



**City Council Work Session
Tuesday, May 5, 2026 at 6:00 PM
City Council Chambers**

AGENDA

1. Call to Order

2. Items for Discussion

- A. Environmental Commission Resolution ENV2026-01 Interim Ordinance to Study the Development of Data Centers
- B. Hill Block Redevelopment – TIF Assistance Structure
- C. Environmental Commission 2025 Annual Report / 2026 Annual Plan
- D. Deer Bridge Alternate Design
- E. Joint Rice County & City of Faribault Safe Streets for All (SS4A) Grant Application
- F. 2027 Budget Calendar Review
- G. 2026- 1st Quarter Strategic Plan Update

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: Adam King, Environmental and Water Resources Coordinator
MEETING DATE: May 5, 2026
SUBJECT: Environmental Commission Resolution ENV2026-01 Interim Ordinance to Study the Development of Data Centers

Discussion:

With one data center proposed in the City of Faribault, questions were brought up at Environmental Commission meetings on data centers and discussions revolved around concerns of drinking water sources, water usage, electricity use, noise, air pollution / greenhouse gas emissions. The Environmental Commission has discussed a moratorium related to data centers and has passed Resolution ENV2026-01 Recommendation to Adopt an Interim Ordinance to Study the Development of Data Centers. Staff is seeking initial feedback on the Environmental Commission's request for the Council to consider a one-year moratorium on data center development in Faribault.

Attachments:

1. ENV Resolution ENV2026-01 Interim Ordinance to Study the Development of Data Centers

CITY OF FARIBAULT ENVIRONMENTAL COMISSION

RESOLUTION #ENV2026-01

RECOMMENDATION TO ADOPT AN INTERIM ORDINANCE TO STUDY THE DEVELOPMENT OF DATA CENTERS

WHEREAS, there has recently been interest from at least one developer for the placement, construction and operation of a data center within the City of Faribault, with additional data centers assumed to follow; and

WHEREAS, the City of Faribault uses the Prairie Du Chien and Jordan Aquifers as its source for industries, and drinking water for its approximately 25,000 residents; and

WHEREAS, the City of Faribault is limited to 1,740 Million Gallons Per Year (MGY) or an average of 4,767,123 Gallons Per Day (GPD) by its Minnesota Department of Natural Resources Water Appropriations Permit, with its Water Treatment Plant designed to operate at 7.7 Million GPD and able to operate at 10 Million GPD for short periods of time; and

WHEREAS, data center operations can:

- Draw between 250,000 and five million gallons of water per day; and
- Generate approximately the same amount of non-domestic wastewater as it draws; and
- Draw up to and over 14,000,000 kilowatt hours (kWh) of electricity per year; and
- Employ up to 1,600 people during construction and up to 200 people during operations; and

WHEREAS, buildings housing data centers are often 1,000,000 square feet in size, with some much larger; and

WHEREAS, exterior noise at data centers generated by equipment, cooling systems, fans, and diesel generators can result in some people experiencing headaches, additional stress, and sleep disturbances leading to potential anxiety, cognitive impairments, cardiovascular risks, and in extreme cases, tinnitus and hearing loss; and

WHEREAS, emissions caused by electricity generated primarily from fossil fuel and diesel generators can release significant amounts of carbon dioxide and other greenhouse gases into the atmosphere; and

WHEREAS, energy demand for data centers can range from 14,000,000 kWh / year to over 70,000,000 kWh /year putting strain on the energy grid and increasing energy costs; and

WHEREAS, concerns have been raised in communities with data centers regarding air, stormwater, noise pollution, and the expected lifespan of only 15-20 years; and

WHEREAS, the City of Faribault Environmental Commission hereby finds that the typical demands and cumulative potential effects of multiple data centers with respect to water resources, air quality, noise, and electricity constitute a threat to the health, safety, and welfare of the its residents such that the City Council should consider an interim ordinance to study the permitting, building and associated development applications of new data centers until standards and environmental protections can be established; and

NOW, THEREFORE BE IT RESOLVED BY THE ENVIRONMENTAL COMMISSION OF THE CITY OF FARIBAULT, that the Environmental Commission recommends the City of Faribault City Council adopt an interim ordinance to pause and study the development of new datacenters for one year to allow time for staff to research, develop, and incorporate design standards for datacenters regarding noise, greenhouse gas emissions, water, and energy efficiency; and

BE IT FURTHER RESOLVED BY THE ENVIRONMENTAL COMMISSION OF THE CITY OF FARIBAULT, that this recommendation shall be effective immediately upon its passage and without publication according to the Faribault City Charter.

Date Adopted: Monday, March 23, 2026

Faribault Environmental Commission



Lee Nordmeyer, Chair

ATTEST:



Adam King, Environmental and Water Resources Coordinator



Council Work Session Memorandum

TO: Mayor and City Council
THROUGH: David Wanberg, CED Director and Jessica Kinser, City Administrator
FROM: Jake Wiensch, Economic Development Coordinator
MEETING DATE: May 5, 2026
SUBJECT: Hill Block Redevelopment – TIF Assistance Structure

Discussion:

Staff has continued working with the developer and the City's financial advisor (Ehlers) to evaluate potential Tax Increment Financing (TIF) assistance for the proposed Hill Block redevelopment project. The project has been determined eligible for a Redevelopment TIF District based on blight findings.

As previously discussed, the project initially identified an estimated financial gap of approximately \$850,000, which was anticipated to be addressed through a combination of low-interest loans from the Economic Development Authority (EDA) and Housing and Redevelopment Authority (HRA), along with a smaller TIF component. Updated project assumptions and financing changes have increased the total funding to \$995,000, and staff have been working to refine a potential assistance structure that aligns with Council priorities through revisiting the TIF component of this assistance package.

Based on current analysis, TIF assistance is anticipated to be in the general range of:

- TIF Note Principal: Approximately \$395,000
- Term: Up to 20 years (through 2047)

This amount should fill the gap for the Developer, assuming the HRA and EDA proceed with the low-interest loans of up to \$300,000 from each entity as requested, which still have to be formally approved by each entity.

Staff is seeking general direction from the City Council on a higher dollar amount and longer duration TIF agreement for the project than what was

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discussed previously at the March 3rd work session. As a reminder, the Council has taken action to waive the five-year blackout period for additional public funding for two of the three buildings.

Ehlers is working on updated documentation, and we will be adding it to this agenda item before Tuesday's meeting.

Attachments:

1. Hill Block Review Memo

MEMORANDUM

TO: David Wanberg – Community and Economic Development Director
 FROM: Schane Rudlang & Stacie Kvilvang – Ehlers
 DATE: April 30, 2026
 SUBJECT: Hill Block Mixed-Use Redevelopment – Analysis of Financial Request

The City of Faribault (the “City”) received a request for tax increment financing (“TIF”) for the proposed Hill Block mixed-use redevelopment at 217–223 Central Avenue (the “Project”). This memorandum summarizes the request and makes recommendations related to the proposed public assistance.

Project Background

The Project would renovate the existing structure into 19 apartment units (six intended for short-term rentals) and approximately 9,300 square feet of commercial space. Historic renovations are often expensive and require substantial assistance. The City commissioned LHB to evaluate TIF eligibility; based on building conditions, LHB concluded the Project will qualify for establishment of a Redevelopment TIF District.

In addition to the request for TIF from the City, the Project is also seeking two separate \$300,000 loans from the Faribault Economic Development Authority (“EDA”) and the Faribault Housing and Redevelopment Authority (“HRA”). Combining the TIF, EDA Loan, and HRA Loan equates to 9% of the total cost which is acceptable relative to similar projects.

Financial Review

The Developer submitted financial information (“Proforma”) for the Project to the City. Ehlers entered that information into an Ehlers Proforma model and reviewed the financials in the context of similar projects and relevant market information. Ehlers reviews the total development costs, loan parameters, equity amounts, rents, revenues, operating expenses, developer fees, tax credit parameters, and deferred developer fees to make sure they are within market norms. Ehlers then adjusted the Proforma to *stress test* whether the assistance is warranted. Projects should perform well enough to receive bank financing and make a normal market profit on the equity invested, but the public assistance should not result in above-market profits. **The recommended TIF of \$395,000, further outlined below, makes the Project financeable but does not cause the Project to exceed any of those parameters.**

The sources and uses for the Project are shown below.

SOURCES			
	Amount	Pct.	Per Unit
First Mortgage	4,010,354	36.4%	308,489
TIF	395,000	3.6%	30,385
Sub Debt	1,800,000	16.3%	138,462
HRA Loan	300,000	2.7%	23,077
EDA Loan	300,000	2.7%	23,077
Equity	1,188,481	10.8%	91,422
Tax Credits	2,512,162	22.8%	193,243
Deferred Developer Fee (50% of Total Fee)	462,387	4.2%	35,568
Local Grants	45,000	0.4%	3,462
TOTAL SOURCES	11,013,384	100%	847,183

USES			
	Amount	Pct.	Per Unit
Acquisition Costs	1,490,000	13.5%	114,615
Construction Costs	6,761,000	61.4%	520,077
Environmental Abatement/Soil Correction	100,301	0.9%	7,715
Professional Services	772,634	7.0%	59,433
Financing Costs	665,823	6.0%	51,217
Developer Fee	924,774	8.4%	71,136
Cash Accounts/Escrows/Reserves	298,852	2.7%	22,989
TOTAL USES	11,013,384	100%	847,183

Historic Tax Credits in the Capital Stack

Historic tax credits (“HTCs”) function as a major non-cash source of Project financing by converting a portion of eligible rehabilitation costs into transferable tax credits. The Developer “monetizes” the credits by bringing in a tax credit investor (through a syndicator) that contributes \$2,512,162 of equity to the Project in exchange for allocation of the credits and related tax benefits. The tax credits reduce the amount of conventional debt and sponsor cash equity needed.

EDA and HRA Loans

The Project includes two separate public loans: (i) a \$300,000 EDA loan and (ii) a \$300,000 HRA loan. Each loan is proposed to have a 10-year term, be interest-only during the term, and require a balloon payment of principal at maturity. Both loans are proposed to be in a subordinate position behind two private loans. The following is a list of considerations relative to the EDA and HRA loans:

- **Subordinate position behind private debt:** With two private loans senior to the EDA/HRA loans, senior lenders would be paid first from collateral value in a default or foreclosure, increasing the risk of partial or no recovery of EDA/HRA principal.
- **Balloon repayment/refinancing risk at year 10:** Because principal is due in a single balloon payment, repayment depends on the Project’s ability to refinance, recapitalize, or sell at maturity. Market conditions at that time may affect whether proceeds are available to repay junior debt.
- **Cash flow sensitivity:** Interest-only payments improve early-year cashflow, but do not pay down principal. Underperformance in lease-up, rents, vacancy, or operating costs can reduce the Project’s ability to support a refinance sized to repay subordinate principal.
- **Intercreditor and enforcement constraints:** Junior lenders (like the EDA and HRA) can be subject to cure periods, standstill provisions, and other intercreditor limitations that can delay or restrict remedies.

Prudent legal review of the loan agreements is necessary to identify the risks.

TIF Estimate and Recommendation

Ehlers calculated the amount of TIF that would be generated by the Project using information from the assessor for the jurisdiction. Over 20 years, \$395,000 of TIF could be generated (expressed as a present value at 5.5% interest). To arrive at that estimate, an inflation rate on the value of 2.5% was included; if the actual annual market value growth assumption is less than that, then the total value of the district will be less.

Based on review of the Project's preliminary financial information and the estimated tax increment, the following TIF terms are recommended:

- **Amount:** TIF Note Principal of \$395,000, plus interest
- **Interest Rate:** Financed at 5.50% or the Project's final mortgage rate, whichever is lower
- **Term:** Up to 20 years (through 2047)
- **Annual Share:** 90% of gross TIF generated by the Project, up to the principal amount
- **Pay as you go ("PAYGO"):** City only obligates TIF generated by the Project

Providing assistance on a PAYGO basis means the City would make TIF payments based on the actual TIF generated above the base value in a given year. This structure does not guarantee repayment of the full principal amount of the TIF Note and does not involve any City borrowing, pledges, or similar obligations.



Council Work Session Memorandum

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Adam King, Environmental and Water Resources Coordinator
MEETING DATE: May 5, 2026
SUBJECT: Environmental Commission 2025 Annual Report / 2026 Annual Plan

Discussion:

The Environmental Commission has discussed and approved their 2026 priorities and includes:

- Environmental review of projects that involve an environmental assessment worksheet (EAW), or environmental impact statement (EIS), and
- Creation and participation of plans, and
- Other duties as assigned by the City Council including advising the city council on other environmental matters, such as environmental ordinances and promoting public awareness and understanding of environmental matters affecting the city.
- Implementing the Energy Action Plan,
 1. Promoting Energy Assessment Kits,
 2. Promoting Environmentally Friendly Transportation including
 - Busing and Carpooling,
 - EV Charging Infrastructure, and
- Removing and Replacing Dead and Dying Ash Trees,
 1. Working on the MN DNR ReLeaf grant to remove and replace 100 trees for low-income residents, and
- Promoting and Implementing Environmental Restorations and Pollinator Habitat, and
- Promoting Water Conservation in the City, and
- Promoting and Implementing the Adopt-a-Drain Program, and
- Promoting Environmental Commission Priorities at Outreach Events, and
- Merging the City's Tree Board and Environmental Commission.

The 2025 Annual Report and 2026 Annual Workplan are attached.

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Attachments:

1. 2025 Annual Report - 2026 Annual Workplan
2. Environmental Commission 2026 Workplan

City of Faribault 2026 Environmental Commissioners

	Term Expires
Lee Nordmeyer – Chair	1/31/2027
Kevin Thies – Vice-Chair	1/31/2027
Teresa Demars	1/31/2028
Yvette Marthaler	1/31/2029
Ann Schultz	1/31/2029
Miranda Lamb	1/31/2029
Vacant	

2026 Meeting Schedule

Monday, February 23, 2026
 Monday, March 23, 2026
 Monday, April 27, 2026
 Tuesday, May 26, 2026
 Monday, June 22, 2026
 Monday, July 27, 2026
 Monday, August 24, 2026
 Monday, September 28, 2026
 Monday, October 26, 2026
 Monday, November 23, 2026
 Monday, January 25, 2027

2025 Meetings Held

Thursday, May 29, 2025 – Special Meeting
 Monday, June 26, 2025
 Monday, July 28, 2025
 Monday, September 22, 2025
 Monday, October 27, 2025



City of Faribault Environmental Commission



2025 Annual Report and 2026 Annual Workplan



2025 ACCOMPLISHMENTS

The City of Faribault's Environmental Commission worked on and passed 3 resolutions.

Passed Resolution ENV2025-02 Requesting Strengthened Environmental Commitments for the Archer Datacenter Project

Reviewed the Environmental Assessment Worksheet (EAW) and passed Resolution ENV2025-01 Approving the Findings of Fact and Record of Decision for Archer Datacenters EAW and Negative Declaration Concerning the Need for an Environmental Impact Statement (EIS)

The City of



Passed Resolution ENV2025-03 Requesting Authorization for Community and Economic ReLeaf Applications

Faribault's Environmental Commission Worked on and Applied for Two Grant

The Minnesota Clean Energy Resource Team (CERTs) – Visualizing Energy Savings Through Video Vignettes – This grant in partnership with the City of Faribault Housing and Redevelopment Authority (HRA) will expand its video vignette series to include video vignettes focused on energy efficiency and energy conservation practices.



The Minnesota Department of Natural Resources – ReLeaf Community Forestry Grant – This grant in partnership with River Bend Nature Center will work with low-income residents in Faribault to remove approximately 100 dead and dying trees and replace them with diverse and climate resilient species protecting and increasing the city's tree canopy.

The City of Faribault's Environmental Commission was present at 2 events in 2025, speaking with residents about energy conservation, taking sign-ups for Home Energy Squad visits, and handing out energy efficient light bulbs.



1. Implement the Energy Action Plan – Promotion of Energy Assessment Kits and Environmentally Friendly Transportation (Bussing and EV Charing Infrastructure)

The Environmental Commission has partnered with Xcel Energy's Partners in Energy, to receive a Clean Energy Resource Teams (CERTs) grant that assisted with purchasing home energy assessment kits stationed at the library and River Bend Nature Center. The City will continue promoting the home energy assessment kits, seek funding for expanded EV charging infrastructure, promote bussing and carpool options, and continue to implement all other aspects of the Energy Action Plan.



2. Remove and Replace Dead and Dying Ash Trees

The emerald ash borer (EAB) has devastated the ash trees in the City and removing and replacing trees can be expensive and complicated when close to utilities. The City has received funding though the MN DNR ReLeaf grant to assist low-income residents remove and replace 100 dead and dying trees. River Bend Nature Center will assist with outreach and sign-ups for the program.

3. Promote and Implement Environmental Restorations and Pollinator Habitat

The city will work with partners and seek funding to promote and implement pollinator habitat projects in the city, including Partners for Pollinators, the BWSR L2L grant, HELP grants, and Pollinator Pathways.

4. Promote Water Conservation

Participate in the Wyland Foundation's Mayor's Challenge for Water Conservation to encourage residents to take simple, measurable actions at home to protect water quality, reduce waste, and build greater resiliency in local water systems. Promote water conservation practices and provide water efficiency items at outreach events.



5. Promote the Adopt-A-Drain Program

Adopting a drain can help reduce flooding and improve water quality of nearby surface waters by keeping it free of leaves, debris and litter. An often-overlooked piece of street infrastructure, drains play a crucial role in removing excess rainwater from our streets and keeping our communities safe from flooding.



6. Promote Priorities at Outreach Events

The city will promote the Environmental Commission priorities at education and outreach events in the City of Faribault, and plan demonstration and community service projects.



7. Merge the City's Tree Board and Environmental Commission

To streamline processes and make strides in efficiency, we will work to combine the City's Tree Board and Environmental Commission.



City of Faribault Environmental Commission 2026 Workplan

1. Implement the Energy Action Plan
 - a. Promotion of the home energy assessment kits available at the library and River Bend Nature Center.
 - b. Promotion of environmentally friendly transportation options including bussing and electric vehicle (EV) charging infrastructure.
2. Promote the removal and replacement of dead and dying ash trees.
3. Promote and implement environmental restorations and pollinator habitat.
4. Promote Water Conservation.
5. Promote the Adopt-A-Drain Program.
6. The city will work to incorporate education/outreach, demonstration projects, community service into each of the priorities.
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**8. POSTPONED – until a decision with the Woolen Mills Dam is made. –
Also see priority #3.**

**Implement a native buffer on city property along the Cannon River
Reservoir above the Woolen Mill Dam**

The city will work with partners and seed funding to install and maintain a native buffer on city owned property along the Cannon River Reservoir above the Wollen Mill Dam, including the HELP grant, Pollinators pathways grants and other state and federal grants.



Council Work Session Memorandum

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Mark DuChene, Director of Engineering (City Engineer)
MEETING DATE: May 5, 2026
SUBJECT: Deer Bridge Alternate Design

Discussion:

On March 24, 2026 the City Council approved Resolution 2026-091, rejecting the bids for the Deer Pedestrian Bridge Project, Contract 2026-05 due to bids exceeding the proposed project estimates and budget. Council then directed Staff to work with the design consultant on alternatives for the bridge. Attached is a copy of the alternative design feasibility report. Staff will review the report with Council and be looking for Council direction on how to proceed with the bridge project.

Attachments:

1. Deer Bridge Alternate Replacement Option - Feasibility Report



Stantec Consulting Services Inc.
3800 Highway 52 North, Suite 130
Rochester MN 55901
Tel: (507) 282-2100

April 6, 2026

Mark DuChene – Director of Engineering
City of Faribault
1200 Belview Trail
Faribault, MN 55021

Reference: **Deer Bridge Removal, Pathway Embankment and Culvert Installation Feasibility Report**

The City of Faribault, working with Stantec, recently opened bids for the removal and reconstruction of Deer Bridge along the Straight River Trail. Unfortunately, bids were significantly above estimated / budgeted costs and so alternative options to remove the deteriorating timber bridge and maintain trail operation are being considered. Stantec has reviewed the feasibility to remove the existing bridge and construct a soil embankment and culvert system to support the pathway along its current alignment.

Grading for proposed trail embankment and culvert installation is illustrated on a preliminary grading plan on Figure 1. Figure 2 illustrates the proposed pathway typical sections for both the embankment area that would replace Deer Bridge and along the segment of pathway between Willow Street and Deer Bridge. The proposed embankment would support the 10' wide trail and 3' wide shoulders. The trail alignment illustrated on Figure 1 is unchanged but the pathway profile would slope downward at a 5% grade to an elevation that is approximately 11' below the existing trail elevation on the bridge. Slopes of the embankment are proposed to be constructed at a 3:1 (horizontal : vertical) maximum slope that would be covered with topsoil and stabilized with seed and erosion control blanket. Construction of the trail embankment would require approximately 912 cubic yards of off-site borrow material that would likely take the form of granular fill and used for culvert bedding and pathway subgrade construction. The proposed trail embankment and culvert largely fits within the existing right-of-way or City owned property with the exception of a modest encroachment on the west side of the trail. This encroachment could be eliminated by shifting the pathway alignment east during final design if desired.

Stantec utilized Faribault's existing stormwater model to evaluate various alternative culvert sizes, types and configurations to convey stormwater through the proposed pathway embankment. The following table illustrates modeling results for high water elevations and discharge rates for the 10, 50 and 100-year storm for the existing open channel under Deer Bridge and proposed culvert configuration ranging in size from three 48" diameter culverts, three



Reference: Deer Bridge Removal, Trail Embankment, and Culvert Installation Feasibility Report

54" diameter culverts and two 54" culverts constructed with corrugated metal culvert (CMP) or reinforced concrete pipe (RCP).

	Condition	10 YR		50 YR		100 YR	
		HWL (ft)	Discharge Rate through Crossing (cfs)	HWL (ft)	Discharge Rate through Crossing (cfs)	HWL (ft)	Discharge Rate through Crossing (cfs)
	Existing	987.0	265	988.0	491	988.5	635
RCP	Proposed - 3 x 48" RCP	988.7	265	993.0	487	996.3	614
	Proposed - 2 x 54" RCP	989.6	265	995.1	476	998.8	588
	Proposed - 3 x 54" RCP	988.3	265	991.0	491	993.5	631
CMP	Proposed - 3 x 48" CMP	989.8	265	995.8	469	999.8	570
	Proposed - 2 x 54" CMP	991.2	264	998.1	448	1002.2	537
	Proposed - 3 x 54" CMP	988.8	265	992.9	487	996.2	615

Stormwater flows under the Strait River trail are significant, ranging from 265 cubic feet per second (cfs) in a 10-year event up to 635 cfs in a 100-year event. Installation of the proposed culvert system under the trail would have a considerable impact on high water levels (HWL) upstream of the culvert system; however, the increase in inundation duration is less than 8 hours in all events and there is no impact on discharge rates from upstream stormwater infrastructure. In addition, the short term inundation has no impact or risk to the surrounding developed parcels and the overtop elevation of the trail is significantly lower than any of the adjacent property structures

A project cost estimate for the proposed Deer bridge removal, trail soil embankment and culvert improvements was prepared and is attached to this letter report. The cost estimate is divided into two parts. Part A includes the estimated cost to remove the bridge, install the trail embankment and culverts and reconstruct 509 feet of bituminous trail directly impacted by construction. The total estimated cost of Part A is \$397,525.50 including a 10% contingency factor and a 15% factor for engineering assistance, the purchase of wetland bank credits, and a bid item to protect the existing trail to the south from damage during construction. Part B is to reconstruct reconstructed approximately 518 feet of pathway between Willow Street and Deer Bridge that may be damaged by construction traffic building Part A. The estimated cost to reconstruct the pathway and install a pedestrian ramp at Willow Street totals \$40,242.50 including a 10% contingency factor and a 15% factor for engineering assistance. The combined estimated project costs for Parts A & B totals \$419,020.



Reference: Deer Bridge Removal, Trail Embankment, and Culvert Installation Feasibility Report

Conclusions and Recommendations:

1. The proposed improvements are feasible from an engineering perspective and at an estimated total project cost of \$419,020 would be significantly less costly than the reconstruction of Deer Bridge based upon the recently bid price of \$789,522.25.
2. If the City is interested in proceeding with the proposed trail embankment and culvert improvements, recommendations 2-6 should be considered. Conduct a wetland delineation for all areas affected by construction of the trail embankment and culvert improvements, as well as upstream land impacted by increased stormwater runoff inundation levels resulting from the project. Please note that the cost estimate presumes the project will affect wetlands requiring mitigation through the purchase of wetland credits.
3. Additional topographic survey is required in order to advance trail embankment grading and culvert final design. The Feasibility Report figures were completed with a combination of survey information from the City and LiDAR contours. There appears to be some discrepancies between the two data sets that need to be resolved during final design.
4. Verify the presence of any easements or encumbrances on the parcel located directly upstream of the proposed trail embankment. If existing easements are inadequate, collaborate with the property owner to obtain a permanent drainage easement that includes both the open channel and the temporary inundation area between Willow Street and the trail embankment.
5. After discussing with the upstream property owner and reviewing the hydraulic modeling information provided here, the City must decide on the size, material, and layout of the culvert for the trail embankment, following its established practices.
6. Environmental documentation pertaining to the bridge replacement must be revised and coordinated with all relevant agencies of jurisdiction, ensuring compliance with MnDNR funding requirements.

Thank you for the opportunity to complete this Feasibility Report for the City. Should you have any questions or require assistance to advance the project please to contact me at (507) 529-6036 or joseph.palen@stantec.com.

Regards,
STANTEC CONSULTING SERVICES INC.

A handwritten signature in blue ink that reads "Joseph C. Palen".

Joseph C. Palen, PE
Principal
Phone: (507) 529-6036

ENGINEER'S ESTIMATE OF PROBABLE COSTS

DEER BRIDGE REMOVAL, CULVERT INSTALLATION & PATHWAY PROFILE REVISION - FEASIBILITY ANALYSIS

CITY OF FARIBAULT, MINNESOTA

APRIL 6, 2026

CONSTRUCTION AND ENGINEERING PROJECT COST ESTIMATE:

NO.	ITEM	UNITS	QNTY	UNIT PRICE	ESTIMATED COST
PART A : SITE GRADING AND CULVERT INSTALLTION					
1	MOBILIZATION	LS	1	\$ 14,000.00	\$ 14,000.00
2	TRAFFIC CONTROL	LS	1	\$ 2,500.00	\$ 2,500.00
3	PATHWAY DETOUR TEMPORARY TRAFFIC CONTROL	LS	1	\$ 5,000.00	\$ 5,000.00
4	REMOVE CHAIN LINK FENCE, POSTS & FOOTINGS	LF	395	\$ 8.00	\$ 3,160.00
5	TREE PRUNING, TRIMMING AND CLEARING & GRUBBING	LS	1	\$ 20,000.00	\$ 20,000.00
6	REMOVE TIMBER BRIDGE, PIERS AND ABUTMENTS	LS	1	\$ 60,000.00	\$ 60,000.00
7	FULL DEPTH BITUMINOUS RECLAMATION	SY	565	\$ 7.00	\$ 3,955.00
8	COMMON EXCAVATION	CY	2360	\$ 15.00	\$ 35,400.00
9	COMMON BORROW	CY	810	\$ 30.00	\$ 24,300.00
10	48" CORRUGATED ALUMINIIZED STEEL (CAS) CULVERT	LF	321	\$ 150.00	\$ 48,150.00
11	48" CAS PIPE APRON	EA	6	\$ 2,200.00	\$ 13,200.00
12	ANTI-SEEPAGE COLLAR	LS	1	\$ 3,500.00	\$ 3,500.00
13	CLASS 5 AGGREGATE BASE (CV)	CY	154	\$ 45.00	\$ 6,930.00
14	3.5" THICK WEAR COURSE (TWO LIFTS)	TON	125	\$ 150.00	\$ 18,750.00
15	BITUMINOUS TACK COAT	GAL	29	\$ 3.00	\$ 87.00
16	PROTECT EXISTING BITUMINOUS PATHWAY	LS	1	\$ 15,000.00	\$ 15,000.00
17	SEDIMENT CONTROL LOG, TYPE WOOD CHIP	LF	250	\$ 4.00	\$ 1,000.00
18	SILT FENCE, TYPE MACHINE SLICED	LF	1340	\$ 5.00	\$ 6,700.00
19	RIRRAP CLASS III W/ GEOTEXTILE FABRIC TYPE 7	CY	90	\$ 90.00	\$ 8,100.00
20	EROSION CONTROL BLANKET, CATEGORY 20 W/ SEED & FERTILIZER	SY	2830	\$ 3.00	\$ 8,490.00
21	COMMON TOPSOIL BORROW (LV)	CY	100	\$ 38.00	\$ 3,800.00
	PART A ESTIMATED CONSTRUCTION COST				\$ 302,022.00
	CONSTRUCTION CONTINGENCY (10%)				\$ 30,202.20
	ENGINEERING (15%)				\$ 45,303.30
	WETLAND BANK CREDIT PURCHASED (2:1 REPLACEMENT)	SY	1000	\$ 20.00	\$ 20,000.00
	PART A ESTIMATED PROJECT COST				\$ 397,527.50
PART B : ACCESS PATHWAY RECONSTRUCTION					
22	FULL DEPTH BITUMINOUS RECLAMATION	SY	576	\$ 7.00	\$ 4,032.00
23	CLASS 5 AGGREGATE BASE (CV)	CY	39	\$ 45.00	\$ 1,755.00
24	3.5" THICK WEAR COURSE (TWO LIFTS)	TON	125	\$ 150.00	\$ 18,750.00
25	BITUMINOUS TACK COAT	GAL	29	\$ 3.00	\$ 87.00
26	PEDESTRIAN RAMP	LS	1	\$ 3,000.00	\$ 3,000.00
27	SEDIMENT CONTROL LOG, TYPE WOOD CHIP	LF	500	\$ 4.00	\$ 2,000.00
28	HYDRAULIC BONDED FIBER MATRIX W/ SEED & FERTILIZER	SY	350	\$ 3.00	\$ 1,050.00
29	COMMON TOPSOIL BORROW (LV)	CY	40	\$ 38.00	\$ 1,520.00
	PART B ESTIMATED CONSTRUCTION COST				\$ 32,194.00
	CONSTRUCTION CONTINGENCY (10%)				\$ 3,219.40
	ENGINEERING (15%)				\$ 4,829.10
	PART B ESTIMATED PROJECT COST				\$ 40,242.50
	TOTAL PARTS A & PART B ESIMATATED COSTRUCTION COST (EXCLUDES ITEM 16)				\$ 319,216.00
	CONSTRUCTION CONTINGENCY (10%)				\$ 31,921.60
	ENGINEERING (15%)				\$ 47,882.40
	WETLAND BANK CREDIT PURCHASED (2:1 REPLACEMENT)	SY	1000	\$ 20.00	\$ 20,000.00
	TOTAL PARTS A & B ESTIMATED PROJECT COST				\$ 419,020.00

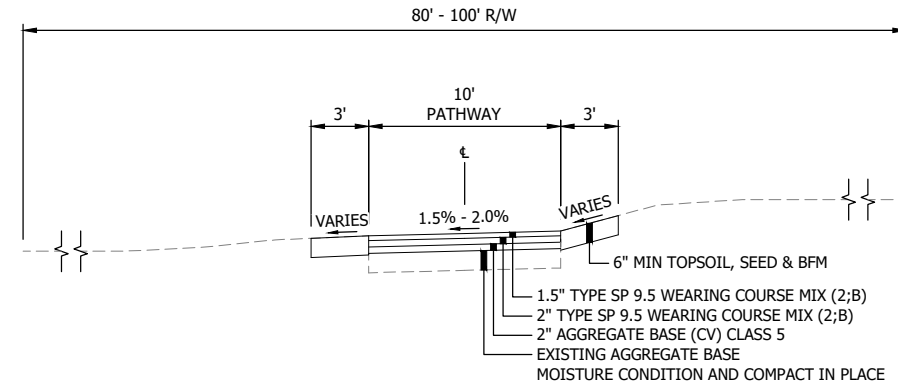
NOTE: "PROTECT EXISTING BITUMIOUS PATHWAY" \$15,000 LUMP SUM DEDUCTED FROM CONSTRUCTION COST IF PARTS A & B CONSTRUCTED.

NOTE: "PROJECT COST ESTIMATE DOES NOT INCLUDE PROPERTY OR EASEMENT ACQUISITION.

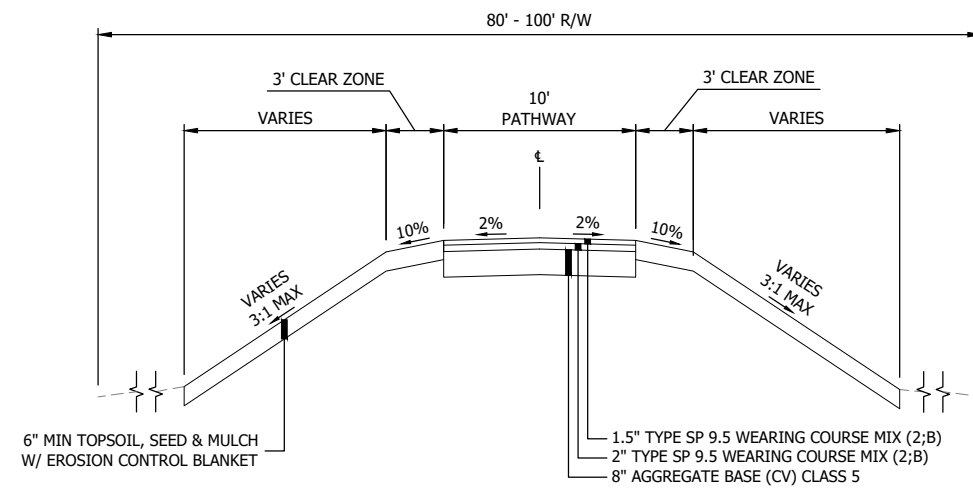
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. STANTEC SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

Plot Date: 03/31/2024 - 12:22pm
 Drawing name: \\1938\miscellaneous_shared\projects\193807429\local\CAD\DWG\193807429_C100\CO1.dwg
 xref: 193807429_border\CO1

**TYPICAL SECTION
 RECONSTRUCT BITUMINOUS PATHWAY (ACCESS PATHWAY DAMAGED BY CONSTRUCTION)**
 WILLOW ST TO PATHWAY GRADING / EMBANKMENT



**TYPICAL SECTION
 RECONSTRUCT BITUMINOUS PATHWAY (FULL SECTION RECONSTRUCTION)**
 PATHWAY GRADING / EMBANKMENT



STR-2: PATHWAY TYPICAL SECTIONS

FEASIBILITY FIGURE
 NOT FOR CONSTRUCTION

CITY OF FARIBAULT, MINNESOTA
 DEER BRIDGE REMOVAL, CULVERT & PATHWAY PROFILE REVISION
 FEASIBILITY ANALYSIS
 PATHWAY TYPICAL SECTIONS

NO.	REVISION	DATE
SURVEY	EB	
DRAWN	TJM	
DESIGNED	JCP	
CHECKED	JCP	
APPROVED	JCP	
PROJ. NO.	193807429	



Council Work Session Memorandum

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Mark DuChene, Director of Engineering (City Engineer)
MEETING DATE: May 5, 2026
SUBJECT: Joint Rice County & City of Faribault Safe Streets for All (SS4A) Grant Application

Discussion:

The Federal Highway Administration has a federal grant program called Safe Streets for All (SS4A) that funds roadway safety plans and improvements at an 80% federal and 20% local cost split. Prior to applying for grant funds to fund projects, a local government must have an approved roadway safety plan. The Rice County Highway department approached the City to seek interest in a joint application to the SS4A program for federal funds to complete a joint roadway safety plan for both the county and City of Faribault as neither entity has an approved roadway safety plan. The County is proposing to seek a total project approval of \$312,500 of which 80% (\$250,000) would be grant funded and the remaining 20% (\$62,500) would be split between the County and City 75/25. The estimated City share would then be \$15,625. The County has agreed to take the lead on the project.

City staff are seeking council approval to move forward with a supporting resolution for the grant submittal. If awarded the City share would be budgeted out of the City's Street Improvement Fund (401) as part of the 2027 budget process.

Attachments:



Council Work Session Memorandum

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Kindra Papenfus, Finance Director
MEETING DATE: May 5, 2026
SUBJECT: 2027 Budget Calendar Review

Discussion:

The City Administrator, Finance Staff and Department Heads are beginning the 2027 Budget process. The included 2027 Budget calendar contains an outline of the planned budget work sessions and topics.

Attachments:

1. 2027 Council Budget Schedule

City of Faribault 2027 Council Budget Calendar

July				
Mon	Tue	Wed	Thu	Fri
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	31

August				
Mon	Tue	Wed	Thu	Fri
3	4	5	6	7
10	11	12	13	14
17	18	19	20	21
24	25	26	27	28
31				

September				
Mon	Tue	Wed	Thu	Fri
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30		

October				
Mon	Tue	Wed	Thu	Fri
			1	2
5	6	7	8	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	30

November				
Mon	Tue	Wed	Thu	Fri
2	3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
30				

December				
Mon	Tue	Wed	Thu	Fri
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30	31	

Date	Action
May 5	Work Session: Present Council Calendar
July 21	Work Session: Personnel & General Fund, first glimps at Levy amount
August 4	Work Session: CED, Debt & TIF / Tax Abatement
August 18	Work Session: proposed Levy with historical context. New Debt conversation if needed.
September 1	Work Session: Final Prelim Levy Review and open items
September 8	Council Meeting: Approve preliminary 2027 budget, set proposed 2027 Tax Levy, and establish Budget Hearing date.
September 15	Work Session: 2027-2031 Capital Improvement Plan
October 6	Work Session: Enterprise Funds (Utilities)
October 20	Work Session: Fee Schedule & Franchise Fees
November 3	Work Session: Any open / unresolved items
November 17	Work Session: Final Review - All Funds, Levies, Fees.
December 22	Council Meeting: Budget Hearing to approve 2027 Budget, Tax Levy, Fee Schedule, Franchise Fee distribution and CIP.



Council Work Session Memorandum

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM:
MEETING DATE: May 5, 2026
SUBJECT: 2026- 1st Quarter Strategic Plan Update

Discussion:

Attached is an update of the work and progress towards the goals, objectives initiatives in the 2026-2030 Strategic Plan.

Attachments:

1. 2026 Q1 Strategic Plan Update

Goal 1: Sustain What We've Built: Invest in Our Infrastructure, Parks, and Community Pride

2026 Q1 Update: The first quarter of a fiscal year is a busy one when it comes to infrastructure. This is the time where plans and designs developed by Engineering Services or outside engineering firms go out to bid, with awards coming at future Council meetings. Some of the projects put out for bids in this quarter include the MSA Street Overlays; Deer Bridge replacement; Street reconstruction and construction of parking lot 21; Viaduct Park Phase 2 building. These are budgeted investments in the community that will have enduring impacts for years to come.

Objective 1.1 - There is greater buy-in and awareness around major infrastructure projects

Initiative 1. Use tools through the City's relationship with Polco to regularly engage a random sample from the public to understand sentiment and prioritization around infrastructure projects.

Initiative 2. Expand use of visual storytelling using the City's existing ArcGIS license to visually communicate where major infrastructure projects are located, timelines, and funding sources.

Online CIP website in development stage with a launch date of the first week of May.

Objective 1.2 - An all-hands approach is implemented to ensure stewardship of the many parks and green spaces.

Council accepted 2 donated parcels impacted by the Crocker's Creek floodplain that are not developable

Initiative 3. Explore the creation of flex roles within Parks and Public Works that can address the as-needed maintenance, repairs, and facility/park needs.

Initiative 4. Create system-wide volunteer opportunities such that enhance the City's public spaces.

Partner with GROWS to deliver volunteer led plantings with integrated education and signage.

Objective 1.3 - Anchor cross-departmental events in municipal parks.

Initiative 5. Host more family friendly events in municipal parks as an effort to showcase them.

Viaduct Park being used for a number of City events, including Council Chat, Board and Commission Recognition.

Goal 2: Define the Next Chapter for the Faribault Community Center

Q1 2026 Update: Work is well underway on this goal, with further decisionmaking coming in 2026 and 2027.

Objective 2.1 - The City vets and picks a path forward for the Community Center.

Initiative 6. A formal analysis is completed to review options and the costs surrounding the redevelopment of the Community Center in its current location.

Contract executed with HGA at the 2/10 Council meeting; planned final presentation to City Council at the 5/19 retreat.

Initiative 7. Embrace the synergy that exists within the current Buckham Center complex to continue building on the anchor destination that serves our multi-generational and multi-cultural population, regardless of the Community Center's path forward.

Representatives from Library and Buckham West part of the work-group with HGA

Goal 3: Invest in Housing to Preserve the Community

2026 Q1 Update: The Housing and Redevelopment Authority worked with Maxfield Consulting to prepare a Housing Study, which was formally approved by the HRA in February. This was then presented to the public in March to a session of those interested in housing and development and as the March Council Chat. From there, conversation continues to grow with housing partners in the community about how to work together to meet the demand and enhance existing properties in the community. In addition, there have been some actions increasing housing opportunities by the Council.

Objective 3.1 - Maximize land use around underutilized land within the city to support housing development

Council approved TIF for the Riverchase 2 project (City-owned land for targeted infill); Council waived 5-year no public funding requirement for 219 and 223 Central Ave, allowing for a proposed project to create 19 units to move forward.

Initiative 8. Develop and adopt a formal infill lot strategy to maximize redevelopment of smaller sized vacant lots that are in older neighborhoods.

Initiative 9. Explore the creation of a land trust for maintaining permanently affordable housing.

Rice County Community Land Trust has formed; one Council member/HRA member appointed to the board

Objective 3.2 - Direct resources towards stabilization of existing housing stock

The City was awarded funds for the replacement of lead or galvanized service lines that will span 2 years of street replacements. The City also applied for additional lead service line replacement funding. SAHA funding allocated for playground equipment, signage for Twin Oaks.

Initiative 10. Explore ways to empower existing homeowners to rehabilitate and reinvest in existing housing stock in the city.

Initiative 11. Explore creating incentives for landlords who reinvest in their rental properties without significantly increasing monthly rents.

Goal 4: Future-proof the Workforce by Being the City that Cares for Its People

2026 Q1 Update- There has not been a significant amount of work towards this goal. The Wellness Committee met in the first quarter to discuss how the work they do can be done throughout the year and not only centered on a Walk for Wellness in the summer months. Many recommendations were developed and implementation by HR and other departments will happen as time and funding allows.

Objective 4.1 - Wrap arms around the current state of the workforce in the City

Initiative 12. Identify which departments experience the highest turnover of employees, examine exit interviews and understand contributing trends.

HR has prepared a turnover report to be presented at a future work session.

Initiative 13. Re-engage City staff on the National Employee Survey biennially to benchmark City employee sentiment against national trends.

Council direction in the 2026 budget is for a triennial NES; will include in the 2027 budget process.

Objective 4.2 - Market career opportunities in Faribault as a place to start a career in public service

Initiative 14. Explore allowing employees to use their student loan payments as a match for deferred compensation retirement plans.

This initiative was identified as no further action

Initiative 15. Re-imagine the marketing of open positions and benefits to tell the story of the impact employees can make in a diverse and mid-sized community like Faribault.

Objective 4.3 - Offer strategic benefits that help Faribault employees to feel valued beyond their wages

Initiative 16. Explore creative retention and longevity benefits.

Goal 5: You Belong Here: Advancing Youth Leadership and Building Community Connections

Q1 2026 Update: This goal is one that is important to the community but does not have much actionable items planned for 2026. Additional opportunities for low-cost or free programming are being discussed for later in the year.

Objective 5.1 - Engage youth intentionally in local government

Initiative 17. Form a Youth Advisory Commission through a partnership with local school districts.

Initiative 18. Develop a Youth in Government Program in partnership with Faribault Public Schools and other area schools.

Objective 5.2 - Develop technology-free opportunities for youth in Faribault to connect

Reimagining of Safety Camp through a partnership with the Faribault School District for barrier-free programming

Initiative 19. Expand low-cost programming in City public spaces through the Buckham Memorial Library and Community Center that are geared towards teens.

Initiative 20. Launch a Faribault Summer Passport.

Goal 6: Build Pride, Inclusion, and Trust in Every City Interaction

2026 Q1 Update- This goal is the most ambitious and actionable goal of the 7 goals, and work is well underway. We are continuing the Council Chats, and had successful gatherings in Q1 that were mostly well-attended at Viaduct Park for two sessions and the Alexander Faribault House for February. Customer service is also coming to the forefront for employees with new standards distributed organization wide. In February, work started with AB Consulting on doing a deep dive into the City's development processes (from planning to building and everything in between) to identify areas where process change can help achieve efficiencies and create a better customer experience. This started at the same time that the new permitting and licensing software went live.

Objective 6.1 - Elevate community pride for residents and staff members

Initiative 21. Explore a joint Faribault Hometown Pride Campaign with the Faribault Area Chamber of Commerce.

Initiative 22. Expand the new employee onboarding process to include exposure to various City assets outside their department. Event planned, but will not launch until Q2 or later.

Objective 6.2 - Correct misinformation and lead with civility

Initiative 23. Continue to build on the Council Chats' success through short-form videos Held Council Chats in January, February, March.

Initiative 24. Expand communications team staffing to continue the positive work executed by the Communications staff. Posted and interviewed for the part-time Communications and Engagement Specialist; Council approved in April.

Initiative 25. Continue training departments on communications best practices. Launched Community Experience Standards, preparing groundwork for a customer-centric culture.

Objective 6.3 - Ensure that accessing City government is easy and that representation is equitable

Launched Enterprise Permitting and Licensing software in February.

Initiative 26. Review board and commission application and reappointment process. Complete in 2025.

Goal 7: Set the Standard for Professionalism Through Service

Q1 2026 Update: The main success in this goal is getting the Values in Action program underway. More time will be dedicated in Q2 to getting de-escalation training off the ground and to staff members.

Objective 7.1 - Excellent customer service is accessible and respectful for all

Developed and internally distributed Customer Service Standards

Initiative 28. Explore language access technology to ensure that non-English speakers are

Initiative 29. Explore the creation of an employee recognition program.

Recognized first Values in Action recipients; gathered nominations for second round.

Initiative 30. Implement "How You Say It" training for employees engaged in public-facing

Objective 7.2 - Train in tense interactions and have a plan for managing them

Provided training to staff on interactions with federal agents in the workplace, along with first and second amendment auditors.

Initiative 31. Train management in de-escalation techniques with an organization-wide expectation that managers should take the lead when temperatures rise in interactions.

Initiative 32. Provide managers with resources and authority on how to redirect or, if necessary, redirect disruptive individuals to protect staff well-being.