| 3 | 2101.506 | GRUBBING | ACRE | 0.50 | \$ 11,000.00 | \$ 5,500.00 | 0.50 | \$ 5,500.00 | 0.50 | \$ 5,500.00 |
| 4 | 2104.601 | REMOVE EXISTING 15" RC APRON | EA | 1.00 | \$ 600.00 | \$ 600.00 | 1.00 | \$ 600.00 | 1.00 | \$ 600.00 |
| 5 | 2105.501 | COMMON EXCAVATION (P) | CY | 500.00 | \$ 13.50 | \$ 6,750.00 | 100.00 | \$ 1,350.00 | 100.00 | \$ 1,350.00 |
| 6 | 2105.501 | EXCAVATE, HAUL, AND DISPOSE OF CONTAMINATED MATERIAL (EV) | CY | 2150.00 | \$ 36.00 | \$ 77,400.00 | 2150.00 | \$ 77,400.00 | 2150.00 | \$ 77,400.00 |
| 7 | 2105.526 | SELECT TOPSOIL BORROW (LV) | CY | 100 | \$ 13.00 | \$ 1,300.00 | 100 | \$ 1,300.00 | 84.00 | \$ 1,092.00 |
| 8 | 2123.610 | STREET SWEEPER WITH PICKUP BROOM | HR | 20 | \$ 130.00 | \$ 2,600.00 | 20 | \$ 2,600.00 | 8.00 | \$ 1,040.00 |
| 9 | 2211.501 | AGGREGATE BASE CLASS 5 | TON | 100 | \$ 23.00 | \$ 2,300.00 | 100 | \$ 2,300.00 | 100.00 | \$ 2,300.00 |
| 10 | 2106.502 | CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020 | EA | 2 | \$ 3,300.00 | \$ 6,600.00 | 2 | \$ 6,600.00 | 2.00 | \$ 6,600.00 |
| 11 | 2501.602 | 15" RC PIPE APRON | EA | 1 | \$ 740.00 | \$ 740.00 | 1 | \$ 740.00 | 1.00 | \$ 740.00 |
| 12 | 2503.541 | 15" RC PIPE SEWER DESIGN 3006 CLASS III | LF | 106 | \$ 45.00 | \$ 4,770.00 | 65 | \$ 2,925.00 | 65.00 | \$ 2,925.00 |
| 13 | 2506.602 | CONNECT TO EXISTING STORM SEWER | EA | 1 | \$ 1,300.00 | \$ 1,300.00 | 1 | \$ 1,300.00 | 1.00 | \$ 1,300.00 |
| 14 | 2511.501 | RANDOM RIPRAP - CLASS IV | CY | 35 | \$ 63.00 | \$ 2,205.00 | 49 | \$ 3,087.00 | 63.00 | \$ 3,969.00 |
| 15 | 2573.530 | STORM DRAIN INLET PROTECTION | EA | 4 | \$ 110.00 | \$ 440.00 | 4 | \$ 440.00 | 2.00 | \$ 220.00 |
| 16 | 2573.540 | FILTER LOG, TYPE COMPOST | LF | 1000.00 | \$ 3.30 | \$ 3,300.00 | 200.00 | \$ 660.00 | 0.00 | \$ - |
| 17 | 2573.550 | EROSION CONTROL SUPERVISOR | EA | 1.00 | \$ 300.00 | \$ 300.00 | 1.00 | \$ 300.00 | 1.00 | \$ 300.00 |
| 18 | 2575.605 | NATIVE SEED MIX | LB | 65.00 | \$ 5.20 | \$ 338.00 | 75.00 | \$ 390.00 | 76.00 | \$ 395.20 |
| 19 | 2575.525 | EROSION STABILIZATION MAT | SY | 150.00 | \$ 4.50 | \$ 675.00 | 0.00 | \$ - | 0.00 | \$ - |
| 20 | 2575.604 | BLOWN COMPOST WITH NATIVE SEED MIX | SY | 150.00 | \$ 7.50 | \$ 1,125.00 | 0.00 | \$ - | 0.00 | \$ - |
| 21 | CO 1 | Salvage Existing 36" RCP | LF | 0.00 | \$ 85.00 | \$ - | 16.00 | \$ 1,360.00 | | \$ - |
| 22 | CO 1 | Connect to Existing Storm Sewer | EA | 0.00 | \$ 1,450.00 | \$ - | 1.00 | \$ 1,450.00 | | \$ - |
| 23 | CO 1 | Relay 36" RCP - Tied Joints | LF | 0.00 | \$ 62.00 | \$ - | 16.00 | \$ 992.00 | | \$ - |
| 24 | CO 1 | Relay F&I 36" RCP FES (no Trash Guard) | EA | 0.00 | \$ 340.00 | \$ - | 1.00 | \$ 340.00 | | \$ - |
| 25 | CO 1 | F&I 60" Diameter CB with R2561 Beehive | EA | 0.00 | \$ 5,100.00 | \$ - | 1.00 | \$ 5,100.00 | | \$ - |
| 26 | CO 1 | Credit for MH1 and MH2 Changes | LS | 0.00 | \$ (950.00) | \$ - | 1.00 | \$ (950.00) | 1.00 | \$ (950.00) |
| 27 | CO 1 | MINDOT Seed Mix 328 | LB | 0.00 | \$ 9.30 | \$ - | 50.00 | \$ 465.00 | 50.00 | \$ 465.00 |
| 28 | CO 1 | MINDOT Seed Mix 270 | LB | 0.00 | \$ 4.00 | \$ - | 26.00 | \$ 104.00 | 25.00 | \$ 100.00 |
| 29 | CO 1 | Flexterra Hydromulch | SY | 0.00 | \$ 1.40 | \$ - | 700.00 | \$ 980.00 | 564.00 | \$ 789.60 |
| 30 | CO 1 | Hydromulch | SY | 0.00 | \$ 0.70 | \$ - | 1300.00 | \$ 910.00 | 1710.00 | \$ 1,197.00 |
| | | | | | | Total: | \$ 128,643.00 | | \$ 128,643.00 | \$ 117,732.80 |

Note: Items 21-30 include added items and substitute items relating to site restoration.

| | |
|---------------------------|---------------|
| Original Contract Amount: | \$ 128,643.00 |
| Change Order No. 1: | \$ - |
| Current Contract Amount: | \$ 128,643.00 |

| | |
|----------------------------------|---------------|
| Contract Work Completed to Date: | \$ 117,732.80 |
| Retainage (5%): | \$ 5,886.64 |
| Previous Payments: | \$ - |
| Amount Due This Payment #1: | \$ 111,846.16 |

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Resolution Receiving Feasibility Report and Scheduling Public Hearings for City Project No. 2011-15 – Orchard Trail Storm Water Improvements

Meeting Date: December 10, 2012
 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

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: Storm Water Taxing District, City Contribution, Special Assessments |

PURPOSE/ACTION REQUESTED

Consider a resolution receiving the final feasibility report and scheduling a public hearing to consider ordering City Project No. 2011-15 – Orchard Trail Storm Water Improvements, as an improvement under MS 429, a resolution scheduling a public hearing for an ordinance establishing a special minor watershed management tax district designated as the Orchard Trail Subwatershed District, and a resolution scheduling a public hearing to consider ordering City project No. 2011-15 as a capital water management facility pursuant to MS 103B.245.

SUMMARY

The City of Inver Grove Heights is proposing to complete storm water facility improvements in the Orchard Trail Development. The planned improvements include pond excavation, rain garden construction and miscellaneous storm sewer improvements as outlined in the attached feasibility study. These improvements are needed to complete the required storm water facilities for the Orchard Trail Development following the default/foreclosure of the original developer.

The City has identified \$314,700 of storm water facilities that need to be completed. The City's financial consultant, Ehlers, has prepared a December 4, 2012 funding analysis to finance the project using a combination of MS 429 special assessments, a MS 103B Special Minor Watershed Management Special Taxing District levy and City contributions.

Public Works recommends approval of the resolutions.

TJK/kf

Attachments: Feasibility Report (includes the Ehlers Financial Plan)
 Resolutions

CITY OF INVER GROVE HEIGHTS

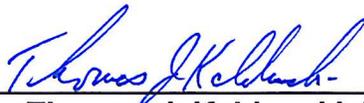
2012 IMPROVEMENT PROGRAM

CITY PROJECT 2011-15

ORCHARD TRAIL STORM WATER IMPROVEMENTS

FEASIBILITY REPORT

I hereby certify that this feasibility report was prepared by me or under my direct supervision and I am a duly Registered Engineer under the laws of the State of Minnesota.



Thomas J. Kaldunski, P.E.
Registration No. 16798

December 10, 2012

FEASIBILITY REPORT

2012 IMPROVEMENT PROGRAM INVER GROVE HEIGHTS, MINNESOTA

CITY PROJECT NO. 2011-15 ORCHARD TRAIL STORM WATER IMPROVEMENTS

DECEMBER 10, 2012

- LOCATION:** The plat of Orchard Trail – 86th Court East from Courthouse Boulevard Court East to cul-de-sac, April Court East from 86th Court East to cul-de-sac, and Applegate Way from 86th Court East to 86th Court East. The Orchard Trail Development is illustrated in Figure 1. It contains approximately 82.0 acres.
- IMPROVEMENTS:** Storm water improvements including pond dredging, slope grading, rain garden installation, erosion control, installation of several storm sewer drop structures and vegetation establishment.
- INITIATION:** This project was initiated by the City Council as a result of the default of the original developer of the Orchard Trail Development. The developer did not complete the required public improvements. On February 13, 2012 the Council ordered this report. The project would complete the storm water improvements to prevent issues related with storm water flooding and water quality degradation in the South Marcott Lakes Drainage Basin and the Northwest Drainage Basin.
- AFFECTED PARCELS:** Thirty two (32) single-family parcels, and Outlots A, C and D under common ownership. A listing of current owners is included in the report (Table 2).
- ISSUES:** The City and Manley Development Inc. entered into a Development Agreement on November 24, 2004 for the Orchard Trail Development. The developer was required under this agreement to construct certain public improvements in the plat. These improvements included streets, storm sewer, ponds, erosion control, and rain gardens.
- The developer retained the professional engineering services of Pioneer Engineering to complete the design of the Orchard Trail Development which resulted in the preparation of the construction plans dated July 6, 2004, revised January 5, 2006. The City is undertaking City Project No. 2011-15 to ensure that the storm water improvements presented in these documents are completed per the original design. These improvements are needed to meet the requirements that were in place at the time of the development approval, which included storm water quantity and quality management.
- Staff is recommending that all the incomplete developer improvements related to drainage and erosion control be installed.

EXISTING CONDITIONS: The Orchard Trail Development is contained in two watersheds of the City. These watersheds are the Northwest Drainage Basin and the South Marcott Lakes Drainage Basin. These watersheds are subject to the City Water Resources Management Plan. These watersheds are considered landlocked because there is no natural outlet to the Mississippi River. The City has adopted stringent regulations that provide safeguards within the watersheds. The Orchard Trail Development had a natural overland outlet in the northwest corner of the subdivision. It also had a natural overland outlet in the southeast corner of the development. The Orchard Trail storm water improvements have been designed to retain the runoff from a ten-day, 100-year snow melt on the site, with the use of an area immediately adjacent to the northwest overflow that is covered by an easement.

Figures 2 through 5 illustrate the storm water improvements that remain to be done in the Orchard Trail Development.

Flood Potential

The Orchard Trail Development has the potential to cause downstream flooding, on land outside of the development, because all of the storm water improvements have not been completed per the project design. This project also has the possibility of adversely affecting the water quality of downstream waters of the State without the necessary storm water improvements in place. The dredging of several ponds will provide sediment storage while preserving the flood storage volumes. The installation of the sediment basins and rain gardens will help reduce runoff rates to the design criteria by promoting infiltration of runoff. These basins will also protect water quality by capturing sediment.

The combination of erosion issues on the project, the uncompleted status of the storm water improvements (i.e. ponds and rain gardens), and the potential of downstream water quality impacts on the high quality Marcott Chain of Lakes has prompted the City to determine the feasibility of completing the construction of the planned storm water improvements. This is being undertaken to protect the health and safety of the public.

The proposed project will include the following improvements:

- Pond dredging on Outlot A (Ponds 3P and 4P) to meet the original approved design
- Construction of rain gardens on 86th Street, Applegate Way and April Court
- Repair of April Court ditch erosion
- Slope stabilization of the dredged material stockpile location
- Installation of 23,000 SF of rain gardens at 11 planned locations, and a review of two additional proposed rain gardens
- 10,000 LF of silt fence removal

- New erosion control measures as needed
- Installation of signs identifying storm water facilities
- Preparation of an as-built plan
- Storm sewer revisions

UTILITIES:

Some drainage infrastructure (in addition to that shown in the original plan) will be installed as part of this project. Storm sewer revisions will be made at the following locations: a drop structure and outlet apron will be built near station 7+00 on Applegate Way. A second drop structure will be built near Station 2+00 on Applegate Way. Manhole adjustments are required in miscellaneous locations.

RIGHT-OF-WAY:

The existing 60-foot right-of-way is adequate for construction of the proposed improvements along the road. Outlots are adequate for the proposed pond dredging and the proposed ditch and rain garden construction in most locations. Easements will need to be obtained in a few locations.

EASEMENTS:

The City will need to secure temporary construction easements in the following locations:

- 1) For placement of dredge material on Outlot A or on the slope of Lots 6 and 7, Block 1
- 2) For the proposed rain garden at Lot 8, Block 4
- 3) For the proposed rain garden and emergency overflow at Lot 6, Block 4
- 4) For clean-up of the concrete truck washout site on Lot 3, Block 4

PROJECT FUNDING:

The City has completed an analysis of several funding methods for this project. A special assessment benefit analysis was prepared by Metzen Appraisals. The opinion presented in the analysis is that only a portion of the total project cost could be specially assessed (up to \$4,200 per parcel).

The City also considered special tax levies under MS 444 and under MS 103B as additional sources of funding for this project. A funding analysis prepared by Ehlers & Associates is included in the Appendix of this report outlining the use of a special taxing district as allowed in Minnesota State Statutes. It is proposed to use a storm water special tax district, under MS 103B, to fund a portion of the improvement costs. The project is proposed to be funded using a special assessment, a storm water special taxing district levy and a City contribution.

The proposed funding package would consist of:

| | |
|---|------------------|
| MS 429 special assessment (\$3,000/parcel) | \$ 96,000 |
| MS 103B storm water special tax district levy | 139,000 |
| City contribution | <u>79,700</u> |
| | \$314,700 |

FEASIBILITY: The improvement project as proposed is necessary, and technically feasible. The project, and project elements, should be implemented as proposed in this study. The improvements, once completed, will be a benefit to the properties served.

SCHEDULE:

Council discusses draft feasibility report and authorizes the engineering, fiscal and legal consultant work necessary to complete a project funding analysisApril 23, 2012

Updated Funding Analysis by Ehlers & Assoc.December 10, 2012

Receive Feasibility Study and Schedule Public Hearings.....December 10, 2012

Information Meeting..... January 16, 2013

Public Hearings to Establish Special Taxing District, Order Project under MS 429 and MS 103B, Authorize Preparation of Final Plans January 28, 2013

Approve Plans and Specifications, Ad for Bid March 25, 2013

Open Bids May 6, 2013

Award Contracts..... May 13, 2013

Construction Summer 2013

FINANCING:

Estimated Costs (Refer to Table 1)

| | |
|--------------------------------------|------------------|
| Construction | \$233,900 |
| Construction Contingency | 23,400 |
| Engineering | 38,600 |
| Fiscal | 5,000 |
| Legal | 6,000 |
| Administration | 7,800 |
| Right-of-Way | 0 |
| Easements | Unknown |
| Excavation Cost | <u>0</u> |
| Total Estimated Project Cost: | \$314,700 |

The total project cost includes the following items at a percentage of the construction cost: 10% construction contingency, 16.5% engineering, 2.1% fiscal, 2.6% legal, 3.3% administrative, and no capitalized interest. Cost estimates prepared for this report assume that the material excavated as part of this project will be disposed of within the Orchard Trail development site.

**TABLE 1
ORCHARD TRAIL IMPROVEMENTS
ENGINEER'S ESTIMATE**

SCHEDULE A: PUBLIC IMPROVEMENTS

| Item No. | Item Description | Amount |
|----------|---|---------------|
| 1 | Grading, drainage, erosion control and street grading and drainage (includes 86 th Street cul-de-sac sediment basin and April Court ditch erosion) | \$ 20,000.00 |
| 2 | Storm sewer and storm water ponds (including 550 LF of 50 ft. slope stabilization, issues at pond skimmer, rip rap at FES by wetland and 3 sediment basins to be filled and restored), dredge pond 3P to final bottom elevation of 904, dredge pond 4P to final bottom elevation of 902 | \$ 50,000.00 |
| 3 | Infiltration features for specific lots (23,000 SF, 10 locations of rain gardens) per Storm Water Facilities Agreement and sample of 2009 bids | \$ 138,000.00 |
| 4 | Construction debris cleanup | \$ 5,000.00 |
| 5 | Silt fence removal (10,000 LF) | \$ 10,000.00 |
| 6 | Clean up concrete truck wash basin | \$ 1,000.00 |
| 7 | Misc. bituminous base course patching (125 SY) | \$ 2,500.00 |
| 8 | Saw cut bituminous base course patching (300 LF) | \$ 600.00 |
| 9 | Provide certified electronic asbuilt grading plan per Developer's Agreement (8.6 item 10) | \$ 6,000.00 |
| 10 | Posts and signs on conservation easement/lot corners | \$ 800.00 |

TOTAL PUBLIC IMPROVEMENTS CONSTRUCTION COST: \$ 233,900.00

10% CONSTRUCTION CONTINGENCY: \$ 23,400.00

24.5% LEAF: \$ 57,400.00

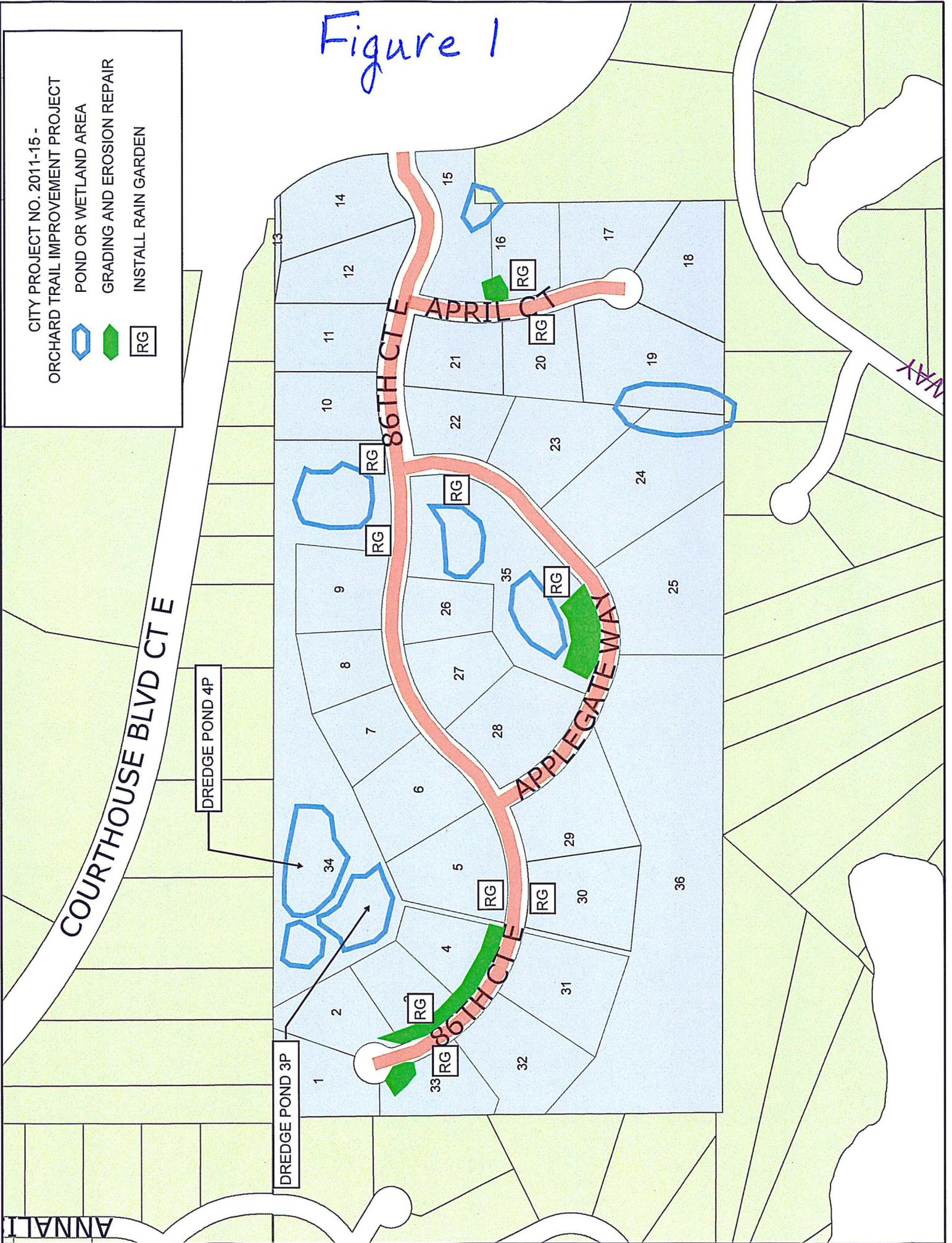
TOTAL PUBLIC IMPROVEMENTS PROJECT COST: \$ 314,700.00

TABLE 2

CITY PROJECT NO. 2011-15 ORCHARD TRAIL STORM WATER IMPROVEMENTS - AFFECTED PARCELS

| MAP NO. | TAXPIN | PID NO. | OWNER NAME | OWNER ADDRESS | OWNER CITY, STATE | OWNER ZIP |
|---------|--------------|--------------|--|-------------------------|------------------------|-----------|
| 1 | 205505004001 | 205505001040 | PETER & DEANN WAGNER | 1532 86TH CT E | INVER GROVE HEIGHTS MN | 55077 |
| 2 | 205505005001 | 205505001050 | GEOFFREY & LINA SMITH | 1541 86TH CT E | INVER GROVE HEIGHTS MN | 55077 |
| 3 | 205505006001 | 205505001060 | MICHAEL PURDY | 1312 KASSON DR | SOUTH ST PAUL MN | 55075 |
| 4 | 205505007001 | 205505001070 | MIHM CUSTOM HOMES INC. | 842 IVY LANE | EAGAN, MN | 55123 |
| 5 | 205505001002 | 205505002010 | MIHM CUSTOM HOMES INC. | 842 IVY LANE | EAGAN, MN | 55123 |
| 6 | 205505002002 | 205505002020 | MIHM CUSTOM HOMES INC. | 842 IVY LANE | EAGAN, MN | 55123 |
| 7 | 205505003002 | 205505002030 | JOSEPH & MICHELLE HEINSCH | 7260 BRITTANY LN | INVER GROVE HEIGHTS MN | 55076 |
| 8 | 205505004002 | 205505002040 | MIHM CUSTOM HOMES INC. | 842 IVY LANE | EAGAN, MN | 55123 |
| 9 | 205505005002 | 205505002050 | RICHARD BRAUN | 2471 ANGELL RD | SUNFISH LAKE, MN | 55118 |
| 10 | 205505001003 | 205505003010 | CHRIS ANDREWS | 1889 86TH CT E | INVER GROVE HEIGHTS MN | 55077 |
| 11 | 205505002003 | 205505003020 | EDWARD & AMY JUERS | 1925 86TH CT E | INVER GROVE HEIGHTS MN | 55077 |
| 12 | 205505003003 | 205505003030 | CHAD & LANE ELLINGSON | 1967 86TH CT E | INVER GROVE HEIGHTS MN | 55077 |
| 13 | 205505002000 | 205505003040 | ELOISA ECHAVEZ | 2019 86TH CT E | INVER GROVE HEIGHTS MN | 55077 |
| 14 | 205505004003 | 205505004010 | CASEY & SARA M MARTIN | 8618 APRIL CT | INVER GROVE HEIGHTS MN | 55077 |
| 15 | 205505001004 | 205505004020 | GREGORY & LISA LAFRANCE | 8646 APRIL CT | INVER GROVE HEIGHTS MN | 55077 |
| 16 | 205505002004 | 205505004030 | BENJAMIN & CHRISTY RILEY | 8672 APRIL CT | INVER GROVE HEIGHTS MN | 55077 |
| 17 | 205505003004 | 205505004040 | DONAVAN & ANN NEUMANN | 8690 APRIL CT | INVER GROVE HEIGHTS MN | 55077 |
| 18 | 205505004004 | 205505004050 | MARSHALL & ILSLEY TRUST CO & JANELLE FOX | 111 E KILBOURNE STE 200 | MILWAUKEE WI | 53202 |
| 19 | 205505005004 | 205505004060 | JEFFREY & SHANNON SOULE | 8649 APRIL CT | INVER GROVE HEIGHTS MN | 55077 |
| 20 | 205505006004 | 205505004070 | AUSTYN & ERIN KRYZER | 1924 86TH CT E | INVER GROVE HEIGHTS MN | 55077 |
| 21 | 205505007004 | 205505004080 | DANIEL & RACHEL MELLING | 1884 86TH CT E | INVER GROVE HEIGHTS MN | 55077 |
| 22 | 205505008004 | 205505004090 | PETER & VANESSA BONFE | 8626 APPELGATE WAY | INVER GROVE HEIGHTS MN | 55077 |
| 23 | 205505009004 | 205505004100 | JASON & CATHERINE SKAGEN | 8640 APPELGATE WAY | INVER GROVE HEIGHTS MN | 55077 |
| 24 | 205505010004 | 205505004110 | MIKKO & ELIZABETH NIEMIOJA | 8658 APPELGATE WAY | INVER GROVE HEIGHTS MN | 55077 |
| 25 | 205505011004 | 205505005010 | MANLEY BROTHERS CONST INC | 14815 ENERGY WAY | APPLE VALLEY MN | 55124 |
| 26 | 205505001005 | 205505005020 | CURTIS & ROBIN LORANG | PO BOX 2582 | INVER GROVE HEIGHTS MN | 55076 |
| 27 | 205505002005 | 205505005030 | JAMES & REBECCA MARTIN | 8691 APPELGATE WAY | INVER GROVE HEIGHTS MN | 55077 |
| 28 | 205505003005 | 205505006010 | JAMES & PATRICIA KOLBO | 3659 WINDTREE CIRCLE | EAGAN, MN | 55123 |
| 29 | 205505001006 | 205505006020 | KEVIN & KERRI L KLEMZ | 1632 86TH CT E | INVER GROVE HEIGHTS MN | 55077 |
| 30 | 205505002006 | 205505001010 | JAMES KREITZ & ANNE ROGERS | 1604 E 86TH CT | INVER GROVE HEIGHTS MN | 55077 |
| 31 | 205505001001 | 205505001020 | MIHM CUSTOM HOMES INC. | 842 IVY LANE | EAGAN, MN | 55123 |
| 32 | 205505002001 | 205505001030 | JAMES & KRISTAL LUHRS | 4926 BISSET LANE | INVER GROVE HEIGHTS MN | 55076 |
| 33 | 205505003001 | | Shared Common Area | | | |
| 34 | | | Shared Common Area | | | |
| 35 | | | Shared Common Area | | | |

Figure 1



CITY PROJECT NO. 2011-15 -
ORCHARD TRAIL IMPROVEMENT PROJECT

-  POND OR WETLAND AREA
-  GRADING AND EROSION REPAIR
-  INSTALL RAIN GARDEN

COURTHOUSE BLVD CT E

DREDGE POND 4P

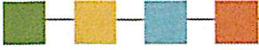
DREDGE POND 3P

86TH CT E APRIL CT

APPLEGATE WAY

DREDGE POND 4P

ANNALTI



Memo

To: Joe Lynch and Scott Thureen, City of Inver Grove Heights
From: Steve Apfelbacher and Jessica Cook
Date: December 4, 2012
Subject: Funding Analysis for Orchard Trail Storm Water Improvements
CC: Tim Kuntz and Kristi Smith

The City of Inver Grove Heights requested Ehlers to review options for funding the completion of storm water improvements within the Orchard Trail housing development. The City Council previously considered funding 100% of the improvements with a watershed management district tax, which is a property tax that would be levied only against the Orchard Trail lots. At a work session meeting in July, the Council directed staff and Ehlers to explore a combination of funding options that would include special assessments and waiving certain City costs. This memo outlines the new funding option.

Proposed Funding Option for Orchard Trail

The proposed funding option combines three sources to best achieve the City's goals: a Watershed Management Taxing District (the "Watershed District"), a \$3,000 per lot special assessment, and a City contribution that includes any construction costs in excess of \$235,000 and the overhead costs for this project.

The chart below details the project costs, estimated at \$314,700, and the proposed revenue sources to pay for the project.

| Estimated Project Costs | | Proposed Revenue Sources | |
|-------------------------|-------------------|-----------------------------------|-------------------|
| Construction | 233,900 | Watershed Mgmt. District Tax Levy | 139,000 |
| Contingency | 23,400 | Special Assessments | 96,000 |
| Engineering | 38,600 | (\$3,000 per lot) | |
| Fiscal, legal and admin | 18,800 | City Contribution | 79,700 |
| Right-of-Way Easements | unknown | | |
| Total | \$ 314,700 | | \$ 314,700 |

It is also proposed that the City pay for the project with cash on hand, and get repaid over time from the Watershed District tax levy and special assessments.

City financing has several advantages that will lower the total project cost for the Orchard Trail property owners. The costs of issuance and capitalized interest expense will be lower than if the City issued bonds. In addition, the proposed interest rate paid to the city is 3%, which is lower than the typical special assessment interest rate, but higher than current investment rates.

For purposes of discussion and ease of administration, the City loan will be separated into two portions:

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1. the portion of the loan to be repaid with tax revenues from the Watershed District (the “Watershed Loan”); and
2. the portion of the loan to be repaid with special assessments (the “Assessment Loan”).

Watershed District

The first funding source would be to establish a Watershed Management Taxing District pursuant to Minnesota Statute 103B. Watershed District taxes levied against the Orchard Trail parcels would be used to repay the City’s Watershed Loan. The proposed terms of the Watershed Loan and Watershed Tax are detailed in the chart below.

| | Proposed City Watershed Loan | Discussion |
|----------------------|---|--|
| Term | 10 years. Tax collected for Pay 2015 through Pay 2024. | Term reduced from 15 to 10 years based on Council discussion. Shorter term reduces interest expense. |
| Interest Rate | 3% simple interest will be paid on the note beginning 6/1/2013. | Interest rate higher than current City investment earnings, but less than assessment rate. |
| Repayment | Equal principal and interest payments made on 8/1 and 2/1 each year from 2015 through 2024. | If City issues bonds, principal is only paid annually. Semi-annual payments lowers total interest cost for owners. |

Unlike special assessments, the watershed management tax cannot be prepaid. The tax would be levied annually until the City loan is repaid in full.

The tax impact on an individual home would decline over the first five years as lots get developed and the total market value of Orchard Trail increases. Attached to this memo (Attachment A) is a sample repayment schedule for the City’s Watershed Loan, and the estimated tax impact for each property within Orchard Trail (Attachment B). This analysis assumes that:

- Two new lots develop each year, for the next five years.
- The Taxable Market Value of new homes is \$400,000.
- The Taxable Market Value of property remains constant over the term of the taxing district.
- There are no statutory changes to the property tax system.

Establishing a Watershed Management Taxing District requires adoption of an ordinance by the City Council following a public hearing. Minnesota Statute 103B.245 requires a public notice of the time, place, and purpose of the hearing in the City’s official newspaper. The notice must be published for two successive weeks ending at least seven days before the day of the hearing.

After the ordinance is adopted, the City may levy a watershed management tax on property within the district. The tax must be levied and certified to Dakota County by June 30, 2014 to be in effect for taxes payable in 2015.

Special Assessments

The second proposed funding source is a \$3,000 special assessment per lot. This amount is less than the \$4,200 of benefit the assessor estimated the project would provide to each parcel. The advantage of a special assessment is that it does not vary with market value. Each lot, whether currently vacant or occupied with a new home, will be assessed \$3,000 over ten years. The proposed assessment rate is 3%. Assessments are repaid with equal principal payments, as shown in the attached schedule of the annual assessment payments (Attachment C).

Homeowner Impact

The total estimated annual payment of the Watershed Tax and the special assessments for different valued homes is shown in the following chart. The chart shows the first five years of anticipated payments.

Estimated Annual Payment for Sample Homes - 1st Five years
Watershed Management District Tax and \$3,000 per lot Special Assessment

| | Assessed Market Value | | | | | | |
|------|-----------------------|------------|------------|------------|------------|------------|------------|
| | \$ 350,000 | \$ 400,000 | \$ 450,000 | \$ 500,000 | \$ 550,000 | \$ 600,000 | \$ 650,000 |
| 2015 | \$ 833 | \$ 903 | \$ 969 | \$ 1,034 | \$ 1,114 | \$ 1,195 | \$ 1,275 |
| 2016 | \$ 806 | \$ 873 | \$ 937 | \$ 998 | \$ 1,076 | \$ 1,153 | \$ 1,230 |
| 2017 | \$ 781 | \$ 845 | \$ 906 | \$ 966 | \$ 1,040 | \$ 1,114 | \$ 1,188 |
| 2018 | \$ 764 | \$ 827 | \$ 887 | \$ 945 | \$ 1,018 | \$ 1,091 | \$ 1,163 |
| 2019 | \$ 740 | \$ 801 | \$ 859 | \$ 915 | \$ 985 | \$ 1,055 | \$ 1,125 |

Summary

The proposed funding for the Orchard Trail Storm Water Improvements includes three components:

1. A City contribution of \$79,700.
2. The creation of a Watershed District that includes all parcels within the Orchard Trail development. \$139,000 will be levied against the Orchard Trail lots over a period of ten years.
3. Special Assessments of \$3,000 per lot.

It is proposed that the City will use cash on hand to fund the improvements and be repaid, with 3% interest, from the watershed management tax and special assessment revenue.

Attachment A
Watershed Loan - Orchard Trail

| Dated Date | Beg. Balance | Principal Payment | Interest Payment | Total Payment | 3.000% | | PAYMENT DATE | | |
|---------------|--------------|-------------------|------------------|-------------------|-------------|-------|--------------|------|--|
| | | | | | End Balance | Mth. | Yr. | Yrs. | |
| 12/1/2013 | 139,000.00 | 2,081.00 | 6,255.00 | 8,336.00 | 136,919.00 | 1-Jun | 2015 | 0.5 | |
| | 136,919.00 | 6,282.21 | 2,053.79 | 8,336.00 | 130,636.79 | 1-Dec | 2015 | 1.0 | |
| | 130,636.79 | 6,376.45 | 1,959.55 | 8,336.00 | 124,260.34 | 1-Jun | 2016 | 1.5 | |
| | 124,260.34 | 6,472.09 | 1,863.91 | 8,336.00 | 117,788.25 | 1-Dec | 2016 | 2.0 | |
| | 117,788.25 | 6,569.18 | 1,766.82 | 8,336.00 | 111,219.07 | 1-Jun | 2017 | 2.5 | |
| | 111,219.07 | 6,667.71 | 1,668.29 | 8,336.00 | 104,551.36 | 1-Dec | 2017 | 3.0 | |
| | 104,551.36 | 6,767.73 | 1,568.27 | 8,336.00 | 97,783.63 | 1-Jun | 2018 | 3.5 | |
| | 97,783.63 | 6,869.25 | 1,466.75 | 8,336.00 | 90,914.38 | 1-Dec | 2018 | 4.0 | |
| | 90,914.38 | 6,972.28 | 1,363.72 | 8,336.00 | 83,942.10 | 1-Jun | 2019 | 4.5 | |
| | 83,942.10 | 7,076.87 | 1,259.13 | 8,336.00 | 76,865.23 | 1-Dec | 2019 | 5.0 | |
| | 76,865.23 | 7,183.02 | 1,152.98 | 8,336.00 | 69,682.21 | 1-Jun | 2020 | 5.5 | |
| | 69,682.21 | 7,290.77 | 1,045.23 | 8,336.00 | 62,391.44 | 1-Dec | 2020 | 6.0 | |
| | 62,391.44 | 7,400.13 | 935.87 | 8,336.00 | 54,991.31 | 1-Jun | 2021 | 6.5 | |
| | 54,991.31 | 7,511.13 | 824.87 | 8,336.00 | 47,480.18 | 1-Dec | 2021 | 7.0 | |
| | 47,480.18 | 7,623.80 | 712.20 | 8,336.00 | 39,856.38 | 1-Jun | 2022 | 7.5 | |
| | 39,856.38 | 7,738.15 | 597.85 | 8,336.00 | 32,118.23 | 1-Dec | 2022 | 8.0 | |
| | 32,118.23 | 7,854.23 | 481.77 | 8,336.00 | 24,264.00 | 1-Jun | 2023 | 8.5 | |
| | 24,264.00 | 7,972.04 | 363.96 | 8,336.00 | 16,291.96 | 1-Dec | 2023 | 9.0 | |
| | 16,291.96 | 8,091.62 | 244.38 | 8,336.00 | 8,200.34 | 1-Jun | 2024 | 9.5 | |
| | 8,200.34 | 8,200.34 | 123.01 | 8,323.35 | 0.00 | 1-Dec | 2024 | 10.0 | |
| TOTALS | | 139,000.00 | 27,707.35 | 166,707.35 | | | | | |

Attachment B Proposed Orchard Trail Watershed Management Tax Analysis 12/4/2012

| Property Information | | | Pay 2013 | | | | Estimated Tax Capacity | | | | Estimated Annual Watershed Tax | | | |
|----------------------|--------------|------------------------------|---------------------------------|-----------------------|----------|----------|------------------------|----------|---------------------------|----------|--------------------------------|----------|----------|---------------------------|
| Map NO | TAX PIN | OWNER LAST NAME | TAXABLE VALUE (See Notes Below) | PAY 2013 TAX CAPACITY | Pay 2015 | Pay 2016 | Pay 2017 | Pay 2018 | Pay 2019 through Pay 2024 | Pay 2015 | Pay 2016 | Pay 2017 | Pay 2018 | Pay 2019 through Pay 2024 |
| 1 | 205505001040 | Wagner | 513,100 | 5164 | 5164 | 5164 | 5164 | 5164 | 5164 | 665 | 638 | 613 | 601 | 579 |
| 2 | 205505001050 | Smith | 509,700 | 5121 | 5121 | 5121 | 5121 | 5121 | 5121 | 859 | 832 | 808 | 796 | 774 |
| 3 | 205505001060 | Purdy | 127,800 | 1278 | 3987 | 3987 | 3987 | 3987 | 3987 | 513 | 492 | 473 | 464 | 447 |
| 4 | 205505001070 | MIHM Custom Homes, Inc | 127,800 | 1278 | 1278 | 1278 | 1278 | 1278 | 1278 | 165 | 158 | 158 | 158 | 147 |
| 5 | 205505002010 | MIHM Custom Homes, Inc | 127,800 | 1278 | 1278 | 1278 | 1278 | 1278 | 1278 | 165 | 158 | 158 | 158 | 147 |
| 6 | 205505002020 | MIHM Custom Homes, Inc | 122,200 | 1222 | 3987 | 3987 | 3987 | 3987 | 3987 | 513 | 492 | 473 | 464 | 447 |
| 7 | 205505002030 | Heinsch | 122,200 | 1222 | 3987 | 3987 | 3987 | 3987 | 3987 | 513 | 492 | 473 | 464 | 447 |
| 8 | 205505002040 | MIHM Custom Homes, Inc | 122,200 | 1222 | 1222 | 3987 | 3987 | 3987 | 3987 | 157 | 157 | 157 | 157 | 147 |
| 9 | 205505002050 | Braun | 122,200 | 1222 | 1222 | 3987 | 3987 | 3987 | 3987 | 157 | 157 | 157 | 157 | 147 |
| 10 | 205505003010 | Andrews | 593,200 | 6165 | 6165 | 6165 | 6165 | 6165 | 6165 | 794 | 761 | 732 | 718 | 692 |
| 11 | 205505003020 | Castle | 390,367 | 3904 | 3904 | 3904 | 3904 | 3904 | 3904 | 503 | 482 | 463 | 454 | 438 |
| 12 | 205505003030 | Ellingson | 435,900 | 4359 | 4359 | 4359 | 4359 | 4359 | 4359 | 561 | 538 | 517 | 507 | 489 |
| 13 | 205505003040 | Eschavez | 438,700 | 4387 | 4387 | 4387 | 4387 | 4387 | 4387 | 565 | 542 | 521 | 511 | 492 |
| 14 | 205505004010 | Martin | 453,300 | 4533 | 4533 | 4533 | 4533 | 4533 | 4533 | 584 | 560 | 538 | 528 | 509 |
| 15 | 205505004020 | LaFrance | 394,291 | 3943 | 3943 | 3943 | 3943 | 3943 | 3943 | 508 | 487 | 468 | 459 | 442 |
| 16 | 205505004030 | Riley | 551,400 | 5643 | 5643 | 5643 | 5643 | 5643 | 5643 | 726 | 697 | 670 | 657 | 633 |
| 17 | 205505004040 | Neumann | 607,300 | 6341 | 6341 | 6341 | 6341 | 6341 | 6341 | 816 | 783 | 753 | 738 | 711 |
| 18 | 205505004050 | Marshall and Ildley Trust | 681,000 | 7263 | 7263 | 7263 | 7263 | 7263 | 7263 | 935 | 897 | 862 | 846 | 815 |
| 19 | 205505004060 | Soule | 412,494 | 4125 | 4125 | 4125 | 4125 | 4125 | 4125 | 531 | 509 | 490 | 480 | 463 |
| 20 | 205505004070 | Kryzer | 425,300 | 4253 | 4253 | 4253 | 4253 | 4253 | 4253 | 548 | 525 | 505 | 495 | 477 |
| 21 | 205505004080 | Melling | 483,900 | 4839 | 4839 | 4839 | 4839 | 4839 | 4839 | 623 | 598 | 574 | 563 | 543 |
| 22 | 205505004090 | Bonfe | 455,200 | 4552 | 4552 | 4552 | 4552 | 4552 | 4552 | 586 | 562 | 540 | 530 | 511 |
| 23 | 205505004100 | Skegen | 494,400 | 4944 | 4944 | 4944 | 4944 | 4944 | 4944 | 637 | 610 | 587 | 576 | 555 |
| 24 | 205505004110 | Niemioja | 458,200 | 4582 | 4582 | 4582 | 4582 | 4582 | 4582 | 590 | 566 | 544 | 533 | 514 |
| 25 | 205505005010 | Manley Brothers Construction | 122,200 | 1222 | 1222 | 1222 | 1222 | 1222 | 1222 | 157 | 151 | 145 | 145 | 147 |
| 26 | 205505005020 | Lorang | 407,153 | 4072 | 4072 | 4072 | 4072 | 4072 | 4072 | 524 | 503 | 483 | 474 | 457 |
| 27 | 205505005030 | Martin | 642,600 | 6783 | 6783 | 6783 | 6783 | 6783 | 6783 | 873 | 837 | 805 | 790 | 761 |
| 28 | 205505006010 | James and Patricia | 122,200 | 1222 | 4472 | 4472 | 4472 | 4472 | 4472 | 576 | 552 | 531 | 521 | 502 |
| 29 | 205505006020 | Klemz | 518,300 | 5229 | 5229 | 5229 | 5229 | 5229 | 5229 | 673 | 646 | 621 | 609 | 587 |
| 30 | 205505001010 | Kreitz | 407,916 | 4079 | 4079 | 4079 | 4079 | 4079 | 4079 | 525 | 504 | 484 | 475 | 458 |
| 31 | 205505001020 | MIHM Custom Homes, Inc | 127,800 | 1278 | 1278 | 1278 | 1278 | 1278 | 1278 | 165 | 158 | 152 | 149 | 147 |
| 32 | 205505001030 | Luhrs | 127,800 | 1278 | 1278 | 1278 | 1278 | 1278 | 1278 | 165 | 158 | 152 | 149 | 147 |
| | Outlot A | Shared Common Area | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Outlot C | Shared Common Area | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Outlot D | Shared Common Area | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Totals | | | 11,645,921 | 118,001 | 129,490 | 135,020 | 140,438 | 143,203 | 148,621 | 16,672 | 16,672 | 16,672 | 16,672 | 16,672 |
| Tax Rate | | | | | 0.1288 | 0.1235 | 0.1187 | 0.1164 | 0.1122 | | | | | |

NOTES

- 1 Taxable values are for Pay 2013.
- 2 Taxable Market Value is less than the assessed market value for owner occupied properties valued at or below \$400,000. For example, an owner occupied home assessed at \$400,000 will have a taxable market value of \$398,700.
- 3 The estimated tax impacts assume no change in assessed or taxable market value. In reality, assessed values change from year to year.

Attachment C
Orchard Trail Special Assessments

Inver Grove Heights, Minnesota

\$96,000 Orchard Trail Stormwater Assessments - Ten Years

| Date | Principal | Coupon | Interest | Total P+I | Total P+I Per Lot |
|--------------|--------------------|---------------|--------------------|---------------------|------------------------------|
| 12/31/2014 | 9,600.00 | 3.000% | 2,880.00 | 12,480.00 | 390.00 |
| 12/31/2015 | 9,600.00 | 3.000% | 2,592.00 | 12,192.00 | 381.00 |
| 12/31/2016 | 9,600.00 | 3.000% | 2,304.00 | 11,904.00 | 372.00 |
| 12/31/2017 | 9,600.00 | 3.000% | 2,016.00 | 11,616.00 | 363.00 |
| 12/31/2018 | 9,600.00 | 3.000% | 1,728.00 | 11,328.00 | 354.00 |
| 12/31/2019 | 9,600.00 | 3.000% | 1,440.00 | 11,040.00 | 345.00 |
| 12/31/2020 | 9,600.00 | 3.000% | 1,152.00 | 10,752.00 | 336.00 |
| 12/31/2021 | 9,600.00 | 3.000% | 864.00 | 10,464.00 | 327.00 |
| 12/31/2022 | 9,600.00 | 3.000% | 576.00 | 10,176.00 | 318.00 |
| 12/31/2023 | 9,600.00 | 3.000% | 288.00 | 9,888.00 | 309.00 |
| Total | \$96,000.00 | - | \$15,840.00 | \$111,840.00 | |

Significant Dates

| | |
|--------------------|------------|
| Filing Date | 1/01/2014 |
| First Payment Date | 12/31/2014 |

Attachment D Background Information

The Orchard Trail development contains 32 developable lots and four outlots. Twenty-three lots have homes constructed or being constructed on them. The Orchard Trail land developer, Manley Development Inc., was required to complete the storm water improvements pursuant to the Development Agreement with the City. However, the developer declared bankruptcy and defaulted on its financial obligations. Getting the developer to finish the work is no longer an option and the City is compelled to complete the storm water improvements. Failure to complete the improvements will result in erosion and potential flooding. The cost of the project is estimated to be \$314,700.

Past Funding Practices

The City's past practice (outside of the Northwest Area) has been to finance storm water improvement projects by establishing Watershed Management Taxing Districts.

The City's past use of Watershed Management Taxing Districts achieved three important City goals:

1. The improvements are paid for by the property owners served.
2. The City has kept the improvements as affordable as possible by providing the financing (the City's cost of funds is lower than what private property owners can obtain).
3. The City has maintained high standards for water quality and quantity discharged into its lakes, streams, and rivers.

The mechanism for the Watershed Management Taxing District generally works as follows: The City establishes the taxing district to include properties directly served by (or precipitating the need for) the storm water improvement. The City then issues bonds to finance the project. Each year the City levies a tax equal to the amount of principal and interest due on the bonds. This tax is spread across the properties in the district based on tax capacity. When the bonds are paid off, the tax is cancelled.

More recently, the City Council adopted a new storm water utility. The expected revenue generated by this utility will be used for maintenance of the existing storm water system. The storm water utility revenue will not be sufficient to construct new improvements, nor was it intended to.

Prior Actions on Orchard Trail Storm Water Improvements

On April 23, 2012 the City Council discussed a draft feasibility report for the Orchard Trail Improvements and authorized the completion of this Funding Analysis.

In July 2012, the City Council discussed funding the Orchard Trail Improvements with a Watershed Management Tax District. Because the Watershed Tax is a property tax levied on tax capacity, homeowners will pay more or less, depending on their property value. In an effort to reduce the burden on homeowners and make the payments more equal for each lot, the Council directed staff and Ehlers to revise the funding proposal to include special assessments and waiving a portion of the City's costs.

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. _____

**RESOLUTION RECEIVING FEASIBILITY REPORT AND SCHEDULING PUBLIC HEARING FOR
2012 IMPROVEMENT PROGRAM, CITY PROJECT NO. 2011-15 – ORCHARD TRAIL STORM
WATER IMPROVEMENTS**

WHEREAS, pursuant to a resolution adopted by the City Council, a feasibility report has been prepared by the Director of Public Works with reference to the 2012 Improvement Program for the following project:

| <u>Project No.</u> | <u>Resolution No.</u> | <u>Improvement</u> |
|--------------------|-----------------------|---|
| 2011-15 | 12-15 | The project area covers the Orchard Trail development, and includes storm water facility grading, construction of infiltration features such as rain gardens, site grading, slope stabilization, miscellaneous erosion control and related appurtenances. |

Said report is hereby received by the City Council of the City of Inver Grove Heights on December 10, 2012.

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

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 improvement pursuant to Chapter 429 of the Minnesota Statutes at an estimated cost of the improvement of \$314,700.
2. A public hearing will be held on such improvements at 7:00 p.m. on Monday, January 28, 2013 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.

Adopted by the City Council of Inver Grove Heights this 10th of December 2012.

AYES:
NAYS:

George Tourville, Mayor

ATTEST:

Melissa Kennedy, Deputy Clerk

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

RESOLUTION NO. _____

**RESOLUTION CALLING FOR HEARING TO CONSIDER ORDERING CITY PROJECT NO. 2011-15
– ORCHARD TRAIL STORM WATER IMPROVEMENTS AS A CAPITAL WATER MANAGEMENT
FACILITY PURSUANT TO MINNESOTA STATUTE 103B.245**

WHEREAS, the City Council desires to order City Project No. 2011-15, Orchard Trail Storm Water Improvements, as a capital water management facility pursuant to MS 103B.245. The improvements include storm water facility grading, construction of infiltration features such as rain gardens, site grading, slope stabilization, miscellaneous erosion control and related appurtenances; and

WHEREAS, the criteria used in developing the feasibility report for this project and the water management facilities therein are consistent with the approved Watershed Management Plan of the Lower Mississippi River Watershed Management Organization (LMRWMO); and

WHEREAS, Minnesota Statutes 103B.201 to 103B.251 require that if special watershed management taxing districts are to be established to finance water management facilities, then the water management facilities must be part of the capital improvement plan and local water management plan approved by the Watershed Management Organizations.

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

1. A public hearing will be held to consider ordering City Project No. 2011-15 as a Capital Water Management Facility pursuant to Minnesota Statutes 103B.245, on Monday, January 28, 2013 at 7:00 p.m. in the City Council Chambers at 8150 Barbara Avenue and the City Clerk shall give notice of such meeting as required by law.

Adopted by the City Council of Inver Grove Heights this 10th day of December 2012.

AYES:

NAYS:

George Tourville, Mayor

ATTEST:

Melissa Kennedy, Deputy Clerk

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

RESOLUTION NO. _____

**RESOLUTION CALLING FOR HEARING TO CONSIDER AN ORDINANCE ESTABLISHING A
SPECIAL MINOR WATERSHED MANAGEMENT TAX DISTRICT DESIGNATED AS THE
ORCHARD TRAIL SUBWATERSHED DISTRICT TO INCLUDE CAPITAL COSTS OF STORM
SEWER IMPROVEMENTS INCLUDED IN CITY PROJECT NO. 2011-15 – ORCHARD TRAIL STORM
WATER IMPROVEMENTS**

WHEREAS, the City Council desires to fund some of the cost of storm sewer improvements included in City Project No. 2011-15, Orchard Trail Storm Water Improvements, using a tax levy against properties in the Orchard Trail Subdivision; and

WHEREAS, MS 103B allows a local government which has part of its territory for which a plan has been adopted in accordance with section 103B.231 and which has a local water management plan adopted in accordance with section 103B.235 to establish a watershed management tax district in the territory within the watershed, or a subwatershed unit in the watershed, for the purpose of paying capital costs of the water management facilities described in the capital improvement program of the plans.

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

1. The City Council directs staff to draft an Ordinance establishing the Orchard Trail Subwatershed District to include costs for a portion of the storm water improvements in City Project No. 2011-15.
2. A public hearing will be held on the matter at 7:00 p.m. on Monday, January 28, 2013 in the City Council Chambers at 8150 Barbara Avenue and the City Clerk shall give notice of such hearing as required by law.

Adopted by the City Council of the City of Inver Grove Heights this 10th day of December 2012.

AYES:

NAYS:

George Tourville, Mayor

ATTEST:

Melissa Kennedy, Deputy Clerk

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Community Development Block Grant Application – Fiscal Year 2013

Meeting Date: December 10, 2012
 Item Type: Consent
 Contact: Thomas J. Link: 651-450-2546
 Prepared by: Tom Link, Director of Comm. Dev.
 Reviewed by: NA

Fiscal/FTE Impact:

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

PURPOSE/ACTION REQUESTED

The City Council is to consider the adoption of the attached Resolution Approving the Application for Fiscal Year 2013 Dakota County Community Development Block Grant Funding.

SUMMARY

The Community Development Block Grant (CDBG) is a federal program which benefits low and moderate income individuals and neighborhoods. The City annually makes application for these funds through the Dakota County Community Development Agency (CDA).

The amount of 2013 CDBG funding is uncertain. The Federal appropriation for the program has been shrinking in recent years while the impact of the Federal budget crisis is unknown. The distribution formula will also be changed this year since it will be based on the 2010 census. The Dakota CDA's best estimate at this time is that Inver Grove Heights will receive about \$82,000.

There continues to be a strong interest in both the Doffing Avenue Acquisition Program and the Housing Rehabilitation Program. The Doffing program is funded in part by the Department of Natural Resources (DNR) Floodplain Mitigation Grant. The DNR grant, however, requires equivalent matching funds. CDBG funds have been helpful in providing these matching monies. The CDBG rules state that no more than 50% of a year's grant can be used for acquisition programs. It would be wise if the City were to allocate the maximum amount, \$41,000, to the Doffing Avenue Acquisition Program since the funds leverage the DNR grant.

The remaining CDBG allocation of \$41,000 should be allocated to the Housing Rehabilitation Program since there is a continued need for housing rehabilitation funds. The program has provided assistance to 53 homeowners in the last six years. A description of the program and income requirements can be found in the attached informational brochure.

Staff recommends the adoption of the Resolution Approving Application for Fiscal Year 2013 Dakota County Community Development Block Grant Funding and the allocation of \$41,000 to the Doffing Avenue Acquisition Program and \$41,000 to the Housing Rehabilitation Program.

TJL/kf

Enc: Resolution Approving Application for Fiscal Year 2013 Dakota County CDBG Funding
 Memo regarding status of CDBG programs
 Housing Rehabilitation Program literature

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

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE APPLICATION OF THE CITY OF INVER GROVE
HEIGHTS FOR FISCAL YEAR 2013 DAKOTA COUNTY COMMUNITY DEVELOPMENT
BLOCK GRANT FUNDING**

WHEREAS, the City of Inver Grove Heights is a participating jurisdiction with the Dakota County CDBG Entitlement Program for Fiscal Year 2013 (ending June 30, 2014); and

WHEREAS, the Dakota County CDA is a Subgrantee of Dakota County for the administration of the CDBG Program; and

WHEREAS, the Dakota County CDA has requested FY13 CDBG applications to be submitted by December 31, 2012.

WHEREAS, the City of Inver Grove Heights desires to make application for approximately \$82,000, to be allocated as follows:

- Floodplain Acquisition and Clearance - \$41,000
- Housing Rehabilitation - \$41,000

NOW, THEREFORE, BE IT RESOLVED that the City of Inver Grove Heights hereby approves the following:

1. The FY13 CDBG application is approved by the City Council, and the City Administrator is authorized to execute it on behalf of the City.
2. The Dakota County CDA is designated as the administrative entity to carry out the CDBG program on behalf of the City, subject to future Subrecipient Agreements that may be required for specific CDBG-funded activities.

Adopted by the City Council of Inver Grove Heights on this _____ day of _____, 2012.

AYES:
NAYS:

George Tourville, Mayor

ATTEST:

Melissa Kennedy, Deputy Clerk

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Mayor and Council

FROM: Thomas J. Link, Director of Community Development 

DATE: December 5 for City Council Meeting of December 10, 2012

SUBJECT: CDBG Activities – Status Update

The following is the current status of various CDBG projects:

Housing Rehabilitation Program

Historically, the City has spent a large amount of its CDBG funds on the Housing Rehabilitation Program. This is consistent with the main purpose of the CDBG program, which is to address community housing needs for low and moderate income households. The balance of the grants is \$121,000 with eight homes being processed.

The program has assisted 53 homeowners in the past six years. Attached, for Council information, is literature that explains the Housing Rehabilitation Program in more detail.

Acquisition of Doffing Avenue Properties

This program allows the City to acquire, on a voluntary basis, properties on Doffing Avenue for floodplain purposes. Eventually it is the City's intent to use the properties as part of Heritage Park. This program is long-term and continues to require on-going financial commitments. There has been a strong interest in the program, as evident by the City's acquisition of 25 properties in the neighborhood.

The Minnesota Department of Natural Resources (DNR) has provided the City with \$1.3 million for this acquisition program. The DNR grant requires a dollar-for-dollar match. The City has used a Minnesota Pollution Control Agency (MPCA) Supplemental Environmental Program Grant, City general funds, CDBG grants, and the sale proceeds from a tax forfeit property to match the full amount of the DNR grant. The balance of the MPCA grant and sales proceeds have been spent. The only funds remaining for matching DNR funds are the CDBG monies and the City's budgeted amount of \$150,000 per year.

All CDBG funds have been used or allocated. Additional funding is necessary.

Enclosure: CDA Information Literature

Additional Loan Programs

The Dakota County CDA is a local lending partner with Minnesota Housing for state funded Rehabilitation and Fix-Up Fund loan programs.

Minnesota Housing Rehabilitation Loans
This program assists very low-income homeowners in financing basic home improvements that directly affect the safety, habitability, energy efficiency and accessibility of their homes.

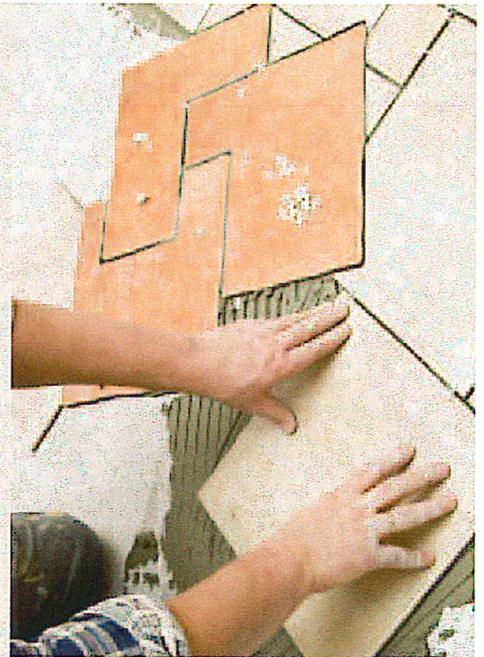
To be eligible, borrowers must occupy the property, have less than \$25,000 in financial assets and meet program income limits.

Fix-Up Fund Loans

The Fix-Up Fund provides low-interest, fixed rate loans to households with incomes at or below \$96,500. This is an installment loan program that allows qualified applicants to borrow up to \$35,000 for needed home improvements.

To apply for these loans, contact Mark Hanson at (651) 675-4469.

For more information about Minnesota Housing's Rehabilitation or Fix-Up Fund loan programs visit www.mnhousing.gov.



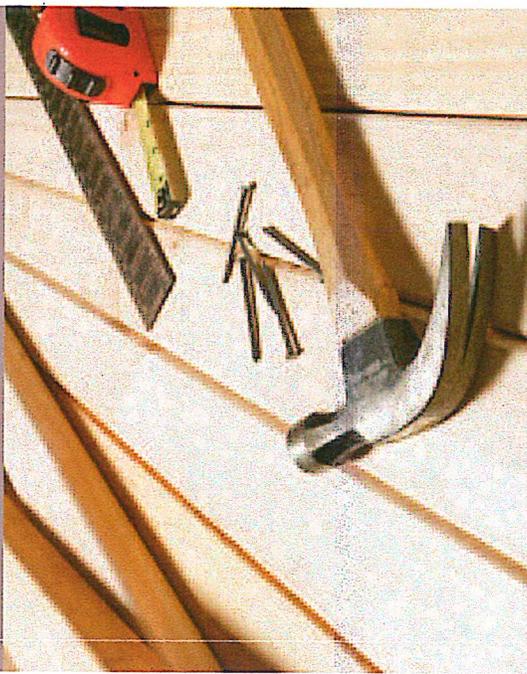
1228 Town Centre Drive
Eagan, MN 55123

Home Improvement Loan Programs 3/12

Dakota County

Home Improvement Loan Programs

Low interest loans to help homeowners finance their fix-ups.



Home Improvement Loan Program

Dakota County homeowners needing financial assistance to make improvements to their homes can apply for a Home Improvement Loan from the Dakota County Community Development Agency (CDA).

Common improvements include adding insulation, furnace replacements, exterior upgrades (roofs, siding, windows) and special needs modifications (such as ramps or roll-in showers).

Annually, the CDA assists between 80 to 100 homeowners with their home improvement projects.

Loans Terms

- 0% interest
- No monthly payments
- Minimum loan = \$15,000
- Maximum loan = \$25,000
- Repayable when the home is no longer the homeowner's primary residence or when the home is sold. Homeowners may also be required to repay the loan if they refinance or take out a home equity loan.
- Dakota County CDA home improvement loans are not forgiven.

How to Qualify

Applicants must own their home, meet equity and credit requirements and have a gross annual income under the limits listed below.

| Household Size | Income Limit |
|----------------|--------------|
| 1 | \$45,500 |
| 2 | \$52,000 |
| 3 | \$58,500 |
| 4 | \$65,000 |
| 5 | \$70,200 |
| 6 | \$75,400 |
| 7 | \$80,600 |
| 8+ | \$85,800 |

* Income limits are as of 12/11 and are subject to change.

The Process

- If you qualify, the CDA will inspect your home, prepare specifications and assist you in obtaining at least two bids for the work to be done.
- Loan proceeds are kept on account for you by the CDA and payments are made directly to the contractors on your behalf when the work is completed.
- Inspection of work upon completion is required by both you and the CDA before payment is made.
- Special provisions may apply to emergency situations and accessibility improvements, which can be obtained by contacting the CDA.

How to Apply

Home Improvement Loan applications can be downloaded from the CDA's website at www.dakotacda.org/homeowners.htm or call (651) 675-4469 to request an application by mail.

Completed applications will be reviewed for eligibility and all personal information will be kept private per Minnesota State Law.

Program funding is limited and there is a waiting list for loans.

Questions?

Contact Mark Hanson at (651) 675-4469 or mhanson@dakotacda.state.mn.us

The Home Improvement Loan Program is funded in part by the federal Community Development Block Grant Program through the U.S. Department of Housing and Urban Development. Additional funding is provided by the Dakota County HOPE Program, CDA General Fund and the federal HOME Program.

This program is part of the Dakota County CDA's Homeownership Connection services which provide programs for homebuyers and homeowners to be successful. For more information, visit www.dakotacda.org



CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider Resolution Adopting the City of Inver Grove Heights 2013-2017 Capital Improvement Plan (CIP)

Meeting Date: December 10, 2012
Item Type: Regular Agenda
Contact: Kristi Smith 651-450-2521
Prepared by: Kristi Smith, Finance Director
Reviewed by: Joe Lynch, City Administrator

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 adopting the City of Inver Grove Heights 2013-2017 Capital Improvement Plan (CIP).

SUMMARY

The CIP reflects the list of projects departments would like to accomplish over a five year period totaling more than \$22,800.000. The CIP provides information regarding the financial implications of the projects on the City's budgets and funds. Staff has worked with Ehlers and Associates in preparing the 2013-2017 CIP.

I recommend that the City Council adopt the attached resolution approving the City of Inver Grove Heights 2013-2017 Capital Improvement Plan (CIP).

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

RESOLUTION NO. _____

RESOLUTION ADOPTING THE 2013-2017 CAPITAL IMPROVEMENT PLAN (CIP)

WHEREAS, The City of Inver Grove Heights has prepared a five-year Capital Improvement Plan, and

WHEREAS, the plan identifies improvements and needs of the City for the years 2013-2017, and

WHEREAS, possible funding sources for the improvements have been identified.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF INVER GROVE HEIGHTS THAT: The 2013-2017 Capital Improvement Plan (CIP) is hereby adopted.

Adopted this 10th day of December, 2012, by the City Council of Inver Grove Heights.

Ayes:

Nays:

George Tourville, Mayor

ATTEST:

Melissa Kennedy
Deputy Clerk

September 2012** (updated Dec 2012)

Financing Plan for the 2013 – 2017 Capital Improvement Plan

City of Inver Grove Heights,
Minnesota



Prepared By:

City Staff

And

Ehlers

Table of Contents

| | |
|--------------------------|----|
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| Recommendations | 12 |
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Introduction and Summary

The City of Inver Grove Heights has undertaken a multi-year financing plan for its capital improvement plan (CIP). Going beyond the basic “what, when, where and cost” that is typical of many CIPs, a CIP financing plan puts the CIP into a larger context of cash and debt funding sources and the future fiscal impacts of those funding choices. The goal of the present CIP financing plans is to optimize the use of the City’s resources in funding capital projects, and to develop a coherent, equitable framework that helps to explain the City’s spending decisions to Inver Grove Heights residents and taxpayers.

The purpose of this study is to create a 2013-2017 CIP financing plan that reflects all relevant capital project information, matches anticipated project expenditures with cash and/or debt funding sources, and identifies the impact of future debt service and property tax rates over the next five years. The 2013-2017 CIP study will comply with the capital improvement plan requirements of Minnesota Statutes 475.521, thereby facilitating the future issuance of G.O. Capital Improvement Plan Bonds, as appropriate or necessary.

The Capital Improvement Plan as shown below includes capital as presently anticipated for non-utility related funds. The funds shown in the model include the General Fund, Park related funds, Host Community, Pavement Management and City Facilities. We have included the Golf Course Enterprise Fund in the analysis because of its ongoing financial condition. We have not included Water or Sewer Enterprise Funds because the assumption is that these funds operate similar to a business and capital projects are funded by rates and charges, rather than general property taxes. These two funds were also the subject a utility study earlier this year and capital and future debt issues have been addressed in that study.

The 2013 CIP financing plan includes detailed assumptions and forecasts for the City General Fund revenues and expenditures in 2013 through 2017. This detail should help the City monitor the overall accuracy of the General Fund cashflow estimates in future years, and to make adjustments as necessary. The detailed analysis includes estimations of changes in tax base.

The City’s 2013-2017 Capital Improvement Plan anticipates \$22.8 million of non-utility City expenditures over the 5-year planning period. This compares to the \$44.8M over the five year period of 2012 to 2016 in the prior year report. Many of the projects scheduled for parks and recreation have been scaled back pending the completion of a Park and Recreation System Capital Plan. This Plan is expected to be completed in 2012 for capital projects in 2014. It is expected that full Parks and Recreation capital needs will be included in the next update of this report. The funds include: General Fund, Park Acquisition, Park Maintenance, Host Community,

Community Projects, Pavement Management, Closed Bond, City Facilities, Golf Enterprise, Local Improvement and the Community Center. Expected capital expenditures for the years 2013 through 2017 are as follows:

| | | |
|---|---------------|-----------------------------|
| • | 2013: | \$ 2,364,591 |
| • | 2014: | \$ 4,850,300 |
| • | 2015: | \$ 3,367,200 |
| • | 2016: | \$ 10,459,700 |
| • | 2017: | <u>\$ 1,782,500</u> |
| | Total: | <u>\$*22,824,291</u> |

*The amounts listed above are not inflated and are based on staff estimates. The proposed capital costs for the projects are increased for inflation on the fund summaries, that are found in Exhibits B-M

The same \$22.8 million of non-utility CIP expenditures grouped by fund are as follows:

| | | |
|---|---------------------|-----------------------------|
| • | Parks Acquisition** | \$ 2,700,000 |
| • | Park Maintenance** | \$ 1,750,600 |
| • | Host Community | \$ 630,000 |
| • | Community Projects | \$ 165,000 |
| • | Pavement Management | \$ 7,715,600 |
| • | City Facilities | \$ 5,400,900 |
| • | Golf Enterprise | \$ 575,191 |
| • | Local Improvement | \$ 3,295,000 |
| • | Community Center | <u>\$ 592,000</u> |
| | Total: | <u>\$*22,824,291</u> |

**-Pending completion of the Parks and Recreation System Capital Improvement Plan

The Exhibits that follow this report include bonded debt for projects as shown. The Exhibits are designed to illustrate to the Council the amount of cash shortfall absent bonding.

We have not assumed any use of the City’s General Fund balance or the City’s annually budgeted operating contingency to “buy down” the estimated impact on future property taxes.

The property tax rate and dollar amount estimates that follow incorporate several assumptions that each have a significant impact on the calculated results for Tax Years 2013 through 2017.

- 2% annual increases in non-property tax revenues;
- 3% annual increase in General Fund operating costs;
- 3%-4% inflation on Capital Project costs, starting from the \$22.8 million in costs identified in the City’s 2013-2017 CIP.
- Decrease in the payable 2013 taxable tax capacity of approximately \$1,569,800. The 2013 taxable tax capacity for the City is \$27,032,540. We are assuming that City’s tax capacity will remain flat in 2014 and then begin to recover in 2015. Exhibit A shows the estimated tax capacity being returned to the general tax rolls for two TIF Districts that are decertifying in 2013 and 2015 for taxes payable in 2014 and 2016.
- General Fund balance remains stable at approximately \$6.3 million. In the past, an effort was made to reduce the levy impact on taxpayers by using existing funds from other sources. This is shown as transfers in on Exhibit A. The tax rate table below shows the corresponding tax rate increase and line 76 on Exhibit A shows the decrease in ending General Fund balances.

The table below illustrates the effect of capital improvement projects and the related debt levy on the tax rate, given the assumptions for debt and tax base. The table that is shown on page 11 shows the effect of solving the negative cash balance in the Local Improvement Fund.

| <i>General Fund</i> | <i>2012</i> | <i>2013</i> | <i>2014</i> | <i>2015</i> | <i>2016</i> | <i>2017</i> |
|--|---|--------------------|--------------------|--------------------|--------------------|--------------------|
| <i>City Tax Capacity Rate</i> | <i>44.880%</i> | <i>46.229%</i> | <i>52.788%</i> | <i>53.357%</i> | <i>54.082%</i> | <i>55.998%</i> |
| <i>% Change in Rate</i> | <i>5.67%</i> | <i>3.01%</i> | <i>14.19%</i> | <i>1.08%</i> | <i>1.36%</i> | <i>3.54%</i> |
| <i>City Property Tax on Residential Property</i> | <i>\$792</i> | <i>\$736</i> | <i>\$840</i> | <i>\$859</i> | <i>\$903</i> | <i>\$969</i> |
| <i>Example Residential Market Value</i> | <i>\$196,100</i> | <i>\$180,100</i> | <i>\$180,100</i> | <i>\$181,901</i> | <i>\$187,358</i> | <i>\$192,979</i> |
| | <i>(includes assumptions for market value exclusion in 2012 and future years)</i> | | | | | |

Finally, it is important to point out that while the City has developed a Capital Improvement Plan, the plan represents a conceptual overview of the City's capital improvement needs over the next 5 years and as such is a planning tool. The presence of any particular capital expenditure and the designation of an anticipated funding source or sources do not authorize the acquisition of an asset or construction of a project. The actual asset/project must be specifically authorized by the City Council as part of each year's formal budgeting process.

The conclusions and recommendations resulting from this study are based on information provided to Ehlers. The City will periodically review and update the Capital Improvement Plan to reflect the actual cost of capital projects as they are completed and to incorporate any changes in anticipated future capital improvements (e.g. timing, cost, funding sources).

The discussion that follows provides a summary of capital project activity by fund and how capital improvement activity in these four areas is anticipated to affect the General Fund.

The summary table below shows the proposed capital projects, by year. These amounts have not been inflated. The impact of inflation is found on the Fund Summaries that are shown on Exhibits B through M.

| Exhibit | General Fund A | Park Acquisition B | Park Maintenance C | Host Community D | Community Projects E | Pavement Management F | Closed Bond G | City Facilities H | Golf Enterprise I | Local Improvement J | Community Center K | Yearly Total |
|----------------------------------|-------------------|-----------------------|-----------------------|---------------------|-------------------------|--------------------------|------------------|----------------------|----------------------|------------------------|-----------------------|------------------|
| 2013 | | | | | | | | | | | | |
| Rock Island swing bridge | | 200,000 | | | | | | | | | | |
| Park trail and parking lot | | | 160,000 | | | | | | | | | |
| Park equipment | | | 140,000 | | | | | | | | | |
| Property acquisition | | | | 150,000 | | | | | | | | |
| Rich Valley picnic shelter | | | | | | | | | | | | |
| Pavement Management Program | | | | | | 248,000 | | | | | | |
| Fire Station | | | | | | | | | | | | |
| Bituminous replacement | | | | | | | | 105,191 | | | | |
| Emerald Ash Borer | | | | | 33,000 | | | | | | | |
| Cracksealing | | | | | | 400,000 | | | | | | |
| Future projects | | 500,000 | | | | | | | | | | |
| Future maintenance | | | 100,000 | | | | | | | | | |
| ADA improvements | | | | | | | | 14,400 | | | | |
| CIP | | | | 6,000 | | | | | | | 308,000 | |
| Total Year (not inflated) | - | 700,000 | 400,000 | 156,000 | 33,000 | 648,000 | - | 14,400 | 105,191 | - | 308,000 | 2,364,591 |
| 2014 | | | | | | | | | | | | |
| Park equipment | | | 140,000 | | | | | | | | | |
| Seidl's Lake Park | | | | | | | | | | | | |
| Park Trail and Parking Lot | | | 124,000 | | | | | | | | | |
| Park Trail-NW area | | | | | | | | | | | | |
| Property acquisition | | | | 150,000 | | | | | | | | |
| Pavement Management Program | | | | | | 2,196,600 | | | | | | |
| Rich Valley field lighting | | | | | | | | | | | | |
| Fire Station | | | | | | | | | | | | |
| Landscape irrigation | | | | | | | | 80,000 | | | | |
| Emerald Ash Borer | | | | | 33,000 | | | | | | | |
| 80th St-east of TH 3 | | | | | | | | | | 625,000 | | |
| Akron Avenue | | | | | | | | | | 200,000 | | |
| Cracksealing | | | | | | 400,000 | | | | | | |
| Future projects | | 500,000 | | | | | | | | | | |
| Future maintenance | | | 100,000 | | | | | | | | | |
| ADA improvements | | | | | | | | 11,700 | | | | |
| CIP | | | | 6,000 | | | | | | | 284,000 | |
| Total Year (not inflated) | - | 500,000 | 364,000 | 156,000 | 33,000 | 2,596,600 | - | 11,700 | 80,000 | 825,000 | 284,000 | 4,850,300 |
| 2015 | | | | | | | | | | | | |
| Heritage Valley Prk | | | | | | | | | | | | |
| Rich Valley picnic shelter | | | | | | | | | | | | |
| Park equipment | | | | | | | | | | | | |
| Maintenance facility expansion | | | | | | | | | | | | |
| Park Trail and Parking Lot | | | 243,000 | | | | | | | | | |
| Property acquisition | | | | 150,000 | | | | | | | | |
| Akron Avenue | | | | | | | | | | 665,000 | | |
| Pavement Management Program | | | | | | 1,130,500 | | | | | | |
| ADA improvements | | | | | | | | 14,700 | | | | |
| Cracksealing | | | | | | 400,000 | | | | | | |
| Emerald Ash Borer | | | | | 33,000 | | | | | | | |
| Future projects | | 500,000 | | | | | | | | | | |
| Future maintenance | | | 100,000 | | | | | | | | | |
| CIP | | | 125,000 | 6,000 | | | | | | | | |
| Total Year (not inflated) | - | 500,000 | 468,000 | 156,000 | 33,000 | 1,530,500 | - | 14,700 | - | 665,000 | - | 3,367,200 |

| 2016 | | | | | | | | | | | | |
|----------------------------------|----------|------------------|------------------|----------------|----------------|------------------|-----------|------------------|----------------|------------------|----------------|-------------------|
| Park Trail-NW Area | | | | | | | | | | | | |
| 70th St/TH3 roundabout | | | | | | | | | | 655,000 | | |
| Heritage Valley Prk | | | | | | | | | | | | |
| Fire station | | | | | | | | | | | | |
| Cracksealing | | | | | 400,000 | | | | | | | |
| Maintenance facility expansion | | | | | | | 3,307,500 | | | | | |
| Fire station | | | | | | | 2,016,000 | | | | | |
| Cold storage building | | | | | | | | 390,000 | | | | |
| City hall pond | | | | | | | | | | | | |
| Park equipment | | | 140,000 | | | | | | | | | |
| Park Trail and Parking Lot | | | 118,600 | | | | | | | | | |
| ADA improvements | | | | | | | | | | | | |
| Property acquisition | | | | 150,000 | | | | | | | | |
| Landscape irrigation | | | | | | | | | | | | |
| Pavement Management Program | | | | | | 1,417,300 | | | | | | |
| Future projects | 500,000 | | | | | | | | | | | |
| Future maintenance | | | 100,000 | | | | | | | | | |
| ADA improvements | | | | | | | | 16,300 | | | | |
| Emerald Ash Borer | | | | | 33,000 | | | | | | | |
| 80th St-east of TH 3 | | | | | | | | | | 1,150,000 | | |
| CIP | | | 60,000 | 6,000 | | | | | | | | |
| Total Year (not inflated) | - | 500,000 | 418,600 | 156,000 | 33,000 | 1,817,300 | - | 5,339,800 | 390,000 | 1,805,000 | - | 10,459,700 |
| <i>Exhibit</i> | <i>A</i> | <i>B</i> | <i>C</i> | <i>D</i> | <i>E</i> | <i>F</i> | <i>G</i> | <i>H</i> | <i>I</i> | <i>J</i> | <i>K</i> | |
| 2017 | | | | | | | | | | | | |
| Park Trail-NW Area | | | | | | | | | | | | |
| 70th St/TH3 roundabout | | | | | | | | | | | | |
| Heritage Valley Prk | | | | | | | | | | | | |
| Arbor Point street lighting | | | | | | | | | | | | |
| Cracksealing | | | | | | 400,000 | | | | | | |
| City hall pond | | | | | | | | | | | | |
| Park equipment | | | | | | | | | | | | |
| Park Trail and Parking Lot | | | | | | | | | | | | |
| ADA improvements | | | | | | | | | | | | |
| Property acquisition | | | | | | | | | | | | |
| Landscape irrigation | | | | | | | | | | | | |
| Pavement Management Program | | | | | | 723,200 | | | | | | |
| Future projects | 500,000 | | | | | | | | | | | |
| Future maintenance | | | 100,000 | | | | | | | | | |
| ADA improvements | | | | | | | | 20,300 | | | | |
| Emerald Ash Borer | | | | | 33,000 | | | | | | | |
| 80th St-east of TH 3 | | | | | | | | | | | | |
| CIP | | | | 6,000 | | | | | | | | |
| Total Year (not inflated) | - | 500,000 | 100,000 | 6,000 | 33,000 | 1,123,200 | - | 20,300 | - | - | - | 1,782,500 |
| Total All (not inflated) | - | 2,700,000 | 1,750,600 | 630,000 | 165,000 | 7,715,600 | - | 5,400,900 | 575,191 | 3,295,000 | 592,000 | 22,824,291 |

Funds

General Fund (Exhibit A)

Exhibit A shows the General Fund operations and property tax levy. Included are existing levies for debt, which include Permanent Improvement Revolving debt, equipment certificates, and Improvement projects. The model also includes the above mentioned assumptions for tax base. The model shows transfers out to other funds and does include any specific capital improvement project to be funded out of the General Fund. It should be noted that equipment replacement is funded through the operating budgets and a separate schedule is not included here. We have not assumed any increase in ending fund balance for the General Fund.

Park Acquisition Fund (Exhibit B)

The Park Acquisition and Development Fund accounts for park dedication fees, related revenues and park and trail improvements. This fund has a beginning cash balance of \$1,183,310 for 2012. The total park improvements included in this fund equal approximately \$3.1M when inflated by 3%-4% per year. We are not assuming any park dedication fees or any revenues other than interest. This fund shows a negative cash balance for the year ended 2014. It is expected that future parks acquisition needs will be further refined after completion of the Parks and Recreation System Capital Plan.

Park Maintenance Fund (Exhibit C)

This fund accounts for the cost to maintain existing parks. This fund will receive an annual transfer from the General Fund in the amount of \$150,000 per year. Additional transfers have been programmed as coming from the City Facilities Fund and the Host Community Fund. Park dedication fees cannot be used for maintaining existing parks. The inflated capital costs from 2013 to 2017 equal \$2 million. This fund shows a negative cash balance for the year ended 2015. It is expected that future parks acquisition needs will be further refined after completion of the Parks and Recreation System Capital Plan

Host Community Fund (Exhibit D)

This fund accounts for revenues received from agreements related to solid waste disposal/storage. This fund receives approximately \$1.6 to \$1.9 million per year from these agreements. The proposed projects include property acquisition and the 80th Street project. This fund also accounts for an annual transfer to the General Fund and to the Community Center Fund. We have also included in the model, a transfer out of to economic development of approximately \$2,000,000 in 2012 to fund property acquisition, which is shown

on Exhibit M. The Host Community Fund will have adequate cash balances with the proposed capital expenditures and transfers as shown.

Community Projects (Exhibit E)

This fund accounts for resources reserved for future community improvement projects. Expenditures for the Emerald Ash Borer project are programmed from 2013 to 2017. The model shows projected transfers out for the Community Center.

Pavement Management (Exhibit F)

This fund accounts for the project costs and the related special assessment revenue used to finance the City's yearly Pavement Management Program. This fund receives an annual transfer from the General Fund and various utility funds. This fund will continue to have positive cash balances given the assumptions for project costs and special assessment revenues.

Closed Bond (Exhibit G)

This fund accounts for monies that remain in debt service funds after the debt has been fully paid. The model shows adequate cash balances after contributions to reduce the debt levy.

City Facilities (Exhibit H)

This fund accounts for costs related to maintaining City Hall and the Fire Stations. The project slated for this fund is the Fire Station and a Maintenance Facility Expansion in 2016. Sufficient funds do not exist for these projects. The fund is showing the net project costs after a cash contribution of 37% of the total cost. These two projects, for a total of \$5.3 million, would put the fund into a negative in 2016. We have included bonded debt or property tax levy in the model.

Golf Course Enterprise (Exhibit I)

This fund accounts for the revenues and expenses related to operating the Golf Course. The projects in the model include irrigation, a cold storage building and bituminous replacement. This fund's historical operations have not been sufficient to cover operating expenses. This fund was obligated to pay the \$3,940,000 Golf Course Refunding Bonds of 2003. These bonds have been defeased with cash on hand from the sale of unused golf course land to the City's EDA. Ongoing obligations include a golf cart lease payment. Operations have not been sufficient to pay prior debt and the fund has a negative beginning cash balance in 2012. Funds are also not sufficient to pay the projects proposed for this fund.

Local Improvement (Exhibit J)

This fund accounts for the revenues and expenses related to construction projects that are not accounted for in the Pavement Management Fund. The model shows a negative cash balance. The City needs to determine a permanent solution for solving this negative balance. The projects scheduled for this fund include improvements to 80th street, Akron Avenue, and 70th street. We have included state aid funds and bond proceeds as a revenue source, and a related debt levy. As such, the fund continues to be in a negative cash position.

Community Center (Exhibit K)

This fund accounts for the revenues and expenses related to the operation of the Community Center. The model shows the actual 2011 ending cash balance and annual transfer from various funds in order to make up the shortage of operating revenues as compared to expenses. The model shows various improvements to the Center.

Capital Facilities (Exhibit L)

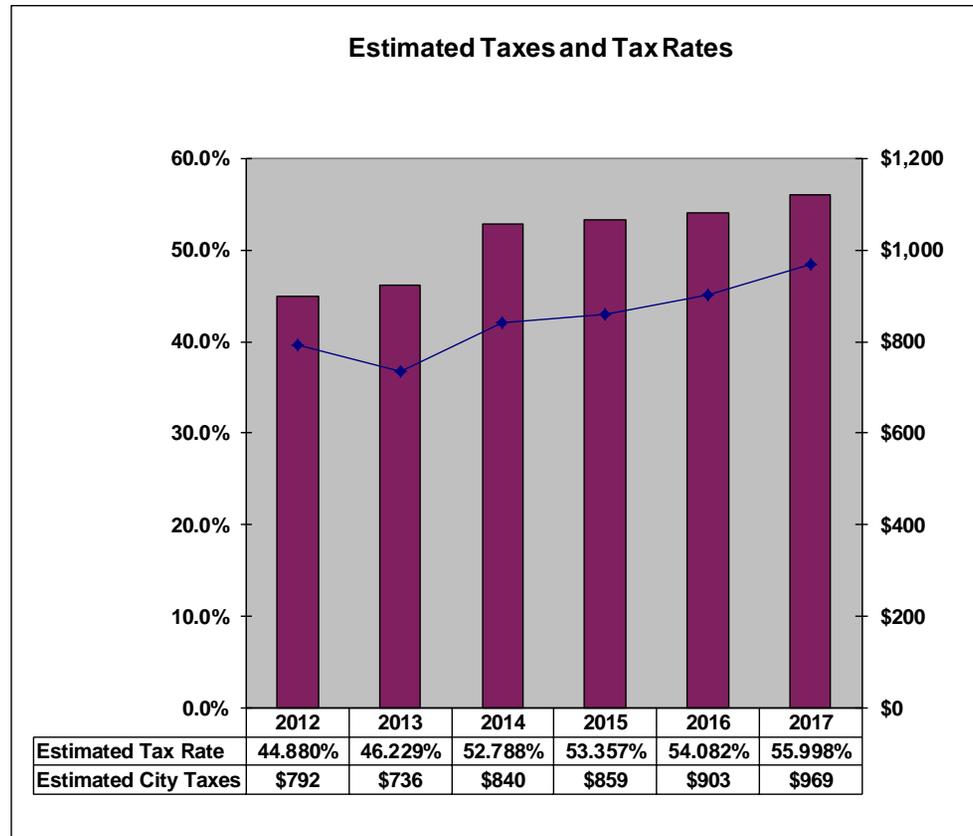
This fund accounts for the revenues and expenses reserved for future City capital projects. Currently, the model shows no future outlays of funds.

Economic Development (Exhibit M)

This fund, new for 2012, will account for the revenues and expenses related economic development activities in the city. The model shows a transfer in from the Host Community Fund and ongoing operating expenses.

Tax Rate Impact

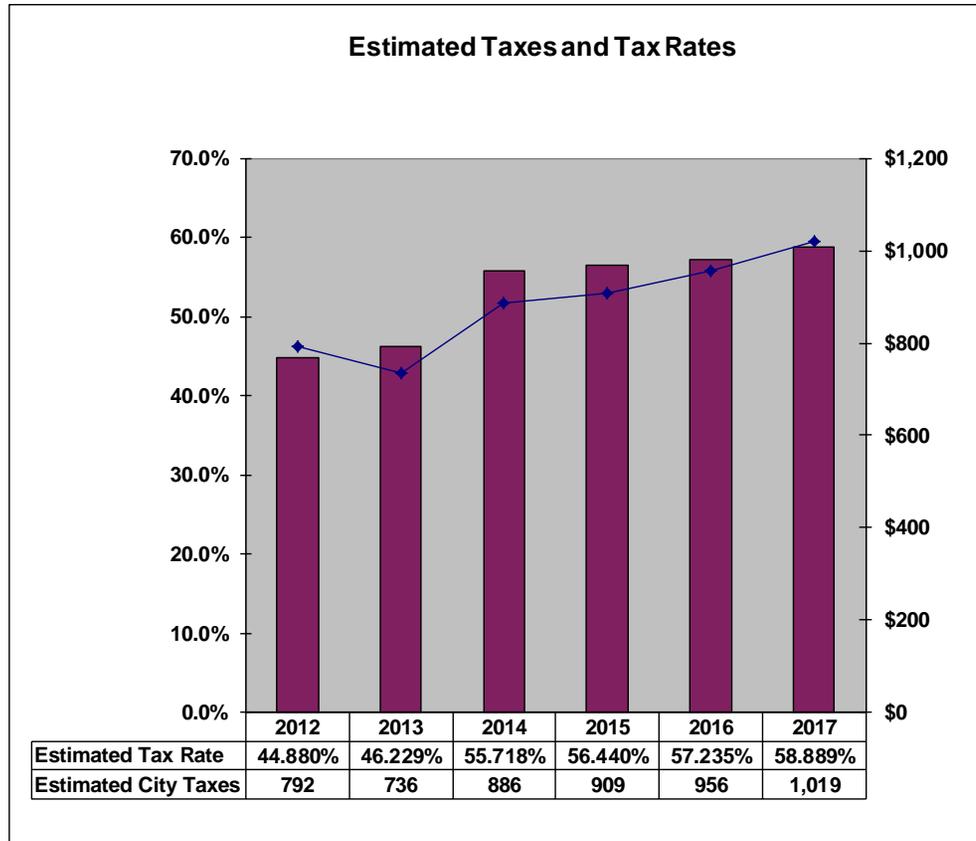
The resulting tax rate considering projected pavement management debt, existing debt and operations is shown in the chart below.



Taxes in 2012 and forward are calculated factoring in the market value exclusion, calculated on a median value homestead residential property valued at \$196,100 in 2012 and \$180,100 in 2013.

Policy Considerations

If transfers from the General Fund were programmed to solve the deficits in the Parks Funds and the Local Improvement Fund, the chart that follows shows the resulting tax rate and estimated city taxes.



The Council can prioritize the various capital projects by using the table below as a decision guide. Using payable 2013 estimated tax rate and tax base, the table shows the impact of an increase in the levy at \$50,000, \$100,000 and \$150,000, the resulting incremental increase in the tax rate and the effect on taxes.

| Expenditure Level | Additional Taxes | Additional Tax Rate |
|-------------------|------------------|---------------------|
| \$50,000 | \$2.90 | 0.185% |
| \$100,000 | \$5.90 | 0.370% |
| \$150,000 | \$8.80 | 0.555% |

The table illustrates that the resulting increase on estimated taxes would be \$5.90 on the example home if the tax levy were to increase by \$100,000. Annual debt payments on a \$1,100,000 debt issue over 15 years are projected to be approximately \$100,000 per year.

Recommendations

We recommend that the City Council of the City of Inver Grove Heights:

- Determine a funding source for those funds which are experiencing negative cash, which include the Golf Course and Community Center Funds.
- Complete the Parks and Recreation System Capital Plan and incorporate into this study
- Prioritize the Capital Improvement Project list
- Update this CIP study periodically and incorporate refined operating and tax base estimates.

Exhibits

| | |
|---------------------------------------|----|
| General Fund Summary | 14 |
| Park Acquisition Fund | 16 |
| Park Maintenance Fund | 17 |
| Host Community Fund | 18 |
| Community Projects Fund | 19 |
| Pavement Management Fund | 20 |
| Closed Bond Fund | 21 |
| City Facilities Fund | 22 |
| Golf Course Enterprise Fund | 23 |
| Local Improvement Fund | 24 |
| Community Center Special Revenue Fund | 25 |
| Capital Facilities Fund | 26 |
| Economic Development Fund | 27 |

**City of Inver Grove Heights
General Fund -Exhibit A**



EHLERS
& ASSOCIATES INC

| | | | | | | | | | | |
|-----------------------|----------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Inflation Assumptions | Revenue | 0.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% |
| | Expenses | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% |

| | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| GENERAL FUND | ACTUAL | ACTUAL | ACTUAL | ACTUAL | AMENDED | PROPOSED | | PROJECTED | | |
| 1 REVENUE | | | | | | | | | | |
| 2 GENERAL PROPERTY TAX | 13,223,315 | 13,985,899 | 13,945,436 | 14,139,907 | 11,997,400 | 11,343,012 | 13,150,232 | 13,582,093 | 14,027,384 | 14,536,516 |
| FISCAL DISPARITIES | | | | | | | 1,500,000 | 1,750,000 | 1,750,000 | 1,750,000 |
| OTHER levy | | | | | | | 10,000 | 10,000 | 10,000 | 10,000 |
| 3 FRANCHISE FEES | 78,252 | 84,045 | 86,148 | 88,755 | 87,100 | 90,400 | 92,208 | 94,052 | 95,933 | 97,852 |
| 4 LICENSES & PERMITS | 818,150 | 635,156 | 515,398 | 815,420 | 597,100 | 581,900 | 593,538 | 605,409 | 617,517 | 629,867 |
| 5 OTHER INTERGOVERNMENTAL | 692,655 | 443,644 | 498,438 | 539,339 | 429,100 | 461,200 | 470,424 | 479,832 | 489,429 | 499,218 |
| 6 CHARGES FOR SERVICES | 1,064,227 | 1,003,535 | 975,719 | 1,004,840 | 771,600 | 835,600 | 852,312 | 869,358 | 886,745 | 904,480 |
| 7 FINES & FORFEITS | 228,450 | 211,425 | 141,962 | 115,075 | 150,000 | 150,000 | 153,000 | 156,060 | 159,181 | 162,365 |
| 8 INTEREST | 211,922 | 88,891 | 50,194 | 66,674 | 50,000 | 45,000 | 45,900 | 46,818 | 47,754 | 48,709 |
| 9 MISC. REVENUE | 161,366 | 248,067 | 194,291 | 204,338 | 153,000 | 157,200 | 160,344 | 163,551 | 166,822 | 170,158 |
| 10 TRANSFERS | 652,425 | 650,000 | 913,000 | 938,000 | 2,000,390 | 761,388 | 500,000 | 500,000 | 500,000 | 500,000 |
| 11 RECREATION FEES | | | - | - | - | - | - | - | - | - |
| 12 | | | | | | | | | | |
| 13 TOTAL REVENUE | 17,130,762 | 17,350,662 | 17,320,586 | 17,912,348 | 17,735,690 | 16,185,700 | 17,777,958 | 18,257,174 | 18,750,766 | 19,309,166 |
| 14 | | | | | | | | | | |
| 15 EXPENDITURES | | | | | | | | | | |
| 16 GENERAL GOVERNMENT | 1,882,347 | 1,959,896 | 1,868,119 | 1,847,389 | 1,821,800 | 1,651,800 | 1,701,354 | 1,752,395 | 1,804,966 | 1,859,115 |
| 17 PUBLIC SAFETY | 6,825,682 | 7,043,048 | 7,202,451 | 7,304,412 | 7,931,900 | 7,643,100 | 7,872,393 | 8,108,565 | 8,351,822 | 8,602,376 |
| 18 PUBLIC WORKS | 3,372,157 | 3,225,269 | 3,446,639 | 3,577,891 | 3,501,390 | 3,425,900 | 3,528,677 | 3,634,537 | 3,743,573 | 3,855,881 |
| 19 PARKS | 1,541,089 | 1,530,091 | 1,588,057 | 1,598,729 | 1,625,200 | 1,628,600 | 1,677,458 | 1,727,782 | 1,779,615 | 1,833,004 |
| 20 COMMUNITY DEVELOPMENT | 1,269,484 | 1,224,278 | 1,213,366 | 1,212,442 | 1,231,200 | 1,159,200 | 1,193,976 | 1,229,795 | 1,266,689 | 1,304,690 |
| 21 TRANSFER OUT | 1,983,131 | 2,002,917 | 709,099 | | | | | | | |
| to Park Fund 444 | | | | 83,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 200,000 |
| to Rec Fund 204 | | | | 454,100 | 419,200 | 379,100 | 454,100 | 454,100 | 454,100 | 454,100 |
| to Pavement Mgmt Fund 440 | | | 1,200,000 | 1,234,720 | 1,200,000 | | 1,200,000 | 1,200,000 | 1,200,000 | 1,200,000 |
| to other funds | | | | 8,800 | | | | | | |
| 26 | | | | | | | | | | |
| 27 CAPITAL OUTLAY | 67,341 | 51,619 | 13,000 | 16,611 | | | | | | |
| Heritage Valley Prk-Remediation Proj 2005-13 | | | | | | | | | | |
| 29 | | | | | | | | | | |
| 30 CONTINGENCY | | | | | 105,000 | 148,000 | | | | |
| 31 | | | | | | | | | | |
| 32 | | | | | | | | | | |
| 33 OPERATING EXPENDITURES | 16,941,231 | 17,037,118 | 17,240,731 | 17,338,094 | 17,985,690 | 16,185,700 | 17,777,958 | 18,257,174 | 18,750,766 | 19,309,166 |
| 34 | | | | | | | | | | |

City of Inver Grove Heights
General Fund -Exhibit A



EHLERS
& ASSOCIATES INC

Inflation Assumptions Revenue 0.00% 2.00% 2.00% 2.00% 2.00% 2.00% 2.00% 2.00% 2.00%
Expenses 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00%

| GENERAL FUND | 2008 ACTUAL | 2009 ACTUAL | 2010 ACTUAL | 2011 ACTUAL | 2012 AMENDED | 2013 PROPOSED | 2014 | 2015 PROJECTED | 2016 | 2017 |
|--|----------------|----------------|----------------|----------------|-----------------|------------------|-------------|-------------------|-------------|-------------|
| GENERAL FUND OPERATING TAX LEVY | 13,677,211 | 14,324,917 | 14,314,487 | 14,139,907 | 13,497,400 | 13,093,012 | 14,900,232 | 15,332,093 | 15,777,384 | 16,286,516 |
| OTHER LEVIES | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Unallotments | | | | | | | | | | |
| PERA LEVY | 52,800 | 67,700 | 73,100 | | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Other Levies | | | | | | | | | 0 | 0 |
| TOTAL LEVY | 13,730,011 | 14,392,617 | 14,387,587 | 14,139,907 | 13,497,400 | 13,093,012 | 14,900,232 | 15,332,093 | 15,777,384 | 16,286,516 |
| ANNUAL INCREASE | 7.8% | 4.8% | 0.0% | -1.7% | -4.5% | -3.0% | 13.8% | 2.9% | 2.9% | 3.2% |
| TOTAL EXPENDITURES | 16,941,231 | 17,037,118 | 17,240,731 | 17,338,094 | 17,985,690 | 16,185,700 | 17,777,958 | 18,257,174 | 18,750,766 | 19,309,166 |
| SPECIAL LEVIES | | | | | | | | | | |
| Bonds | | | | | | | | | | |
| 1993B WMTD Bonds | 4,935 | | | | | | | | | |
| 1993A Improvement Bonds | 81,000 | | | | | | | | | |
| MN Armory Bldg (final pymt 2016) | 63,735 | 63,735 | 63,735 | 63,735 | 63,735 | 63,735 | 63,735 | 63,735 | 63,735 | |
| City share of assessments | 80,000 | 69,847 | 66,681 | 61,632 | 109,912 | 96,944 | 86,279 | 82,480 | 78,680 | 62,233 |
| 2002A 2010C PIR Bonds | | | 5,200 | 6,300 | 48,144 | 51,303 | 56,985 | 56,308 | | |
| 2005C Certificates (done) | | | | | | | | | | |
| 2006A 2011A Improvements Bonds (final pymt 2019) | 84,300 | 84,600 | 84,900 | 85,300 | 85,600 | 170,000 | 85,000 | 95,000 | 125,000 | 125,000 |
| 2007 GO Public Safety (final pymt 2014) | | | 81,480 | 81,309 | 81,848 | 78,908 | 80,719 | | | |
| 2006B Certificates (final pymt 2011) | 336,900 | 313,206 | 338,600 | | | | | | | |
| 2007A Certificates (final pymt 2012) | 151,976 | 141,960 | 142,170 | 147,420 | | | | | | |
| 2007B Improvements (final pymt 2019) | | | | | 75,000 | 150,000 | 150,000 | 150,000 | 150,000 | 125,000 |
| 2008 Certificates (final pymt 2013) | 151,439 | 146,300 | 91,698 | 94,533 | 97,217 | 150,000 | 190,000 | 250,000 | 250,000 | 245,000 |
| 2008A Improvements (final pymt 2020) | | | 11,545 | 4,582 | 75,000 | 150,000 | 190,000 | 250,000 | 250,000 | 245,000 |
| 2009 Capital Improvements (final pymt 2034) | | | 404,200 | 577,400 | 584,500 | 590,400 | 550,300 | 559,800 | 674,000 | 642,800 |
| 2010B GO Improvements | | | | | 283,332 | 283,044 | 350,000 | 225,000 | 200,000 | 175,000 |
| 2012 GO Improvements | | | | | | 0 | 0 | 0 | 0 | 0 |
| Offset from Closed Bond Fund | | | (202,000) | 0 | (200,000) | (330,000) | (200,000) | (200,000) | (200,000) | (200,000) |
| EXISTING DEBT LEVIES | 954,285 | 819,648 | 1,088,209 | 1,122,211 | 1,304,288 | 1,304,334 | 1,413,018 | 1,282,323 | 1,341,415 | 1,175,033 |
| FUTURE LEVIES | | | | | | | | | | |
| Public Facilities | | | 0 | | | | | | | |
| Park Acquisition | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| City Facilities | | | | 0 | 0 | 0 | 0 | 0 | 0 | 437,574 |
| Local Improvement | | | | 0 | 0 | 0 | 0 | 0 | 221,566 | 467,750 |
| Pavement Management | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL SPECIAL LEVY | 954,285 | 819,648 | 1,088,209 | 1,122,211 | 1,304,288 | 1,304,334 | 1,413,018 | 1,282,323 | 1,562,981 | 2,080,357 |
| Beginning Fund Balance | 5,193,387 | 5,382,918 | 5,696,462 | 5,776,317 | 6,350,571 | 6,205,571 | 6,353,571 | 6,353,571 | 6,353,571 | 6,353,571 |
| Ending Fund Balance | 5,382,918 | 5,696,462 | 5,776,317 | 6,350,571 | 6,205,571 | 6,353,571 | 6,353,571 | 6,353,571 | 6,353,571 | 6,353,571 |
| TOTAL TAX LEVY | 14,684,296 | 15,212,265 | 15,475,796 | 15,262,118 | 14,801,688 | 14,397,346 | 16,313,250 | 16,614,416 | 17,340,364 | 18,366,873 |
| ADJUSTMENTS -FD Distribution | (1,544,852) | (1,768,700) | (1,867,200) | (2,200,000) | (1,965,000) | (1,900,473) | (1,900,473) | (1,900,473) | (1,900,473) | (1,900,473) |
| NET LEVY TO TAXPAYERS | 13,139,444 | 13,443,565 | 13,608,596 | 13,062,118 | 12,836,688 | 12,496,873 | 14,412,777 | 14,713,943 | 15,439,891 | 16,466,400 |
| EXISTING TAX BASE | 35,191,278 | 35,579,179 | 32,590,131 | 30,753,676 | 28,602,337 | 27,032,540 | 27,032,540 | 27,576,272 | 28,403,560 | 29,405,400 |
| TIF District Decertifying-TIF 3-1 Springwood Ponds | | | | | | | | | 145,372 | |
| TIF District Decertifying-TIF 2-1 Southridge | | | | | | | 270,700 | | | |
| TOTAL TAX CAPACITY | 35,191,278 | 35,579,179 | 32,590,131 | 30,753,676 | 28,602,337 | 27,032,540 | 27,303,240 | 27,576,272 | 28,548,932 | 29,405,400 |
| TAX RATE ON TAX CAPACITY | 37.403% | 37.878% | 41.757% | 42.473% | 44.880% | 46.229% | 52.788% | 53.357% | 54.082% | 55.998% |

**City of Inver Grove Heights
Park Acquisition Fund 402 - Exhibit B**

| | | Proj # | | | | | | |
|-------------------------------|---------|------------------|------------------|----------------|------------------|------------------|--------------------|--------------------|
| Inflation for capital items | | 2.00% | 2.00% | 3.00% | 4.00% | 4.00% | 4.00% | 4.00% |
| | | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| Beginning Cash Balance | | 1,252,320 | 1,183,310 | 991,143 | 258,425 | (238,991) | (738,991) | (1,238,991) |
| Sources of Funds | | | | | | | | |
| Bond proceeds | | | | | | | | |
| Property tax levy | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest | | 70,226 | 11,833 | 9,911 | 2,584 | | | |
| Total Sources of Funds | | 70,226 | 11,833 | 9,911 | 2,584 | 0 | 0 | 0 |
| Expenditures | | | | | | | | |
| Current | | | | | | | | |
| Future projects | | | | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 |
| Capital outlay | | | | | | | | |
| Rock Island swing bridge | 2010-11 | | 200,000 | 200,000 | | | | |
| Transfer out | | 91,367 | | | | | | |
| Transfer to Community Center | | 47,869 | | | | | | |
| Bond principal and interest | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Expenditures | | 139,236 | 200,000 | 700,000 | 500,000 | 500,000 | 500,000 | 500,000 |
| Inflation-capital only | | 139,236 | 204,000 | 742,630 | 562,432 | 584,929 | 608,326 | 632,660 |
| Ending Cash | | 1,183,310 | 991,143 | 258,425 | (238,991) | (738,991) | (1,238,991) | (1,738,991) |

**City of Inver Grove Heights
Park Maintenance Fund 444 - Exhibit C**

| | | Proj # | | | | | | |
|-------------------------------|---------|----------------|----------------|----------------|----------------|-----------------|------------------|------------------|
| Inflation for capital items | | 2.00% | 2.00% | 3.00% | 4.00% | 4.00% | 4.00% | 4.00% |
| | | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| Beginning Cash Balance | | 367,244 | 684,228 | 598,228 | 379,851 | 219,649 | (46,154) | (289,754) |
| Sources of Funds | | | | | | | | |
| Transfer from General Fund | | 83,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 200,000 |
| Transfer from City Facilities | | | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | |
| Transfer from Host Community | | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 0 | |
| Cameron Park Proceeds | | 205,000 | | | | | | |
| Grant | | | | | | | | |
| Other | | 10,317 | | | | | | |
| Property tax levy | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest | | 5,046 | 6,842 | 5,982 | 3,799 | 2,196 | | |
| Total Sources of Funds | | 328,363 | 206,842 | 205,982 | 203,799 | 202,196 | 175,000 | 200,000 |
| Expenditures | | | | | | | | |
| Capital outlay | | 11,379 | 119,100 | | | 125,000 | 60,000 | |
| Seidl's Lake Park | 2006-12 | | | | | | | |
| Park Trail and Parking Lot | 2003-13 | | 28,000 | 160,000 | 124,000 | 243,000 | 118,600 | |
| Park equipment | Various | | 140,000 | 140,000 | 140,000 | | 140,000 | |
| Future maintenance | | | | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 |
| Bond principal and interest | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Expenditures | | 11,379 | 287,100 | 400,000 | 364,000 | 468,000 | 418,600 | 100,000 |
| Inflation-capital only | | 11,379 | 292,842 | 424,360 | 409,450 | 547,494 | 509,291 | 126,532 |
| Ending Cash | | 684,228 | 598,228 | 379,851 | 219,649 | (46,154) | (289,754) | (189,754) |

**City of Inver Grove Heights
Host Community Fund 451- Exhibit D**

| | | Proj # | | | | | | |
|--|---------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Inflation for capital items | | 2.00% | 2.00% | 3.00% | 4.00% | 4.00% | 4.00% | 4.00% |
| | | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| Beginning Cash Balance | | 4,568,123 | 3,880,359 | 874,078 | 1,464,537 | 1,925,981 | 3,641,493 | 4,111,810 |
| Sources of Funds | | | | | | | | |
| Bond proceeds | | | | | | 1,000,000 | | |
| Repayment from EDA for land sale | | | | | | | | |
| Land fill agreements | | 2,116,151 | 1,846,800 | 1,869,750 | 1,894,050 | 1,918,350 | 1,644,000 | 1,621,650 |
| Property tax levy | | 0 | 0 | 0 | 0 | 0 | - | 0 |
| Other | | 50,389 | | | | | | |
| Interest | | 62,229 | 38,804 | 8,741 | 14,645 | 19,260 | 36,415 | 41,118 |
| Total Sources of Funds | | 2,228,769 | 1,885,604 | 1,878,491 | 1,908,695 | 2,937,610 | 1,680,415 | 1,662,768 |
| Expenditures | | | | | | | | |
| Capital Outlay | | 0 | 68,991 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 |
| Property Acquisition | 2003-19 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | |
| Concord property acquisition | | | 270,000 | | | | | |
| Rock Island swing bridge | 2010-11 | | | | | | | |
| 80th St-east of TH 3 | 2008-05 | | | | 200,000 | | | |
| Bond Principal and Interest | | 0 | 0 | 0 | 0 | 0 | - | 0 |
| Public Safety/City Hall Addition | | 1,094,176 | 355,824 | | | | | |
| Transfer out -VMCC | | 915,148 | 419,389 | 372,200 | 500,000 | 500,000 | 500,000 | 500,000 |
| Transfer out -Golf Fund | | 82,209 | 132,901 | 105,191 | | | | |
| Transfer out-Economic development | | | 2,000,000 | | | | | |
| Transfer out-Park Maintenance | | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | | |
| Transfer out-ADA | | | | 16,500 | 21,800 | 14,600 | 20,300 | 21,500 |
| Transfer out-General Fund | | 150,000 | 960,000 | 603,640 | | | | |
| Transfer out-General Fund-Street recon | | 500,000 | 500,000 | | 500,000 | 500,000 | 500,000 | 500,000 |
| Transfers to other funds | | | | | | | | |
| Total Expenditures | | 2,916,533 | 4,882,105 | 1,278,531 | 902,800 | 695,600 | 676,300 | 527,500 |
| Inflation-capital only | | 150,000 | 498,771 | 165,500 | 400,452 | 182,498 | 189,798 | 7,592 |
| Ending Cash | | 3,880,359 | 874,078 | 1,464,537 | 1,925,981 | 3,641,493 | 4,111,810 | 4,745,486 |

**City of Inver Grove Heights
Community Projects Fund 450- Exhibit E**

| | | Proj # | | | | | | |
|-------------------------------|---------|------------------|------------------|----------------|----------------|----------------|----------------|----------------|
| Inflation for capital items | | 2.00% | 2.00% | 3.00% | 4.00% | 4.00% | 4.00% | 4.00% |
| | | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| Beginning Cash Balance | | 1,062,883 | 1,062,883 | 677,512 | 341,277 | 307,570 | 272,040 | 234,611 |
| Sources of Funds | | | | | | | | |
| Property tax levy | | 0 | 0 | 0 | 0 | 0 | - | - |
| Interest | | | 10,629 | 6,775 | 3,413 | 3,076 | 2,720 | 2,346 |
| Total Sources of Funds | | 0 | 10,629 | 6,775 | 3,413 | 3,076 | 2,720 | 2,346 |
| Expenditures | | | | | | | | |
| Capital Outlay | | | | | | | | |
| Arbor Pt street lighting | 2006-07 | 0 | | | | | | |
| Emerald Ash Borer | | | | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 |
| Bond principal and interest | | 0 | 0 | 0 | 0 | 0 | - | - |
| Transfer out to VMCC | | | 396,000 | 308,000 | | | | |
| Total Expenditures | | 0 | 396,000 | 341,000 | 33,000 | 33,000 | 33,000 | 33,000 |
| Inflation-capital only | | 0 | 0 | 35,010 | 37,121 | 38,605 | 40,150 | 41,756 |
| Ending Cash | | 1,062,883 | 677,512 | 341,277 | 307,570 | 272,040 | 234,611 | 195,201 |

**City of Inver Grove Heights
Pavement Management Fund 440 - Exhibit F**

| Inflation for capital items | Actual 2011 | 2.00% | 3.00% | 4.00% | 4.00% | 4.00% | 4.00% |
|-------------------------------|------------------|------------------|----------------|------------------|------------------|------------------|------------------|
| | | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| | | Projected | | | | | |
| Beginning Cash Balance | 4,098,116 | 3,194,122 | 485,421 | 110,400 | (168,724) | 122,998 | 563,870 |
| Sources of Funds | | | | | | | |
| Transfer from General Fund | 1,234,720 | 1,200,000 | 0 | 1,200,000 | 1,200,000 | 1,200,000 | 1,200,000 |
| Bond proceeds | | | | | | | |
| State aid-drawdown-future | | | | | | | |
| State aid | 1,184,033 | 2,841,774 | 120,335 | 1,260,000 | 726,726 | 1,223,139 | |
| Other | 15,145 | | | | | | |
| Special assessments | 315,157 | 205,190 | 167,253 | 160,594 | 157,151 | 227,527 | 249,965 |
| Transfers in | 436,836 | 212,114 | 20,000 | 20,000 | | | |
| Property tax levy | 0 | 0 | 0 | 0 | 0 | - | - |
| Interest | 40,438 | 31,941 | 4,854 | 1,104 | (1,687) | 1,230 | 5,639 |
| Total Sources of Funds | 3,226,329 | 4,491,019 | 312,442 | 2,641,698 | 2,082,190 | 2,651,896 | 1,455,603 |
| Expenditures | | | | | | | |
| Capital Outlay | | | | | | | |
| PMP Program | | | | | | | |
| Cracksealing | 3,991,682 | 6,658,549 | 248,000 | 2,196,600 | 1,130,500 | 1,417,300 | 723,200 |
| Various | | 400,000 | 400,000 | 400,000 | 400,000 | 400,000 | 400,000 |
| Bond principal and interest | 0 | 0 | 0 | 0 | 0 | - | - |
| Transfers out | 138,641 | | | | | | |
| Total Expenditures | 4,130,323 | 7,058,549 | 648,000 | 2,596,600 | 1,530,500 | 1,817,300 | 1,123,200 |
| Inflation-capital only | 3,991,682 | 7,199,720 | 687,463 | 2,920,822 | 1,790,469 | 2,211,023 | 1,421,206 |
| Ending Cash | 3,194,122 | 485,421 | 110,400 | (168,724) | 122,998 | 563,870 | 598,268 |

**City of Inver Grove Heights
Closed Bond Fund 399- Exhibit G**

| Inflation for capital items | Proj # | | | | | | |
|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | 2.00% | 2.00% | 3.00% | 4.00% | 4.00% | 4.00% | 4.00% |
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| Beginning Cash Balance | 3,464,911 | 3,403,385 | 3,180,478 | 2,882,283 | 2,711,106 | 2,538,217 | 2,363,599 |
| Sources of Funds | | | | | | | |
| Transfer from closed debt service funds | 651,039 | | | | | | |
| Repayment from Host Comm Fd | | | | | | | |
| Other | 107,560 | | | | | | |
| Property tax levy | 64,315 | 0 | 0 | - | 0 | - | - |
| Interest | 532,019 | 34,034 | 31,805 | 28,823 | 27,111 | 25,382 | 23,636 |
| Total Sources of Funds | 1,354,933 | 34,034 | 31,805 | 28,823 | 27,111 | 25,382 | 23,636 |
| Expenditures | | | | | | | |
| Capital Outlay | 14,624 | | | | | | |
| Rock Island swing bridge | | | 2010-11 | | | | |
| Public Safety/City Hall Addition | 1,094,176 | 55,824 | | | | | |
| Debt service for storm water bonds | | 18,800 | 41,400 | 33,500 | 25,000 | | |
| Debt service reduction to debt levy | | 200,000 | 330,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| Transfer to Park Maintenance | | 0 | 0 | 0 | 0 | 0 | |
| Transfer to Community Center | 90,539 | | | | | | |
| Transfers out | 217,120 | | | | | | |
| Total Expenditures | 1,416,459 | 274,624 | 371,400 | 233,500 | 225,000 | 200,000 | 200,000 |
| Inflation-capital only | 1,108,800 | 56,940 | 0 | 0 | 0 | 0 | 0 |
| Ending Cash | 3,403,385 | 3,180,478 | 2,882,283 | 2,711,106 | 2,538,217 | 2,363,599 | 2,387,235 |

**City of Inver Grove Heights
City Facilities Internal Service Fund 605- Exhibit H**

| | Proj # | | | | | | |
|---|----------------|----------------|----------------|----------------|----------------|------------------|----------------|
| Inflation for capital items | 2.00% | 2.00% | 3.00% | 4.00% | 4.00% | 4.00% | 4.00% |
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| Beginning Cash Balance | 791,495 | 713,248 | 436,825 | 461,217 | 427,668 | 389,748 | 71,962 |
| Sources of Funds | | | | | | | |
| Charges for services | 340,900 | 340,900 | 340,900 | | | | |
| Bond proceeds | | | | | | 6,200,000 | |
| Special assessments (20% of construction) | 0 | | 0 | 0 | 0 | 0 | 0 |
| Property tax levy | 0 | 0 | 0 | 0 | 0 | 0 | 437,574 |
| Interest | 8,223 | 7,132 | 4,368 | 4,612 | 4,277 | 3,897 | 720 |
| Total Sources of Funds | 349,123 | 348,032 | 345,268 | 4,612 | 4,277 | 6,203,897 | 438,294 |
| Expenditures | | | | | | | |
| Operations | 377,370 | 380,400 | 280,600 | | | | |
| Mte Facility Expansion | | | | | | 3,307,500 | |
| Public Safety/City Hall Addition | | 200,360 | | | | | |
| ADA | | | 14,400 | 11,700 | 14,700 | 16,300 | 20,300 |
| Park and Rec System Plan | | 14,400 | | | | | |
| Fire Station | | | | | | 2,016,000 | |
| Bond principal and interest | 0 | 0 | 0 | 0 | 0 | 0 | 416,737 |
| Transfer to Park Maintenance | | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | |
| Transfer to General Fund | 50,000 | | | | | | |
| Total Expenditures | 427,370 | 620,160 | 320,000 | 36,700 | 39,700 | 5,364,800 | 437,037 |
| Inflation-capital only | 427,370 | 219,055 | 15,277 | 13,161 | 17,197 | 6,496,683 | 25,686 |
| Ending Cash | 713,248 | 436,825 | 461,217 | 427,668 | 389,748 | 71,962 | 67,832 |

**City of Inver Grove Heights
Golf Course Enterprise Fund 503- Exhibit I**

| Proj # | 2.00% | 2.00% | 3.00% | 4.00% | 4.00% | 4.00% | 4.00% |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Inflation for capital items | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| Beginning Cash Balance (unrestricted) | (2,711,507) | (3,597,305) | (3,690,362) | (3,712,842) | (3,766,005) | (3,743,550) | (3,825,049) |
| Sources of Funds | | | | | | | |
| Transfer from General Fund | | | | | | | |
| Transfer from Host Community | 82,209 | 132,901 | 105,191 | 0 | 0 | | |
| Land sale proceeds | | 1,352,000 | | | | | |
| Operations | 2,399,884 | 1,480,600 | 1,655,600 | 2,080,498 | 2,146,694 | 2,211,095 | 2,277,428 |
| Capital Lease/Bond proceeds | 157,875 | | | | | 390,000 | |
| Property tax levy | 0 | 0 | 0 | 0 | 0 | - | - |
| Interest | | | | | | | |
| Total Sources of Funds | 2,639,968 | 2,965,501 | 1,760,791 | 2,080,498 | 2,146,694 | 2,601,095 | 2,277,428 |
| Expenditures | | | | | | | |
| Operations | 1,692,339 | 1,504,700 | 1,577,300 | 2,014,161 | 2,094,727 | 2,178,517 | 2,265,657 |
| Capital Outlay | 385,395 | 30,000 | | | | | |
| Landscape irrigation | | | | 80,000 | | | |
| Cold storage building | | | | | | 390,000 | |
| Bituminous replacement | | 132,901 | 105,191 | | | | |
| Increase in DTOF | 989,617 | | | | | | |
| IFL payment to Central Equip | | 66,135 | 64,863 | | | | |
| Bond/capital lease prin/int | 458,415 | 1,321,564 | 29,511 | 29,511 | 29,511 | 29,583 | 45,720 |
| Total Expenditures | 3,525,766 | 2,992,423 | 1,718,408 | 2,133,661 | 2,124,238 | 2,682,594 | 2,311,377 |
| Inflation-capital only | 1,375,012 | 166,159 | 111,597 | 89,989 | 0 | 474,495 | 0 |
| Ending Cash (restricted) | 652,053 | | | | | | |
| Ending Cash (unrestricted) | (3,597,305) | (3,690,362) | (3,712,842) | (3,766,005) | (3,743,550) | (3,825,049) | (3,858,998) |

**City of Inver Grove Heights
Local Improvement Fund 421- Exhibit J**

| Inflation for capital items | 2.00% | 2.00% | 3.00% | 4.00% | 4.00% | 4.00% | 4.00% |
|---|------------------|------------------|------------------|--------------------|------------------|------------------|------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| Beginning Cash Balance | (1,306,156) | (727,936) | (819,736) | (819,736) | (1,747,749) | (725,705) | (911,212) |
| Sources of Funds | | | | | | | |
| Transfer in | 3,209,057 | | | | | | |
| Bond proceeds | | | | | 1,800,000 | 2,000,000 | |
| State aid | 1,370,811 | | | | | | |
| Other | 287,034 | | | | | | |
| Special assessments (20% of construction) | 505,906 | 0 | 0 | 0 | 0 | 0 | 0 |
| Property tax levy | | 0 | 0 | 0 | 0 | 221,566 | 467,750 |
| Interest | 28,988 | | | | | | |
| Total Sources of Funds | 5,401,796 | 0 | 0 | 0 | 1,800,000 | 2,221,566 | 467,750 |
| Expenditures | | | | | | | |
| Capital Outlay | 4,818,576 | | | | | | |
| 80th St-east of TH 3 | | | | 625,000 | | 1,150,000 | |
| Akron Ave | | | | 200,000 | 665,000 | | |
| 70th St/TH3 roundabout | | | | | | 655,000 | |
| Cliff Road | | 90,000 | | | | | |
| Bond principal and interest | | 0 | 0 | 0 | 0 | 211,015 | 445,476 |
| Transfers out | 5,000 | | | | | | |
| Total Expenditures | 4,823,576 | 90,000 | 0 | 825,000 | 665,000 | 2,016,015 | 445,476 |
| Inflation-capital only | 4,818,576 | 91,800 | 0 | 928,013 | 777,956 | 2,196,058 | 0 |
| Ending Cash | (727,936) | (819,736) | (819,736) | (1,747,749) | (725,705) | (911,212) | (888,939) |

**City of Inver Grove Heights
Community Center Special Revenue Fund 205- Exhibit K**

| Inflation for capital items | 2.00% | 2.00% | 3.00% | 4.00% | 4.00% | 4.00% | 4.00% |
|-----------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| Beginning Cash Balance | 248,519 | 386,928 | 396,026 | 380,229 | 345,370 | 345,624 | 345,880 |
| Sources of Funds | | | | | | | |
| Transfer from Host Community Fund | 915,148 | 419,389 | 372,200 | 500,000 | 500,000 | 500,000 | 500,000 |
| Transfer from Community Projects | 0 | 396,000 | 308,000 | 0 | 0 | 0 | 0 |
| Transfer from Capital Facilities | 0 | 107,000 | 0 | 284,000 | 0 | 0 | 0 |
| Transfer from Closed Bond | 90,539 | 0 | 0 | 0 | 0 | 0 | 0 |
| Transfer from Park Acquisition | 47,869 | 0 | 0 | 0 | 0 | 0 | 0 |
| Operations | | | | | | | |
| Charges | 1,992,875 | 2,001,300 | 2,021,900 | 1,985,900 | 1,985,900 | 1,985,900 | 1,985,900 |
| Miscellaneous | 142,591 | 129,300 | 130,600 | 121,200 | 121,200 | 121,200 | 121,200 |
| Other | | | | | | | |
| Grant | | | | | | - | - |
| Interest | 313 | 3,869 | 3,960 | 3,802 | 3,454 | 3,456 | |
| Total Sources of Funds | 3,189,335 | 3,056,858 | 2,836,660 | 2,894,902 | 2,610,554 | 2,610,556 | 2,607,100 |
| Expenditures | | | | | | | |
| Operations | 2,649,074 | 2,524,500 | 2,525,700 | 2,610,300 | 2,610,300 | 2,610,300 | 2,610,300 |
| Capital Outlay | | | | | | | |
| Parking lot | | 107,000 | | | | | |
| CIP | 401,852 | 406,000 | 308,000 | 284,000 | | | |
| Bond principal and interest | 0 | 0 | 0 | 0 | 0 | - | - |
| Total Expenditures | 3,050,926 | 3,047,760 | 2,852,457 | 2,929,761 | 2,610,300 | 2,610,300 | 2,610,300 |
| Inflation-capital only | 401,852 | 523,260 | 326,757 | 319,461 | 0 | 0 | 0 |
| Ending Cash | 386,928 | 396,026 | 380,229 | 345,370 | 345,624 | 345,880 | 342,680 |

**City of Inver Grove Heights
Capital Facilities Capital Projects Fund 400- Exhibit L**

| Inflation for capital items | 2.00% | 2.00% | 3.00% | 4.00% | 4.00% | 4.00% | 4.00% |
|-------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| Beginning Cash Balance | 1,909,392 | 1,821,907 | 1,775,476 | 1,810,986 | 1,563,205 | 1,594,469 | 1,626,359 |
| Sources of Funds | | | | | | | |
| Other | 54,486 | 24,131 | | | | | |
| Interest | 207 | 36,438 | 35,510 | 36,220 | 31,264 | 31,889 | 32,527 |
| Total Sources of Funds | 54,693 | 60,569 | 35,510 | 36,220 | 31,264 | 31,889 | 32,527 |
| Expenditures | | | | | | | |
| Capital Outlay | 142,178 | 23,203 | | | | | |
| Budget capital equipment | | | | | | | |
| CIP | | | | | | | |
| Transfer out to VMCC | | 107,000 | | 284,000 | | | |
| Total Expenditures | 142,178 | 130,203 | 0 | 284,000 | 0 | 0 | 0 |
| Inflation-capital only | 0 |
| Ending Cash | 1,821,907 | 1,775,476 | 1,810,986 | 1,563,205 | 1,594,469 | 1,626,359 | 1,658,886 |

**City of Inver Grove Heights
Economic Development Fund 290- Exhibit M**

| | 2.00% | 2.00% | 3.00% | 4.00% | 4.00% | 4.00% | 4.00% |
|-----------------------------------|-------|-----------|----------|----------|----------|----------|----------|
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| Beginning Cash | 0 | 0 | 598,200 | 548,982 | 497,616 | 444,030 | 388,152 |
| Source of Funds | | | | | | | |
| Transfer from Host Community Fund | 0 | 2,000,000 | 0 | 0 | 0 | 0 | 0 |
| Interest | | 0 | 5,982 | 5,490 | 4,976 | 4,440 | 3,882 |
| Total | 0 | 2,000,000 | 5,982 | 5,490 | 4,976 | 4,440 | 3,882 |
| Use of Funds | | | | | | | |
| Economic development operations | | 49,800 | 55,200 | 56,856 | 58,562 | 60,319 | 62,128 |
| Land purchase | | 1,352,000 | | | | | |
| Total | 0 | 1,401,800 | 55,200 | 56,856 | 58,562 | 60,319 | 62,128 |
| Excess (Use) of Funds | 0 | 598,200 | (49,218) | (51,366) | (53,586) | (55,878) | (58,247) |
| Ending Cash | 0 | 598,200 | 548,982 | 497,616 | 444,030 | 388,152 | 329,906 |

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Acquisition of 8195 Babcock Trail

Meeting Date: December 10, 2012
 Item Type: Consent Agenda
 Contact: Thomas J. Link: 651-450-2546
 Prepared by: Tom Link, Director of Comm. Dev.
 Reviewed by: NA

| |
|-------------------------------------|
| <input checked="" type="checkbox"/> |
| <input type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input type="checkbox"/> |
| <input type="checkbox"/> |
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Fiscal/FTE Impact:
 None
 Amount included in current budget
 Fund transfer requested
 FTE included in current complement
 New FTE requested – N/A
 Other (Revenue)

ACTION REQUESTED

The City Council is to consider the Resolution Approving a Purchase Agreement Between the EDA and Premier Bank Relating to the Purchase of 8195 Babcock Trail, as enclosed.

BACKGROUND

8195 Babcock Trail is a large lot residential property that was put on the real estate market in mid-2011. Since then, the City and the owner, Premier Bank, have had intermittent negotiations for the acquisition of the parcel. Premier Bank recently signed the purchase agreement prepared by the City Attorney.

ANALYSIS

The Comprehensive Plan has several statements attesting to the importance of economic development and the role of the EDA. The Comprehensive Plan also designates the property at 8195 Babcock Trail and the surrounding area as Industrial Office Park.

The residence at 8195 Babcock is located on the edge of one of the better sites in Inver Grove Heights for industrial office park development. The area provides excellent opportunities for the City to improve its tax base and employment by creating and growing industrial businesses. Conversely, leaving a single-family residence on this property would lessen the attractiveness of the area for industrial office park development because of conflicting land uses. As the City has experienced, single family residences adjacent to industrial uses frequently create complaints about traffic generation, heavy truck traffic, hours of operation, lighting, noise, and general nuisances. Since the public purpose of the acquisition would be economic development, it would be most appropriate for the EDA to acquire the property rather than the City itself.

The total cost of the acquisition is about \$350,000, including acquisition, environmental investigation, legal and closing costs, and demolition. As previously discussed, the purchase price is \$310,000. The EDA would demolish the buildings and eventually sell the land for redevelopment. The County Assessor currently values the land at \$185,000.

The Closed Bond Fund would transfer funds approximately \$327,000 to the EDA to cover those costs relating to the capital expenses. This would be \$327,000 for acquisition and legal and closing costs. The Capital Facilities Fund would transfer funds to the EDA to cover the \$23,000 for environmental investigation and demolition since this would be an operating expense to prepare the property for redevelopment.

RECOMMENDATION

Staff recommends approval of the Resolution Approving a Purchase Agreement Between the EDA and Premier Bank Relating to the Purchase of 8195 Babcock Trail.

The Planning Commission found the acquisition of the property to be consistent with the Comprehensive Plan since it would align with the City's general economic development goals and be consistent with the City's land use designation of Industrial Office Park.

The Economic Development Authority approved the creation of an economic development district and approved the purchase agreement.

Enc: Resolution
Purchase Agreement between the EDA and Premier Bank
Planning Report

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

RESOLUTION NO. _____

**RESOLUTION APPROVING A PURCHASE AGREEMENT BETWEEN THE CITY OF
INVER GROVE HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY AND
PREMIER BANK RELATING TO THE PURCHASE OF PROPERTY LOCATED
AT 8195 BABCOCK TRAIL IN INVER GROVE HEIGHTS, MINNESOTA**

WHEREAS, Premier Bank, a Minnesota corporation, owns the real property located at 8195 Babcock Trail, Inver Grove Heights, Minnesota, described on the attached Exhibit A (Real Property). The Real Property is tax identification parcel: 20-01700-03-010.

WHEREAS, the City of Inver Grove Heights Economic Development Authority (EDA) desires to purchase the Real Property in order to promote economic development in the City of Inver Grove Heights.

WHEREAS, the EDA and Premier Bank have negotiated the attached Purchase Agreement for the sale of the Real Property by Premier Bank to the EDA for the purchase price of \$310,000.

WHEREAS, pursuant to Minnesota Statutes § 469.101, the EDA has created Economic Development District No. 3 to allow the EDA to purchase the Real Property.

WHEREAS, Economic Development District No. 3 consists of tax identification parcel 20-01700-03-010, legally described on Exhibit A attached hereto.

WHEREAS, the purpose of Economic Development District No. 3 is to authorize the EDA to acquire (through negotiation) the Real Property within the development district for future economic development purposes, including resale to private parties for redevelopment.

WHEREAS, pursuant to Minnesota Statutes § 469.101, the EDA has the power and authority to purchase the Real Property for economic development.

WHEREAS, the EDA has asked the City of Inver Grove Heights to provide the monies to the EDA for the purchase of the Real Property.

WHEREAS, prior to providing the purchase monies, the City Council has determined that it wants to review and approve the Purchase Agreement for the Real Property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Inver Grove Heights:

1. The City Council hereby approves the attached Purchase Agreement between the EDA and Premier Bank for the Real Property at a purchase price of \$310,000.

2. With respect to the monies that the City of Inver Grove Heights provided to the EDA, the Council approves the use of such monies for the purchase of the Real Property.

Adopted by the City Council of the City of Inver Grove Heights this 10th day of December, 2012.

George Tourville, Mayor

ATTEST:

Melissa Kennedy, Deputy City Clerk

EXHIBIT A
LEGAL DESCRIPTION OF REAL PROPERTY

That part of the East Half of the Northeast Quarter of Section 17, Township 27, Range 22, described as follows:

Commencing at a point on the West line of the East Half of the Northeast Quarter of Section 17, Township 27, Range 22, 631.91 feet South of the Northwest corner thereof; thence South 89°39' East and parallel with the North line of said East Half of the Northeast Quarter, 614.25 feet to the point of beginning of the property to be described; thence South 89°39' East, 275.0 feet to the center line of State Aid Road No. 73 was now improved and traveled; thence South 17°33' East, along said centerline 548.6 feet; thence North 89°39' West, 440.88 feet; thence North 0°03' East and parallel with the West line of said East Half of the Northeast Quarter, 522.05 feet to the point of beginning.

Subject to the right of the public in State Aid Road No. 73.

Dakota County, Minnesota

PURCHASE AGREEMENT

This Agreement is made this ____ day of November, 2012, by and between Premier Bank, a Minnesota corporation, (hereinafter referred to as the "Seller") and the City of Inver Grove Heights Economic Development Authority, an economic development authority established under Minnesota Statutes § 469.090 to 469.1082 (hereinafter referred to as "Buyer").

1. **Purchase and Sale.** Seller shall sell to Buyer and Buyer shall purchase from Seller, subject to the terms and conditions of this Agreement, the real property located at **8195 Babcock Trail, Inver Grove Heights, MN, 55077 [Property Identification Number 20-01700-03-010]** and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all improvements, tenements, hereditaments, easements, rights-of-way, privileges, appurtenances and rights to the same belonging to and inuring to the benefit of said real estate and any of the following items of personal property and fixtures to the extent owned by Seller and currently located on the Property: garden bulbs, plants, shrubs, trees, storm windows and inserts, storm doors, screens, awnings, window shades, blinds, curtains-traverse-drapery rods, attached lighting fixtures with bulbs, plumbing fixtures, sump pumps, water heaters, heating systems, heating stoves, fireplace inserts, fireplace doors and screens, built in humidifiers, built in air-conditioning units, built in electronic air filters, automatic garage door openers with controls, television antennas, water softeners, garbage disposals, built in trash compactors, intercoms, installed carpeting, work benches, security systems, stove/oven, refrigerator, washer and dryer, microwave and dishwasher (said property and said improvements, rights and privileges and personal property are hereinafter referred to as the "**Property**").

Seller agrees to remove the miscellaneous personal property presently located in the garage on or before the Closing. The Property and any remaining personal property other than that presently located in the garage will remain with the Property to be retained or disposed of by Buyer.

2. **Purchase Price.** Subject to Section 6, at Closing, Buyer will pay Seller Three Hundred and Ten Thousand Dollars (\$310,000) ("**Purchase Price**").
3. **Relocation Benefits.** Seller is aware of Seller's rights and payments that Seller may be eligible to receive pursuant to the Uniform Relocation Assistance Act (the "**Act**"). Seller acknowledges that Seller has been given the opportunity to seek and receive the advice of legal counsel with respect to relocation, moving, reestablishment, and other costs, if any, that may be available to the Seller under the Act.

Seller hereby acknowledges that the payment of the Purchase Price does not include a payment for Relocation Benefits. At closing and as a condition precedent to closing, Seller will waive any right to receive any relocation payments pursuant to the Act (or other federal or state law provisions) with respect to the Property. Seller acknowledges that Seller will make such waiver of Seller's own volition and with full knowledge of the specific relocation benefits to which Seller may be entitled.

Buyer and Seller agree that this is a voluntary sale by Seller. Buyer represents that Buyer would not acquire the Property in the event that negotiations between Buyer and Seller had failed to result in an amicable agreement. Prior to any action by the Buyer indicating intent to acquire the Subject Property, Seller placed the Property on the market for sale. Thereafter, upon inquiry by the Buyer, the Seller requested that the Buyer acquire the Property through negotiation. Seller clearly showed an intent to sell the Property on the public market prior to any discussions, inquiries or negotiations by Buyer.

If the transaction set forth by this Agreement is not completed, Buyer has no present intent to acquire the property by eminent domain and has not considered the use of eminent domain. If this Agreement is terminated for any reason, Seller is free to retain ownership of the Property or to sell the Property on the private market.

Buyer acknowledges that it may acquire other property in the general geographic area as the Property. Buyer has not set a specific time limit to acquire the Property or other properties in the general geographic area nor has Buyer determined whether to acquire such properties.

As Buyer and Seller agree that this is a voluntary sale, state and federal law permit the Buyer to request a waiver of relocation benefits from the Seller. Prior to and as a condition of closing, Seller will be required to sign a relocation waiver, the form of which is substantially the same as shown on **Exhibit B** and the final form of which will be subject to the approval of the Buyer. Buyer will arrange for a relocation consultant to meet with the Seller prior to closing. The relocation consultant will determine the amount of relocation benefits for which Seller would be eligible if this were a non-voluntary sale. If the Seller does not waive relocation benefits, this Agreement will be terminated and Seller will be free to retain ownership of the Property or to sell the Property on the private market.

4. **Date and Location of Closing.** The Date of Closing for the Property shall be January 18, 2013. Closing shall occur at DCA Title located at 1276 South Robert Street West St. Paul, MN 55118 (hereafter "Title Company").
5. **Possession Date.** The Possession Date shall be the Date of Closing.
6. **Payment of Purchase Price.** Subject to (i) full and timely performance by Seller and (ii) the satisfaction of all contingencies herein contained, the Purchase Price of Three Hundred and Ten Thousand Dollars (\$310,000) shall be payable by Buyer to Seller on the Closing Date in the form of wire transfer or certified check from the Buyer.
7. **Property and Environmental Investigation.** Seller shall provide all written information in Seller's possession, regarding the environmental condition of the Property. Buyer may, at Buyer's sole cost and expense, obtain any additional environmental information necessary for Buyer to complete its due diligence with respect to the Property. The Buyer's environmental assessment work will begin as soon as reasonably possible after

the full execution of this Agreement. Seller agrees to permit Buyer to conduct soil borings on the Property pursuant to the Soil Boring Access Agreement between the parties. Buyer may also inspect and investigate the physical condition of the Property, and may also procure, at Buyer's expense, a Phase I and/or a Phase II environmental study (the "Environmental Study"). Buyer's obligation to purchase the Property is specifically conditioned upon its good faith determination that the results of its investigation and the Environmental Study are acceptable to the Buyer, in Buyer's sole discretion. The Buyer agrees to make a determination about the suitability of the environmental condition of the Property no later than January 4, 2013. **IF BUYER DETERMINES, IN BUYER'S SOLE DISCRETION, THAT THE CONDITION OF THE PROPERTY IS UNACCEPTABLE OR THE ENVIRONMENTAL CONDITION OF THE PROPERTY IS UNACCEPTABLE ON OR PRIOR TO JANUARY 4, 2013, THEN BUYER MAY TERMINATE THIS AGREEMENT BY GIVING SELLER WRITTEN NOTICE OF THE TERMINATION.** Prior to January 4, 2013, Seller agrees to give Buyer, and its consultants, reasonable access to the Property to generally inspect the Property and the buildings located thereon, which inspection may also include, but is not limited to, the physical inspection of the Property and the buildings located thereon, the testing of the soil for the presence or absence of hazardous materials in, on or about the Property, to determine the physical condition of the Property and the buildings located thereon, and the legal compliance of the Property and to review any other matter related to the Property. Buyer shall keep the Property free of any and all liens or third-party claims resulting from Buyer's and its agents' actions on or about the Property and Buyer shall indemnify and hold Seller harmless against any liability, costs or expenses resulting therefrom, including attorneys' fees. In connection with Buyer's investigations, studies, tests and/or approvals obtained by Buyer with respect to the Property, any approvals obtained by Buyer for re-zoning of the Property or any other governmental approvals obtained by Buyer that change and/or affect the current approved use of the Property shall not be effective until after the Closing Date, unless Buyer requests and has obtained the express written consent of Seller to any such change. In the event the Buyer determines, in its sole discretion, that there exists an unacceptable condition (environmental or otherwise), this Agreement will be null and void at the option of the Buyer. Buyer shall make this determination on or prior to January 4, 2013, or the right to terminate is waived.

8. **Moving Costs.** Seller shall not be entitled to any Moving Costs as part of this transaction.
9. **Warranty Deed.** Seller shall deliver title by Limited Warranty Deed to be executed and delivered by Seller to Buyer conveying marketable title free and clear of all mortgages, liens and encumbrances and subject only to the following exceptions (the "Permitted Encumbrances"):
 - a) Building, zoning and platting laws, ordinances and state and federal regulations;
 - b) Reservations of any minerals or mineral rights to the State of Minnesota;

- c) The lien of current taxes not yet due and payable;
- d) Utility easements and road easements existing at the date hereof, which do not interfere with, the existing use of the Property;
- e) Matters to which Buyer does not object or waives pursuant to paragraph 11 below.

10. **Real Estate Taxes and Special Assessments.** Seller and Buyer agree to prorate real estate taxes and special assessments as of Closing.

11. **Title.** After acceptance of this Agreement, Buyer, at Buyer's cost, shall immediately obtain a Commitment of Title Insurance in the amount of \$310,000 from the Title Company for the Property. The Buyer shall be allowed twenty (20) days after receipt thereof for examination of said title and making of any objection thereto, said objections to be made in writing or deemed to be waived. If any objections are so made, the Seller shall be allowed 60 days to make such title marketable. Seller is not obligated to undertake correction of any objection. Pending correction of title, payments hereunder required shall be postponed, but upon correction of title and within the twenty-(20) days after written notice to the Buyer, the parties shall perform this Agreement according to its terms. If title is not marketable and is not made so within 60 days from the date of written objections thereto as above provided, this Agreement shall be null and void with neither party being liable for damages hereunder to the other party. If the title to said Property is found marketable or is so made within said time, and Buyer shall default in any of the agreements and continue in default for a period of ten (10) days, then and in that case, the Seller may terminate this Agreement, time being of the essence hereof. Seller's sole and exclusive remedy for breach of this Agreement shall be cancellation of this Agreement.

Buyer shall pay the title insurance premium for the issuance of any Final Title Insurance Policy for the Property.

12. **Environmental Warranties.** Seller warrants to Buyer that to Seller's knowledge, without duty of inquiry or investigation, no so-called hazardous substances are contained in the Property

13. **Labor and Materials.** Seller warrants that as of the Closing Date there will be no labor or material furnished to the Property on behalf of Seller for which payment has not been made.

14. **Governmental Notices.** The Seller warrants that, as of the Closing Date, Seller has not received any notice from any government authorities as to violations of any laws, ordinances, or regulations with respect to the Property.

15. **Seller's Disclosure Required By Minnesota Statutes § 513.52 to 513.60.** The parties acknowledge that Minnesota Statute § 513.54 states that the disclosure requirements of § 513.52 to 513.60 do not apply if the transfer is to a government. The Buyer is a government.
16. **Wells.** Seller represents that there is an existing water well and hand pump located on the Property. Buyer, at its expense, shall be responsible to close and seal any water well not in use.
17. **Sewage Treatment System.** Seller represents that there is an existing individual sewage treatment system on the Property and that it is not functional. Buyer, at its expense, shall be responsible to close and properly abandon the dysfunctional individual sewage treatment system pursuant to the requirements of state law.
18. **Lead Paint Disclosure.** Seller represents that the dwelling was constructed on the Property before 1978. Attached hereto and made a part hereof as **Exhibit C** is a Lead Paint Addendum for Housing Constructed before 1978.
19. **Methamphetamine Disclosure.** To the best of Seller's knowledge, Seller represents that methamphetamine production has not occurred at the Property.
20. **Conditions Precedent.** The Buyer's obligation to close this transaction is expressly contingent upon the Buyer determining on or prior to **January 4, 2013**, the following to be satisfactory and acceptable to Buyer, in the Buyer's sole judgment and opinion:
 - (a) any recorded easements to which the Property is subject;
 - (b) the status of any encumbrances and the marketability of title with respect to the Property;
 - (c) any physical encroachments on the Property;
 - (d) the soil, ground, engineering, structural, physical, geological and legal inspections of the Property;
 - (e) the environmental condition of the Property;
 - (f) the physical condition of the Property (environmental or otherwise) and the buildings located thereon.
21. **"As Is" Condition.** Buyer and Seller acknowledge that the Property is being sold "AS IS" with no express or implied representations or warranties by Seller as to physical conditions, qualities of construction, workmanship, or fitness for any particular purpose

and the Property is being purchased by Buyer in its present physical condition. Buyer (a) has, or will have prior to the Closing Date, conducted such surveys, tests, reviews, appraisals, wetland delineations and inspections of the Property as Buyer deems necessary or appropriate in connection with the acquisition thereof; (b) shall rely solely upon such due diligence with regard to the condition of the Property, including all environmental matters, the location, size, character, value, subsurface or soil condition, and state of repair thereof; and (c) **IS PURCHASING THE PROPERTY "AS IS", WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER CONCERNING THE PHYSICAL CONDITION OR USE OF THE PROPERTY, WHETHER EXPRESS OR IMPLIED.**

22. **Negotiated Sale.** If the transaction set forth by this Agreement is not completed, the Buyer has no present intent to acquire the property by eminent domain and has not considered the use of eminent domain to acquire the entire Property. If this Agreement is terminated for any reason, the Seller is free to retain ownership of the Property or to sell the Property on the private market.
23. **Acknowledgment of Fair Market Value.** Buyer and Seller agree that the Purchase Price listed in this Agreement represents the fair market value of the Property which has been determined by a method of valuation acceptable to Buyer and Seller.
24. **Survival of Warranties.** The representations, indemnifications, warranties, and covenants of Buyer and Seller contained in this Agreement shall survive the conveyance of the Property and shall not be merged with the Warranty Deed.
25. **Assignment of Agreement.** Nothing in this Agreement, express or implied, is intended to confer upon any person other than the parties hereto and the heirs, executors, personal representatives, successors and assigns, any rights or remedies under or by reason of the Agreement. No assignment of this Agreement or any rights or obligations hereunder shall be effective unless the written consent of the other party is first obtained.
26. **Amendment of Agreement.** This Agreement may be amended only by a written instrument executed by Buyer and Seller.
27. **Entire Agreement.** This Agreement embodies the entire agreement between the parties with relation to the transaction provided for herein, and there have been and are no covenants, agreements, representations, warranties, or restrictions between the parties with regard thereto other than those set forth herein.
28. **Date of Agreement.** All references in the Agreement to "the date of this Agreement" shall be deemed to refer to that date set forth in the introductory clause of this Agreement.

29. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.
30. **Time of Essence.** Time is of the essence in the closing of this transaction.
31. **Severability.** In the event any one or more of the provisions of this Agreement, or any application thereof, shall be found to be invalid, illegal, or otherwise unenforceable, the validity, legality, and enforceability of the remaining provision or any application thereof shall not in any way be affected or impaired thereby.
32. **Counterparts.** This Agreement may be executed in any number of counterparts and by electronic mail and facsimile; each of which shall be an original, but such counterparts together shall constitute one and the same instrument.
33. **Closing Costs.**
- 33.1. **Pro-Ration Of Utilities.** The cost of utilities, if any, shall be prorated at Closing.
- 33.2. **State Deed Tax.** Upon delivery of the Limited Warranty Deed, Buyer shall pay the state deed tax due on the Limited Warranty Deed.
- 33.3. **Title Insurance.** Buyer shall pay all costs of the Title Company for obtaining the title commitment and the premium required for the issuance of the Title Policy.
- 33.4. **Closing Fee.** Any fee, other than those fees which have been specifically addressed as set forth in this Purchase Agreement, charged by the title company as a closing fee shall be paid by Buyer.
- 33.5. **Recording Costs.** Seller will pay the cost of recording all documents necessary to place record title in the condition warranted by Seller in this Agreement and Buyer will pay the cost of recording the Limited Warranty Deed and all other documents.
34. **Closing Documents.**
- 34.1. **Seller Documents At Closing.** At Closing, Seller shall execute and deliver to Buyer the following with such documents to be effective as of the Closing Date:
- a.) A Limited Warranty Deed, in form satisfactory to Buyer, conveying the Property to Buyer, free and clear of all encumbrances.
- b.) A Bill of Sale, conveying any personal property to Buyer.

- c.) A standard form Affidavit of Seller indicating that on the Closing Date, to Seller's knowledge, there are no outstanding, unsatisfied judgments, tax liens or bankruptcies against or involving Seller or the Property; that there has been no skill, labor or material furnished to the Property on behalf of Seller for which payment has not been made or for which mechanics' liens could be filed; and that there are no other unrecorded interests in the Property.
 - d.) A Well Disclosure Certificate in the form required by law signed by Seller warranting that there is a water well and hand pump located on the Property within the meaning of Minn. Stat. § 103I.
 - e.) Lead Paint Disclosure – Exhibit C;
 - f.) Physical possession of all keys to the Property;
 - g.) Such other documents as may be reasonably necessary to consummate this transaction, provided that the nature and requested content of said documents are brought to Seller's attention within a reasonable time prior to the Date of Closing and delivery of any other documents by Seller shall be at Seller's sole option;
 - h.) A certificate stating that all representations and warranties contained in the Agreement are true and correct as of the Date of Closing.
 - i.) A closing statement.
- 34.2. **Buyer Documents At Closing:** At Closing, Buyer shall execute and deliver to Seller the following documents:
- a.) Wire transfer or certified check in the sum of \$310,000 for the Property.
 - b.) Standard Affidavit of Buyer.
 - c.) A certificate of real estate value with respect to the real property, to the extent required.
 - d.) A closing statement.
 - e.) Such other documents which as may be reasonably necessary to consummate this transaction.

35. **Notice.** Any notice required to be given by Seller to Buyer shall be deemed to have been given on the day of delivery if personally delivered, or if by mail, three (3) days after the date that it is deposited in the United States Mail, postage prepaid, sent by certified mail and addressed as follows:

**City of Inver Grove Heights Economic Development Authority
Attn: Tom Link, Executive Director
8150 Barbara Avenue
Inver Grove Heights, MN 55077**

With a copy to:

**Timothy Kuntz
Levander Gillen & Miller, P.A.
633 South Concord Street, Suite 400
St. Paul, MN 55075**

Any notice required to be given by Buyer to Seller shall be deemed to have been given on the day of delivery if personally delivered, or if by mail, three (3) days after the date that it is deposited in the United States Mail, postage prepaid, sent by certified mail and addressed as follows:

**Premier Bank
2866 White Bear Avenue
Maplewood, MN 55109**

With a copy to:

**Thomas W. Newcome III, Esq.
Leonard, O'Brien, Spencer, Gale & Sayre, Ltd.
100 South Fifth Street, Suite 2500
Minneapolis, MN 55402**

36. **No Broker Fees.** Each party represents to the other that it has not retained nor otherwise dealt with or entered into any agreement or understanding to compensate any brokers or agents in connection with this transaction except Seller has retained a broker or agent whose commission Seller will pay at closing in accordance with its agreement with such broker or agent. Buyer and Seller each agree to indemnify the other against any loss, cost or expense, including attorneys' fees, as a result of any claim for a fee or commission asserted by any broker or agent with respect to this Agreement or the consummation of the transactions contemplated hereby whose claim arises through alleged dealings with him or her by such indemnifying party.

37. **Occupancy of Property.** Seller represents and warrants to Buyer that, as of the date of this Agreement, the Seller does not occupy the Property. The Property is vacant.

I, the undersigned, Owner
of the above-described Property,
do hereby accept this Agreement
and sale hereby made.

PREMIER BANK

By:

Andrew Nath

Its:

EVP

The City of Inver Grove Heights Economic
Development Authority, as Buyer, agrees to
purchase the above-described Property for
the price and on the terms and conditions set
forth above.

By:

George Tourville
Its: President

By:

Tom Link
Its: Executive Director

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

That part of the East Half of the Northeast Quarter of Section 17, Township 27, Range 22 described as follows:

Commencing at a point on the West line of the East One-half of the Northeast Quarter (E 1/2 of NE 1/4) of Section Seventeen (17), Township Twenty-Seven (27), Range Twenty-Two (22), 631.91 feet South of the Northwest corner thereof; thence South 89 degrees 39 minutes East and parallel with the North line of said East One-half of the Northeast Quarter (E 1/2 of NE 1/4), 614.25 feet to the point of beginning of the property to be described; thence South 89 degrees 39 minutes East, 275.0 feet to the centerline of SAR No. 73 as now improved and traveled; thence South 17 degrees 33 minutes East, along said centerline 548.6 feet; thence North 89 degrees 39 minutes West, 440.88 feet; thence North 0 degrees 03 minutes East, and parallel with the west line of said East One-Half of the Northeast Quarter (E 1/2 of NE 1/4) 522.05 feet to the point of beginning, according to the United States Government Survey thereof, Dakota County, Minnesota.

Subject to the right of the public in State Aid Road No. 73.

EXHIBIT B

WAIVER OF RELOCATION BENEFITS FORM

WAIVER OF RELOCATION BENEFITS

THIS AGREEMENT ("Agreement"), dated this ____ day of _____, 2013, is entered into between the City of Inver Grove Heights Economic Development Authority, an economic development authority established under Minnesota Statutes § 469.090 and 469.1081 ("EDA") and Premier Bank, a Minnesota corporation, hereinafter referred to as the ("Owner").

I. RECITALS

- 1.01 The City of Inver Grove Heights Economic Development Authority is an economic development authority established under Minnesota Statutes § 469.090 to 469.1082, having its principal office at 8150 Barbara Avenue, in the City of Inver Grove Heights, County of Dakota, Minnesota.
- 1.02 Owner owns property at 8195 Babcock Trail, Inver Grove Heights, County of Dakota, Minnesota.
- 1.03 Owner has requested that the EDA purchase certain real estate owned by Owner which is located at 8195 Babcock Trail, Inver Grove Heights, in the County of Dakota, Minnesota, and which is legally described on Exhibit A attached hereto ("Subject Property").
- 1.04 Pursuant to Minnesota Statutes, section 117.521, Owner desires to waive the possible claim that Owner may have for relocation benefits pursuant to Minnesota and federal law. Prior to any action by the EDA indicating intent to acquire the Subject Property, Owner placed Subject Property on the market for sale. Thereafter, upon inquiry by the EDA, the Owner requested that the EDA acquire the Subject Property through negotiation. Owner clearly intended to sell the Subject Property on the public market prior to any inquiry or action by the EDA in this matter.
- 1.05 The EDA has explained to Owner that, but for Owner's waiver herein, Owner may be or is eligible under Minnesota Statutes, Chapter 117 for relocation assistance, relocation services, relocation payments, and relocation benefits as separately listed below:

Type of Relocation Owner may be eligible for:

Relocation Assistance: Assistance in locating and moving residents to a replacement site, Coordination of the move and filing appropriate documents for relocation claim.

Relocation Services: Provide comparable properties for possible replacement sites, Transportation to properties if needed, performs D.S.S. inspections, calculation of relocation payments, and review of documentation and written relocation claim.

Relocation Payments:

| | |
|---------------------------------------|----------|
| Estimated Price differential payment: | \$ _____ |
| Estimated moving costs | \$ _____ |
| Estimated Closing costs | \$ _____ |
| Total: | \$ _____ |

Relocation Benefits: Relocation benefits would include all of the above (**Assistance, Services and Payments**).

1.06 Owner specifically represents and agrees that they are entering into this Agreement voluntarily. Owner further agrees that prior to execution of this Agreement, Steven Carlson of Evergreen Land Services Company, representing the EDA, explained the contents of this Agreement and relocation guidebook.

NOW, THEREFORE, in consideration of the above recitals, the premises, and their mutual promises, the parties hereto hereby agree as follows:

II. AGREEMENT

2.01 Owner, for good and valuable consideration provided as part of the \$310,000 paid by EDA as the purchase price for subject property and for relocation benefits, the receipt and sufficiency of which is hereby acknowledged, hereby waives, releases, relinquishes, and forfeits forever any other claim that Owner may otherwise have for relocation assistance, relocation services, relocation payments, and relocation benefits under Minnesota Statutes, Chapter 117 and other provisions of state and federal law. The consideration being by Owner in return for this waiver is as follows:

The purchase of the Subject Property for the total unallocated sum of \$310,000.

- 2.02 Under Minnesota Statutes, Owner may not waive relocation assistance relating to the acquisition of properties situated wholly or in part within any district for redevelopment authorized under Laws 1971, chapter 548 or 677; or Laws 1973, chapter 196, 761, or 764; or Laws 1974, chapter 485; or Minnesota Statutes chapter 462, 458, or 458c.
- 2.03 EDA and Owner agree that the purchase agreement requiring this Agreement is a voluntary sale by Owner. EDA represented that EDA would not acquire the Subject Property in the event that negotiations between EDA and Owner had failed to result in an amicable purchase agreement. Prior to any action by the EDA indicating intent to acquire the Subject Property, Owner placed Subject Property on the market for sale. Thereafter, upon inquiry by the EDA, the Owner requested that the EDA acquire the Subject Property through negotiation. The Owner clearly showed an intent to sell the Subject Property on the public market prior to any discussions, inquiries or negotiations by the EDA.

If the purchase agreement requiring this Agreement is not completed, the EDA has no present intent to acquire the property by eminent domain and has not considered the use of eminent domain. If the purchase agreement requiring this Agreement is terminated for any reason, the Owner is free to retain ownership of the Subject Property or to sell the Subject Property on the private market.

The EDA and the Owner acknowledge that EDA has acquired other property in the general geographic area as the Subject Property. The EDA has not set a specific time limit to acquire the Subject Property or other properties in the general geographic area nor has the EDA determined whether to acquire such properties.

The Owner and the EDA agree that the purchase price set forth in the purchase agreement requiring this Agreement is a lump sum price which included any and all payments to which the Owner may be entitled under any applicable State or federal law or regulations providing for relocation assistance, services, payments and benefits of any kind. As the EDA and Owner agree that this is a voluntary sale, state and federal law permit the EDA to request this Waiver of Relocation Benefits Agreement from the Owner. Prior to and as a condition of closing, the Owner was required to sign this waiver of relocation benefits Agreement. The EDA arranged for a relocation consultant to meet with the Owner prior to closing. The relocation consultant determined the amount of relocation benefits for which the Owner would be eligible if this were a non-voluntary sale. If the Owner did not waive relocation benefits, this purchase agreement would be terminated and the Owner would be free to retain ownership of the Subject Property or to sell the Subject Property on the private market.

2.04 The recitals contain in Section I of this Agreement are hereby incorporated as material representations and terms of this Agreement.

2.05 This Agreement is entered into pursuant to Minnesota Statutes and federal law.

**OWNER
PREMIER BANK**

**CITY OF INVER GROVE HEIGHTS
ECONOMIC DEVELOPMENT
AUTHORITY**

By: _____

Its:

By: _____

George Tourville

Its: President

By: _____

Tom Link

Its: Executive Director

EXHIBIT A TO WAIVER OF RELOCATION BENEFITS FORM

That part of the East Half of the Northeast Quarter of Section 17, Township 27, Range 22 described as follows:

Commencing at a point on the West line of the East One-half of the Northeast Quarter (E 1/2 of NE 1/4) of Section Seventeen (17), Township Twenty-Seven (27), Range Twenty-Two (22), 631.91 feet South of the Northwest corner thereof; thence South 89 degrees 39 minutes East and parallel with the North line of said East One-half of the Northeast Quarter (E 1/2 of NE 1/4), 614.25 feet to the point of beginning of the property to be described; thence South 89 degrees 39 minutes East, 275.0 feet to the centerline of SAR No. 73 as now improved and traveled; thence South 17 degrees 33 minutes East, along said centerline 548.6 feet; thence North 89 degrees 39 minutes West, 440.88 feet; thence North 0 degrees 03 minutes East, and parallel with the west line of said East One-Half of the Northeast Quarter (E 1/2 of NE 1/4) 522.05 feet to the point of beginning, according to the United States Government Survey thereof, Dakota County, Minnesota.

Subject to the right of the public in State Aid Road No. 73.

EXHIBIT C

LEAD PAINT DISCLOSURE FORM

MSBA Real Property Form No. 11 (10/01/05)
 Lead Paint Addendum for Housing Constructed Before 1978

Page 1 of 1

LEAD PAINT ADDENDUM FOR HOUSING CONSTRUCTED BEFORE 1978

© Copyright 2004 Minnesota State Bar Association, Minnesota, All Rights Reserved. This Addendum is a part of the Minnesota Real Estate Purchase Agreement, Minnesota State Bar Association, 2004.

This addendum is a continuation of the Purchase Agreement dated _____ by and between Premier Bank _____, as Seller, and _____, as Buyers, for property located at or described as (see attached legal description) _____.

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

LEAD PAINT INSPECTION CONTINGENCY

Buyer shall have 10 days from the signing of this Agreement to conduct a risk assessment or inspection for the presence of lead-based paint and lead-based paint hazards and to give notice for the inspection or risk assessment report and a list of repairs required by buyer to correct problems set out in the report. (Inject lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet *Protect Your Family From Lead in Your Home* for more information.)

If the report discloses problems seller shall have seven (7) days after receipt of the report and list to elect in writing whether to correct the problems prior to closing.

If seller elects to make the corrections, seller shall provide buyer prior to closing with certification from a risk assessor or inspection demonstrating that the problems have been corrected.

If seller does not elect to make the corrections, buyer shall have three (3) days to elect to take the property in its "as is" condition as to problems set out in the report, or this purchase agreement is void.

Buyer may waive in writing the rights contained in this contingency at any time.

Seller's Disclosure

(a) Presence of lead-based paint or lead-based paint hazards (check (i) or (ii) below)

(i) lead-based paint or lead-based paint hazards are present in the housing (explain) _____

(ii) Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing.

(b) Records and reports available to seller (check (i) or (ii) below):

(i) Seller has provided buyer with all records and reports in seller's possession or reasonably obtainable by seller pertaining to lead-based paint and lead-based paint hazards in the housing (list documents below) _____

(ii) Seller has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

Buyer's Acknowledgment (initial)

(c) _____ Buyer has received copies of all information listed at (b)(i) above.

(d) _____ Buyer has received the pamphlet, *Protect Your Family from Lead in Your Home*, an EPA publication available at www.epa.gov/lead/pubs/lead.pdf

(e) _____ Buyer has (check (i) or (ii) below):

- (i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and lead-based paint hazards;
- or,
- (ii) _____ waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) _____ Agent has informed seller of seller's obligations under 42 U.S.C. 4852d and is aware of agent's responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

| | |
|---|---|
| Seller _____ date _____ | Purchaser George Tourville, President _____ date _____ |
| Seller _____ date _____ | Purchaser Tom Link, Executive Director _____ date _____ |
| Listing broker / agent _____ date _____ | Selling broker / agent _____ date _____ |

P L A N N I N G R E P O R T
C I T Y O F I N V E R G R O V E H E I G H T S

REPORT DATE: October 11, 2012

CASE NO:

HEARING DATE: October 16, 2012

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: Premier Bank

REQUEST: Review Potential Property Acquisition for Consistency with the Comprehensive Plan

LOCATION: 8195 Babcock Trail

COMPREHENSIVE PLAN: Industrial Office Park

ZONING: A, Agricultural

REVIEWING DIVISIONS: Planning
City Attorney's Office

PREPARED BY: Thomas J. Link
Comm. Dev. Dir. 

BACKGROUND

Premier Bank acquired the single-family residential property at 8195 Babcock Trail through foreclosure. Last year they put the property on the market and the City responded with an offer to acquire it. The Inver Grove Heights Economic Development Authority (EDA) will be considering the acquisition at their next regularly scheduled meeting on November 5. The Planning Commission is to consider making a recommendation on the consistency of the acquisition with the Comprehensive Plan.

EVALUATION OF THE REQUEST

In accordance with Minnesota Statutes, the Planning Commission must review the municipal acquisition and sale of properties for consistency with the Comprehensive Plan. Specifically, State Statute Chapter 462.356, Subd. 2, states "no publicly owned interest in real property within the municipality shall be acquired or disposed of...until after the planning agency (Planning Commission) has reviewed the proposed acquisition or disposal...and reported its findings as to the compliance of the proposed acquisition or disposal with the Comprehensive municipal plan."

The Comprehensive Plan has several statements attesting to the importance of economic development and the role of the Economic Development Authority (EDA). For example, it states that:

"A strong economic development program must include an integrated planning environment that focuses on improving Inver Grove Heights' overall quality of life,

attracting a diverse and ample labor force, and providing the services and amenities that businesses, employers and employees look for when deciding to locate in a community.”

The Comprehensive Plan designates the property at 8195 Babcock Trail and the surrounding area as Industrial Office Park. The Comprehensive Plan states that:

“Industrial Office Park includes lots or parcels containing warehousing, storage and light industrial uses with associated office functions. Industrial office park developments are usually designed in a unified manner and feature landscaped open space areas and roadway edges, consistent lighting, and entry monumentation. The future land use plan identifies a number of industrial office park parcels along Highway 55 and 55/52.”

The residence at 8195 Babcock is located on the edge of one of the better sites in Inver Grove Heights for industrial office park development. The area provides excellent opportunities for the City to improve its tax base and employment by creating and growing industrial businesses. Conversely, leaving a single-family residence on this property would lessen the attractiveness of the area for industrial office park development because of conflicting land uses. As the City has experienced, single family residences adjacent to industrial uses frequently create problems with traffic generation, heavy truck traffic, hours of operation, lighting, noise, and general nuisances.

The acquisition of 8195 Babcock Trail, therefore, would be consistent with the Comprehensive Plan. More specifically, the acquisition would align with the City’s general economic development goals and be consistent with the City’s land use designation of industrial office park.

ALTERNATIVES

The Planning Commission has the following actions available for the request:

- A. **Approval**. If the Planning Commission finds the request acceptable, it should recommend that the acquisition of the properties by the Inver Grove Heights EDA is in compliance with the Comprehensive Plan.
- B. **Denial**. If the Planning Commission does not find the proposed acquisitions consistent with the Comprehensive Plan, it should recommend denial with findings provided to support that denial.

RECOMMENDATION

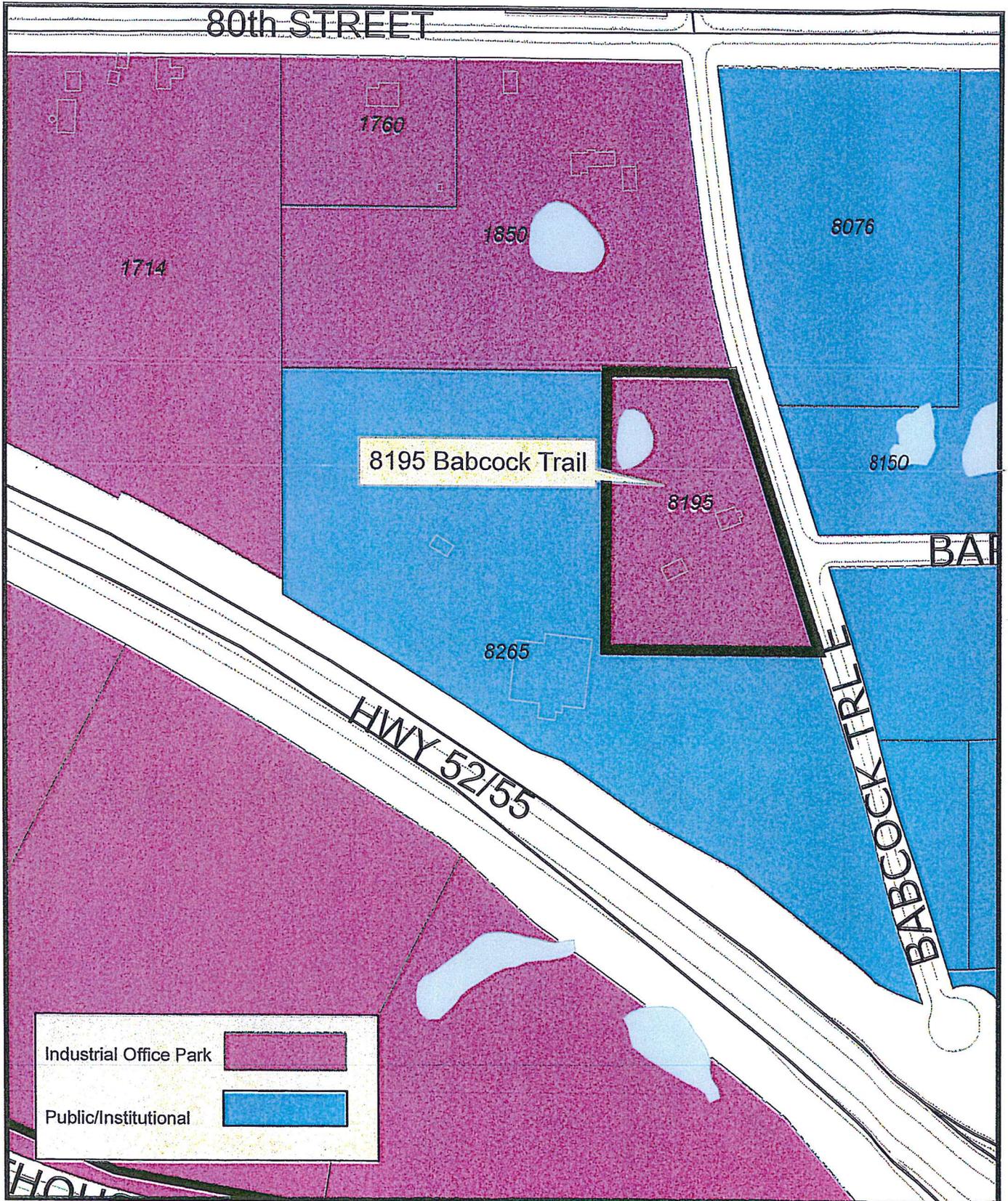
Staff recommends approval of the request to find the acquisition of the property at 8195 Babcock Trail consistent with the Inver Grove Heights Comprehensive Plan.

Enclosure: Comprehensive Plan Map



Inver Grove Heights

Location Map 8195 Babcock Trail



*Map is not to scale

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Approve Transfers to City of Inver Grove Heights Economic Development Authority (EDA)

Meeting Date: December 10, 2012
Item Type: Consent
Contact: Kristi Smith 651-450-2521
Prepared by: Kristi Smith, Finance Director
Reviewed by: Tom Link, Comm. Dev. Dir

| | |
|-------------------------------------|------------------------------------|
| 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

Approve resolution authorizing transfers from Closed Bond Fund and Capital Facilities Fund to EDA.

SUMMARY

At the November 26, 2012 EDA meeting the Commission approved EDA Resolution 12-08, recommending the purchase of 8195 Babcock Trail. Funding sources recommended include transfer(s) up to \$327,000 from the Closed Bond Fund and transfer(s) up to \$23,000 from the Capital Facilities Fund. The Closed Bond Fund would cover costs related to acquisition and legal and closing costs. The Capital Facilities Fund would cover costs related to environmental investigation and demolition. Funds would be transferred as necessary to cover actual costs incurred.

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

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING TRANSFERS TO
ECONOMIC DEVELOPMENT AUTHORITY**

WHEREAS, the EDA is recommending the purchase of 8195 Babcock Trail; and

WHEREAS, the EDA does not have sufficient funds to cover costs associated with the purchase and demolition; and

WHEREAS, costs associated with acquisition and legal and closing costs are to be funded by transfer(s) from the Closed Bond Fund, but not to exceed \$327,000; and

WHEREAS, costs associated with the environmental investigation and demolition are to be funded by transfer(s) from the Capital Facilities Fund, but not to exceed \$23,000;

NOW, THEREFORE BE IT RESOLVED, BY THE CITY OF INVER GROVE HEIGHTS: that the following transfers are authorized and may occur as necessary in 2012 and 2013:

| | | | |
|-------|--------------------------------|-----------------------|-----------------|
| From: | Closed Bond Fund | 399.57.9200.590.91100 | up to \$327,000 |
| To: | Economic Development Authority | 290.45.0000.3911000 | up to 327,000 |
| From: | Capital Facilities Fund | 400.57.9200.590.91100 | up to \$23,000 |
| To: | Economic Development Authority | 290.45.0000.3911000 | up to 23,000 |

Adopted by the City of Inver Grove Heights this 10th day of December 2012.

Ayes:

Nays:

George Tourville, Mayor

ATTEST:

Melissa Kennedy, Deputy Clerk

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider Approval of Artificial Turf Purchase for the VMCC/Grove

Meeting Date: December 10, 2012
 Item Type: Consent Agenda
 Contact: Eric Carlson – 651.450.2587
 Prepared by: Eric Carlson
 Reviewed by: Tracy Petersen

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

Approve the purchase of new artificial turf (XP Elite) for the West Rink at the Veterans Memorial Community Center in an amount not to exceed \$91,000 from St. Croix Recreation Company Inc. The purchase is funded by the 2013 VMCC Budget.

SUMMARY

The City of Inver Grove Heights purchased used turf from the City of Hastings in May 2008. The turf that was purchased was 19 years old and we expected to gain 4-6 years of use from the turf, the turf is now in a condition where it needs to be replaced. At the time of approval in 2008 we anticipated generating revenues of approximately \$7,500 annually and have actually generated revenues of approximately \$20,000 annually.

On Wednesday, November 28th the City received bids for the purchase of replacement artificial turf as follows:

| Company | Product | Bid Bond | Total |
|----------------------------|-------------------|-----------|--------------------|
| ForeverLawn | SportsGrass Arena | Yes | \$120,900.00 |
| Becker Arena Products | Fast Grass 264 | Yes | \$91,297.97 |
| St Croix Recreation | XP Elite | No | \$90,646.98 |
| St Croix Recreation | XGrass Sport | No | \$84,856.50 |

The award off the bid was to be based on quality, price, performance, life expectancy, warranty, pile content, pile height, thickness of the backing, and total thickness of the product. Based on this criteria we are recommending the XP Elite product.

It should be noted that St. Croix Recreation neglected to submit a bid bond at the time of bid opening, they have subsequently submitted a bid bond. In checking with the City Attorney’s office we can still accept their bid.

The new turf will be delivered in March and installed for use by March 7th as required in the bid documents. The bid includes the first time installation, painting of lines, and removal/disposal of the existing turf.

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider Approval of Park Maintenance Fund (Fund 444) Funding Transfer

Meeting Date: December 10, 2012
 Item Type: Consent Agenda
 Contact: Eric Carlson – 651.450.2587
 Prepared by: Eric Carlson
 Reviewed by: Kristi Smith

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

Approve the transfer of \$25,000 Host Community Fund and \$25,000 Capital Facilities Fund as outlined in the Proposed Funding Plan for Fund 444 (attached). The Council is asked to approve the 2012 - 2016 transfers as scheduled in the pro-forma.

SUMMARY

At the October 24, 2011 Council Work Study Session the Council reviewed the Park Maintenance Fund (Fund 444). The City of Inver Grove Heights has 25 parks and 581 acres of park land not including the Inver Wood Golf Course. The City has capital assets (trails, parking lots, tennis courts, backstops etc) valued at approximately \$11,500,000 in improvements to the system, not including the land. Each of the improvements has an expected useful life and future replacement cost. Based on our current system we should be setting aside approximately \$500,000 annually to insure we have adequate financial resources in place when items reach the end of their useful life.

In 1998 the City Council established the Park Maintenance Fund (Fund 444) as a way to address the replacement of existing infrastructure found in the park system. Currently, \$150,000 of general fund tax dollars are allocated for the fund and the fund has a balance at the end of 2011 of approximately \$633,000.

The proposed funding pro-forma for Fund 444 strategically plans future revenue and expenses while keeping a positive balance in the fund. Use of Fund 444 requires City Council approval, and any project that would be recommended for funding would be reviewed by the Park and Recreation Commission and approved by the Council. The City's 5-year Capital Improvements Plan (CIP) would be used to plan expenditures so that resources are available when replacement is needed.

Replacement of existing infrastructure would be reviewed and analyzed if the replacement is needed or if there is an alternative that should be recommended.

**City of Inver Grove Heights
Park Maintenance & Replacement (Fund 444)
Proposed Funding Pro-forma (Park System Improvements)
Comprehensive Park Plan & Development Guide**

5-Year Plan

| | | A | B | C | D | E | F | G | H | I | J |
|---|-------|--------------------|------------|--------------------|-----------|-----------|-------------|-------------|-------------|--------------|------------|
| | | Annual Transfer | Host | Annual Transfer | Closed | Interest | | Parking Lot | Park | Total | |
| | | Into | Community | From Capital | Bond | Earned @ | Annual | Trail | System | Park | Fund |
| | | Fund | Transfer | Facilities | Fund | 1% | Revenue | Investments | Investments | Investments | Balance |
| | 2010 | | | | | | | | | | \$ 367,000 |
| 0 | 2011 | \$ 83,000 | \$ 25,000 | \$ - | \$205,000 | \$ 3,670 | \$ 316,670 | \$ 50,600 | \$ - | \$ 50,600 | \$ 633,070 |
| 1 | 2012 | \$ 150,000 | \$ 25,000 | \$ 25,000 | \$ - | \$ 506 | \$ 200,506 | \$ 137,400 | \$ 169,600 | \$ 307,000 | \$ 526,576 |
| 2 | 2013 | \$ 150,000 | \$ 25,000 | \$ 25,000 | \$ - | \$ 3,070 | \$ 203,070 | \$ 160,000 | \$ 143,800 | \$ 303,800 | \$ 425,846 |
| 3 | 2014 | \$ 150,000 | \$ 25,000 | \$ 25,000 | \$ - | \$ 3,038 | \$ 203,038 | \$ 124,000 | \$ 145,300 | \$ 269,300 | \$ 359,584 |
| 4 | 2015 | \$ 150,000 | \$ 25,000 | \$ 25,000 | \$ - | \$ 2,693 | \$ 202,693 | \$ 243,000 | \$ 125,500 | \$ 368,500 | \$ 193,777 |
| 5 | 2016 | \$ 150,000 | \$ - | \$ 25,000 | \$ - | \$ 3,685 | \$ 178,685 | \$ 118,600 | \$ 200,420 | \$ 319,020 | \$ 53,442 |
| | Total | \$ 833,000 | \$ 125,000 | \$ 125,000 | \$205,000 | \$ 16,662 | \$1,304,662 | \$ 833,600 | \$ 784,620 | \$ 1,618,220 | |

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

AUTHORIZE PAYMENTS TO CHURCHES USED AS POLLING LOCATIONS FOR THE 2012 PRIMARY AND GENERAL ELECTIONS

Meeting Date: December 10, 2012
Item Type: Consent
Contact: 651.450.2513
Prepared by: Melissa Kennedy
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:

Adopt a resolution authorizing payments to churches used as polling locations for the 2012 Primary and General elections.

SUMMARY:

It has been the practice for the City to make payments of \$100 per election to churches used as polling locations for City elections. The money is used to cover extra maintenance costs incurred by these facilities since they prefer not to bill the City for such services. The City presently uses eight churches as polling locations: Amazing Grace Lutheran Church, Inver Hills Church, Emanuel Lutheran Church, Good Shepherd Lutheran Church, Church of St. Patrick, River Heights Vineyard Church, Southside Baptist Church and Bethesda Lutheran Church. A payment in the amount of \$1,600 was included in the 2012 Elections budget.

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. _____

RESOLUTION AUTHORIZING PAYMENTS TO CHURCHES FOR USE OF FACILITIES AS
POLLING LOCATIONS AT THE 2012 PRIMARY AND GENERAL ELECTIONS

AMAZING GRACE LUTHERAN CHURCH – PRECINCT 1
INVER HILLS CHURCH – PRECINCT 2
EMANUEL LUTHERAN CHURCH – PRECINCT 5
GOOD SHEPHERD LUTHERAN CHURCH – PRECINCT 6
CHURCH OF ST. PATRICK – PRECINCT 7
RIVER HEIGHTS VINEYARD CHURCH – PRECINCT 8
SOUTHSIDE BAPTIST CHURCH – PRECINCT 9
BETHESDA LUTHERAN CHURCH – PRECINCT 10

WHEREAS, the City of Inver Grove Heights used the above-listed facilities as polling locations for the 2012 Primary and General Elections; and

WHEREAS, the churches prefer not to bill the City for such services;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Inver Grove Heights, Minnesota, hereby authorizes a payment in the amount of \$200 (\$100 per election) to Amazing Grace Lutheran Church, Inver Hills Church, Emanuel Lutheran Church, Good Shepherd Lutheran Church, Church of St. Patrick, River Heights Vineyard Church, Southside Baptist Church and Bethesda Lutheran Church for the use of their facilities as polling locations for the 2012 Primary and General Elections.

BE IT FURTHER RESOLVED that the Finance Department is hereby directed to issue checks in the amount of the payments.

Adopted by the City Council of Inver Grove Heights this 10th day of December, 2012

Ayes:

Nays:

George Tourville, Mayor

ATTEST:

Melissa Kennedy, Deputy Clerk

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Consider Application of Pawn America LLC dba Pawn America for Renewal of Pawnbroker’s License for Premises Located at 5300 South Robert Trail

Meeting Date: December 10, 2012
 Item Type: Consent
 Contact: 651.450.2513
 Prepared by: Melissa Kennedy
 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:

Conduct public hearing to consider the application of Pawn America LLC dba Pawn America for the renewal of a pawnbroker’s license for the premises located at 5300 S. Robert Trail.

SUMMARY:

In February of 2012 Council approved the issuance of a pawnbroker’s license to Pawn America LLC dba Pawn America for a new store to be located at 5300 S. Robert Trail. The current license is valid through December 31, 2012 and a renewal application was submitted for the license for the 2013 calendar year. City Code requires the Council to conduct a public hearing prior to the issuance of a pawnbroker’s license. The applicant also provided the necessary license and background investigation fees, corporate surety bond, and insurance documentation. The application was reviewed by the Police Department and results of the investigation will be presented at the public hearing.

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

CONSIDER APPLICATION FOR TRANSFER OF OFF-SALE INTOXICATING LIQUOR LICENSE

Meeting Date: December 10, 2012
 Item Type: Consent
 Contact: 651.450.2513
 Prepared by: Melissa Kennedy
 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:

Conduct a public hearing to consider the application of Signature Enterprises, Inc. dba Salem Liquor for the transfer of an Off-Sale Intoxicating Liquor License for premises located at 5300 South Robert Trail, #600.

SUMMARY:

An application has been submitted by Signature Enterprises, Inc. for an Off-Sale Intoxicating Liquor License for the premises located at 5300 South Robert Trail #600. The applicant entered into an agreement to purchase the existing business at that location, and the closing date is scheduled for 12/16/12. If approved, Signature Enterprises, Inc. would take over operations of the existing business effective 12/17/12. The applicant has submitted all fees as required by City Code. The applicant also provided certificates of liquor liability insurance reflecting coverage from 12/17/12 through 12/31/12 as well as for the 2013 calendar year.

The Police Department conducted the required background investigation and no basis for denial of the request was found.

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Meeting Date: December 10, 2012
 Item Type: Public Hearing
 Contact: 651.450.2513
 Prepared by: Melissa Kennedy
 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: Conduct a public hearing and consider approval of the renewal applications for liquor licenses for the 2013 calendar year.

SUMMARY:

The City received applications for the renewal of 32 liquor licenses for 2013. The attached notice of public hearing was published in the South West Review on November 25, 2012.

Arbor Pointe Golf Club did not submit an application and should be removed from the list of licensees eligible for renewal. The golf course is not currently open for business and will not resume operations until the spring of 2013. Should a renewal application be submitted, a public hearing would be scheduled and the application would be brought forth for Council's consideration at that time.

Each renewal application was accompanied by the necessary license fees and liability insurance certificates. Information regarding completion of alcohol server training was also provided to verify that all employees engaged in the serving/selling of alcohol received training within the last 24 months. All licensees passed the annual compliance checks conducted by our Police Department.

Background investigations are being processed by the Police Department and the results will be presented at the public hearing.

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN:

That the City of Inver Grove Heights will hold a public hearing on Monday, December 10, 2012 at 7:00 p.m. in the City Council Chambers, 8150 Barbara Avenue, to consider renewal of the following liquor licenses, as required by City Code Section 4-1A-12:

ON-SALE/SUNDAY:

Apple Minnesota, LLC; **Applebee's Neighborhood Grill & Bar**; 5855 Blaine Avenue
Ashton, Inc.; **Jersey's Bar & Grill**; 6449 Concord Boulevard
Bakavole Hospitality, Inc.; **Celts Pub**; 6559 Concord Boulevard
Grove Bowl, Inc.; **Drkula's 32 Bowl**; 6710 Cahill Avenue
L.W.'s Bierstube, Inc.; **L.W.'s Bierstube**; 6434 Cahill Avenue
Mississippi Pub, Inc.; **Mississippi Pub**; 4455 66th Street East
Outback Midwest II Ltd Ptsp; **Outback Steakhouse**; 5723 Bishop Avenue
B & T Entertainment, Inc.; **Drifter's Bar & Grill**; 4455 E. 64th Street
RT Minneapolis Franchise, LLC; **Ruby Tuesday**, 9051 Buchanan Trail
EL Loro of Inver Grove Heights, LLC; **El Loro Mexican Restaurant**, 5681 Blaine Avenue
Morris-Walkers, Ltd.; **Emma Krumbiee's Restaurant & Bakery**; 5660 Bishop Avenue
Eddy's Bar & Grill, LLC; **Eddy's Bar & Grill**; 7537 Concord Boulevard
BB Burger Adventures, LLC; **B-52 Burgers and Brew**; 5639 Bishop Avenue

ON-SALE: Kladek, Inc.; **King of Diamonds**; 6600 River Road

ON-SALE/SUNDAY/CLUB: **Loyal Order of Moose Lodge #1088**; 5927 Concord Boulevard

OFF-SALE:

Cameron's Warehouse Liqs, Inc.; **Cameron's Warehouse Liquors**; 6666 Cahill Avenue
F.T.L. Corporation; **MGM Liquor Warehouse**; 7804 Cahill Avenue
L-Y Enterprise, Inc.; **A & M Liquors**; 5709 Carmen Avenue
Trail West, Inc.; **Trail Liquor**; 9740 South Robert Trail
Market Liquor Corp; **Market Liquor**; 5866 Blaine Avenue
Arbor Pointe Liquors, LLC; **Arbor Pointe Liquor**; 9084 Buchanan Trail
J&J Vogt, Inc.; **Gold Palace Liquor**; 1330 Mendota Road
Signature Enterprises, Inc.; **Salem Liquor**; 5300 S. Robert Trail #600

ON-SALE WINE:

Bryde, Inc.; **Old World Pizza**; 5816 Blaine Avenue

3.2 ON-SALE:

City of Inver Grove Heights; **Inver Wood Golf Course**; 1850 70th Street East
Arbor Pointe Golf Club, Inc. **Arbor Pointe Golf Club**; 8919 Cahill Avenue

3.2 OFF-SALE:

Northern Tier Retail, LLC; **SuperAmerica #4411**; 7501 Concord Boulevard
Northern Tier Retail, LLC; **SuperAmerica #4548**; 5728 Bishop Avenue
RBF LLC of Wisconsin; **Rainbow Foods Store #8876**; 9015 Broderick Boulevard
Inver Grove Hts 2001 LLC; **Cub Foods**; 7850 Cahill Avenue
Aldi Inc.; **Aldi Foods #58**, 6520 Cahill Avenue
Aldi Inc.; **Aldi Foods #78**, 1414 Mendota Road East
Pilot Travel, LLC; **Pilot Travel Center #581**; 11650 Courthouse Boulevard

All written and oral statements will be considered at the public hearing and all those desiring to be heard will be heard at the public hearing.

Melissa Kennedy, Deputy City Clerk

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

To Approve the Final 2013 Tax Levies and Final 2013 Budgets

Meeting Date: December 10, 2012
 Item Type: Regular Agenda
 Contact: Kristi Smith 651-450-2521
 Prepared by: Kristi Smith, Finance Director
 Reviewed by: Joe Lynch, City Administrator

| | |
|-------------------------------------|------------------------------------|
| 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-2013 Tax Levies and Budgets |

PURPOSE/ACTION REQUESTED

To discuss and approve the 2013 Tax Levies and Budgets.

SUMMARY

This meeting is the regularly scheduled meeting to discuss budgets and tax levies set by Council on September 10, 2012 when the proposed tax levies and budgets were adopted. While a public hearing is no longer required, the public must be allowed to speak.

Complete 2013 budgets were provided at the November 26, 2012 Study Session. The proposed levies recommended include a General Fund Operating Levy of \$13,093,012, General Bond Retirement Levies of \$1,304,334, Watershed Management District Tax Levy for 2010 – Simley Lake of \$41,168, and Watershed Management District Tax Levy for 2012A – Cuneen Trail of \$113,295

The General Fund 2013 Budget is recommended at \$16,185,700 and includes mayor and council, administration, elections, finance, community development, planning, inspections, police, fire, public works, engineering, streets, street lighting, parks, contingency, and transfers. Other budgets to be approved include three Special Revenue Funds: Recreation, Community Center, and EDA; two Capital Project Funds: Storm Water and ADA; three Enterprise Funds: Water, Sewer, Golf Course; and five Internal Service Funds: Risk Management, Central Equipment, Central Stores, City Facilities, and Technology. Attached are the summary budget pages for each fund and a booklet summarizing the 2013 proposed budgets and 2013 proposed property taxes.

Following adoption of the tax levies and budgets we will certify the taxes to the Dakota County Auditor and file the required reports with the Department of Revenue and the Office of the State Auditor and publish the Summary Budget in the South-West Review as required by the State Auditor.

I recommend that the City Council adopt the attached resolutions approving the Final 2013 Tax Levies and Final 2013 Budgets:

- Resolution adopting the final tax levies for the year 2012, collectible in 2013
- Resolution adopting the final 2013 budgets
- Resolution adopting the final watershed management taxing districts' tax levies for the year 2013

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

RESOLUTION NO. _____

**RESOLUTION ADOPTING THE FINAL TAX LEVIES FOR
THE YEAR 2012, COLLECTIBLE IN 2013**

BE IT RESOLVED, BY THE CITY COUNCIL OF INVER GROVE HEIGHTS AS FOLLOWS: There is a final levy upon taxable property in the City of Inver Grove Heights for the year 2012, collectible in 2013, for the following purposes in the following amounts:

| | |
|----------------------------|-------------|
| General Operating Fund | \$8,300,512 |
| Police & Fire Special Levy | 4,792,500 |

Bond Retirement:

| | |
|--|------------------|
| MN Armory Building Commission | \$63,735 |
| City Share of Special Assessments | 96,944 |
| G.O. Public Safety Revenue, 2007 | 78,908 |
| G.O. Improvement Bonds, 2007B | 85,000 |
| (Levy of \$150,000 less transfer from Closed Bond Fund of \$65,000) | |
| G.O. Improvement Bonds, 2008A | 85,000 |
| (Levy of \$150,000 less transfer from Closed Bond Fund of \$65,000) | |
| G.O. Capital Improvement Bonds, 2009A | 390,400 |
| (Levy of \$590,400 less transfer from Closed Bond Fund of \$200,000) | |
| G.O. Improvement Bonds, 2010B | 283,044 |
| PIR Refunding Bonds, 2010C | 51,303 |
| G.O. Improvement Refunding Bonds, 2011A | <u>170,000</u> |
| Total Bond Retirement | <u>1,304,334</u> |

| | |
|------------|---------------------|
| Total Levy | <u>\$14,397,346</u> |
|------------|---------------------|

Adopted this 10th day of December, 2012, by the City Council of Inver Grove Heights.

Ayes:

Nays:

George Tourville, Mayor

ATTEST:

Melissa Kennedy
Deputy Clerk

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

RESOLUTION NO. _____

RESOLUTION ADOPTING THE FINAL 2013 BUDGETS

BE IT RESOLVED, BY THE CITY COUNCIL OF INVER GROVE HEIGHTS AS FOLLOWS: The following final funds' Budgets for the City of Inver Grove Heights for fiscal year 2013 are hereby approved:

| | |
|------------------------|--------------|
| General Fund | \$16,185,700 |
| Recreation Fund | 666,700 |
| Community Center Fund | 2,833,700 |
| EDA Fund | 55,200 |
| Storm Water Fund | 309,600 |
| ADA Fund | 36,600 |
| Water Fund | 3,319,750 |
| Sewer Fund | 3,261,200 |
| Golf Course Fund | 1,854,800 |
| Risk Management Fund | 812,274 |
| Central Equipment Fund | 2,479,350 |
| Central Stores Fund | 165,774 |
| City Facilities Fund | 815,600 |
| Technology Fund | 710,600 |

Adopted this 10th day of Decemberr, 2012, by the City Council of Inver Grove Heights.

Ayes:

Nays:

George Tourville, Mayor

ATTEST:

Melissa Kennedy
Deputy Clerk

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

RESOLUTION NO. _____

**RESOLUTION ADOPTING THE FINAL WATERSHED MANAGEMENT
TAXING DISTRICTS' TAX LEVIES FOR THE YEAR 2013**

BE IT RESOLVED, BY THE CITY COUNCIL OF INVER GROVE HEIGHTS AS FOLLOWS: There is a proposed special property tax levied upon the taxable property within each of the following respective Watershed Management Taxing Districts (W.M.T.D.) in the City of Inver Grove Heights payable in 2013 for the following purposes in the following amounts:

Bond Retirement

| | |
|--|-----------|
| Cuneen Trail W.M.T.D. G.O. Storm Water Refunding Bonds 2012A (Project No. 9501, Arbor Pointe Area Stormwater Pump/Lift) | \$113,295 |
| Simley Lake W.M.T.D. G.O. Storm Water Bonds 2010C (Project No. 1993-27, Cahill Ave.) | \$41,168 |

Adopted this 10th day of December, 2012, by the City Council of Inver Grove Heights.

Ayes:

Nays:

George Tourville, Mayor

ATTEST:

Melissa Kennedy
Deputy Clerk

**City of Inver Grove Heights
Proposed General Fund Budget Summary
For Fiscal Year 2013**

| Account Description | Actual 2009 | Actual 2010 | Actual 2011 | Amended Budget 2012 | 2013 City Admin. Request | Change | % Change |
|--|-------------------|-------------------|-------------------|---------------------------|--------------------------------|--------------------|---------------|
| GENERAL FUND REVENUES | | | | | | | |
| TAX REVENUE | 13,985,899 | 13,945,436 | 13,923,847 | 13,497,400 | 13,103,012 | (394,388) | -3.0% |
| LICENSES AND PERMITS | 635,156 | 515,397 | 815,422 | 597,100 | 581,900 | (15,200) | -2.6% |
| INTERGOVERNMENTAL | 443,644 | 498,438 | 539,338 | 429,100 | 461,200 | 32,100 | 7.0% |
| CHARGES FOR SERVICES | 1,087,582 | 1,061,867 | 1,093,595 | 858,700 | 926,000 | 67,300 | 7.3% |
| FINES & PENALTIES | 211,425 | 141,962 | 115,075 | 150,000 | - | - | 0.0% |
| MISC. REVENUES | 336,957 | 244,486 | 271,014 | 203,000 | 202,200 | (800) | -0.4% |
| OTHER SOURCES | 650,000 | 913,000 | 938,000 | 1,813,000 | 761,388 | (1,051,612) | -138.1% |
| CONTRIBUTION FROM (TO) FUND BALANCE | - | - | - | 187,390 | - | (187,390) | #DIV/0! |
| TOTAL GENERAL FUND REVENUES | 17,350,663 | 17,320,586 | 17,696,291 | 17,735,690 | 16,185,700 | (1,549,990) | -9.6% |
| GENERAL FUND EXPENDITURES | | | | | | | |
| MAYOR-COUNCIL | 320,431 | 227,743 | 216,057 | 208,100 | 203,600 | (4,500) | -2.2% |
| ADMINISTRATION | 729,286 | 691,812 | 660,545 | 680,200 | 660,300 | (19,900) | -3.0% |
| ELECTIONS | 6,931 | 40,991 | 1,751 | 62,400 | - | (62,400) | #DIV/0! |
| FINANCE | 903,247 | 907,573 | 919,038 | 871,100 | 787,900 | (83,200) | -10.6% |
| COMMUNITY DEVELOPMENT | 246,024 | 324,840 | 350,808 | 321,300 | 332,700 | 11,400 | 3.4% |
| PLANNING | 398,652 | 335,897 | 310,362 | 342,600 | 313,400 | (29,200) | -9.3% |
| INSPECTIONS | 579,602 | 552,628 | 551,272 | 567,300 | 513,100 | (54,200) | -10.6% |
| POLICE | 5,313,699 | 5,352,233 | 5,440,251 | 5,901,000 | 5,777,600 | (123,400) | -2.1% |
| FIRE | 1,788,467 | 1,870,718 | 1,885,795 | 2,030,900 | 1,865,500 | (165,400) | -8.9% |
| PUBLIC WORKS | 463,548 | 288,180 | 305,235 | 262,000 | 257,600 | (4,400) | -1.7% |
| ENGINEERING | 868,719 | 904,024 | 892,083 | 908,400 | 885,300 | (23,100) | -2.6% |
| STREETS | 1,757,369 | 2,118,451 | 2,238,673 | 2,153,900 | 2,117,600 | (36,300) | -1.7% |
| STREET LIGHTING | 135,633 | 135,984 | 142,104 | 177,090 | 165,400 | (11,690) | -7.1% |
| PARKS | 1,530,091 | 1,588,057 | 1,598,728 | 1,625,200 | 1,628,600 | 3,400 | 0.2% |
| CONTINGENCY | - | - | 52,271 | 105,000 | 148,000 | 43,000 | 29.1% |
| TRANSFERS | 1,995,417 | 1,901,599 | 1,773,120 | 1,769,200 | 529,100 | (1,240,100) | -234.4% |
| TOTAL GENERAL FUND EXPENDITURES | 17,037,116 | 17,240,730 | 17,338,093 | 17,985,690 | 16,185,700 | (1,799,990) | -11.1% |
| NET REVENUES OVER EXPENDITURES | 313,547 | 79,856 | 358,198 | (250,000) | - | | |

* Change between 2012 Amended and 2013 Dept. Request

City of Inver Grove Heights Proposed 2013 Budget

Recreation Summary

| Acct Number | Account Description | 2010 Actual | | 2011 Actual | | 2012 | | 2012 | | 2013 | | 2013 | | City Council Adopted |
|-------------|------------------------------|----------------|---|----------------|----------------|----------------|-----------------|----------------|----------------|--------------------|-------------------|----------------|----------|----------------------|
| | | Actual | 0 | Actual | 5,500 | Amended Budget | 06/30/12 Actual | 2012 | Forecast | Department Request | Admin Recommended | City | | |
| | Intergovernmental | | | | | | | | | | | | | |
| | Charges for Services | 253,375 | | 242,525 | 252,100 | 177,580 | 243,000 | 248,100 | 248,100 | 248,100 | 248,100 | 248,100 | 0 | 0 |
| | Misc. Revenues | 17,205 | | 16,825 | 6,500 | 6,725 | 9,600 | 8,500 | 8,500 | 8,500 | 8,500 | 8,500 | 0 | 0 |
| | Other Sources | 459,300 | | 459,100 | 495,200 | 217,402 | 459,927 | 412,100 | 412,100 | 410,100 | 410,100 | 410,100 | 0 | 0 |
| | Total Revenue | 729,880 | | 729,950 | 753,800 | 405,207 | 716,027 | 668,700 | 668,700 | 666,700 | 666,700 | 666,700 | 0 | 0 |
| | Personnel | 500,422 | | 512,210 | 519,200 | 257,319 | 493,250 | 441,900 | 441,900 | 441,900 | 441,900 | 441,900 | 0 | 0 |
| | Prof/Tech Services | 38,306 | | 37,852 | 39,000 | 9,266 | 38,216 | 36,700 | 36,700 | 36,700 | 36,700 | 36,700 | 0 | 0 |
| | Purch. Svcs - Prop/Equipment | 51,412 | | 48,238 | 56,100 | 21,961 | 50,800 | 57,000 | 57,000 | 57,000 | 57,000 | 57,000 | 0 | 0 |
| | Other Purchased Services | 29,285 | | 30,126 | 37,100 | 12,501 | 31,514 | 35,500 | 35,500 | 35,500 | 35,500 | 35,500 | 0 | 0 |
| | Supplies | 80,658 | | 77,564 | 96,300 | 41,563 | 89,450 | 91,500 | 91,500 | 89,500 | 89,500 | 89,500 | 0 | 0 |
| | Other Expenses/Expenditures | 10,915 | | 6,069 | 6,100 | 9,821 | 12,797 | 6,100 | 6,100 | 6,100 | 6,100 | 6,100 | 0 | 0 |
| | Total Expense | 711,000 | | 712,060 | 753,800 | 352,430 | 716,027 | 668,700 | 668,700 | 666,700 | 666,700 | 666,700 | 0 | 0 |

City of Inver Grove Heights

Proposed 2013 Budget

Community Center Summary

| Account Number | Account Description | 2010 Actual | 2011 Actual | 2012 Actual | 2012 Amended Budget | 06/30/12 Actual | 2012 Forecast | 2013 Forecast | Department Request | 2013 Admin Recommended | City Council Adopted |
|------------------------------|---------------------|------------------|------------------|------------------|---------------------|------------------|------------------|------------------|--------------------|------------------------|----------------------|
| Charges for Services | | 1,961,923 | 1,992,875 | 2,001,300 | 1,070,874 | 1,997,700 | 2,021,900 | 1,982,900 | 0 | 0 | 0 |
| Misc. Revenues | | 137,045 | 142,899 | 129,300 | 17,337 | 128,100 | 130,600 | 130,600 | 0 | 0 | 0 |
| Other Sources | | 347,632 | 1,053,556 | 906,900 | 0 | 994,800 | 681,200 | 720,200 | 0 | 0 | 0 |
| Total Revenue | | 2,446,600 | 3,189,330 | 3,037,500 | 1,088,211 | 3,120,600 | 2,833,700 | 2,833,700 | 0 | 2,833,700 | 0 |
| Personnel | | 1,564,071 | 1,560,578 | 1,590,100 | 767,709 | 1,602,300 | 1,504,700 | 1,504,700 | 0 | 0 | 0 |
| Prof/Tech Services | | 7,487 | 51,087 | 7,300 | 4,139 | 8,800 | 91,000 | 91,000 | 0 | 0 | 0 |
| Purch. Svcs - Prop/Equipment | | 585,288 | 723,236 | 579,500 | 270,975 | 582,500 | 579,700 | 579,700 | 0 | 0 | 0 |
| Other Purchased Services | | 87,412 | 98,762 | 111,000 | 45,463 | 102,000 | 105,500 | 105,500 | 0 | 0 | 0 |
| Supplies | | 204,479 | 183,842 | 199,000 | 144,329 | 186,500 | 209,600 | 209,600 | 0 | 0 | 0 |
| Other Expenses/Expenditures | | 36,741 | 31,564 | 37,600 | 10,626 | 32,500 | 35,200 | 35,200 | 0 | 0 | 0 |
| Capital Outlay | | 14,375 | 401,852 | 513,000 | 7,300 | 606,000 | 308,000 | 308,000 | 0 | 0 | 0 |
| Total Expense | | 2,499,853 | 3,050,922 | 3,037,500 | 1,250,540 | 3,120,600 | 2,833,700 | 2,833,700 | 0 | 2,833,700 | 0 |

City of Inver Grove Heights Proposed 2013 Budget

EDA Summary

| Acct Number | Account Description | 2010 | | 2011 | | 2012 | | 2013 | | City Council Adopted |
|--------------------------|---------------------|--------|--------|--------|-----------|-----------|--------------------|------------------------|--------|-------------------------|
| | | Actual | Actual | Actual | Actual | Forecast | Department Request | 2013 Admin Recommended | | |
| Other Sources | | 0 | 0 | 0 | 500,033 | 1,399,900 | 55,200 | 55,200 | 55,200 | 0 |
| Total Revenue | | 0 | 0 | 0 | 500,033 | 1,399,900 | 55,200 | 55,200 | 55,200 | 0 |
| Personnel | | 0 | 0 | 0 | 7,307 | 14,400 | 14,500 | 14,500 | 14,500 | 0 |
| Prof/Tech Services | | 0 | 0 | 0 | 36 | 8,000 | 14,500 | 14,500 | 14,500 | 0 |
| Other Purchased Services | | 0 | 0 | 0 | 25,075 | 25,300 | 26,000 | 26,000 | 26,000 | 0 |
| Supplies | | 0 | 0 | 0 | 0 | 200 | 200 | 200 | 200 | 0 |
| Capital Outlay | | 0 | 0 | 0 | 1,352,000 | 1,352,000 | 0 | 0 | 0 | 0 |
| Total Expense | | 0 | 0 | 0 | 1,384,418 | 1,399,900 | 55,200 | 55,200 | 55,200 | 0 |

City of Inver Grove Heights

Proposed 2013 Budget

Storm Water Summary

| Acct Number | Account Description | 2010 Actual | 2011 Actual | 2012 Actual | Amended Budget 06/30/12 | Actual 2012 | Forecast | 2013 Department Request | 2013 Admin Recommended | City Council Adopted |
|-------------|------------------------------|-------------|-------------|-------------|-------------------------|-------------|----------|-------------------------|------------------------|----------------------|
| | Charges for Services | 1,102 | 1,199 | 1,199 | 150,000 | 5,072 | 159,700 | 309,600 | 309,600 | 0 |
| | Total Revenue | 1,102 | 1,199 | 1,199 | 150,000 | 5,072 | 159,700 | 309,600 | 309,600 | 0 |
| | Prof/Tech Services | 263 | 0 | 0 | 31,000 | 0 | 31,000 | 31,000 | 31,000 | 0 |
| | Purch. Svcs - Prop/Equipment | 0 | 0 | 0 | 100,800 | 0 | 110,400 | 211,200 | 211,200 | 0 |
| | Other Expenses/Expenditures | 0 | 0 | 0 | 18,200 | 0 | 18,200 | 67,400 | 67,400 | 0 |
| | Total Expense | 263 | 0 | 0 | 150,000 | 0 | 159,600 | 309,600 | 309,600 | 0 |

City of Inver Grove Heights

Proposed 2013 Budget

ADA Summary

| Acct Number | Account Description | 2013 Department Request | 2013 City Administrator Recommended | 2013 City Council Adopted |
|------------------------------------|---------------------|-------------------------|-------------------------------------|---------------------------|
| Misc. Revenues Total | | 0 | 0 | 0 |
| Other Sources Total | | 36,600 | 36,600 | 0 |
| Total Revenue | | 36,600 | 36,600 | 0 |
| Purch. Svcs - Prop/Equipment Total | | 36,600 | 36,600 | 0 |
| Total Expense | | 36,600 | 36,600 | 0 |

City of Inver Grove Heights

Proposed 2013 Budget

Water Summary

| Act Number | Account Description | 2010 | | 2011 | | 2012 | | 2013 | | 2013 City Council Adopted |
|------------------------------|---------------------|------------------|------------------|------------------|-------------------|--------------------|------------------|-------------------------------|---------------------------|---------------------------------|
| | | Actual | Actual | Actual | Amended Budget | 06/30/12 Actual | 2012 Forecast | 2013 Department Request | 2013 Admin Recommended | |
| Misc. Revenues | | 2,841,667 | 2,976,433 | 2,833,700 | 2,833,700 | 1,214,903 | 2,834,900 | 2,872,500 | 2,872,500 | 0 |
| Other Sources | | 1,710,217 | 1,857,416 | 586,600 | 586,600 | 0 | 589,300 | 447,250 | 447,250 | 0 |
| Total Revenue | | 4,551,884 | 4,833,848 | 3,420,300 | 3,420,300 | 1,214,903 | 3,424,200 | 3,319,750 | 3,319,750 | 0 |
| Personnel | | 425,608 | 432,900 | 486,600 | 486,600 | 239,784 | 486,600 | 484,400 | 484,400 | 0 |
| Prof/Tech Services | | 66,698 | 62,182 | 79,500 | 79,500 | 26,745 | 79,500 | 81,200 | 81,200 | 0 |
| Purch. Svcs - Prop/Equipment | | 679,450 | 717,142 | 936,900 | 936,900 | 264,223 | 953,700 | 780,400 | 780,400 | 0 |
| Other Purchased Services | | 44,527 | 42,267 | 51,400 | 51,400 | 19,962 | 50,400 | 52,850 | 52,850 | 0 |
| Supplies | | 104,849 | 75,473 | 112,700 | 112,700 | 70,701 | 115,500 | 115,400 | 115,400 | 0 |
| Other Expenses/Expenditures | | 1,046,126 | 1,063,594 | 1,046,700 | 1,046,700 | 527,301 | 1,051,000 | 1,113,500 | 1,113,500 | 0 |
| Transfers | | 0 | 226,667 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Transfers | | 2,478,451 | 674,249 | 706,500 | 706,500 | 614,684 | 706,500 | 692,000 | 692,000 | 0 |
| Total Expense | | 4,845,709 | 3,294,475 | 3,420,300 | 3,420,300 | 1,763,400 | 3,443,200 | 3,319,750 | 3,319,750 | 0 |

City of Inver Grove Heights

Proposed 2013 Budget

Sewer Summary

| Acct Number | Account Description | 2010 | | 2011 | | 2012 | | 2013 | | City 2013 Council Adopted | |
|------------------------------|---------------------|------------------|------|-------------------|------|------------------|------------------|------------------|------------------|---------------------------|------------------------|
| | | Actual | 2011 | Actual | 2012 | Amended Budget | 06/30/12 Actual | 2012 | Forecast | | 2013 Admin Recommended |
| Misc. Revenues | | 2,749,187 | | 2,806,808 | | 2,811,000 | 1,402,674 | 2,811,000 | 2,958,600 | 2,958,600 | 0 |
| Other Sources | | 761,969 | | 8,044,204 | | 29,300 | 0 | (61,977) | 302,600 | 302,600 | 0 |
| Total Revenue | | 3,511,156 | | 10,851,012 | | 2,840,300 | 1,402,674 | 2,749,023 | 3,261,200 | 3,261,200 | 0 |
| Personnel | | 345,712 | | 339,808 | | 304,100 | 152,390 | 304,100 | 306,700 | 306,700 | 0 |
| Prof/Tech Services | | 1,367 | | 4,128 | | 200 | 20,734 | 18,800 | 200 | 200 | 0 |
| Purch. Svcs - Prop/Equipment | | 1,673,527 | | 1,964,229 | | 1,764,600 | 823,660 | 1,654,800 | 1,895,400 | 1,895,400 | 0 |
| Other Purchased Services | | 7,823 | | 6,126 | | 8,200 | 4,523 | 8,223 | 8,200 | 8,200 | 0 |
| Supplies | | 14,765 | | 14,410 | | 26,700 | 11,855 | 26,700 | 29,400 | 29,400 | 0 |
| Other Expenses/Expenditures | | 685,743 | | 689,494 | | 736,500 | 368,543 | 736,400 | 856,300 | 856,300 | 0 |
| Capital Outlay | | 0 | | 0 | | 0 | 0 | 0 | 165,000 | 165,000 | 0 |
| Transfers | | 442,354 | | 57,259 | | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Expense | | 3,171,291 | | 3,075,455 | | 2,840,300 | 1,381,705 | 2,749,023 | 3,261,200 | 3,261,200 | 0 |

City of Inver Grove Heights

Proposed 2013 Budget

Golf Summary

| Acct Number | Account Description | 2010 Actual | 2011 Actual | 2012 Amended Budget | 06/30/12 Actual | 2012 Forecast | 2013 Department Request | 2013 City Admin Recommended | 2013 City Council Adopted |
|-------------|------------------------------|------------------|------------------|---------------------|------------------|------------------|-------------------------|-----------------------------|---------------------------|
| | Charges for Services | 1,435,930 | 1,401,053 | 1,480,600 | 595,360 | 1,672,500 | 1,574,800 | 1,574,800 | 0 |
| | Misc. Revenues | 546 | 37,678 | 5,000 | 1,485,207 | 1,357,000 | 0 | 0 | 0 |
| | Other Sources | 79,699 | 0 | 755,200 | 0 | 0 | 280,000 | 280,000 | 0 |
| | Total Revenue | 1,516,175 | 1,438,731 | 2,240,800 | 2,080,567 | 3,029,500 | 1,854,800 | 1,854,800 | 0 |
| | Personnel | 1,003,948 | 1,029,688 | 953,300 | 471,503 | 968,400 | 924,900 | 924,900 | 0 |
| | Prof/Tech Services | 432 | 2,445 | 300 | 4,733 | 4,821 | 400 | 400 | 0 |
| | Purch. Svcs - Prop/Equipment | 117,364 | 126,630 | 101,700 | 37,675 | 101,200 | 102,700 | 102,700 | 0 |
| | Other Purchased Services | 120,281 | 127,767 | 106,500 | 70,871 | 109,800 | 96,600 | 96,600 | 0 |
| | Supplies | 193,397 | 228,437 | 202,900 | 109,392 | 200,100 | 215,800 | 215,800 | 0 |
| | Other Expenses/Expenditures | 368,655 | 411,388 | 393,600 | 168,612 | 371,500 | 449,500 | 449,500 | 0 |
| | Capital Outlay | 0 | 0 | 425,000 | 4,884 | 33,000 | 0 | 0 | 0 |
| | Debt Service | 101,351 | 88,308 | 57,500 | 98,594 | 98,600 | 64,900 | 64,900 | 0 |
| | Total Expenses | 1,905,428 | 2,014,663 | 2,240,800 | 966,262 | 1,887,421 | 1,854,800 | 1,854,800 | 0 |

City of Inver Grove Heights Proposed 2013 Budget

Risk Management Summary

| Act Number | Account Description | 2010 Actual | 2011 Actual | 2012 Actual | 2012 Amended Budget | 06/30/12 Actual | 2012 Actual | 2012 Forecast | 2013 Request | 2013 Admin Recommended | City Council Adopted |
|------------|-----------------------------|----------------|----------------|----------------|---------------------|-----------------|----------------|----------------|----------------|------------------------|----------------------|
| | | | | | | | | | | | |
| | Charges for Services | 585,200 | 598,200 | 604,900 | 604,900 | 429,100 | 429,100 | 604,900 | 603,300 | 603,300 | 0 |
| | Misc. Revenues | 69,383 | 84,310 | 15,000 | 15,000 | 40,849 | 40,849 | 55,000 | 14,600 | 14,600 | 0 |
| | Other Sources | 0 | 0 | 58,800 | 58,800 | 0 | 0 | 85,300 | 194,374 | 194,374 | 0 |
| | Total Revenue | 654,583 | 682,510 | 678,700 | 678,700 | 469,949 | 469,949 | 745,200 | 812,274 | 812,274 | 0 |
| | Personnel | 15,066 | 16,119 | 15,400 | 15,400 | 5,783 | 5,783 | 12,000 | 14,800 | 14,800 | 0 |
| | Prof/Tech Services | 10 | 12 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 0 |
| | Other Purchased Services | 605,826 | 676,047 | 660,000 | 660,000 | 459,414 | 459,414 | 720,700 | 715,300 | 715,300 | 0 |
| | Supplies | 0 | 0 | 3,300 | 3,300 | 0 | 0 | 3,300 | 3,300 | 3,300 | 0 |
| | Other Expenses/Expenditures | 79,557 | 68,047 | 0 | 0 | 9,627 | 9,627 | 9,200 | 0 | 0 | 0 |
| | Transfers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 78,874 | 78,874 | 0 |
| | Expense Total | 700,458 | 760,225 | 678,700 | 678,700 | 474,828 | 474,828 | 745,200 | 812,274 | 812,274 | 0 |

City of Inver Grove Heights Proposed 2013 Budget

Central Stores Summary

| Acct Number | Account Description | 2010 Actual | 2011 Actual | 2012 Actual | 2012 Amended Budget | 06/30/12 Actual | 2013 Forecast | 2013 Department Request | 2013 Admin Recommended | City 2013 Council Adopted |
|-------------|------------------------------|-------------|-------------|-------------|---------------------|-----------------|---------------|-------------------------|------------------------|---------------------------|
| | Charges for Services | 151,200 | 151,200 | 151,200 | 151,200 | 75,600 | 151,200 | 82,900 | 82,900 | 0 |
| | Misc. Revenues | 4,215 | 5,904 | 4,000 | 4,000 | 495 | 4,000 | 4,000 | 4,000 | 0 |
| | Other Sources | 0 | 0 | (11,400) | 0 | 0 | 0 | 78,874 | 78,874 | 0 |
| | Total Revenue | 155,415 | 157,104 | 143,800 | 143,800 | 76,095 | 155,200 | 165,774 | 165,774 | 0 |
| | Personnel | 7,507 | 1,765 | 5,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Prof/Tech Services | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Purch. Svcs - Prop/Equipment | 26,661 | 42,769 | 25,000 | 18,555 | 18,555 | 39,000 | 39,000 | 39,000 | 0 |
| | Other Purchased Services | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Supplies | 37,259 | 32,447 | 61,700 | 12,143 | 12,143 | 33,500 | 47,900 | 47,900 | 0 |
| | Other Expenses/Expenditures | 1,399 | 13,500 | 2,000 | 1,000 | 1,000 | 0 | 0 | 0 | 0 |
| | Transfers | 50,000 | 50,000 | 50,000 | 0 | 0 | 50,000 | 78,874 | 78,874 | 0 |
| | Total Expense | 122,827 | 140,482 | 143,800 | 122,500 | 31,698 | 122,500 | 165,774 | 165,774 | 0 |

City of Inver Grove Heights

Proposed 2013 Budget

City Facilities Summary

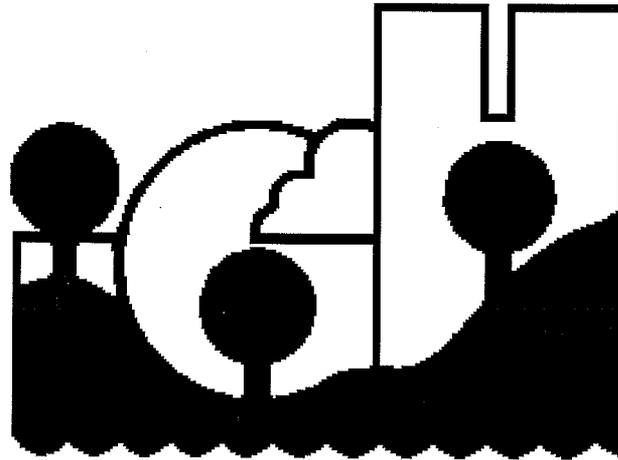
| Acct Number | Account Description | 2010 | | 2011 | | 2012 | | 2013 | | City Council Adopted |
|-------------|------------------------------|----------------|----------------|----------------|----------------|-----------------|----------------|-------------------------|------------------------|----------------------|
| | | Actual | Actual | Actual | Amended Budget | 06/30/12 Actual | 2012 Forecast | 2013 Department Request | 2013 Admin Recommended | |
| | Charges for Services | 340,900 | 340,900 | 340,900 | 340,900 | 170,450 | 340,900 | 340,900 | 340,900 | 0 |
| | Misc. Revenues | 8,320 | 8,226 | 10,000 | 10,000 | 28,585 | 37,600 | 8,000 | 8,000 | 0 |
| | Other Sources | 0 | 0 | 553,500 | 553,500 | 0 | 515,500 | 466,700 | 466,700 | 0 |
| | Total Revenue | 349,220 | 349,126 | 904,400 | 904,400 | 199,035 | 894,000 | 815,600 | 815,600 | 0 |
| | Personnel | 69,242 | 69,529 | 67,900 | 67,900 | 35,334 | 67,900 | 68,300 | 68,300 | 0 |
| | Prof/Tech Services | 3,957 | 12,709 | 0 | 0 | 9,213 | 4,000 | 2,000 | 2,000 | 0 |
| | Purch. Svcs - Prop/Equipment | 88,568 | 185,614 | 218,700 | 218,700 | 47,565 | 126,700 | 126,700 | 126,700 | 0 |
| | Other Purchased Services | 63,338 | 79,964 | 78,400 | 78,400 | 45,962 | 87,400 | 57,400 | 57,400 | 0 |
| | Supplies | 20,099 | 33,906 | 15,400 | 15,400 | 71,839 | 89,900 | 26,200 | 26,200 | 0 |
| | Other Expenses/Expenditures | 113,175 | 178,841 | 497,000 | 497,000 | 248,500 | 497,000 | 535,000 | 535,000 | 0 |
| | Capital Outlay | 0 | 0 | 27,000 | 27,000 | 41,312 | 21,100 | 0 | 0 | 0 |
| | Transfers | 250,000 | 50,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Total Expense | 608,379 | 610,563 | 904,400 | 904,400 | 499,725 | 894,000 | 815,600 | 815,600 | 0 |

City of Inver Grove Heights Proposed 2013 Budget

Technology Summary

| Acct Number | Account Description | 2010 Actual | | 2011 Actual | | 2012 | | 2013 | | City 2013 Council Adopted |
|-------------|------------------------------|----------------|----------------|----------------|----------------|-------------------|----------------|-----------------------|-------------------|---------------------------------|
| | | Actual | Actual | Actual | Actual | Amended Budget | Forecast | Department Request | Admin Recommended | |
| | Charges for Services | 300,200 | 300,200 | 300,200 | 260,200 | 520,400 | 520,400 | 650,200 | 657,500 | 0 |
| | Misc. Revenues | 6,683 | 2,814 | 10,000 | 143 | 10,000 | 10,000 | 2,500 | 2,500 | 0 |
| | Other Sources | 0 | 0 | (10,000) | 0 | (5,000) | (5,000) | 35,900 | 50,600 | 0 |
| | Total Revenue | 306,883 | 303,014 | 520,400 | 260,343 | 525,400 | 525,400 | 688,600 | 710,600 | 0 |
| | Personnel | 150,884 | 204,964 | 257,900 | 109,860 | 257,900 | 257,900 | 277,400 | 277,400 | 0 |
| | Prof/Tech Services | 81,845 | 131,676 | 75,000 | 47,923 | 75,000 | 75,000 | 66,000 | 66,000 | 0 |
| | Purch. Svcs - Prop/Equipment | 39,791 | 67,347 | 28,100 | 6,365 | 28,100 | 28,100 | 38,100 | 38,100 | 0 |
| | Other Purchased Services | 7,659 | 1,410 | 72,100 | 9,925 | 72,100 | 72,100 | 112,100 | 112,100 | 0 |
| | Supplies | 285,252 | 59,363 | 57,300 | 21,448 | 57,300 | 57,300 | 55,900 | 55,900 | 0 |
| | Other Expenses/Expenditures | 77,039 | 21,516 | 15,000 | 7,500 | 15,000 | 15,000 | 65,000 | 65,000 | 0 |
| | Capital Outlay | 0 | 0 | 15,000 | 30,309 | 20,000 | 20,000 | 74,100 | 96,100 | 0 |
| | Transfers | 200,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Total Expense | 842,470 | 486,276 | 520,400 | 233,331 | 525,400 | 525,400 | 688,600 | 710,600 | 0 |

City of Inver Grove Heights



**2013 Proposed Budgets
and
2013 Proposed Property Taxes**

**Monday, December 10, 2012
7:00 P.M.**

**CITY OF INVER GROVE HEIGHTS
2013 PROPOSED BUDGETS**

| <u>Fund</u> | <u>2012 Amended</u> | <u>2013 Proposed 9/10/2012</u> | <u>2013 Proposed 12/10/2012</u> |
|-------------------|-------------------------|--|---|
| General | \$ 17,985,690 | \$ 17,484,000 | \$ 16,185,700 |
| Recreation | 753,800 | 668,700 | 666,700 |
| Community Center | 3,037,500 | 2,833,700 | 2,833,700 |
| EDA | 49,800 | 55,200 | 55,200 |
| Storm Water | 150,000 | 309,600 | 309,600 |
| ADA | N/A | N/A | 36,600 |
| Water | 3,420,300 | 3,319,750 | 3,319,750 |
| Sewer | 2,840,300 | 3,261,200 | 3,261,200 |
| Golf Course | 2,240,800 | 1,863,000 | 1,854,800 |
| Risk Management | 678,700 | 812,274 | 812,274 |
| Central Equipment | 2,756,700 | 1,846,800 | 2,479,350 |
| Central Stores | 143,800 | 165,774 | 165,774 |
| City Facilities | 904,400 | 815,600 | 815,600 |
| Technology | 520,400 | 668,600 | 710,600 |
| | <u>\$ 35,482,190</u> | <u>\$ 34,104,198</u> | <u>\$ 33,506,848</u> |

CITY OF INVER GROVE HEIGHTS

2013 PROPOSED CITY TAX LEVY

| | Amended 2012 | Proposed 2013 9/10/2012 | Proposed 2013 12/10/2012 | Percent Change |
|---------------------------------|----------------------|-------------------------------|--------------------------------|-------------------|
| General Operating Fund | \$ 8,601,400 | \$ 8,317,952 | \$ 8,300,512 | -3.50% |
| Levies Outside of Levy Limits: | | | | |
| Police & Fire Salary & Benefits | <u>4,896,000</u> | <u>4,800,000</u> | <u>4,792,500</u> | -2.11% |
| Subtotal Operating Levies | <u>13,497,400</u> | <u>13,117,952</u> | <u>13,093,012</u> | -3.00% |
| General Bond Retirement | <u>1,304,288</u> | <u>1,304,334</u> | <u>1,304,334</u> | 0.00% |
| Total City-Wide Tax Levy | <u>\$ 14,801,688</u> | <u>\$ 14,422,286</u> | <u>\$ 14,397,346</u> | -2.73% |
| Watershed Management | | | | |
| District Tax Levies: | | | | |
| 2010C - Simley Lake | \$ 41,903 | \$ 51,303 | \$ 41,168 | -1.75% |
| 2012A - Cuneen Trail | <u>115,100</u> | <u>113,295</u> | <u>113,295</u> | -1.57% |
| | <u>\$ 14,958,691</u> | <u>\$ 14,586,884</u> | <u>\$ 14,551,809</u> | -2.72% |
| City Tax Rate | 0.44883 | 0.46229 | 0.46229 | |

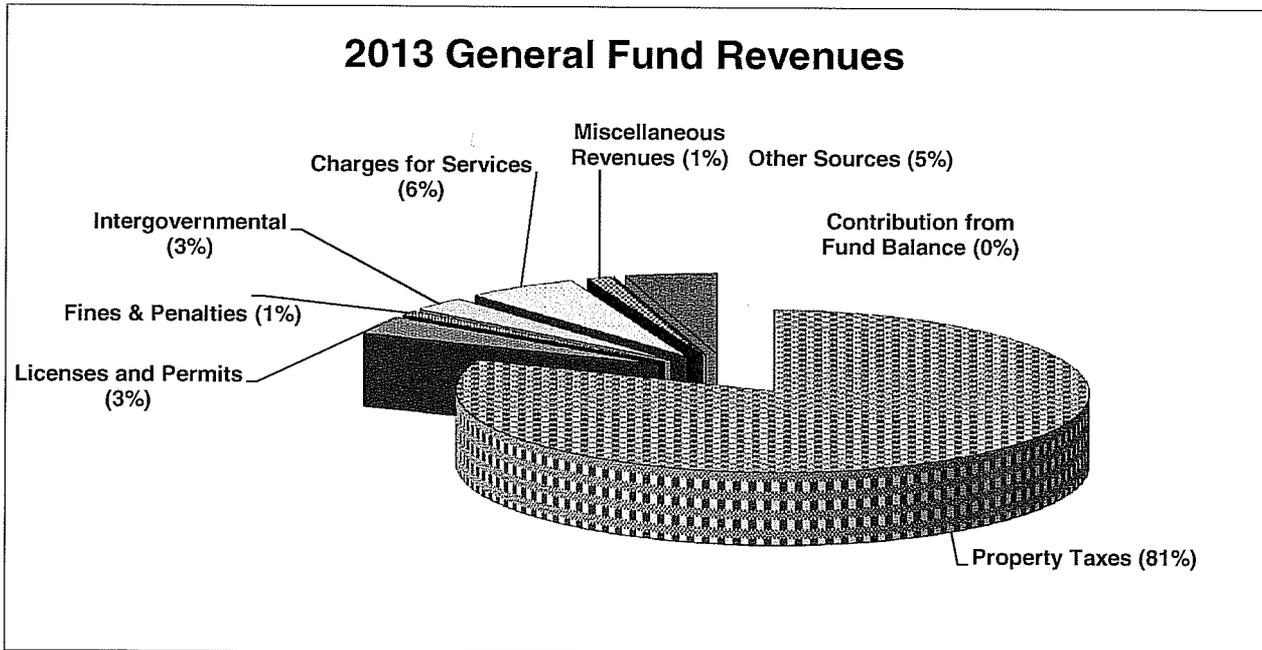
Notes:

- 2012 General Operating Levy reduced by \$175,000 from contributions from other funds.
- 2012 Levy for General Bond Retirement reduced by \$200,000 contribution from Closed Bond Fund.
- 2013 Levy for General Bond Retirement reduced by \$330,000 contribution from Closed Bond Fund.

CITY OF INVER GROVE HEIGHTS

2013 General Fund Revenues

| | 2012 Amended Budget | Proposed 2013 9/10/2012 | Proposed 2013 12/10/2012 |
|--------------------------------|---------------------------|-------------------------------|--------------------------------|
| Property Taxes | \$ 13,497,400 | \$ 13,160,952 | \$ 13,103,012 |
| Licenses & Permits | 597,100 | 581,900 | 581,900 |
| Fines & Penalties | 150,000 | 150,000 | 150,000 |
| Intergovernmental | 429,100 | 446,200 | 461,200 |
| Charges for Services | 858,700 | 926,000 | 926,000 |
| Miscellaneous Revenues | 203,000 | 202,200 | 202,200 |
| Contribution From Fund Balance | 187,390 | 649,000 | - |
| Other Sources | 1,813,000 | 1,367,748 | 761,388 |
| TOTAL REVENUES | \$ 17,735,690 | \$ 17,484,000 | \$ 16,185,700 |

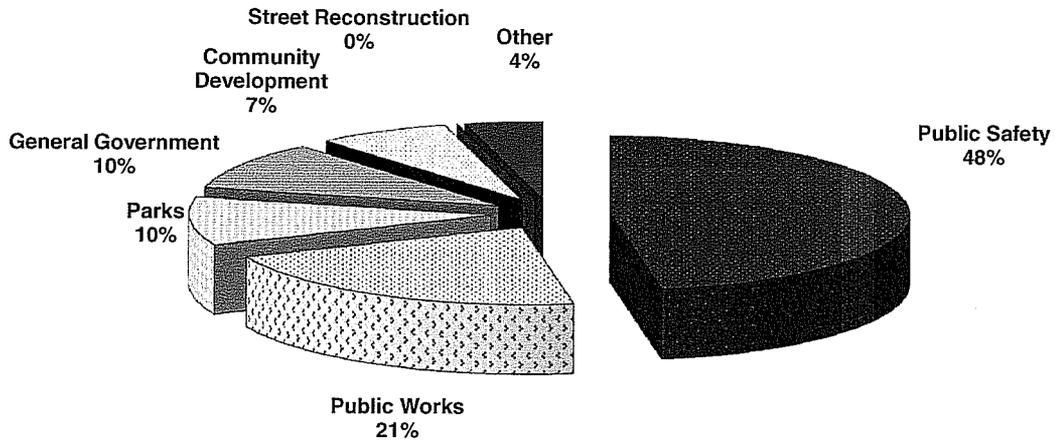


CITY OF INVER GROVE HEIGHTS

2013 General Fund Expenditures

| | 2012 Amended Budget | Proposed 2013 9/10/2012 | Proposed 2013 12/10/2012 |
|---------------------------|---------------------------|-------------------------------|--------------------------------|
| Public Safety | \$ 7,931,900 | \$ 7,660,600 | \$ 7,643,100 |
| Public Works | 3,501,390 | 3,433,900 | 3,425,900 |
| Parks | 1,625,200 | 1,628,600 | 1,628,600 |
| General Government | 1,821,800 | 1,658,500 | 1,651,800 |
| Community Development | 1,231,200 | 1,173,300 | 1,159,200 |
| Street Reconstruction | 1,200,000 | 1,200,000 | - |
| Other | 674,200 | 729,100 | 677,100 |
| TOTAL EXPENDITURES | \$ 17,985,690 | \$ 17,484,000 | \$ 16,185,700 |

2013 General Fund Expenditures



CITY OF INVER GROVE HEIGHTS

SPECIAL REVENUE FUNDS

2013 Proposed Recreation Fund Budget

| | 2012 Amended Budget | Proposed 2013 9/10/2012 | Proposed 2013 12/10/2012 |
|--|---------------------------|-------------------------------|--------------------------------|
| Revenues - | | | |
| Program Fees | \$ 252,100 | \$ 248,100 | \$ 248,100 |
| Other | 6,500 | 8,500 | 8,500 |
| Transfer In From General Fund | 419,200 | 381,100 | 379,100 |
| Contribution from (to) Fund Balance | 76,000 | 31,000 | 31,000 |
| TOTAL | <u>\$ 753,800</u> | <u>\$ 668,700</u> | <u>\$ 666,700</u> |
| Expenditures - | | | |
| Current | \$ 753,800 | \$ 668,700 | \$ 666,700 |
| TOTAL | <u>\$ 753,800</u> | <u>\$ 668,700</u> | <u>\$ 666,700</u> |

2013 Proposed Community Center Fund Budget

| | 2012 Amended Budget | Proposed 2013 9/10/2012 | Proposed 2013 12/10/2012 |
|-----------------------------------|----------------------------|-------------------------------|--------------------------------|
| Revenues - | | | |
| Community Center Fees | \$ 2,001,300 | \$ 2,021,900 | \$ 2,021,900 |
| Contrib. & Donations | 128,000 | 128,000 | 128,000 |
| Other | 1,300 | 2,600 | 2,600 |
| Transfers in From General Fund | 799,900 | 681,200 | 681,200 |
| City Facilities Fund | 107,000 | - | - |
| TOTAL | <u>\$ 3,037,500</u> | <u>\$ 2,833,700</u> | <u>\$ 2,833,700</u> |
| Expenditures - | | | |
| Current | \$ 2,524,500 | \$ 2,525,700 | \$ 2,525,700 |
| Capital Outlay | 513,000 | 308,000 | 308,000 |
| TOTAL | <u>\$ 3,037,500</u> | <u>\$ 2,833,700</u> | <u>\$ 2,833,700</u> |

CITY OF INVER GROVE HEIGHTS

2013 Proposed EDA Fund Budget

| | <u>2012 Amended Budget</u> | <u>Proposed 2013 9/10/2012</u> | <u>Proposed 2013 12/10/2012</u> |
|---|------------------------------------|--|---|
| Revenues - | | | |
| Transfer in From Host Community Fund | 500,000 | - | - |
| Contribution from (to) Fund Balance | <u>(450,200)</u> | <u>55,200</u> | <u>55,200</u> |
| TOTAL | <u><u>\$ 49,800</u></u> | <u><u>\$ 55,200</u></u> | <u><u>\$ 55,200</u></u> |
| Expenditures - | | | |
| Current | <u>\$ 49,800</u> | <u>\$ 55,200</u> | <u>\$ 55,200</u> |
| TOTAL | <u><u>\$ 49,800</u></u> | <u><u>\$ 55,200</u></u> | <u><u>\$ 55,200</u></u> |

CITY OF INVER GROVE HEIGHTS

CAPITAL PROJECT FUNDS

2013 Proposed Storm Water Fund Budget

| | <u>2012 Amended Budget</u> | <u>Proposed 2013 9/10/2012</u> | <u>Proposed 2013 12/10/2012</u> |
|------------------|------------------------------------|--|---|
| Revenues - | | | |
| Storm Water Fees | <u>\$ 150,000</u> | <u>\$ 309,600</u> | <u>\$ 309,600</u> |
| TOTAL | <u><u>\$ 150,000</u></u> | <u><u>\$ 309,600</u></u> | <u><u>\$ 309,600</u></u> |
| Expenditures - | | | |
| Current | <u>\$ 150,000</u> | <u>\$ 309,600</u> | <u>\$ 309,600</u> |
| TOTAL | <u><u>\$ 150,000</u></u> | <u><u>\$ 309,600</u></u> | <u><u>\$ 309,600</u></u> |

2013 Proposed ADA Fund Budget

new budget in 2013

| | <u>Proposed 2013 9/10/2012</u> | <u>Proposed 2013 12/10/2012</u> |
|----------------------|--|---|
| Revenues - | | |
| Transfers in From | | |
| Host Community Fund | \$ 16,500 | \$ 16,500 |
| City Facilities Fund | 14,400 | 14,400 |
| Water Fund | <u>5,700</u> | <u>5,700</u> |
| TOTAL | <u><u>\$ 36,600</u></u> | <u><u>\$ 36,600</u></u> |
| Expenditures - | | |
| Current | <u>\$ 36,600</u> | <u>\$ 36,600</u> |
| TOTAL | <u><u>\$ 36,600</u></u> | <u><u>\$ 36,600</u></u> |

CITY OF INVER GROVE HEIGHTS

ENTERPRISE FUNDS

2013 Proposed Water Fund Budget

| | 2012 Amended Budget | Proposed 2013 9/10/2012 | Proposed 2013 12/10/2012 |
|---|----------------------------|-------------------------------|--------------------------------|
| Revenues - | | | |
| Water Fees | \$ 2,660,500 | \$ 2,713,700 | \$ 2,713,700 |
| Other | 173,200 | 158,800 | 158,800 |
| Contribution from (to) Retained Earnings | <u>586,600</u> | <u>447,250</u> | <u>447,250</u> |
| TOTAL | <u><u>\$ 3,420,300</u></u> | <u><u>\$ 3,319,750</u></u> | <u><u>\$ 3,319,750</u></u> |
| Expenses - | | | |
| Current | \$ 2,713,800 | \$ 2,627,750 | \$ 2,627,750 |
| Transfer Out | <u>706,500</u> | <u>692,000</u> | <u>692,000</u> |
| TOTAL | <u><u>\$ 3,420,300</u></u> | <u><u>\$ 3,319,750</u></u> | <u><u>\$ 3,319,750</u></u> |

2013 Proposed Sewer Fund Budget

| | 2012 Amended Budget | Proposed 2013 9/10/2012 | Proposed 2013 12/10/2012 |
|---|----------------------------|-------------------------------|--------------------------------|
| Revenues - | | | |
| Sewer Fees | \$ 2,710,000 | \$ 2,872,600 | \$ 2,872,600 |
| Other | 101,000 | 86,000 | 86,000 |
| Contribution from (to) Retained Earnings | <u>29,300</u> | <u>302,600</u> | <u>302,600</u> |
| TOTAL | <u><u>\$ 2,840,300</u></u> | <u><u>\$ 3,261,200</u></u> | <u><u>\$ 3,261,200</u></u> |
| Expenses - | | | |
| Current | \$ 2,840,300 | \$ 3,096,200 | \$ 3,096,200 |
| Capital Outlay | <u>-</u> | <u>165,000</u> | <u>165,000</u> |
| TOTAL | <u><u>\$ 2,840,300</u></u> | <u><u>\$ 3,261,200</u></u> | <u><u>\$ 3,261,200</u></u> |

CITY OF INVER GROVE HEIGHTS

2013 Proposed Golf Course Budget

| | <u>2012 Amended Budget</u> | <u>Proposed 2013 9/10/2012</u> | <u>Proposed 2013 12/10/2012</u> |
|---|------------------------------------|--|---|
| Revenues - | | | |
| Charges for Services | \$ 1,480,600 | \$ 1,650,600 | \$ 1,574,800 |
| Other | 5,000 | 5,000 | - |
| Contribution from (to) Retained Earnings | <u>755,200</u> | <u>207,400</u> | <u>280,000</u> |
| TOTAL | <u>\$ 2,240,800</u> | <u>\$ 1,863,000</u> | <u>\$ 1,854,800</u> |
| Expenses - | | | |
| Current | \$ 1,758,300 | \$ 1,861,700 | \$ 1,789,900 |
| Capital Outlay | 425,000 | - | - |
| Debt Service | <u>57,500</u> | <u>1,300</u> | <u>64,900</u> |
| TOTAL | <u>\$ 2,240,800</u> | <u>\$ 1,863,000</u> | <u>\$ 1,854,800</u> |

CITY OF INVER GROVE HEIGHTS

INTERNAL SERVICE FUNDS

2013 Proposed Risk Management Fund Budget

| | <u>2012 Amended Budget</u> | <u>Proposed 2013 9/10/2012</u> | <u>Proposed 2013 12/10/2012</u> |
|---|------------------------------------|--|---|
| Revenues - | | | |
| Internal Insurance Charge | \$ 604,900 | \$ 603,300 | \$ 603,300 |
| Investment Earnings | 15,000 | 14,600 | 14,600 |
| Contribution from (to) Retained Earnings | <u>58,800</u> | <u>194,374</u> | <u>194,374</u> |
| TOTAL | <u><u>\$ 678,700</u></u> | <u><u>\$ 812,274</u></u> | <u><u>\$ 812,274</u></u> |
| Expenses - | | | |
| Current | \$ 678,700 | \$ 733,400 | \$ 733,400 |
| Transfer to General Fund | <u>-</u> | <u>78,874</u> | <u>78,874</u> |
| TOTAL | <u><u>\$ 678,700</u></u> | <u><u>\$ 812,274</u></u> | <u><u>\$ 812,274</u></u> |

2013 Proposed Central Equipment Fund Budget

| | <u>2012 Amended Budget</u> | <u>Proposed 2013 9/10/2012</u> | <u>Proposed 2013 12/10/2012</u> |
|---|------------------------------------|--|---|
| Revenues - | | | |
| Internal Equipment Rental | \$ 2,192,300 | \$ 2,192,300 | \$ 2,192,300 |
| Investment Earnings | 100,000 | 100,000 | 100,000 |
| Contribution from (to) Retained Earnings | <u>464,400</u> | <u>(445,500)</u> | <u>187,050</u> |
| TOTAL | <u><u>\$ 2,756,700</u></u> | <u><u>\$ 1,846,800</u></u> | <u><u>\$ 2,479,350</u></u> |
| Expenses - | | | |
| Current | \$ 1,630,300 | \$ 1,846,800 | \$ 1,846,800 |
| Capital Outlay | 938,400 | not included | 632,550 |
| Transfer to General Fund | <u>188,000</u> | <u>-</u> | <u>-</u> |
| TOTAL | <u><u>\$ 2,756,700</u></u> | <u><u>\$ 1,846,800</u></u> | <u><u>\$ 2,479,350</u></u> |

CITY OF INVER GROVE HEIGHTS

2013 Proposed Central Stores Budget

| | 2012 Amended Budget | Proposed 2013 9/10/2012 | Proposed 2013 12/10/2012 |
|---|---------------------------|-------------------------------|--------------------------------|
| Revenues - | | | |
| Internal Charges | \$ 151,200 | \$ 82,900 | \$ 82,900 |
| Investment Earnings | 4,000 | 4,000 | 4,000 |
| Contribution from (to) Retained Earnings | <u>(11,400)</u> | <u>78,874</u> | <u>78,874</u> |
| TOTAL | <u>\$ 143,800</u> | <u>\$ 165,774</u> | <u>\$ 165,774</u> |
| Expenses - | | | |
| Current | \$ 93,800 | \$ 86,900 | \$ 86,900 |
| Capital Outlay | - | - | - |
| Transfer to General Fund | <u>50,000</u> | <u>78,874</u> | <u>78,874</u> |
| TOTAL | <u>\$ 143,800</u> | <u>\$ 165,774</u> | <u>\$ 165,774</u> |

2013 Proposed City Facilities Fund Budget

| | 2012 Amended Budget | Proposed 2013 9/10/2012 | Proposed 2013 12/10/2012 |
|---|---------------------------|-------------------------------|--------------------------------|
| Revenues - | | | |
| Internal Building Charges | \$ 340,900 | \$ 340,900 | \$ 340,900 |
| Investment Earnings | 10,000 | 8,000 | 8,000 |
| Contribution from (to) Retained Earnings | <u>553,500</u> | <u>466,700</u> | <u>466,700</u> |
| TOTAL | <u>\$ 904,400</u> | <u>\$ 815,600</u> | <u>\$ 815,600</u> |
| Expenses - | | | |
| Current | \$ 877,400 | \$ 815,600 | \$ 815,600 |
| Capital Outlay | <u>27,000</u> | <u>-</u> | <u>-</u> |
| TOTAL | <u>\$ 904,400</u> | <u>\$ 815,600</u> | <u>\$ 815,600</u> |

CITY OF INVER GROVE HEIGHTS

2013 Proposed Technology Fund Budget

| | <u>2012 Amended Budget</u> | <u>Proposed 2013 9/10/2012</u> | <u>Proposed 2013 12/10/2012</u> |
|---|------------------------------------|--|---|
| Revenues - | | | |
| Internal Charges | \$ 520,400 | \$ 650,200 | \$ 657,500 |
| Investment Earnings | 10,000 | 2,500 | 2,500 |
| Contribution from (to) Retained Earnings | <u>(10,000)</u> | <u>35,900</u> | <u>50,600</u> |
| TOTAL | <u>\$ 520,400</u> | <u>\$ 688,600</u> | <u>\$ 710,600</u> |
| Expenses - | | | |
| Current | \$ 505,400 | \$ 614,500 | \$ 614,500 |
| Capital Outlay | <u>15,000</u> | <u>74,100</u> | <u>96,100</u> |
| TOTAL | <u>\$ 520,400</u> | <u>\$ 688,600</u> | <u>\$ 710,600</u> |

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Adoption of Concord Neighborhood Design Guidelines

| | | |
|---------------|----------------------------------|---|
| Meeting Date: | December 10, 2012 | Fiscal/FTE Impact: |
| Item Type: | Work Session and Regular Meeting | <input checked="" type="checkbox"/> None |
| Contact: | Thomas J. Link: 651-450-2546 | <input type="checkbox"/> Amount included in current budget |
| Prepared by: | Tom Link, Director of Comm. Dev. | <input type="checkbox"/> Budget amendment requested |
| Reviewed by: | NA | <input type="checkbox"/> FTE included in current complement |
| | | <input type="checkbox"/> New FTE requested – N/A |
| | | <input type="checkbox"/> Other (Revenue) |

PURPOSE/ACTION REQUESTED

At its regular meeting, the City Council is to consider adoption of the Concord Neighborhood Design Guidelines, as enclosed. At its work session, the City Council can preliminarily discuss the draft implementation strategies, also enclosed.

BACKGROUND

Phase II of the Concord Study was started this last spring. Since then, the City has:

- Discussed Concord redevelopment with the development community
- Analyzed conceptual site designs for select redevelopment sites
- Analyzed financial feasibility for select redevelopment site
- Identified financial tools
- Developed draft implementation strategies

The purpose of this work has been to:

- Provide direction on the form of development and how that development can be integrated into the existing neighborhood. More specifically, the work has given us an idea of how development could occur on the selected redevelopment sites and what it might look like.
- Provide guidance as we continue to have discussions with developers, property owners, and the neighborhood. The design guidelines will be used as the City seeks redevelopment, considers development proposals, constructs public improvements, and prepares zoning ordinance amendments.
- Determine if the City’s ideas are acceptable in the marketplace and financially feasible.

Design Guidelines

The design guidelines’ concept plans and drawings are the same as those presented and discussed at recent City Council, Economic Development Authority (EDA), and neighborhood

meetings. Text, however, has been added in the guideline's overview, area-wide design guidelines, and text across the top of the elevations pages.

Implementation Strategies

The draft implementation strategies are provided for City Council discussion, not action. The implementation strategies provide the City with direction on how to proceed with redevelopment of the Concord Neighborhood. It is anticipated that there will be fuller discussion of the implementation strategies in early 2013. Assuming that the City and EDA continues to pursue and encourage private redevelopment in the Concord Neighborhood, the new City Council will determine 1) what the City's role should be with redevelopment and 2) how the City should proceed with such an effort.

RECOMMENDATION

Staff recommends adoption of the Concord Neighborhood Design Guidelines.

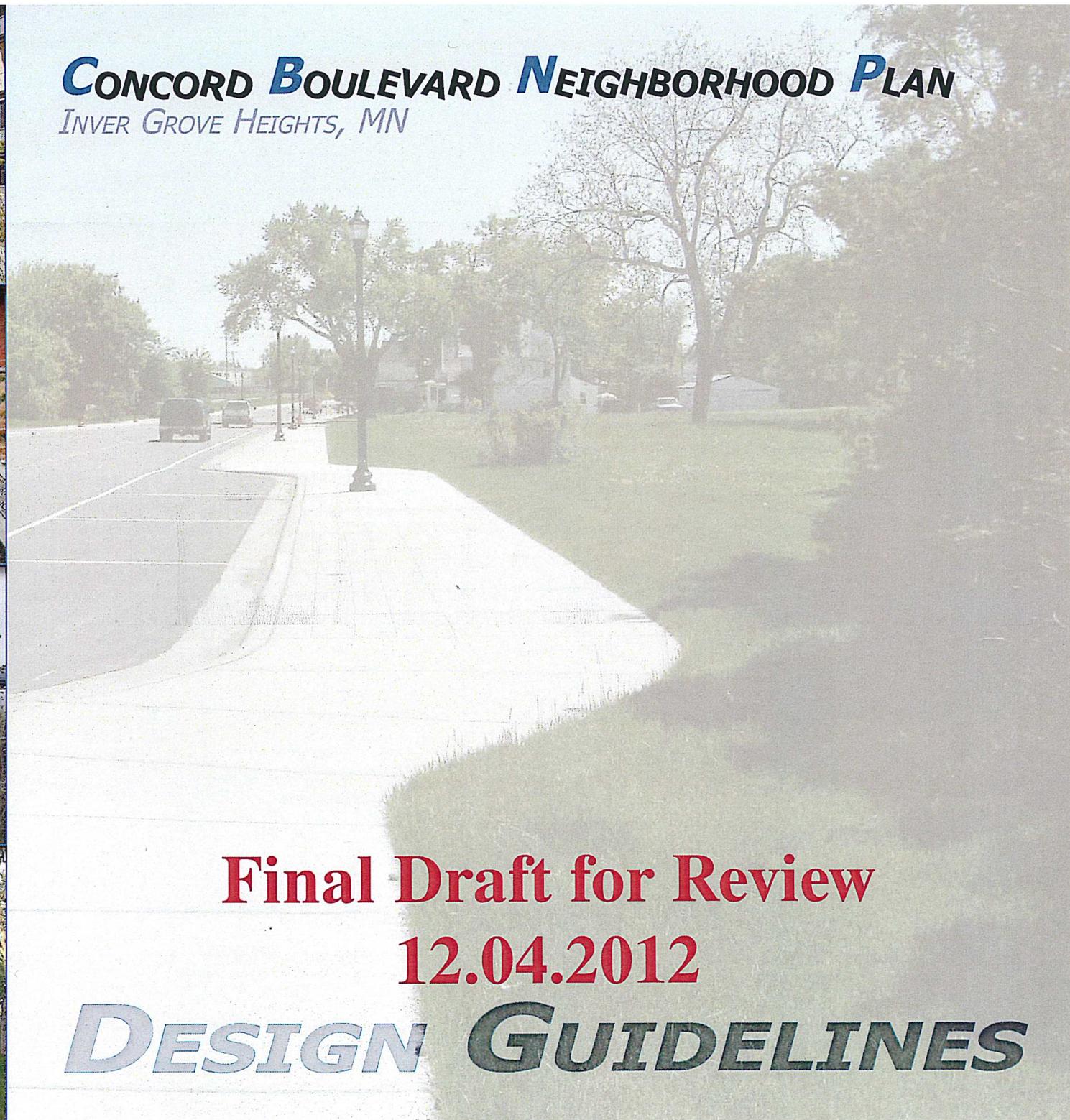
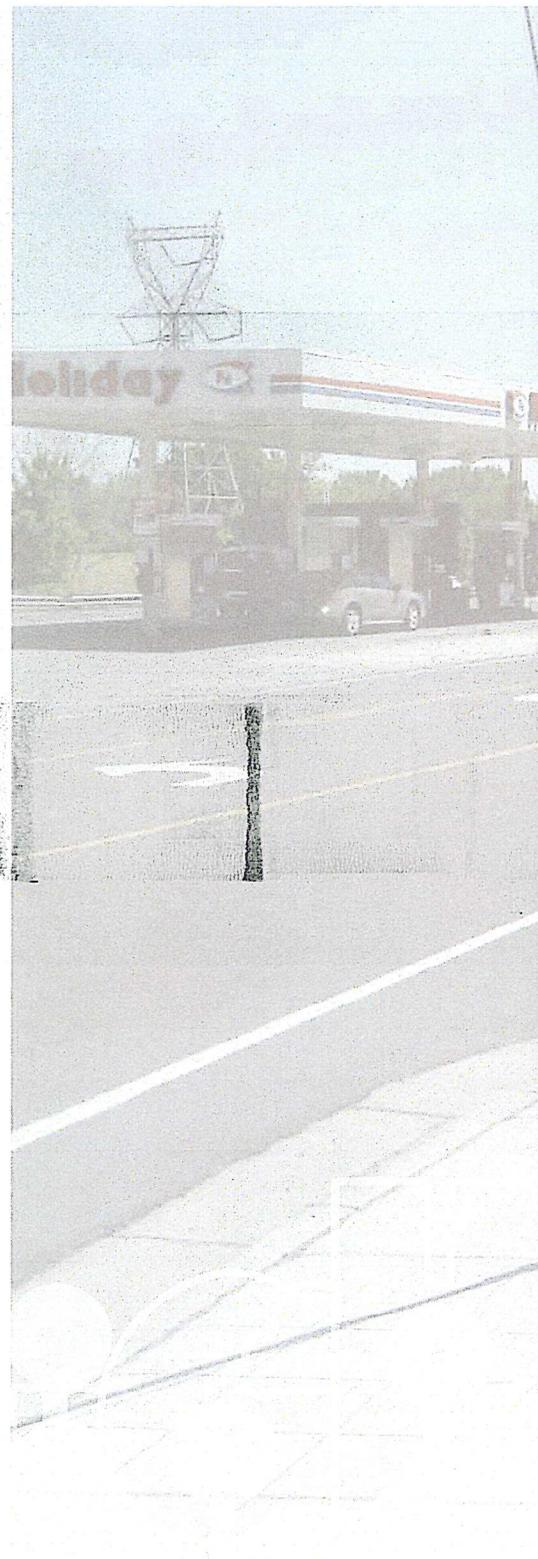
TJL/kf

Enc: Design Guidelines
Draft Implementation Strategies

cc: Brad Scheib, Hoisington Koegler Group Inc.
Stacie Kvilvang, Ehlers & Associates

CONCORD BOULEVARD NEIGHBORHOOD PLAN

INVER GROVE HEIGHTS, MN



Final Draft for Review
12.04.2012

DESIGN GUIDELINES

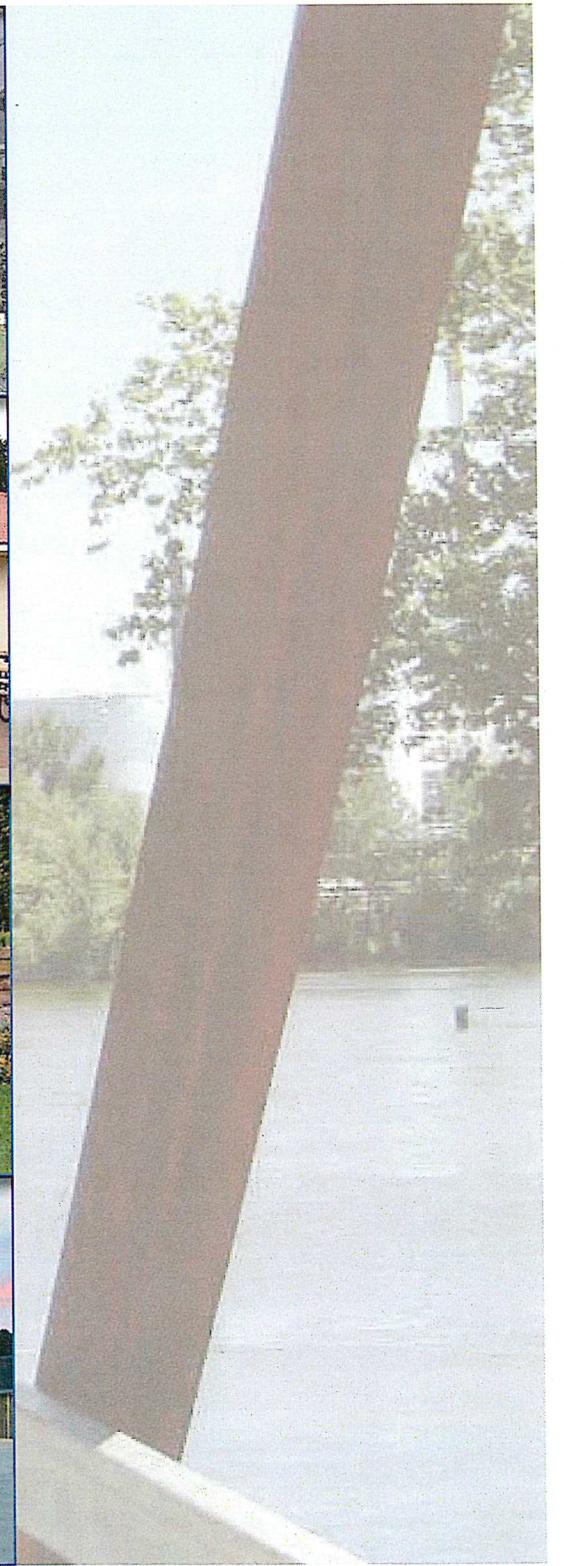
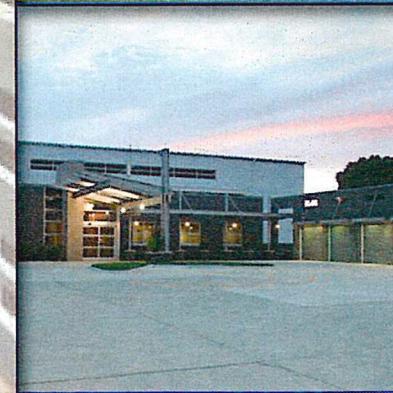
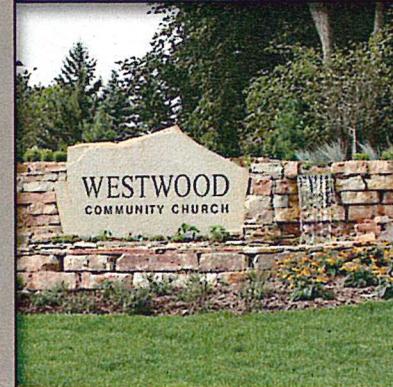
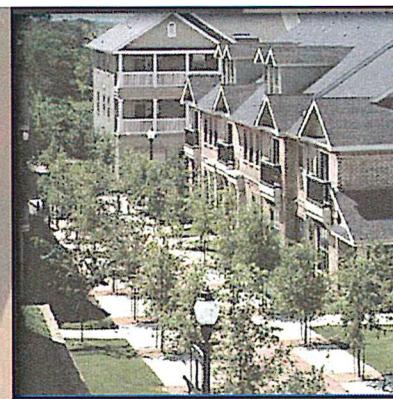
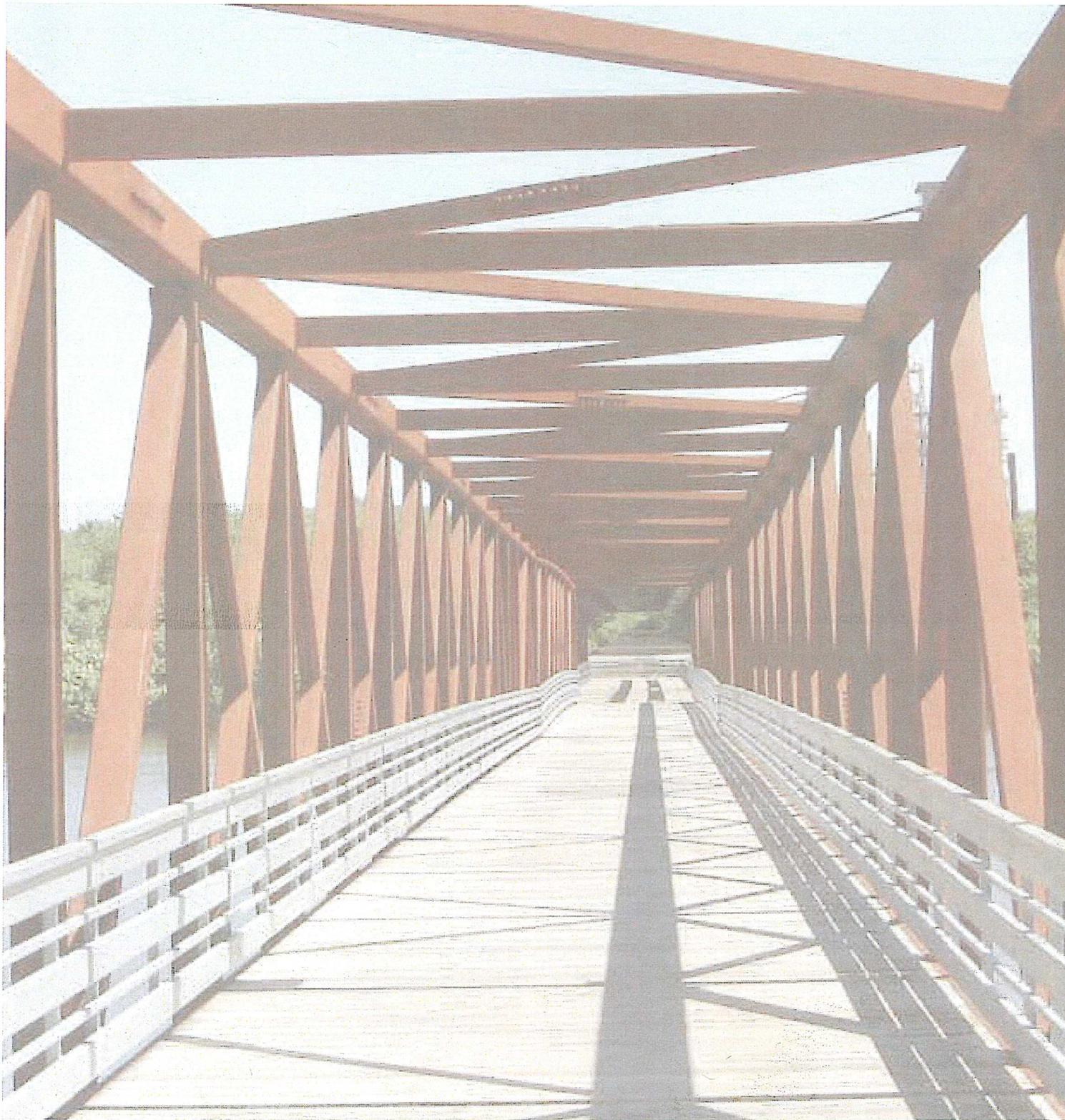


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ACKNOWLEDGMENTS

CITY COUNCIL / ECONOMIC DEVELOPMENT AUTHORITY

GEORGE TOURVILLE (MAYOR)
BILL KLEIN
ROSEMARY PIEKARSKI KRECH
VANCE "CHIP" GRANNIS
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PLANNING COMMISSION

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ARMANDO LISSARRAGUE

CITY STAFF

TOM LINK
ALLAN HUNTING
HEATHER BOTTEN
JOE LYNCH

DESIGN GUIDELINES



WITH:



&



EHLERS
3060 CENTER POINTE DRIVE
ROSEVILLE MN, 55113

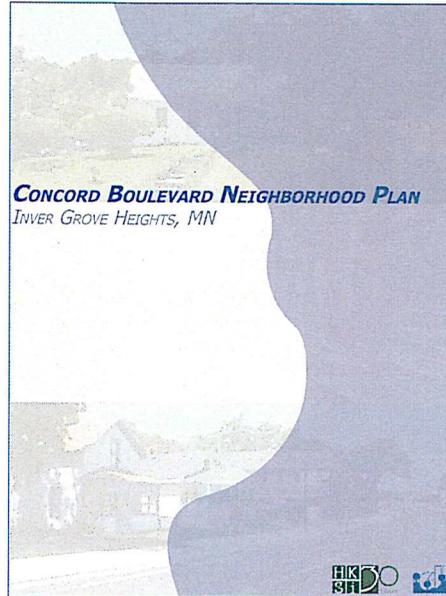


GUIDELINES OVERVIEW

The design guidelines are the second component of a plan for the Concord Boulevard Neighborhood Master Plan. With funding assistance from a Metropolitan Council Liveable Communities Act Grant, the planning process began in 2011 for the neighborhood master plan and design guidelines. Development catalyst sites were identified in the neighborhood plan and are further articulated in the following design guidelines. The plan was approved by the City in April of 2012, anticipating the design guidelines for the catalyst sites.

NEIGHBORHOOD CONTEXT

The Concord Boulevard Neighborhood is located in the northeast corner of the community of Inver Grove Heights and the historical settlement point for the city. The study area is defined by the border of Inver Grove Heights and South Saint Paul in the north, the Mississippi River to the east, the bluff to the west, and includes the land between Concord Boulevard and Dickman Trail in the south.



The following design guidelines and site studies are an extension of the 2012 Concord Boulevard Neighborhood Plan (above).

Land uses in the neighborhood vary significantly, from residential, commercial, industrial, park, and marinas. Recent public investments in parkland and roadway improvements have set the stage for future development. This plan provides direction for future development in concert with the vision for the neighborhood.

HOW TO USE DESIGN GUIDELINES

Design guidelines provide guidance for future property development and improvements to the public realm in the neighborhood. The site design guidelines address development types, access, stormwater management, density, parking and topography. Public realm guidelines consider corridor image, wayfinding, and connectivity to parks.

Design guidelines help development in two main ways. First they provide direction to prospective developers, informing them what land use and building types are desired for the specific catalyst and how development should be configured. Secondly, the guidelines illustrate the relationship to the broader district. This is an essential element for prospective developers so they understand the future vision to best market, sell, or lease their project.

AREA-WIDE DESIGN GUIDELINES

The following design guidelines provide direction on a neighborhood wide basis. These are not site specific, but rather help define the character and identity of the neighborhood as a whole. Any future development should consider and include these guidelines.

I. STORMWATER MANAGEMENT

- A. High bedrock throughout the study area in many areas, which makes stormwater management a challenge, but the Mississippi River to the east should provide a reminder of why water quality measures are important. Stormwater treatment should utilize on-site infiltration to the extent possible. Where conditions (bedrock or contamination) make infiltration difficult, linear treatment and retention should be done in an aesthetically pleasing way, raising the visual quality of the neighborhood.
- B. Infiltration strategies should include raingardens (1), and permeable paving.
- C. Treatment and retention strategies are in place along Concord Boulevard for the roadway. Implement additional strategies such as bioswales (2) and filtration strips along retention ponds. Riparian buffer areas should be in place around wetlands and appropriate locations on the river to catch and restrict pollutants from entering the water.

II. MULTI-MODAL TRANSPORTATION

- A. The Concord Boulevard Neighborhood greatly benefits from the Mississippi River Regional Trail (MRRT). The MRRT connects the Concord Boulevard Neighborhood to St. Paul to the north, Hastings to the south and other regional trails in the metropolitan area. Bicycle and pedestrian transportation are important neighborhood features, and this should be reflected with enhanced bike and pedestrian elements.
- B. Street crossings should be well marked with signage and visible crosswalks. Refuge areas allow crossers to focus on one direction of traffic at a time (3).
- C. Key streets should be designed with multi-modal transportation features.



MULTI-MODAL TRANSPORTATION (CONT.)

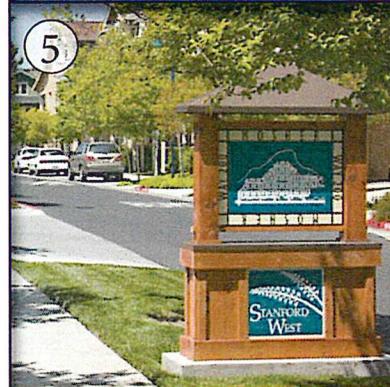
- D. The neighborhood should continue to cultivate an image of a bike and pedestrian focused area. A trailhead **(4)** for the MRRT provides a sense of place along the trail, and signage draws connections between trail users and the neighborhood.
- E. The pedestrian network should be further developed throughout the neighborhood. Sidewalks and local trails should build off of the MRRT and reach into the neighborhood. These networks connect businesses, residents and open space amenities.
- F. Development should anticipate future expansion of transit to accommodate increased population and changes in land use.
- G. Development should include bike racks or other forms of bike parking such as bike boxes.

III. WAYFINDING

- A. The neighborhood has many interesting and valuable features, however people traveling along Concord Boulevard are often unaware they even exist. Wayfinding should be designed to connect people to these features like the swing bridge and marinas. Signage should be legible and at a scale for people traveling along Concord Boulevard in a car at 45 MPH as well as someone walking along the trail at 3 MPH.
- B. District signage **(5)** helps provide identity and continuity throughout the corridor, and connects visitors and residents to some of the hidden gems of the neighborhood. This is a valuable piece for both public amenities, such as the parks, as well as commercial development.
- C. Incorporate signage along the MRRT to better connect the neighborhood and visitors on bike or foot **(6)**.

IV. VISUAL CHARACTER

- A. Development in the neighborhood should elevate the identity of the neighborhood for visitors, residents, and people working in the area. This includes development of vacant parcels and redevelopment or reinvigoration of tired buildings and lots.
- B. Materials used in developments should be of a high quality, long lasting, durable, and finished to a elevated level of detail.



VISUAL CHARACTER (CONT.)

- C. Where proposed development meets existing uses, efforts will be made to manage the scale of the new development to be respectful of the existing, adjacent development **(7)**.

V. HONORING HISTORY

- A. The rich history of the neighborhood should be celebrated with restoration and utilization of historic structures including potential repurposing **(8)**.
- B. Neighborhood history shall be incorporated into district identity where feasible such as utilizing period appropriate materials, incorporating elements of the historic self guided trail into the neighborhood, or drawing inspiration from historic uses for design purposes (rail theme, American Indian history, historic river uses).
- C. Interpretive signage and monuments should designate and celebrate important historic locations in the Concord Boulevard Neighborhood **(9)**.

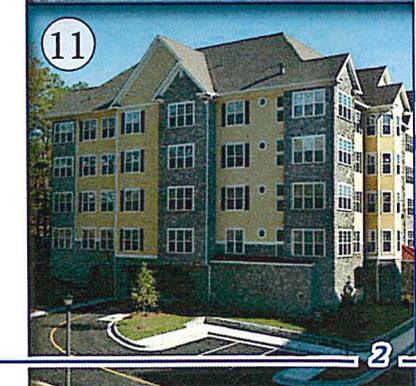
VI. NEIGHBORHOOD DENSITIES

- A. All projects are anticipated to elevate densities in the neighborhood **(10)**. This allows for more efficient provision and use of infrastructure.
- B. Increased density will support and strengthen the existing and expanded commercial, retail, and other services provided in the neighborhood.
- C. In order to develop increased densities and provide sufficient parking, it may be necessary to provide variances to the Mississippi River Critical Area height limit of 35' **(11)**.

VII. SYNERGY OF USES

- A. The district should support a mix of land uses that compliment each other and contribute to a sustainable neighborhood environment.
- B. Promote a good mix of jobs, housing, and services.

***The following pages articulate the design guidelines for key catalyst sites for redevelopment in the Concord Boulevard Neighborhood.*

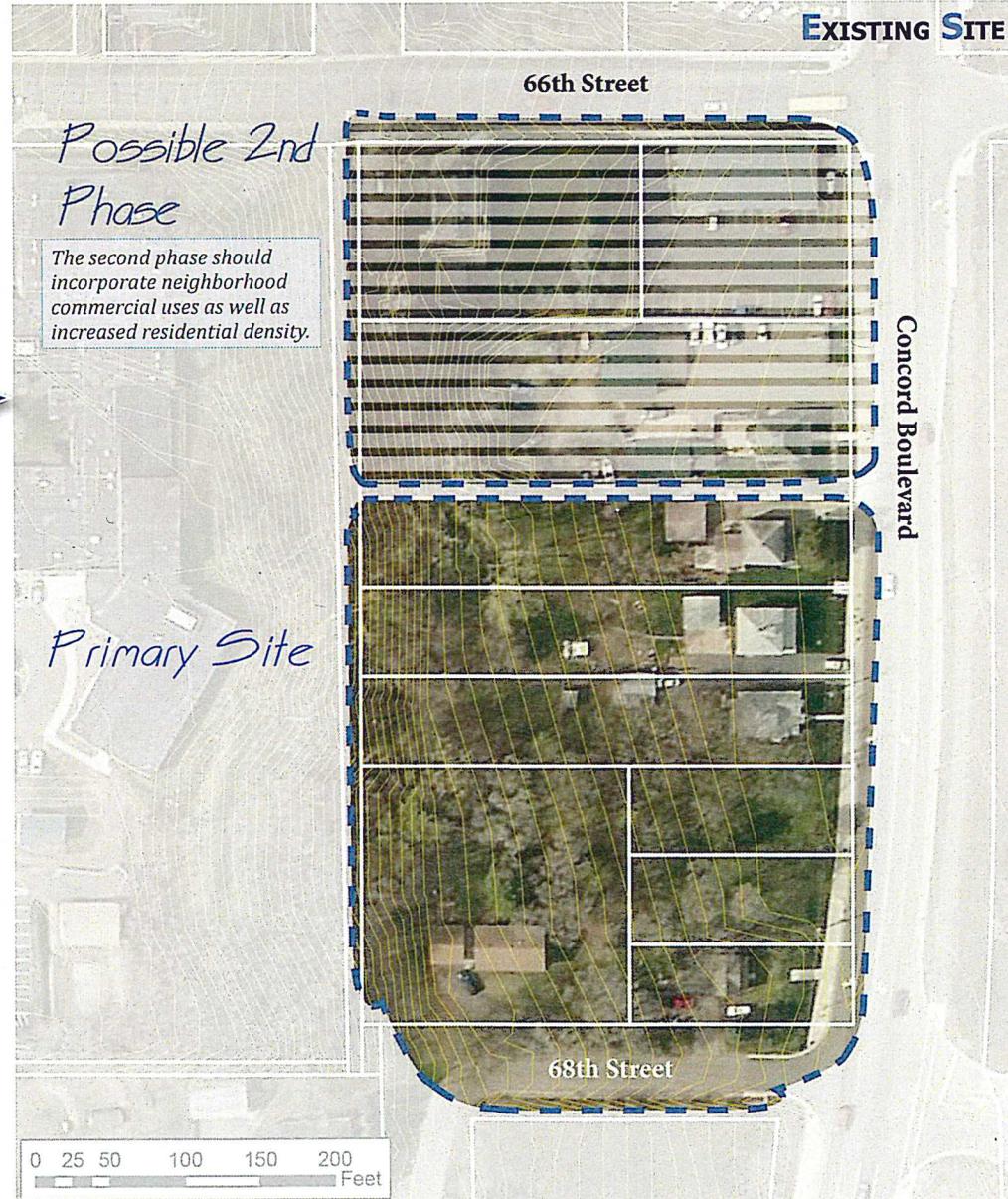


CONCORD BOULEVARD NEIGHBORHOOD

CATALYST SITE: *HILLSIDE SENIOR HOUSING*



SITE LOCATION



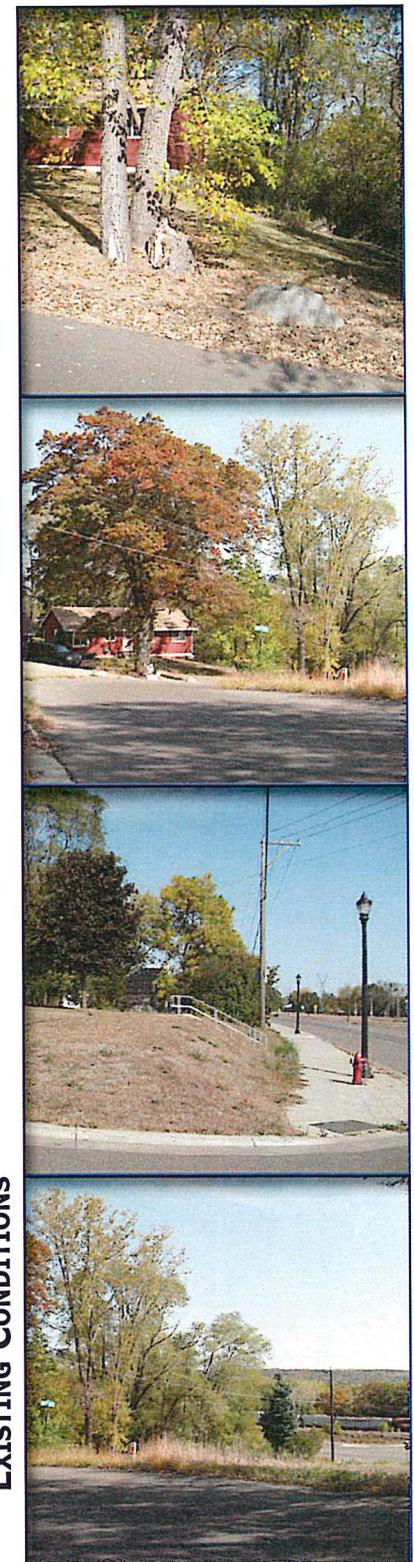
HILLSIDE SENIOR HOUSING

» This catalyst site transitions from single family residential and vacant lots to 3-4 story senior residential housing. Primary access is from 68th St to minimize conflicts on Concord Blvd. Both underground and above ground parking is provided, with a convenient drop-off/pick-up location for residents with limited mobility and visitors. Private outdoor amenity space is provided for residents with gardens and other features.

PROJECT SUMMARY

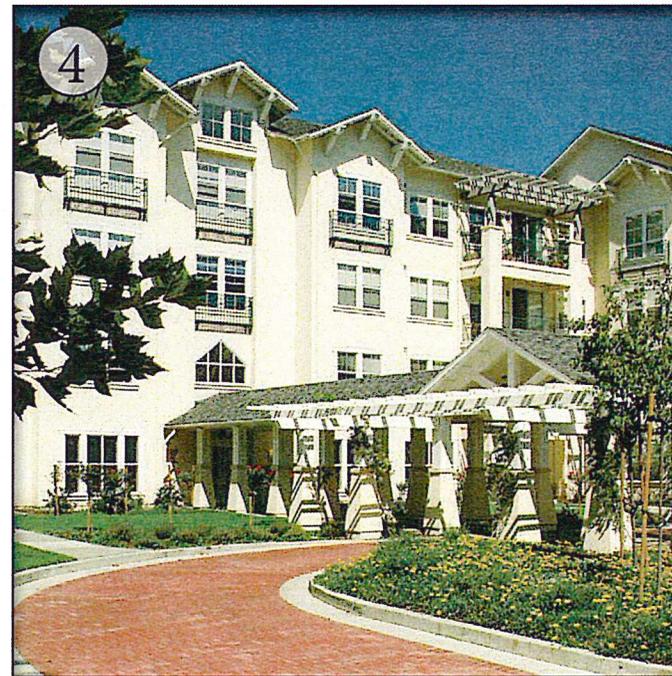
| | |
|--------------|--------------------------|
| Site Area | 2.68 Acres |
| Intended Use | Senior Residential |
| Units | 80 Units |
| Density | 30 Dwelling Units / Acre |

EXISTING CONDITIONS



HILLSIDE SENIOR HOUSING CHARACTER

- » 1 - Design buildings with underground parking and detailed building articulation.
- » 2 - Provide enhanced drop-off locations for people of all mobility levels.
- » 3 - Create landscape amenities for all abilities (universal design, benches, tables, gardens).
- » 4 - Facilitate easy drop-off/pick-up by allowing developing a covered entryway to the building.
- » 5 - Provide outdoor recreation space that promotes communal gathering.



DESIRED CHARACTER



I. SITE PRINCIPLES:

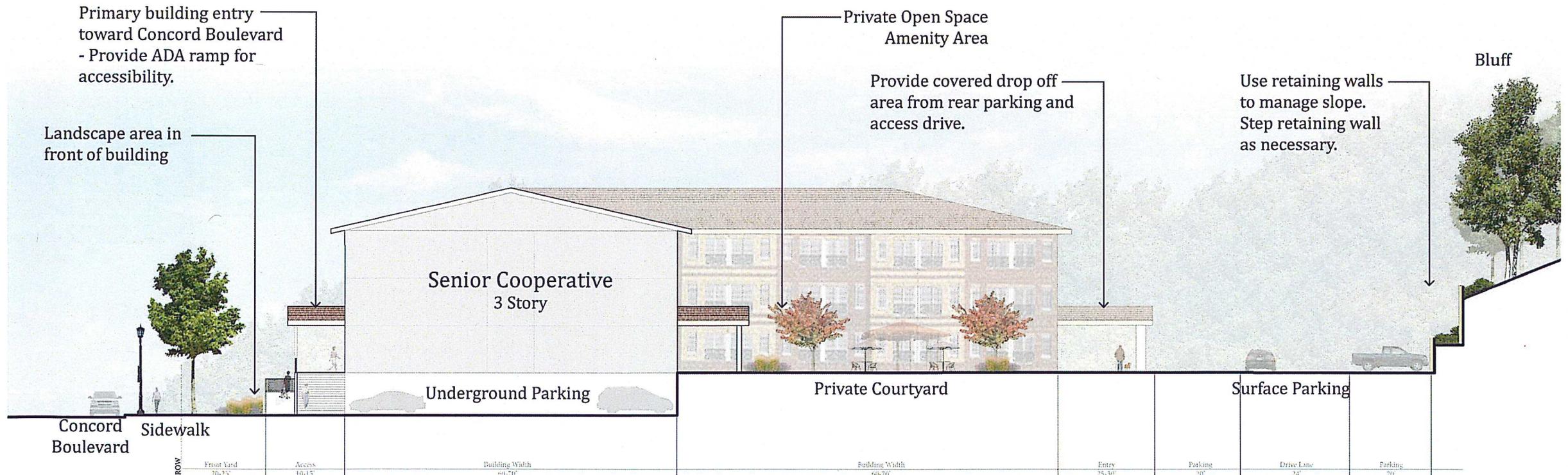
- Position the building to take advantage of existing topography for an enclosed, private setting.
- Provide adequate accessibility to all entries. Utilize ramps as needed.
- Ensure access onto Concord Boulevard is provided at the north portion of the primary site, or mid-block (with potential second phase) rather than near existing intersections.

II. BUILDING PRINCIPLES:

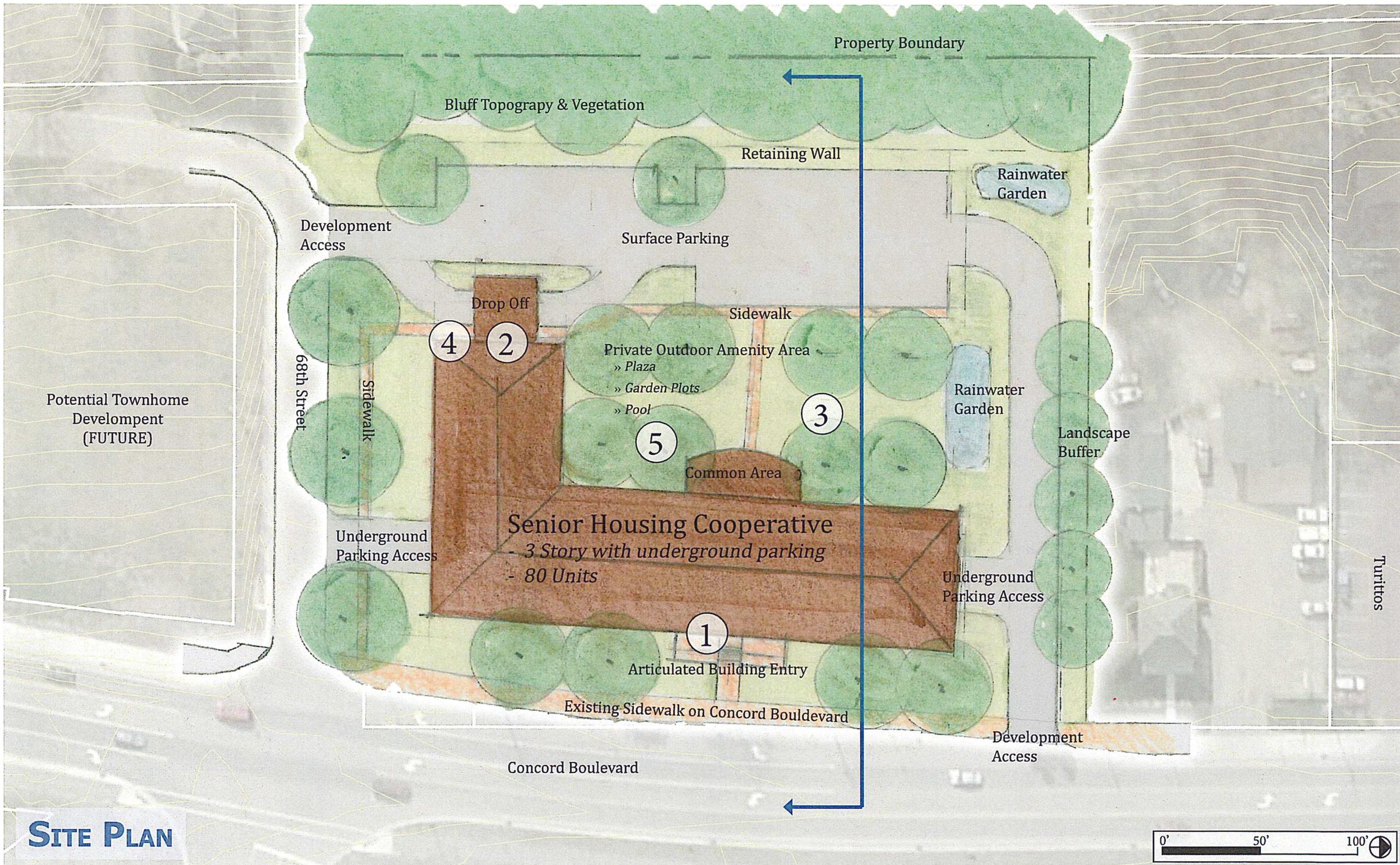
- Design building with 3-4 stories.
- Provide underground parking if possible/feasible with bedrock conditions.
- Screen underground parking from Concord Boulevard.
- Provide variations in color, material, and texture to reduce the visual impact of the scale of the building.

III. LANDSCAPE PRINCIPLES:

- Develop public realm along Concord Boulevard with the same character as reconstructed portions to the north. Fixtures and furnishings should match northern sections.
- Create landscaped outdoor plaza or gathering space. Outdoor area should serve residents and visitors.
- Utilize retaining walls and vegetation to reduce erosion on the bluff side of the project.
- Develop surface parking for visitors at the rear of the building.
- Provide attractive stormwater treatment features.
- Create opaque landscape buffer between the site and buildings to the north.



SECTION / ELEVATION LOOKING SOUTH



CONCORD BOULEVARD NEIGHBORHOOD

CATALYST SITE: HERITAGE LANDING



SITE SUMMARY - NORTH

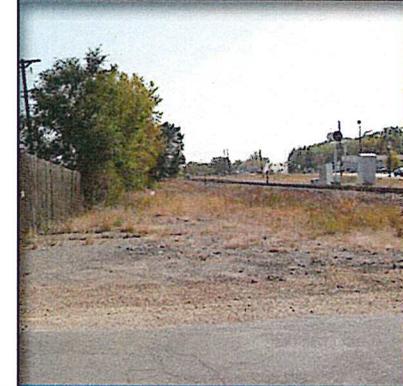
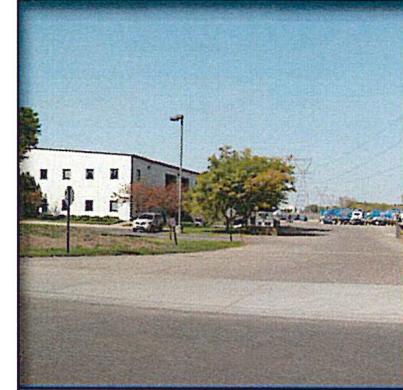
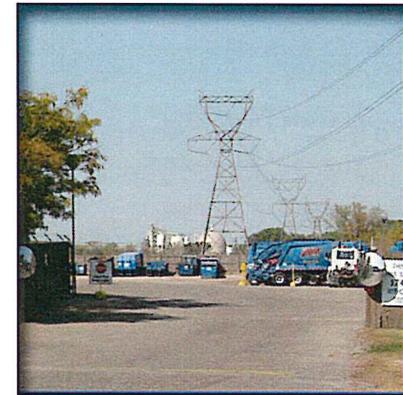
| | |
|--------------|--|
| Site Area | 12.8 Ac. - 9.9 Buildable |
| Intended Use | HDR, TH, Commercial, Park |
| Units | 130 HDR, 52 TH, (3k SF Commercial - in park) |
| Density | 18 Dwelling Units / Acre (of buildable) |

SITE SUMMARY - SOUTH

| | |
|--------------|---|
| Site Area | 6.4 Ac. |
| Intended Use | Sr. Housing, Commercial |
| Units & SF | 80 Sr. Housing, 15k SF Commercial |
| Density | 22 Dwelling Units / Acre, .12 Floor to Area Ratio |

HERITAGE LANDING

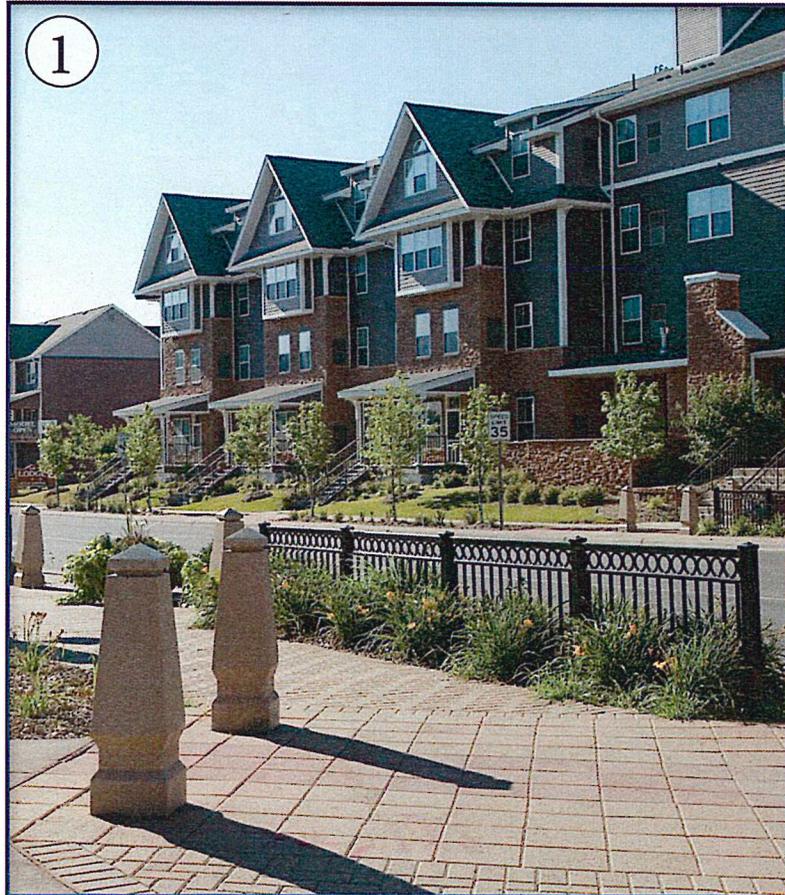
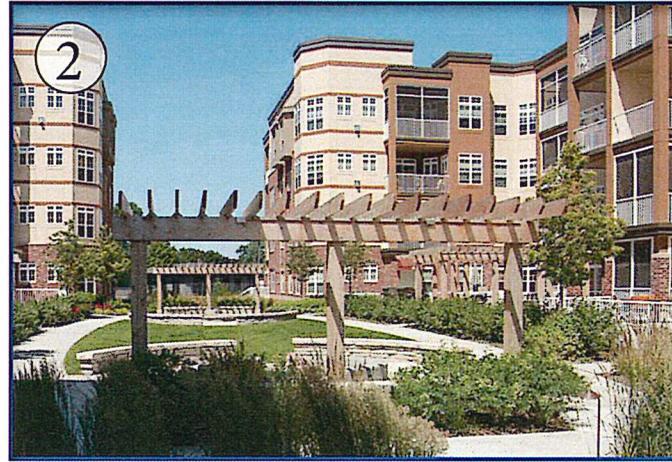
» This catalyst site expands development to the east side of Concord Boulevard and the railroad tracks, creating East/West momentum on an otherwise North/South corridor. Development in this location helps connect the neighborhood on the west with the Mississippi River, Heritage Village Park and the marinas on the east. The site is envisioned as a mix of medium and high density residential uses, providing some of the support for commercial development and redevelopment south of 66th Street.



EXISTING CONDITIONS

HERITAGE VILLAGE CHARACTER

- » 1 - Provide an attractive public realm with sidewalks, boulevard trees and attractive building facades, as well as integrating plants and other amenity features.
- » 2 - Orient buildings around open space amenities.
- » 3 - Encourage development of a multi-functional restaurant and park oriented use in Heritage Village Park
- » 4 - Utilize stormwater treatment areas as a visual amenity.
- » 5 - Develop district signage to provide continuity and wayfinding from Concord Boulevard to all amenities in the district
- » 6 - Provide areas for outdoor dining.
- » 7 - Provide tuck-under, rear loaded parking for townhomes.



DESIRED CHARACTER



I. SITE PRINCIPLES:

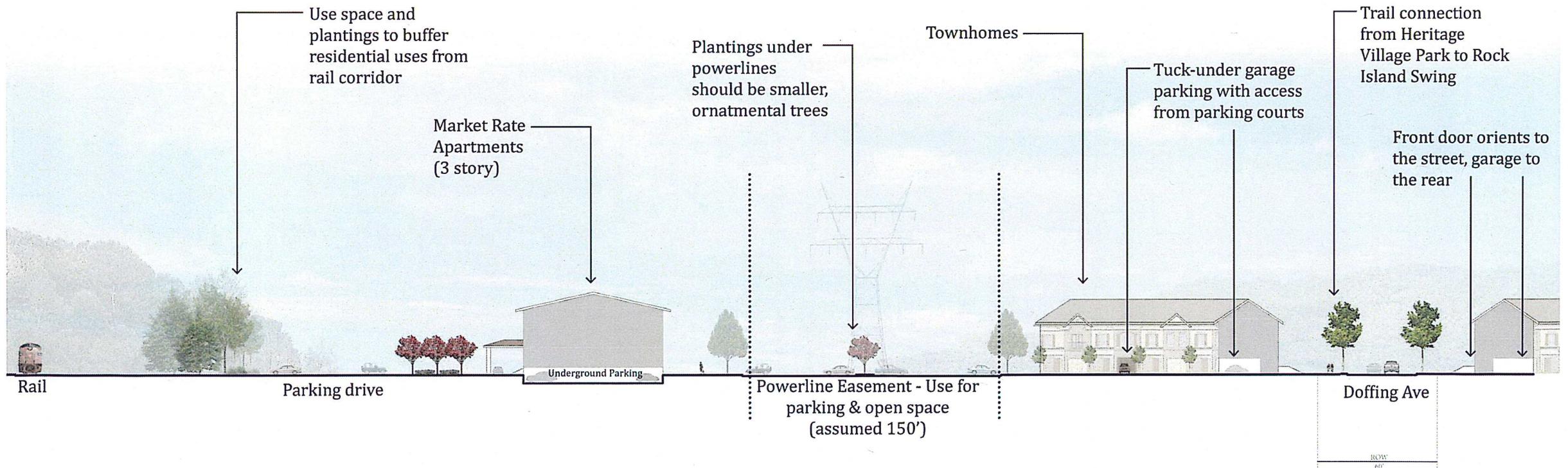
- A. Create strong connections to both Heritage Village Park and Rock Island Swing Bridge.
- B. Strengthen east-west connections between the river, the marinas, new development, the Concord Boulevard corridor, and the neighborhoods to the east of Concord Boulevard.
- C. Orient development to face open space wherever possible.
- D. Develop monument signage at the 65th Street and 66th Street entrances from Concord Boulevard to define a threshold for the area. Sign character should be emulated in smaller, pedestrian scaled signs throughout neighborhood to reenforce identity and continuity.
- E. Incorporate and showcase the Mississippi River and marinas with new development.

II. BUILDING PRINCIPLES:

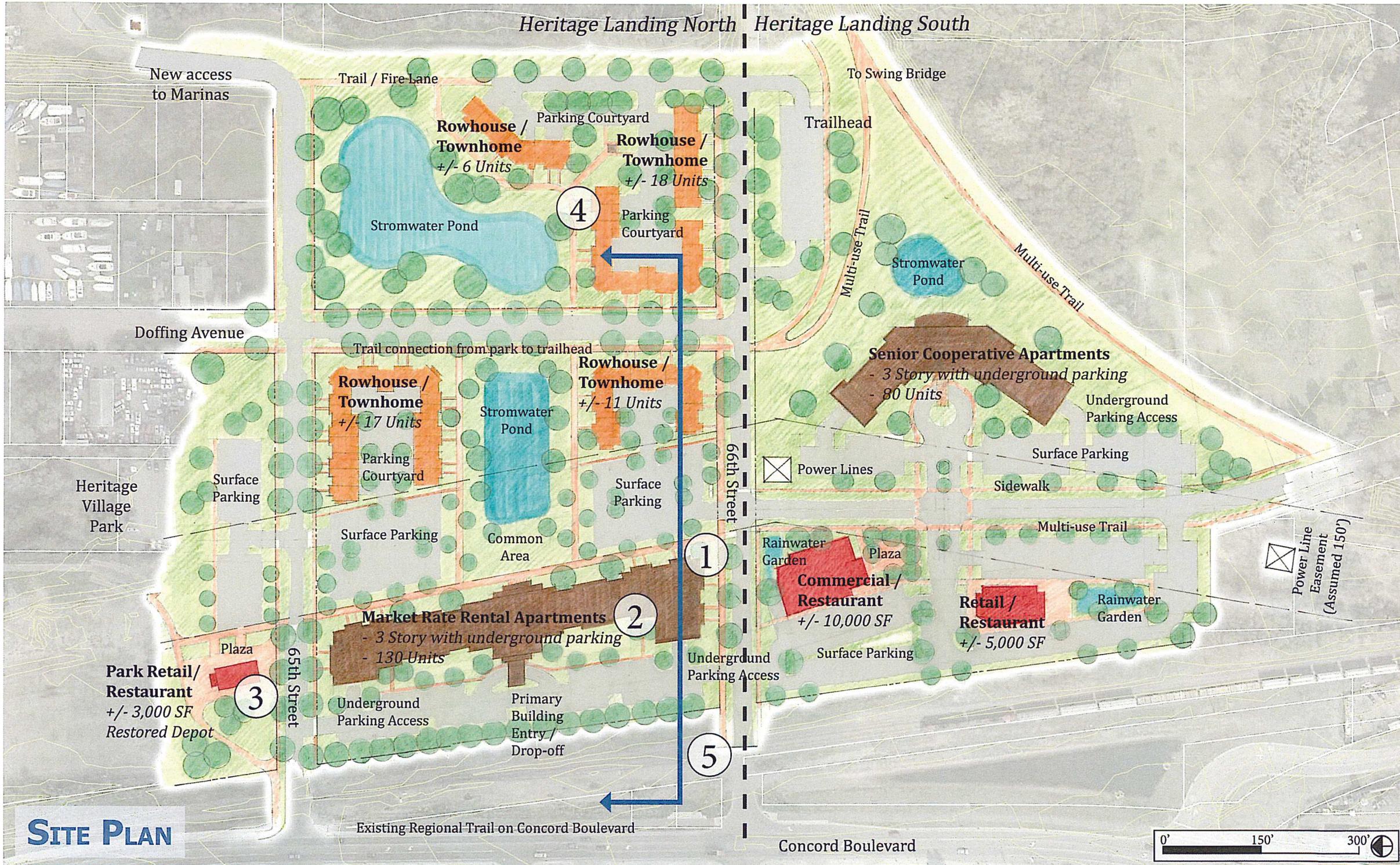
- A. Develop apartments and senior housing with 3 stories to ensure necessary density.
- B. Design townhomes with tuck-under parking from the rear of the building. Garages will not define the public face of the buildings.
- C. Provide underground parking for high density housing (apartments and senior housing) where possible/feasible with bedrock conditions. Raise the main level of building if necessary to accommodate underground parking.
- D. Building volume should be broken up with recesses and projections such as porches, balconies, dormers, and bays that are incorporated into the volume of the structure to create variation and visual interest.
- E. Evoke historic architecture in restaurant/service commercial buildings through re-use of existing buildings when possible, or utilizing time period appropriate architecture and materials.

III. LANDSCAPE PRINCIPLES:

- A. Dedicate lower areas, including those in the 100 year flood area, to stormwater treatment.
- B. Develop stormwater features as amenities.
- C. Provide attractive outdoor common spaces as visual and physical activity points.
- D. Utilize attractive, human scale landscaping under the powerlines to mitigate their visual impact.
- E. Buffer existing rail line from new development with enhanced vegetation.
- F. Develop an enhanced, split boulevard entryway to commercial area off of River Road.
- G. Provide boulevard trees along all neighborhood streets.



SECTION ELEVATION LOOKING NORTH

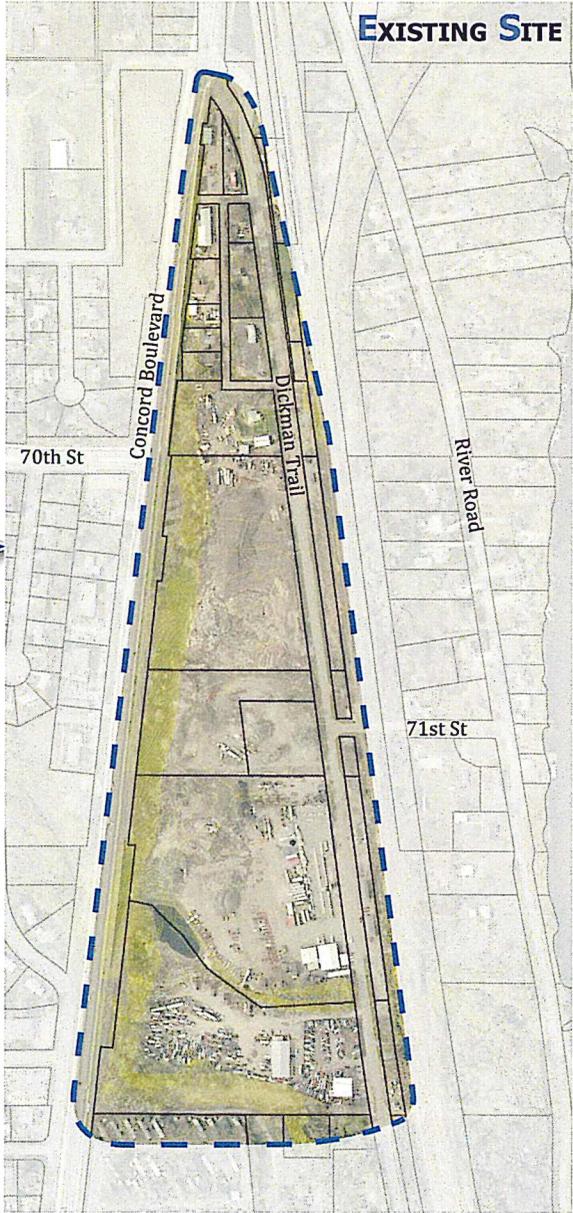


SITE PLAN



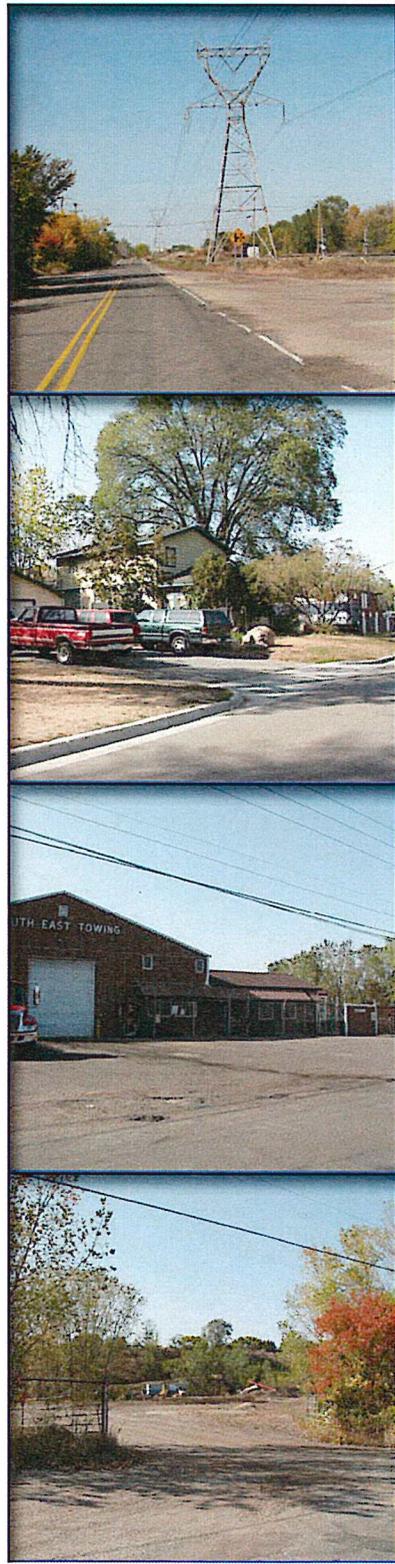
CONCORD BOULEVARD NEIGHBORHOOD

CATALYST SITE: *DICKMAN TRAIL - INDUSTRY*



| PROJECT SUMMARY - NORTH | |
|-------------------------|--|
| Site Area | 14.75 ac. - 9.1 ac Buildable |
| Intended Use | Office Flex / Light Industrial |
| SF | 90,000 SF |
| Density | .24 Floor to Area Ratio (of buildable) |

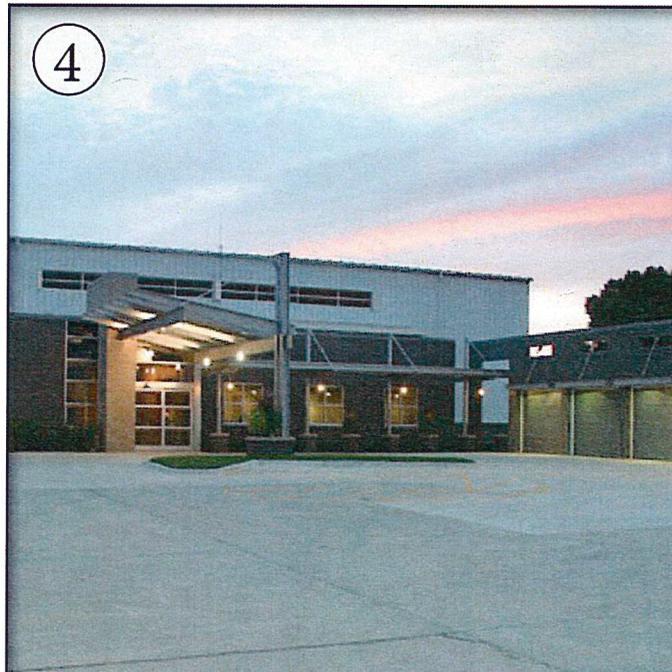
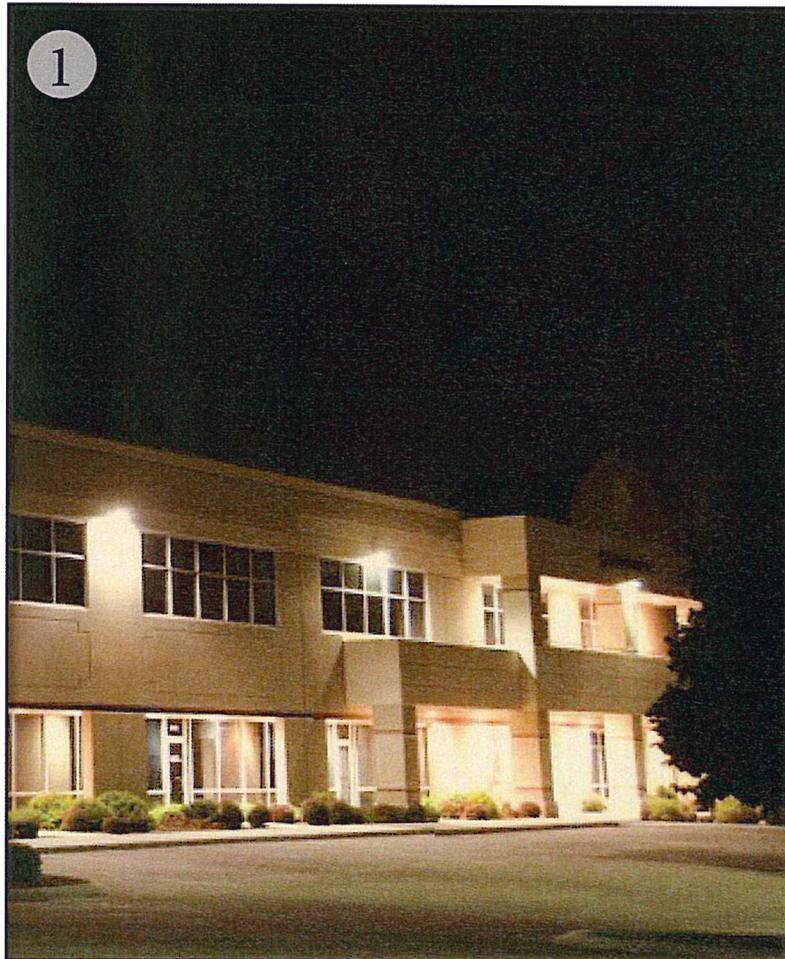
| PROJECT SUMMARY - SOUTH | |
|-------------------------|--|
| Site Area | 25.6 ac. - 15.5 ac Buildable |
| Intended Use | Office Flex / Light Industrial |
| SF | 138,000 SF |
| Density | .20 Floor to Area Ratio (of buildable) |



EXISTING CONDITIONS

NORTH & SOUTH DICKMAN INDUSTRIAL CHARACTER

- » 1 - Consider 2 story buildings for office portions of the site.
- » 2 - Provide enhanced architectural features such as windows and site landscaping.
- » 3 - Place parking in the front or sides of buildings.
- » 4 - Situate loading areas to the side or rear of buildings.
- » 5 - Utilize best management practices (BMPs) for stormwater such as pervious paving, flat curbs, infiltration areas, and rainwater gardens.



DESIRED CHARACTER



I. SITE PRINCIPLES:

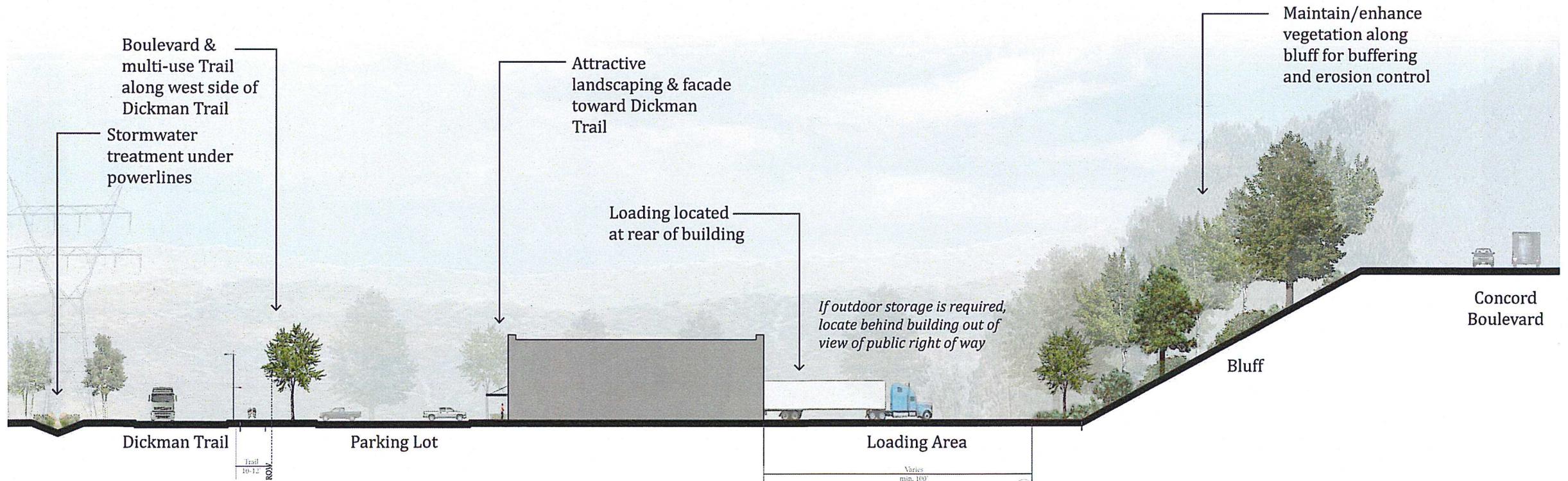
- A. Orient building layout with the primary building entrances towards Dickman Trail.
- B. Protect and enhance natural features such as the creek and the bluff. Site development (buildings and infrastructure) accordingly.
- C. Storage shall be internal whenever possible. If necessary, outdoor storage shall be:
 - » limited in size,
 - » secondary or accessory to the building itself, and
 - » at the rear of the building, out of view from public right of way.

II. BUILDING PRINCIPLES:

- A. Provide high quality facades on the front of buildings facing Dickman Trail.
- B. Buildings shall be oriented with loading and service activity at the rear of the building. Where this cannot be achieved due to the size of the site, side loading areas are appropriate.
- C. Buildings with office and warehouse uses should be constructed with internal flexibility to adapt to changing conditions and needs.

III. LANDSCAPE PRINCIPLES:

- A. Utilize vegetation for buffering and erosion control between development and Concord Boulevard.
- B. Dedicate areas under the powerlines for stormwater treatment incorporating attractive features and plantings.
- C. Provide enhanced landscaping at foundations of all buildings.



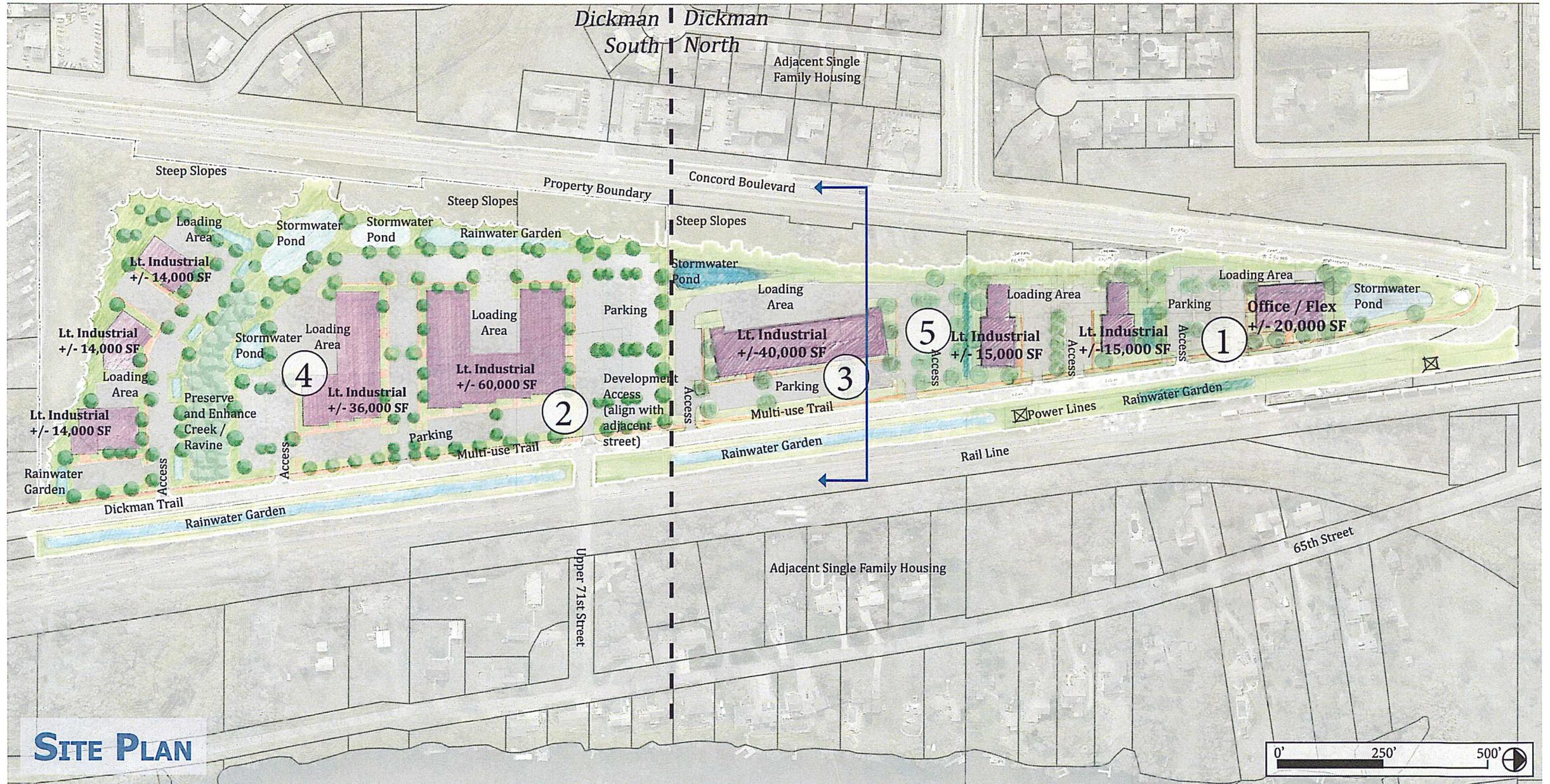
SECTION ELEVATION LOOKING SOUTH

Dickman Industrial Park (South)

- Multi-Tenant Light Industrial (60,000 Sq. Ft)
- Multi-Tenant Light Industrial (36,000 Sq. Ft.)
- (3) 1 acre Light Industrial Sites (+/- 14,000 Sq. Ft. for each site)

Dickman Industrial Park (North)

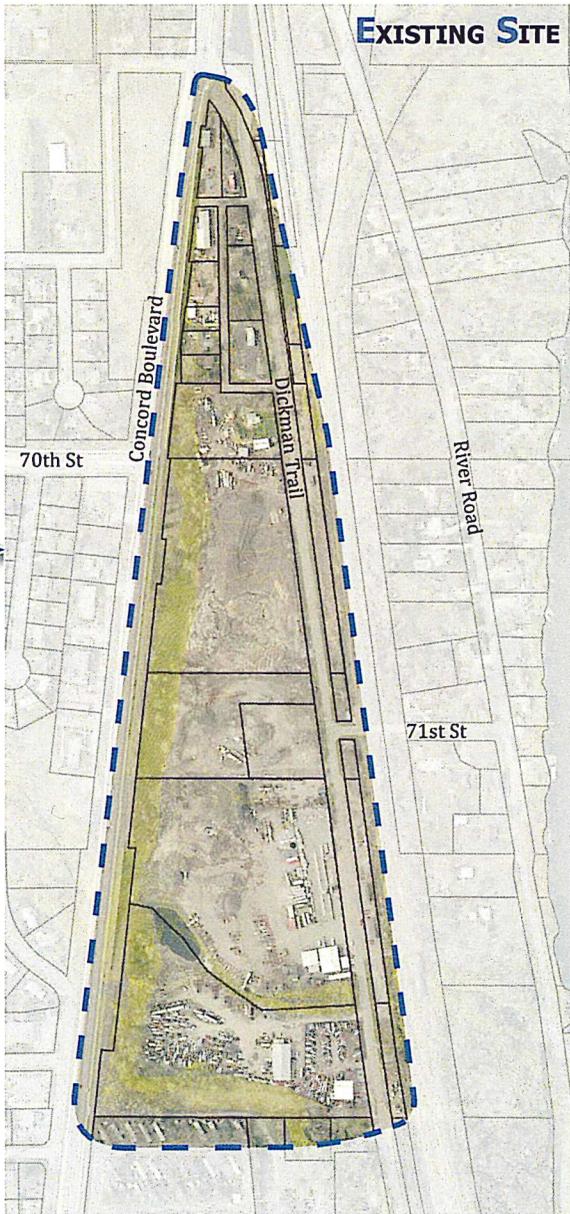
- 2 story Office / Flex (20,000 Sq. Ft.)
- (2) 1 Acre Light Industrial Sites (+/- 30,000 Sq. Ft.)
- Multi-Tenant Light Industrial (40,000 Sq. Ft.)



SITE PLAN

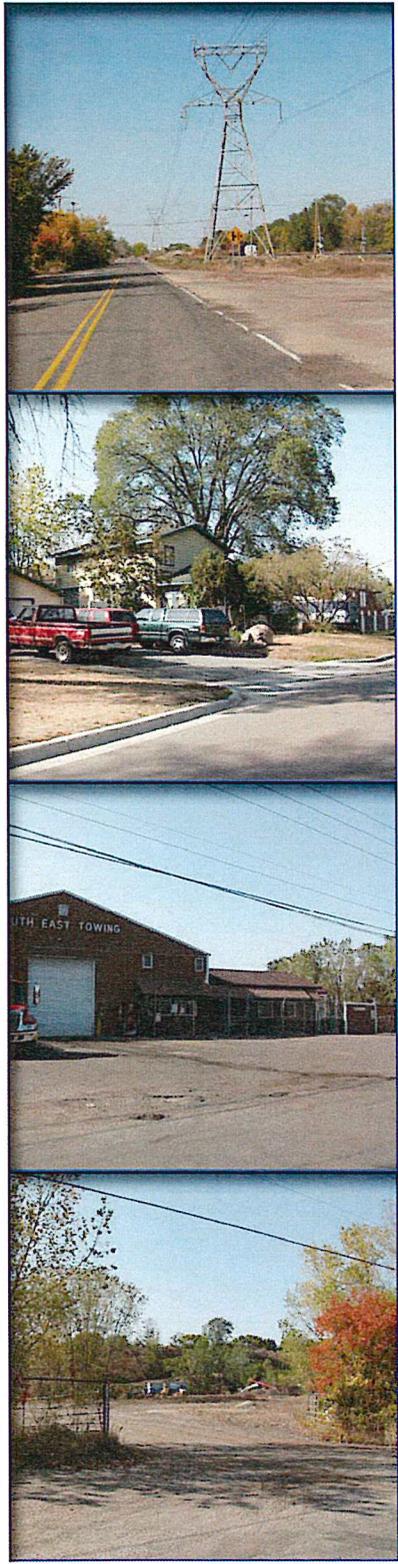
CONCORD BOULEVARD NEIGHBORHOOD

CATALYST SITE: *DICKMAN TRAIL - RESIDENTIAL*



| SITE SUMMARY - NORTH | |
|----------------------|---|
| Site Area | 14.75 ac. - 9.1 ac Buildable |
| Intended Use | Townhomes, High Density Residential |
| Units | 72 Townhomes, 66 High Density Residential |
| Density | 15 Dwelling Units / Acre (of buildable) |

| SITE SUMMARY - SOUTH | |
|----------------------|--|
| Site Area | 25.6 ac. - 15.5 ac Buildable |
| Intended Use | Single Family Residential |
| Units | 46 Single Family Residential |
| Density | 3 Dwelling Units / Acre (of buildable) |

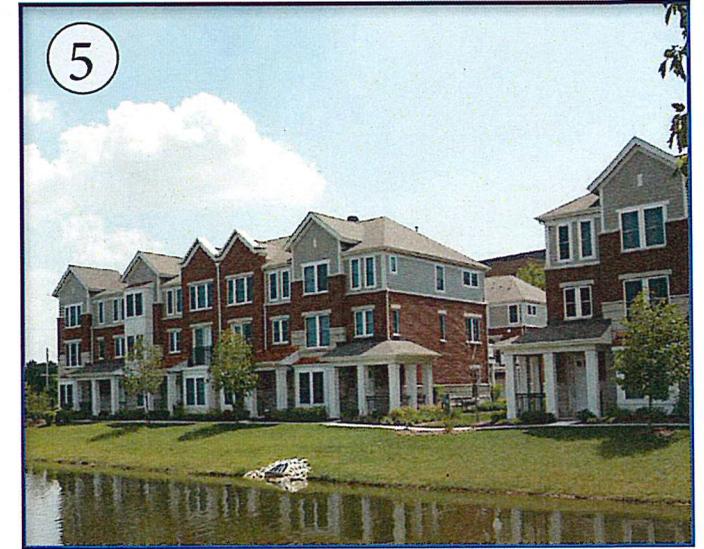


EXISTING CONDITIONS

NORTH & SOUTH DICKMAN RESIDENTIAL CHARACTER

- » 1 - Develop 3 story market rate rental apartments or senior housing near the intersection of Dickman Trail and Concord Boulevard.
- » 2 - Design a central park amenity for the townhome area with integrated stormwater treatment.
- » 3 - Utilize tuck-under parking for attached units.
- » 4 - Create a range of lot sizes for the single family area with front loaded garages that walk out toward the ravine / creek area on the southern portion of the site.
- » 5 - Develop townhomes overlooking stormwater treatment amenities.
- » 6 - Develop a range of single family lot sizes with strong architectural detail including front porches and recessed garages.
- » 7 - Create a strong street presence with shallow building setbacks, sidewalks on both sides of the street, boulevard trees and well articulated entries / porches for single family homes.

DESIRED CHARACTER



I. SITE PRINCIPLES:

- A. Develop a mix of densities with higher density apartments toward the north, townhomes in the center, and single family residential toward the south.
- B. Orient buildings to look out at, and draw value from natural features such as the creek, ravine, bluff and vegetation.

II. BUILDING PRINCIPLES:

- A. Include design elements such as color, texture, and/or material changes to reduce the visual mass of the structure of connected buildings (Townhomes and Apartments). Buildings should also include wall plane projections to create additional variation.
- B. Provide variations in lot size for in single family area.

III. LANDSCAPE PRINCIPLES:

- A. Utilize vegetation to help protect the structural integrity of the bluff and provide buffering from Concord Boulevard.
- B. Preserve and enhance existing drainageways to serve as amenity features.
- C. Design stormwater ponds to elevate the visual character of the site.
- D. Provide sidewalks, connecting all residential units to a multi-use trail running along the west side of Dickman Trail.



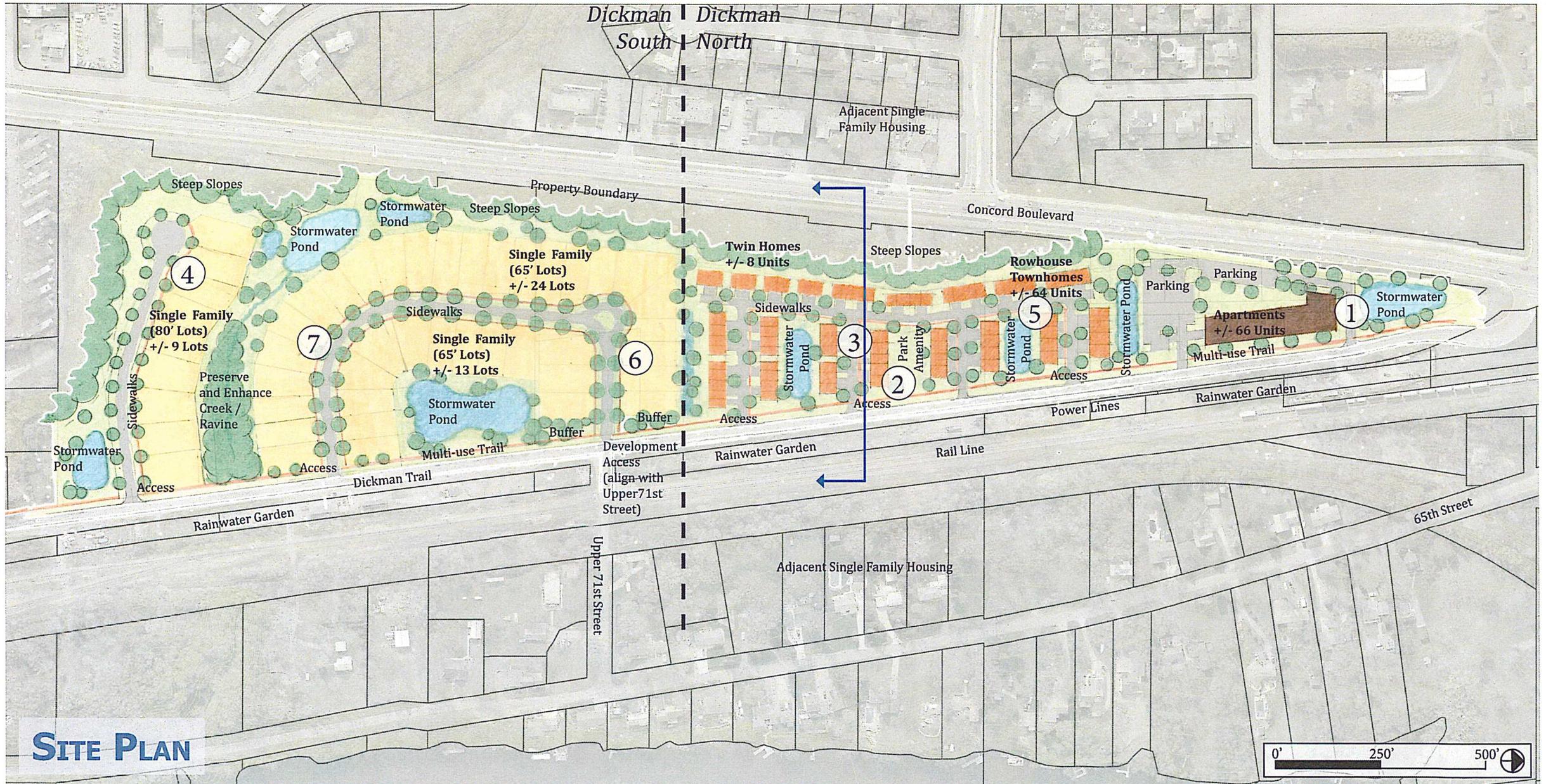
SECTION ELEVATION LOOKING SOUTH

Dickman Residential (South)

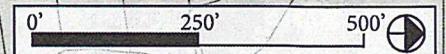
- +/- 9 Single Family Lots at 80' width
- +/- 37 Single Family Lots at 65' width

Dickman Residential (North)

- 3 story Market Rate Rental Apartments (66 Units)
- Underground Parking
- Owner Occupied Townhomes (72 Units)

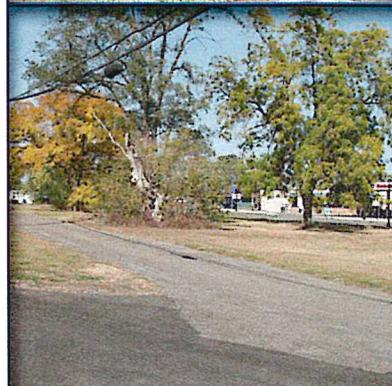
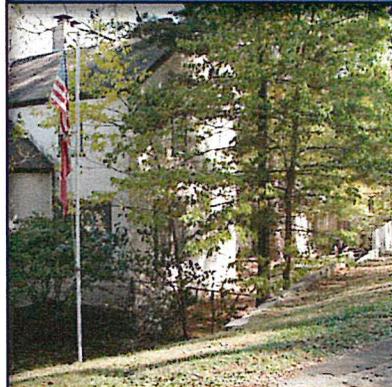


SITE PLAN



CONCORD BOULEVARD NEIGHBORHOOD

CATALYST SITE: 6300 BLOCK



EXISTING CONDITIONS

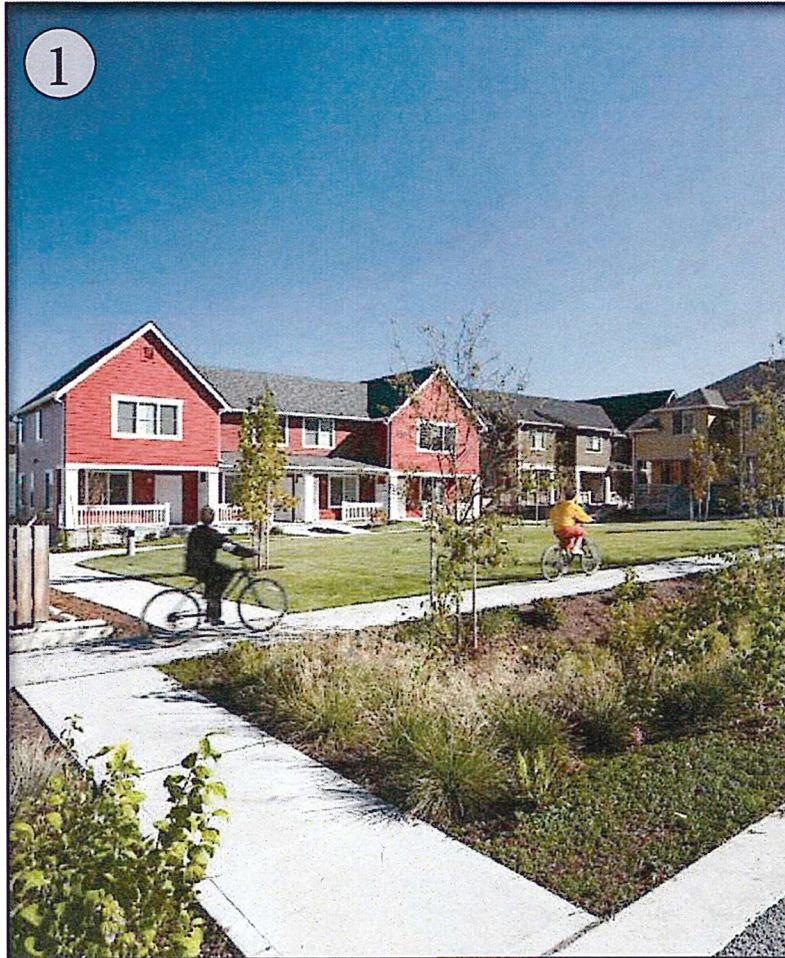
THE 6300 BLOCK SITE

» This site transitions from single family residential and vacant Dakota County CDA owned lots to townhome and twin home residential development. Topography allows for views and tuck-under parking options. Access is managed and alley fed to reduce conflicts on Concord Boulevard.

| PROJECT SUMMARY | |
|-----------------|-------------------------|
| Site Area | 3.50 Ac. |
| Intended Use | Townhomes |
| Units | 30 |
| Density | 9 Dwelling Units / Acre |

THE 6300 BLOCK SITE CHARACTER

- » 1 - Provide stormwater and enhanced landscaping between development and Concord Boulevard as a buffer.
- » 2 - Design 2-3 story townhome development with a mix of materials.
- » 3 - Provide internal greenspace that serves the development.
- » 4 - Vary the face of the building to better fit the surrounding scale of single family homes.
- » 5 - Utilize alley-fed tuck-under parking units with color variation and balconies on housing units throughout the site.



DESIRED CHARACTER



I. SITE PRINCIPLES:

- A. Provide an informal park space for residents on the site.
- B. Site development setbacks should be similar to setbacks for existing neighboring housing.
- C. Provide automobile access from 65th Street, not from Concord Boulevard.
- D. Provide a sidewalk along 65th Street.

II. BUILDING PRINCIPLES:

- A. Provide townhome units with alley-fed tuck-under parking where feasible.
- B. Manage changes in density between townhomes and neighbors by designing units facing 65th Street to have 2 stories visible from the street and a third, lower level for parking exposed only to the rear.
- C. Allow twinhome units at the top of the hill to have garage access from the road due to topography.
- D. Orient buildings to allow visual connection to the park space when possible.

III. LANDSCAPE PRINCIPLES:

- A. Utilize boulevard plantings and stormwater treatment areas to help buffer residences from Concord Boulevard.
- B. Provide off-street visitor parking.
- C. Manage topography with retaining walls and vegetation to prevent erosion.
- D. Provide boulevard street trees and sidewalks along 65th Street and Delilah Avenue.



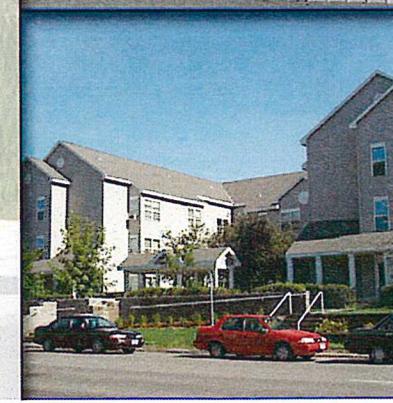
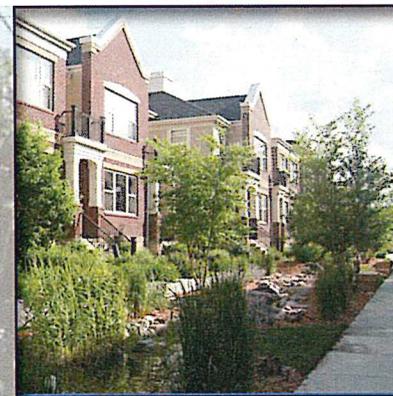
SECTION / ELEVATION LOOKING NORTHEAST ALONG 63RD STREET

6300 Block - Dakota County CDA Workforce Housing

- 2-3 story Townhomes with attached parking
- +/- 28 Rowhouse Townhome Units (rear loaded)
- +/- 2 Twin Home Units (front loaded)
- Focused on providing affordable housing for working families.
- Income range of \$19,032-\$50,400 for a family of 4 in a 3 bedroom unit.



SITE PLAN



City of Inver Grove Heights

Concord Redevelopment Area Financing Analysis

Dickman Trail Industrial Park Baseline

90,000 SF Industrial

| Land Assembly Costs (High - 150% of 2013 taxable value) | Public Improvements (Dixie Ave, Dickman Trail) | End Use | Sq/Ft | Total Developer Price for Land | Excess or (Gap) | * Redev TIF District | Excess or (Gap) After TIF | Total Development Valuation | Base Value | % Increase in Property Value |
|---|--|-------------------|---------------|--------------------------------|-----------------------|----------------------|---------------------------|-----------------------------|---------------------|------------------------------|
| \$ 2,811,663 | \$ 428,750 | Industrial | 90,000 | \$ 591,588 | \$ (2,648,825) | \$ 433,801 | \$ (2,215,024) | \$ 5,400,000 | \$ 1,695,500 | 318.49% |
| | | Stormwater | N/A | | | | | | | |
| | | Unbuildable | N/A | | | | | | | |
| \$ 2,811,663 | \$ 428,750 | Industrial | 90,000 | \$ 591,588 | \$ (2,648,825) | \$ 433,800.60 | \$ (2,215,024) | \$ 5,400,000 | \$ 1,695,500 | 318.49% |

| Public Improvements | Activity | Total Cost |
|---------------------|-----------------|-------------------|
| Dixie Avenue | Demo | \$ 8,750 |
| Sanitary Swr | Relocate | \$ - |
| Dickman Tr | Improve | \$ 420,000 |
| Stormwater | Infil/Retention | \$ - |
| | | \$ 428,750 |

Note: Assumes two 45,000 sq/ft bldgs. Second one not completed until year 4 of District

Dickman Trail Industrial Park Expansion

138,000 SF Industrial

| Land Assembly Cost (High - 150% of 2013 taxable value) | Public Improvements (Dickman Trail) | End Use | Sq/Ft | Total Developer Price for Land | Excess or (Gap) | * Redev TIF District | Excess or (Gap) After TIF | Total Development Valuation | Base Value | % Increase in Property Value |
|--|-------------------------------------|-------------------|----------------|--------------------------------|-----------------------|----------------------|---------------------------|-----------------------------|---------------------|------------------------------|
| \$ 3,046,597 | \$ 420,000 | Industrial | 138,000 | \$ 1,012,809 | \$ (2,453,788) | \$ 762,170 | \$ (1,691,617) | \$ 8,280,000 | \$ 1,830,900 | 452.24% |
| | | Stormwater | N/A | | | | | | | |
| | | Unbuildable | N/A | | | | | | | |
| \$ 3,046,597 | \$ 420,000 | Industrial | 138,000 | \$ 1,012,809 | \$ (2,453,788) | \$ 762,170.32 | \$ (1,691,617) | \$ 8,280,000 | \$ 1,830,900 | 452.24% |

| Public Improvements | Activity | Total Cost |
|---------------------|-----------------|-------------------|
| Dickman Tr | Improve | \$ 420,000 |
| Stormwater | Infil/Retention | \$ - |
| | | \$ 420,000 |

Note: Assumes four 35,000 sq/ft bldgs built over 4 years (1/year)

City of Inver Grove Heights

Concord Redevelopment Area Financing Analysis

Dickman Trail Residential Baseline

66 Apartments and 72 Town Homes

| Land Assembly Costs (High - 150% of 2013 taxable value) | Public Improvements (Dixie Ave, Dickman Trail) | End Use | # Units | Total Developer Price for Land | Excess or (Gap) | * Redev TIF District | Excess or (Gap) After TIF | Total Development Valuation | Base Value | % Increase in Property Value |
|---|--|--------------------|------------|--------------------------------|---------------------|----------------------|---------------------------|-----------------------------|---------------------|------------------------------|
| \$ 2,811,663 | \$ 428,750 | Apartments | 66 | \$ 660,000 | \$ (780,413) | \$ 1,886,187 | \$ 1,105,774 | \$ 6,270,000 | \$ 1,695,500 | 1176.64% |
| | | Town Homes | 72 | \$ 1,800,000 | | | | \$ 13,680,000 | | |
| | | Stormwater | N/A | \$ - | | | | \$ - | | |
| | | Unbuildable | N/A | \$ - | | | | \$ - | | |
| \$ 2,811,663 | \$ 428,750 | Residential | 138 | \$ 2,460,000 | \$ (780,413) | \$ 1,886,187 | \$ 1,105,774 | \$ 19,950,000 | \$ 1,695,500 | 1176.64% |

| Public Improvements | Activity | Total Cost |
|---------------------|-----------------|-------------------|
| Dixie Avenue | Demo | \$ 8,750 |
| Sanitary Swr | Relocate | \$ - |
| Dickman Tr | Improve | \$ 420,000 |
| Stormwater | Inflt/Retention | \$ - |
| | | \$ 428,750 |

Note: Assumes apts built in 1st 2 years and 25% of town homes built per year over 4 years

Dickman Trail Residential Expansion

46 Single Family

| Land Assembly Cost (High - 150% of 2013 taxable value) | Public Improvements (Dickman Trail) | End Use | # Units | Total Developer Price for Land | Excess or (Gap) | * Redev TIF District | Excess or (Gap) After TIF | Total Development Valuation | Base Value | % Increase in Property Value |
|--|-------------------------------------|--------------------|-----------|--------------------------------|-----------------------|----------------------|---------------------------|-----------------------------|---------------------|------------------------------|
| \$ 3,046,597 | \$ 420,000 | Single Family | 46 | \$ 1,840,000 | \$ (1,626,597) | \$ 551,736 | \$ (1,074,861) | \$ 8,740,000 | \$ 1,830,900 | 477.36% |
| | | Stormwater | N/A | \$ - | | | | \$ - | | |
| | | Unbuildable | N/A | \$ - | | | | \$ - | | |
| \$ 3,046,597 | \$ 420,000 | Residential | 46 | \$ 1,840,000 | \$ (1,626,597) | \$ 551,736.38 | \$ (1,074,861) | \$ 8,740,000 | \$ 1,830,900 | 477.36% |

| Public Improvements | Activity | Total Cost |
|---------------------|-----------------|-------------------|
| Dickman Tr | Improve | \$ 420,000 |
| Stormwater | Inflt/Retention | \$ - |
| | | \$ 420,000 |

Note: Assumes 11.5 homes built/year over 4 years

City of Inver Grove Heights

Concord Redevelopment Area Financing Analysis

Heritage Village Village

130 Units HDR, 25 TH, 27 TH

| Land Assembly Cost (High - 150% of 2013 Taxable Value) | Public Improvements (New road, 65th St, Donnelly and Doffing) | End Use | # Units | Total Developer Price for Land | Excess or (Gap) | * Hsg or Redev TIF District | Excess or (Gap) After TIF |
|--|---|--------------------|------------|--------------------------------|-----------------------|-----------------------------|---------------------------|
| \$ 4,874,193 | \$ 673,250 | HDR | 130 | \$ 1,300,000 | \$ (2,947,443) | \$ 1,541,463 | \$ (725,105) |
| | | TH | 25 | \$ 625,000 | | \$ 680,874 | |
| | | TH | 27 | \$ 675,000 | | | |
| | | Stormwater | N/A | \$ - | | \$ - | |
| \$ 4,874,193 | \$ 673,250 | Residential | 182 | \$ 2,600,000 | \$ (2,947,443) | \$ 2,222,337 | \$ (725,105) |

| Total Development Valuation | Base Value | % Increase in Property Value |
|-----------------------------|---------------------|------------------------------|
| \$ 12,350,000 | \$ 1,113,800 | 1108.82% |
| \$ 4,750,000 | \$ 465,900 | 1019.53% |
| \$ 5,130,000 | \$ 617,800 | 830.37% |
| N/A | \$ - | 0.00% |
| \$ 22,230,000 | \$ 2,197,500 | 986.24% |

| Public Improvements | Activity | Total Cost |
|---------------------|-----------------|-------------------|
| New Road | Build | \$ 211,250 |
| 65th St | Improve | \$ 210,000 |
| 66th St | Improve | \$ - |
| Donnelly | Improve | \$ 126,000 |
| Doffing | Improve | \$ 126,000 |
| Stormwater | Inflt/Retention | \$ - |
| | | \$ 673,250 |

Note: Assumes apts built in 1st 2 years and TH construction beginning 5 years later and 25% built/year over 4 years

Hillside Senior Hsg

80 Units Senior HDR

| Land Assembly Cost (Low - 125% of 2013 Taxable Value) | Public Improvements (68th Street) | End Use | # Units | Total Developer Price for Land | Excess or (Gap) | Hsg or Redev TIF District | Excess or (Gap) After TIF |
|---|-----------------------------------|----------------|-----------|--------------------------------|---------------------|---------------------------|---------------------------|
| \$ 942,317 | \$ 64,000 | Sr. HDR | 80 | \$ 800,000 | \$ (206,317) | \$ - | \$ (206,317) |
| \$ 942,317 | \$ 64,000 | Sr. HDR | 80 | \$ 800,000 | \$ (206,317) | \$ - | \$ (206,317) |

| Total Development Valuation | Base Value | % Increase in Property Value |
|-----------------------------|-------------------|------------------------------|
| \$ 7,600,000 | \$ 694,800 | 1093.84% |
| \$ 7,600,000 | \$ 694,800 | 1093.84% |

| Public Improvements | Activity | Total Cost |
|---------------------|----------|------------------|
| 68th St | Improve | \$ 64,000 |
| | | \$ 64,000 |

Note: It will take approximately 5 years for City to recapture the \$206,000 investment from its portion of the real estate taxes

Hillside Expansion

TBD

| Cost of Land | Public Improvements (66th Street) | End Use | # Units or SF | Total Developer Price for Land | Excess or (Gap) | Hsg or Redev TIF District | Excess or (Gap) After TIF | Total Development Valuation | Base Value | % Increase in Property Value |
|---------------------|-----------------------------------|---------------|---------------|--------------------------------|---------------------|---------------------------|---------------------------|-----------------------------|-------------------|------------------------------|
| \$ 1,012,592 | \$ 70,000 | Retail | 5,000 | \$ 50,000 | \$ (602,592) | \$ - | \$ (602,592) | \$ 750,000 | \$ 669,400 | 622.95% |
| | | HDR | 36 | \$ 360,000 | | | | \$ 3,420,000 | | |
| \$ 1,012,592 | \$ 70,000 | Varied | 36 | \$ 360,000 | \$ (602,592) | \$ - | \$ (602,592) | \$ 4,170,000 | \$ 669,400 | 622.95% |

| Public Improvements | Activity | Total Cost |
|---------------------|----------|------------------|
| 66th St | Improve | \$ 70,000 |
| | | \$ 70,000 |

City of Inver Grove Heights

Concord Redevelopment Area Financing Analysis

KOD
75 Units HDR, 5,000 Sq/Ft Restaurant & 10,000 sq/ft Retail

| Land Assembly Cost (High - 200% of 2013 Taxable Value) | Public Improvements | End Use | # Units or Sq/Ft | Total Developer Price for Land | Excess or (Gap) | * Redev TIF District | Excess or (Gap) | Total Development Valuation | Base Value | % Increase in Property Value |
|--|---------------------|-------------|------------------|--------------------------------|-----------------------|----------------------|------------------|-----------------------------|-------------------|------------------------------|
| \$ 2,063,600 | \$ - | Restaurant | 5,000 | \$ 50,000 | \$ (2,013,600) | \$ 1,128,427 | \$ (885,173) | \$ 750,000 | \$ 172,900 | 433.78% |
| | | HDR | 80 | \$ 800,000 | \$ 800,000 | | \$ 800,000 | \$ 7,600,000 | \$ 304,400 | 2496.71% |
| | | Retail | 10,000 | \$ 100,000 | \$ 100,000 | | \$ 100,000 | \$ 1,500,000 | \$ 382,000 | 392.67% |
| | | Unbuildable | 0 | \$ - | \$ - | | \$ - | \$ - | \$ 92,500 | 0.00% |
| \$ 2,063,600 | \$ - | N/A | N/A | \$ 950,000 | \$ (1,113,600) | \$ 1,128,427 | \$ 14,827 | \$ 9,850,000 | \$ 951,800 | 1465.25% |

Note: Assumes apts built over 2 years, 5,000 sq/ft restaurant in year 1 and 10,000

DRAFT

MEMORANDUM

Hoisington Koegler Group Inc.



To: Tom Link, Community Development Director
From: Brad Scheib – HKGi and Stacie Kvilvang – Elhers
Subject: Concord Boulevard Neighborhood Phase II Study – Implementation Strategies
Date: 4 December 2012

This memorandum is intended to outline key strategies and approaches to implementing redevelopment within the Concord Neighborhood. The strategies and approaches identified in this memorandum should be considered and applied in consideration with the Concord Boulevard Neighborhood Plan (April 2012), the Concord Boulevard Neighborhood Design Guidelines (December 2012) and Concord Boulevard Neighborhood Funding Analysis/Sources and Uses (December 2012 and attached to this memorandum). The strategies and approaches were developed collaboratively by HKGi, Ehlers and City Staff.

Implementation Strategies

1. **Create mixed use redevelopment that provides quality places to live, work and play**
 - a. Approve Concord Boulevard Neighborhood Plan and Design Guidelines and phase redevelopment to be flexible to meet the changing needs of users and markets.
 - b. Amend the Comprehensive Land Use Plan to incorporate the Concord Boulevard Neighborhood Plan land uses.
 - c. Establish strong pedestrian/bicycle links between the Mississippi River, Heritage Park, Rock Island Swing Bridge, regional trails, riverfront marinas and the community.
 - i. Develop pedestrian tails and walkways and introduce pedestrian and bicycles facilities throughout the redevelopment area that are linked to the local trail network.
 - ii. Construct way finding signage and streetscape improvements to enhance the connections to Heritage Park, Rock Island Swing Bridge and the River.
 - d. Support the development of a diversity of housing including: owner and renter occupied; low-medium, medium and high-density; senior, workforce or market rate housing.
 - i. Encourage the development of high amenity/high quality, higher density housing that will provide a housing niche not currently available in the City.

- ii. Explore and incorporate landscaping or structures to screen or buffer the King of Diamonds site from initial phases of redevelopment on the Heritage Landing redevelopment concept.
- iii. Work with Dakota County CDA on development of the 6300 Block and support the CDA's efforts to develop quality workforce housing.
- iv. Begin discussions with residential builders/developers on the feasibility and interest of residential (single-family and town homes) development in the Dickman Trail area.
- v. Link local businesses and housing developments to the Mississippi River, Marinas and local and regional park and trail amenities.
- vi. Assure redevelopment implements the Concord Neighborhood Design Guidelines and serves as a basis for creative techniques for achieving functional as well as aesthetic excellence in design.
 1. Review and strengthen the zoning code by incorporating key design guidelines that should be required vs. encouraged as part of an overlay zoning district; and/or,
 2. Consider establishing development incentives such as fast tracking development approvals, waiving development fees, permitting multi-family housing development as-of-right (rather than through CUP) or other incentives in return for development projects achieving a greater level of consistency with the design guidelines.

2. Continue investment in public spaces and improvements with the area

- a. Continue public investment to the Heritage Village Park following the adopted master plan
- b. Upgrade streets and utilities in concert with the timing and financing of redevelopment
- c. Leverage opportunities to improve stormwater management (treatment, flood control and volume control) working collaboratively with local, regional and federal agencies and private developers.
- d. Pursue grant resources to investigate environmental hazards/contaminants that might inhibit future redevelopment within the neighborhood (i.e. remove potential unknowns and reduce developer risk).

3. Develop Acquisition Strategy to assure timely redevelopment within the area

- a. Determine appropriate role of the City and the EDA in acquisition (assembly, management and divesture) of property within the Concord Boulevard Redevelopment Area
 - i. Act as a broker or facilitator and help connect potential developer with landowner
 - ii. Act as owner, acquiring property to assemble land large enough for development and hold the land until development market is strong
- b. Identify key sites for the City or EDA acquisition and develop land acquisition strategy to address timing
 - i. Establish financial strategy and sources of funding for property acquisition
 - ii. Establish strategy and approach for interim uses until redevelopment market recovers to initiate redevelopment. (For example leasing, rent backs or clearance.)
 - iii. Identify areas to relocate existing businesses that might be affected by acquisitions, within the community
- c. Continue to perform Phase I and Phase II environmental testing on properties to be acquired by the City or the EDA
 - i. Review funding availability from outside sources to perform Phase I and Phase II environmental assessment and remediation for properties within the redevelopment area (for properties not currently owned by the EDA or the City).

4. Develop Funding strategy and identify key funding sources to leverage private investment within the Concord Redevelopment Area

- a. Identify all outside grant resources to assist with paying for various aspects of redevelopment
- b. Actively seek additional public and private funding sources and grants for redevelopment.
 - i. Target grants resources to pursue within the next 12 months
- c. Review City funds to determine sources available for redevelopment as appropriate.

- d. Identify funding sources to acquire key sites as they become available.
- e. Hire consultant to perform coverage and blight analysis for area to determine type of TIF district(s) that could be established
- f. Create a Tax Increment District(s) for the redevelopment areas as a means of leveraging private investment (but only when development is ready to commence).

5. Encourage private investment in the Concord Area through public/private partnerships

- a. Encourage private reinvestment of existing homes and businesses surrounding the Concord Boulevard Redevelopment Area to enhance the values in the area.
- b. Promote housing rehabilitation programs available through the County and State to surrounding property owners.
- c. Work with property owners immediately adjacent to the Concord Boulevard Redevelopment Area to provide mechanisms to enhance the quality of their property, or provide appropriate buffers from the new development and uses.
- d. Strengthen the implementation of code compliance in and around the Concord Boulevard Neighborhood Area.
- e. Support a rental licensing program that helps monitor rental housing and ensures such units are operated in an orderly and responsible manner. Such program helps preserve value of land and supports redevelopment efforts.

Sources and Uses of Funds

The Concord Neighborhood Redevelopment Plan calls for a capital outlay of funds to assist in the stabilization of the area. The overall strategy is to leverage public funds with private resources, earmark capital outlays for specific public improvements and actively seek and identify other sources of funds such as grants, low interest loans, or public/private partnerships. None of the funding sources are available in total at one time but are available over multiple years, which would require project phasing.

The following tables represent a financial analysis of each project area and are intended for planning purposes only.