

**INVER GROVE HEIGHTS CITY COUNCIL MEETING
MONDAY, JANUARY 13, 2014 - 8150 BARBARA AVENUE**

CALL TO ORDER/ROLL CALL The City Council of Inver Grove Heights met in regular session on Monday, January 13, 2014, in the City Council Chambers. Mayor Tourville called the meeting to order at 7:00 p.m. Present were Council members Bartholomew, Madden, and Mueller; City Administrator Lynch, Assistant City Administrator Teppen, Public Works Director Thureen, Community Development Director Link, Finance Director Smith, Parks and Recreation Director Carlson, Chief Stanger, and Chief Thill

Also in attendance was Bridget McCauley Nason of Levander, Gillen, and Miller

3. PRESENTATIONS: None.

4. CONSENT AGENDA:

Citizen Allan Cederberg requested Item 4A(ii) be removed from the Consent Agenda.

- A. i) Minutes – November 25, 2013 Regular Council Meeting
- iii) Minutes – December 9, 2013 Regular City Council Meeting
- B. **Resolution No. 14-01** Approving Disbursements for Period Ending January 8, 2014
- C. Approve Amendment No. 1 to Lease Agreement – 6549 Doffing Ave.
- D. Pay Voucher No. 8 for City Project No. 2006-08, Asher Water Tower Replacement
- E. Approve Various America with Disabilities Policies
- F. Schedule Special Meeting
- G. Personnel Actions

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

Ayes: 4

Nays: 0 Motion carried.

- A. ii) Minutes – December 2, 2013 City Council Work Session

Dian Piekarski, 7609 Babcock Trail, referenced page six (6) of the minutes and provided a correction for the first sentence at the top of the page. She also clarified the comments related to the golf course being reported as a special revenue fund should be attributed to Councilmember Bartholomew as her comments were related to the proposed franchise fee. She suggested the minutes be written to clearly distinguish between her comments and those made by Councilmember Piekarski Krech.

Allan Cederberg, 1162 82nd St. E., questioned why there were no minutes for the special meeting held on December 16th for the City Administrator's performance review.

Mr. Lynch explained a summary of the meeting was currently being reviewed by the City Council and would be placed on the January 27th agenda for approval.

Motion by Madden, second by Bartholomew, to approve the minutes of the December 2, 2013 City Council Work Session

Ayes: 4

Nays: 0 Motion carried.

5. PUBLIC COMMENT:

Mayor Tourville stated Tom Schepers of South St. Paul, a Vietnam veteran, passed away on January 6th. He recognized Mr. Schepers' long-time involvement with various veterans' organizations and his personal efforts to raise awareness and show support for United States veterans.

6. PUBLIC HEARINGS:**A. 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 stated this was the third and final reading of the ordinance amendment. No changes were proposed. Information was submitted to the Chamber of Commerce President for review and comment. The City was notified that the Board discussed the proposed changes and advised caution in increasing fees, adding additional programs or fees, passing additional levies or increasing taxes that would jeopardize the City's ability to remain competitive with respect to future development opportunities.

Allan Cederberg, 1162 82nd St. E., stated in his time on the Housing Committee he collected information from surrounding cities regarding the cost to build a home with a value of \$300,000. He opined that Inver Grove Heights and Farmington were more expensive than most other cities in the County. He commented the City's fees to build a home were too high and expressed concern in attracting new housing development.

Mayor Tourville explained it is difficult to compare fees between cities because not all fees are reported or calculated in the same manner.

Councilmember Madden stated he agreed that the City did not want to make the fees so out of line with other communities that it discouraged people from moving to or building a home in Inver Grove Heights. He commented there was no reason why the Council could not review the fees in 2014 to make sure they were not exorbitant. He noted the fees for the Northwest Area were put in place a number of years ago to ensure that the City could pay for the infrastructure.

Motion by Madden, second by Bartholomew, to close the public hearing.

Ayes: 4

Nays: 0 Motion carried.

Motion by Madden, second by Mueller, to adopt Ordinance No. 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: 4

Nays: 0 Motion carried.

7. REGULAR AGENDA:**COMMUNITY DEVELOPMENT:****A. MORRIES MAZDA;** Consider Resolution relating to a Variance to allow 49% of a Wall Surface with Metal Panels whereas 33% is Maximum allowed for property located at 10 Mendota Road

Mr. Link reviewed the location of the property. The request was for a variance to allow 49% of a wall surface to be made of architectural metal paneling. The City's zoning ordinance limits the maximum allowed to 33%. He explained part of the proposed renovations included redoing the exterior building material and the architectural design of the building. The corporate architectural design involved the use of the metal panels. The ordinance limits the amount of metal siding in order to prohibit steel-sided pole buildings in the commercial zoning district. Planning staff recommended approval of the request because they found that the proposed metal panels would be incorporated into the overall architectural design of the building and were being used for aesthetic reasons. He noted the Planning Commission also approved the variance request.

Darwin Lindahl, architect for the project, provided a visual rendering of the proposed design of the building. He explained the orientation of the building was such that it faced the highway and required additional metal panels to meet the design standards for the customer. He noted much of the design was dictated by corporate standards for all Mazda dealerships, including the use of architectural grade metal paneling.

Motion by Madden, second by Bartholomew, to adopt Resolution No. 14-02 approving a Variance to allow 49% of a wall surface with metal panels whereas 33% is the maximum allowed for property located at 10 Mendota Road

Ayes: 4

Nays: 0 Motion carried.

B. ANTHONY & ANNE DEPALMA; Consider Resolution relating to a Variance to allow an Accessory Structure 15 Feet from the Side Property Line whereas 50 Feet is required for property located at 6860 Athena Way

Mr. Link reviewed the location of the property. He stated the request was to construct an accessory building 15 feet from the side property line whereas a 50 foot setback was required by ordinance. The proposal complied with all other zoning requirements. The topography of the sight dropped off sharply to the west and limited the buildable area on the lot. He noted the total area on the lot that was flat enough to build upon was fairly small and was further restricted by the existing well and existing home and driveway. He stated there were not many other reasonable options available to the applicant. Planning staff did not find that the request would have any adverse impact on the neighborhood as it was heavily wooded. Other homes were at least 250 feet away. Both Planning staff and the Planning Commission recommended approval of the request.

Anthony Depalma, 6860 Athena Way, stated the structure would be used primarily for storage and would be built to match the house. He noted none of the neighbors would be able to see the structure.

Councilmember Madden questioned if the applicant agreed with the conditions of approval.

Mr. Depalma responded in the affirmative.

Motion by Madden, second by Mueller, to adopt Resolution No. 14-03 approving a Variance to allow an accessory structure 15 feet from the side property line whereas 50 feet is required for property located at 6860 Athena Way

Ayes: 4

Nays: 0 Motion carried.

ADMINISTRATION:

C. CITY OF INVER GROVE HEIGHTS; Consider Second Reading of an Ordinance Amending City Code Title 4, Chapter 1, Articles A, B, C, and D related to Alcoholic Beverages

Bridget McCauley Nason of Levander, Gillen, and Miller stated she previously presented to the Council a number of changes to the City’s code provisions related to alcoholic beverages. At the previous Council meeting there was preliminary discussion regarding two (2) new authorizations under state law that would permit the sale or dispensation of alcohol at various community festivals and other similar events at sports, convention, or cultural facilities. After further review by staff of the new statutory authorizations it was recommended that no changes be made to the draft ordinance revisions as proposed.

Motion by Madden, second by Bartholomew, to adopt Second Reading of an Ordinance Amending City Code Title 4, Chapter 1, Articles A, B, C, and D related to Alcoholic Beverages

Ayes: 4

Nays: 0 Motion carried.

D. CITY OF INVER GROVE HEIGHTS; Consider Council Appointments for 2014:

- i) Official Newspaper

Motion by Madden, second by Bartholomew, to designate the South West Review as the official City newspaper

Ayes: 4

Nays: 0 Motion carried.

ii) Official Depositories

Motion by Bartholomew, second by Madden, to designate Bremer Bank, N.A.; RBC Capital Markets, LLC; Wells Fargo Securities, LLC; Morgan Stanley Smith Barney LLC; and Stifel Nicolaus & Co., Inc. as official depositories

Ayes: 4

Nays: 0 Motion carried.

iii) Acting Mayor

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

Ayes: 4

Nays: 0 Motion carried.

iv) Council Delegate to Association of Metropolitan Municipalities

Motion by Madden, second by Mueller, to appoint Mayor Tourville as representative to the Association of Metropolitan Municipalities and to appoint Councilmember Bartholomew as the alternate representative

Ayes: 4

Nays: 0 Motion carried.

v) Deputy Weed Inspector

Motion by Mueller, second by Madden, to appoint the Park Maintenance Superintendent to serve as Deputy Weed Inspector for 2014

Ayes: 4

Nays: 0 Motion carried.

8. MAYOR & COUNCIL COMMENTS:

9. ADJOURN: Motion by Mueller, second by Bartholomew, to adjourn. The meeting was adjourned by a unanimous vote at 7:43 p.m.