

CITY OF ST FRANCIS  
ST FRANCIS, MN  
ANOKA COUNTY

WORK SESSION AGENDA

July 26, 2021 at 5:30 PM  
ST FRANCIS COMMUNITY CENTER  
23340 CREE STREET NW, ST FRANCIS MN

1. Call to Order/Roll Call
2. Broadband Expansion
3. Woodbine Expansion
4. St. Francis Blvd Property
5. 241<sup>st</sup> and Future Infrastructure
6. Adjourn

**WORKSESSION  
AGENDA REPORT**

Agenda Item #

**2**

**TO:** Joe Kohlmann, City Administrator  
**FROM:** Kate Thunstrom, Community Development Director  
**SUBJECT:** Broadband and the American Rescue Plan Act Funding  
**DATE:** July 26, 2021

---

**OVERVIEW**

At a Council meeting in September 2020 we heard from several residents on the east and west side of the city with concerns about broadband connections. The concerns included the following:

- Poor service speed, only able to get 1.5 mbps
- Distance learning difficulty at slow speeds
- Unable to stream, including school lessons, video's and tv
- Unable to work remote due to poor service
- CenturyLink identified 1.5 mbps is the best that area can get, no success with in home boosters
- Service doesn't hold and requires computer to shut down and reboot to reconnect
- Have to use iPhone data to get service

Since that meeting, Midco determined there was enough growth on the east side to complete an expansion of services. Starting soon there will be 178 new properties in SF, East Beth and Bethel will have eligibility to connect to Midco.

The west side of the City continues to struggle. As staff works with Midco, and limited connections with CenturyLink, funding has become available through Federal opportunities at the County and local level that would correct this issue.

Staff has been made aware that Anoka County is allocating \$150,000 to each city for the purposes of expanding Broadband. These funds require a matching grant from the City. With our own allocation of American Rescue Plan funds, we would be able to match the County funds and contribute to the expansion on the west side. Midco will not expand without City partnership as the cost per home does not meet their service requirements.



The west side expansion would require 3500 feet of fiber to be pulled to service 51 homes currently. Once the fiber is in the ground, all new developments would have the ability to connect to the service. This expansion would support current and future residents.

EARLY BUDGET numbers for the expansion (these are estimates only and subject to change) came in as the following:

|                     |             |
|---------------------|-------------|
| Total Project Cost  | : \$427,000 |
| Midco Participation | : \$127,000 |
| Anoka County        | : \$150,000 |
| City of St. Francis | : \$150,000 |

As it is unlikely the project would be completed this year, because we are using Federal funds, it is anticipated to be completed in 2022. Midco will not put on the schedule until they are notified of a committed contribution. Midco is working on final project costs and this item would be moved to a Council meeting once numbers are in. Staff is also waiting for the Agreement from Anoka County on their participation amount.

#### **ITEMS TO BE DISCUSSED:**

Staff is looking for Council to commit the use of American Rescue Funds to match the County funds and expand broadband services on the west side. With that commitment Staff will continue to work on the budget and County agreement to bring to a future Council meeting. The City is anticipating approximately **\$800,000** in American Rescue Funds.

#### **ATTACHMENTS:**

- City of St. Francis Broadband Service Inventory
- American Recovery Fund Uses list

# 2020 Provider Broadband Service Inventory

## Border-to-Border Broadband Development Grant Program

Unserved, Underserved and  
Broadband Areas

Anoka County  
Minnesota



Created April 2020



This map was prepared by Connected Nation, under contract with the Minnesota Department of Employment and Economic Development. The map represents areas of broadband service availability based on provider data submitted to and analyzed by Connected Nation. This data is current as of November 31, 2019.

Additional maps and data are available at <http://mn.gov/ed/economic-services/broadband-maps>

Upon request, this information can be made available in alternate formats for people with disabilities by contacting the DED Office of Broadband Development at 651-259-7410.

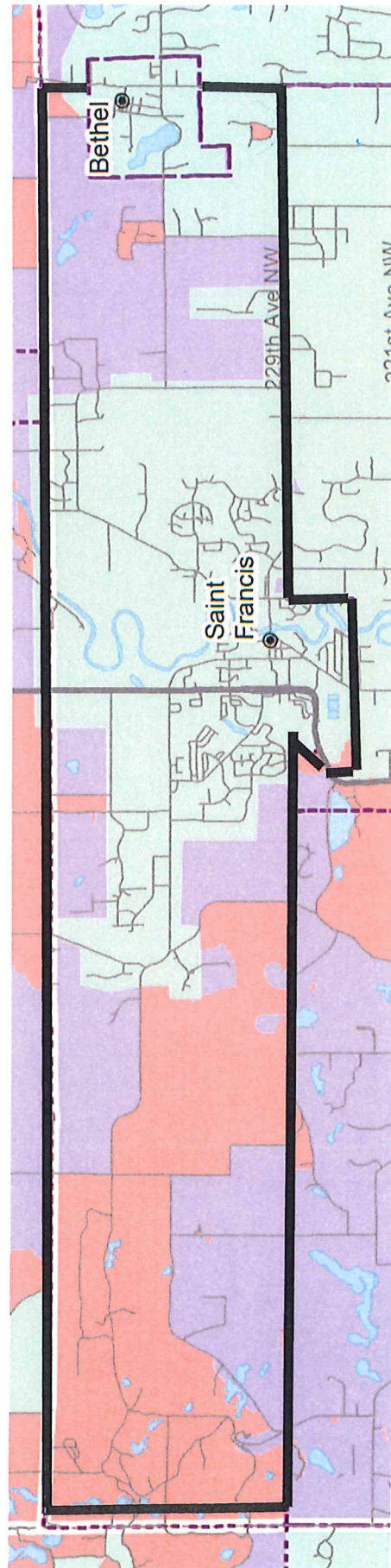


- Interstate
- US Road
- Local Road
- Municipal Boundary
- County Boundary
- Water
- Wireline Broadband of at Least 100M/20M
- Underserved Area (Wireline Broadband of at Least 25M/3M but less than 100M/20M)
- Unserved Area (No Wireline Broadband of at Least 25M/3M)



Submit questions or recommended changes to [DED.broadband@state.mn.us](mailto:DED.broadband@state.mn.us)

© Copyright 2020, State of Minnesota. All Rights Reserved.



# Non-Exclusive List of Eligible Uses

| Responding to the Public Health Emergency                                                                                                                               | Addressing Negative Economic Impacts                                                                                                                                                      | Serving the Hardest Hit                                                                                                                                                                                   | Improving Access to Infrastructure                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>COVID-19 mitigation</b> <ul style="list-style-type: none"> <li>Vaccination</li> <li>PPE</li> <li>Testing</li> <li>Alternative care facilities</li> </ul>             | <b>Workers and families</b> <ul style="list-style-type: none"> <li>Unemployment and training</li> <li>Food, housing, financial security assistance</li> <li>Survivor's benefit</li> </ul> | <b>Health disparities</b> <ul style="list-style-type: none"> <li>Community health works</li> <li>Public benefits navigators</li> <li>Lead remediation</li> <li>Community violence intervention</li> </ul> | <b>Water and sewer</b> <ul style="list-style-type: none"> <li>Drinking water</li> <li>Wastewater infrastructure</li> </ul>        |
| <b>Behavioral health care</b> <ul style="list-style-type: none"> <li>Mental health treatment</li> <li>Substance abuse treatment</li> <li>Crisis intervention</li> </ul> | <b>Small businesses</b> <ul style="list-style-type: none"> <li>Loans</li> <li>Grants</li> <li>Counseling programs</li> </ul>                                                              | <b>Housing and neighborhoods</b> <ul style="list-style-type: none"> <li>Homelessness</li> <li>Affordable housing</li> <li>Housing vouchers</li> <li>Residential counseling</li> </ul>                     | <b>Broadband</b> <ul style="list-style-type: none"> <li>Currently unserved or underserved</li> <li>Modern technologies</li> </ul> |
| <b>Public health resources</b> <ul style="list-style-type: none"> <li>Payroll for public health and similar employees</li> </ul>                                        | <b>Impacted industries</b> <ul style="list-style-type: none"> <li>Tourism</li> <li>Travel</li> <li>Hospitality</li> </ul>                                                                 | <b>Educational disparities</b> <ul style="list-style-type: none"> <li>Early learning services</li> <li>School district resources</li> <li>Educational services</li> </ul>                                 |                                                                                                                                   |
| <b>Essential workers</b> <ul style="list-style-type: none"> <li>Premium pay</li> <li>Retroactive premium pay</li> </ul>                                                 | <b>Public sector</b> <ul style="list-style-type: none"> <li>Rehire public sector employees to pre-pandemic levels</li> <li>Replace lost revenue</li> </ul>                                | <b>Healthy environments</b> <ul style="list-style-type: none"> <li>Childcare</li> <li>Enhanced child welfare services</li> </ul>                                                                          |                                                                                                                                   |

**WORKSESSION  
AGENDA REPORT**

Agenda Item #

**3**

**TO:** Joe Kohlmann, City Administrator  
**FROM:** Kate Thunstrom, Community Development Director  
**SUBJECT:** Woodbine Expansion  
**DATE:** July 26, 2021

---

**OVERVIEW**

The EDA acquired three blighted properties on Bridge Street for the purposes of redevelopment. Since that time Staff has demolished the structures and marketed the properties both directly and through a commercial real estate site. As we continue to work with the sites, the issue of access and defined property lines continues to be an issue.

**Goals of the department include:**

- That we do not advertise property for sale that we need to keep for the road extension
- Complete surveys that identify land needed for roads and access
- Create a preliminary plat that allows the city and buyers to understand lot space
- Create marketing images to scale to further support the sale and concepts the city wishes to see on the sites
- Apply for an infrastructure grant to build the road

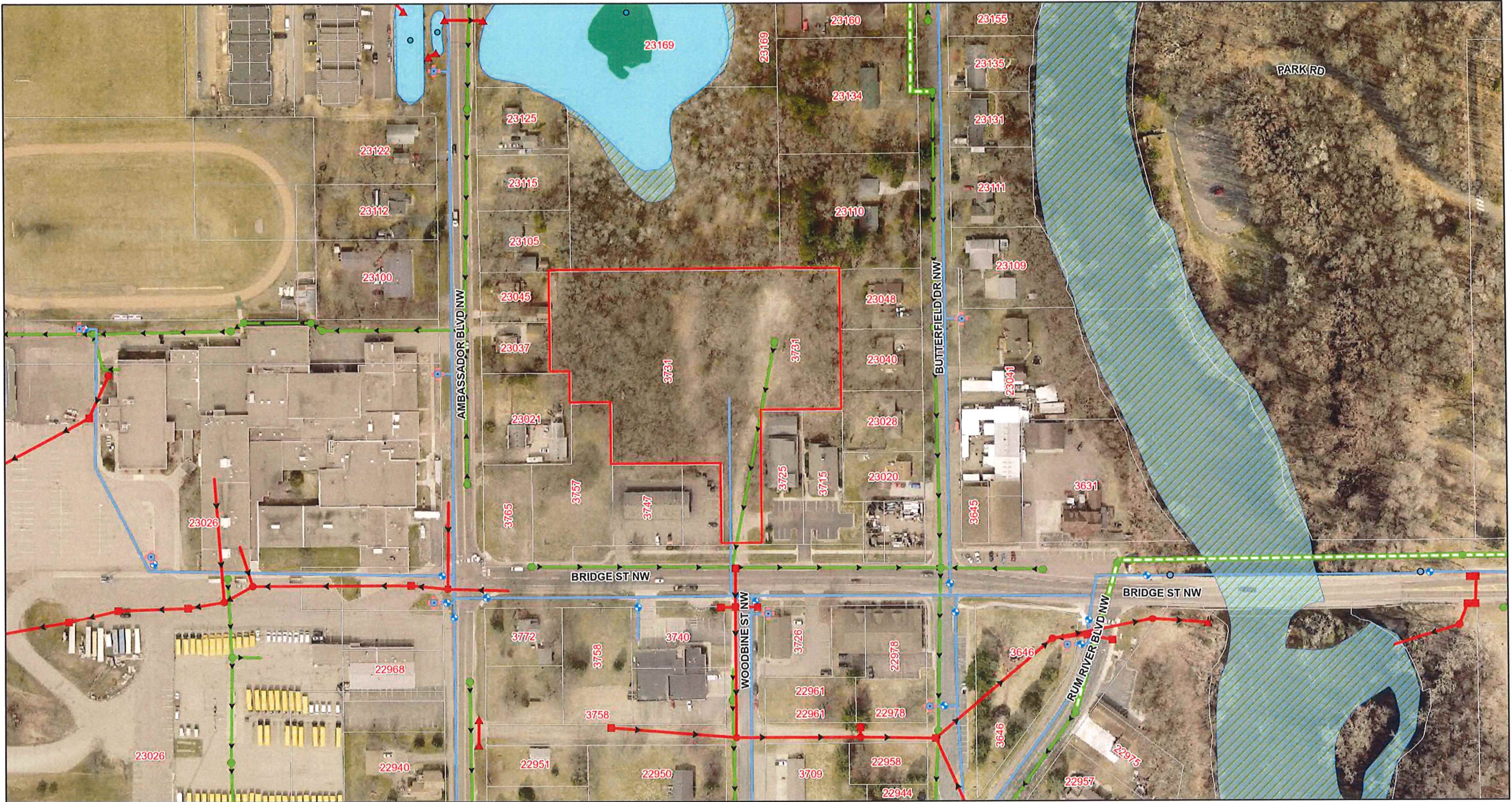
Staff had applied for a grant knowing it was not likely in the past, and was unsuccessful, due to not having site control and not having enough documentation prepared. Taking all the necessary steps to design and prepare for the road will produce a more solid grant application.

The CIP has committed \$240,000 for this expansion in 2023. An actual cost budget for the expansion has not been created to identify any gaps in funds needed.

**ITEMS TO BE DISCUSSED:**

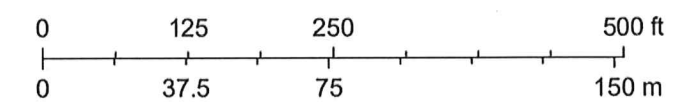
Whether a grant is received, or not, Staff is asking to discuss the importance of getting these sites to a preliminary plat stage and the commitment of the Woodbine road extension as a private/public partnership.

# City of St Francis, MN



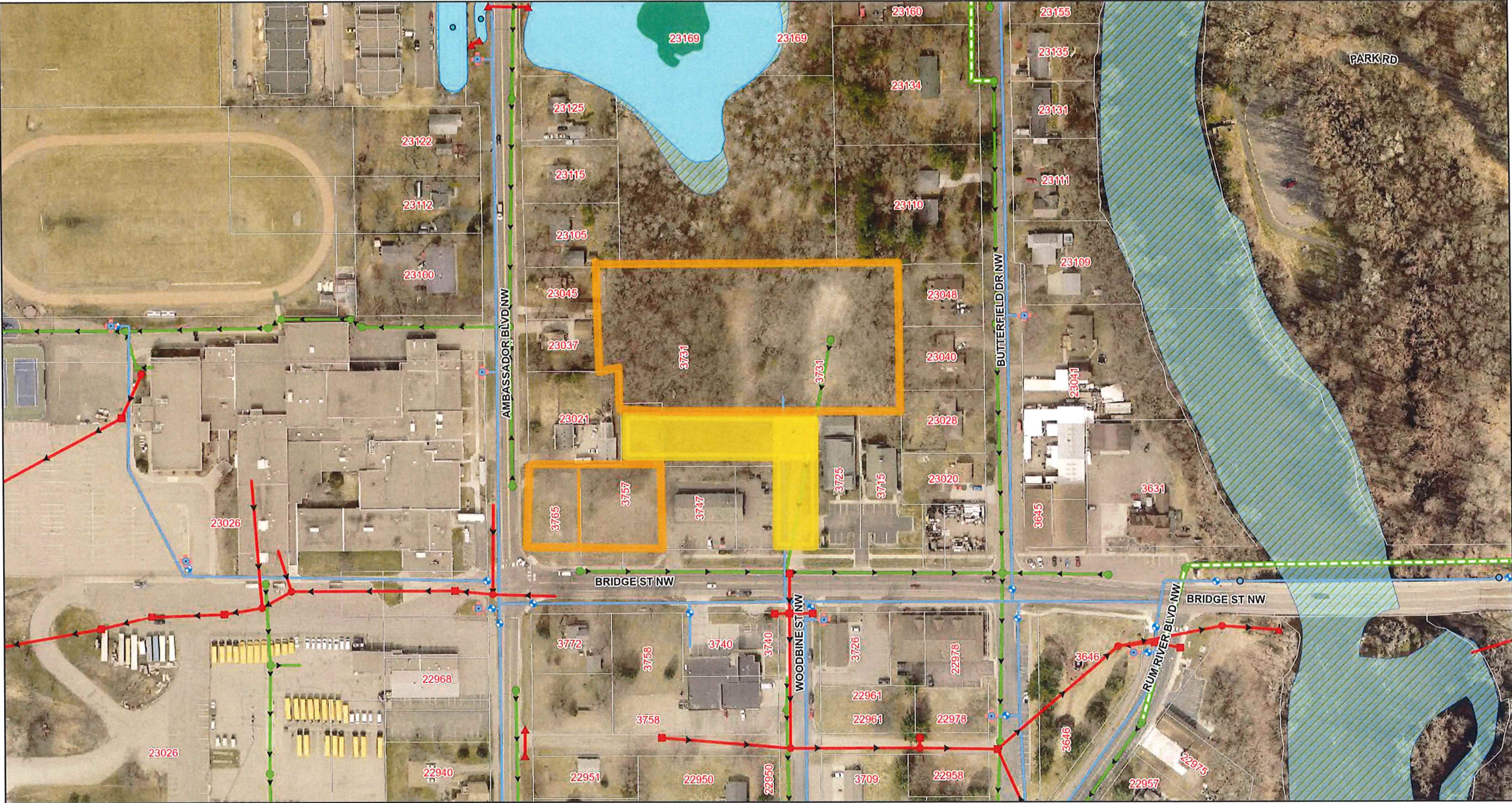
July 21, 2021

1:1,866



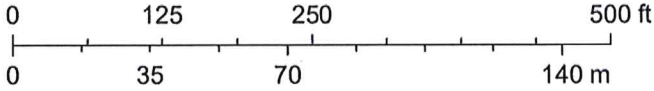
- |                                                                                                      |                                                                                     |                     |                                                                                     |                |                                                                                       |                       |                                                                                       |                            |
|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------|----------------------------|
| Address Labels                                                                                       |  | Storm Inlets        |  | Storm Pond     |  | Watermain             |  | Sanitary Pressurized Main  |
| Road Labels                                                                                          |  | Storm Discharge     |  | Hydrant        |  | Sanitary Manhole      |  | Parcels                    |
|  Storm Pond Point |  | Storm Gravity Mains |  | Water Manholes |  | Sanitary Clean Out    |  | National Wetland Inventory |
|  Storm Manholes   |  | Detention Pond      |  | Water Valve    |  | Sanitary Gravity Main |  | St. Francis City Boundary  |

City of St Francis, MN



July 21, 2021

1:1,812



- |                    |                       |                  |                             |                              |
|--------------------|-----------------------|------------------|-----------------------------|------------------------------|
| Address Labels     | ■ Storm Inlets        | ■ Storm Pond     | — Watermain                 | □ Parcels                    |
| Road Labels        | ▲ Storm Discharge     | ● Hydrant        | ● Sanitary Manhole          | ▨ National Wetland Inventory |
| ● Storm Pond Point | → Storm Gravity Mains | ● Water Manholes | → Sanitary Gravity Main     | ▭ St. Francis City Boundary  |
| ● Storm Manholes   | ■ Detention Pond      | ● Water Valve    | → Sanitary Pressurized Main |                              |

**WORKSESSION  
AGENDA REPORT**

Agenda Item #

**4**

**TO:** Joe Kohlmann, City Administrator  
**FROM:** Kate Thunstrom, Community Development Director  
**SUBJECT:** 230<sup>th</sup> Road and Utility Extension  
**DATE:** July 26, 2021

---

**OVERVIEW**

In February Staff received a letter of intent to purchase from a developer looking to build retail/restaurant space. This property was not actively listed for sale but was found by this developer's real estate firm as a location of choice. Staff had not completed any surveys or reviews to determine its buildability to that point.

It was immediately found that the two properties in question did not have access to allow traffic use. One property has a limited 15' access and the other a utility easement. Neither of these allow the property access points for any use of the two properties.

Staff has met with the City Engineer and the adjacent property owner on the potential and future of the two City lots and the impact to existing stakeholders.

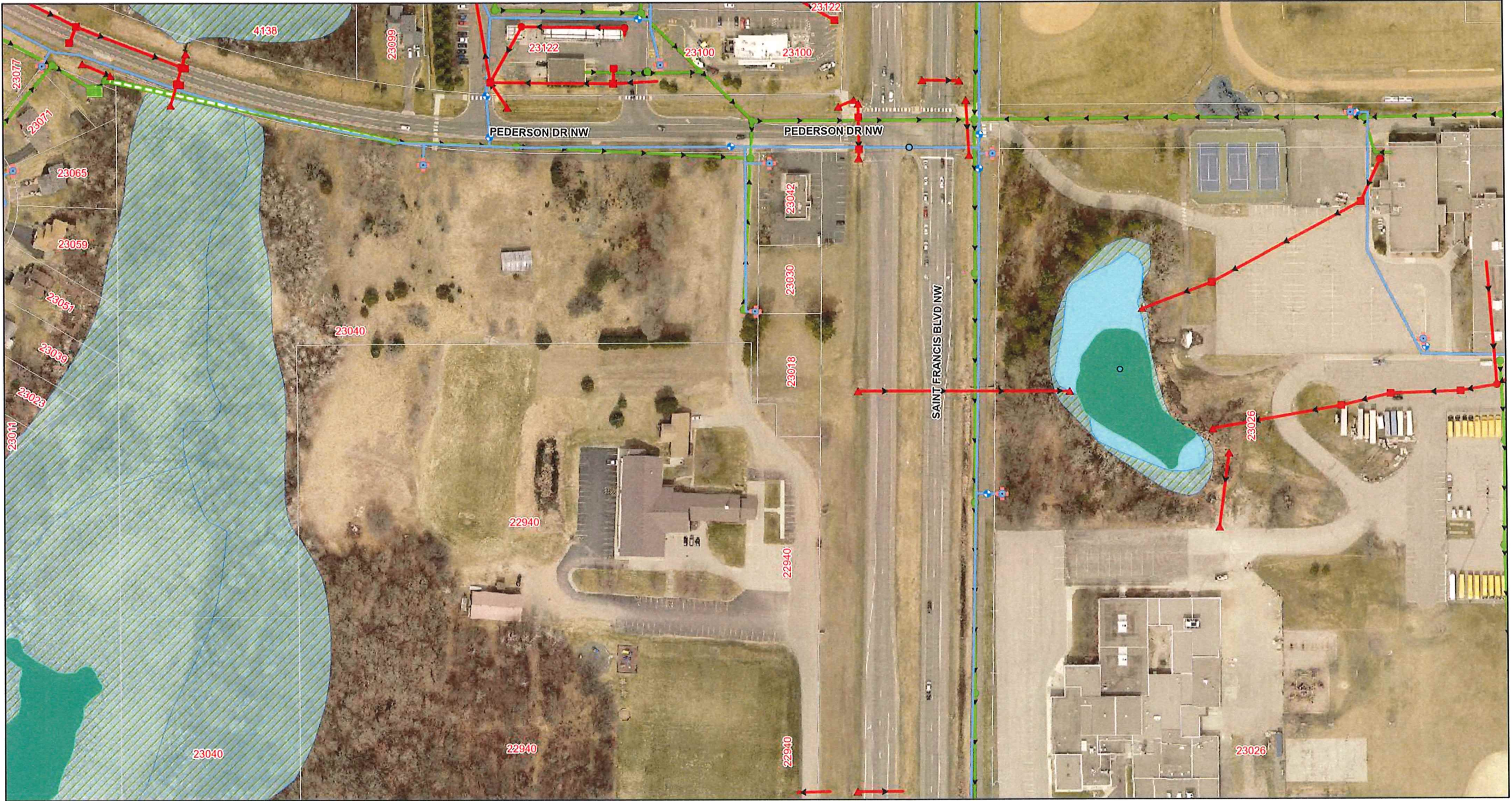
**Goals of the department include:**

- Create access to allow commercial development
- Market clearly what is available and traffic flow
- Traffic and safety access with consideration of Hwy 47 changes
- Communication with existing stakeholders while updates are made for future development

**ITEMS TO BE DISCUSSED:**

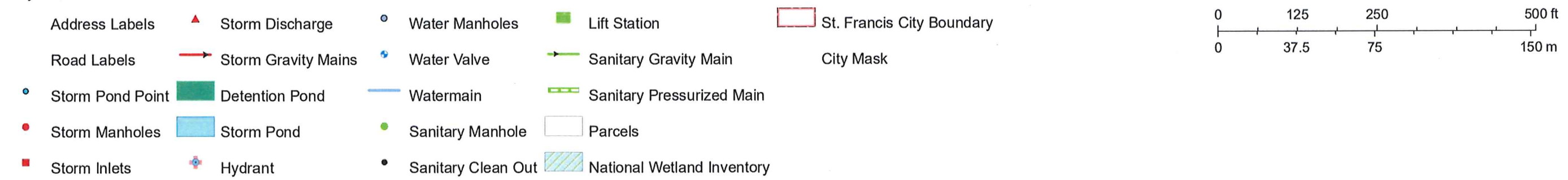
Council to consider future of vacant lots and needs to create developable lots with adequate, safe traffic movement.

City of St Francis, MN



July 21, 2021

1:1,867



**CITY COUNCIL  
AGENDA REPORT**

Agenda Item #:

**5**

**TO:** Mayor & City Council  
**FROM:** Joe Kohlmann, City Administrator  
**SUBJECT:** 241<sup>st</sup> and Future Infrastructure  
**DATE:** July 26<sup>th</sup>, 2021

---

**OVERVIEW:**

In 2015, the City moved forward with the construction of a wastewater treatment facility. Since that time, the wastewater plant has been hovering around the 40% capacity rate.

The City currently has a one active subdivision of single family homes, a townhome development, infill within the utility service area, commercial development within the utility service area, and a single family home subdivision with concept approval.

Staff will be bringing a visual aid to the meeting to walk through the discussion of future expansion of the water/sewer utility areas. Since this is a conceptual discussion, staff will be focusing discussion on the map that has been prepared and will bring to the meeting.

Essentially, aside from natural contiguous development, there are other considerations when viewing the utility service area. Staff wants to provide a preliminary overview just for discussion. The American Rescue Fund has water/sewer as an allowed use for the funds (see handout from previous agenda item).

**Attachments:**

None. Staff will provide an overview of the conditions at the meeting.