

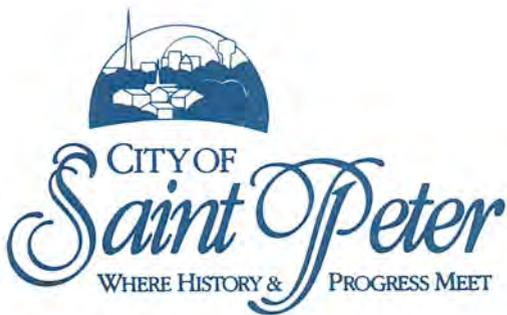
**CITY OF SAINT PETER, MINNESOTA  
AGENDA AND NOTICE OF MEETING**

Regular Workshop Session of Monday, June 19, 2014  
Library Meeting Room – 5:30 p.m.

- I. CALL TO ORDER**
  
- II. DISCUSSION**
  - A. Recreation and Leisure Services Department Presentation
  - B. Brown Street Detention Basin Options
  - C. Jefferson Water Plant Site Development Update
  - D. Downtown Parking Concerns
  - E. Others
  
- III. ADJOURNMENT**

Office of the City Administrator  
Todd Prafke

TP/bal



## Memorandum

**TO:** Honorable Mayor Strand  
Members of the City Council

**DATE:** 6/12/2014

**FROM:** Todd Prafke  
City Administrator

**RE:** Recreation and Leisure Services Department Presentation

### **ACTION/RECOMMENDATION**

None needed. For your information only.

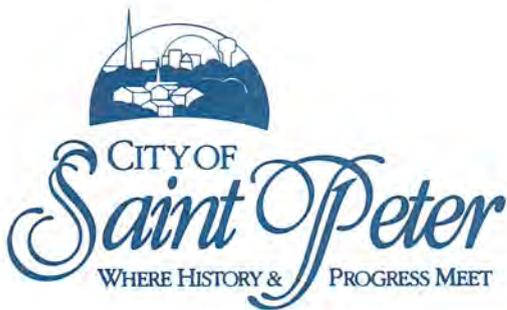
### **BACKGROUND**

As you know I have scheduled a series of presentations at City Council workshops to highlight the activities and responsibilities of each of the City's departments.

Monday evening Recreation and Leisure Services Director Timmerman will provide a presentation on the activities of her department as part of the workshop on Monday evening. We have not scheduled a tour of the CCC as part of this presentation, but should the Council wish to do so, please let me know.

Please feel free to contact me if you have any questions or concerns about this agenda item.

TP/bal



## Memorandum

**TO:** Honorable Mayor Strand  
Members of the City Council

**DATE:** 6/13/2014

**FROM:** Todd Prafke  
City Administrator

**RE:** Jefferson Water Plant Site

### **ACTION/RECOMMENDATION**

None needed. For your discussion and input.

### **BACKGROUND**

At your last Goal Session the Council discussed, for a third time, the process and a concept for development of what was previously the Jefferson Water Plant site. An image of the site is attached for your use.

Some members may recall an effort to provide opportunity for neighbors to provide input as to future use (discussed at your Goal Session) and the process that Council directed staff to undertake to recruit an interested party to spend the time and effort needed to develop a concept. Staff has undertaken that process and, based on your direction from your Goal Session, have had more discussion with Mike Drummer, who submitted the concept you reviewed which is attached.

Members may also recall that the priority was for upper end rental based on information included in our housing study and a perceived need in that marketplace. Council has, from a staff perspective, been clear about wanting to encourage the private market place to develop housing as indicated and we believe the site can work well within those boundaries.

You may also recall some discussion relative to what the definition of "upper end" rental housing is. In an effort to provide data on this I have attached an excerpt from your 2012 Housing Study. This may give you some additional perspective to help define this issue relative to rental amounts and number of bedrooms. I do not believe it will be much help related to amenities, square footage or other more subjective considerations.

Mike Drummer will be present at your workshop to further explain his thoughts, ideas and what he sees as opportunity for this site. You have worked with Mr. Drummer previously on Welco West.

My goal for your discussion is for the Council to give additional direction to staff about how we might move forward with a development/purchase agreement in an effort to promote the

housing type as discussed and, ironically, mentioned at your last Council meeting. You have previously discussed a lower than market price for the land for consideration relative to use and design. There were no density, size or other specific numbers or design issues discussed or provided as the basis for activity at the site.

Please feel free to contact me if you have any questions or concerns about this agenda item.

TP/bal



Google earth



*Jefferson Water Plant Site*

*Other Considerations*

- . No alley No access to Washington or Jefferson*
- . Sidewalk on Washington*
- . Location to other rentals*
- . Set backs*



Google earth

Google earth

feet  
meters



**Rental Rates**

There is a wide range in the rental rates that are being charged in St. Peter. One of the projects at the highest end of the rental range, Apple Tree Village, was originally intended for owner-occupancy, but is being used as rental housing until market conditions improve and the units can be sold. There are also a number of rental projects that have been constructed in the past 15 years that are near the higher end of the prevailing range, including Alpine Meadows, Aspen Court, Central Square, Nicollet Meadows and Rock Ridge Apartments.

We have attempted to estimate tenant-paid utilities into a gross rent estimate for the following ranges. The Identified Range column defines the highest and lowest gross rents found in the survey. The Prevailing Range column attempts to define a more narrow rent spectrum where a majority of units are represented.

<u>Units Type</u>	<u>Identified Range</u>	<u>Prevailing Range</u>
1 Bedroom	\$490 - \$785	\$550 - \$720
2 Bedroom	\$550 - \$1100	\$600 - \$900
3 Bedroom	\$660 - \$1400	\$950 - \$1150

No attempt was made to survey single family homes that are used as rental property. There is some evidence than conversion of older single family houses into rental units has been occurring. It is assumed that contract rents for some older homes would be relatively moderate, but with the inclusion of tenant-paid utilities, they would be somewhat comparable to other rental options in St. Peter.

**Tax Credit Summary**

There are four identified rental projects in St. Peter that have received either federal low income housing tax credits, or some other forms of State/federal assistance to produce affordable rental units. These projects are Central Square Apartments, with 43 tax credit units, Fairview Apartments, with 48 tax credit/income-based units, Nicollet Meadows Townhomes, with 11 income-based units, and Vista View, with 32 tax credit units. Three of these projects were new construction, and the fourth project, Fairview Apartments was an older HUD subsidized property that was rehabilitated with a tax credit award.

There is one additional property in St. Peter, Rock Ridge Apartments, that has a certain portion of its units designated for households at 80% of the median income level, as a result of City TIF assistance. However, the income-tied units are indistinguishable from the market rate housing, and this property has not been included in the affordable section analysis.

**Table 25 St. Peter Multifamily Rental Inventory**

Name	Number of Units/ Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
<b>Market Rate</b>					
Alpine Meadows Townhomes Alpine Way 866-926-4337	18 - 2 Bedroom <u>26 - 3 Bedroom</u> 44 Total Units	\$875 \$950 + heat, electric	No vacancies	Mix of tenants, mostly families	Townhouse development constructed in 2002 and 2003. Units are three-level with attached garage, 1.5 baths and laundry room. Tenants pay all utilities in addition to rent. Two-bedroom units have 1200 finished and 600 unfinished sq ft, and three-bedrooms have 1800 sq ft including finished basements with third bedroom. Owner reports no vacancies and good demand. Rents have increased by \$25 from 2011 survey.
Apple Tree Village MacIntosh Ct and Haralson Ct 612-490-2309	4 - 2 Bedroom 11 - 3 Bedroom <u>6 - 4 Bedroom</u> 21 Total Units	\$950 \$1195 \$1295 +all utilities	Occupancy information for 13 units only - fully occupied	Mix of tenants	A cooperatively-owned town house development that started in 2003 - due to lack of sales, it has converted to a mix of owned and rented units. Seven units are owner-occupied and 21 are rented - one owner has 13 rental units which are intended to be sold, and a mix of investors have 8 rentals. Units are high quality, with in-unit laundry and 2 car detached garage. Owner of 13 rentals has full occupancy in April 2012. Units range in size from 840 sq ft to 1700 sq ft. Tenants pay all utilities. Rents are largely unchanged from 2011 survey and remain at upper end of local rent range.
Aspen Court Townhomes Aspen Court 866-926-4337	24 - 2 Bedroom <u>16 - 3 Bedroom</u> 40 Total Units	\$825 \$950 + heat, electric	No vacancies	Mix of tenants, mostly families	Townhouse development with 8 buildings constructed from 1999 to 2001. Units have attached garage, 1.5 baths and laundry room. Tenants pay all utilities in addition to rent. Two-bedroom units have 1200 sq ft, and three-bedrooms have 1800 sq ft including finished basements with third bedroom. Owner reports no vacancies and good demand. Rents have increased by \$25 from 2011 survey.

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**Table 25 St. Peter Multifamily Rental Inventory**

Name	Number of Units/ Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
<b>Market Rate</b>					
The Bungalows 1501-1571 Aspen Drive (507) 779-8242	4 - 1 Bedroom <u>32 - 2 Bedroom</u> 36 Total Units	\$695 \$795 +heat, electric	No vacancies	Mix of tenants, including some College staff	Town house units constructed in 1990 as a tax credit project. After default, converted to general occupancy market rate rental. Units have private entrance, in-unit laundry and detached garage. Tenants pay heat and electric in addition to rent. One-bedrooms have 704 sq ft, and two-bedrooms have 816 sq ft. Manager reports full occupancy in May 2011 and any turnover units fill quickly. Located near College - rarely have students but do rent to staff. Rents have increased by \$20 for 1 bedrooms and by \$30 for 2 bedrooms from 2011 survey.
Central Square 301 S Washington Ave 507-934-2545	2 - 1 Bedroom 9 - 2 Bedroom <u>1 - 3 Bedroom</u> 12 Market Rate in 55 unit mixed income project	\$750 \$840-\$880 \$925 +electric	1 vacant unit, 1 - 1 Bdrm	Mix of tax credit and market rate tenants	Mixed-income apartment project that opened for occupancy in 2005. Tax credit assistance used for 43 units and 12 units are market rate. Rents listed are for market rate units - tax credit units reported below. Rent includes heat but tenants pay electric. Amenities include exercise room, community room and underground parking included in rent. One-bedroom units have 723 sq ft, two-bedrooms range from 967-1161 sq ft, and three-bedrooms have 1276 sq ft. Manager reports 1 vacant unit due to turnover, but unmet demand for 2 and 3 bedroom market rate units. Rents are up by \$15 from 2011 survey.
Ell-Mar Apartments 1403 N Washington 507-327-3030	3 - 1 Bedroom 20 - 2 Bedroom <u>1 - 3 Bedroom</u> 24 Total Units	\$455 \$595 \$610 +electric	No vacancies	Mix of tenants	Apartment project with two buildings constructed in 1973. Rent includes heat, sewer and water but not electricity. Amenities include balcony/patio, dishwasher, and garage parking for extra fee. No vacancies at time of survey. One and 2 bedroom rents are up \$10 and 3 bedroom rent up by \$30 from 2011 survey.

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Table 25 St. Peter Multifamily Rental Inventory

Name	Number of Units/ Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
<b>Market Rate</b>					
Nicollet House 201-215 Park Row 507-381-1052	14 - 1 Bedroom 6 - 2 Bedroom 20 Total Units	\$485-\$510 \$560-\$680 +heat, electric	No vacant units	Mix of tenants including seniors and students	Units in historic downtown building constructed in 1870s. Sixteen units are in apartments, and 4 two-bedroom units are town houses that were added later - higher rent 2-bedrooms are town houses. Commercial use on ground level with apartments above. Tenants pay heat and electric in addition to rent. Manager reports no vacancies and waiting list is used to fill turnover units. Rents have generally increased by \$10 from 2011 survey.
Nicollet Meadows Townhomes 1302-1342 W Menk Dr 507-934-2224	10 - 2 Bedroom 10 - 3 Bedroom 20 Total Units with 9 Market Rate and 11 Income-based	\$755 \$820 +electric, heat	No vacancies in market rate units	Mix of low income, moderate income and market rate renters	Town house rental units that were constructed in 2003. A blend of funding sources was used so 9 units are market rate, 4 serve 80% of median income or below, and 7 units are at or below 30% of median. Rents listed are for market rate units - lower rents apply to low income households. Two-bedroom units have 1092 to 1320 sq ft, and three-bedroom units have 1500 sq ft. Amenities include playground, in-unit laundry and garage parking. Manager reports full occupancy in April 2012. Calls are received daily looking for affordable units, with a waiting list for all types of units. Market rents are up \$20 to \$30 from 2011 survey.
Rock Ridge 604 Knight St 507-934-6040	6 - 1 Bedroom 26 - 2 Bedroom 4 - 3 Bedroom 36 Total Units	\$675 \$774-\$800 \$889 + electric	No vacancies	Mix of tenants with seniors, younger singles and couples, and a few students	Two 18-unit apartment buildings that opened for occupancy in 2003. City TIF assistance provided if 50% or more of tenants meet income qualification - have not had difficulty meeting test. Tenants pay electric in addition to rent. Garages available for \$40/month. One bedrooms have 700 sq ft, 2 bedrooms have 960 to 1080, and 3 bedrooms have 1330 to 1365 sq ft. 12 of the 2 bedrooms are at larger sq ft, but have only 1 bath; 14 of the 2 bedrooms are smaller but have 2 baths and lower rent. Full occupancy reported in April 2012 and actual vacancies are rare. Some unit rents are unchanged and some up by \$6 to \$11 from 2011 survey.

**Table 25 St. Peter Multifamily Rental Inventory**

Name	Number of Units/ Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
<b>Market Rate</b>					
Skyview Estates 1701-1707 Riggs Road 507-451-8524	<u>16 - 2 Bedroom</u> 16 Total Units	\$450-\$525 +all utilities	1 vacant unit - move-in special offered	Mix of tenants	Four buildings with 4 units per building. Tenants pay heat (electric), electric, water. Sewer and garbage in addition to rent. Amenities include off-street parking and coin laundry facility. Project has been offering \$75 discount for 1 year as move-in special - manager reports 1 vacant unit in April 2012. Tenant-paid utilities result in this building having higher gross rents, and it has more difficulty staying full. Units have approx. 750 sq ft with 1 bathroom. Normal rent and move-in special rent are unchanged from 2011 survey.
Washington Square 1005 Washington Ave S 507-451-8524	9 - 1 Bedroom 3 - 1 Bdrm + Den 7 - 2 Bedroom <u>1 - 3 Bedroom</u> 20 Total Units	\$550 \$560 \$600 \$775 +electric	No vacancies	Mix of tenants including students	Apartments built in 1979. Project has always appealed to students due to location near College - once charged rent per person, but later changed to normal unit rents. Completely remodeled after the 1998 tornado. Rents include heat, water and sewer, but not electricity. One-bedrooms have 750 sq ft, two-bedrooms have 780 to 850 sq ft, three-bedrooms have 950 sq ft. Fully occupied in April 2012. Most rents are unchanged from 2011 survey, but 3 bedroom rent is down \$90.

**Table 25 St. Peter Multifamily Rental Inventory**

Name	Number of Units/ Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
<b>Tax Credit Units/Other Assisted Moderate Rent Units</b>					
Central Square S Washington Ave 507-327-3030	1 - 1 Bedroom 37 - 2 Bedroom 5 - 3 Bedroom 43 Tax Credit Units in 55 Unit Mixed Income Project	\$633 \$748 \$842 +electric	No vacancies, waiting list	Mix of tax credit units at 60% of median income and market rate tenants	Mixed-income apartment project that opened for occupancy in 2005. Tax credit assistance used for 43 units, and 12 units are market rate. Rents listed are for tax credit units - market rate units reported above. Rent includes heat but tenants pay electric. Ten tenants have Vouchers. Amenities include exercise room, community room and underground parking included in rent. One-bedroom units have 723 sq ft, two-bedrooms range from 967-1161 sq ft, and three-bedrooms have 1276 sq ft. Manager reports full occupancy and waiting list is maintained of income-qualified applicants. Rents have increased by \$15 from 2011 survey.
Fairview Apartments 706 Ronell St 507-934-2214	18 - 1 Bedroom 20 - 2 Bedroom 10 - 3 Bedroom 48 Total Units	\$546-\$592 \$673-\$731 \$796-\$865	1 vacant unit, 1 - 3 Bdrm	General Occupancy 50% of median income	Section 236 project constructed in 1977 and then awarded tax credits in 2000 for rehab. Complex has 2 buildings. Rent includes all utilities. Tenants pay 30% of income but not less than basic or more than market rents listed. One-bedrooms have 557 sq ft, two-bedrooms have 838 sq ft with 1 bathroom, and three-bedrooms have 1120 sq ft with 1 bathroom. Manager reports 1 vacant unit at time of survey. Waiting list is kept but most applicants need immediate housing. Finding tenants that meet the income test yet can afford the basic rent is sometimes an issue. Many tenants have Vouchers. Manager states that Section 236 program requires rents at 50% of median income, lower than tax credit limit - lower income tenants without a Voucher have difficulty paying even basic rent. Rents have increased by \$10 from 2011 survey.

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**Table 25 St. Peter Multifamily Rental Inventory**

Name	Number of Units/ Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
<b>Tax Credit Units/Other Assisted Moderate Rent Units</b>					
Nicollet Meadows Townhomes 1334 W Menk Dr 507-934-2224	10 - 2 Bedroom <u>10 - 3 Bedroom</u> 20 Total Units 11 Income-based and 9 Market Rate	\$318-\$640 \$350-\$695 +electric, heat	No vacant income-based units, waiting list	Mix of low income, moderate income and market rate renters	Town house rental units that were constructed in 2003. A blend of funding sources was used so 9 units are market rate, 4 serve 80% of median income or below, and 7 units are at or below 30% of median. Lowest income group must be part of MFIP Program. Rents listed are for lower income (MARIF) and moderate income (SCDP) - market rate rents are higher. Two-bedroom units have 1092 to 1320 sq ft, and three-bedroom units have 1500 sq ft. Amenities include playground, in-unit laundry and garage parking. Manager reports no vacancies in April 2012 and waiting list is maintained for all types of units. Calls are received daily looking for affordable rental. Affordable rents are generally unchanged from 2011 survey.
Vista View 1811 Vista View Dr 507-931-2800	12 - 2 Bedroom <u>20 - 3 Bedroom</u> 32 Total Units	\$695 \$770 + electric	No vacancies, long waiting list	All units at 60% of median income	Tax credit townhouse units constructed in 1999. All units are tax credit assisted and serve households at or below 60% of median income. Tenants pay electric but heat is included in rent. Two-bedroom units have 1 bath and three-bedrooms have 1.5 baths. Units have laundry hookup and attached garage. Manager reports good demand for units with no vacancies and a long waiting list - at least 40 names - equally split between 2 and 3 bedroom units. Townhouse units are very desirable and they have strong demand. Rents have increased by \$10 from 2011 survey.

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**Table 25 St. Peter Multifamily Rental Inventory**

Name	Number of Units/ Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
<b>Subsidized - General Occupancy</b>					
Maplewood Apartments 1320 N 5 <sup>th</sup> St 507-934-4745	6 - 1 Bedroom 18 - 2 Bedroom <u>6 - 3 Bedroom</u> 30 Total Units	\$485-\$515 \$515-\$535 \$545-\$575 +electric 30% of income	2 vacant units, but applications are being processed to fill both units	General Occupancy	Rural Development subsidized building constructed in 1986. Nine tenants receive rent assistance - remaining tenants pay 30% of income but not less than basic or more than market rents listed. Nearly half the tenants have rent assistance Vouchers through the County. Manager reports 2 vacancies in early April 2012, but applications were being processed to fill both units. Many phone calls received looking for housing. Basic and market rents have increased by \$10 from 2011 survey - but market rents are lower than in previous surveys - loan was re-amortized allowing large drop in top end rents.
Pioneer of St. Peter 1618 Gault St 507-451-8524	4 - 1 Bedroom 20 - 2 Bedroom <u>8 - 3 Bedroom</u> 32 Total Units	\$475-\$651 \$505-\$681 \$535-\$722 30% of income	No vacancies	General Occupancy	Rural Development subsidized building constructed in 1986. Sixteen tenants receive rent assistance - remaining tenants pay 30% of income but not less than basic or more than market rents listed. Rent assistance rarely turns over and existing tenants are given first priority. Manager reports no vacant units in April 2012. Rents are unchanged from 2011 survey.
Sunnyvale Court 1519 5 <sup>th</sup> St N 218-566-1520	18 - 1 Bedroom <u>6 - 2 Bedroom</u> 24 Total Units	N/A 30% of income	N/A	General Occupancy	Unable to contact in 2012 - information listed is from 2011 survey. Rural Development general occupancy subsidized project. Complex includes two buildings built in 1978. Sixteen tenants receive rent assistance; remainder pay 30% of income but not less than basic or more than market rents listed. Two units are accessible units. Manager reports that project is in a good location which helps with demand. Crime-Free Housing Program has been in place over many years.

**Table 25 St. Peter Multifamily Rental Inventory**

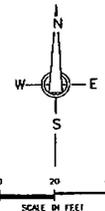
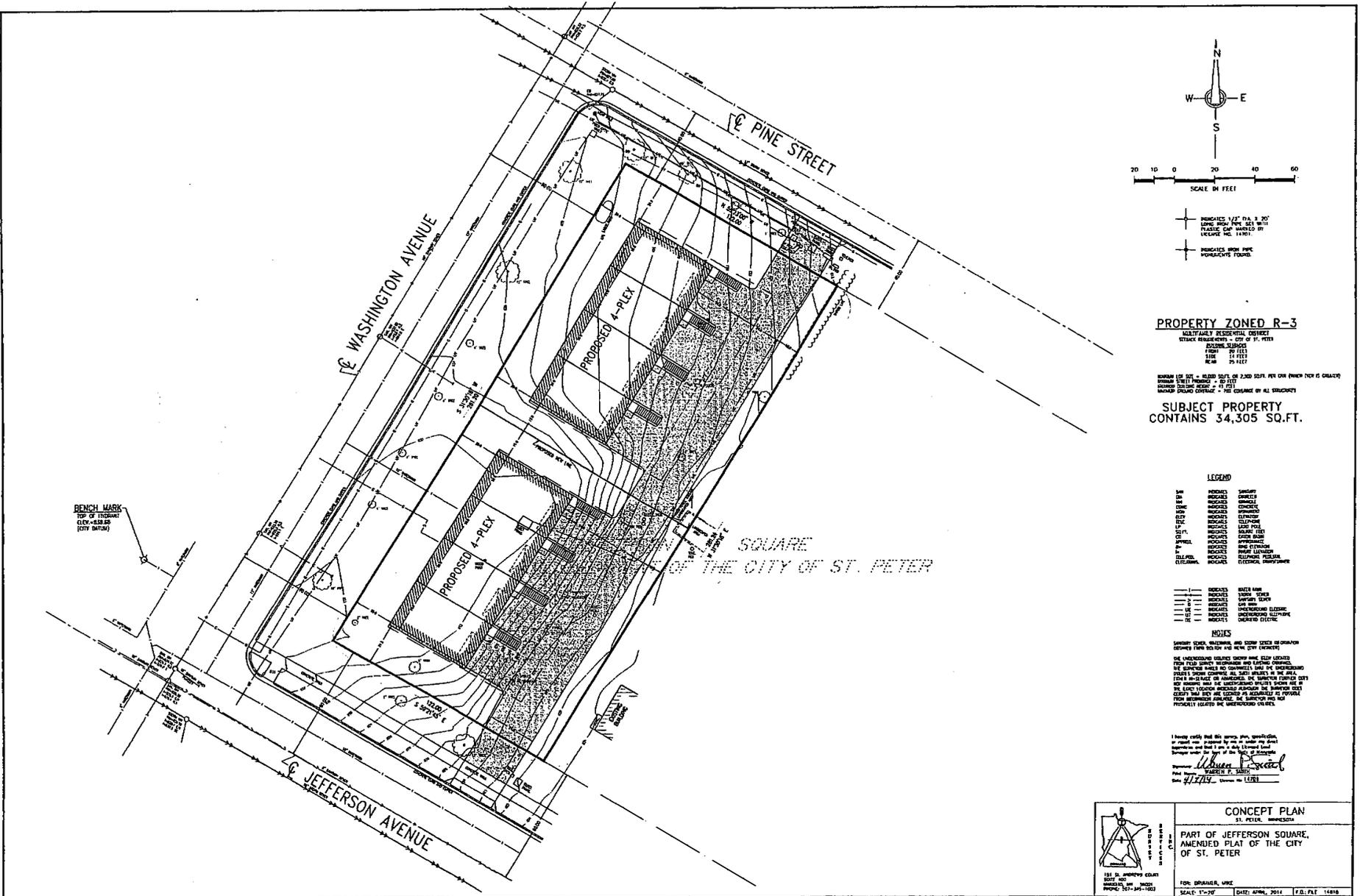
Name	Number of Units/ Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
<b>Subsidized - General Occupancy</b>					
Sunrise Meadows 1435 Sunrise Drive 507-931-6594	16 - 1 Bedroom 27 - 2 Bedroom 20 - 3 Bedroom 63 Total Units	\$540 \$654 \$734 30% of income	No vacancies, waiting list	General Occupancy	MHFA/Section 8 New Construction general occupancy townhouse project constructed in 1978. Tenants pay rent based on 30% of income, up to maximum rents listed - generally a few tenants at maximum rents. Manager reports no vacancies and a combined waiting list of 75 names for all unit sizes. Most turnover in 2 bedrooms with limited turnover in 1 and 3 bedrooms. Rents have increased \$18 to \$28 from 2011 survey.
<b>Subsidized - Senior/Disabled Occupancy</b>					
Estate Apartments 409 W Myrtle 507-381-5903	14 - Efficiency 6 - 1 Bedroom 20 Total Units	\$270-\$280 \$297	2 vacant units, 2 - Efficiency short waiting list	Senior or Disabled Occupancy	HUD 202 subsidized project for senior or disabled occupancy - up to 10% of tenants can be disabled under age 62. No rent assistance available, but unit rents are low. Rent includes utilities. Building constructed in 1967 and in good condition. Manager reports 2 vacant efficiency units but a short waiting list for 1 bedrooms. Efficiency units are small and more difficult to rent. Rents are unchanged from 2011 survey.
Parkview Manor 1010 S 4 <sup>th</sup> St 507-931-2236	62 - 1 Bedroom 1 - 2 Bedroom 63 Total Units	30% of income	11 vacant units	General occupancy with preference for senior and disabled occupancy	HUD Public Housing project for general occupancy but preference given to elderly and near-elderly (age 55+) and disabled renters. Majority of tenants are 55 or older, but some younger people also live in project. Building is licensed for housing with services and still offers assisted living option through private home health care provider - an office remains but no set schedule for staffing. Manager estimates that as many as 3/4 get some level of services, but through various providers. Project has had vacancy issues in recent years. Project was reconfigured and now has 4 fewer units, but 11 vacancies in April 2012 - older population leads to above-average turnover. Another possible unit reduction being proposed that would make 5 larger units from 10 smaller units.

Source: Community Partners Research, Inc.

15



17



SCALE IN FEET  
 20 10 0 20 40 60

- ⊕ INDICATES 1/2" DIA. X 30" LONG IRON PIPE SET IN PLACE CAP MARKED BY SURVEY NO. 14102
- ⊕ INDICATES IRON PIPE MONUMENTS FOUND

**PROPERTY ZONED R-3**  
 MULTIFAMILY RESIDENTIAL DISTRICT  
 ST. PETER, MISSOURI - CITY OF ST. PETER  
 DISTRICT REGULATIONS:  
 MIN. LOT AREA: 30,000 SQ. FT.  
 MIN. FRONT YARD SETBACK: 15 FEET  
 MIN. SIDE YARD SETBACK: 5 FEET  
 MIN. REAR YARD SETBACK: 25 FEET

MINIMUM LOT SIZE - 30,000 SQ. FT. OR 2,500 SQ. FT. PER ONE (ONE) UNIT OF DWELLING  
 MINIMUM FRONT YARD SETBACK - 15 FEET  
 MINIMUM SIDE YARD SETBACK - 5 FEET  
 MINIMUM REAR YARD SETBACK - 25 FEET (OR 10 FEET IF ALL UNITS ARE ONE-STORY)

**SUBJECT PROPERTY**  
 CONTAINS 34,305 SQ. FT.

**LEGEND**

- INDICATES SWIRL
- INDICATES DITCH
- INDICATES CONCRETE
- INDICATES ASPHALT
- INDICATES CLAY TILE
- INDICATES LEAD PIPE
- INDICATES GALV. PIPE
- INDICATES CEMENT CONCRETE
- INDICATES APPROXIMATE
- INDICATES BRICK STYROLITE
- INDICATES BRICK LAMBRICK
- INDICATES BRICK/CONCRETE
- INDICATES ELECTRICAL

- INDICATES WATER MAIN
- INDICATES SANITARY MAIN
- INDICATES SANITARY SEWER
- INDICATES OVERHEAD ELECTRIC
- INDICATES UNDERGROUND ELECTRIC
- INDICATES UNDERGROUND TELEPHONE
- INDICATES UNDERGROUND CABLE

**NOTES**

PROPERTY LINES, BUILDINGS, AND OTHER DATA OF CHARACTER SHOWN FROM RECORD AND FIELD SURVEY.  
 THE UNDERGROUND UTILITIES SHOWN ARE FIELD LOCATED FROM PLAIN SURFACE MARKINGS AND EXISTING RECORDS. NO GUARANTEE IS MADE AS TO THE ACCURACY OF THE LOCATION OF THESE UTILITIES. THE FIELD LOCATED UTILITIES SHOWN ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE ASSISTANCE OF A REGISTERED PROFESSIONAL ENGINEER.  
 THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS NO OBJECTION TO THE LOCATION OF THE UTILITIES SHOWN HEREON.  
 THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS NO OBJECTION TO THE LOCATION OF THE UTILITIES SHOWN HEREON.

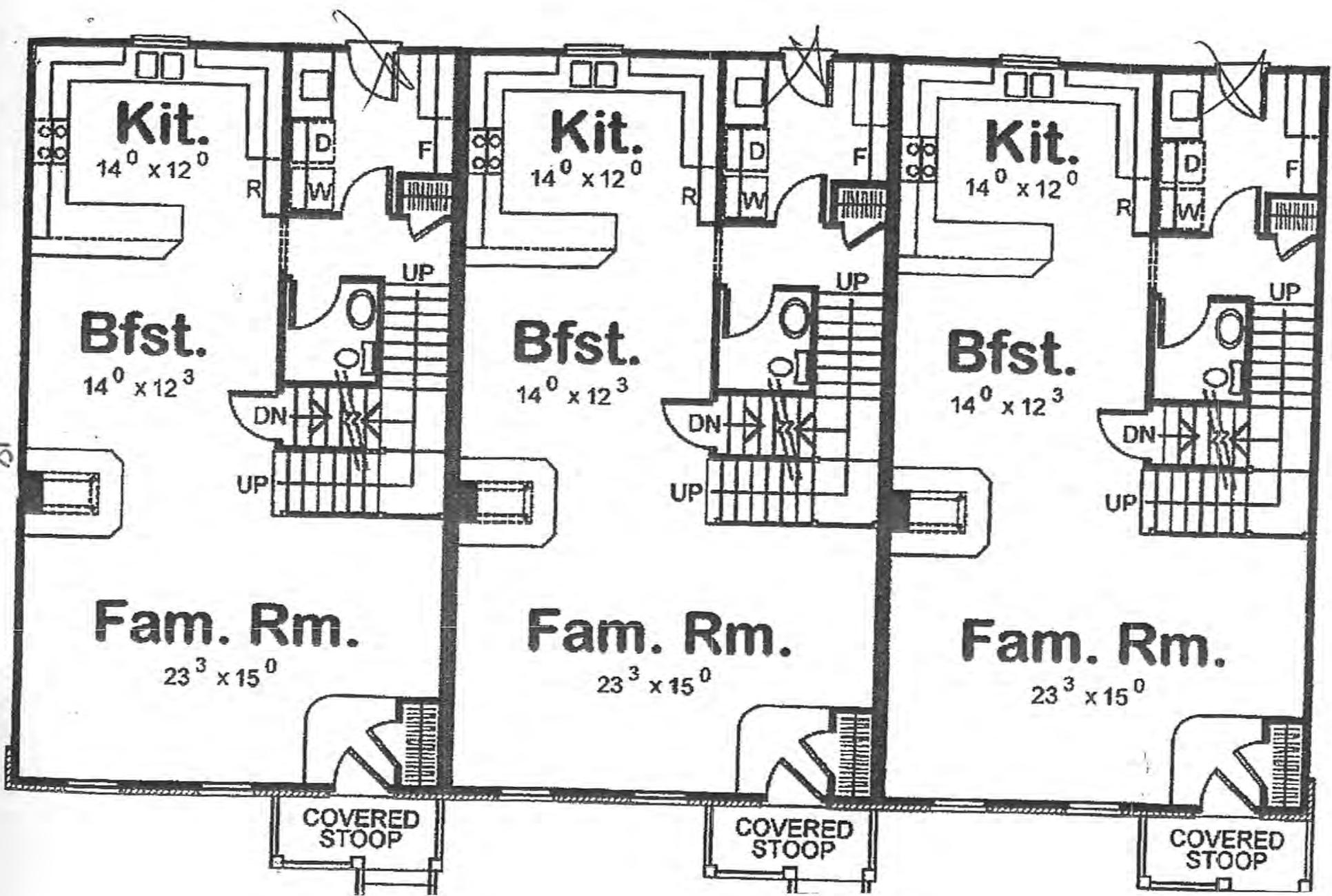
I hereby certify that this survey was made in accordance with the laws of the State of Missouri and that I am a duly Licensed Land Surveyor under the laws of the State of Missouri.  
 Witness my hand and seal at St. Peter, Missouri, this 21st day of April, 2014.  
 Signature: *William P. Lantz*  
 Title: WILLIAM P. LANTZ, Surveyor in Charge  
 No. 217747

**CONCEPT PLAN**  
 ST. PETER, MISSOURI

PART OF JEFFERSON SQUARE,  
 AMENDED PLAT OF THE CITY  
 OF ST. PETER

FOR: SPRINGER, WISE  
 SCALE: 1"=20'  
 DATE: APRIL, 2014 F.O.B. FILE 14810

81



**Bsmt.**

$22^8 \times 18^2$

UP

**Bsmt.**

$22^8 \times 18^2$

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**Bsmt.**

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**Gar.**

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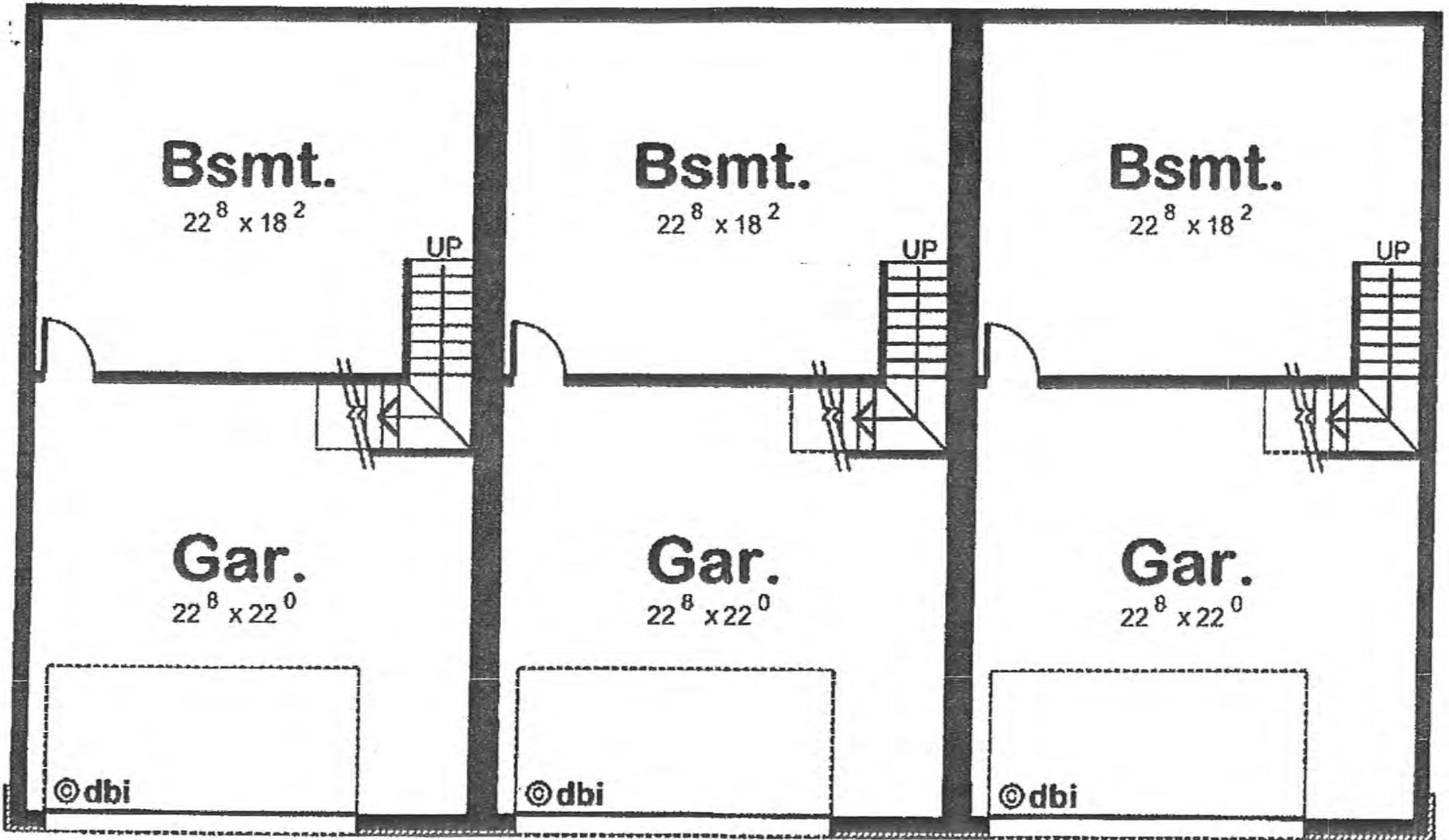
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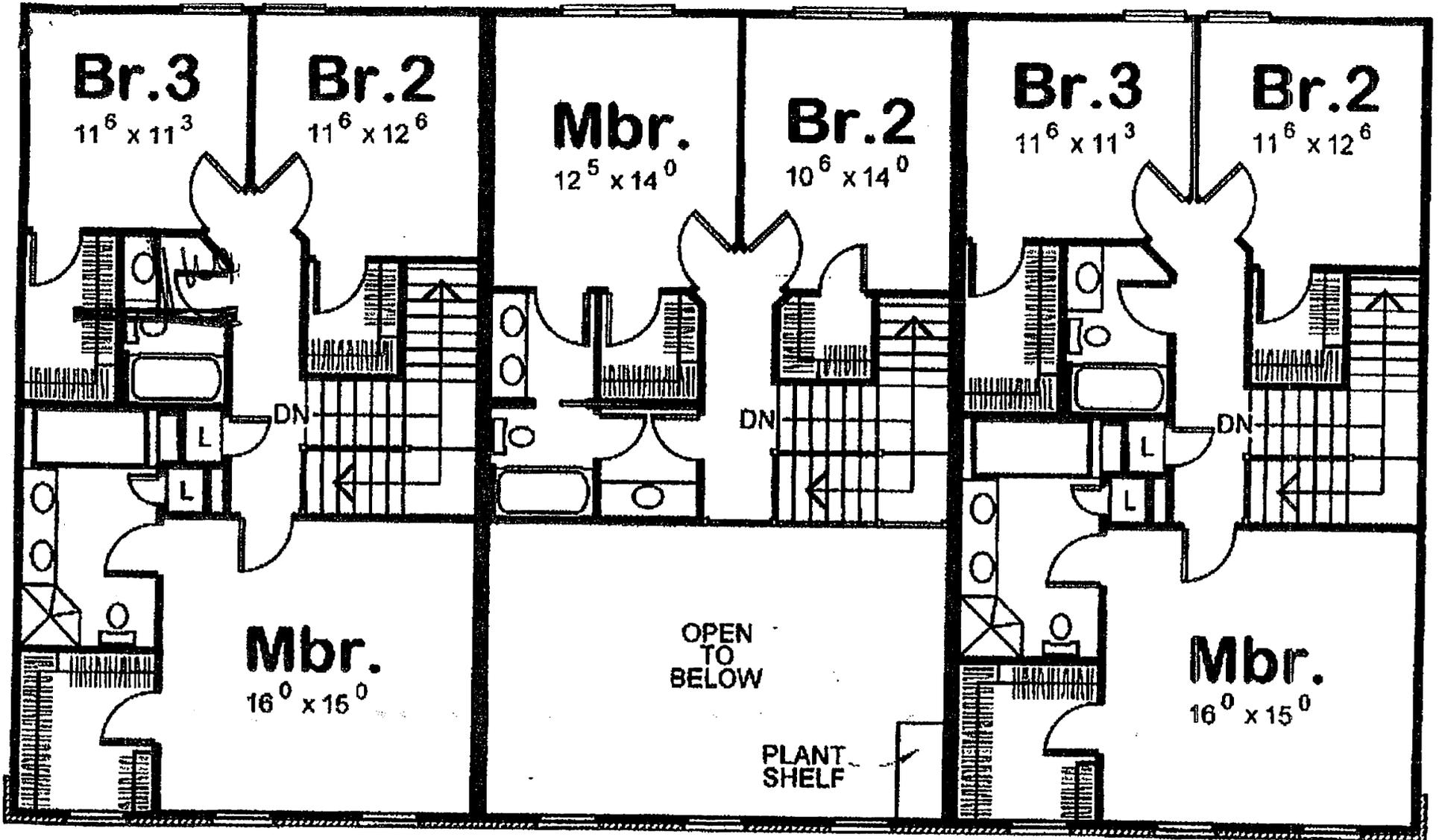
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02





Google earth

feet  
meters





Google earth

feet  
meters





# BOLTON & MENK, INC.

Consulting Engineers & Surveyors

1960 Premier Drive • Mankato, MN 56001-5900

Phone (507) 625-4171 • Fax (507) 625-4177

www.bolton-menk.com

June 10, 2014

Lewis Giesking  
Director of Public Works  
405 W. St. Julien Street  
Saint Peter, MN 56082

RE: Alternate Locations - Brown Street Detention Basin  
Project No.: M14.105419

Dear Lew:

Prior to discharging storm water to protected waters of the State, Minnesota, through the National Pollutant Discharge Elimination System (NPDES) mandated by the Federal Clean Water Act, requires storm water to be properly managed. Storm water management includes sediment and phosphorus removal by treating 1-inch of runoff for every acre of new impervious surface created. Volume control is necessary for minimizing downstream flooding caused by the additional runoff due to development. A suitable amount of volume must also be provided to store additional storm water generated by development. The basin and outlet control must be designed so that post construction flows equal or are less than predevelopment conditions. Good basin design also includes an emergency overflow to prevent damage to surrounding structures in the event of a storm greater than 100-years.

As requested, I have provided some additional detail for alternate locations for the proposed Brown Street Basin. As part of the original basin siting, the alternative sites noted below were considered,

Currently, the basin is proposed to be constructed using the Brown Street Right-of-Way (ROW) between Old Minnesota Avenue and TH 169. The basin is proposed for a number of reasons including, treatment and control of storm water for approximately 30-acres of existing development and 13-acres of new development, primarily on the west side of Old Minnesota Avenue between N 3<sup>rd</sup> and St. Julien Streets. Although space is available for both treatment and volume control, very little space remains for buffer or access.

Two locations for the infiltration basin were considered along Brown Street; the first being on three properties north of Brown Street and the second being on one property to the south. The three properties to the north are lower than any surrounding property thus making the north side of Brown Street ideal for a basin because of the minimal excavation required. If the properties were to be developed instead of used for a basin, a large volume of fill would be necessary to construct the buildings above the Minnesota River's 100-year flood elevation. For comparison, fill was necessary for the Dollar General Store to the north. Although conducive to a basin, the three properties to the north of Brown Street are currently developed with three homes and a business. Because of the existing structures, the cost of the property, demolition costs and construction of the basin is estimated to cost \$925,000.

If the basin was constructed on the south side of Brown Street it would require the purchase of two properties. One property is undeveloped and the larger property directly south of Brown Street is

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undeveloped except for a bituminous surface. This property is also higher, making it less conducive for a basin than the north side which is lower. Although additional excavation would be necessary for a basin constructed on the south side of Brown Street, the cost of the additional excavation is still less than the cost of the property necessary on the north side. Constructing the basin on the south side of Brown Street, including property purchase, is estimated to cost \$700,000, or approximately \$225,000 less than a basin constructed on the north side of Brown Street.

Three additional sites have been proposed for the basin. They include the vacant property west of the new Shopko and south of Halletts Pond, the east side across TH 169 between the river and highway, and the open median between the north and southbound lanes. A short review of each location is below.

#### **West of Shopko and South of Halletts Pond**

This site is large enough to provide both treatment and volume control. Although the property is at approximately the same elevation as the properties being considered north of Brown Street, the property is also much closer to Halletts pond, a protected water of the state. The proximity of this property to the pond will impact the performance of a detention basin constructed on the site. This is because the bottom of the basin must be a minimum of three feet above the normal ground water elevation to allow for removal of storm water by infiltration. The resulting higher elevation for the bottom of the basin limits the amount of storage and treatment available thus increasing the basin footprint.

The groundwater elevation at this location is anticipated to closely match that of Halletts Pond. Given this, and the requirement that the bottom of the basin be constructed a minimum of three feet higher than the groundwater, it would require that storm water be pumped to the basin. This would require a pumping station, small holding cell, forcemain and backup generator. A new gravity outlet pipe would also be needed between the basin and TH 169. The space available for new pipe is limited.





The location of the basin is not favorable because a suitable emergency overflow is not available. Unlike a basin constructed on the east side of Old Minnesota Avenue, which would discharge excess water to the TH 169 ditch thence the Minnesota River, this basin would discharge excess water to Halletts Pond. Although allowed by law, it is not ideal. Plus, the basin is in an area requiring water to substantially rise high enough to flow over Old Minnesota Avenue to get to the river. Considering the cost of land, pumping facilities, and outlet pipe, a basin constructed west of Shopko is estimated to cost in excess of \$2 million.

### **East Side of TH 169**

This site is closer to the Minnesota River which is great for providing an emergency overflow and the lower elevation is beneficial for gravity drainage rather than pumping. However, constructing the basin in the river floodplain provides a number of regulatory hurdles. These include wetland delineation and mitigation if a wetland is present, DNR for impacts to the Minnesota River, Corps of Engineers approval for construction of a basin in the floodplain, floodplain modeling to determine if the basin adversely impacts the river bounce and then additional liability if the basin was constructed in the floodplain and high river levels caused the basin to fail and release sediment into the river. The MPCA is handing down large fines for such failures.



By constructing the basin on the east side of TH 169, a pipe that is large enough to carry the 100-year storm event from the west side of the highway to the east side must be installed under the highway. Even with the 2014 TH 169 Flood Mitigation and Safety Improvement project construction this summer, MnDOT will likely require the City to trenchless construct rather than open cut this large pipe under the highway. Trenchless construction adds a substantial amount to the cost of a basin constructed on the east side rather than west. Although land is free (assuming no wetlands and permits granted), modeling, permitting and constructing the basin is estimated to cost \$1.3 million.

### **TH 169 Median between North and Southbound Lanes**

One option that was initially considered and discussed with MnDOT was use of the TH 169 median north of Union Street. This is a naturally low area requiring a short segment of large storm sewer pipe to be trenchless constructed under the southbound lane to deliver the 100-year event to the median. Initial



discussion with MnDOT over a year ago seemed positive for use of the median for detaining storm water. However, after a car entered a storm water basin within the MnDOT ROW of Highways 100 and 7 in St. Louis Park in November of 2013, killing 2 children, the State Legislature was reconsidering basins within the MnDOT ROW. Although discussions have taken place, it does not appear that storm water basins will be prohibited in the MnDOT ROW.

MnDOT is open to the City using the median for temporary storage of storm water. Being it's within the MnDOT ROW, MnDOT would likely favor using the basin for control of storm water within the TH 169 ROW. MnDOT will not allow the City to treat storm water within their ROW. Therefore, this requires treatment to take place in a separate basin prior to the MnDOT ROW. For example, along Brown Street.



With the median utilized for storage, the size of the treatment basin will provide opportunity for adequate buffers and access and possibly additional treatment. With this scenario, a larger 100-year pipe would only need to be constructed under the southbound lane of TH 169. Some modifications to the outlet pipes under the northbound lane will likely be necessary. If a basin design could be approved by MnDOT, this location would be preferred. The estimated cost of utilizing the existing median for storage, construction of a treatment basin on the west side of TH 169, trenchless construction of a pipe under the southbound lane of TH 169 and median outlet modifications is \$700,000.

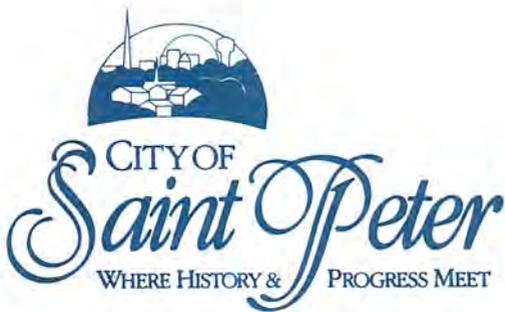
If you have any questions, please let me know.

Sincerely,

BOLTON & MENK, INC.

Jeffrey A. Domras, P.E.  
Project Engineer

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## Memorandum

**TO:** Honorable Mayor Strand  
Members of the City Council

**DATE:** 6/12/2014

**FROM:** Todd Prafke  
City Administrator

**RE:** Downtown Parking Concern

### **ACTION/RECOMMENDATION**

None needed. For your review and discussion as requested.

### **BACKGROUND**

At your last Council meeting you received two visitors who discussed downtown parking concerns in the area of Park Row. The concern and their request centered on their belief that additional parking was needed for tenants who reside in that area, particularly residents of the Nicollet Hotel Apartments. Council asked that this request be placed on a workshop agenda.

Their suggestions for a solution included, designating additional parking for tenants in the area, or removing the "NO Parking from 2 a.m. to 6 a.m." restrictions. Additionally, providing for permit parking in their designated stalls as they believe that at times non-tenants use their designated thirteen (13) parking spots.

As some may recall, the designated parking was provided to the Nicollet Hotel in the aftermath of the tornado in an effort to meet requirements for funding the restoration after the building sustained heavy damage.

#### **Some considerations that may impact your discussion:**

- Parking in the downtown has always been challenging and discussion including the Chamber and its members in the past has been non-consequential at best.
- Any changes that are made impact others who live or work and/or conduct business in the area.
- Any changes made likely means additional requests for designated parking in other areas of the downtown.
- Are there other solutions that could help them meet their goals that do not involve use of City street or parking areas?

#### **Outside the box ideas:**

- Eliminate all restricted parking in the downtown or specific areas.
- Acquire property and provide for other City owned parking facilities.

- Create a downtown parking district that then could provide additional funding to establish additional parking opportunities.
- Assist them in acquiring more parking on non-City owned property.

All of the above ideas and considerations have some level of implications and any implementation may need additional notice to help ensure as smooth a transition as possible. Many of these thoughts include additional enforcement which we can do, but which may require additional man-hours and the Council's position has been that parking enforcement is a very low priority.

Attached please find their letter to the Council and an image of the area.

Please feel free to contact me if you have any questions or concerns on this agenda item.

TP/bal

To Mayor Strand and the St. Peter City Council,

The problem we have regards downtown parking, specifically the 200 block of West Park Row. Due to the number of rental units and bars in the area, there are times that there are no parking spots within a block of our home, the Nicollet House at 201 Park Row. Because of the policy of the City to not allow overnight parking on the south side of the street and no ability to enforce our posted parking, business and bar patrons feel it is ok to park in our designated spots. In addition, the City lot behind the old Shopko Pharmacy gets filled quickly and this is the only viable place to park when our spots are filled. This leaves the only places available to park ~~any~~ on the south side of Park Row which is posted for no parking from 2AM – 6AM. This means that if we park in these spots, we must move our vehicles before 2AM or risk getting a fine. Often the legal overnight spots do not become available till after 1AM when the bars close. The local bar patrons also know of this posted parking area and do not park there because, if they are not able to drive home, they don't want a ticket either. This problem makes a definitive and obvious hardship for the residents of this area.

We are asking that the South side of West Park Row be opened to overnight parking to alleviate the above hardship. There has been mention that one of the reasons this may not be allowed is for street maintenance. It is extremely rare for the need of this maintenance compared to the need of parking spots for city residents. Also, for at least the past 2+ years, whenever there has been need for work on the street, there has been portable signs placed on the street a day in advance. This procedure works very well and would easily take care of any and all maintenance needs of the city for this area. One other issue has been mentioned that the local business owners need these spots

*mike  
&  
Tim*

emptied every night for their patrons the next day. Why would the needs of 3-4 businesses take precedence over 30 city residents?

Respectively,

The residents and staff of the Nicollet House, 201 West Park Row.

could we include the businesses in discussion for objections/ideas?

P.S. Staff at the businesses along Nassau (attorney, dentist and real estate) also take liberty to park in spaces designated for Nicollet House in Municipal Lot #4 which further reduces our parking options.

Maru's clients for her Salon also park in our allotted parking spots

Elizabeth McKay

Adrianna Savelly

Nancy Brock

[Signature]

[Signature]

Janet Bennett

Brett Johnson

[Signature]

Kira Lanz

Kristine Jarvis

Kyle Lanz

[Signature]

Andrew McLean #201

Kathryn Cullen

[Signature]

Dosiah Krauss



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