



Physical Development Committee
Government Center – Conference Room 1
151 4th Street SE Rochester, MN 55904
Tuesday, September 3, 2024 8:00 AM

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MINUTES

CALL TO ORDER

1. **Members Present:** Thein, Mueller, Rossman
Members Absent: None
Non-Voting Members Present: Wright, Kiscaden, Senjem, Podulke-Smith

The meeting was called to order at 8 a.m.

2. APPROVE PHYSICAL DEVELOPMENT COMMITTEE AGENDA

Rossman moved; Mueller seconded Approve:
Motion: 3 to 0

AYES: Thein, Mueller, Rossman NAYS: None RECUSE: None ABSENT: None

3. CONSENT AGENDA

- a. Approve the minutes from the August 20, 2024 Physical Development Committee meeting
- b. Release the deed restrictions for parcel ID (PID) 74.35.31.005860

Rossman moved; Mueller seconded Approve:
Motion: 3 to 0

AYES: Thein, Mueller, Rossman NAYS: None

RECUSE: None

ABSENT: None

4. DISCUSSION/DECISION ITEMS

Award contracts for the Private Well Treatment in Southeast Minnesota Project

- Contracts are for installation of reverse osmosis systems into homes that exceed maximum allowed 10 parts per million (ppm) nitrate – bidders received via RFP and two installers are being selected for contracts.
- SWCD has been working with contractors to ensure systems going into homes will work for reduction of nitrates.
- Caitlin Meyer with SWCD is taking the lead, we will have sub-agreements with other counties and will be working with SWCD's and Public Health staff from other counties.
- Additional dollars came in with last legislative session increasing funding to approximately \$950,000 from the MN Dept of Agriculture.
- Testing and applications for this program were voluntary, initial data shows that over 1,000 wells have over 10ppm of nitrate and qualify for this program.
- Prominence from media push will bring in more residents to participate in the testing and qualification process for bringing these residential water supplies into compliance with general health standards.
- a.
 - There is approximately \$40-50k allotted for education outreach. Public Health is partnering with SWCD to coordinate nitrate mitigation efforts, and the state is also providing education materials for the public.
 - The Olmsted County SWCD is the acting fiscal agent for disbursement of funds for these reverse osmosis system installations across various counties in SE Minnesota, and there will be staff available within Public Health and SWCD to assist residents with coordinating program applications.

Rossman moved; Mueller seconded advance item to Board on consent agenda.:

Motion: 3 to 0

AYES: Thein, Mueller, Rossman

NAYS: None

RECUSE: None

ABSENT: None

Approve the sale of a tax forfeited parcel 74.33.33.004012

- There is a home going to market under tax forfeiture and will be listed for \$207,000. This property is subject to new legislature guiding the sale process and is the first property going through tax forfeiture.
- The HRA is interested in purchasing the property and had previously worked

- with the property owner. This will be a learning process for both departments.
- Commissioner Kiscaden stated it would be prudent to let First Homes know about the listing of this property at the assessed value in the interest of affordable housing.
- b. • Discussion was had about previously reserving property for government use and the new legislation that prevents that from happening.

Rossman moved; Mueller seconded advance item to Board on consent agenda.:
Motion: 3 to 0

AYES: Thein, Mueller, Rossman

NAYS: None

RECUSE: None

ABSENT: None

Commissioner Wright joined the meeting at 8:09 a.m.

5. INFORMATIONAL ITEMS

SWCD Programming for Surface Water Quality Improvement

- Information on Surface Water Programming was presented by Skip Langer, Director of Olmsted County Soil and Water Conservation District (SWCD.)
- Commonly used best management practices include grass waterways, water & sediment control basins (WASCOBs), terraces, and grade stabilization structures & ponds. Groundwater protection and soil health initiatives are also managed by the SWCD.
- The Wetland Conservation Act is a state law that the SWCD administers for Olmsted County; benefits of having wetlands include natural filtration of water, flood attenuation and storage, nutrient uptake, groundwater recharge, fish & wildlife habitat, etc.
- Conservation participation is voluntary, staff does not go onto private lands uninvited. Landowners typically come to the SWCD office seeking assistance and staff will set up an assessment to identify resource concerns and work with landowner to put together and implement solutions. There is a variety of funding from state and federal sources available to landowners that can provide about 75% cost sharing. Some programs and cases may qualify for up to 100% funding.
- a. • SWCD worked with RPU on the Municipal Separate Storm Sewer System (MS4) project to reduce pressure on the natural system and conserve groundwater. There is an illicit discharge ordinance implemented by the City of Rochester and Olmsted County which prevents anything other than rainwater from going into storm drains.
- SWCD is responsible for surface water monitoring, watershed planning and

assessment, MS4, land use consideration, conservation programming including Set Aside and easement management, and best management practices implementation.

- Cmr. Senjem asked about coordinating with the NRCS, federal government and dept of ag on funding. SWCD works with Dept of Ag on cost sharing and conservation securities program as well as the environmental quality incentives program which brings in money for best management programs.

6. DIVISION UPDATES

Environmental Resources – Tony Hill

- Dustin Kimball promoted to plant engineer from operations engineer, working on cold storage building project at OWEF (footing/foundation scheduled currently and hoping for completion by end of November)
- Coordinating with MN Resources recovery program with PFAS testing and research
- Completing the USDA grant to expand the food waste collection program – currently at 132 residents participating

Facilities – Mat Miller

- Energy Efficiency and Conservation Block Grant program – City of Rochester receiving funds but Olmsted County was not allocated funds as the deadline has passed for application
- 2117 building roofing project starting next week
- 4 design proposals for exhibition center at Graham Park
- Exhibition Center operation proposals due 9/4
- Water leak at new law enforcement training center, building was flooded last Thursday and a leak in the geothermal system as well

Planning – Dave Dunn

- Cities/townships/county conversations about planning and land use plan amendments
- Hoping for understanding and clarity for land use planning process, statute is not black and white; looking for a collaborative effort within jurisdictions

PW – Ben Johnson

- Board item to transfer portion of former CR101 right of way to the City of Rochester (jurisdictional transfer agreement)
- ROW acquisition process is beginning on a couple of projects, will bring forward an informational item to PD in October to walk through the process and share the status of the projects
- Broadway Ave & Hwy 14 intersection meeting at Aune Hall September 10

Parks – Karlin Ziegler

- Registration for DAV Deer Hunt is open online for Oxbow and Chester Woods
- Mill & overlay project at Chester woods starting in the next couple of weeks – will be the loop around the picnic areas and beach area, traffic will be diverted within the parks

Travis Gransee

- Axon body camera topic is a consent item – order of items is incorrect due to miscommunication of scheduling. Item will be on discussion and not a request for action at board.

7. ADJOURN

Mueller moved; Rossman seconded a motion to adjourn was made. Meeting was adjourned at 9:30 a.m.:

Motion: 3 to 0

AYES: Thein, Mueller, Rossman

NAYS: None

RECUSE: None

ABSENT: None