



RIVER FALLS CITY COUNCIL WORKSHOP REGARDING MANN VALLEY

May 9, 2023, 5 p.m., Training Room, City Hall

City Council Members Present: Dan Toland, Todd Bjerstedt, Jeff Bjork, Nick Carow (arrived 5:43 p.m.), Sean Downing, Scott Morrissette, Alyssa Mueller

Members Absent: Diane Odeen

City Staff Present: City Administrator Scot Simpson; IT Specialist Jon Smits; Assistant to the City Administrator Jennifer Smith; Assistant City Administrator Jason Stroud; Management Analyst Fellow Ellen Massey; Community Services Director/City Clerk Amy White; Finance Director Josh Solinger; Economic Development Manager Keri Schreiner; City Engineer Todd Nickleski; Water/Wastewater Superintendent Dean Seemuth; Electric Superintendent Wayne Siverling; Utility Director Kevin Westhuis; Community Development Director Amy Peterson

Others: Phil and Gail Koehler

At 5:01 p.m., the workshop was called to order by Mayor Toland. Economic Development Manager Schreiner showed a slide of the agenda. She began with the history of Mann Valley history and talked about when the city made land purchases, how many acres were purchased, TID creation and more.

Schreiner showed a preferred concept plan with internal roads and lot layout. In 2022, the plan updated and approved by council. The stormwater is redirected off site. Schreiner talked about use.

Aldersperson Downing asked about if there is a memorandum of understanding with land renters. Schreiner and City Engineer Nickleski provided answers. Downing inquired about crop rotation. City Administrator Simpson said a formal plan about crop rotation is not in the plan. We want to maintain flexibility. Simpson provided several reasons why. Our approach to farm leases is the farmer determines land use. Going forward we will balance what is best. Simpson talked about the contracts and renters. There was extended discussion.

Aldersperson Bjork asked about if we have current contracts. Simpson said we do. City Administrator Stroud provided information on the current situation.

Schreiner showed a slide of the draft subdivision plat which provided lot sizes. She talked about recent annexations and upcoming items on the May 23 agenda.

City Engineer Todd Nickleski provided an infrastructure overview. He said it is a big project and showed a map of the location. He reviewed the major stages of construction which are 4.5 miles of watermain with pressure reducing station, 2.5 miles of sanitary sewer with wastewater pumping station, almost one mile of storm sewer, 35,000 CY of Earthwork, 3,900 ft. of roadway construction, and approximately two miles of utility maintenance/multi-use path construction.

Morrissette asked about gravity feed. Nickleski said it goes through the dry run. Simpson talked about the lift station. Nickleski talked about the design of the lift station and structure. There was further discussion.

Downing asked if there were resiliency grants that the city could apply for. Simpson said he was in discussions on several grants. He talked further about 'resiliency' and grants.

Simpson talked about stormwater and the city taking care of neighbor's stormwater flowing through its property. There was extended discussion about stormwater ponds. Mann Valley will have onsite stormwater management.

Utility Director Westhuis talked the about the sewer system. Nickleski talked about the university providing an easement that is beneficial for the city.

Nickleski returned to the map and talked about the watermain. There's a pressure reducing station and PSIs. He talked about modeled water flows being beneficial for businesses in terms of their insurance.

Bjork noted there was a benefit to the university regarding the easement.

Morrisette asked about high-speed fiber in the trench. Nickleski said there was no fiber in the trench and provided details. Simpson asked a clarifying question and spoke further. He talked about coordination with utilities for different things (gas, fiber, etc.). Nickleski talked about the recent update of the right of way ordinance.

Nickleski talked about roads. The city installed the minimum roads in the area to allow flexibility for future development. He talked about road width. He believes it will be like roads in Whitetail Corporate Park.

Westhuis talked about streetlights. There's a specific design that will be used in Mann Valley. He showed a photo of an example. It will be on the roadways and paths. Downing talked about branding.

Westhuis talked about the electricity for the park. He provided details. Bjork asked if the electrical lines will be buried. Westhuis said yes.

Nickleski talked about the financials – construction bids. The city received two bids. One from Haas Sons, inc. (base bid of \$13,631,433.60) and A-1 Excavating, LLC (\$14,365,786.58). He was pleased with bid results. Staff will probably recommend Haas Sons, Inc. Simpson talked about the benefits of the project.

Finance Director Solinger talked about sources and uses for the bids. It will be allocated across utilities. He anticipates issuing a combination of revenue and GO bonds. Solinger showed a slide with figures.

Schreiner talked about the creation of TID 19. She showed a graphic that illustrates how TID funding works and a graphic with the TID and its boundary. The goal of TID is to extend infrastructure to Mann Valley making it ready for large scale development. City staff has worked closely with Ehlers on TID creation.

Solinger talked about TID project. There have been numerous discussions with Ehlers. They tend to project conservatively. He showed a slide with proposed TID 19 phase 1 versus phase two.

Phase 1 construction includes:

- 4.5 miles of watermain with pressure reducing station
- 2.5 miles of sanitary sewer with waste pumping station
- Almost a mile of storm water
- 3,900 ft. of roadway construction
- Approximately two miles of a utility maintenance/multi-use path construction
- \$110 million in increment is needed to pay back Phase 1 construction
- Estimated developed cost per acre - \$76,500

Potential future phase construction includes internal roads design and construction, electrical improvements, final round about design and construction, stormwater improvements, \$245 million in increment needed to back full build out of Mann Valley.

Solinger showed a sources and uses graphic summarizing the financials for the proposed TID 19.

- Total sources = \$59,370,000
- Total uses = \$58,627,000
- Total sources over uses \$743,000

Bjork asked about school district feedback. Solinger said there has been one meeting of the Joint Review Board. He and Simpson talked about the process. There was discussion about school district benefits. Simpson talked about financials and cash flow.

Schreiner talked about economic driver trends. Since 2011, land value is higher, nearby large land tracts have been developed, housing demand is up, scale and scope of projects are getting larger, and there is inflation in construction costs.

She talked about broker discussions, next steps, and marketing. She talked about different ways she was thinking about advertising Mann Valley. Schreiner finished with the next steps and timeline. She talked about items coming before council on May 23. The second JRB meeting will be on May 25. The contract will be awarded June or July 2023. Construction to begin September 2023 with completion in October 2024. She stood for questions.

Simpson wanted to know if the council has had enough workshops to make decisions. The feedback from council was that another workshop was not needed. Simpson spoke further about development.

The workshop adjourned at 6:15 p.m.

Respectfully submitted,

Kristi McKahan, Deputy Clerk