

CITY OF SAINT PETER, MINNESOTA AGENDA AND NOTICE OF MEETING

City Council Workshop Session of Monday, March 30, 2020
5:45 p.m. – Time Approximate following special Council Meeting at 5:30 p.m.

This meeting will be conducted electronically - See below for electronic access.

I. CALL TO ORDER

II. DISCUSSION

- A. Fire Station Project Update
- B. Hospital Expansion Project/COVID-19 Update
- C. North Third Street Assessment/Project
- D. Old Minnesota Avenue Development
- E. COVID-19 update

III. ADJOURNMENT

As provided for in M.S. 13D.021, City Council meetings may be conducted by telephone or other electronic means under certain conditions. This meeting of the City Council will only be accessible electronically using GoToMeeting software which is available at no charge (link below) or by calling as indicated below. This works best utilizing Google Chrome or Microsoft Edge as your browser. Here is the information necessary to access the meeting electronically:

Please join meeting from your computer, tablet or smartphone at:
<https://global.gotomeeting.com/join/591790045>

You can also dial in using your phone (Toll Free): 1 866 899 4679 or - One-touch:
<tel:+18668994679,591790045#>

Access Code: 591-790-045



Memorandum

TO: Honorable Mayor Zieman
Members of the City Council

DATE: 3/27/2020

FROM: Todd Prafke
City Administrator

RE: Fire Station Update

ACTION/RECOMMENDATION

None needed. For Council review and discussion only.

BACKGROUND

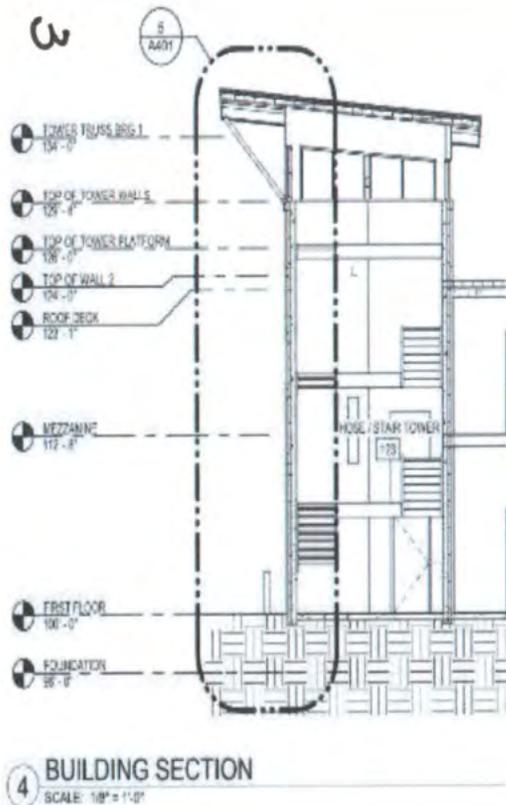
At the Monday evening virtual workshop members of the Fire Station Building Committee will be present to provide an update on this project. Architect Michael Clark from 5 Bugles Design and Dan Thompson from the City's construction management team at R.W. Carlstrom will be online to provide additional information.

My goals for the Council at this workshop are as follows:

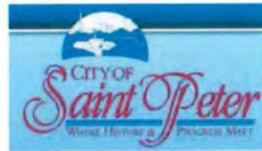
- Provide an update regarding the design considerations and work so far.
- Provide an updated cost estimate and breakdown.
- Provide an update on the financing.
- Provide an update of the required legislative approval on the request for Local Option Sales Tax.
- Provide for discussion on timeline and some timeline options.

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

TP/bal



A New Fire Station for the City of St. Peter, MN



Schematic Design Presentation
Council Working Session
March 30, 2020



PROJECT RECAP

Five Bugles Design Retained: 2016

Station Location Study: 2017

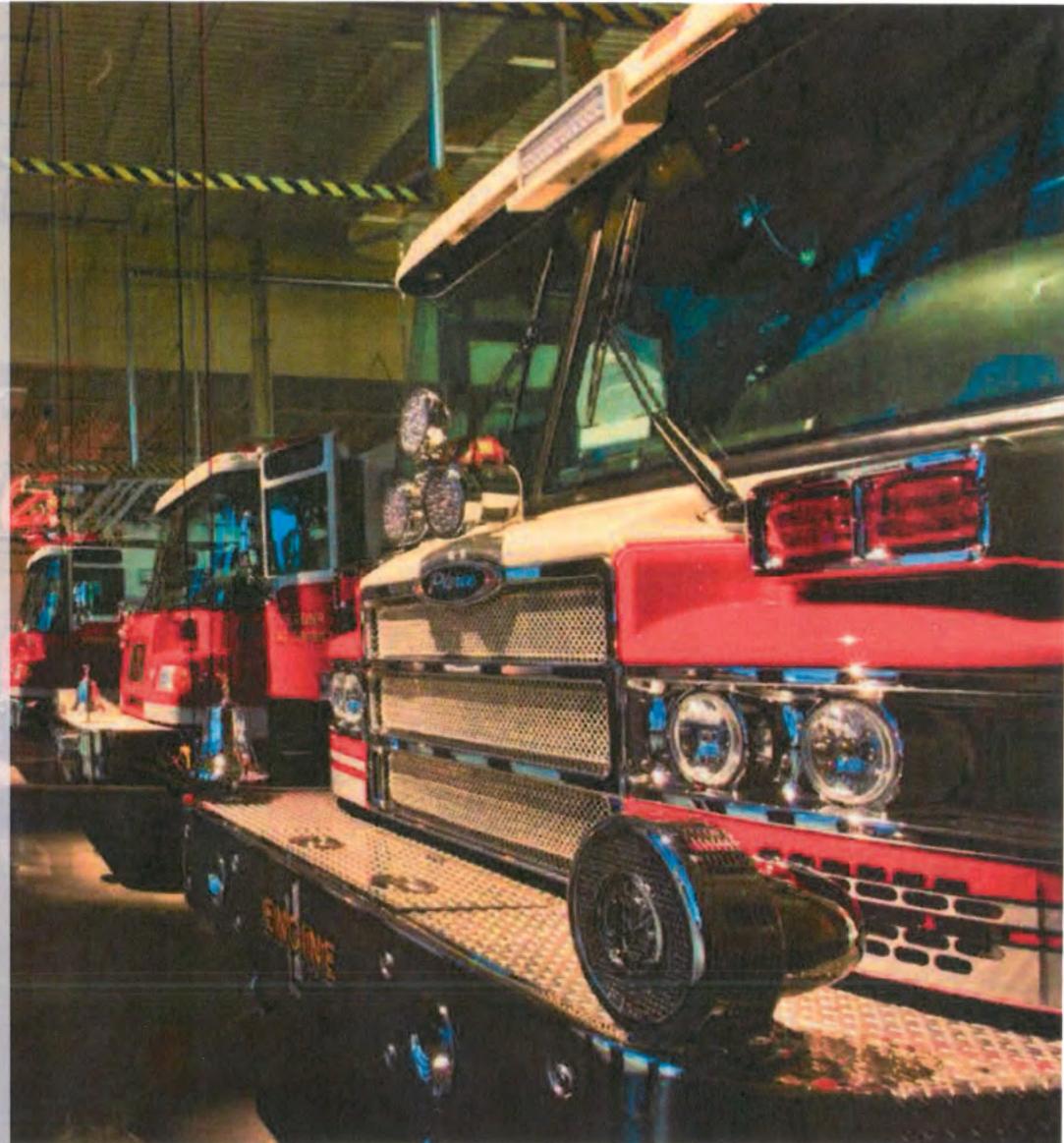
Building Study: 2018

Building Study Supplement: 2019

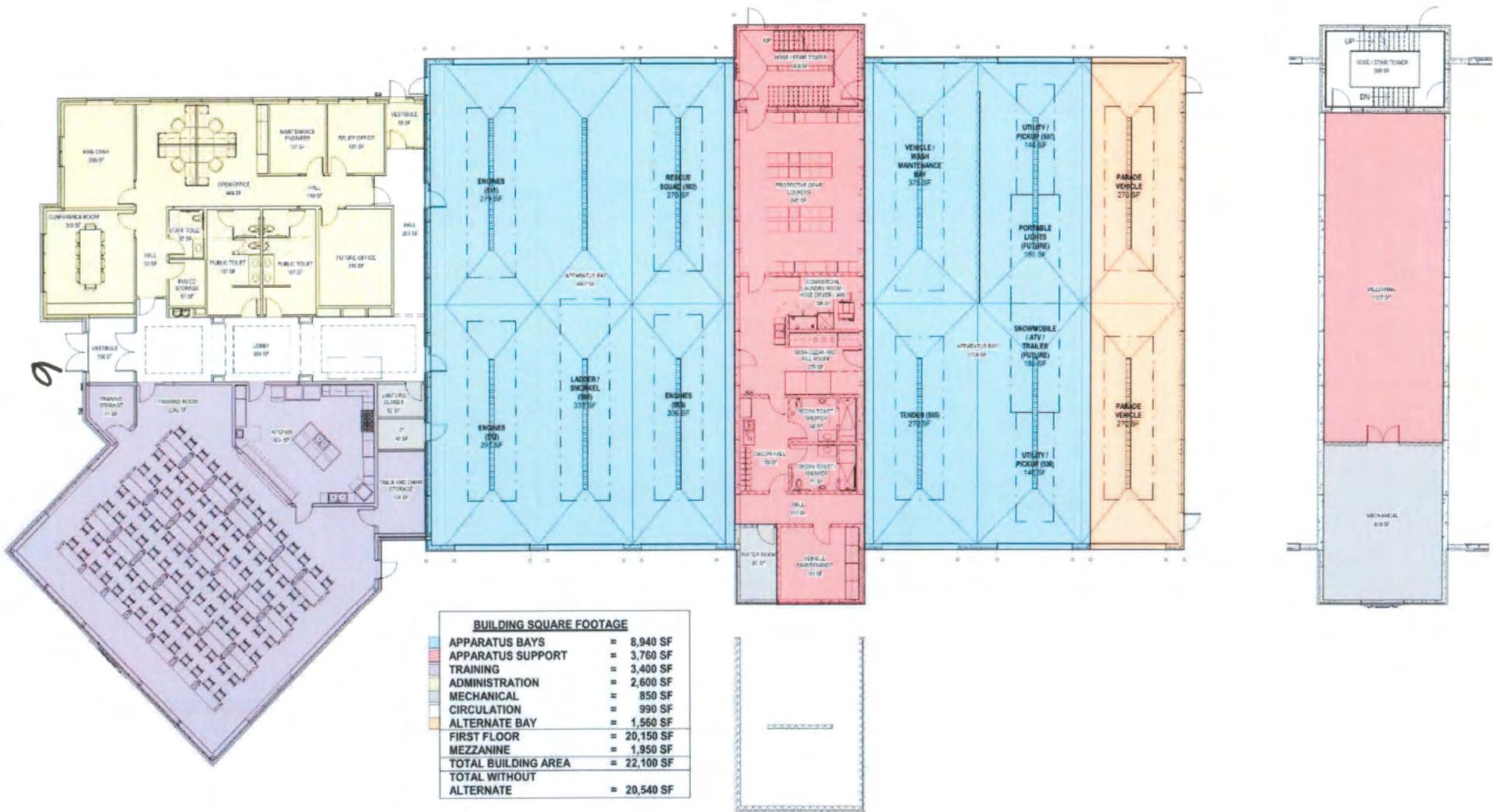
C R Carlstrom Retained: 2019

Land Purchased: 2019

Schematic Design Complete: 2019







BUILDING SQUARE FOOTAGE

APPARATUS BAYS	=	8,940 SF
APPARATUS SUPPORT	=	3,760 SF
TRAINING	=	3,400 SF
ADMINISTRATION	=	2,600 SF
MECHANICAL	=	850 SF
CIRCULATION	=	990 SF
ALTERNATE BAY	=	1,560 SF
FIRST FLOOR	=	20,150 SF
MEZZANINE	=	1,950 SF
TOTAL BUILDING AREA	=	22,100 SF
TOTAL WITHOUT ALTERNATE	=	20,540 SF



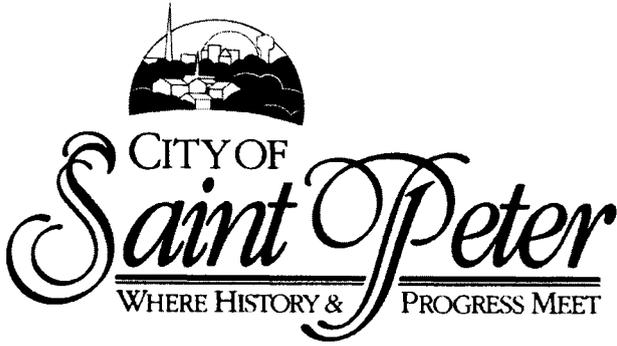


7



Questions?

8



Memorandum

TO: Honorable Mayor Zieman
Members of the City Council

DATE: 3/27/2020

FROM: Todd Prafke
City Administrator

RE: River's Edge Hospital Expansion Project and COVID-19 Update

ACTION/RECOMMENDATION

None needed. For Council review and discussion only.

BACKGROUND

At the Monday evening virtual workshop new CEO Joe Stratton and CFO Lori Zook will participate to provide an update on the Hospital expansion project and Hospital response to COVID-19.

My goals for the Council at this workshop are as follows:

- Provide information on the construction project work and finances.
- Provide information on the Hospital's overall Financial picture.
- Provide information on the Hospital response to COVID-19.

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

TP/bal



Memorandum

TO: Honorable Mayor Zieman
Members of the City Council

DATE: 3/27/2020

FROM: Todd Prafke
City Administrator

RE: North Third Street Assessment Project

ACTION/RECOMMENDATION

None needed. For Council review and discussion only.

BACKGROUND

Public Works Director Moulton and I will provide more information on a possible project to improve North Third Street (north of St. Julien Street).

My goals for the Council at this workshop are as follows:

- Provide a project conceptual design update.
- Provide information related to costs and assessments
- Provide information related to the assessment process and issues.

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

TP/bal



1992 CONDITIONS -
4.4 ACRES OF IMPERVIOUS
 $C_{10} = 14.3$ CFS
 $C_{20} = 24.7$ CFS
 $C_{50} = 36.6$ CFS

2016 CONDITIONS -
6.7 ACRES OF IMPERVIOUS
 $C_{10} = 20.0$ CFS
 $C_{20} = 33.1$ CFS
 $C_{50} = 49.0$ CFS

INFILTRATION BASIN
 BOTTOM = 761.0
 TOP = 766.0
 WQ EL = 763.0
 WQ_v = 0.1 AC-FI

INVERT = 763.0

EX INVERT = 762.1

TYP. SECTION
 4" DITCH BOTTOM
 1:1 SIDE SLOPES

CONNECT TO EXISTING

W ST JULIEN ST

W ST JULIEN ST

OLD MINNESOTA AVE

N 3RD ST

MCLEOD ST

OLD MINNESOTA AVE

ALUMACRAFT 3

ALUMACRAFT 2

ALUMACRAFT 1

STUB FOR ALUMACRAFT SITE

CENTER ST

1301

1321

1331

1401

1407

14

26

315

315

315

315

315

310

302

1310

1271

1228

27.52

48.93

64.42

1301

26

315

315

315

315

315

310

302

1310

1271

1228

27.52

48.93

64.42

1301

26

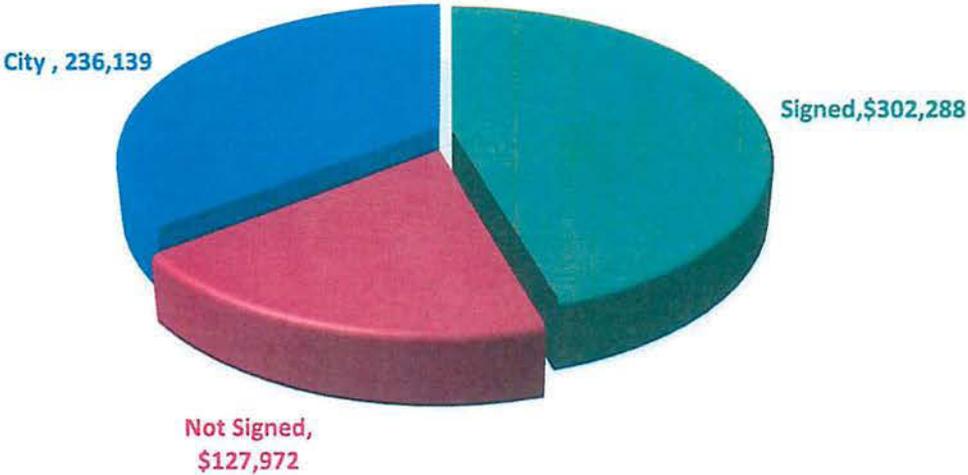
N. Third Street North of Saint Julien Street

Address	Owner	Waivers Signed (20)	Waiver Not Signed (7)	
315 W St Julien Street®	Alumacraft (V)	\$10,483		
315 W St Julien Street®	Alumacraft (V)	\$20,593		
315 W St Julien Street (L)	Alumacraft (V)	\$95,340		
322 McLeod Street	Kopischke	\$12,378		
1228 N. Minnesota Ave	Carlson		\$992	
325 McLeod Street	Helder	\$9,613		
1330 N Third Street	Wilson	\$11,199		
1301 N Third Street	Stewart		\$7,367	
1426 N Third Street	Wendroth		\$26,024	
1407 N Third Street	Johnson Rn	\$15,040		
1413 N Third Street	Johnson Rn	\$34,696		
1419 N Third Street	Johnson Rn	\$17,693		
1420 N Third Street	Leonard		\$44,377	
1401 N Third Street	Hindeen	\$8,417		
1419 Gault Street	Anderson	\$253		
1310 N Third Street	Pherson		\$17,011	
1410 N Third Street	Sherwood	\$18,344		
171 W St Julien Street	Skrove	\$16,180		
1310 N Minnesota Ave	Haughdahl	\$527		
1209 N Third Street	Johnson S.		\$13,981	
1321 N Third Street	Gay	\$8,596		
1327 N Third Street	Gay	\$4,007		
1331 N Third Street	Gay	\$8,868		
201 W St Julien Streett	Bishop		\$18,220	
1314 N Third Street	Valentine	\$10,081		
Street Cost	City of Saint Peter	\$182,490		
Corner Lots (C&G)	City of Saint Peter	\$9,489		
Corner Lots (Street)	City of Saint Peter	\$10,694		
Water Service	City of Saint Peter	\$2,440		
ROW Storm	City of Saint Peter	\$31,027		
		\$538,428	\$127,972	\$666,400

N. Third Street North of St. Julien Street

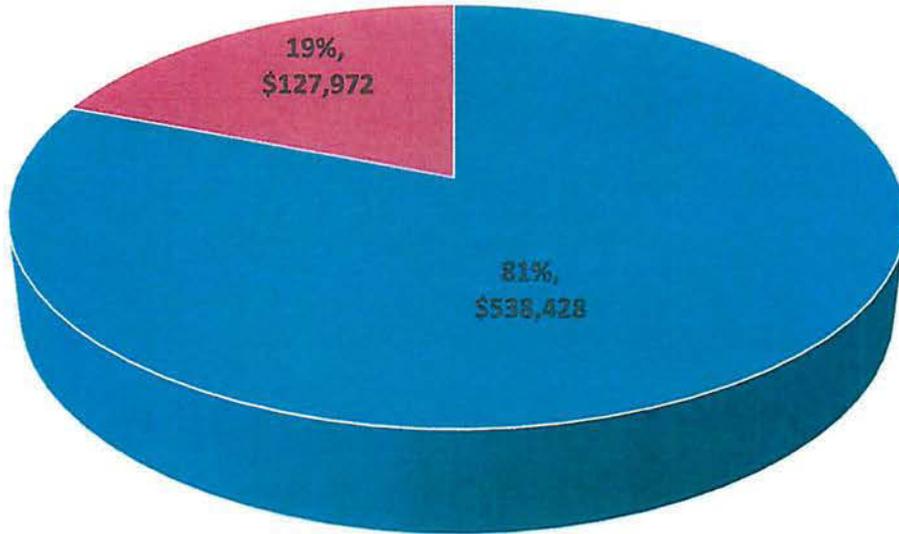
Address	Owner	Waivers Signed (20)	Waiver Not Signed (7)
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315 W St Julien Street®	Alumacraft (V)		
315 W St Julien Street (L)	Alumacraft (V)		
322 McLeod Street	Kopischke		
1228 N. Minnesota Ave	Carlson		
325 McLeod Street	Helder		
1330 N Third Street	Wilson		
1301 N Third Street	Stewart		
1426 N Third Street	Wendroth		
1407 N Third Street	Johnson Rn		
1413 N Third Street	Johnson Rn		
1419 N Third Street	Johnson Rn		
1420 N Third Street	Leonard		
1401 N Third Street	Hindeen		
1419 Gault Street	Anderson		
1310 N Third Street	Pherson		
1410 N Third Street	Sherwood		
171 W St Julien Street	Skrove		
1310 N Minnesota Ave	Haughdahl		
1209 N Third Street	Johnson		
1321 N Third Street	Gay		
1327 N Third Street	Gay		
1331 N Third Street	Gay		
201 W St Julien Streett	Bishop		
1314 N Third Street	Valentine		
Street Cost	City of Saint Peter		
Corner Lots (C&G)	City of Saint Peter		
Corner Lots (Street)	City of Saint Peter		
Water Service	City of Saint Peter		
ROW Storm	City of Saint Peter		
		\$ 538,428	\$ 127,972
			\$ 666,400

**NORTH THIRD STREET
TOTAL COST \$666,400**



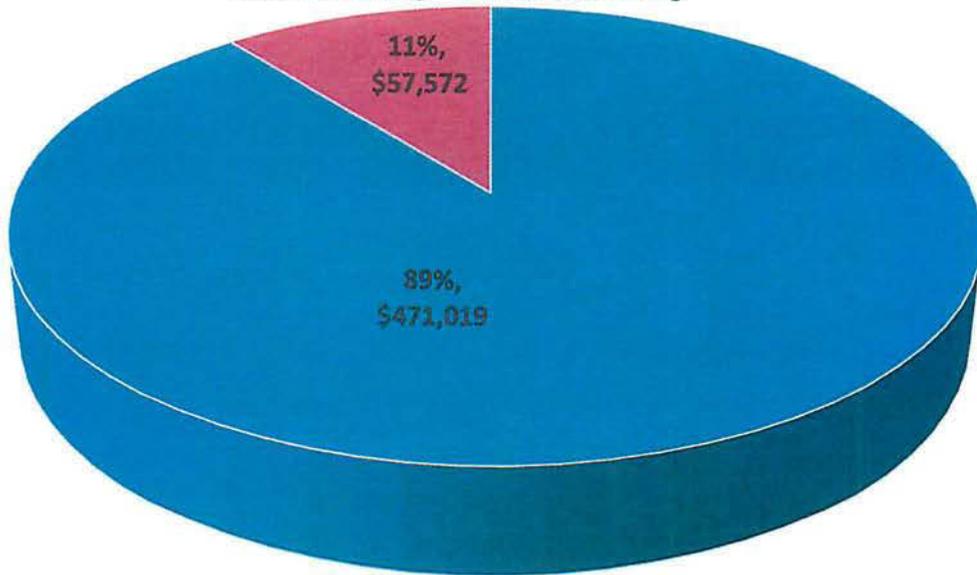
North Third Street
Total Project \$666,400

■ Allocated Funding ■ Unallocated Funding



North Third Street (St. Julien to McLeod St.)
Total Project Cost \$528,591

■ Allocated Funding ■ Unallocated Funding





Memorandum

TO: Honorable Mayor Zieman
Members of the City Council

DATE: 3/27/2020

FROM: Todd Prafke
City Administrator

RE: Old Minnesota Avenue Development

ACTION/RECOMMENDATION

None needed. For Council review and discussion only.

BACKGROUND

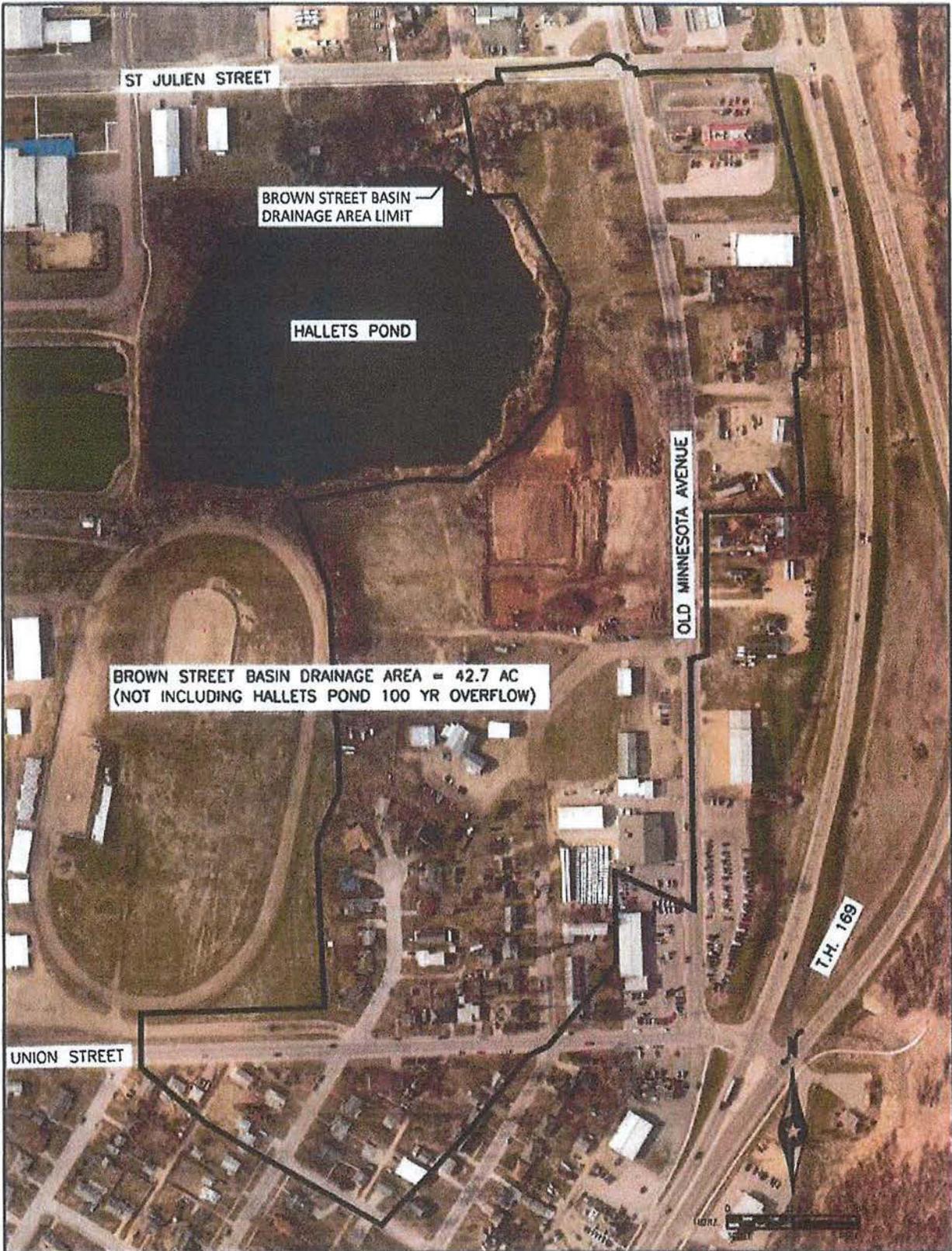
Public Works Director Moulton and I will provide information on various topics related to development along Old Minnesota Avenue.

My goals for the Council at this workshop are as follows:

- Provide information related to new development in this area and the impact that will have on City infrastructure.
- Provide an update on generalized cost of projects associated with those needed updates and the processes to finance them.

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

TP/bal



BROWN STREET BASIN DRAINAGE AREA = 42.7 AC
 (NOT INCLUDING HALLETS POND 100 YR OVERFLOW)

UNION STREET

ST JULIEN STREET

BROWN STREET BASIN
 DRAINAGE AREA LIMIT

HALLETS POND

OLD MINNESOTA AVENUE

T.H. 169



BOLTON & MENK, INC.

Consulting Engineers & Surveyors

MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN
 CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN
 AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND

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CITY OF SAINT PETER, MINNESOTA
 BROWN STREET DETENTION BASIN
 DRAINAGE AREA

FEBRUARY, 2014

FIGURE NO. 1

EXHIBIT 2



PRELIMINARY ASSESSMENT ROLL - STORMWATER TREATMENT PER ACRE

BROWN STREET REGIONAL FILTRATION BASIN-SOUTH SIDE BROWN STREET
CITY OF SAINT PETER, MINNESOTA

UPDATED 1/13/2020

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	AREA (SQUARE FEET)	AREA (ACRES)	TOTAL ESTIMATED ASSESSMENT
19.015.0300	120 W ST JULIEN ST	MCDONALD'S REAL ESTATE COMPANY	92973	2.13	\$34,569.53
19.015.0700	971 N MINNESOTA AVE	SQUIRRELS NEST LLC	37	0.00	\$13.90
19.015.1005	910 N Minnesota AVE	LAGER MARY M REV TRUST	7596	0.17	\$2,824.42
19.015.1100		CITY OF SAINT PETER (PURCHASED 5/22/2018)	27418		\$0.00
19.452.0010	1109 N MINNESOTA AVE	GBI VOYAGER LLC	28452	0.65	\$10,579.20
19.452.0030	101 E BROWN ST	WEBER STEVEN C	16692	0.38	\$6,206.34
19.452.0040		ST PETER (CITY OF)	908		\$0.00
19.452.0050	105 E BROWN ST	STRAND RICKY R & MONICA J BROWN	13971	0.32	\$5,194.62
19.452.0060	1041 N MINNESOTA AVE	ST PETER (CITY OF)	46598		\$0.00
19.452.0080	1017 N MINNESOTA AVE	BLOCK WINTHROP J & DIANE K BLOCK	2648	0.06	\$984.66
19.452.0095	1005 N MINNESOTA AVE	SQUIRRELS NEST LLC	171	0.00	\$63.55
19.452.0100		SQUIRRELS NEST LLC	41	0.00	\$15.09
19.452.0110	1007 N MINNESOTA AVE	BACHENKO JOAN CORRINE	188	0.00	\$70.00
19.453.0010	900 N 4TH ST	PLOOG GEORGE H & MARY A PLOOG	8058	0.18	\$2,996.19
19.453.0020	902 N 4TH ST	FROM LARS	7661	0.18	\$2,848.50
19.453.0030	904 N 4TH ST	SIMONETTE CASSANDRA E	7688	0.18	\$2,858.66
19.453.0040	906 N 4TH ST	ROBB STEVEN L & CAROL J ROBB	7739	0.18	\$2,877.68
19.453.0050	908 N 4TH ST	ANDERSON HUBERT E	9092	0.21	\$3,380.61
19.453.0060	910 N 4TH ST	HODGES RACHELLE & DON FULLER	15196	0.35	\$5,650.11
19.453.0070	912 N 4TH ST	YOKIEL MICHAEL D & STACY A YOKIEL	12899	0.30	\$4,796.10
19.453.0080	911 N 4TH ST	SANCHEZ ROSALIA	9853	0.23	\$3,663.40
19.453.0090	909 N 4TH ST	ATTENBERGER JERRY D	8629	0.20	\$3,208.59
19.453.0100	907 N 4TH ST	FRITSCH REGIS IV & AMBER	6996	0.16	\$2,601.33
19.453.0110	905 N 4TH ST	PLEMENS LORENA J	6996	0.16	\$2,601.24
19.453.0120	903 N 4TH ST	SCHAFFER MIKE & JENNIFER SCHAFFER	7388	0.17	\$2,747.06
19.503.1050	834 N 3RD ST	DETTMER BERNARD R & TERESA A MIRABILE-DETT	11454	0.26	\$4,259.01
19.503.1060	803 N 4TH ST	DERRICK CRAIG A & JODI L THIEMAN-DERRICK	9518	0.22	\$3,538.96
19.503.1070	815 N 4TH ST	JOHNSON LARRY F & JANICE M JOHNSON	9517	0.22	\$3,538.67
19.503.1080	809 N 4TH ST	VOLK BRADLEY J	9519	0.22	\$3,539.43
19.503.1090	320 W UNION ST	MOELTER CHRISTOPHER & ASHLEIGH MOELTER	17007	0.39	\$6,323.63
19.503.1100	824 N 3RD ST	NEAL TERRY W JR & ANNE E NORGAARD	11947	0.27	\$4,442.03
19.503.1110	818 N 3RD ST	VOGEL NANCY A	7203	0.17	\$2,678.26
19.503.1120	812 N 3RD ST	TUCHEK TIMOTHY E	6450	0.15	\$2,398.19
19.503.1130	810 N 3rd ST	MORGAN STEPHEN R	5674	0.13	\$2,109.57
19.503.1140	802 N 3RD ST	CHERMAK CHERYL	4897	0.11	\$1,820.71
19.503.2420	812 N 4TH ST	HICKEY BRIAN J	6737	0.15	\$2,505.12
19.503.2430	806 N 4TH ST	ADAMS GARY & MARY ADAMS	7753	0.18	\$2,882.83
19.503.2440	728 N 4TH ST	GARBERICH JON G & JESSICA L GERBERICH	17017	0.39	\$6,327.37
19.503.2550	422 W UNION ST	LARSON ERIC C & ROSALIA R	9533	0.22	\$3,544.75
19.503.2560	729 FAIR ST	BURG LISA	1647	0.04	\$612.35
19.553.0010	1002 OLD MINNESOTA AVE	FIDC XXIII LLC	166167	3.81	\$61,785.03
19.553.0020	THIRD ST	NORTHERN CON-AGG LLP	199596	4.58	\$74,214.62
19.553.0030	OLD MINNESOTA AVE	NORTHERN CON-AGG LLP	230469	5.29	\$85,693.96
19.553.0040	OLD MINNESOTA AVE	ST PETER (CITY OF)	8888	0.20	\$3,304.92
19.591.0010	920 N 3RD ST	FREDRICKSON BRUCE & PHYLLIS FREDRICKSON	9737	0.22	\$3,620.52
19.591.0015	North 3RD ST	ATTENBERGER JERRY D	922	0.02	\$342.64
19.591.0020	922 N 3RD ST	WITT GREGORY & JEAN WITT	9958	0.23	\$3,702.55
19.591.0030	916 N 3RD ST	KUNST WINIFRED G	9969	0.23	\$3,706.69
19.591.0040	908 N 3RD ST	DVORAK WILLIAM L & MAUREEN M DVORAK - LE	8497	0.20	\$3,159.37
19.591.0050	902 N 3RD ST	GARDNER CHARLES T & PATRICIA M GARDNER	8747	0.20	\$3,252.51
19.591.0060	313 W UNION ST	JASTER JEFFREY A & VANESSA L JASTER	7232	0.17	\$2,689.01
19.591.0070	319 W UNION ST	HOHENSTEIN MICHAEL J	7232	0.17	\$2,688.99
19.591.0080	901 N 4TH ST	REZMERSKI PETER J & EMILY A REZMERSKI	11556	0.27	\$4,296.94
19.662.0030	948 N MINNESOTA AVE	DAVIS FAMILY MN LLC	67788	1.56	\$25,205.30
19.662.0040	958 N MINNESOTA AVE	LAGER MARY M REV TRUST	16975	0.39	\$6,311.88
19.662.0050	966 N MINNESOTA AVE	LAGER MARY M REV TRUST	16282	0.37	\$6,054.03
19.662.0600	OLD MINNESOTA AVE	NORTHERN CON-AGG LLP	25534	0.59	\$9,494.15
19.804.0080		ST PETER (CITY OF)	918	0.02	\$341.49
19.841.0300	1105 N MINNESOTA AVE	FREY THOMAS M	32748	0.75	\$12,176.46
19.841.0345	Union ST	NICOLLET COUNTY AG SOCIETY	34656	0.80	\$12,886.02
19.841.0360	946 N 4TH ST	SAINT PETER SELF STORAGE LLC	75522	1.73	\$28,080.96
19.841.0365		NORTHERN CON-AGG LLP	6803	0.16	\$2,529.53
19.841.0380	932 N 3RD ST	OLSON JACOB C	22138	0.51	\$8,231.30
19.841.0400	221 W UNION ST	PARTNERS FOR AFFORDABLE HOUSING LLC	24676	0.57	\$9,175.17
	RIGHT-OF-WAY	CITY OF SAINT PETER	397431	9.12	\$147,774.29
				41.49	\$671,990.00



Memorandum

TO: Honorable Mayor Zieman
Members of the City Council

DATE: 3/27/2020

FROM: Todd Prafke
City Administrator

RE: COVID-19 Update

ACTION/RECOMMENDATION

None needed. For Council review and discussion only.

BACKGROUND

Frequent changes related to State and local COVID-19 issues have become common place. Time has been set aside on the workshop agenda to provide an update on the City's response and State and Federal actions that could impact the City, our local businesses, and residents.

My goals for the Council at this workshop are as follows:

- Provide an abbreviated update of the City's response.
- Answer questions the Council may have and solicit information related to service gaps, possible planned programs, and ongoing work in the COVID -19 response.

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

TP/bal