



PARK & RECREATION ADVISORY BOARD AGENDA

BUCKHAM WEST

WEDNESDAY, MAY 27, 2026

5:00 PM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes - March 18, 2026
3. New Business
 - A. Faribault Townhomes Fee-in-Lieu of Parkland Dedication
 1. Introduction - Rochelle Anderholm-Parsch, Parks & Recreation Director
 2. Presentation - Faribault Townhomes Request to Waive Fee-in-Lieu
4. Old Business
 - A. North Alexander Park Restroom/Shelter Project Update
5. Director's Report
6. Requests to be Heard
7. Other
8. Next Meeting Date: June 24 - Tour of Parks
9. Adjournment

FARIBAULT PARKS AND RECREATION ADVISORY BOARD MEETING
MINUTES FOR MARCH 18, 2026

MEMBERS PRESENT: Lola Brand, Kameron Gustafson, Whitney Huberty, Sally Kramer, Chad Kreager, Mike Ross, Troy Temple and Chuck Thiele. MEMBERS ABSENT: None. STAFF PRESENT: Rochelle Anderholm-Parsch, Parks and Recreation Director; Keith Walker, Parks Superintendent; Kevin O'Brien, Recreation Superintendent; and Denise Hansen, Administrative Coordinator. GUESTS: Nancy Blankfard, Megan Gahlman and Glenn Waguespack with HGA Architectural Design.

- 1) Meeting was called to order by Lola at 5:00p.m. Agenda was approved with one change of switching the order of items 7A and 7B.
- 2) Approval of Minutes: Motion made by Troy, seconded by Mike to approve minutes of February 25, 2026. Motion passed.
- 3) Presentation: None.
- 4) Director's Report: None.
- 5) Requests to be Heard: None.
- 6) Old Business: None.
- 7) New Business:
 - a) Community Campus Work Group: Rochelle explained the Faribault Community Campus Work Group and their role working with HGA regarding an updated or new community center. The group is looking for a recommendation from the Parks and Recreation Advisory Board. The options presented by HGA along with the information gained from the work group meetings and the Parks and Recreation Advisory Board meeting will be presented to City Council in May.
 - b) HGA Presentation – Community Center Study: HGA presented a slideshow and handout of options for a new community center. The five options included various levels of remodeling of the current building and construction of a new building. Board and staff reviewed the options and agreed that an indoor play area and second gym were high priorities. Discussion was held including acquisition of property to the south, a local sales tax option, state bonds and parking requirements. It was noted that the community center attracts people regionally for the racquetball court and sauna so Board agreed those should be incorporated in a new design and a walking track would be desirable. Due to many items such as location, downtown area, local history and costs, Board recommended option 3A which is a remodel of the current community center including a second gym. Option 3A does not have a walking track so the Board asked if that could be incorporated into the design. Board thanked HGA for attending and for all their work on this project.
 - c) Hill Block Condominiums Plat – Fee in Lieu: Board reviewed a development of 19 new residential units in three Central Avenue buildings. The Development Review Committee (DRC) would like a recommendation from the Parks and Recreation

Advisory Board regarding parkland dedication or fee in lieu for this development. Due to the location of the properties, the Board agreed that there is not a viable opportunity for on-site parkland dedication. Therefore, they agreed to accept fee in lieu of \$500 per unit which totals \$9,500. Motion was made by Sally, seconded by Kameron to support accepting fee in lieu of parkland dedication for the proposed Hill Block Condominiums Development. Rochelle will submit a formal recommendation to the DRC on behalf of the Board.

- d) Letter of Support Request – T-Mobile Hometown Grant: Rochelle presented a request for a letter of support from the Board for a T-Mobile Hometown Grant application. The grant would be used for Viaduct Park Phase 2 enhancements and improvements. Motion was made by Chuck, seconded by Troy to authorize a letter of support for the City of Faribault’s T-Mobile Hometown Grant application for Viaduct Park Phase 2 enhancements. Motion passed. Board authorized Lola as Board Chair to sign the letter on behalf of the Board.

8) Other: None.

9) Next Meeting: The next meeting is scheduled for Wednesday, April 22, 2026, at 5 p.m.

10) Motion was made by Troy, seconded by Chad to adjourn at 6:27 p.m. Motion passed.

Respectfully submitted,

Denise Hansen, Administrative Coordinator



Parks and Recreation Advisory Board Memorandum

TO: Parks and Recreation Advisory Board
THROUGH:
FROM: Rochelle Anderholm-Parsch, Parks & Recreation Director
MEETING DATE: May 27, 2026
SUBJECT: Faribault Townhomes Fee-in-Lieu of Parkland Dedication
1. Introduction - Rochelle Anderholm-Parsch, Parks & Recreation Director
2. Presentation - Faribault Townhomes Request to Waive Fee-in-Lieu

Background:

The City has received a development proposal for Faribault Townhomes, located at 924 1st St. NE. The proposed development includes 37 multi-family residential units. Staff is requesting that the Parks and Recreation Advisory Board review the proposal and provide input regarding the application of the City's Fee In Lieu (FIL) of parkland dedication requirements.

Under Minnesota Statutes and Chapter 15 of City Code, the City may require a developer to dedicate land or provide a cash contribution for parks, trails, recreational facilities, playgrounds, or open space as part of a subdivision process. City Code further identifies that new residential development increases demand on the park system and that developments should contribute toward park and recreation infrastructure in rough proportion to the impacts created by anticipated growth.

City Code also provides that when the City Council determines there is not a need for land dedication within a subdivision, the City may instead require an equivalent cash contribution through a Fee In Lieu payment. The City Council ultimately retains sole authority to determine whether a development will satisfy park dedication requirements through land dedication, cash contribution, or a combination of both.

Based on the City's adopted park dedication ordinance, the estimated FIL calculation for this development is as follows:

- 20 units at \$500 per unit = \$10,000
- 17 units at \$400 per unit = \$6,800

Estimated total Fee In Lieu contribution: \$16,800.

The Parks and Trails Master Plan does not currently identify a need for additional parkland within this quadrant of the city due to the level of service already provided by nearby city-owned park facilities, including Viaduct Park, Tee Pee Tonka Park, and Pie Park. As a result, staff believes a cash contribution is more appropriate than land dedication for this development.

As part of this agenda item and PRAB's review, the applicant, Dan Gatchell, Rebound Real Estate, is requesting consideration of a waiver to the Fee In Lieu requirement. The applicant will be present at the meeting to provide additional information regarding the proposed development and rationale for the waiver request.

After the Parks Board deliberates and discusses, the Parks Board will submit a formal recommendation from the Parks and Recreation Advisory Board to the City Council. The City Council will ultimately determine whether the Fee In Lieu requirement will be waived, modified, or required as part of the development approval process.

Pursuant to City Code, Fee In Lieu funds are required to be used for the acquisition or improvement of public parks, playgrounds, trails, recreational facilities, or open space.

Recommendation:

Attachments:



Parks and Recreation Advisory Board Memorandum

TO: Parks and Recreation Advisory Board
THROUGH:
FROM: Rochelle Anderholm-Parsch, Parks & Recreation Director
MEETING DATE: May 27, 2026
SUBJECT: North Alexander Park Restroom/Shelter Project Update

Background:

At the Sept. 24, 2026, PRAB meeting, staff discussed the N. Alex Park Shelter and Bathroom Replacement project, including a review of existing site conditions and ongoing safety and maintenance concerns.

The N. Alexander Park Bathrooms and Shelter Project is currently included in the CIP with a project budget of approximately \$450,000. Staff recently began obtaining preliminary quotes based on the original project concept, which included a combined restroom and enclosed shelter facility. Initial pricing has come in significantly over budget due to several factors, including utility relocation requirements, continued unpredictability in the construction market, and additional site constraints identified through planning and zoning review.

During the review process, staff learned the project area is located within a flood hazard overlay district, which triggers more restrictive building and grading requirements. These requirements are increasing projected costs and limiting the overall design flexibility for the site.

Based on these findings, staff is reevaluating the overall project approach. Current discussions are focused on moving toward a more traditional open sided shelter design in place of the previously proposed enclosed shelter structure. Staff is also exploring options to leave the restroom facility in its current location while demolishing and rebuilding the existing structure. In conjunction with these improvements, staff is evaluating how the adjacent ball field can be reconfigured to better support legal field play standards. Staff is also evaluating improvements to reinforce the existing pedestrian crossing and enhance patron safety, including options such as traffic cones, pedestrian caution signage, or small flashing crossing lights.

At this time, staff anticipates the project timeline will likely shift into 2027 to allow for additional design review, cost reassessment, and evaluation of the project budget. This update is intended to keep the Parks and Recreation Advisory Board informed that the project is currently under review and that staff will continue providing updates as the project progresses.

Recommendation:

Attachments: