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MINNESOTA TO: Taskforce Members
 ILLINOIS FROM: John McNamara 
 MICHIGAN
 COLORADO DATE: April 27, 2009
 COMM. NO: 082137

SUBJECT: City of Northfield – New Public Safety Facility Taskforce
 April 23, 2009 Meeting Minutes

Attendants:

Ray Cox – Committee Member
 David Huistendahl – Committee Member
 Mark Taylor – Police Chief
 Joel Walinski – City Administrator
 Fred Rogers – Committee Member
 Jon Denison – Committee Member/ Council
 Kris Vohs – Committee Member/ Council
 Andrew Yurek – Committee Member
 Greg Colby – Committee Member
 Jerry Anderson – Committee Member
 John McNamara – Wold Architects and Engineers

Absentees:

Gerry Franek – Fire Chief
 Jenelle Teppen – Committee Member

Discussion Topics:

- A. Wold confirmed distribution of meeting minutes from the last meeting and inquired regarding any comments:
 1. There were no comments from the committee.
- B. Review and Confirm Site Selection Matrix – Wold discussed the revised site selection matrix that was sent out to the Taskforce. The following sites were confirmed:
 1. Current Safety Center Site
 2. Woodley Site
 3. Highway 3 – Valley Co-Op
 4. Riverside Drive
 5. Valley Autohaus
 6. Dokomo
 7. Furlong GM Auto Sales
 8. Northfield Construction
 9. Cowles Property – Riverside Drive
- C. Discuss Site Selection Recommendations – Wold facilitated a committee discussion on each of the sites:
 1. Before the group discussed sites, Ray Cox formally took the Northfield Construction site off the list of potential sites.



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2. The group discussed site size as it relates to a combined facility or separate facilities:
 - Current Safety Center, the Woodley site and the Riverview Drive site are the only sites that are too small for a combined facility.
 - From an operational perspective, having a combined facility is more efficient.
 - The group discussed that with any site, having room to expand in the future is very important.
 3. It was shared with the Taskforce that MnDOT has indicated that they will not sell their site at Woodley due to soil contamination and clean-up needs.
 4. It was also shared that the Riverview Drive site near the Transportation Building has soil issues as well. There is inappropriate fill and some soil contamination that will make building difficult.
 5. It was agreed that the Woodley Site and Riverview Drive (city parcel) are no longer viable sites.
 6. Another data point for the Taskforce related to sites is that State Statue would require the City to offer relocation benefits to any Owner of a potential property.
 7. Another concern raised in discussions was use of good commercial sites, such as Dokomo and Furlong GM Auto Sales, for the Safety Center because of the loss of tax revenue.
 8. The group discussed other potential sites including a section of Q-Block adjacent to the railroad approximately 1.8 acres in sites. The group felt that this site would be too small. The group also discussed Florella's Mobile Home Park again, but came to the same conclusion from the last meeting that the cost of relocation and complexity of acquiring the site was too difficult.
 9. The Valley Autohaus site was discussed. The group discussed the stacking issue on Jefferson Parkway and the need for re-alignment of the frontage road required by MnDOT. The group felt that this property would be difficult to develop for a Safety Center and took it off the list.
 10. The group discussed the Cowles property of Riverview Drive as having good potential for a Safety Center. It is large enough for a combined facility, the site is undeveloped, good sight lines onto Highway 3 and alternate access off Heritage Drive. Signalization of Riverview Drive and Hwy 3 was a plan by MnDOT, but with the development of the Target store, Heritage Drive is the current plan for a signal light. It was discussed that any cost for signalization would be by the City. Estimate for a signalized intersection with turn lanes is \$280,000. Other options with opticons and temporary emergency signals were discussed.
- D. Wold reviewed a list of sites that are still being considered:
1. Current Safety Center Site
 2. Highway 3 – Valley Co-Op
 3. Furlong GM Auto Sales
 4. Cowles Property – Riverview Drive
- E. The group discussed each site:
1. Furlongs GM Auto Sales:
 - Would remove a tax base.
 - Cost is high.



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2. Valley Co-Op:
 - Potential for silty soil 6' deep.
 - Has had an issue with hazardous materials. A current Phase I indicates the site is clean.
 - May have to purchase site with pond in rear.
 3. Current Safety Center Site:
 - Is not expandable.
 - Is in the flood zone.
 - Would only work for one group.
 - Building would require extensive remodeling.
 - Would need to budget for unknowns.
 4. Cowles Property – Riverview Drive:
 - Right size for combined facility.
 - Undeveloped site. Site is available.
 - Good access to Hwy 3.
 - Somewhat south of center of town.
- F. The group discussed other potential sites:
1. Ice Arena Site – This site would require a commitment from the City or colleges to replace the Ice Arena. A new ice arena is not a current priority for the City.
 2. School owned property at Jefferson Pkwy and 246 – This site may or may not be available, but is publicly owned land. The group discussed the heavy traffic at certain times on 246 and potential difficulty of acquiring the site from the School District.
 3. The group decided not to pursue any additional sites from the four previously discussed.
- G. The group discussed scheduling the public open house for May 7, 2009. It was agreed to have the Taskforce meet again on April 30, 2009 to further discuss the sites and review material for the open house.

cc: Attendants

Michael Cox, Wold Architects and Engineers
Tyler Kavanaugh, Wold Architects and Engineers

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