



**City Council Work Session
Tuesday, April 21, 2026 at 6:00 PM
Public Meeting Room**

AGENDA

1. Call to Order

2. Items for Discussion

- A. Community Center Feasibility Study Update – HGA Presentation
- B. Ordinance 2026-06 Approve a Zoning Text Amendment for Data Centers in I-2 Zoning Districts
- C. Parks and Recreation Staffing Update and Operational Alignment
- D. 2025 Maxfield Housing Study Overview

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.

Para pedir este documento en otro idioma, envíe un correo electrónico y adjunte el documento a accessibility@faribault.org.

Si aad u codsato dukumeentigan oo ku qoran luqad kale, fadlan e-mail u soo dir oo ku soo lifaaq dukumiintiga accessibility@faribault.org.



Council Work Session Memorandum

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Rochelle Anderholm-Parsch, Parks and Recreation Director
MEETING DATE: April 21, 2026
SUBJECT: Community Center Feasibility Study Update – HGA Presentation

Discussion:

At the direction of the City Council, staff reengaged HGA to conduct a feasibility study evaluating options for a potential community center. This study is exploring multiple scenarios, including renovation, expansion, and new construction, with the goal of providing Council with clear information related to community needs, facility considerations, site feasibility, operational impacts, and high-level cost estimates. This information will help guide Council toward making a decision about a path forward during the May Council retreat.

A Working Group has been established to support this effort, consisting of the Mayor, Parks and Recreation Advisory Board Chair, Parks and Recreation Director, Library Director, Buckham West representative, City Administrator, Communications Manager, City Engineer, and Recreation Superintendent. The group provides cross-departmental insight and feedback throughout the process. It does not serve as a decision-making body, but helps inform the analysis and recommendations brought forward to the Parks and Recreation Advisory Board and City Council.

HGA presented to the Parks and Recreation Advisory Board on March 18. This presentation reflects input from the Working Group to date, as well as feedback and recommendations provided by the Parks Board at their most recent meeting.

This work session serves as a key touchpoint in the overall process. At this meeting, HGA will present findings to date and seek feedback from Council to help guide the next phase of the study.

Attachments:

HONESTY • RESPECT • DEDICATED • VISIONARY • ACCOUNTABILITY

1. 20260421 - FCC City Council Work Session (002)



HGA

City of Faribault
FARIBAULT COMMUNITY CAMPUS

City Council Work Session Presentation – April 21, 2026

AGENDA

1. Process Overview (5 mins)

Working Group Team

Working Group Objectives

Guiding Principles

2. Scope and Site Test Fit Concepts Overview (10 mins)

FCC – Renovation Options 1, 2, 3/3A

FCC – Replacement Option 4

North Alexander Park – New Building Option 5

3. Recommendations Overview (15 mins)

Working Group Consensus

PRAB Discussion and Recommendations

Refined Options 3 & 3A

4. Discussion and Feedback (30 mins)

5. Next Steps (5 mins)



PROCESS OVERVIEW

WORKING GROUP

CITY OF FARIBAULT

Mayor: Tom Spooner

Parks Board Member: Lola Brand

City staff:

- Rochelle Anderholm-Parsch (Director of Parks and Recreation)
- Jessica Kinser (City Administrator)
- Brad Phenow (Communications Manager)
- Mark DuChene (City Engineer)
- Delane James (Library Director)
- Kevin O'Brien (Recreation Superintendent)

City Partner/Contract:

- Jen Korbel (Buckham West Director)

HGA

Principal-in-Charge

Nancy Blankfard
FAIA, LEED AP

Design Principal

Glenn Waguespack
AIA, LFA

Design Coordinator

Megan Gahlman

WORKING GROUP OBJECTIVES

1. Review Building Planning Options

1. Renovation/Addition and Replacement Options at Existing Faribault Community Center location
2. New Building Option on North Alexander Park Site

2. Review Working Group Consensus and PRAB Recommendations

3. Discussion and Feedback



GUIDING PRINCIPLES



MAXIMIZE AMENITIES FOR FITNESS AND REC

-“Provide amenities to DO..”

-“Variety of activities determines success..”



BE A HUB FOR INTERACTION AND GATHERING

- All people feel welcome and inclusive...
- Seeing yourself represented here...
- Social programming builds unity...
- Embrace drop-in community events...



SHOW STEWARDSHIP GOING FORWARD

- Exhibit cost effectiveness in decision making...
- Further Faribault's sustainability initiatives...
- Have durability and longevity in mind...



CREATE A LANDMARK FOR THE COMMUNITY

- Think BIG, not small...
- Public reaction is "wow that's pretty cool"...
- Act as a catalyst for development and growth...
- Make it a crown jewel of the community...

SCOPE AND SITE TEST FIT CONCEPTS OVERVIEW

PROJECT BUDGET

Based on the City's capacity to bond and fundraise

PROJECT COSTS

\$40M - \$45M

Construction costs

\$32M - \$36M

Cost paid to a contractor

Soft costs

\$ 8M - \$ 9M

Permits, surveys, financing, design fees, furniture, equipment, moving etc



ENGAGEMENT RECAP: 2023 STUDY

Programming – Survey results and Task Force priorities

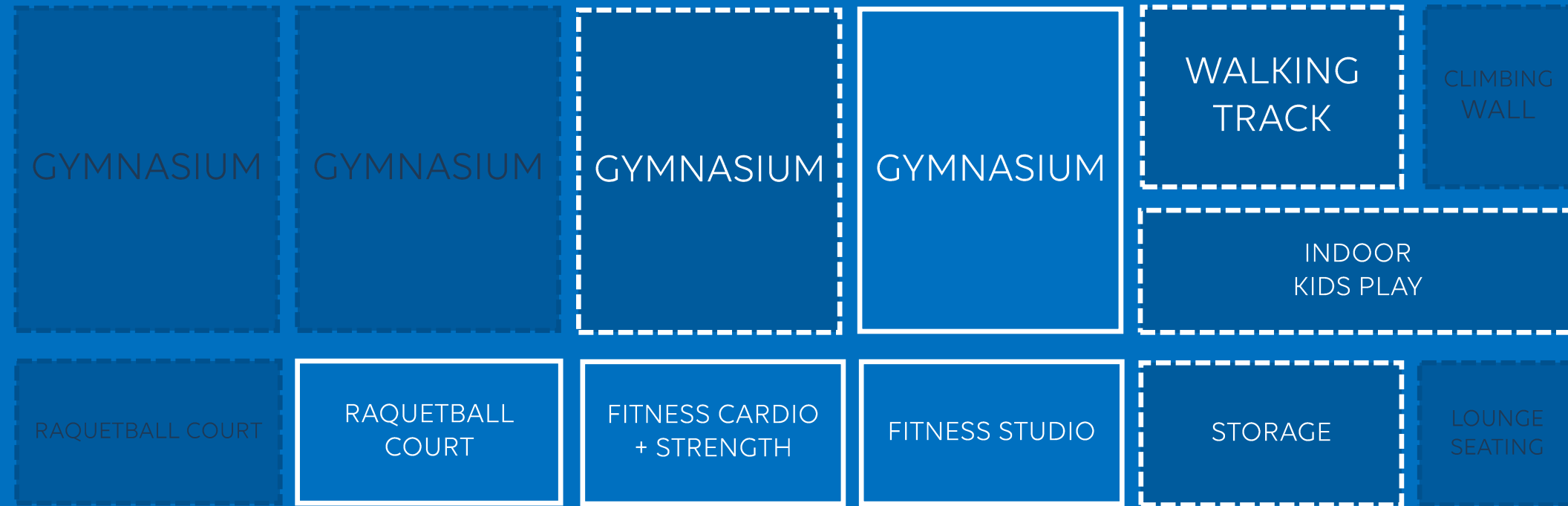
Faribault, MN Feasibility Study - Indoor/Outdoor Amenities							
Online Survey Results				Task Force Live Polling (Mentimeter)			
INDOOR AMENITIES	Most Likely Use	OUTDOOR AMENITIES	Most Likely Use	Active Spaces (Task Force)	Aquatic Spaces (Task Force)	Gathering Spaces (Task Force)	Outdoor Spaces (Task Force)
Indoor Aquatics (lap, therapy, swim lessons, etc.)	14%	Walking trails/paths	14%	Walking/Running Track (9)	Zero-depth Entry Rec Pool (6)	Meeting/Program Space (8)	Basketball Courts (7)
Walking/Running Track	12%	Farmer's market	10%	Indoor Kids' Play Structure (7)	Program/Fitness Pool (5)	Party/Rental Rooms (8)	Pickleball Courts (7)
Indoor Aquatics (zero-depth entry pool, etc.)	12%	Playground	10%	Fitness Center - Cardio/Weights (4)	Lap Pool (4)	Teen Space (8)	Walking Path (7)
Fitness Center (cardio and weights)	11%	Pickleball court	8%	Gymnasium Space (4)	Lazy River (4)	Large Events/Banquet Space (2)	Outdoor Events (5)
Gymnasium (basketball, pickleball volleyball, etc.)	10%	Bike path/bike rack	8%	Fitness Studios (2)	Waterslide/Plunge Pool (3)	Art/Maker Space (1)	Playground (4)
Fitness Studios for classes (Zumba, yoga, spinning, etc.)	8%	Music/festival	7%	Climbing/Bouldering Gym (1)	Therapy Pool (2)	Senior Space (0)	Bike Path/Racks (3)
Indoor kids' play structure	7%	Community gardens	6%	Racquetball (0)			Lawn Activities (2)
Teen space (hangout, pool/foosball, etc.)	5%	Nice place to sit outside	6%				Skate Park (2)
Climbing/bouldering gym	4%	Picnic area	6%				Volleyball Courts (2)
Party rental rooms	4%	Basketball court	5%				Bocce Courts (1)
Senior space	3%	Open lawn for activities (i.e., picnic, bags, croquet, frisbee, etc)	5%				Community Gardens (1)
Art/maker space	3%	Volleyball	4%				Tennis Courts (0)
Place to hang out/lounge	2%	Skate park	3%				
Large event/banquet spaces	2%	Tennis courts	3%				
Racquetball courts	1%	Bocce court	2%				
Meeting Space	1%	Lawn bowling	2%				

SURVEY - High Priority
SURVEY - Medium Priority
Survey - Low Priority
Did not see in survey results

PROGRAM – BASELINE SPACE PRIORITIES

From Working Group Workshop 1 discussion - Medium program

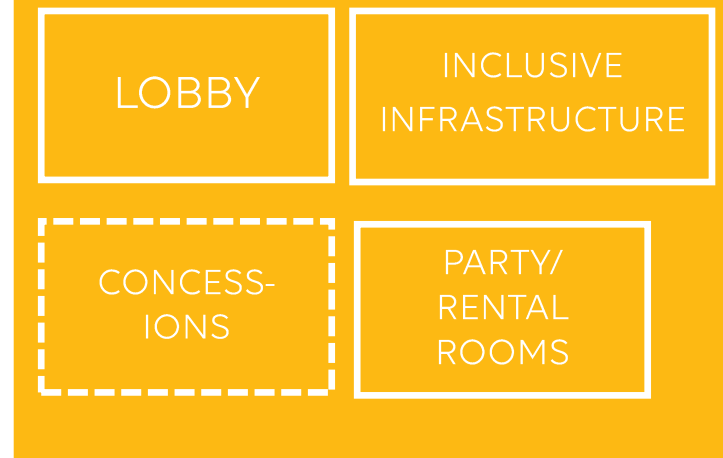
ACTIVE/FITNESS



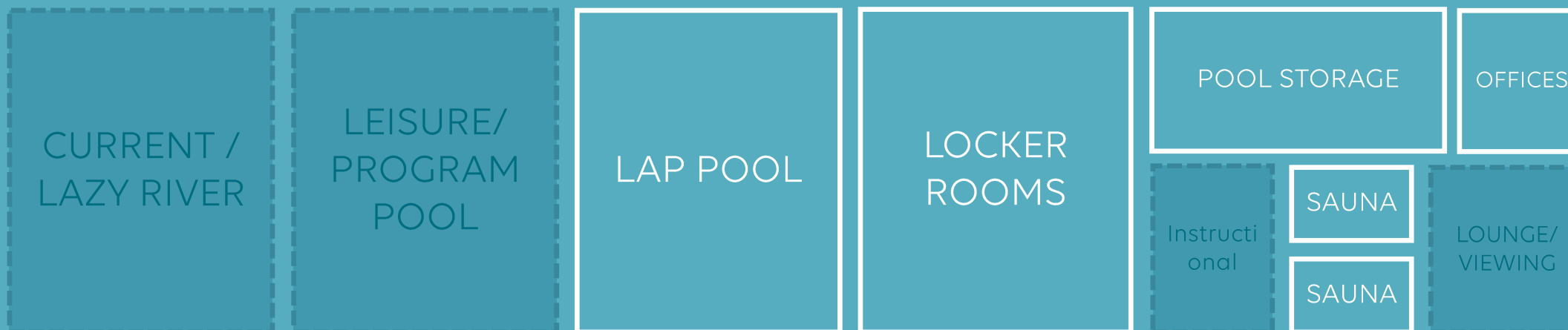
OFFICE



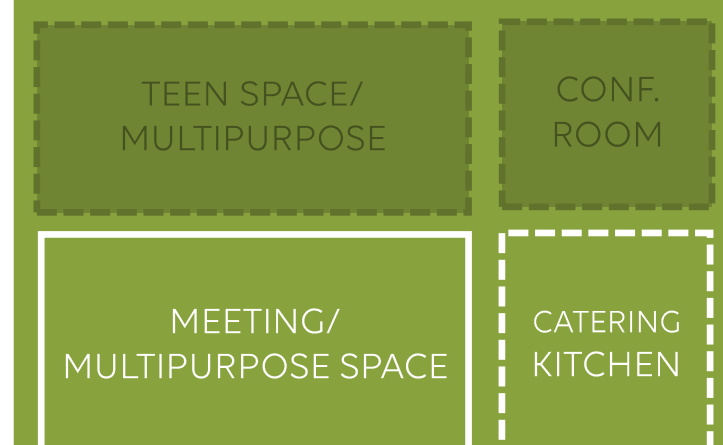
PUBLIC



AQUATICS



GATHERING



SITE TEST FIT CONCEPTS:

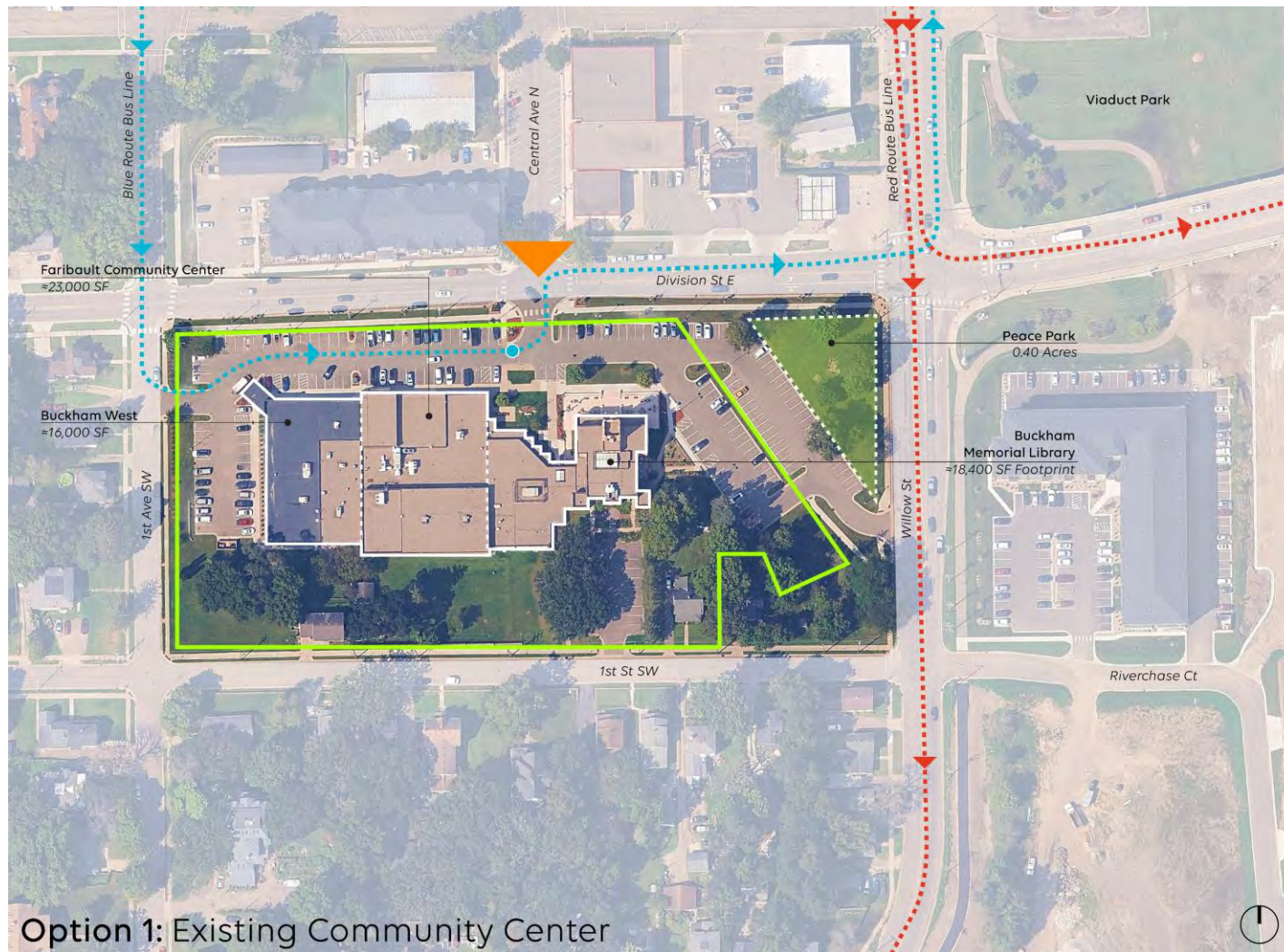
Existing FCC Site | Options 1, 2, 3+3A, 4
North Alexander Park Site | Option 5

CURRENT SITE OPTIONS

Selected Sites

Existing Community Center Site

5.05 acres



Option 1: Existing Community Center

North Alexander Park Site

62 acres + 5.5 acres



Option 2: North Alexander Park

EXISTING CONDITIONS – FCC SITE OVERVIEW

Existing Faribault Community Center

EXISTING BUILDING

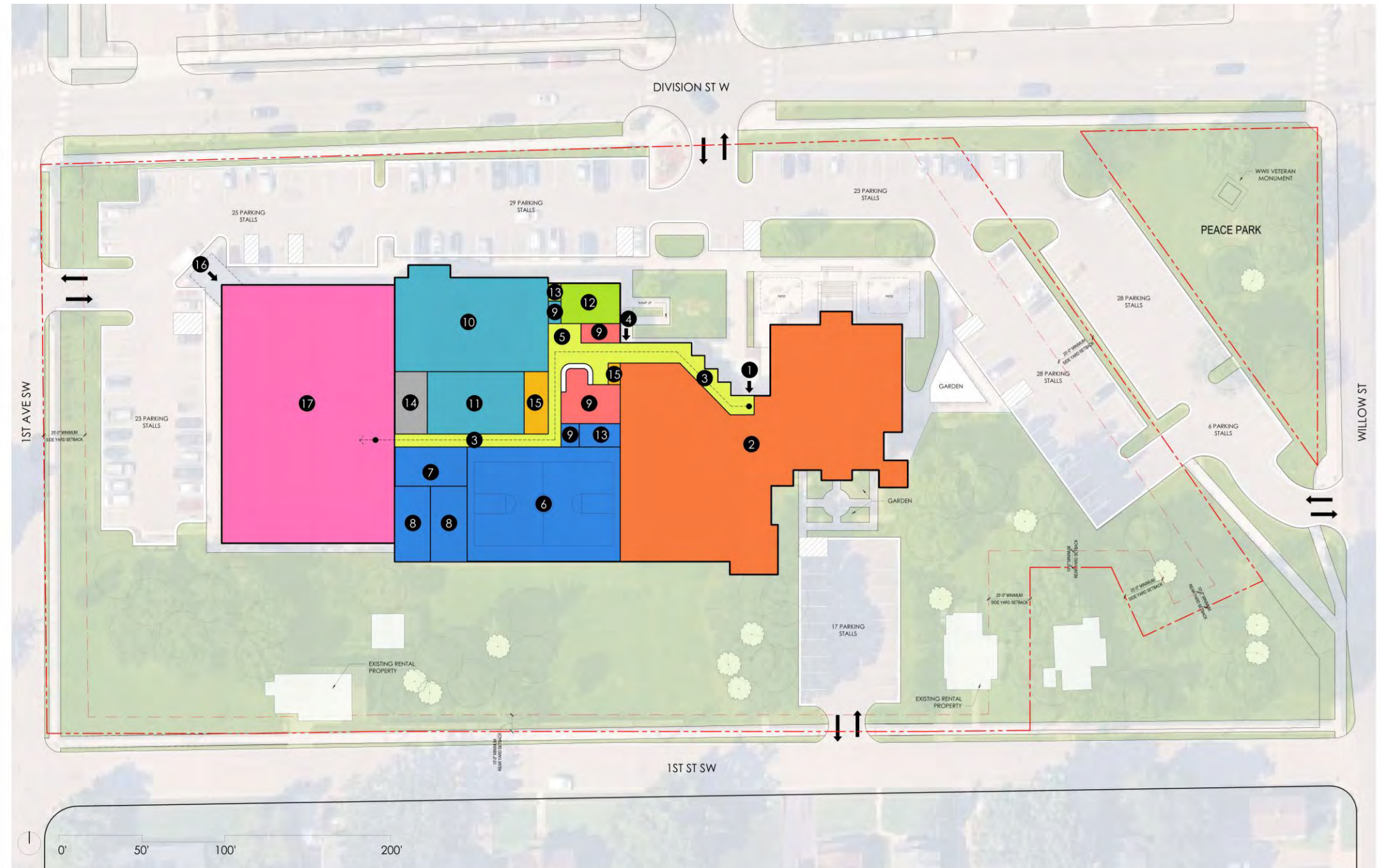
24,500 GSF (FCC only)

1 STORY

Amenities

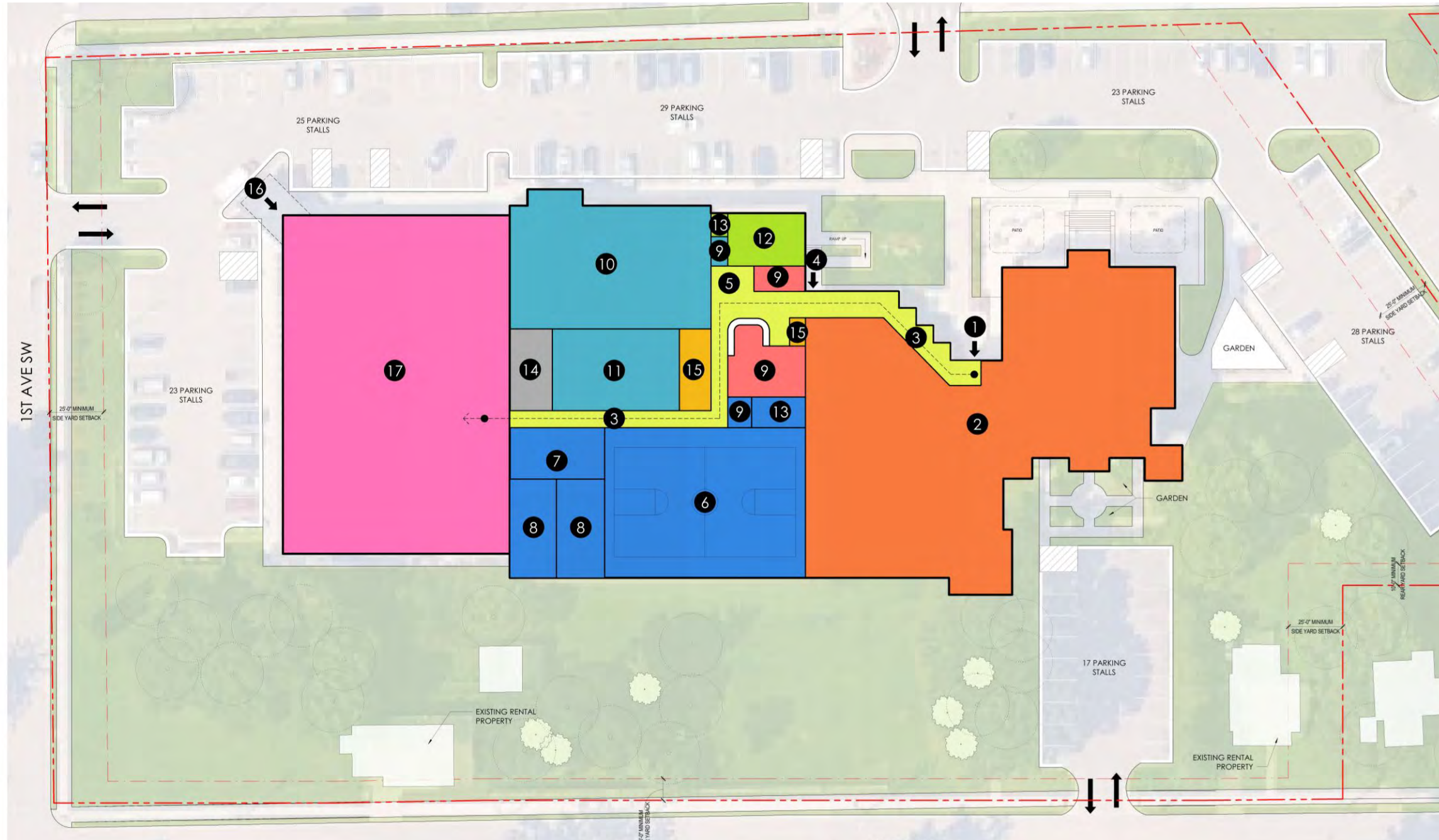
- 1 Multipurpose Lap Pool
- 1 Gymnasium
- Small Cardio/Fitness Space
- 2 Racquetball Courts
- 1 Multipurpose Meeting Rm
- Office

Existing Parking +/- 185 stalls



EXISTING – PROGRAM DIAGRAM

Existing Faribault Community Center



PROGRAM LEGEND

- LOBBY/CORRIDOR
 - PUBLIC
 - AQUATICS
 - ACTIVE/FITNESS
 - OFFICE
 - GATHERING/PROGRAMMING
 - BUILDING SUPPORT
 - BUCKHAM MEMORIAL LIBRARY
 - BUCKHAM WEST SENIOR CENTER
- PROPERTY LINE
 LIMITS OF WORK

PROGRAM LIST

1. ENTRY PLAZA
2. BUCKHAM MEMORIAL LIBRARY
3. CONNECTING LINK
4. RECEPTION DESK
5. PUBLIC/LOBBY
6. GYMNASIUM
7. FITNESS/CARDIO
8. RACQUETBALL COURT
9. OFFICE
10. AQUATICS
11. LOCKER ROOM
12. MULTIPURPOSE
13. STORAGE
14. BUILDING SUPPORT
15. RESTROOM
16. BUCKHAM WEST ENTRY PLAZA
17. BUCKHAM WEST SENIOR CENTER
18. INDOOR PLAY
19. FITNESS STUDIO
20. PARTY RENTAL ROOM
21. CONCESSIONS/VENDING

OPTION 1 – ESSENTIAL CAPITAL INVESTMENT RENO + ADDITION

Existing Faribault Community Center

OPTION 1 – 1 STORY

3,200 GSF Addition

24,500 GSF Renovation

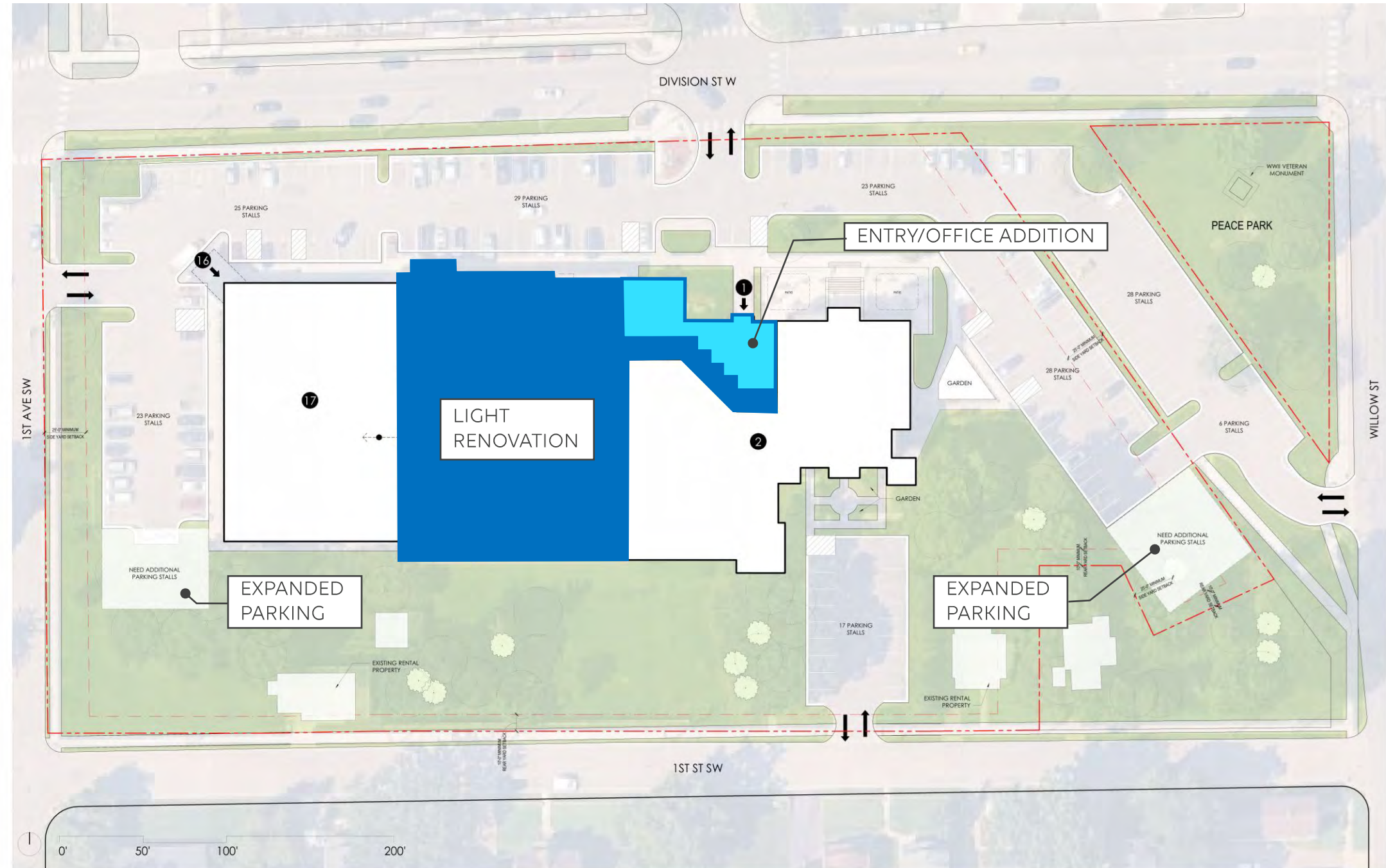
27,700 GSF TOTAL

Approx Project Cost \$13-18M

Amenities

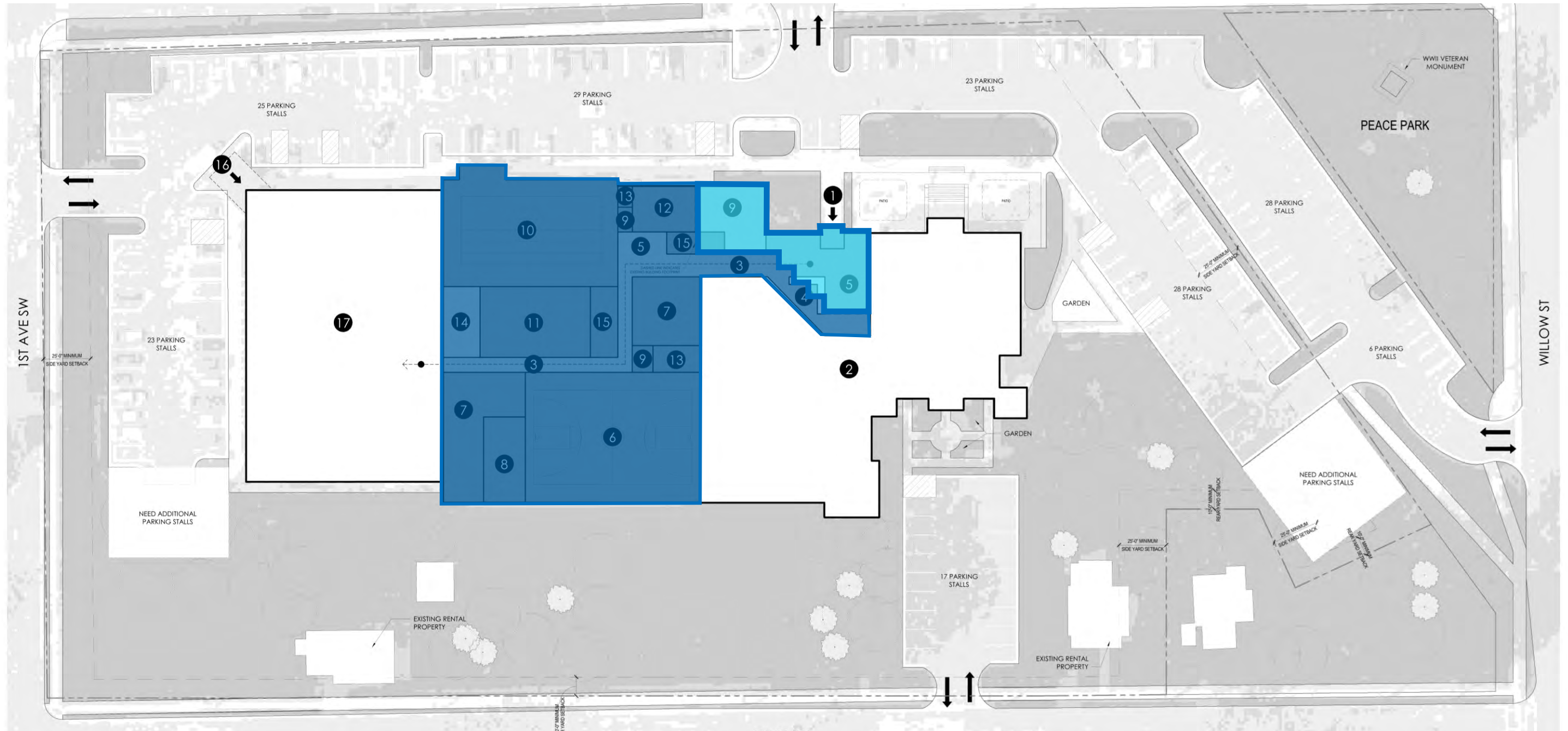
- 1 Multipurpose Lap Pool
- 1 Gymnasium
- **Expanded Cardio/Fitness**
- **Adds Fitness Studio**
- **1 Racquetball Court**
- 1 Multipurpose Meeting Rm
- **New Shared Entry Lobby**
- **New Office**

Expanded Parking +/-20 stalls



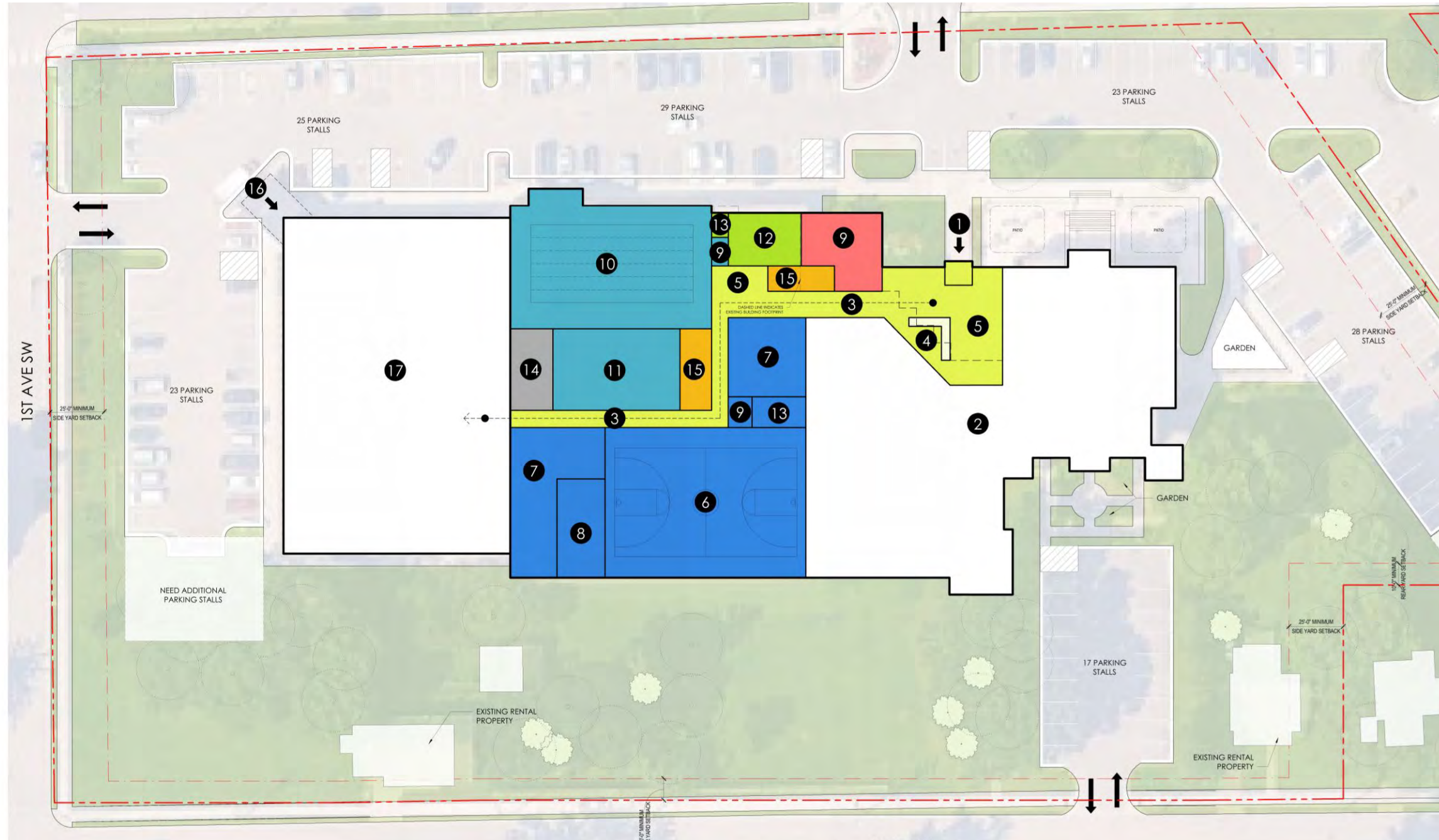
OPTION 1 – RENOVATION/ADDITION DIAGRAM

Existing Faribault Community Center



OPTION 1 – PROGRAM DIAGRAM

Existing Faribault Community Center



PROGRAM LEGEND

- LOBBY/CORRIDOR
 - PUBLIC
 - AQUATICS
 - ACTIVE/FITNESS
 - OFFICE
 - GATHERING/PROGRAMMING
 - BUILDING SUPPORT
 - BUCKHAM MEMORIAL LIBRARY
 - BUCKHAM WEST SENIOR CENTER
- PROPERTY LINE
 LIMITS OF WORK

PROGRAM LIST

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3. CONNECTING LINK
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21. CONCESSIONS/VENDING

OPTION 2 – MODEST RENOVATION + ADDITION

Existing Faribault Community Center

OPTION 2 – 1 STORY

5,000 GSF Addition

27,200 GSF Renovation

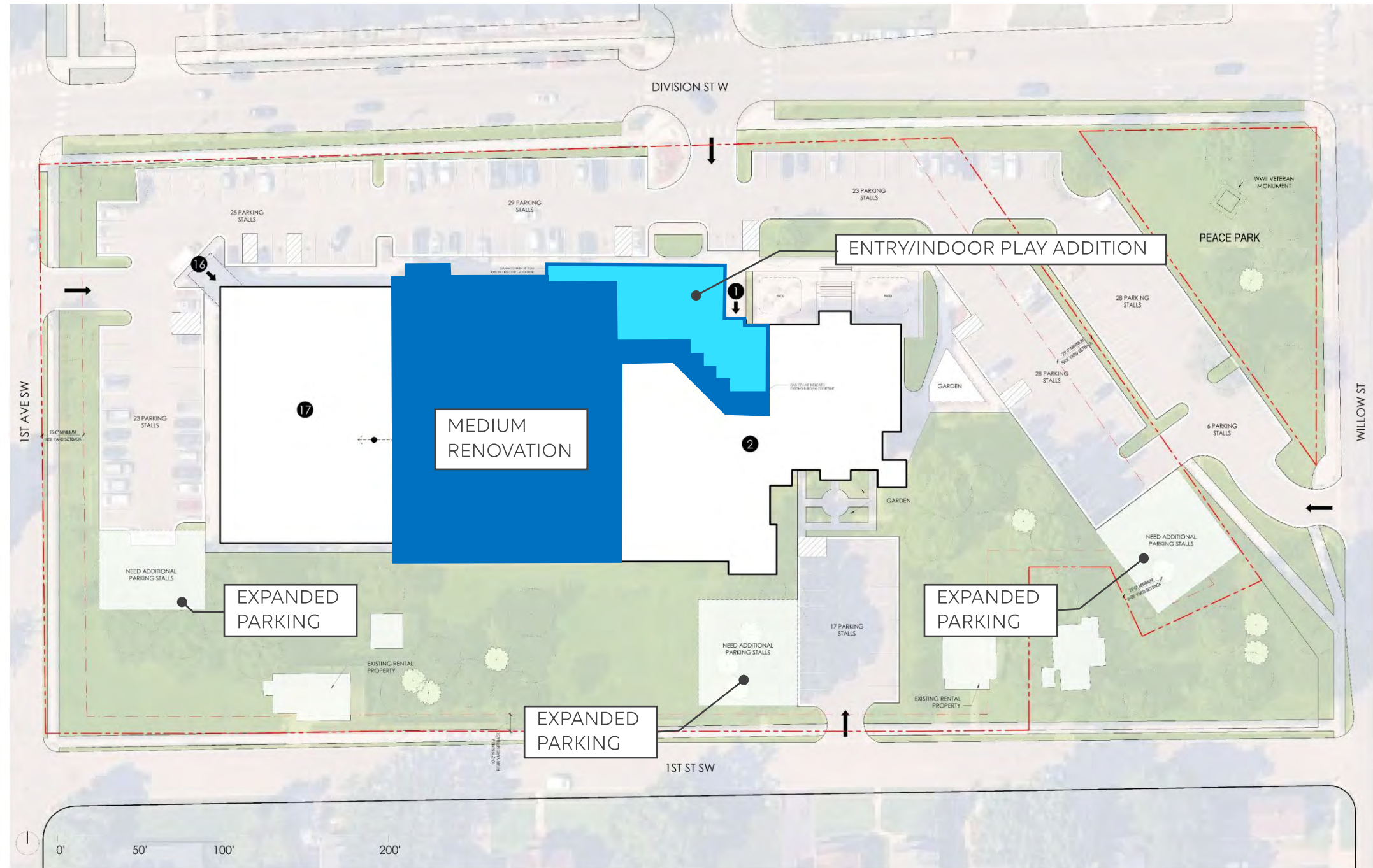
32,200 GSF TOTAL

Approx Project Cost \$16-21M

Amenities

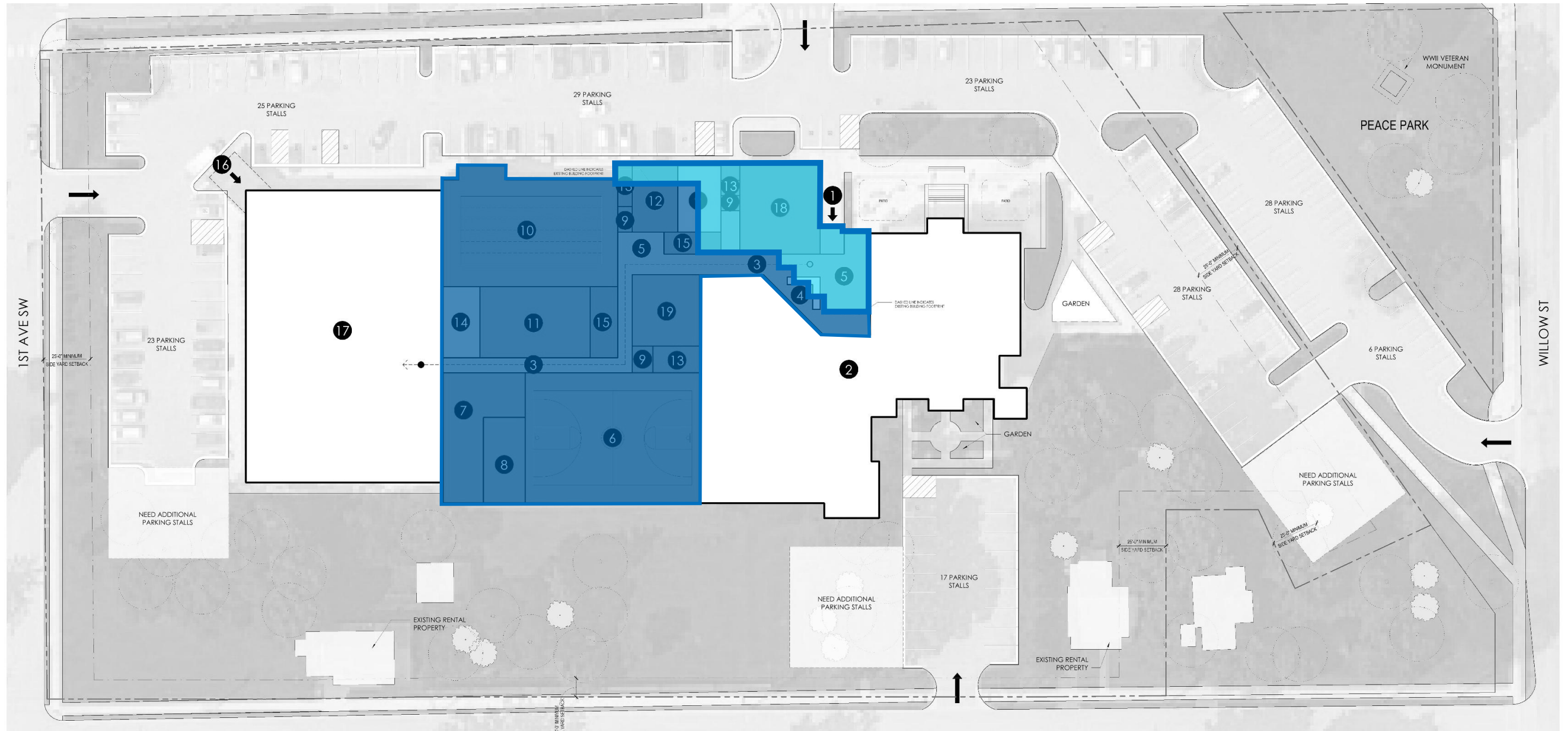
- 1 Multipurpose Lap Pool
- 1 Gymnasium
- **Expands Cardio/Fitness**
- **Adds Fitness Studio**
- **1 Racquetball Court**
- 1 Multipurpose Meeting Rm
- **New Shared Entry Lobby**
- **New Office**
- **New Indoor Play Area**

Expanded Parking +/-35 stalls



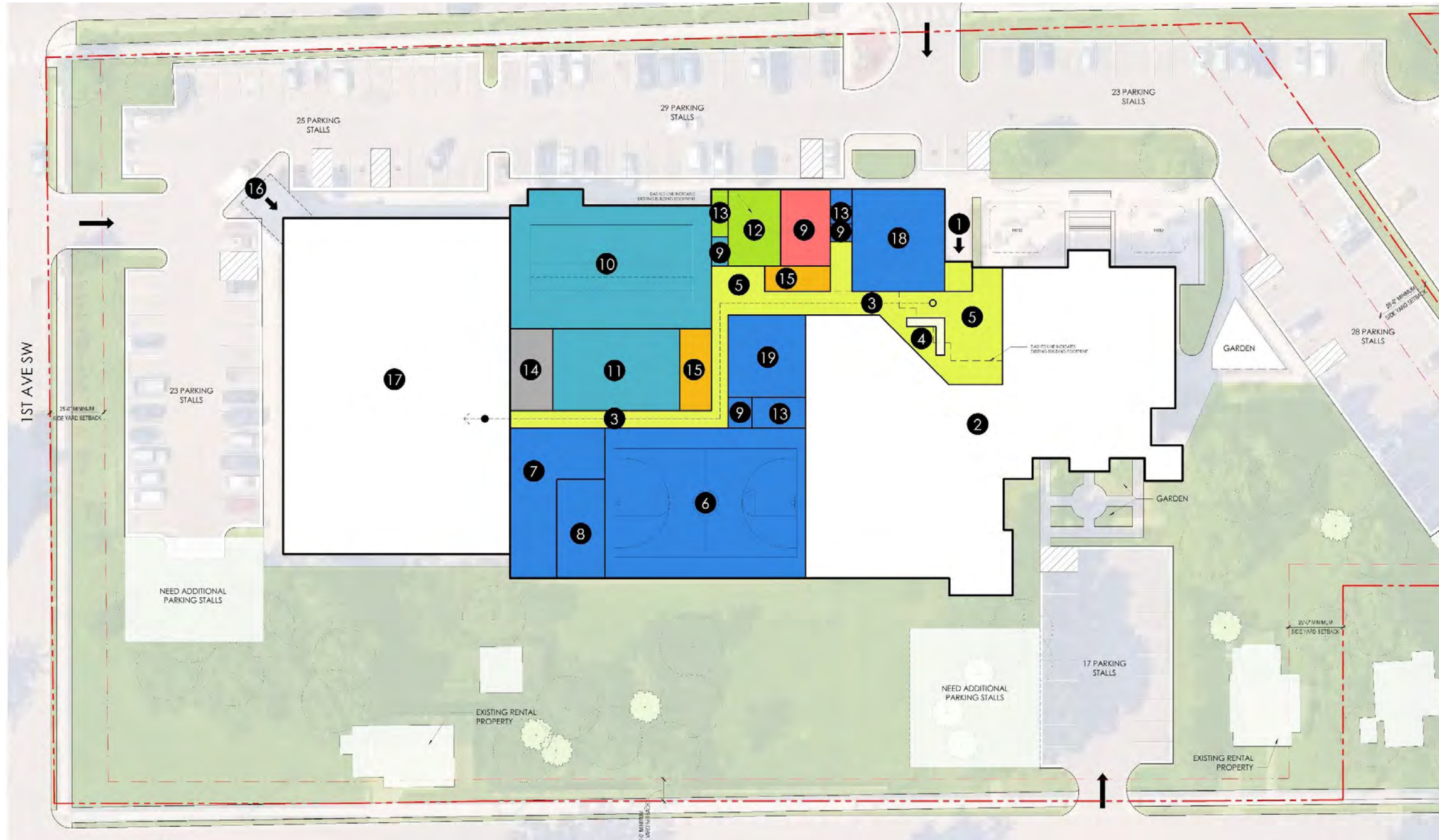
OPTION 2 – RENOVATION/ADDITION DIAGRAM

Existing Faribault Community Center



OPTION 2 – PROGRAM DIAGRAM

Existing Faribault Community Center



PROGRAM LEGEND

- LOBBY/CORRIDOR
- PUBLIC
- AQUATICS
- ACTIVE/FITNESS
- OFFICE
- GATHERING/PROGRAMMING
- BUILDING SUPPORT
- BUCKHAM MEMORIAL LIBRARY
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- PROPERTY LINE
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PROGRAM LIST

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21. CONCESSIONS/VENDING

OPTION 3 – MEDIUM RENOVATION + ADDITIONS

Existing Faribault Community Center

OPTION 3 – 1 STORY

21,500 GSF Additions

21,800 GSF Renovation

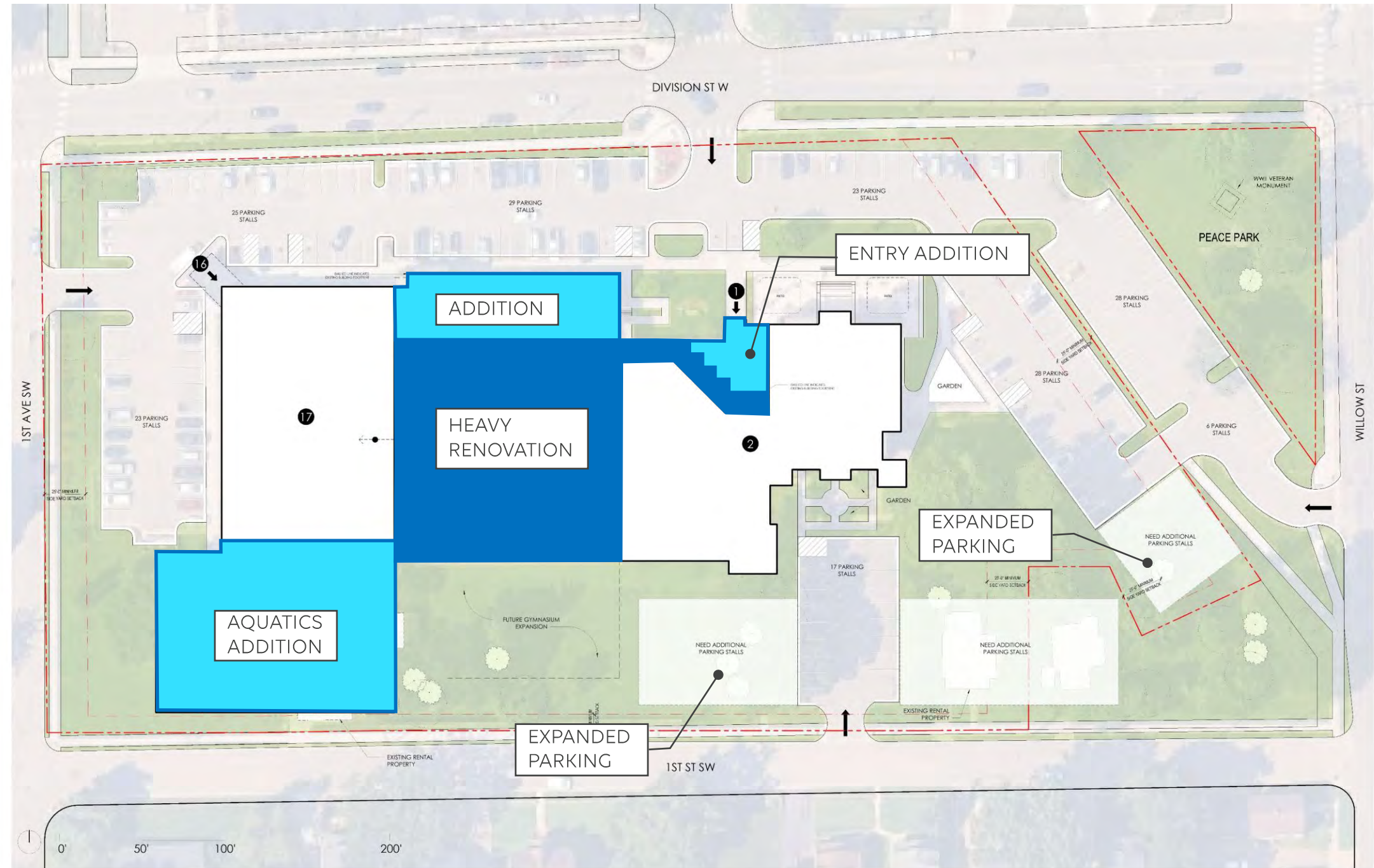
43,300 GSF TOTAL

Approx Project Cost \$38-43M

Amenities

- **Multipurpose Lap Pool-8' lanes**
- 1 Gymnasium
- **Expands Cardio/Fitness**
- **Adds 2 Fitness Studios**
- **1 New Racquetball Court**
- **New Meeting Rm**
- **New Shared Entry Lobby**
- **New Office**
- **New Indoor Play Area**
- **New Concessions Space**
- **New Locker Rooms And Pool Mechanical**

Expanded Parking +/-70 stalls



OPTION 3A – OPTION 3 RENO/ADDITIONS + 2ND GYM

Existing Faribault Community Center

OPTION 3A – 1 STORY

21,400 GSF Addition

30,400 GSF Renovation

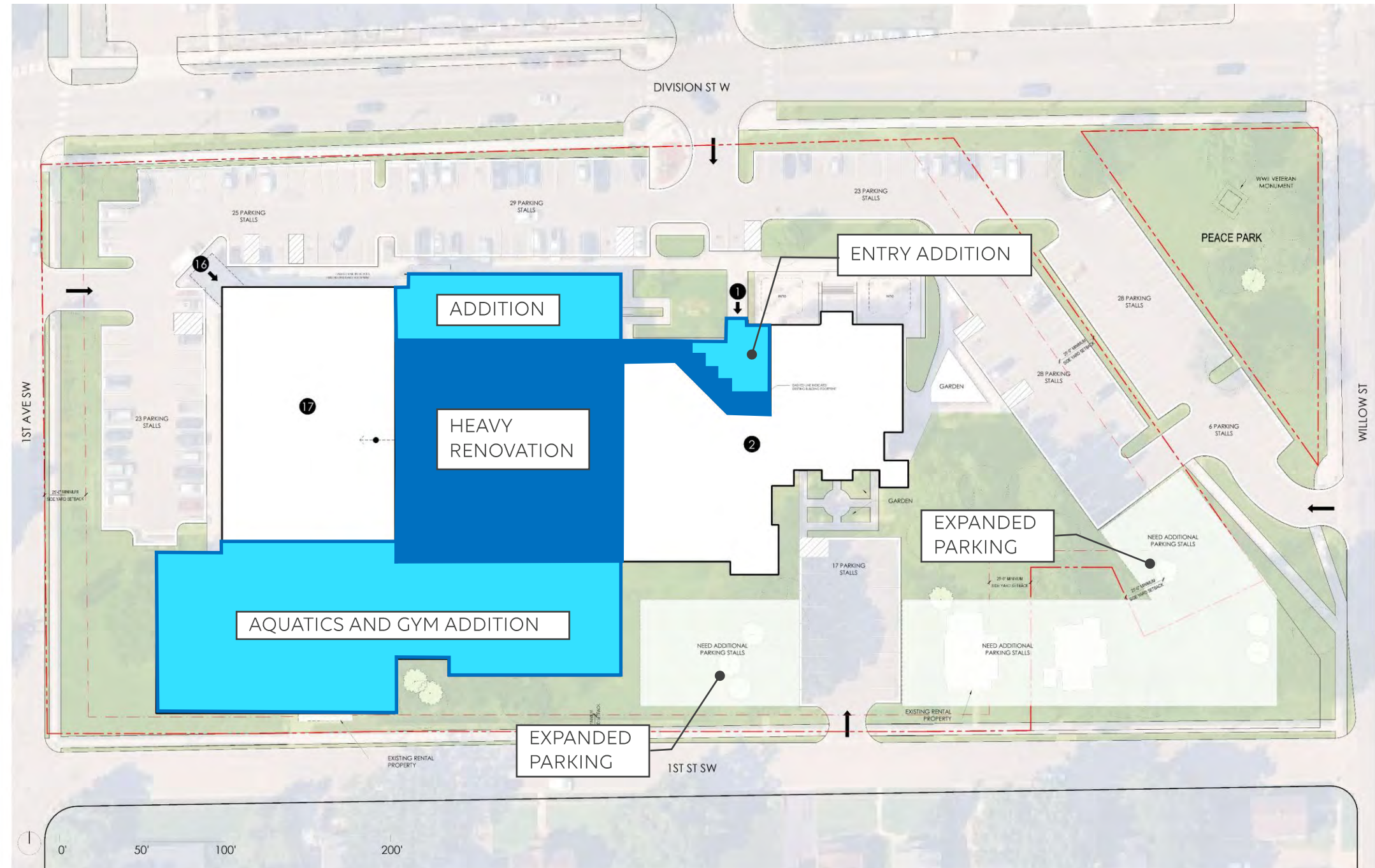
51,800 GSF TOTAL

Approx Project Cost \$43-48M

Amenities

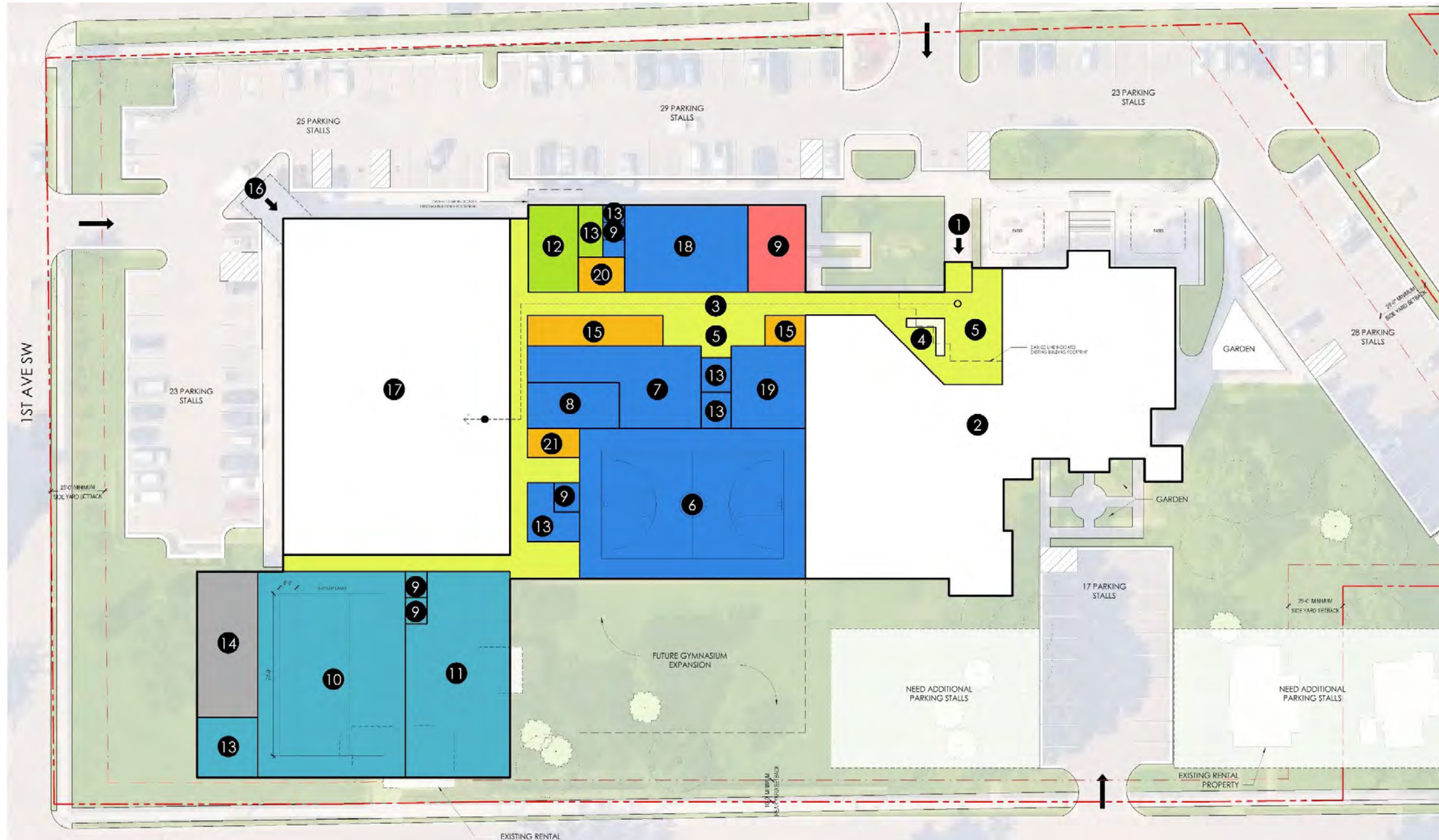
- **Multipurpose Lap Pool-8' lanes**
- **2 Gymsnasiums**
- **Expands Cardio/Fitness**
- **Adds 2 Fitness Studios**
- **1 New Racquetball Court**
- **New Meeting Rm**
- **New Shared Entry Lobby**
- **New Office**
- **New Indoor Play Area**
- **New Concessions Space**
- **New Locker Rooms And Pool Mechanical**

Expanded Parking +/-120 stalls



OPTION 3 – PROGRAM DIAGRAM

Existing Faribault Community Center



PROGRAM LEGEND

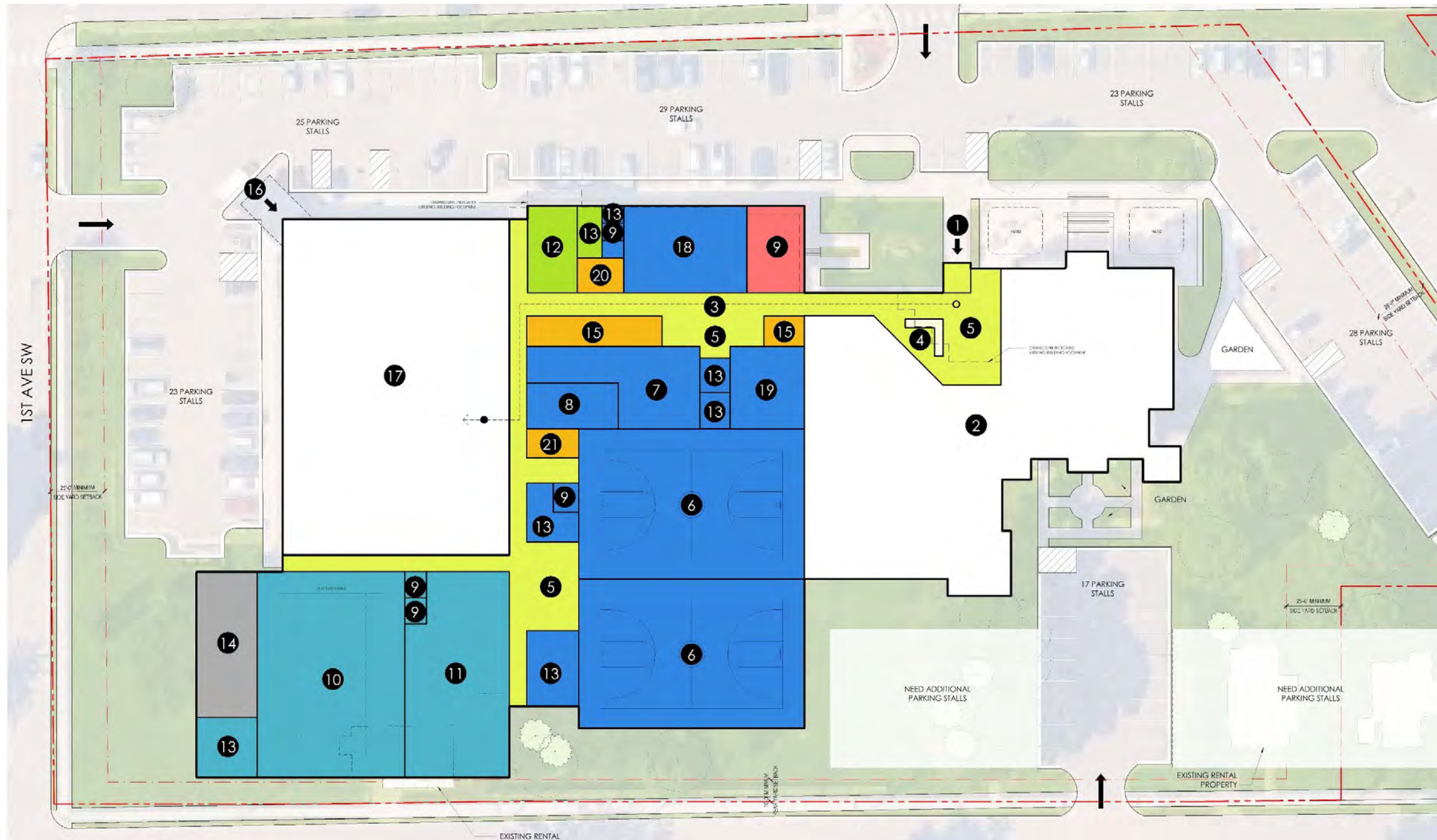
- LOBBY/CORRIDOR
- PUBLIC
- AQUATICS
- ACTIVE/FITNESS
- OFFICE
- GATHERING/PROGRAMMING
- BUILDING SUPPORT
- BUCKHAM MEMORIAL LIBRARY
- BUCKHAM WEST SENIOR CENTER
- PROPERTY LINE
- LIMITS OF WORK

PROGRAM LIST

1. ENTRY PLAZA
2. BUCKHAM MEMORIAL LIBRARY
3. CONNECTING LINK
4. RECEPTION DESK
5. PUBLIC/LOBBY
6. GYMNASIUM
7. FITNESS/CARDIO
8. RACQUETBALL COURT
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21. CONCESSIONS/VENDING

OPTION 3A – PROGRAM DIAGRAM

Existing Faribault Community Center



PROGRAM LEGEND

- LOBBY/CORRIDOR
 - PUBLIC
 - AQUATICS
 - ACTIVE/FITNESS
 - OFFICE
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 - BUILDING SUPPORT
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OPTION 4 – FULL REPLACEMENT

Existing Faribault Community Center

OPTION 4 – 2 STORIES

43,000 GSF Main Level

12,400 GSF Upper Level

3,900 GSF Renovation

59,300 GSF TOTAL

Approx Project Cost \$65-70M

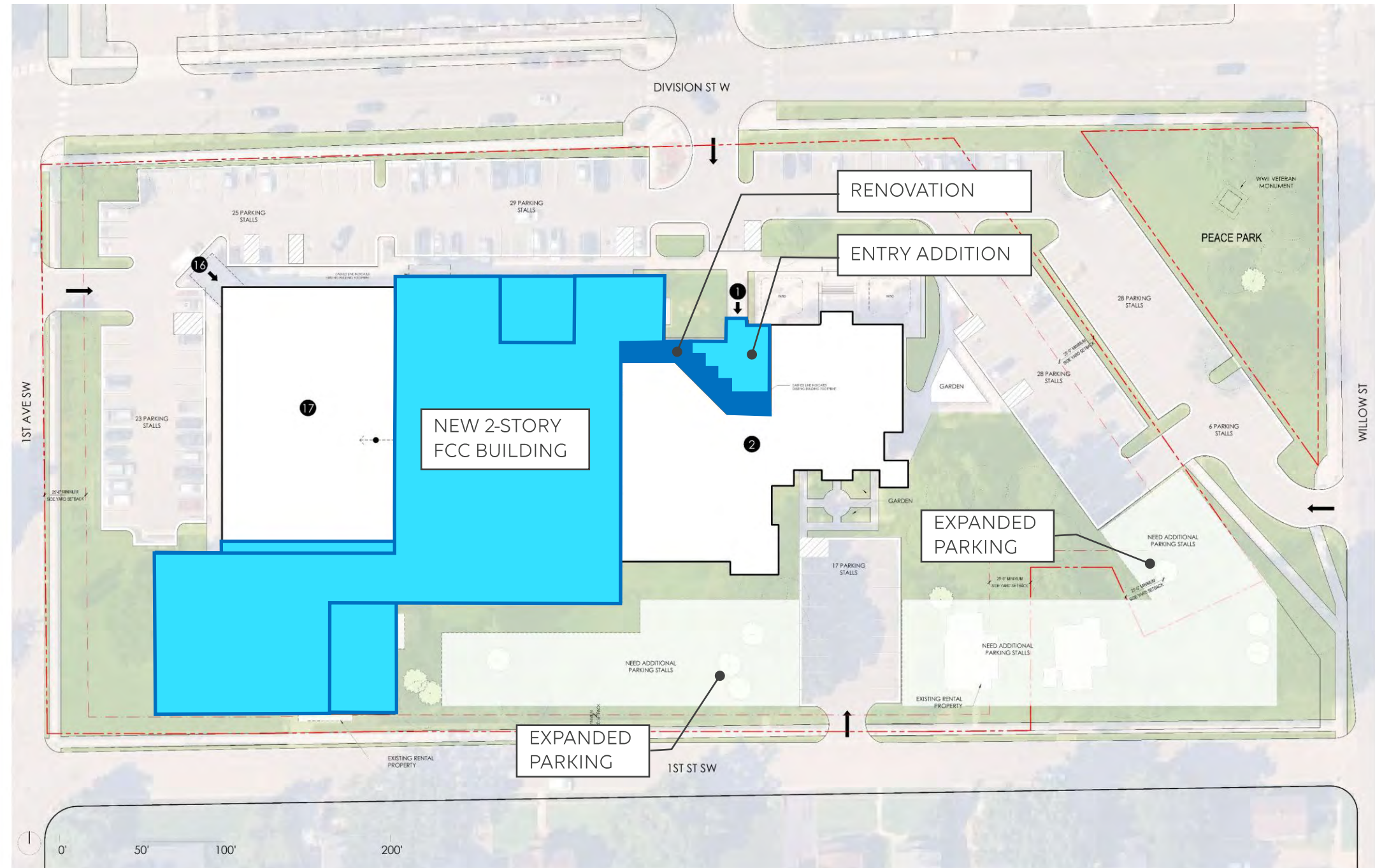
Main Level Amenities

- Multipurpose Lap Pool, Locker Rooms and Pool Mechanical
- 2 Gymnasiums
- Lobby/Welcome Desk
- Office
- Indoor Play Area
- Meeting Room

Upper Level Amenities

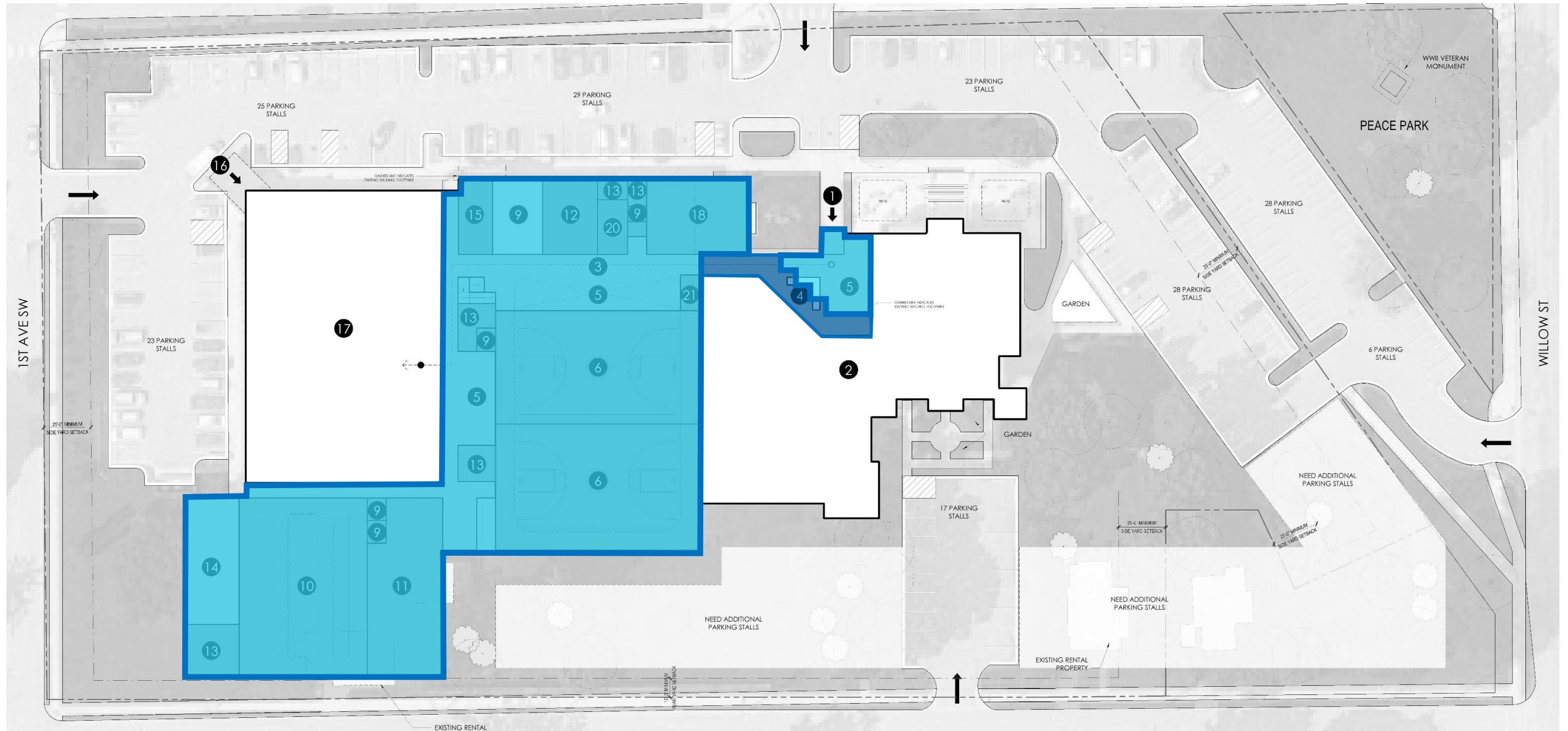
- Large Cardio/Fitness
- 2 Fitness Studios
- Walking Track
- Building Mechanical

Expanded Parking - +/-120 stalls



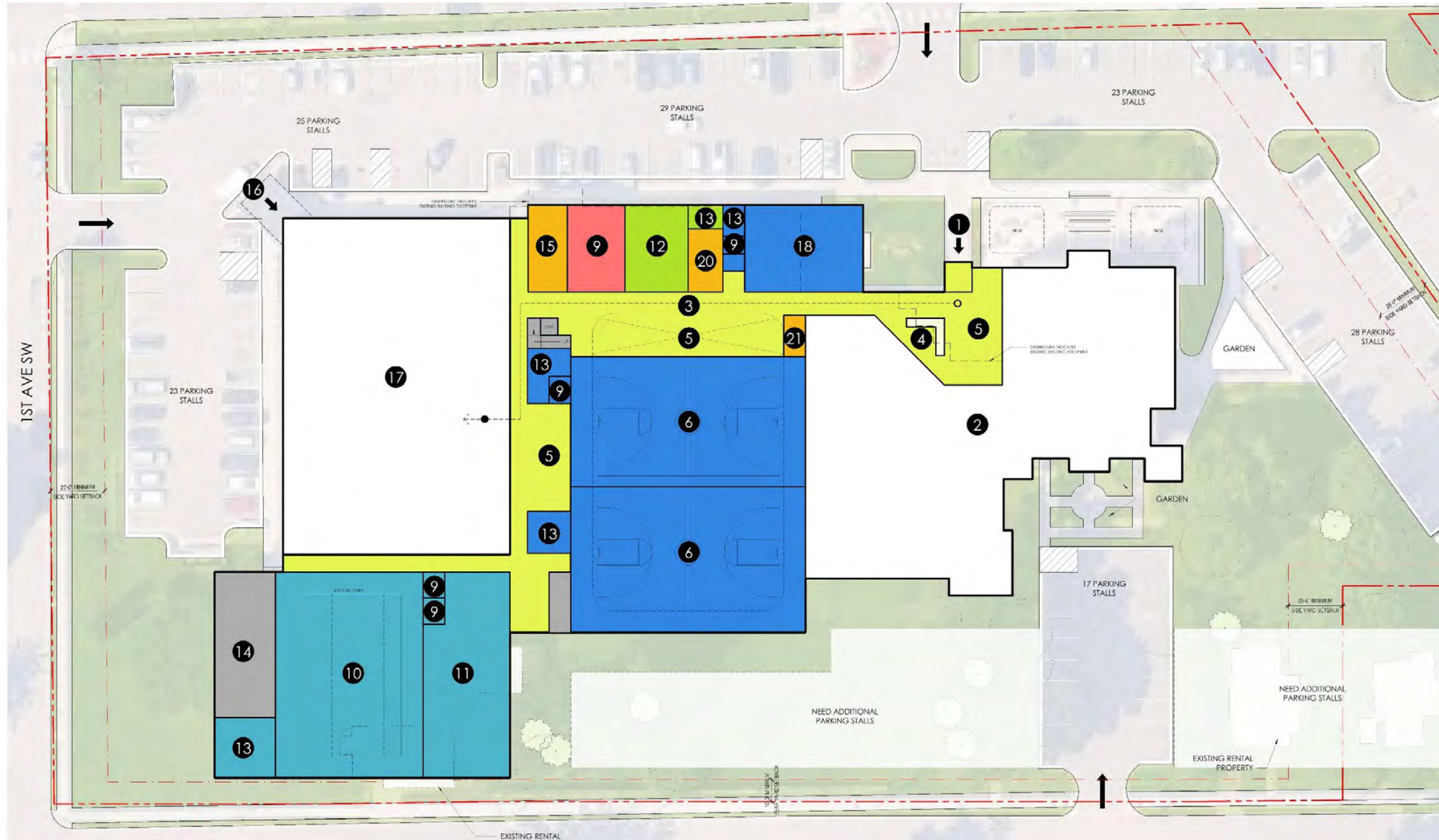
OPTION 4 – RENOVATION/ADDITION DIAGRAM

Existing Faribault Community Center



OPTION 4 – PROGRAM DIAGRAM – MAIN LEVEL

Existing Faribault Community Center



PROGRAM LEGEND

- LOBBY/CORRIDOR
- PUBLIC
- AQUATICS
- ACTIVE/FITNESS
- OFFICE
- GATHERING/PROGRAMMING
- BUILDING SUPPORT
- BUCKHAM MEMORIAL LIBRARY
- BUCKHAM WEST SENIOR CENTER

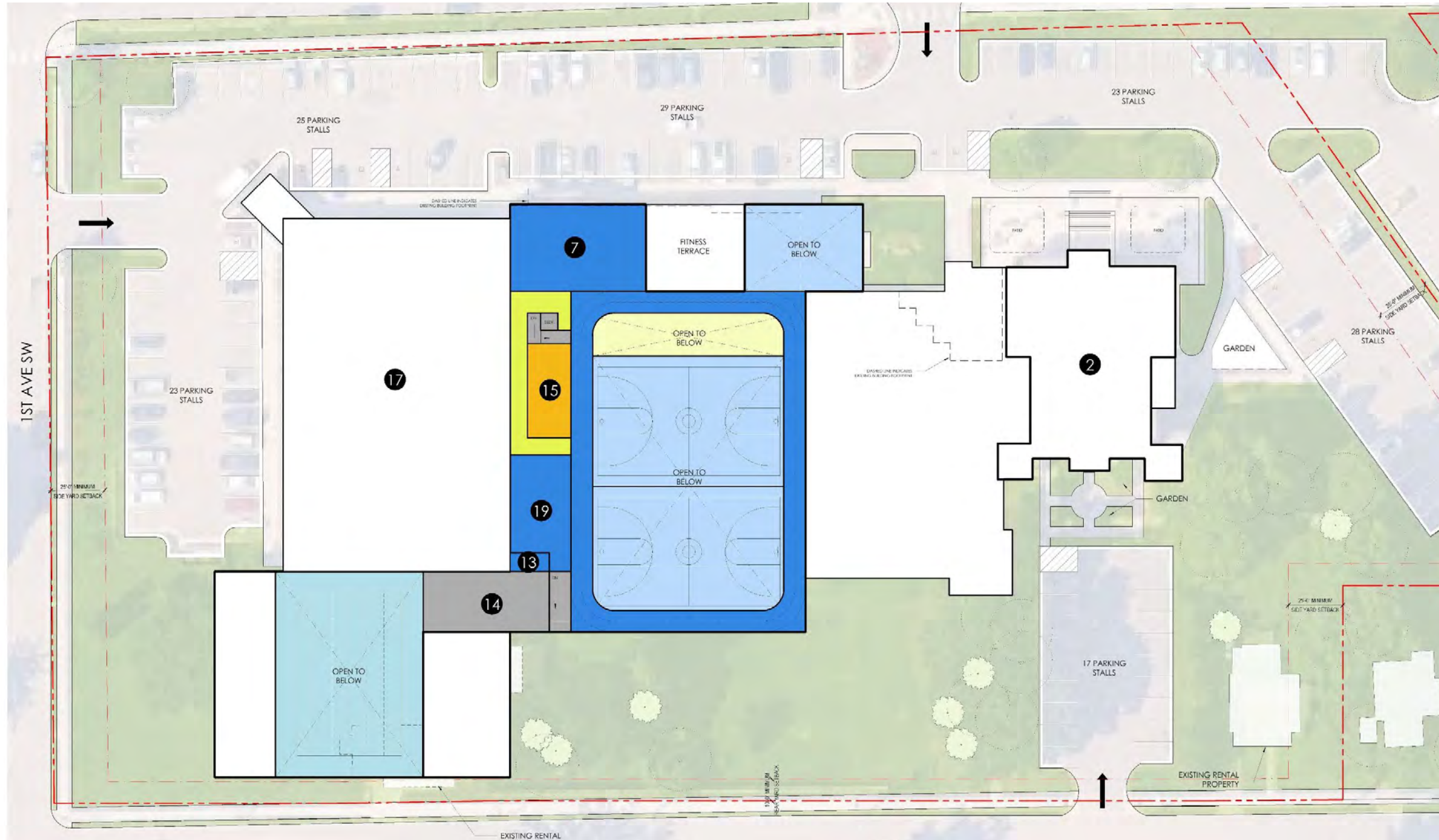
- PROPERTY LINE
- LIMITS OF WORK

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21. CONCESSIONS/VENDING

OPTION 4 – PROGRAM DIAGRAM – UPPER LEVEL

Existing Faribault Community Center



PROGRAM LEGEND

- LOBBY/CORRIDOR
 - PUBLIC
 - AQUATICS
 - ACTIVE/FITNESS
 - OFFICE
 - GATHERING/PROGRAMMING
 - BUILDING SUPPORT
 - BUCKHAM MEMORIAL LIBRARY
 - BUCKHAM WEST SENIOR CENTER
- PROPERTY LINE
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PROGRAM LIST

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16. BUCKHAM WEST ENTRY PLAZA
17. BUCKHAM WEST SENIOR CENTER
18. INDOOR PLAY
19. FITNESS STUDIO
20. PARTY RENTAL ROOM
21. CONCESSIONS/VENDING

NEW BUILDING – SITE OVERVIEW

North Alexander Park Site

NEW BUILDING – 2 STORIES

34,000 GSF Main Level

15,300 GSF Upper Level

49,300 GSF TOTAL

Approx Project Cost \$45-50M

AMENITIES

- Reflects Baseline Program Spaces – 1 Gym + 1 Pool
- Includes Indoor Play, Meeting, and Fitness spaces
- Includes 2 Fitness Studios

HIGHLIGHTS

- Connection to park amenities
- Views to park landscape
- 250 stalls new parking
- Parking overflow can be shared with Family Aquatics Center
- Indoor-outdoor Aquatics connection
- Reconfigured Sand Play area
- Space for outdoor program amenities or future expansion of Aquatics and/or Gym



NEW BUILDING – PLAN DIAGRAM – MAIN LEVEL

North Alexander Park Site



PROGRAM LEGEND

- LOBBY/CORRIDOR
- PUBLIC
- AQUATICS
- ACTIVE/FITNESS
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- BUCKHAM WEST SENIOR CENTER
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11. VENDING
12. STORAGE
13. BUILDING SUPPORT
14. RESTROOM
15. FITNESS STUDIO
16. FITNESS/CARDIO
17. WALKING/RUNNING TRACK

NEW BUILDING – PLAN DIAGRAM – UPPER LEVEL

North Alexander Park Site



PROGRAM LEGEND

- LOBBY/CORRIDOR
- PUBLIC
- AQUATICS
- ACTIVE/FITNESS
- OFFICE
- GATHERING/PROGRAMMING
- BUILDING SUPPORT
- BUCKHAM MEMORIAL LIBRARY
- BUCKHAM WEST SENIOR CENTER
- PROPERTY LINE
- LIMITS OF WORK

PROGRAM LIST

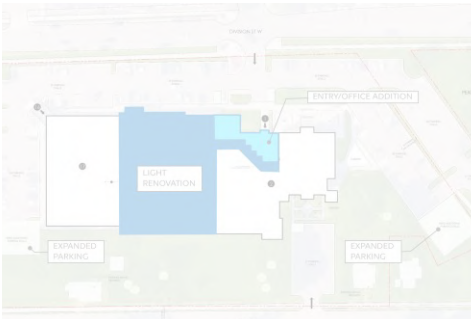
1. ENTRY PLAZA
2. PUBLIC/LOBBY
3. RECEPTION DESK
4. INDOOR PLAY
5. GYMNASIUM
6. OFFICE
7. MULTIPURPOSE
8. PARTY RENTAL
9. AQUATICS
10. LOCKER ROOM
11. VENDING
12. STORAGE
13. BUILDING SUPPORT
14. RESTROOM
15. FITNESS STUDIO
16. FITNESS/CARDIO
17. WALKING/RUNNING TRACK

RECOMMENDATIONS OVERVIEW

WORKING GROUP CONSENSUS

Option 1

Essential Capital Investment
Renovation + Addition



27,700 GSF TOTAL

Approx Project Cost \$13-18M

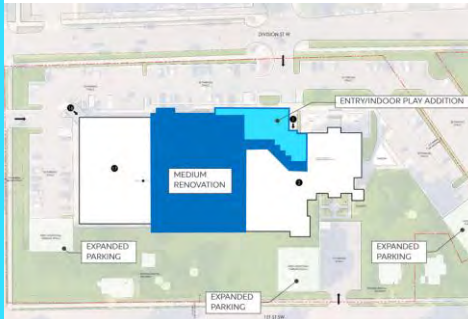
Amenities

- 1 Multipurpose Lap Pool
- 1 Gymnasium
- Expanded Cardio/Fitness
- Adds Fitness Studio
- 1 Racquetball Court
- 1 Multipurpose Meeting Rm
- New Shared Entry Lobby
- New Office

Expanded Parking +/-20 stalls

Option 2

Modest Renovation + Addition



32,200 GSF TOTAL

Approx Project Cost \$16-21M

Amenities

- 1 Multipurpose Lap Pool
- 1 Gymnasium
- Expands Cardio/Fitness
- Adds Fitness Studio
- 1 Racquetball Court
- 1 Multipurpose Meeting Rm
- New Shared Entry Lobby
- New Office
- New Indoor Play Area

Expanded Parking +/-35 stalls

Option 3

Medium Renovation + Additions



43,300 GSF TOTAL

Approx Project Cost \$38-43M

Amenities

- New Multipurpose Lap Pool
- 1 Gymnasium
- Expands Cardio/Fitness
- Adds 2 Fitness Studios
- 1 New Racquetball Court
- New Meeting Rm
- New Shared Entry Lobby
- New Office
- New Indoor Play Area
- New Concessions Space
- New Locker Rooms And Pool Mechanical

Expanded Parking +/-70 stalls

Option 3A

Option 3 + 2nd Gym



51,800 GSF TOTAL

Approx Project Cost \$43-48M

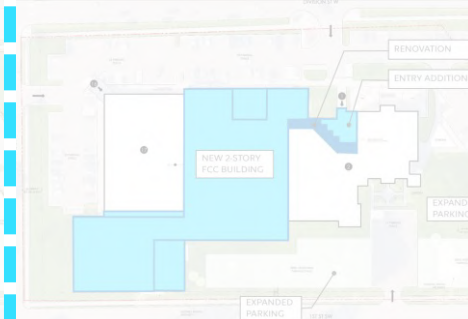
Amenities

- New Multipurpose Lap Pool
- 2 Gymnasiums
- Expands Cardio/Fitness
- Adds 2 Fitness Studios
- 1 New Racquetball Court
- New Meeting Rm
- New Shared Entry Lobby
- New Office
- New Indoor Play Area
- New Concessions Space
- New Locker Rooms And Pool Mechanical

Expanded Parking +/-120 stalls

Option 4

Full Replacement



59,300 GSF TOTAL

Approx Project Cost \$65-70M

Amenities – Main Level

- Multipurpose Lap Pool, Locker Rooms and Pool Mechanical
- 2 Gymnasiums
- Lobby/Welcome Desk
- Office
- Indoor Play Area
- Meeting Room

Amenities – Upper Level

- Large Cardio/Fitness
- 2 Fitness Studios
- Walking Track
- Building Mechanical

Expanded Parking – need +/- 150

Option 5

New Building



49,300 GSF TOTAL

Approx Project Cost \$45-50M
+ Cost to Renovate FCC \$ TBD

Amenities

- Reflects Baseline Program Spaces – 1 Gym + 1 Pool
- Includes Indoor Play, Meeting, and Fitness spaces
- Includes 2 Fitness Studios

Highlights

- Connection to park amenities
- Views to park landscape
- 250 stalls new parking
- Parking overflow can be shared with Family Aquatics Center
- Indoor-outdoor Aquatics connection
- Reconfigured Sand Play
- Space for outdoor program amenities or future expansion of Aquatics and/or Gym

PRAB DISCUSSION

3/18 Parks And Rec Advisory Board Meeting

FCC RENOVATION/REPLACEMENT OPTIONS

PROS

- Retains well-known location and historic building
- Keeps strong connections with Buckham Memorial Library and Buckham West seniors programming
- Potential to positively impact downtown businesses with increased use
- Good access by vehicles, transit, bicycles, and pedestrians
- Will create more opportunities for expanded programming/value due to smaller renovation costs vs new build costs
- New shared entry refreshes the building identity
- Second Gym could be an alternate or separately funded

CONS

- Existing building structure has some limitations
- Construction will impact programs and neighborhood
- May require acquisition of south parcel(s)
- Full replacement option is beyond the budget; includes cost of full FCC demolition
- Needs a walking track or walkable circulation loop

NORTH ALEXANDER SITE NEW BUILD OPTION

PROS

- Large upper level fitness area
- Includes a walking track
- Connection/proximity to existing Family Aquatics Center
- More space for site amenities and expansion due to compact, two-story building

CONS

- Not centrally located
- Less accessible by pedestrians and transit
- Potential to take economic activity/focus away from downtown
- It is unknown/unclear what the existing facility will become if FCC moves off site
- Costs for renovating or converting the existing FCC facility need to be factored into overall total project cost

PRAB DISCUSSION

3/18 Parks And Rec Advisory Board Meeting

GENERAL DISCUSSION/FEEDBACK

- **Walking track or circulation loop** is desired; HGA to study inclusion in renovation options
- Concessions stand is not desired; HGA to replace with **vending area**
- **Indoor Play** visible near entry is desirable
- Locate staff space to **maximize visibility** of program areas
- Centralize the new **entry vestibule and welcome desk** at the new lobby

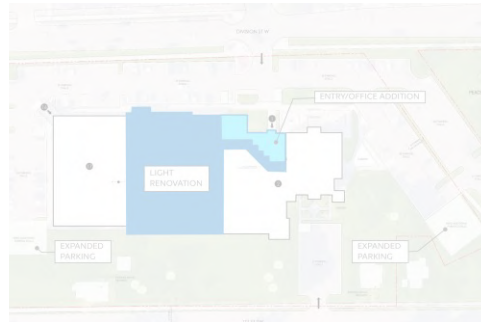
SITE COMPARISON DISCUSSION/FEEDBACK

- FCC site is favored due to central location, ability for greater activity in a refreshed/expanded facility to positively impact downtown businesses, as well as connections to the Library and Buckham West
- Off-site parking if needed at FCC site may be problematic
- Unclear what the existing facility will become with New Build Option
- New Build Option does not include additional project costs to renovate/convert the existing FCC facility of these programs/activities move to North Alexander Park
- New Build option may take economic activity/focus away from downtown

PRAB RECOMMENDATIONS

Option 1

Essential Capital Investment
Renovation + Addition



27,700 GSF TOTAL

Approx Project Cost \$13-18M

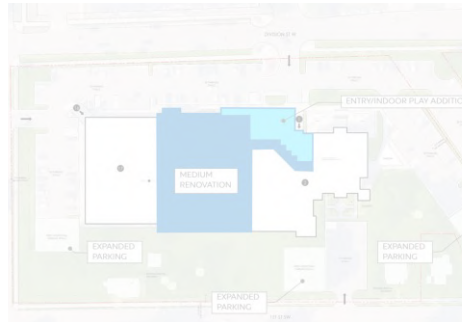
Amenities

- 1 Multipurpose Lap Pool
- 1 Gymnasium
- Expanded Cardio/Fitness
- Adds Fitness Studio
- 1 Racquetball Court
- 1 Multipurpose Meeting Rm
- New Shared Entry Lobby
- New Office

Expanded Parking +/-20 stalls

Option 2

Modest Renovation + Addition



32,200 GSF TOTAL

Approx Project Cost \$16-21M

Amenities

- 1 Multipurpose Lap Pool
- 1 Gymnasium
- Expands Cardio/Fitness
- Adds Fitness Studio
- Racquetball Court
- 1 Multipurpose Meeting Rm
- New Shared Entry Lobby
- New Office
- New Indoor Play Area

Expanded Parking +/-35 stalls

Option 3

Medium Renovation + Additions



43,300 GSF TOTAL

Approx Project Cost \$38-43M

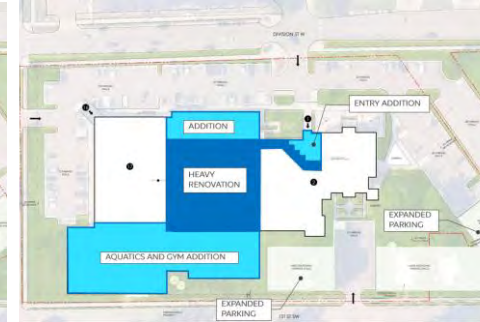
Amenities

- New Multipurpose Lap Pool
- 1 Gymnasium
- Expands Cardio/Fitness
- Adds 2 Fitness Studios
- 1 New Racquetball Court
- New Meeting Rm
- New Shared Entry Lobby
- New Office
- New Indoor Play Area
- New Concessions Space
- New Locker Rooms And Pool Mechanical

Expanded Parking +/-70 stalls

Option 3A

Option 3 + 2nd Gym



51,800 GSF TOTAL

Approx Project Cost \$43-48M

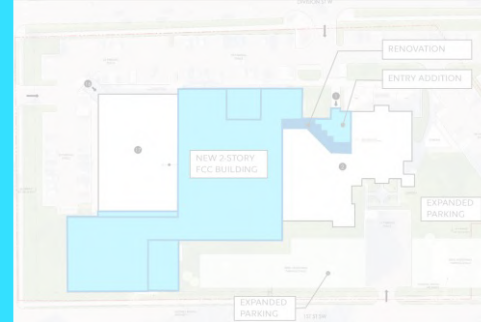
Amenities

- New Multipurpose Lap Pool
- 2 Gymnasiums
- Expands Cardio/Fitness
- Adds 2 Fitness Studios
- 1 New Racquetball Court
- New Meeting Rm
- New Shared Entry Lobby
- New Office
- New Indoor Play Area
- New Concessions Space
- New Locker Rooms And Pool Mechanical

Expanded Parking +/-120 stalls

Option 4

Full Replacement



59,300 GSF TOTAL

Approx Project Cost \$65-70M

Amenities - Lower Level

- Multipurpose Lap Pool, Locker Room and Pool Mechanical
- 2 Gymnasiums
- Lobby Welcome Desk
- Office
- Indoor Play Area
- Meeting Room

Amenities - Upper Level

- Large Cardio/Fitness
- 2 Fitness Studios
- Walking Track
- Building Mechanical

Expanded Parking – need +/- 150 stalls

Option 5

New Building



49,300 GSF TOTAL

Approx Project Cost \$45-50M
+ Cost to Renovate BOC \$15M

Amenities

- Reflects Baseline Program Spaces – 1 Gym + 1 Pool
- Includes Indoor Play, Meeting, and Fitness spaces
- Includes 2 Fitness Studios

Highlights

- Impact on new amenities
- Views to park landscape
- 250 stalls new parking
- Parking overflow can be managed with Aquatics Center
- Indoor-outdoor Aquatics connection
- Reconfigured Sand Play
- Space for outdoor program amenities or future expansion of Aquatics and/or Gym





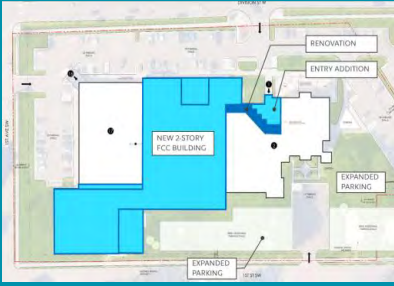

Options provide minimal value for programming

Option is outside the budget

+ may negatively impact downtown

Options provide value at a preferred location

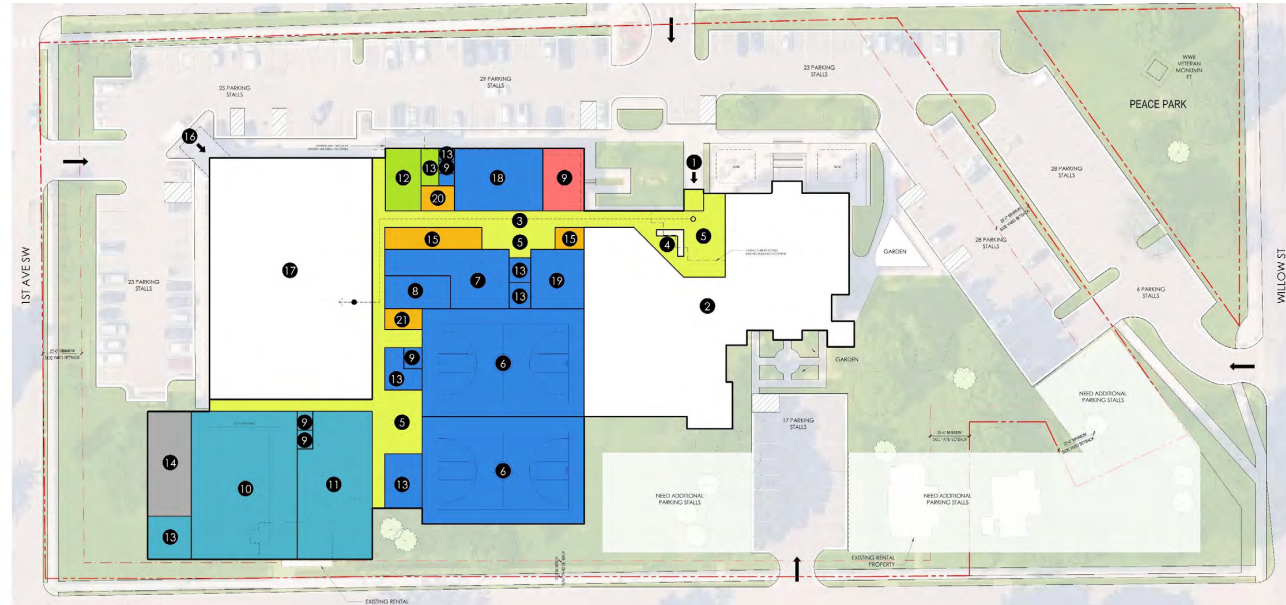
DISCUSSION - OPTION COMPARISON MATRIX

<p>Impact Category Legend</p> <ul style="list-style-type: none"> ● positive/high ● neutral/medium ● negative/low 	<p>Option 1 Essential Capital Investment Reno + Addition</p> 	<p>Option 2 Modest Renovation + Addition</p> 	<p>Option 3 Medium Renovation + Additions</p> 	<p>Option 3A Option 3 + 2nd Gym</p> 	<p>Option 4 Full Replacement</p> 	<p>Option 5 New Building</p> 
<p>Scope</p>	<p>27,700 GSF Approx Project Cost \$13-18M</p>	<p>30,200 GSF Approx Project Cost \$16-21M</p>	<p>44,100 GSF Approx Project Cost \$40-45M</p>	<p>53,400 GSF Approx Project Cost \$45-50M</p>	<p>59,300 GSF Approx Project Cost \$65-70M</p>	<p>49,300 GSF Approx Project Cost \$45-50M+FCC reno</p>
<p>Maximize Amenities for Fitness and Recreation</p>	<p style="background-color: red;"></p>	<p style="background-color: orange;"></p>	<p style="background-color: orange;"></p>	<p style="background-color: green;"></p>	<p style="background-color: green;"></p>	<p style="background-color: green;"></p>
<p>Be a Hub for Recreation and Gathering</p>	<p style="background-color: orange;"></p>	<p style="background-color: orange;"></p>	<p style="background-color: green;"></p>	<p style="background-color: green;"></p>	<p style="background-color: green;"></p>	<p style="background-color: green;"></p>
<p>Show Stewardship Going Forward</p>	<p style="background-color: red;"></p>	<p style="background-color: green;"></p>	<p style="background-color: green;"></p>	<p style="background-color: green;"></p>	<p style="background-color: red;"></p>	<p style="background-color: orange;"></p>
<p>Create a Landmark for the Community</p>	<p style="background-color: red;"></p>	<p style="background-color: orange;"></p>	<p style="background-color: green;"></p>	<p style="background-color: green;"></p>	<p style="background-color: green;"></p>	<p style="background-color: orange;"></p>
<p>Project Cost</p>	<p style="background-color: green;"></p>	<p style="background-color: green;"></p>	<p style="background-color: green;"></p>	<p style="background-color: orange;"></p>	<p style="background-color: red;"></p>	<p style="background-color: red;"></p>

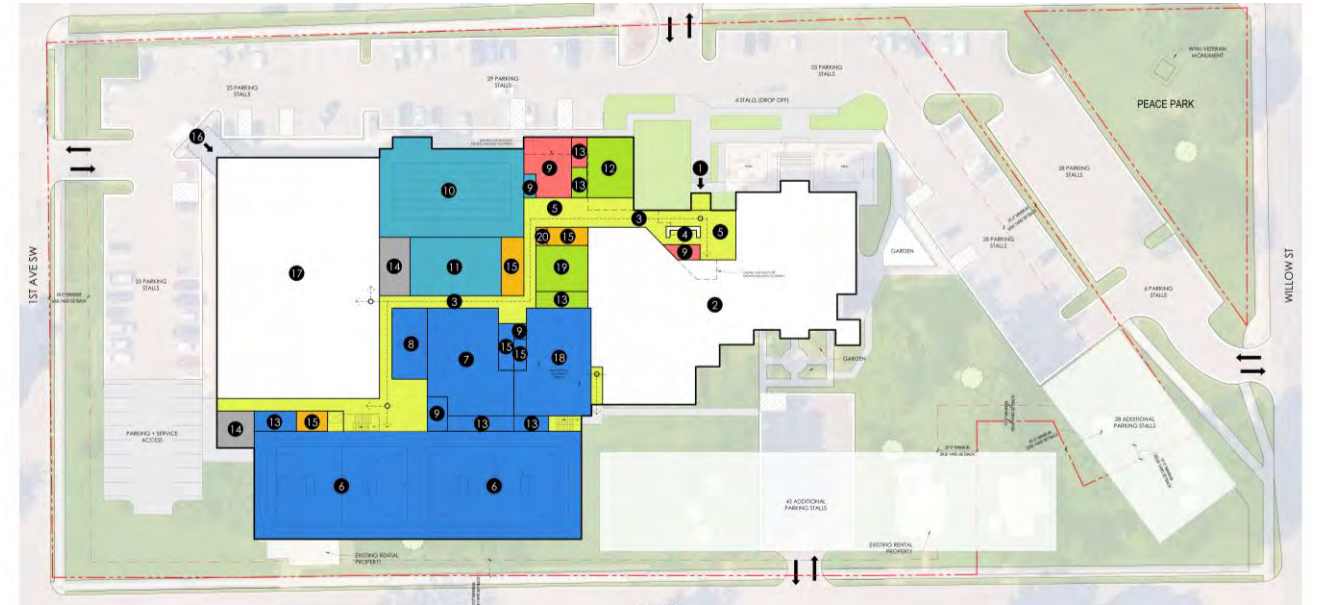
STUDIES: MAXIMIZE RENOVATION + MINIMIZE ADDITION

Existing Faribault Community Center

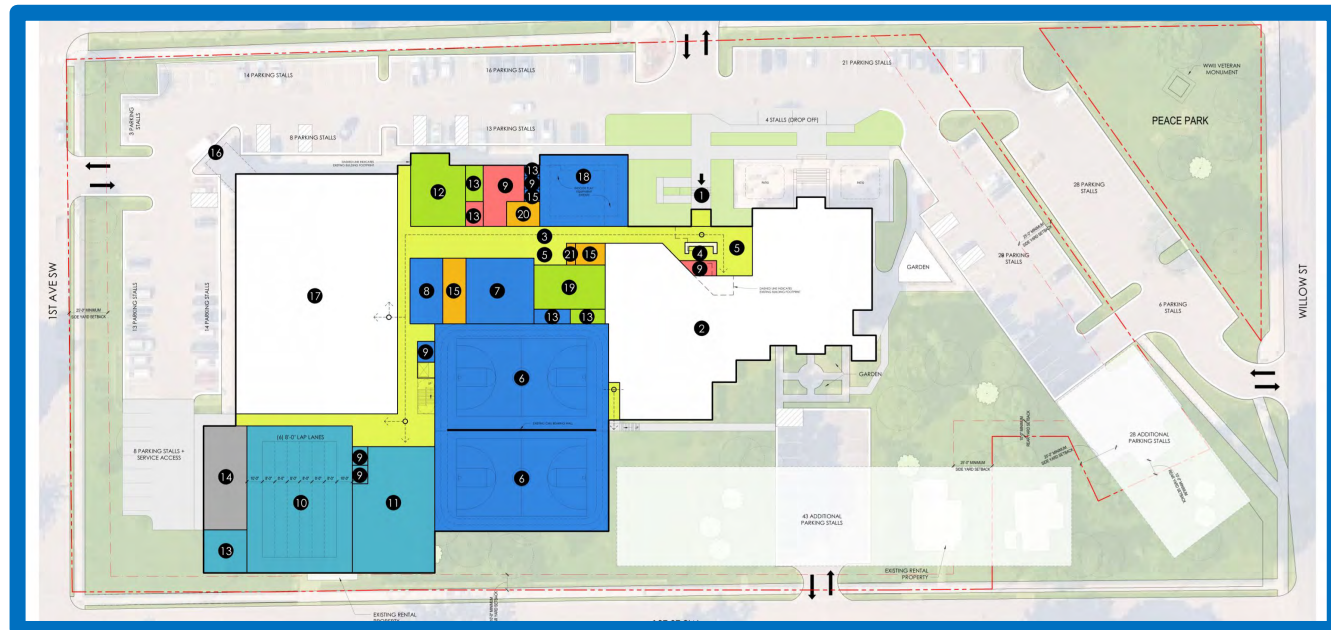
Option 3/3A



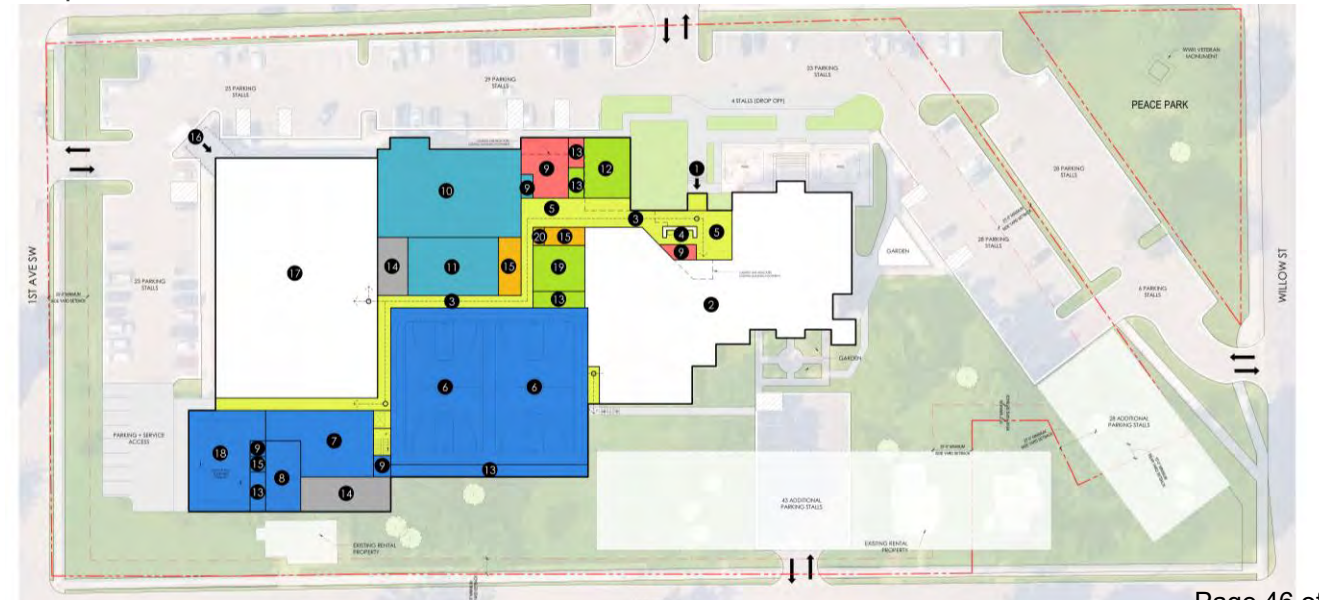
Option 3B



Updated Option 3/3A



Option 3C



REFINED OPTIONS 3 & 3A

UPDATED OPTION 3 – MEDIUM RENOVATION + ADDITIONS

Existing Faribault Community Center

OPTION 3 – 2 STORY

18,800 GSF Additions

2,700 GSF track

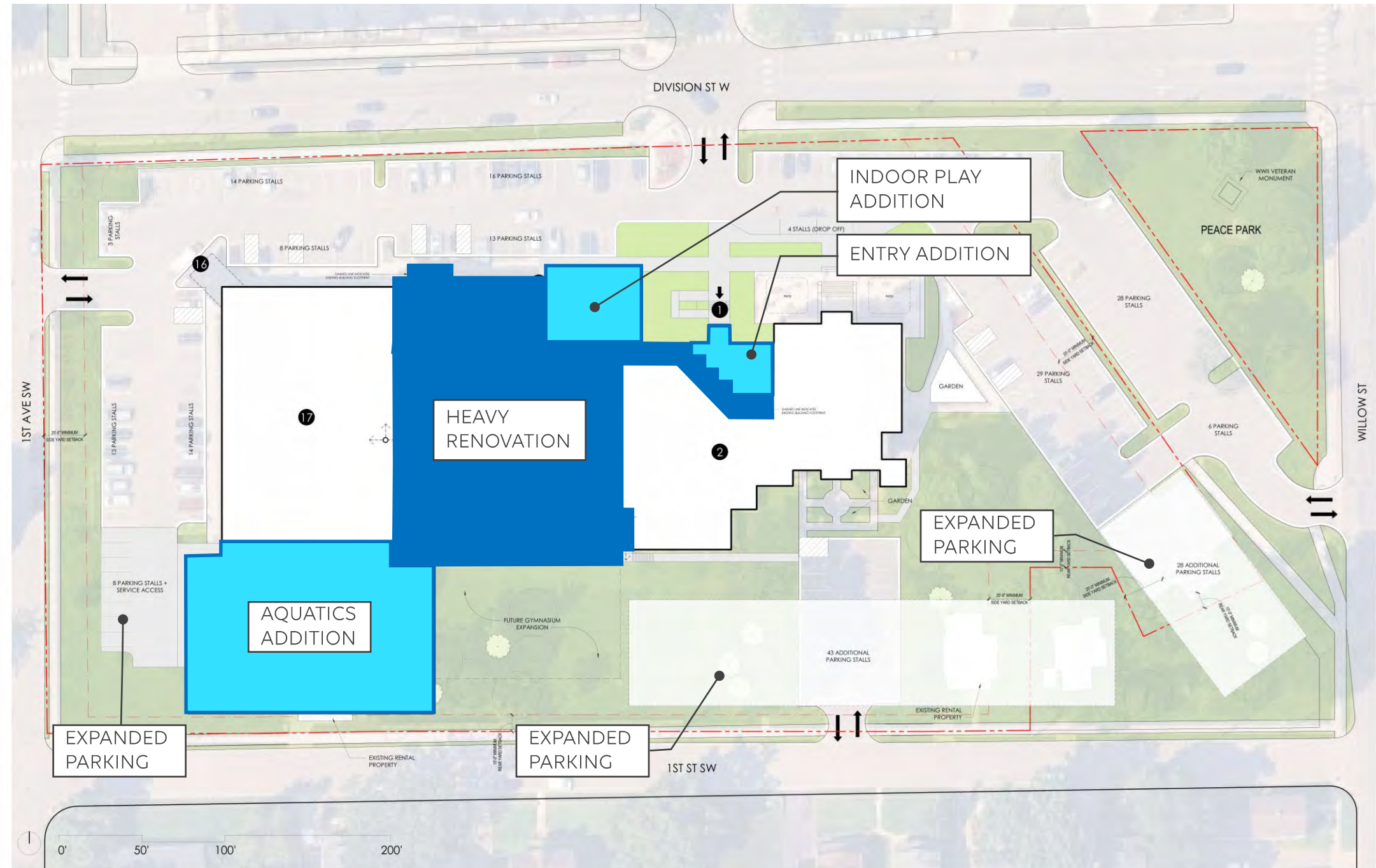
23,100 GSF Renovation

44,600 GSF TOTAL

Approx Project Cost \$38.7-42.7M

Amenities

- Multipurpose Lap Pool-8' lanes
- 1 Gymnasium
- **Upper-Level Walking Track**
- Expands Cardio/Fitness
- **Adds 1 Flexible Fitness/Multipurpose Room**
- 1 New Racquetball Court
- New Meeting Room
- New Shared Entry Lobby
- New Office
- New Indoor Play Area
- New Party Rental Room
- **New Vending Space**
- New Locker Rooms And Pool Mechanical



UPDATED OPTION 3A – OPTION 3 RENO/ADDITIONS + 2ND GYM

Existing Faribault Community Center

OPTION 3A – 2 STORY

26,100 GSF Addition

3,700 GSF track

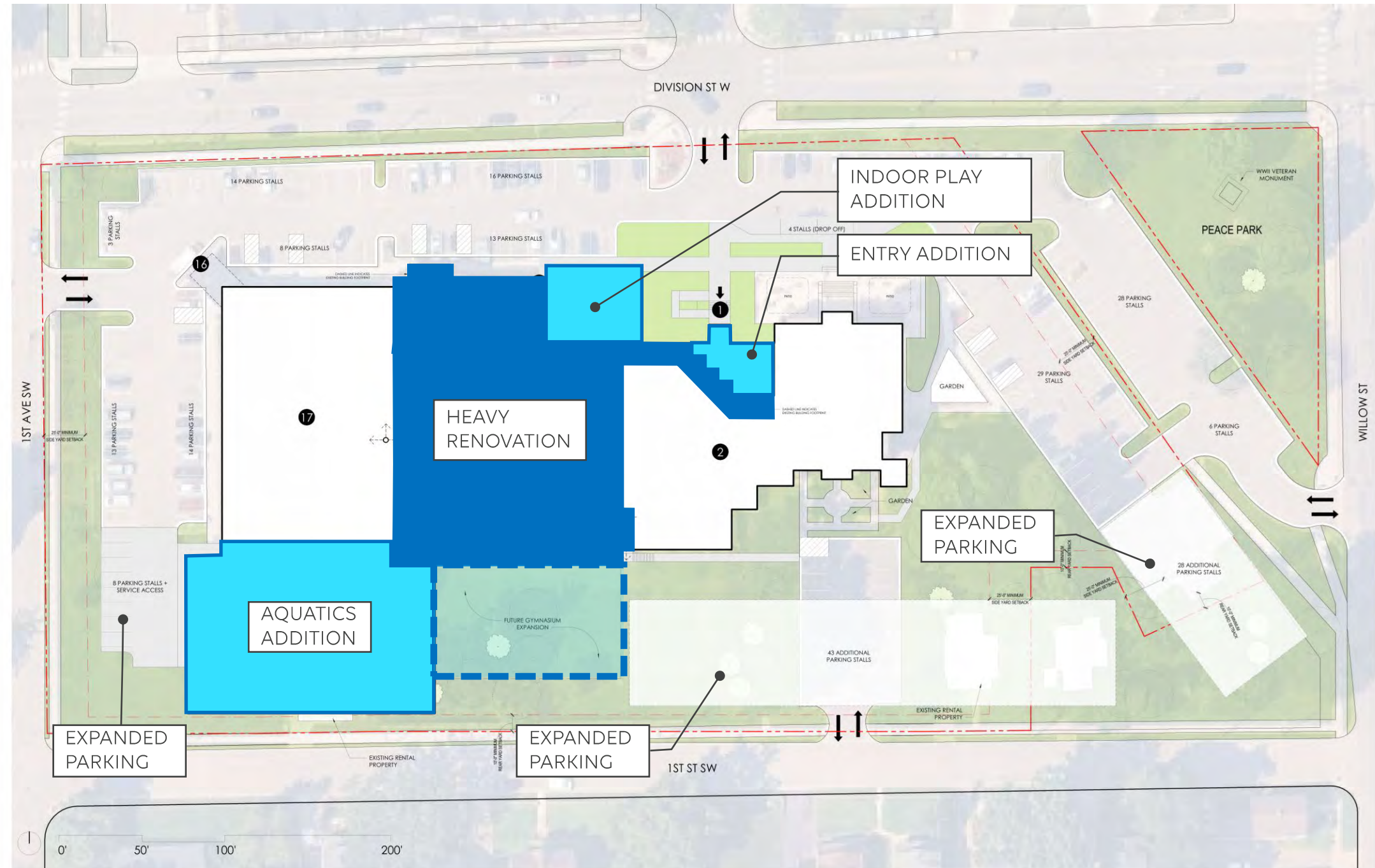
23,100 GSF Renovation

52,900 GSF TOTAL

Approx Project Cost \$44.1-48.7M

Amenities

- Multipurpose Lap Pool-8' lanes
- 2 Gymsnasiums
- **Upper Level Walking Track**
- Expands Cardio/Fitness
- **Adds 1 Flexible Fitness/Multipurpose Room**
- 1 New Racquetball Court
- New Meeting Room
- New Shared Entry Lobby
- New Office
- New Indoor Play Area
- New Party Rental Room
- **New Vending Space**
- New Locker Rooms And Pool Mechanical



UPDATED OPTION 3 – PROGRAM DIAGRAM MAIN LEVEL

Existing Faribault Community Center



PROGRAM LEGEND

- LOBBY/CORRIDOR
- PUBLIC
- AQUATICS
- ACTIVE/FITNESS
- OFFICE
- GATHERING/PROGRAMMING
- BUILDING SUPPORT
- BUCKHAM MEMORIAL LIBRARY
- BUCKHAM WEST SENIOR CENTER

- PROPERTY LINE
- LIMITS OF WORK

PROGRAM LIST

1. ENTRY PLAZA
2. BUCKHAM MEMORIAL LIBRARY
3. CONNECTING LINK
4. RECEPTION DESK
5. PUBLIC/LOBBY
6. GYMNASIUM
7. FITNESS/CARDIO
8. RACQUETBALL COURT
9. OFFICE
10. AQUATICS
11. LOCKER ROOM
12. MULTIPURPOSE
13. STORAGE
14. BUILDING SUPPORT
15. RESTROOM
16. BUCKHAM WEST ENTRY PLAZA
17. BUCKHAM WEST SENIOR CENTER
18. INDOOR PLAY
19. FITNESS STUDIO
20. PARTY RENTAL ROOM
21. VENDING

UPDATED OPTION 3 – PROGRAM DIAGRAM UPPER LEVEL

Existing Faribault Community Center



PROGRAM LEGEND

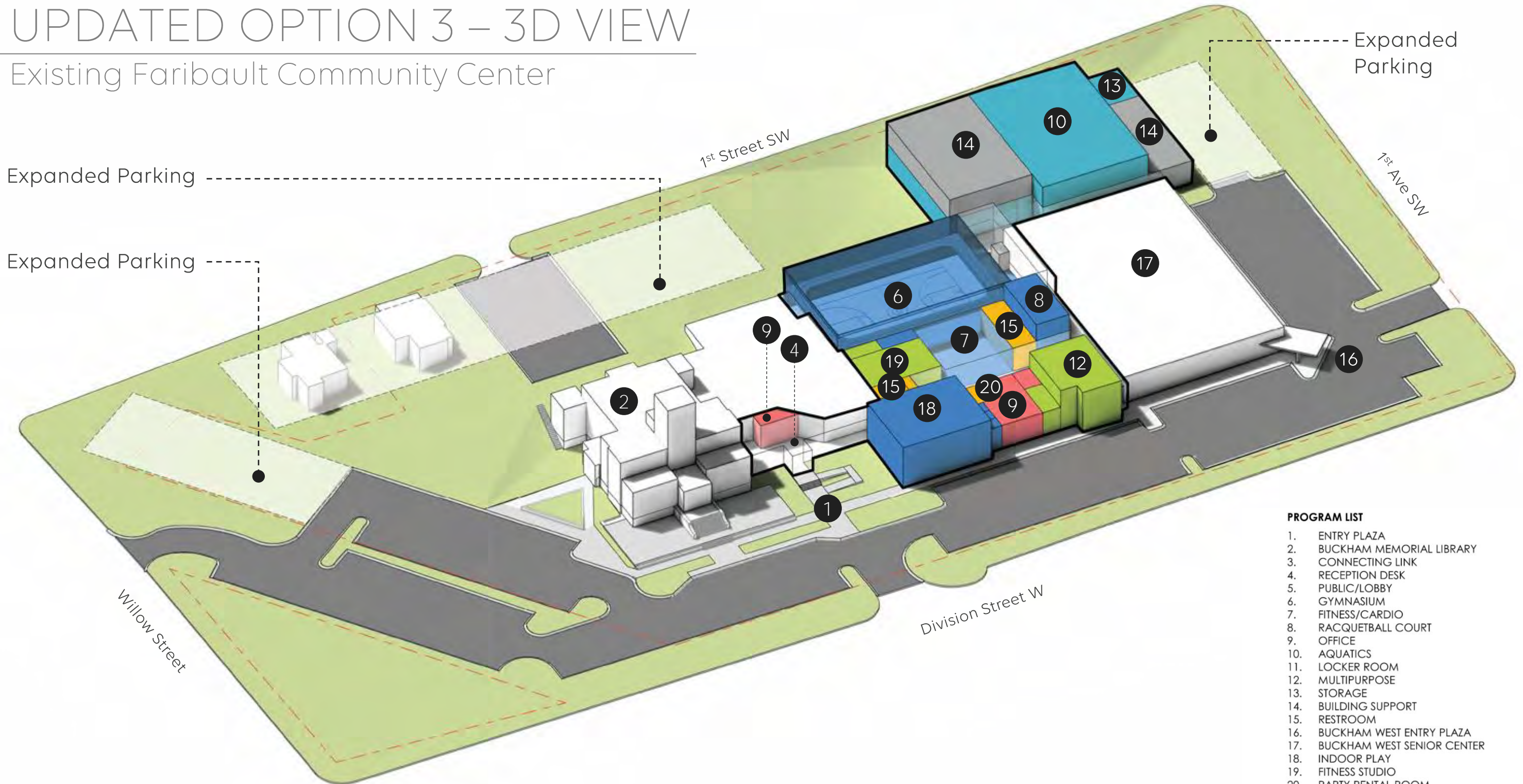
- LOBBY/CORRIDOR
 - PUBLIC
 - AQUATICS
 - ACTIVE/FITNESS
 - OFFICE
 - GATHERING/PROGRAMMING
 - BUILDING SUPPORT
 - BUCKHAM MEMORIAL LIBRARY
 - BUCKHAM WEST SENIOR CENTER
- PROPERTY LINE
 LIMITS OF WORK

PROGRAM LIST

1. ENTRY PLAZA
2. BUCKHAM MEMORIAL LIBRARY
3. CONNECTING LINK
4. RECEPTION DESK
5. PUBLIC/LOBBY
6. GYMNASIUM
7. FITNESS/CARDIO
8. RACQUETBALL COURT
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14. BUILDING SUPPORT
15. RESTROOM
16. BUCKHAM WEST ENTRY PLAZA
17. BUCKHAM WEST SENIOR CENTER
18. INDOOR PLAY
19. FITNESS STUDIO
20. PARTY RENTAL ROOM
21. VENDING

UPDATED OPTION 3 – 3D VIEW

Existing Faribault Community Center



PROGRAM LIST

1. ENTRY PLAZA
2. BUCKHAM MEMORIAL LIBRARY
3. CONNECTING LINK
4. RECEPTION DESK
5. PUBLIC/LOBBY
6. GYMNASIUM
7. FITNESS/CARDIO
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21. VENDING

UPDATED OPTION 3A – PROGRAM DIAGRAM MAIN LEVEL

Existing Faribault Community Center



PROGRAM LEGEND

- LOBBY/CORRIDOR
- PUBLIC
- AQUATICS
- ACTIVE/FITNESS
- OFFICE
- GATHERING/PROGRAMMING
- BUILDING SUPPORT
- BUCKHAM MEMORIAL LIBRARY
- BUCKHAM WEST SENIOR CENTER

- PROPERTY LINE
- LIMITS OF WORK

PROGRAM LIST

1. ENTRY PLAZA
2. BUCKHAM MEMORIAL LIBRARY
3. CONNECTING LINK
4. RECEPTION DESK
5. PUBLIC/LOBBY
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16. BUCKHAM WEST ENTRY PLAZA
17. BUCKHAM WEST SENIOR CENTER
18. INDOOR PLAY
19. FITNESS STUDIO
20. PARTY RENTAL ROOM
21. VENDING

UPDATED OPTION 3A – PROGRAM DIAGRAM UPPER LEVEL

Existing Faribault Community Center



PROGRAM LEGEND

- LOBBY/CORRIDOR
- PUBLIC
- AQUATICS
- ACTIVE/FITNESS
- OFFICE
- GATHERING/PROGRAMMING
- BUILDING SUPPORT
- BUCKHAM MEMORIAL LIBRARY
- BUCKHAM WEST SENIOR CENTER
- PROPERTY LINE
- LIMITS OF WORK

PROGRAM LIST

1. ENTRY PLAZA
2. BUCKHAM MEMORIAL LIBRARY
3. CONNECTING LINK
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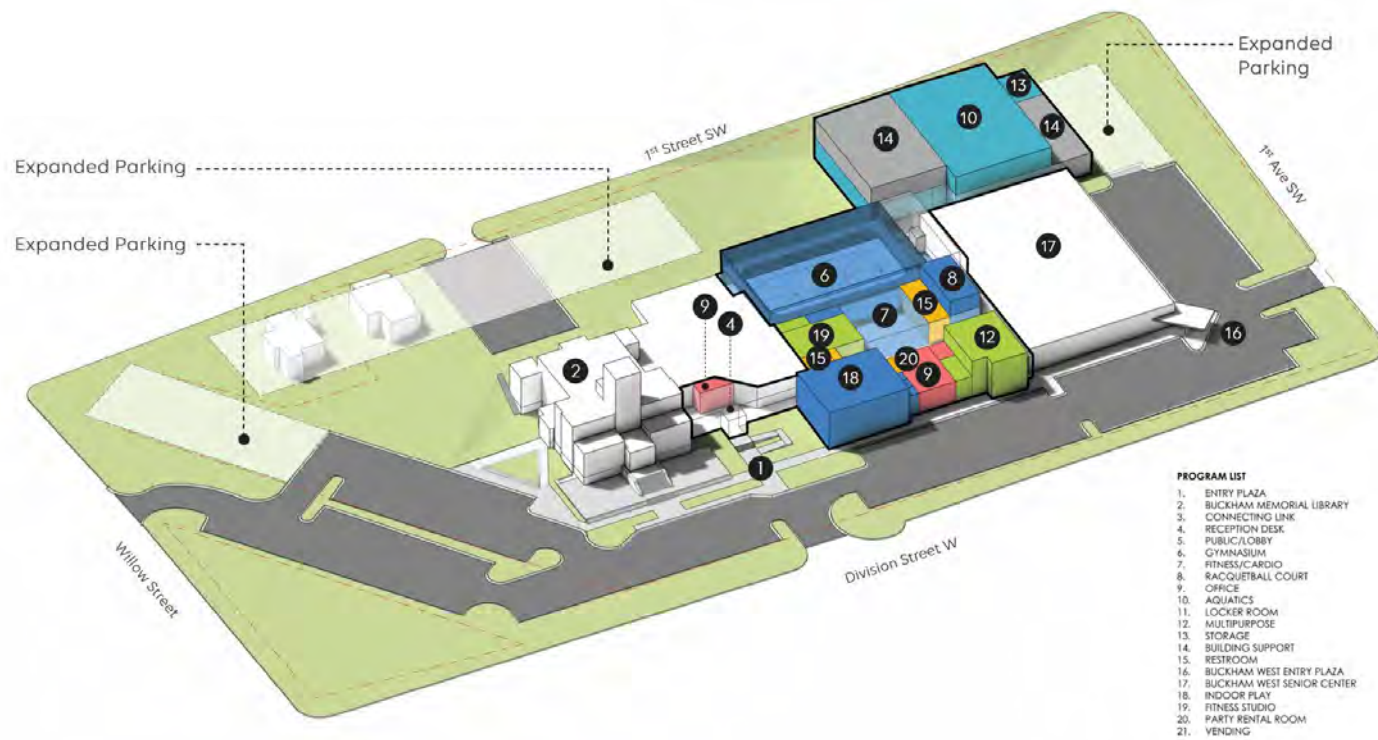
DISCUSSION AND FEEDBACK

OPTION SUMMARY

Updated Option 3: One Gymnasium

44,600 GSF TOTAL

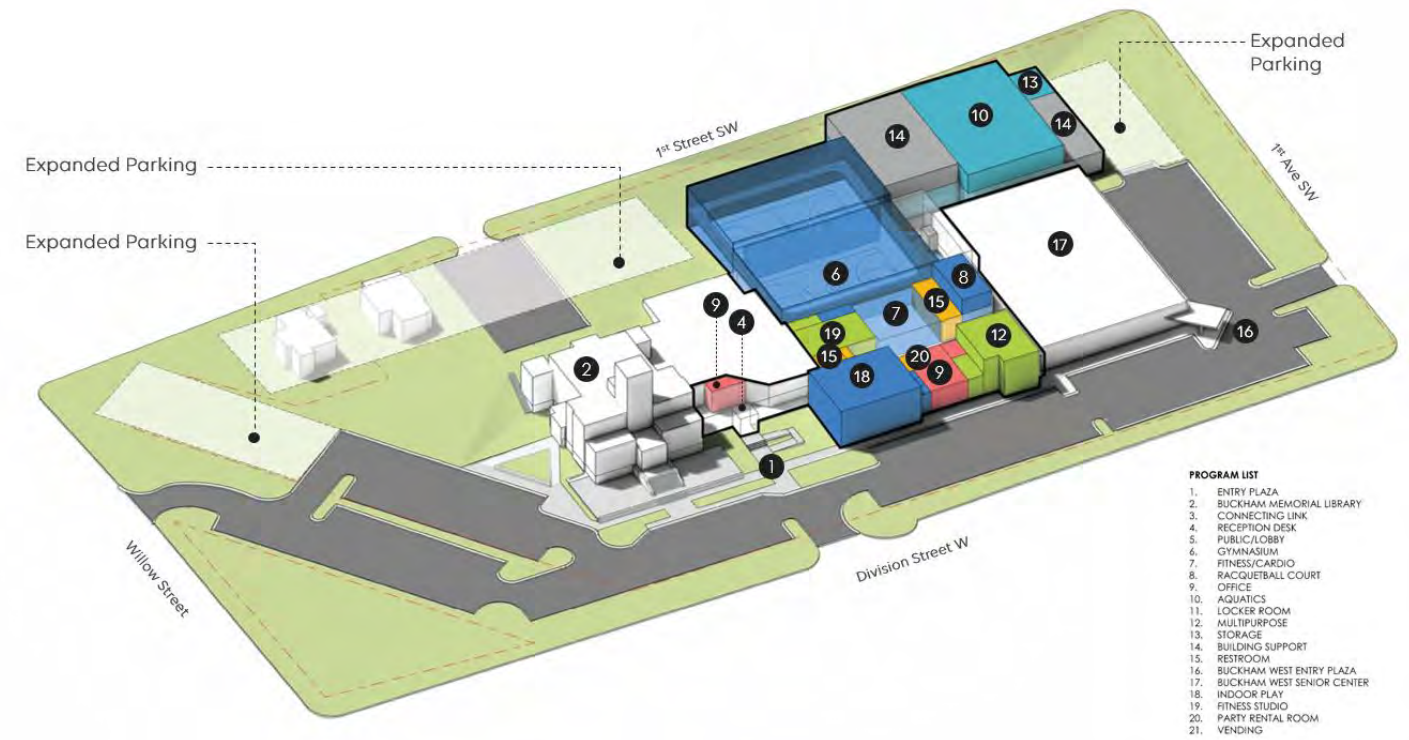
Approx Project Cost \$38.7-42.7M



Updated Option 3A: Two Gymnasiums

52,900 GSF TOTAL

Approx Project Cost \$44.1-48.7M



NEXT STEPS

NEXT STEPS

Community Campus Workshop #4

1. REVIEW DRAFT OF FINAL REPORT
 - A. REFINED OPTIONS
 - B. REFINED COST ESTIMATES
 - C. WORKING GROUP FINDINGS AND PRAB RECOMMENDATIONS

Council Retreat – May 19, 2026

Community engagement and Open house

PREDESIGN PROCESS OVERVIEW

Workshop #1	week of Feb 16	in person
<hr/>		
Confirm guiding principals Review space list Discuss existing facility/site Discuss sites for new Initial operations considerations		
Workshop #2	week of Mar 9	virtual
<hr/>		
Review initial options for 3 scenarios		
Parks Board Meeting	Mar 18	in person
<hr/>		
Workshop #3	week of Mar 30	virtual
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Review refined scenarios Discuss construction costs		
City Council work session	Apr 21	in person
<hr/>		
Workshop #4	week of Apr 27	virtual
<hr/>		
90% draft of Final Report		
<hr/>		
Issue 100% Phase 1 Report	week of May 4	
<hr/>		
Council retreat	May 19, 2026	
<hr/>		



THANKYOU



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: April 21, 2026
SUBJECT: Ordinance 2026-06 Approve a Zoning Text Amendment for Data Centers in I-2 Zoning Districts

Background:

The City Planning Manager, under counsel from the City Attorney and direction by City Administration, proposes listing data centers as allowed only in I-2, Heavy Industrial zoned areas and adding a data center definition. The change will help clarify where data centers are allowed within city limits and what qualifies as a data center. A business that has a separate space for computer servers and storing organization info would not fit the definition or be regulated as a data center. All details on findings for each project's criteria may be found in the attached and associated Ordinance.

At their April 6, 2026, meeting, the Planning Commission voted unanimously to forward and recommend approval of the project, with a strong recommendation that the City Council adopt specific development standards for data centers within a reasonable amount of time. Several members of the public spoke in opposition to the change, primarily citing concerns over data centers in general, the impact on city and utility services, and environmental impacts for neighbors. The DRC, City Planning Manager, and City Engineer also recommend approval of the project.

Based on City Council feedback from the April 14 meeting, City Staff received guidance from Councilmember Rowan on changing the data center definition. Staff changed the proposed data center definition to meet Councilmember Rowan's guidance and received support from the City Attorney. The proposed definition is as follows:

Data center. An establishment engaging in the storage, management, processing, and/or transmission of digital data, and housing computer and/or network equipment, systems, servers, appliances, and other

HONESTY • RESPECT • DEDICATED • VISIONARY • ACCOUNTABILITY

Agenda Item: 2.B

associated components related to digital data operations. The definition of "data center" shall not include facilities that are not the principal use of a building, facility, or property in extent or area but which may perform similar functions in a manner that is accessory to a lawful principal use.

No changes were made to the proposed land use of a data center in I-2 zoned districts.

Recommendation:

Approve the first reading of Ordinance 2026-06

Attachments:

1. Ordinance 2026-06 Approve a Zoning Text Amendment for Data Centers in I-2 Zoning Districts
2. City Attorney Email

**CITY OF FARIBAULT
ORDINANCE No. 2026-06**

**APPROVE A ZONING TEXT AMENDMENT FOR DATA CENTERS IN I-2
ZONING DISTRICTS**

WHEREAS, the City of Faribault (the “Applicant”) requests a zoning text amendment to add a definition for a data center and include it in a list of uses allowed in the I-2, Heavy Industrial zoning district, as depicted in Exhibits A and B; and

WHEREAS, the Planning Commission, on April 6, 2026, following proper notice, held a public hearing regarding the proposed zoning text amendment; and

WHEREAS, following the public hearing, the Planning Commission recommended that the City Council approve the above-referenced zoning text amendment based on the following written findings outlined in Section 2-180 of the City’s Unified Development Ordinance as follows:

1. **Criteria: Whether the amendment is consistent with the applicable policies of the City’s Land Use Plan.**

Finding: The Comprehensive Plan’s Core and Additional Guiding Principles support the general direction of the proposed zoning amendment:

- *Remove or minimize barriers and create or strengthen opportunities for all individuals, businesses, industries, organizations, and services to succeed.*

The proposed zoning amendment will clarify how and where a data center or similar business would be allowed within the City of Faribault.

- *Balance individual property rights with community interests and goals.*

The proposed zoning amendment will establish reasonable limits on a proposed data center within the City. The infrastructure and service needs for other uses in I-2 are comparable to those of a data center.

2. **Criteria: Whether the amendment is in the public interest and is not solely for the benefit of a single property owner.**

Finding: The proposed zoning text amendment is not intended to benefit only one property owner. It will be effective citywide and benefit property owners of I-2 zoned properties.

3. **Criteria: Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of a particular property.**

Finding: The proposed text amendment does not change the zoning classification of property in the city, so this criterion does not apply.

4. **Criteria: Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of a particular property.**

Finding: The proposed text amendment does not change the zoning classification of property in the city, so this criterion does not apply.

5. **Criteria: Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of a particular property.**

Finding: The proposed text amendment does not change the zoning classification of property in the city, so this criterion does not apply.

WHEREAS, the City Council held a public meeting on April 14, 2026, to consider approval of the first reading of Ordinance 2026-06; and

WHEREAS, the City Council also held a public meeting on April 28, 2026, to consider approval of the second reading of Ordinance 2026-06; and

WHEREAS, based on the City Staff report, the results of the public hearing, and the written findings and recommendation of the Planning Commission, the City Council of the City of Faribault concurs with the written findings of the Planning Commission as stated in the above recitals and hereby makes the identical findings.

NOW, THEREFORE, THE CITY OF FARIBAULT ORDAINS:

Section 1: Findings and Incorporation of Recitals and Exhibits. The recitals in this ordinance are part of this ordinance and, where applicable, constitute the written findings of the City Council of the City of Faribault.

Section 2: Text Amendment – Data Center Definition and Land Use Table. The Faribault City Council hereby amends (additions and amendments shown in the underlined text; removals shown in the ~~strikethrough~~ text) to the Unified Development Ordinance under Chapters 1 and 12, Sec. 1-120 and Sec. 12-30, as proposed in Exhibits A and B.

(Remainder of this page intentionally left blank)

Section 3: Effective Date. This ordinance shall be effective immediately upon its passage and publication per the provisions of the Faribault City Charter.

Public Hearing: April 6, 2026
First Reading: April 14, 2026
Second Reading: April 28, 2026
Publication: May 5, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

EXHIBIT A

Amended Section 1-120, under Chapter 1 of the Unified Development Ordinance

(insert proposed amendment document)

Sec. 1-120. Definitions.

[insert after Curb level]

Data center. An establishment engaging in the storage, management, processing, and/or transmission of digital data, and housing computer and/or network equipment, systems, servers, appliances, and other associated components related to digital data operations.

[insert before Deck]

EXHIBIT B

Amended Section 12-30, under Chapter 12 of the Unified Development Ordinance

(insert proposed amendment document)

Sec. 12-30. Principal uses for the industrial districts.

- (A) *In general.* All permitted and conditional uses allowed in the industrial districts are listed in Table 12-1.
- (B) *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified Sections 2-190 through 2-250.
- (C) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Sections 2-260 through 2-340.
- (D) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the City Planner to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Section 2-50 governing determination of substantially similar uses.
- (E) *Specific development standards.* Permitted and conditional uses specified with an "X" under the Specific Development Standards column shall be subject to the standards identified in Chapter 7, Specific Development Standards.
- (F) *Generalized use categories.* Table 12-1 employs generalized use categories for some types of industrial uses. A particular use may be determined to be within a generalized use category if not listed specifically elsewhere in Table 12-1 and if not determined to be within another less restrictive generalized use category. Determination of whether a particular use is included within a generalized use category shall be made by the City Planner in the manner provided for in Section 2-50 governing determination of substantially similar uses.
- (1) *Limited Industrial Uses.* Limited industrial uses are low impact uses which produce little or no noise, odor, vibration, glare or other objectionable influences and which, given proper controls, have little or no adverse effect on surrounding properties. Limited industrial uses generally do not involve processing of raw materials or production of primary materials. Limited industrial uses include the production, processing, or storage of the following:
- (a) Apparel, textiles, and fabrics.
 - (b) Electronic and electrical equipment, components, and accessories.
 - (c) Foods and food products, not including distilling or live slaughter.
 - (d) Household goods and appliances.
 - (e) Measuring, analyzing, and controlling instruments.
 - (f) Medical and optical goods and technology.
 - (g) Novelty items, musical instruments, sporting and athletic equipment, and other personal goods.
 - (h) Office and commercial equipment, furniture, and fixtures.
 - (i) Pharmaceuticals, health and beauty products.
 - (j) Printing and publishing operations, including distribution.
 - (k) Signs, including electric and neon signs, and other advertising devices.
 - (l) Fabricated metal products such as cans and shipping containers, cutlery, handtools and general hardware.
 - (m) Fabricated plastic and rubber products, except tires and inner tubes.
 - (n) Household, industrial and commercial machinery and equipment such as engines and turbines, farm, lawn and garden equipment, heating, cooling and refrigeration equipment, and machine tools.
 - (o) Metal working such as stamping, welding, machining, extruding, engraving, plating, grinding, polishing, cleaning and heat treating.
 - (p) Paper and paperboard products, except no pulp, paper or paperboard mills.
 - (q) Woodworking, lumber and wood products, not including saw mills.
 - (r) Cannabis cultivation.
 - (s) Cannabis manufacturer.
 - (t) Lower-potency hemp-edible manufacturer.
- (2) *General Industrial Uses.* General industrial uses include high impact and outdoor uses which are likely to have a substantial adverse effect on the environment or on surrounding properties and which require special measures and careful site selection to ensure compatibility with the surrounding area. General industrial uses often include processing of raw materials or production of primary materials. General industrial uses include the production or processing of the following:
- (a) Asphalt, paving and roofing materials.
 - (b) Battery manufacture and reprocessing.
 - (c) Chemicals and chemical products, including ammonia, chlorine, household cleaners, detergent, fertilizer, and industrial and agricultural chemicals.
 - (d) Gypsum and plaster products.
 - (e) Manufactured housing.
 - (f) Paints, varnishes, lacquers, and enamels.
 - (g) Petroleum and coal products, except no mining or extraction.
 - (h) Plastics and synthetic resins and fibers.
 - (i) Primary metals, including steelworks, rolling and finishing mills, forge or foundry.
 - (j) Pulp, paper or paperboard mills.
 - (k) Sand and gravel, except no mining or extraction.
 - (l) Sawmills.
 - (m) Tanned hides and leather.
 - (n) Tires and inner tubes.
 - (o) Transportation equipment, including motor vehicle and aircraft parts and equipment.

Table 12-1. Principal uses in the industrial districts.

Use	District			Development Standards
	I-P	I-1	I-2	
Industrial uses				
Generalized use categories				
Limited industrial	P	P	P	
General industrial	-	-	P	
Specific industrial uses				
Aircraft storage and maintenance	P	P	P	
Ammunition and explosives, storage and manufacturing	-	-	C	
Boat construction, repair, and storage	P	P	P	
Commercial laundry	P	P	P	x
Concrete, asphalt, and rock crushing facility	-	-	C	x
Contractor yard	P	P	P	x
<u>Data center</u>	-	-	P	
Furniture moving and storage	C	P	P	
Grain elevator or storage	-	-	P	
Grain milling and distillation	-	-	P	
Greenhouse, wholesale	P	P	P	
Industrial machinery and equipment sales, service, and rental	P	P	P	
Research, development, and testing laboratory	P	P	P	
Recycling facility	C	C	P	
Refuse disposal and incineration facility	-	-	C	x
Scrap/salvage yard, metal milling facility	-	-	C	x
Self service storage	P	P	P	
Stockyards, slaughter of animals	-	-	C	x
Wholesaling, warehousing and distribution; Cannabis wholesaler	P	P	P	
Commercial uses				
Adult entertainment uses				
Animal kennel, veterinary services	P	P	P	x
Auction establishments	C	C	C	x
Automobile Services				
Automobile convenience facility	P	P	P	x
Automobile repair, major	P	P	P	x
Automobile repair, minor	P	P	P	x
Automobile sales	C	C	-	x
Brewery	P	P	P	x
Commercial recreation, entertainment and lodging				
Firearm range, indoor	P	P	P	x
Hotel, motel	C	C	-	
Indoor recreational facility	P	P	P	x
Outdoor recreation area	C	C	C	x
Contractor showroom	P	P	P	x
Digital Billboards	C	C	C	see 9-160(l)
Offices	P	P	P	
Retail sales and services				
Ambulance Facility	C	C	C	x
Building material sales, lumberyard	P	P	P	
Cannabis retail and cannabis delivery service	P	P	P	x
Child care center (as principal use)	C	C	-	
Farm and construction equipment	P	P	P	
Restaurants, liquor establishments	C	C	C	x
Transportation				
Bus garage or maintenance facility	C	P	P	
Heliport	-	C	C	x
Package delivery service	P	P	P	
Transportation services; Cannabis transporter	P	P	P	
Transportation terminal	P	P	P	x
Truck, trailer, boat or recreational vehicle, sales service or rental	P	P	P	
Waste hauler	-	C	P	x
Institutional and public uses				
Educational facilities				
School, vocational or business	P	P	P	
Parking facilities, ramps	C	C	C	x
Social, cultural, charitable, & recreational facilities				
Armories, convention halls	P	P	P	
Stadiums, arenas	C	C	C	x
Clubs and lodges	P	P	P	
Religious institutions				
Place of assembly	P	P	-	x
Residential uses				
Dwelling in conjunction w/business	C	C	C	x
Public service and utilities				

Communication facilities	P	P	P	x
Communication towers	C	C	C	see § 6-230
Electric or gas substation	P	P	P	x
Electricity generation plant, non-nuclear	-	-	C	x
Essential services	P	P	P	x
Governmental buildings and structures	P	P	P	x
Public utility buildings and structures	P	P	P	x
Street and equipment maintenance facility	P	P	P	
Waste transfer or disposal facility	-	C	C	x

(Ord. No. 99-20, § 1, 11-23-99; Ord. No. 2004-14, § 1, 6-8-04; Ord. No. 2005-24, § 1, 9-13-05; Ord. No. 2006-21, § 6, 9-26-06; Ord. No. 2008-25, § 4, 2-24-09; Ord. No. 2013-009, § 10, 11-26-13; Ord. No. 2016-9, § 1, 6-28-16; Ord. No. 2023-1, § 5, 2-28-23; Ord. No. 2024-10, §§ 3, 4, 7-9-24)

From: [Riggs, Scott J.](#)
To: [Harry Davis](#)
Cc: [Short, Jean M.](#); [David Wanberg](#); [Jessica Kinser](#); [Riggs, Scott J.](#)
Subject: RE: Ordinance
Date: Thursday, April 16, 2026 4:53:21 PM

Harry:

In follow-up to our phone call late this afternoon regarding a definition for data centers in the land use regulations of the city code, please note my additional comments:

1. Your proposed definition for data centers is reasonable.
2. You noted that during recent city council meeting discussions, there were questions as to the need for and extent of a definition for data centers in the city code. My response would be as follows: In the absence of a definition for data centers in the city code, it would be the best course of action to have a straight-forward data center definition along with defined areas or districts for the potential location of data centers. Such a definition is needed as an initial land use regulation for this emerging/changing land use area until the Minnesota legislature potentially adopts some form of statewide regulation (similar to what appears to be happening in other states). If nothing happens at the legislature, the city code will at least provide a level of regulation for this land use.

Please let me know if you need anything further from me regarding this matter.

Thanks.

Scott J. Riggs
Kennedy & Graven, Chartered

Scott J. Riggs | Attorney | Kennedy & Graven, Chartered | Fifth Street Towers | 150 South Fifth Street, Suite 700 | Minneapolis, MN 55402 | direct: 612.337.9260 | fax: 612.337.9310 | e-mail: sriggs@kennedy-graven.com

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FA105-28.

From: Harry Davis <hdavis@faribaultmn.gov>
Sent: Thursday, April 16, 2026 2:20 PM
To: Riggs, Scott J. <sriggs@Kennedy-Graven.com>
Cc: Short, Jean M. <jshort@Kennedy-Graven.com>; David Wanberg <dwanberg@faribaultmn.gov>
Subject: FW: Ordinance

Scott,

Please see the email chain below. We're working on a data center definition and would like your input. I'll call you by the end of the day, or you can email me back and let me know if the definition looks okay or needs adjustment. Thanks!

Harry



Council Work Session Memorandum

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Rochelle Anderholm-Parsch, Parks and Recreation Director
MEETING DATE: April 21, 2026
SUBJECT: Parks and Recreation Staffing Update and Operational Alignment

Discussion:

Mo Gaitan's (Viaduct Recreation Coordinator) final day with the City will be April 29. We are appreciative of her contributions and the foundation she helped establish during the initial launch of the facility. This transition provides an opportunity to reassess and refine the structure of the position to better meet the operational needs of not only Viaduct Park, but the Parks and Recreation Department as a whole.

This presentation is intended to recognize and thank Mo for her work in bringing Viaduct to a point where staff can confidently carry it forward, while also informing Council of a positive organizational adjustment that will strengthen operations, improve functionality, and better position the department to serve the community moving forward.

The Viaduct Park facility opened in November and is transitioning from initial startup, learning, and strategic planning into a more operational phase focused on refining rental and program needs and implementing standardized processes. In anticipation of this new amenity, the City added a full-time Recreation Coordinator position and now has approximately six months of facility operations and eight months of staffing experience to evaluate overall system needs.

During this time, staff has developed a clearer understanding of the operational demands at Viaduct Park, as well as broader department needs across recreation programming and aquatics. This evaluation has identified an opportunity to better align staffing resources to support facility operations, department-wide initiatives, and evolving community trends.

As part of this effort, the department is proposing to realign the existing

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full-time Recreation Coordinator position into a 1.0 FTE Recreation Lead and a 0.5 FTE Aquatics Lead. This adjustment is budget neutral and is intended to:

- Strengthen onsite operational support at Viaduct Park
- Provide dedicated aquatics leadership with increased focus on policy, procedures, and compliance
- Better align staffing roles and responsibilities across the recreation system
- Elevate service delivery to meet current and future community program needs and trends
- Expand capacity for partnerships and program growth opportunities
- Clarify roles and expectations to support accountability and a strong customer-focused service approach

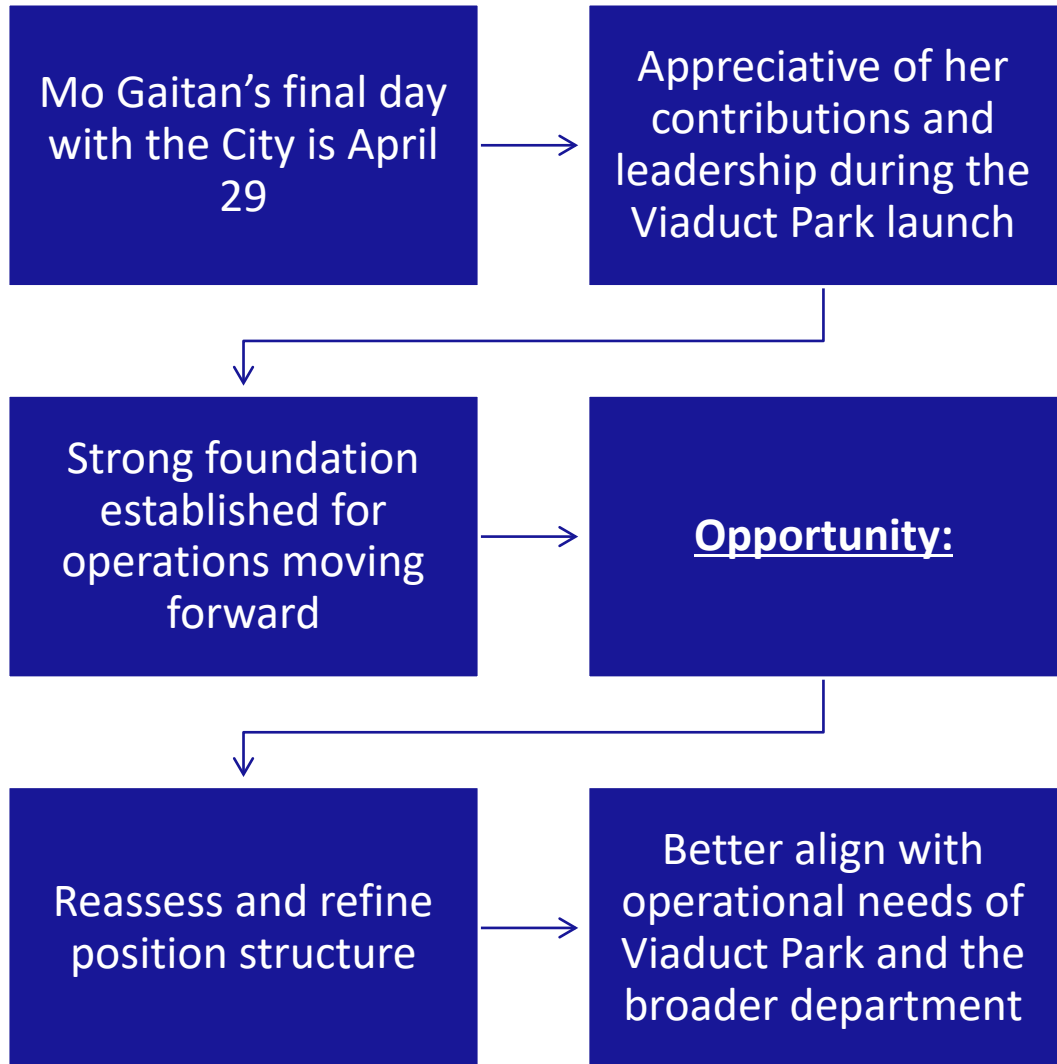
The position classification has been reviewed and graded, and recruitment is anticipated to begin by the end of the week.

Staff would like to thank Mo for her service and contributions to the department and looks forward to continuing to build on this foundation with Council's ongoing support!

Attachments:

1. Rec. Lead Position & Thx to Mo

Staffing Transition & Opportunity!



Viaduct Park Operational Transition

- Opened November 2025
- Transitioning from startup and learning phase to defined operations
- Focus areas:
 - Rental and program development
 - Standardized processes and procedures
 - ~6 months of operations and staffing experience
 - Clearer understanding of facility and system-wide needs



Identified Needs & Alignment

- Increased operational demands at Viaduct Park
- Growing needs across recreation programming and aquatics
- Opportunity to better align staffing to:
 - Support facility operations
 - Advance department-wide initiatives
 - Respond to evolving community trends



Staffing Realignment (Budget Neutral)

Current → Proposed Structure:

- 1.0 FTE Recreation Coordinator →
 - 1.0 FTE Recreation Lead
 - 0.5 FTE Aquatics Lead

Key Outcomes:

- Strengthened onsite support at Viaduct Park
- Dedicated aquatics leadership (allows for focus on policy, procedures, compliance)
- Clear roles and accountability
- Improved service delivery and program alignment
- Expanded partnerships and growth opportunities

Next Steps:

- Position classification complete
- Recruitment anticipated by end of week



Questions & Thank you!

Questions??

Thank you!

- Grateful for Mo's leadership and dedication during the launch of Viaduct Park
- Played a key role in building the foundation of operations, programming, and community engagement
- Helped position the facility for long term success





Council Work Session Memorandum

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM:
MEETING DATE: April 21, 2026
SUBJECT: 2025 Maxfield Housing Study Overview

Discussion:

Community and Economic Development Director Dave Wanberg will present a breakdown of the data from the 2025 Maxfield Housing Study and provide some broad discussion on what is and is not happening regarding the demand in the various sectors of housing. The presentation will end with an overview of Council's prioritization of some of the recommendations and ideas from the Maxfield Study and the Housing For All initiative from Community Action Center (attached).

The full Maxfield Study can be found [here](#).

Attachments:

1. Housing Principles, Policy, & Program Ideas 2026



Guiding Principles, Policy, and Program Ideas

March 2026

The following feedback was compiled by Community Action Center in the fall of 2025 through a combination of interviews, group discussions, listening sessions, and anonymous surveys about housing. These principles and ideas represent the viewpoints of over 100 Faribault residents and include the voices of low-income families, retired seniors, first- and second-generation immigrants, non-profit leaders, employers, realtors, and school personnel. This document serves as a resource for community leaders to align their discussions and decisions while centering the voices and experiences of Faribault community members.

HOUSING PRINCIPLES & PRIORITIES

The dignity of current and future residents is a top priority. Long-term affordability and environmental impact are prioritized during new construction. Faribault's current inventory is an untapped resource worthy of reinvestment. The community benefits when people can secure housing that is safe, healthy, and right-sized to their needs.

People-Centered

- Pursue a variety of mixed-use housing developments – home ownership and rentals – to promote dignity and inclusion
- Support the development of neighborhoods featuring manufactured homes that are modest and functional to spur home ownership for low-income families or people seeking smaller homes
- Support the development of 5-6 bedroom homes for larger families to accommodate cultures that value multi-generational living or raising many children
- Prioritize building in existing neighborhoods with adequate green space away from busy roadways to promote healthy outdoor activity and authentic community connections
- Avoid further development of high-rise apartment buildings as they are not desirable to young families in search of housing in which to raise their children

Affordable

- Explore duplexes, triplexes, fourplexes, townhomes, and ADUs to address the “missing middle” and to promote “right-sized” housing for families
- Leverage cost-savings construction options like pre-fabricated homes
- Pursue subsidies for land acquisition and construction to keep costs down. Pass along those savings to home owners or tenants in purchase price/rental agreements
- Partner with other housing agencies to pursue the availability of more subsidized housing units
- Promote cooperative ownership of existing and newly manufactured home communities
- Explore opportunities to acquire blighted housing units and perform renovations with the goal of selling homes at an affordable price to first-time home buyers

Energy Efficient

- Investigate environmental factors when pursuing new housing developments
- Leverage resources and incentivize older homes becoming energy efficient
- Prioritize net-zero energy new construction and high-efficiency mechanical systems in order to keep utility costs low for residents
- Prioritize building where there is sufficient canopy to keep buildings cooler, ensure trees will be planted if none exist
- Consider walkability and proximity to community amenities to encourage walking/biking as opposed to driving which contributes to air pollution

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IDEAS

Residents, property owners, real estate experts, and developers hold a variety of perspectives about the current housing landscape in Faribault. Solutions are found in new construction, rehabilitation, moving existing market inventory, and improving rental practices. A combination of effective policies and proven programs contribute to a housing supply that is people-centered, affordable, and energy efficient.

Policies

- Amend zoning ordinances to allow for more affordable housing through reduced setbacks, ADUs in areas zoned R1, etc.
- Research municipal moratoriums related to new single family home rentals and short-term vacation rentals
- Research rent control policies to manage the percentage property owners may increase their rental rates over time
- Impose a fine structure which culminates in criminal charges when landlords repeatedly neglect standardized health and safety conditions or licensing requirements of their rental properties

Programs

- Develop and promote housing rehab programs to benefit low-income or first-time homeowners who are looking to repair their properties
- Incentivize aging property owners to sell their homes to first time home buyers, young families, buyers at 80% AMI (or less) and people of color through tax breaks or other financial incentives
- Explore financial safety nets for people who fall behind on their mortgage payments in addition to existing efforts to prevent evictions through rental assistance
- Promote the placement of ADUs to accommodate multiple generations living on one lot
- Increase the number of property owners who accept Section 8 rental vouchers
- Develop a robust **rental housing program** that centers mutual respect between property owners and tenants resulting in dignified, safe, and healthy dwellings:
 - ➔ Ensure all available rental units are licensed through the City of Faribault and in-person inspections are completed before license approval
 - ➔ Include Spanish and Somali speaking housing specialists within City of Faribault housing departments to establish relationships with tenants/landlords, providing education and resources for maintaining health and safety measures in their homes – work alongside families to address home repairs and preventative maintenance
 - ➔ Implement a public rating system for rental properties and landlords so people looking for housing can make informed decisions
 - ➔ Provide annual education to landlords and tenants on their mutual rights and responsibilities
 - ➔ Provide advocacy and resources when landlords and tenants are engaged in disputes

RESIDENT QUOTES

“People want their own front door, the American dream. We are interested in mobile homes and town homes because of the sense of independence, unlike high-rise apartment buildings.”
– Retired Grandmother

“Getting into home ownership feels impossible. The stakes are so high financially and becoming out of reach for average people. It’s becoming elitist. I will not be able to get into a house for another 10 years.”
– Single Dad/Small Business Owner

“Multiple generations living in one house is culturally common, but is now also economically necessary. Homes that can comfortably house multiple generations are very expensive.”
– Somali Leader

“[People] desire to be in a small, more rural community. That is what is compelling people to move to Faribault, they don’t want city life and the problems it brings.”
– Latina Mom of Three

“Local policies should protect working families from excessive rent increases and ensure that all housing, including government-funded housing, meets safe and decent standards. Landlords must treat tenants with respect, regardless of their source of income.”
– Working Class Married Couple

2

