



**Joint City Council/Rice County Commissioners
Work Session
Tuesday, March 21, 2023 at 6:00 PM
Buckham West - Senior Center**

AGENDA

1. Call to Order

2. Items for Discussion

- A. I-35 & CSAH 9 Interchange Presentation and Update
- B. Joint Dispatch Center Update
- C. Consider Expansion (Additional Connections) under the Roberds Lake Sanitary Sewer District Agreement
- D. Update on Public Safety Center Construction & Proposed Housing Project
- E. Downtown Property Use/Redevelopment Considerations

3. Future Discussion

4. Adjournment

(The Council may meet as a group for dinner)

Please contact the City Administrator's Office if you need special accommodations while attending this meeting



Council Work Session Memorandum

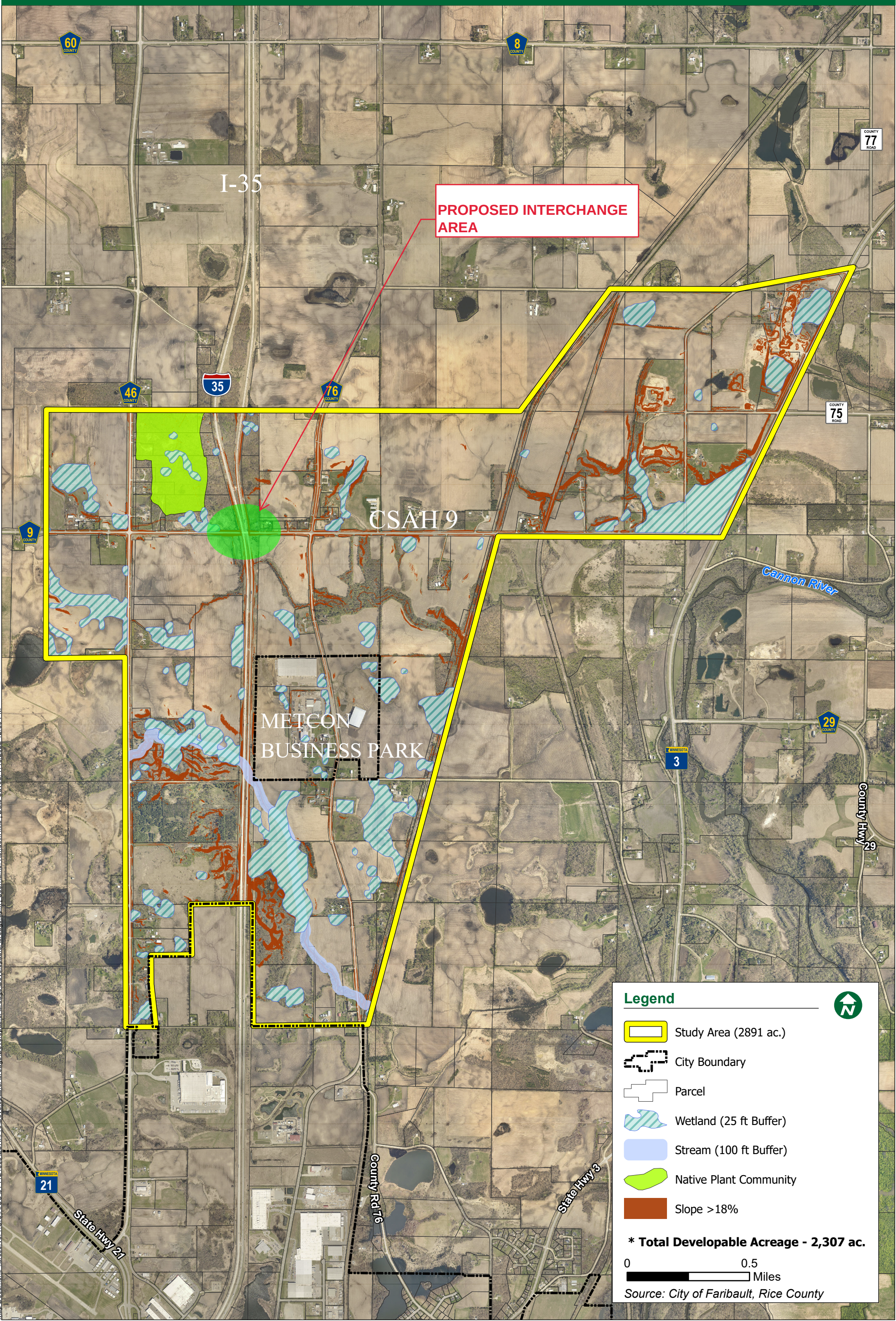
TO: Mayor and City Council
THROUGH: Tim Murray, City Administrator
FROM: Mark DuChene, City Engineer
MEETING DATE: March 21, 2023
SUBJECT: I-35 & CSAH 9 Interchange Presentation and Update

Discussion:

The City of Faribault has been a partner with Rice County and MnDOT to evaluate the possibility of a new interchange at the intersection of I-35 and CSAH 9 just north of the Met Con Business Park. This study was funded by a grant allocation from the State of Minnesota. The project management team has met monthly for the past 8-9 months reviewing multiple issues regarding a potential new interchange including, but not limited to, traffic, environmental, land use and economics and is at a point where public feedback on alternative designs developed based on the initial study parameters is sought. Following a public open house, the project management team will make a presentation to the joint City Council and Rice County Board of Commissioners to update both bodies on the progress of the project as well as solicit feedback and answer any questions.

Attachments:

1. I-35 & CSAH 9 INTERCHANGE AREA MAP



Map Document: \\arseserver1\GIS\Projects\CO0174124855\ESRI\Pro\DevelopableAcreage.aprx | Username: Kendall Hillis | Date Saved: 7/13/2022 12:36 PM



Council Work Session Memorandum

TO: Mayor and City Council
THROUGH: Tim Murray, City Administrator
FROM: Dustin Dienst, Director of Fire & Code Services
MEETING DATE: March 21, 2023
SUBJECT: Joint Dispatch Center Update

Discussion:

Rice and Steele Counties share a 911 Public Safety Answering Point (PSAP). The former PSAP Administrator had identified to the Joint Powers Board the need for the 911 Center to expand.

The 911 Center leases space in a building owned by the City of Owatonna. The Owatonna Police Department and the Steele County Sheriff's Office are also housed in this building. All three entities are in need of more space, which puts the future of the building and the ability to expand the 911 Center in its current location in limbo.

The Rice/Steele 911 Center has proven that the regional consolidation of PSAP's can work. Other Counties in our area are considering consolidation for multiple reasons. Rice County Commissioner Galen Malecha has plans to meet with these Counties and discuss possibilities and options.

The Joint Powers Board is considering options for the 911 Center. Possible options include expanding in the current location if possible, relocating to the space that will open up at the current Rice County Law Enforcement Center once the new Public Safety Center is completed, and/or possibly consolidating with other Counties.

Attachments:



Council Work Session Memorandum

TO: Mayor and City Council
THROUGH: Tim Murray, City Administrator
FROM: Travis Block, Public Works Director
MEETING DATE: March 21, 2023
SUBJECT: Consider Expansion (Additional Connections)
under the Roberds Lake Sanitary Sewer District
Agreement

Discussion:

In 2012, the City and Rice County entered into an agreement to permit the interconnection of the Roberds Lake sanitary sewer system to the City's collection system to treat wastewater. Under the agreement, the Roberds Lake Subordinate Service District was created to allow for the connection of 368 sewer access charge (SAC) units to the system. Most of the properties in the district are a typical residential single-family property assigned one SAC unit. Larger properties such as the campgrounds are assigned the number of units that correspond to the property size.

Recently, the Rice County Board of Commissioners approved a preliminary plat for Winjums West Shore Addition Second Addition to create eight (8) single-family lots. The property is located within the Service District boundary. However, the agreement currently does not allow for the additional 8 SAC units required for the properties to be connected to the system.

Article XII of the agreement contains the procedure for the County to request an expansion. Under the section, the County shall submit a written request to the City to amend the agreement to include the 8 SAC units associated with the Winjum development. The following options are available for the Council to consider in response to Rice County's request:

1. Deny the request to amend the agreement.
2. Reallocate 8 unused SAC units from properties in the district to the proposed development.
3. Amend the agreement to add the 8 additional SAC units for the development.

Under the agreement, the maximum monthly average flow is 120,000

gallons/day. In 2022, the maximum average monthly flow was approx. 30,000 gallons/day. The addition of 8 SAC units to the system does not present any treatment capacity issues.

Staff is looking for Council direction on Rice County's request to expand the Roberds Lake Sanitary Sewer Agreement.

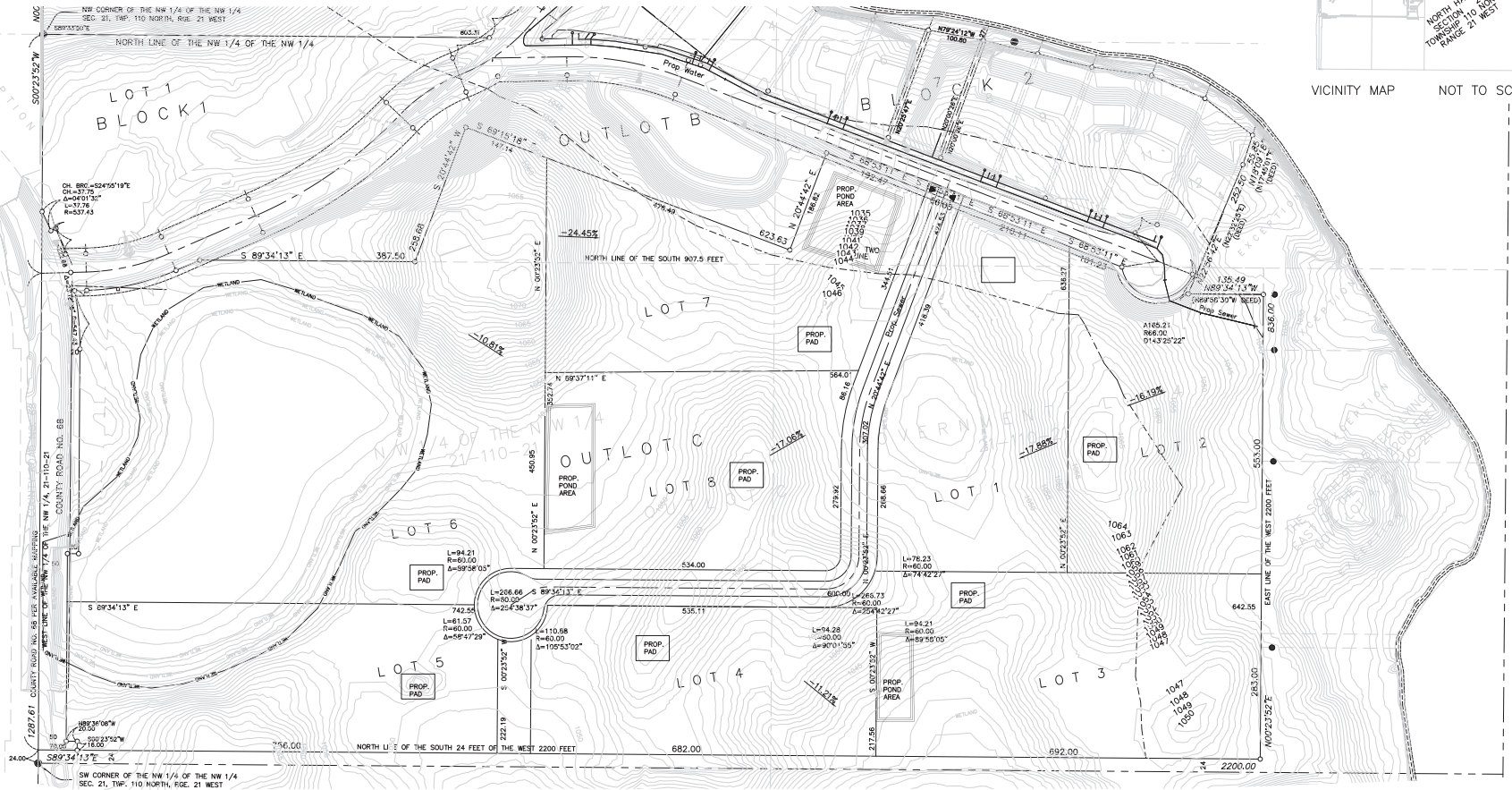
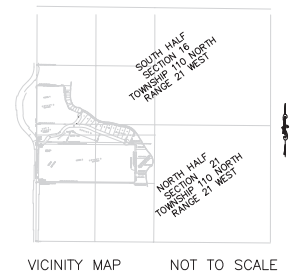
Attachments:

1. Winjums West Shore Addition Second Addition Plat
2. Roberds Lake Area Sewer System Exhibit

LEGEND

- FIRE HYDRANT
- WATER VALVE
- MANHOLE
- CATCH BASIN
- ⚡ POWERPOLE
- ★ LIGHT POLE
- DIRT
- ⚡ TRANSFORMER
- ⚡ ELECTRIC METER
- ⚡ TV PEDestal
- ⚡ TELEPHONE PEDestal
- ⚡ AIR CONDITIONER
- ⚡ HARD HOLE
- ⚡ SANITARY SENDER
- ⚡ GAS METER
- ⚡ SANITARY SENDER
- ⚡ STORM SENDER
- ⚡ WATERMAIN
- ⚡ UNDERGROUND GAS MAIN
- ⚡ UNDERGROUND TELEPHONE
- ⚡ UNDERGROUND ELECTRIC
- ⚡ UNDERGROUND CABLE TV
- ⚡ UNDERGROUND UTILITY LINE
- ⚡ IRON MONUMENT FOUND
- ⚡ IRON PIPE MONUMENT SET
- ⚡ EXISTING SPOT ELEVATION
- ⚡ SOIL BORING
- ⚡ SIGN
- ⚡ DECIDUOUS TREE
- ⚡ CONIFEROUS TREE
- ⚡ DENOTES TREE AND BRUSH LIMITS
- ⚡ DENOTES PROPOSED ELEVATION
- ⚡ CLOS STOP
- ⚡ CLEAN OUT
- ⚡ BUSH
- ⚡ BARBECUE GRILL
- ⚡ AUTO SPRINKLER
- ⚡ BENCH
- ⚡ WATER SPOUT
- ⚡ TRENCH DRAIN
- ⚡ MONITORING WELL
- ⚡ STORM DISPER
- ⚡ ELECTRIC PEDestal
- ⚡ FLAG POLE
- ⚡ GROUND LITE
- ⚡ MAILBOX
- ⚡ ROOF DRAIN
- ⚡ TRANSMISSION TOWER
- ⚡ VENT PIPE
- ⚡ WELL
- ⚡ DENOTES ELEC. LINE
- ⚡ DENOTES FENCE LINE
- ⚡ DENOTES FIBER OPTIC
- ⚡ DENOTES GAS LINE
- ⚡ DENOTES SANITARY SENDER
- ⚡ DENOTES STORM SENDER
- ⚡ DENOTES TELEPHONE LINE
- ⚡ DENOTES TV LINE
- ⚡ DENOTES WATERMAIN
- ⚡ DENOTES WETLAND
- ⚡ DENOTES RAIL ROAD

PRELIMINARY PLAT WINJUMS WEST SHORE ADDITION SECOND ADDITION PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, OF SECTION 21 & PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 110 NORTH, RANGE 21 WEST, RICE COUNTY, MINNESOTA



Alterations to this drawing are prohibited without the express written permission of PITS Land Services, Inc.

This survey reflects above ground indications of utilities and information available from as-built drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located underground utilities.

INTEREST HOLDERS

OWNER:
ROY & MYRNA WINJUM
17759 177TH STREET WEST
FARIBAULT, MN 55021

SURVEYOR:
PITS LAND SERVICES, INC.
PO BOX 839
FARIBAULT, MN 55021
507-291-1137

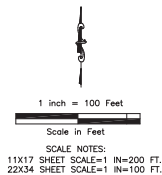
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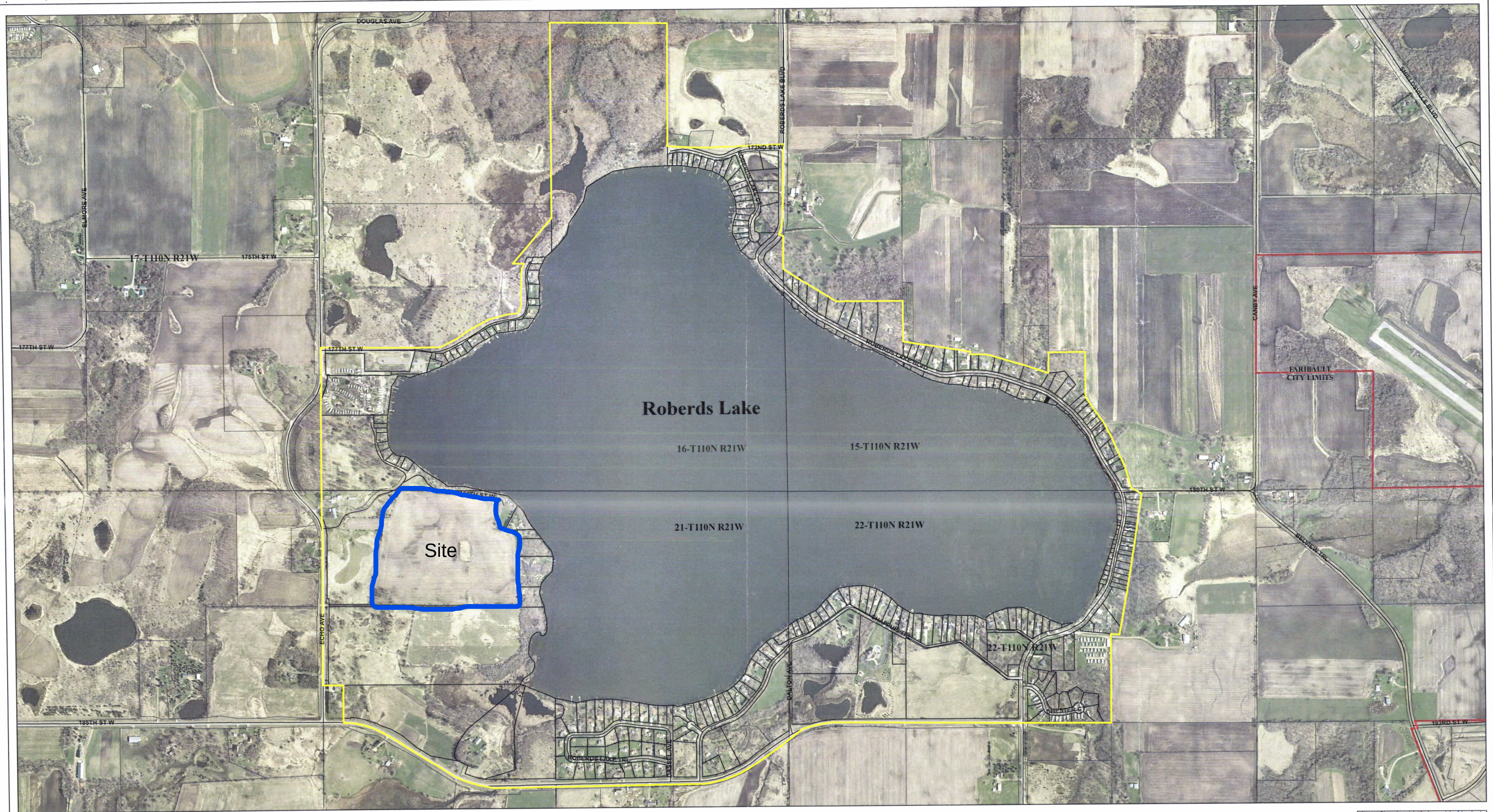
OUTLOT C, WINJUMS WEST SHORE ADDITION, ACCORDING TO THE PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, RICE COUNTY, MINNESOTA.

PARCEL ID:
1021226016
17575 ECHO AVE
FARIBAULT, MN

PUD REQUIREMENTS:

Minimum Lot Area=40,000 Square Feet
Minimum Suitable Area=20,000 Square Feet
Minimum Lot Width=100 Feet
Maximum Structure Height=35 Feet
Minimum Setbacks:
On-Street=120 Feet
Bluff=30 Feet
Right of Way (County Road)=50 Feet
Right of Way (Township Road)=20 Feet
Rear Yard=20 Feet
Side Yard=10 Feet





Rice County - Subordinate Service District Roberds Lake Area Sewer System Exhibit A



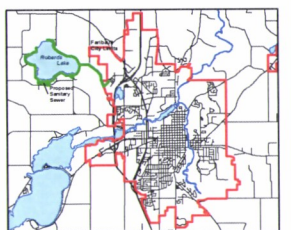
December 11, 2012
This map is updated periodically and is as current as the date of the map. The map is a representation of original data and should be used for general reference purposes.

- Sewer Service Area
- Faribault City Limits



1 inch = 500 feet
Print Size 22 x 34

0 250 500 1,000 Feet





Council Work Session Memorandum

TO: Mayor and City Council
THROUGH:
FROM: Tim Murray, City Administrator
MEETING DATE: March 21, 2023
SUBJECT: Update on Public Safety Center Construction & Proposed Housing Project

Discussion:

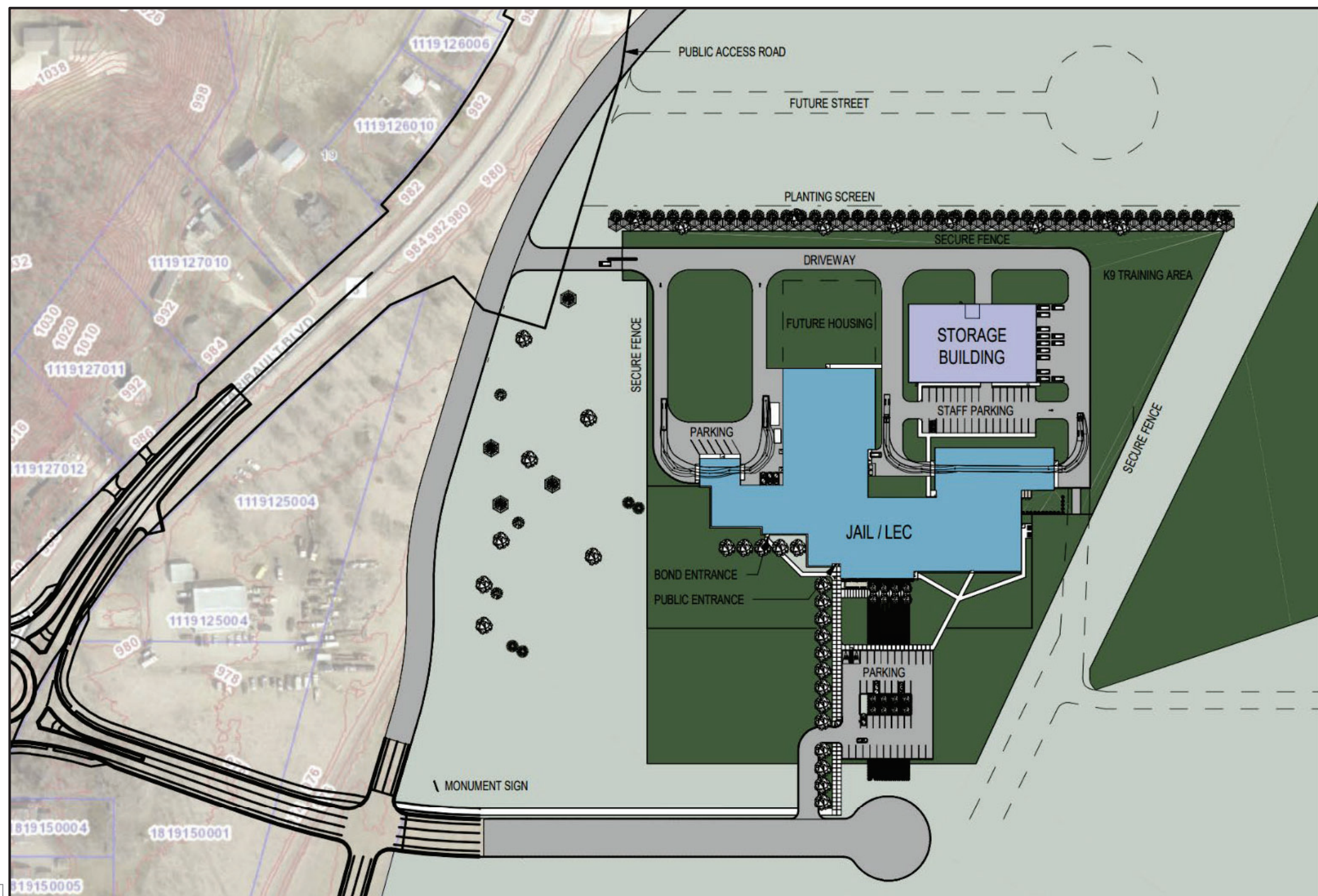
Rice County is constructing a new Public Safety Center in the northern part of the city, located at 50 East View Drive. Construction began in early August of 2022, and is anticipated to be completed in the fall of 2024. County Staff are invited to provide a more detailed description of the progress on the project, and any issues that have come up or are anticipated moving forward.

There are associated public infrastructure improvements scheduled for 2023, to include utility and street improvements in 1st Avenue NW and East View Drive, as well as the construction of a roundabout at the intersection of T.H. 3 (2nd Avenue NW) and 30th Street NW.

In addition to the Public Safety Center, the County reserved an area of land, approximately 6.9 acres in size, on the north part of the site for a housing project. The County is partnering with Three Rivers and Habitat for Humanity for a workforce home ownership project, and are hoping to have a development under construction this year.

Attachments:

1. PSC Site Layout & Building Elevation (2022-03-15)
2. Geometric Layout 1C_SIGNED







Council Work Session Memorandum

TO: Mayor and City Council
THROUGH:
FROM: Tim Murray, City Administrator
MEETING DATE: March 21, 2023
SUBJECT: Downtown Property Use/Redevelopment Considerations

Discussion:

Rice County owns all but one parcel/building in the downtown block directly west of the City's Police Department (site of the County's current Law Enforcement Center/Jail). County Staff presented a number of redevelopment options to the City Council at a work session in March of 2022, looking for initial feedback on future use of the northern portion of the block.

The City Council passed Resolution 2022-037 on April 26, 2022, declaring numerous buildings to be structurally substandard, based upon a blight analysis study. This was a required action to position the property for eligibility as a tax increment financing (TIF) redevelopment district, which had to be done prior to demolition of the buildings.

Rice County removed all of the substandard buildings in late 2022, planning to simply leave the property as open space (with some or most of the existing parking to remain) as an interim condition, until such time that a final use/re-use of the property is determined. The demolition of the buildings did mark the beginning of a 3-year timeline for the establishment of a TIF district, should that be deemed appropriate and/or necessary.

Staff is seeking any updates and discussion on potential redevelopment options for the property in the future.

Attachments:

1. 2022-03-01 - North Block Development City Council Worksession
2. Res. 2022-037 - Finding Parcels Occupied by Structurally Substandard Buildings - North Block Development Study - Rice County LEC Block



RICE COUNTY
Minnesota



NORTH BLOCK DEVELOPMENT

CITY COUNCIL WORKSESSION

MARCH 11, 2022



1. Guiding Principles

2. Overview of Existing Conditions

- Study Scope & Existing Site
- Woolen Mills Building History & Significance
- Woolen Mills Building Existing Condition & Facility Analysis

3. Overview of Proposed Improvements

- Site Concept Diagrams & Phasing Timelines
- Implementation Strategy



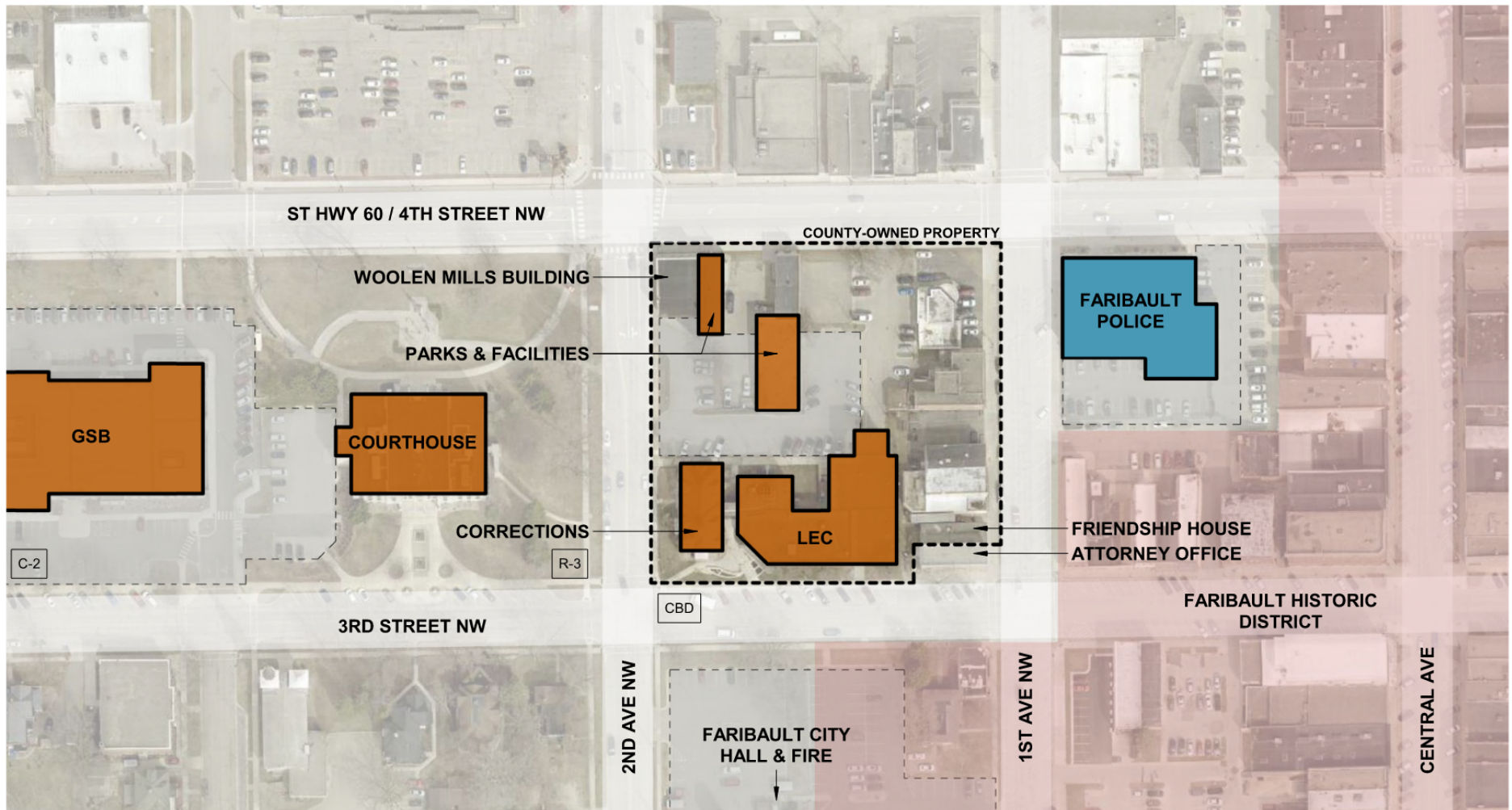
1. Strive for uses and solutions that **benefit many people** and are based on **informed decisions** to ensure taxpayer dollars are put to good use.
2. New development should **promote growth** within the downtown Faribault area while also working **sympiotically with the existing city center fabric**. Its role as the 'gateway' into downtown should be considered.
3. The history of the site and its elements should be **celebrated and memorialized** while also providing **maximum flexibility** for future needs and growth.

EXISTING CONDITIONS





Study Scope & Existing Site





Study Scope & Existing Block

1st AVENUE NW



FRIENDSHIP HOUSE (FEB 21)

ATTORNEY (PRIVATE)

OFFICE/RETAIL (JUNE 15)

OFFICE/RETAIL (DEC 21)

COMMERCIAL –
JUNK MONKEY, NAIL SALON,
BARBER SHOP (OCT 06)

FOOD/GROCERY (MAY 19)

4TH STREET NW



FOOD/GROCERY
(MAY 19)

PARKING

FAMILY CENTER
(JUNE 14)

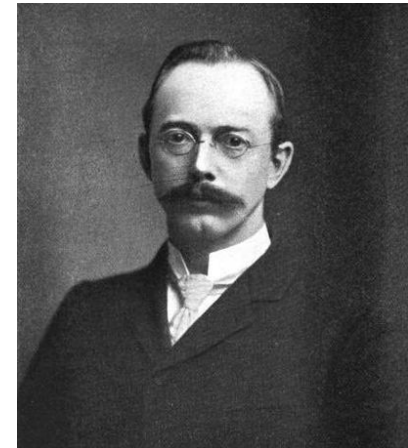
PARKS &
FACILITIES (AUG 07)

WOOLEN MILLS
BUILDING (OCT 99)

Woolen Mills Building
History & Significance

OLOF HANSON

- Significant impact on the development of Faribault, most notable for his residential projects.
- He had very bad frostbite to his ears as a child in Sweden, went deaf, eventually studied at the School for the Deaf.
- Believed to be the first deaf architect in America.
- In Faribault between 1895 and 1901, Olof Hanson “prepared plans for twenty-four residences; eighteen store buildings and hotels; two churches and ten school and institutional buildings.”

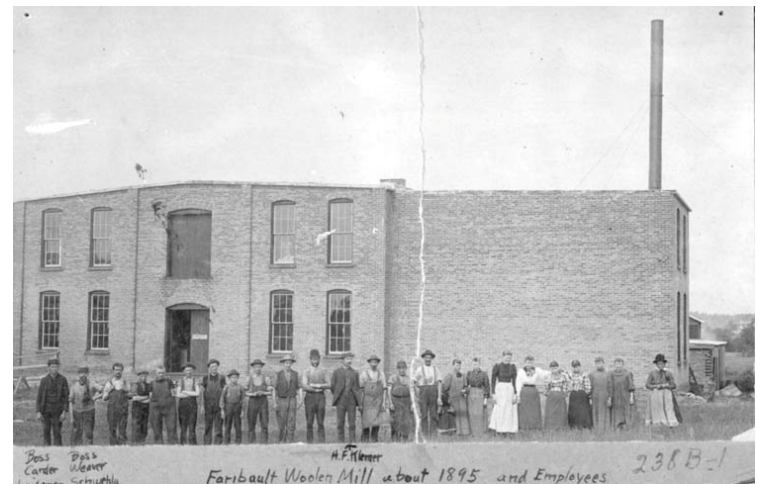




Woolen Mills Building
History & Significance

FARIBAULT WOOLEN MILL

- Founded in 1865 by Carl Henry Klemer, first advertised as 'Faribault Woolen Mill' in 1878
- **1882:** Mill operated out of a building located along the Straight River.
- **1892:** Mill moved to a property located on the Cannon River, numerous fires at original mill.
- **1895:** Office and storefront for Faribault Woolen Mill opens as C.H. Klemer & Sons Building on 127 4th Street NW.
- Nominated for the National Register of Historic Places with other Olof Hanson structures. Request was denied.





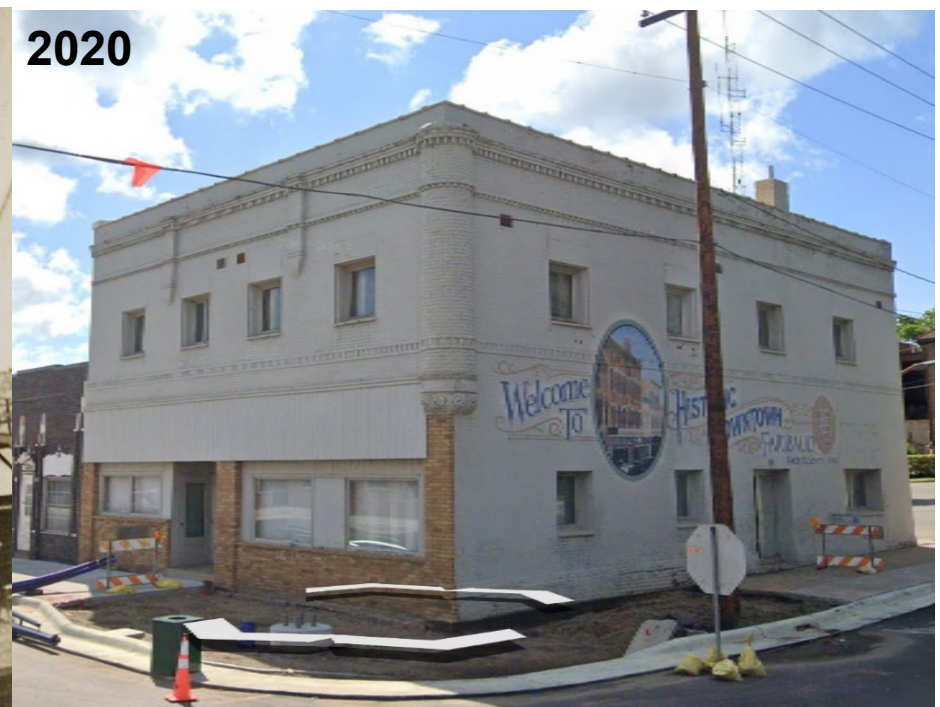
RICE COUNTY
Minnesota

RICE COUNTY
NORTH BLOCK DEVELOPMENT

Woolen Mills Building
Existing Condition

To meet the registration requirements to be listed on the National Register of Historic Places:

“The building must be substantially intact retaining: the original exterior finishes and façade treatments, the fenestration, and the roof or cornice profile.”





RICE COUNTY
Minnesota

RICE COUNTY
NORTH BLOCK DEVELOPMENT

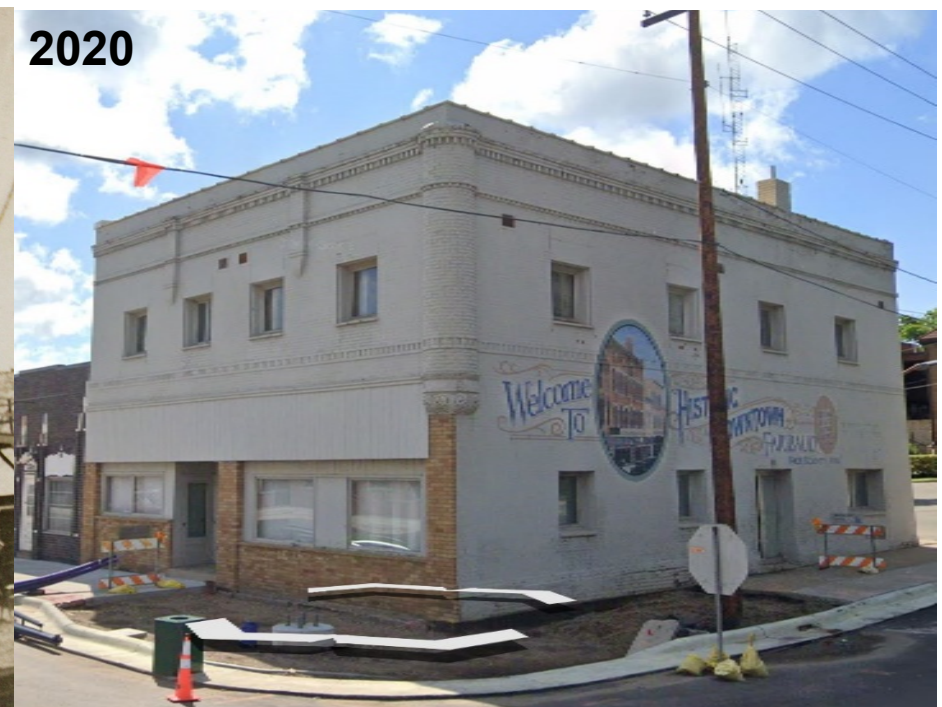
Woolen Mills Building Existing Condition

Notable Features (Original):

- *Corner turret*
- *Raised namesake cornice*
- *Storefront façade and large double-hung windows*
- *Roof and cornice profile*

Notable Features (Intact):

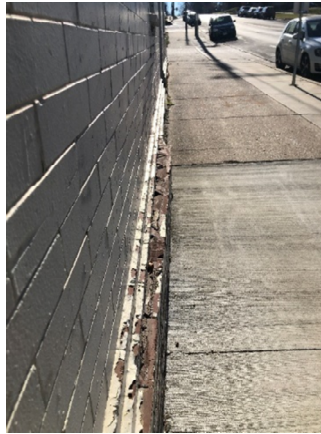
- *Corner turret **partially intact***
- ~~*Raised namesake cornice*~~
- ~~*Storefront façade and large double-hung windows*~~
- *Roof and cornice profile **partially intact***





ARCHITECTURAL & STRUCTURAL SCOPE

- Restoration and waterproofing of deteriorating stone masonry foundation and corroded mortar joints.
- Tuckpointing of exterior brick facades, including significant replacement of brick along the west facade.
- Replacement of existing roof, windows, and storefronts.





**Woolen Mills Building
Facility Analysis**

ARCHITECTURAL & STRUCTURAL SCOPE

- Complete renovation of interior space, including new walls, ceilings, floors, doors, and finishes – *assumes renovation for similar office or retail-type use.*
- Abatement as needed based on inspection.
- Structural repairs and modifications as needed to accommodate new floor plan.





MECHANICAL SCOPE

- Replacement of the existing plumbing fixtures, water heater, and supply piping. Installation of new water supply to the building.
- Replace existing residential-style furnaces with code-compliant HVAC system for adequate outdoor air ventilation.

ELECTRICAL SCOPE

- New electrical service based on new load calculations.
- Install new receptacles and voice/data locations based on new user needs.
- Replace existing lighting with new LED fixtures and code-compliant egress lighting.
- Install new fire alarm system based on code requirements.



RICE COUNTY
NORTH BLOCK DEVELOPMENT

Woolen Mills Building
Cost Estimate

\$3.5M - \$5M

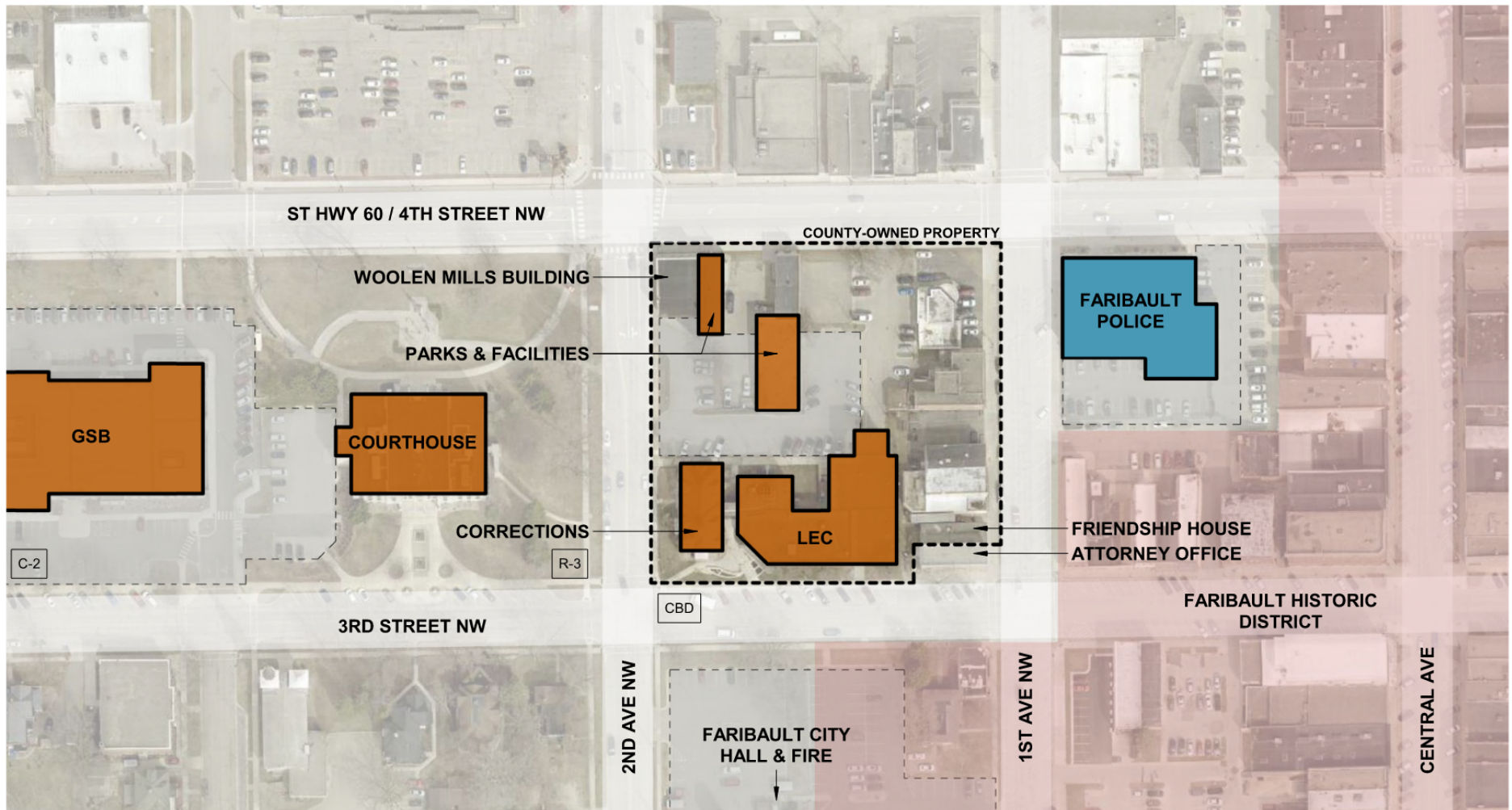
**INCLUDES THE FOLLOWING DEFERRED
MAINTENANCE CATEGORIES:**

- Site upgrades and replacement of utilities
- Exterior envelope upgrades
- Replacement of interior finishes
- Replacement of mechanical systems
- Replacement of electrical systems
- Misc. project costs (contingency, testing, FFE, fees, etc.)

NOTE: Cost varies based on scale of renovation and building improvements completed. Assumes renovation for similar office or retail-type use.

PROPOSED IMPROVEMENTS







Concept I – Maintain Existing Site
Proposed Phasing Timeline

PHASE ONE

Friendship Garden – Building Demolition & New Landscaping

PHASE TWO

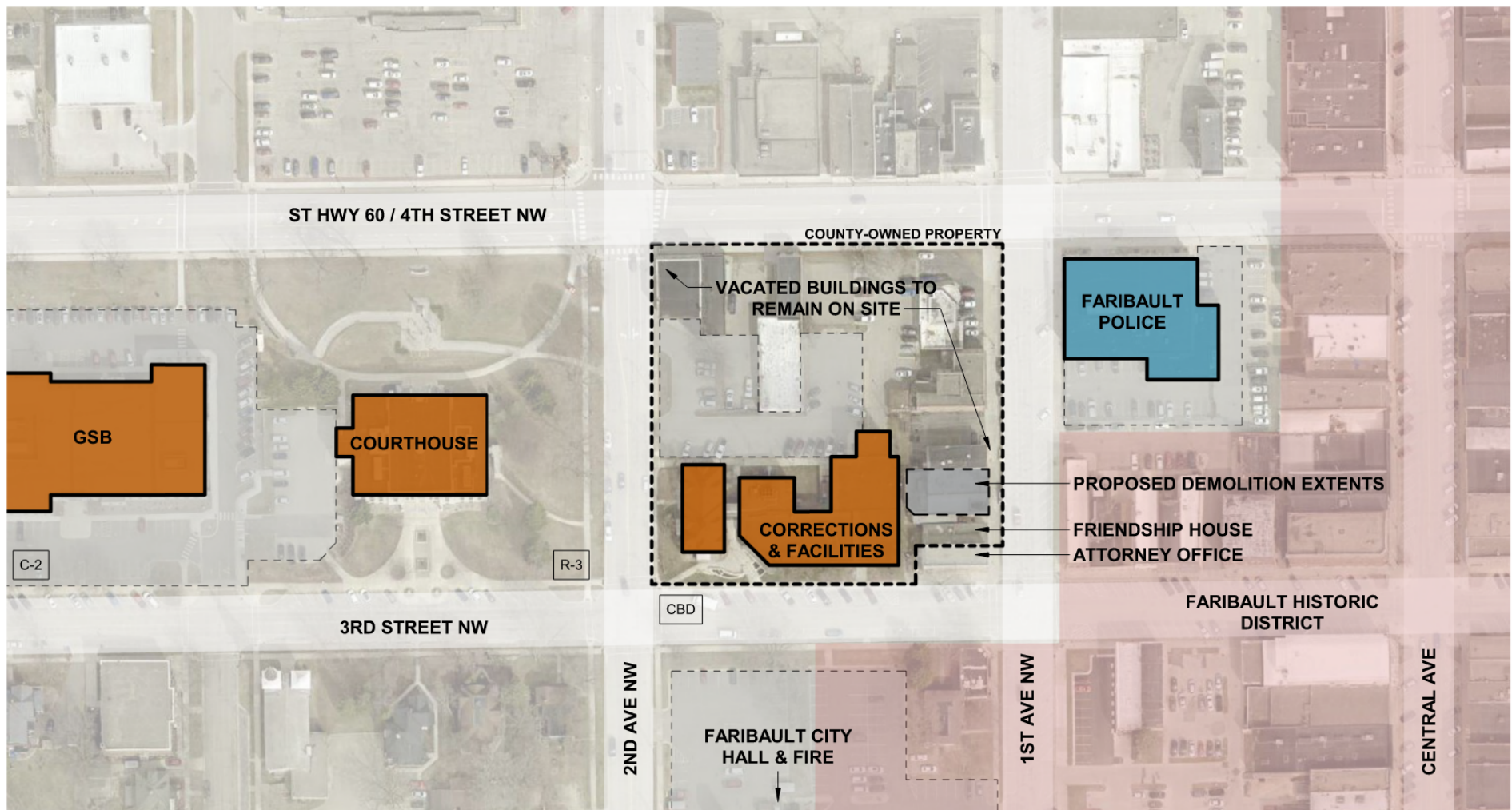
LEC Renovation for Corrections and Parks & Facilities (upon vacation of LEC by Sheriff's Office)

OTHER POTENTIAL IMPROVEMENTS

Partial Closure of 1st Avenue NW for Secure Police Parking

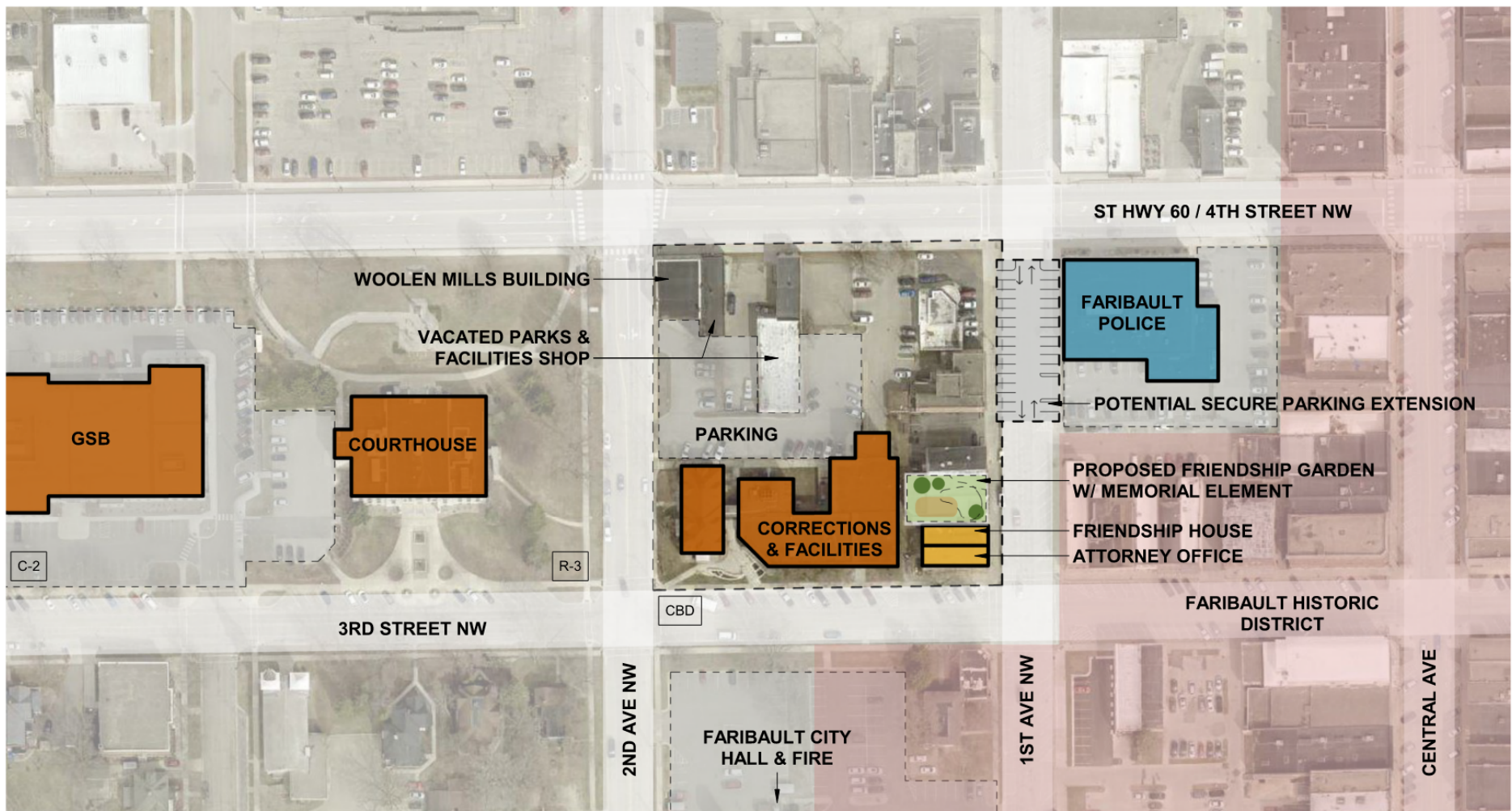


Concept I – Maintain Existing Site
Proposed Demolition Scope





Concept I – Maintain Existing Site
Proposed Site Plan





**Concept 2 – Vacant Site
Proposed Phasing Timeline**

PHASE ONE

Demolition of Existing Structures on North Block & Site
Preparation for Future Development

PHASE TWO

Friendship Garden – New Landscaping

PHASE THREE

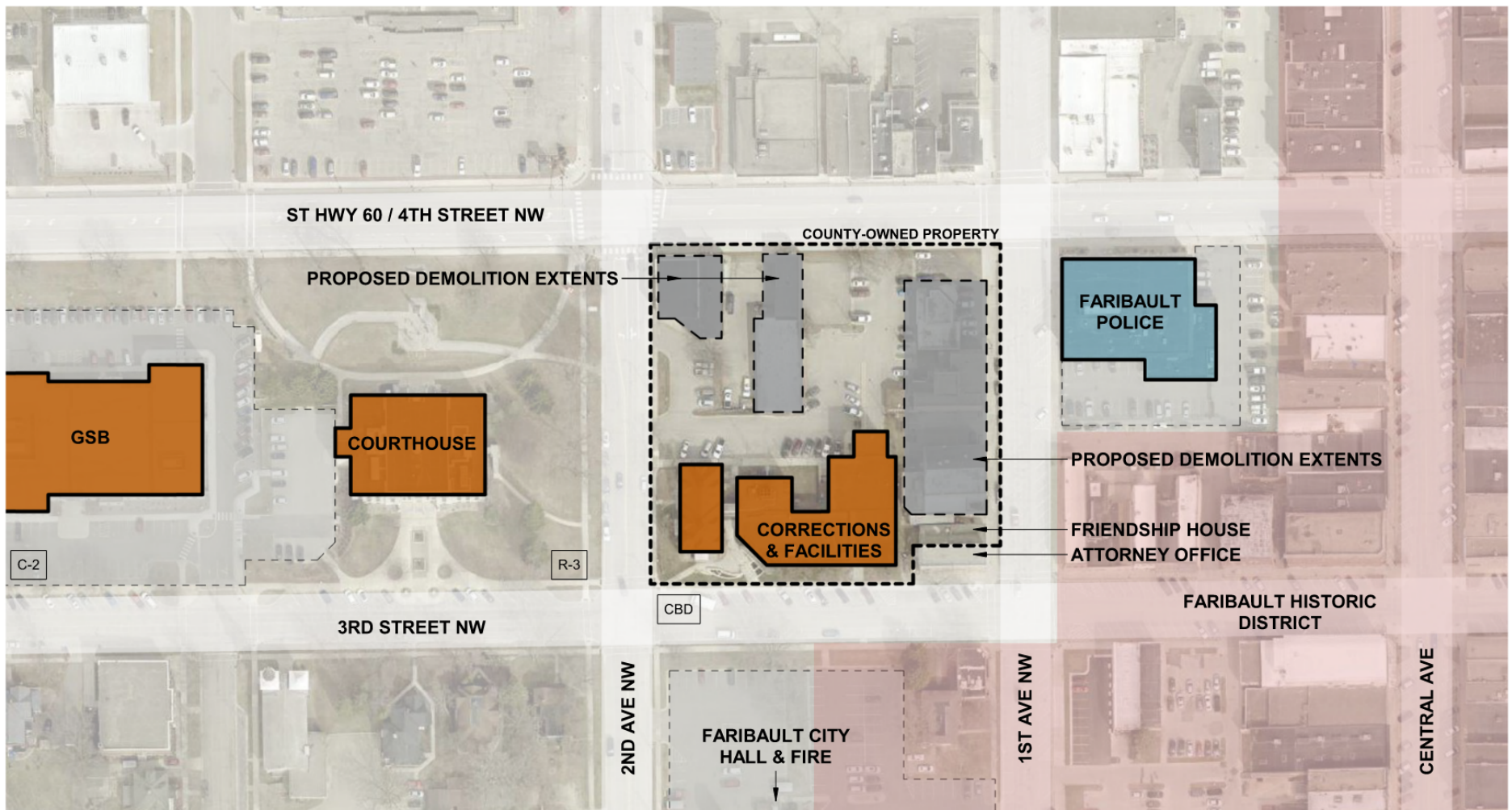
LEC Renovation for Corrections and Parks & Facilities (upon
vacation of LEC by Sheriff's Office)

OTHER POTENTIAL IMPROVEMENTS

Partial Closure of 1st Avenue NW for Secure Police Parking
Proposed Median Development along 4th Street NW

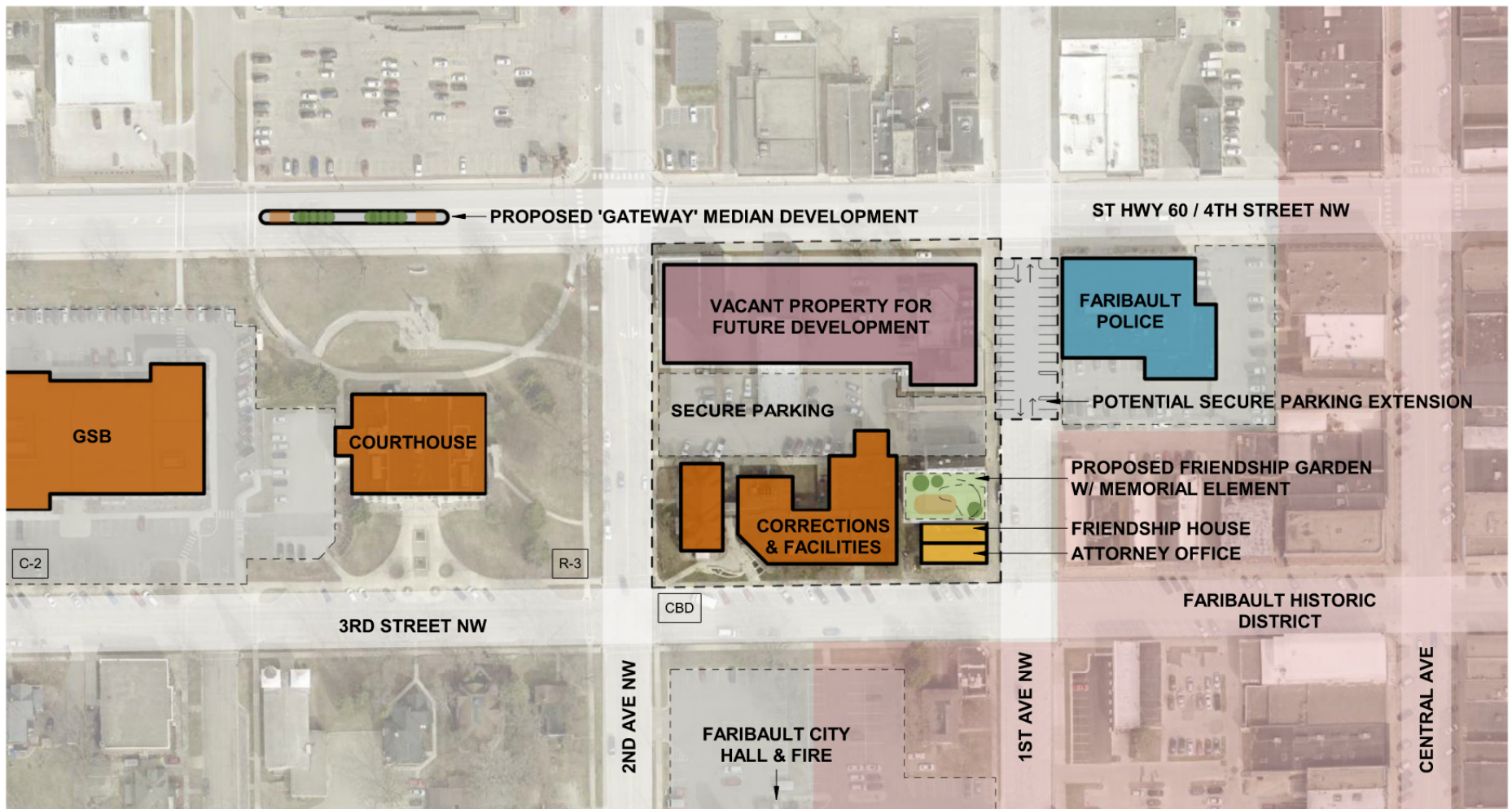


Concept 2 – Vacant Site
Proposed Demolition Scope





Concept 2 – Vacant Site
Proposed Site Plan





**Concept 3 – New Parking
Proposed Phasing Timeline**

PHASE ONE

Demolition of Existing Structures on North Block & Site
Preparation for Future Parking

PHASE TWO

Friendship Garden – New Landscaping
Develop New Parking Lot on North Block

PHASE THREE

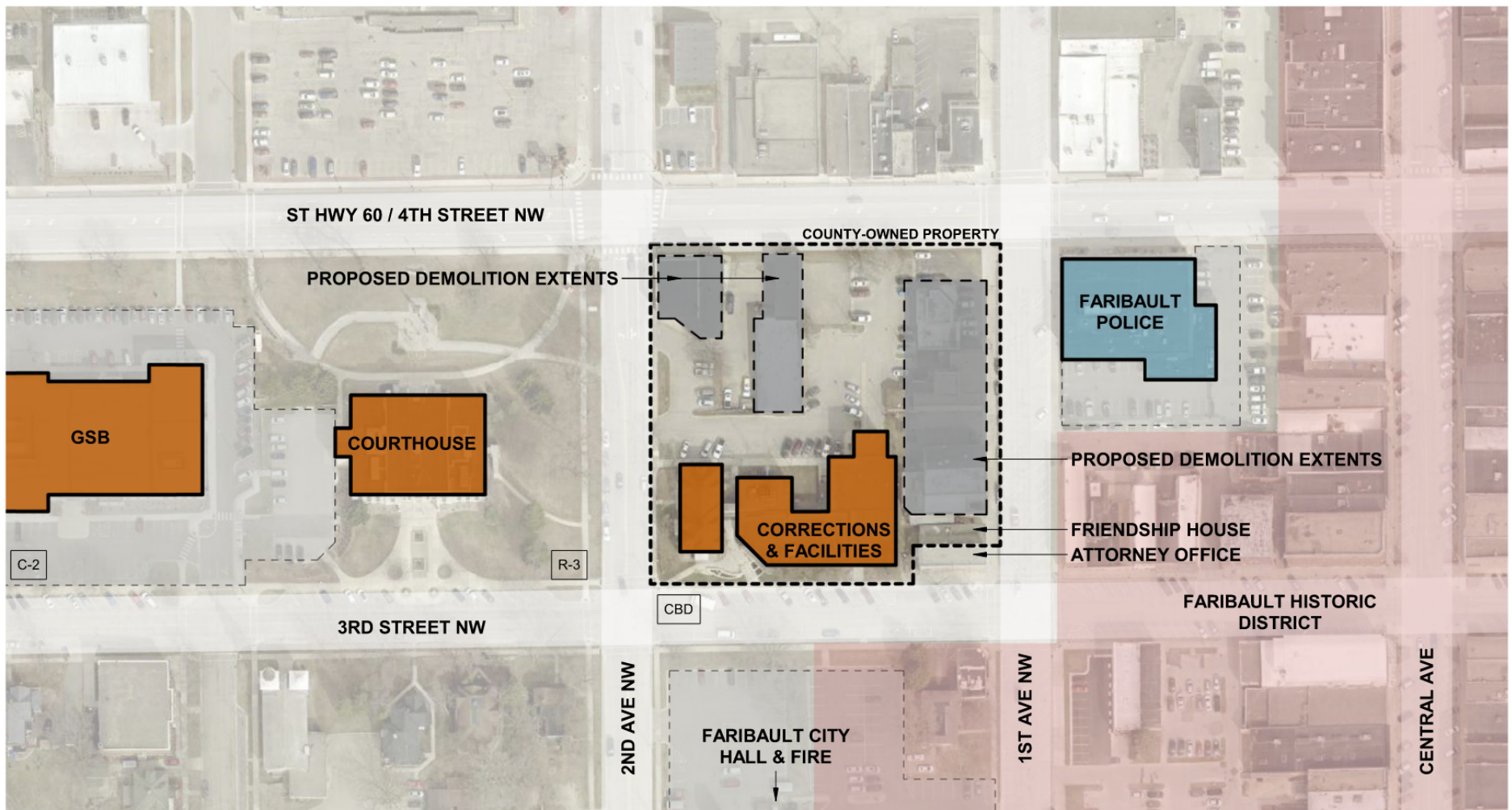
LEC Renovation for Corrections and Parks & Facilities (upon
vacation of LEC by Sheriff's Office)

OTHER POTENTIAL IMPROVEMENTS

Partial Closure of 1st Avenue NW for Secure Police Parking
Proposed Median Development along 4th Street NW

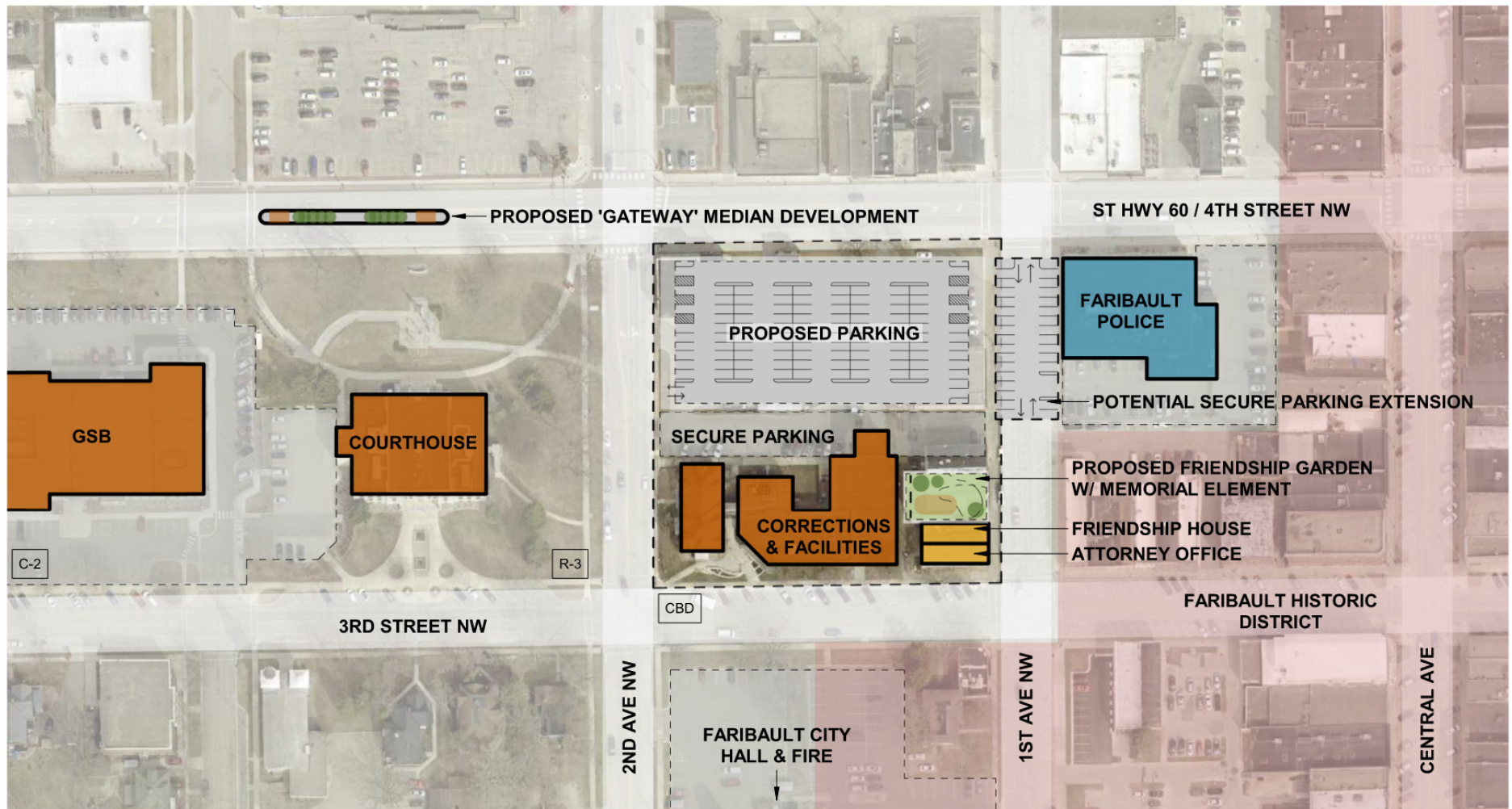


Concept 3 – New Parking
Proposed Demolition Scope





Concept 3 – New Parking
Proposed Site Plan





Concept 4 – New Development
Proposed Phasing Timeline

PHASE ONE

Demolition of Existing Structures on North Block & Site
Preparation for Future Development

PHASE TWO

Friendship Garden – New Landscaping
Engage Proposal Process for Developers

PHASE THREE

LEC Renovation for Corrections and Parks & Facilities (upon
vacation of LEC by Sheriff's Office)

PHASE FOUR

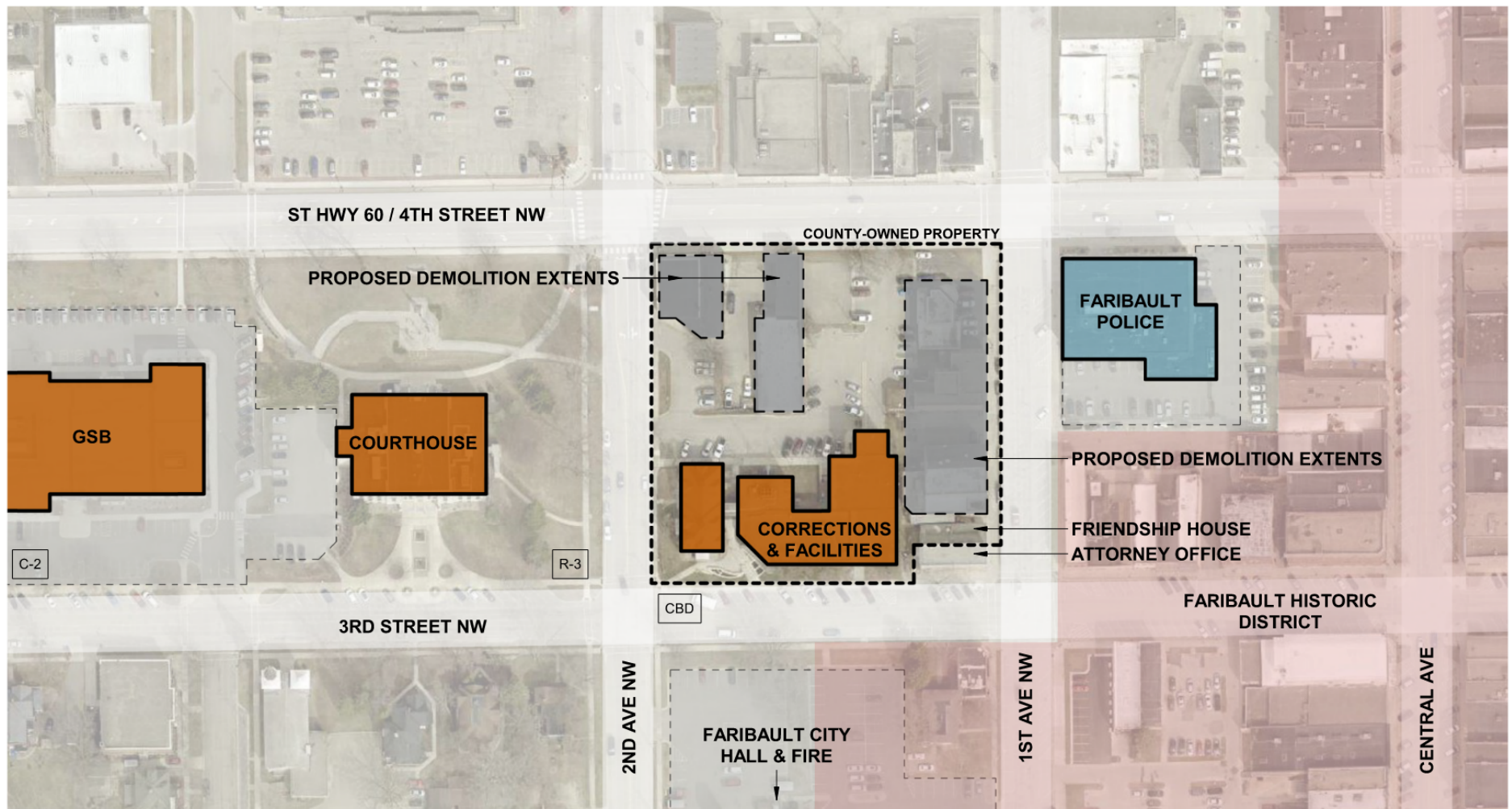
New Development on North Block

OTHER POTENTIAL IMPROVEMENTS

Partial Closure of 1st Avenue NW for Secure Police Parking
Proposed Median Development along 4th Street NW

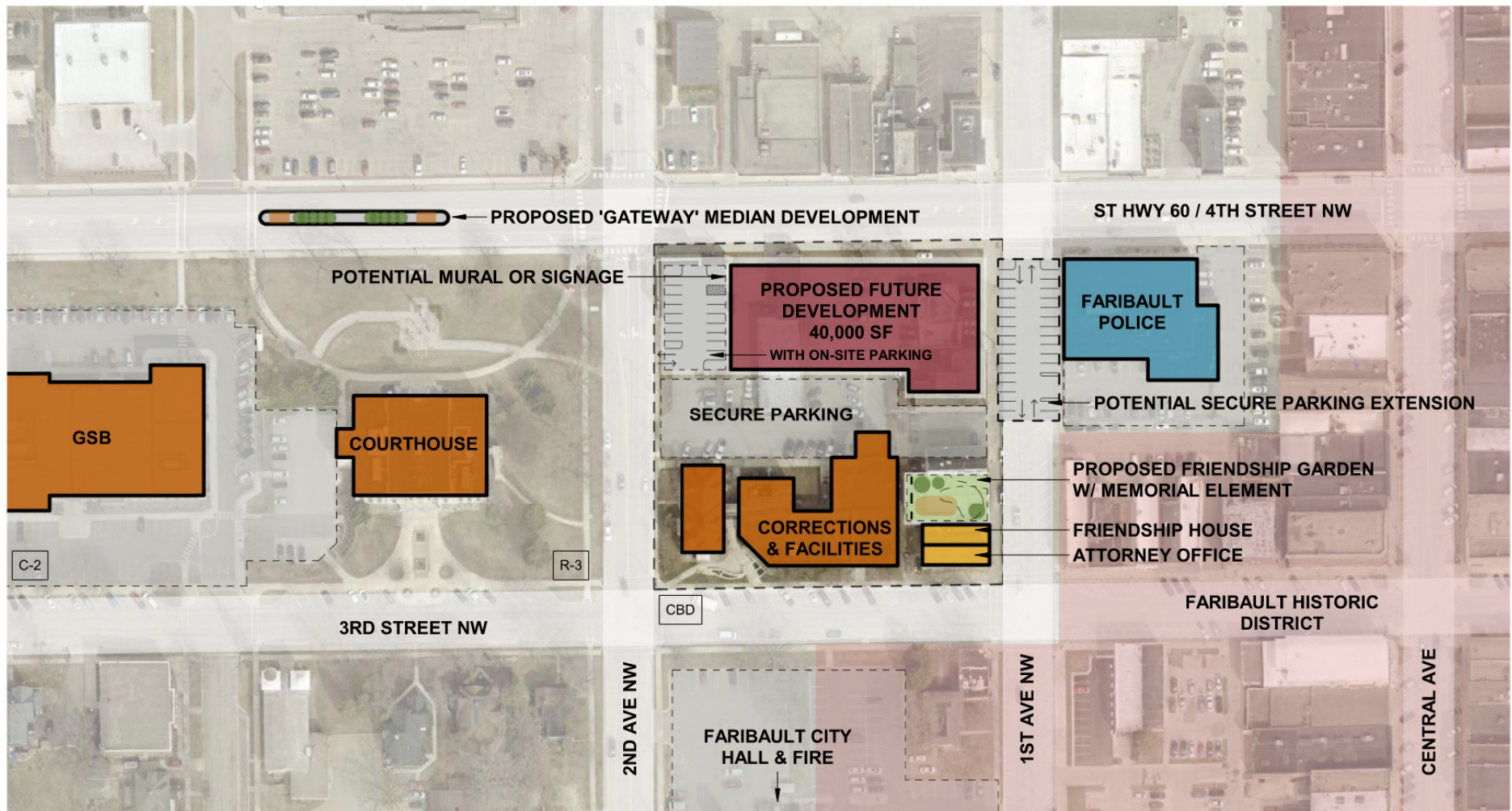


Concept 4 – New Development
Proposed Demolition Scope





Concept 4 – New Development
Proposed Site Plan





REQUEST FOR QUALIFICATIONS

- Developers submit company profiles/resumes to owner for selection.
- Maximizes ability for owner input during the development design process.
- Allows continuation of collaborative efforts between city and county entities.
 - Involvement of city during the design process provides financial flexibility with access to funding through TIF.
 - Ensures new development is in alignment with Central Business District zoning requirements & long-range planning goals for the downtown district.

QUESTIONS?



CITY OF FARIBAULT

RESOLUTION #2022-037

FINDING PARCELS OCCUPIED BY STRUCTURALLY SUBSTANDARD BUILDINGS – NORTH BLOCK DEVELOPMENT STUDY / RICE COUNTY LAW ENFORCEMENT CENTER BLOCK

WHEREAS, parcels that were included in the North Block Development Study / Rice County Law Enforcement Center Block, as shown on Exhibit A, have been contemplated for redevelopment; and

WHEREAS, it has been proposed that the City Council for the City of Faribault, Minnesota (the "City") may want to create a tax increment financing district in an area within the City, in the future to be designated a redevelopment district as defined in Minnesota Statutes, section 469.174, subd. 10 (the "TIF District"); and

WHEREAS, in order to create this type of TIF District, the City must determine that before the demolition or removal of any substandard buildings, certain conditions exist; and

WHEREAS, in order to deem a parcel as being occupied by a structurally substandard building, the City must first pass a resolution before the demolition or removal that the parcel was occupied by one or more structurally substandard buildings and that after demolition and clearance the City intended to include the parcel within the proposed future tax increment financing district; and

WHEREAS, there exists in the City on the following parcels structurally substandard buildings to be demolished or removed (the "Substandard Building Condition");

PID 18.31.1.26.266 (129 4th Street NW)
PID 18.31.1.26.265 (125 4th Street NW)
PID 18.31.1.26.267 (125 4th Street NW)
PID 18.31.1.26.264 (119 4th Street NW)
PID 18.31.1.26.261 (101 4th Street NW)
PID 18.31.1.26.267 (316 1st Avenue NW)
PID 18.31.1.26.271 (310 1st Avenue NW)
PID 18.31.1.26.270 (308 1st Avenue NW); and

WHEREAS, the parcels are deemed to be occupied by a structurally substandard building if the parcel was occupied by one or more substandard buildings or met the criteria of Minnesota Statutes, section 469.174, Subd. 10(e) within three years of the filing of the request for certification of the parcel as part of the district with the county auditor, in addition to other requirements as are required by law.

NOW, THEREFORE BE IT RESOLVED, by the Faribault City Council as follows:

1. The Council has received from LHB, Inc. the "TIF ANALYSIS FINDINGS FOR THE COURTHOUSE BLOCK", dated December 30, 2021 (the "Inspection Report"), finding that, based on an inspection of the buildings located on the Parcels, and applying current statutory criteria for a Redevelopment District under Minnesota Statutes, Sections 469.174 Subdivision 10, the buildings qualify as substandard. Based on the Inspection Report and other information available to the Council, the Council finds that the buildings on the Parcels are structurally substandard to a degree requiring substantial renovation or clearance passing the coverage test (Minnesota Statutes, Section 469.174, Subd. 10 (a)(1)) and passing the condition of buildings test (Minnesota Statutes, Section 469.174, Subd. 10 (a)).

2. After the date of approval of this resolution, the buildings on these Parcels may be demolished or removed.

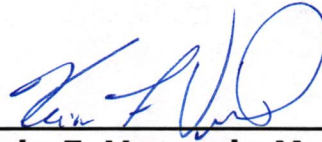
3. The City intends to include the Parcels in a redevelopment TIF District at some point in the future, and to file the request for certification of such district with the county auditor within three years after the date of demolition of the buildings on the Parcels.

4. Upon filing the request for certification of a new tax increment financing district, the City will notify the county auditor that the original tax capacity of the Parcels must be adjusted to reflect the greater of (a) the current net tax capacity of the parcels, or (b) the estimated market value of the Parcels for the year in which the buildings were demolished or removed, but applying class rates for the current year, all in accordance with Minnesota Statutes, Section 469.174, Subd. 10(d).

5. City staff and consultants are authorized to take any actions necessary to carry out the intent of this resolution.

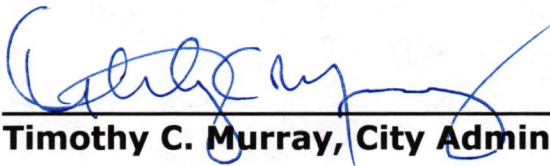
Date Adopted: April 26, 2022

Faribault City Council

A handwritten signature in blue ink, appearing to read "Kevin F. Voracek", written over a horizontal line.

Kevin F. Voracek, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Timothy C. Murray", written over a horizontal line.

Timothy C. Murray, City Administrator

EXHIBIT A

