



City of  
**Blue Earth**

**CITY OF BLUE EARTH  
AGENDA  
CITY COUNCIL WORKSESSION  
MONDAY AUGUST 5, 2019 @ 4:30 P.M.**

**Call to order.**

**Roll call.**

**Old Business.**

1. Review of Comprehensive Plan-Vision of the City 2030

**Adjourn.**

**By Order of the Blue Earth City Council**

**Timothy Ibisch**

**City Administrator**

Post @ City Hall-Friday August 2, 2019 through Monday August 5, 2019

Distribute to Mayor & Council members-Media & file



# 2020-2030 Comprehensive Plan



City of Blue Earth, MN

# What is a Comprehensive Plan?



A study and report



A plan, not a law



An action guide

# Contents of the Comprehensive Plan



Introduction



Community Context



Land Use



Housing



Economic Development



Street System



Utilities



Parks and Trails

# Land Use (Page 9)



**Goal 1: Maintain a city that is aesthetically pleasing, environmentally sound and functional.**



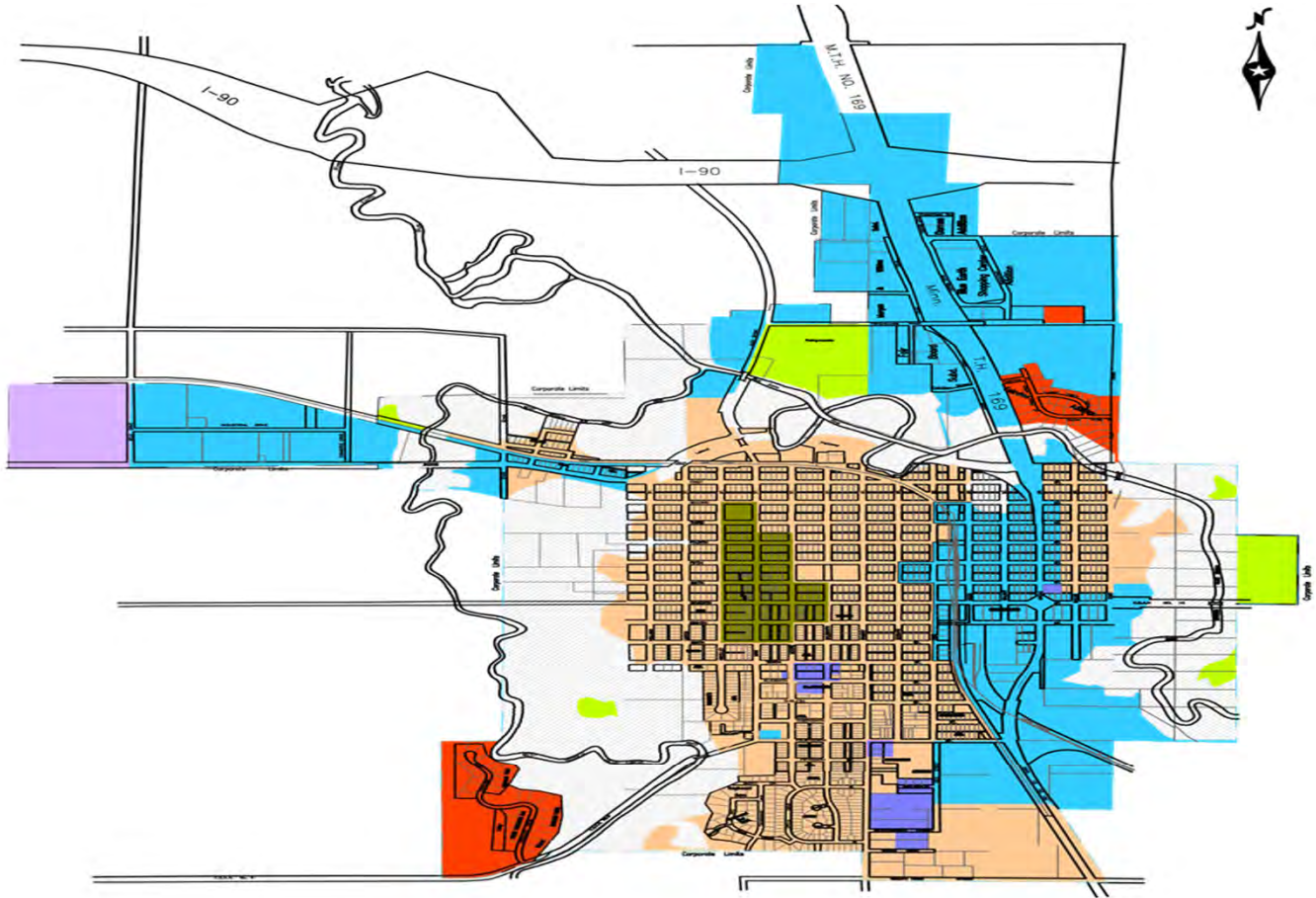
**Goal 2: Create and maintain quality places to live.**













**Goal 3: Create an economically vital and sustainable community.**



**Goal 4: Encourage the continuing evolution of Downtown to a vital and sustainable mixture of commercial, residential and civic uses.**



ZONING DISTRICTS

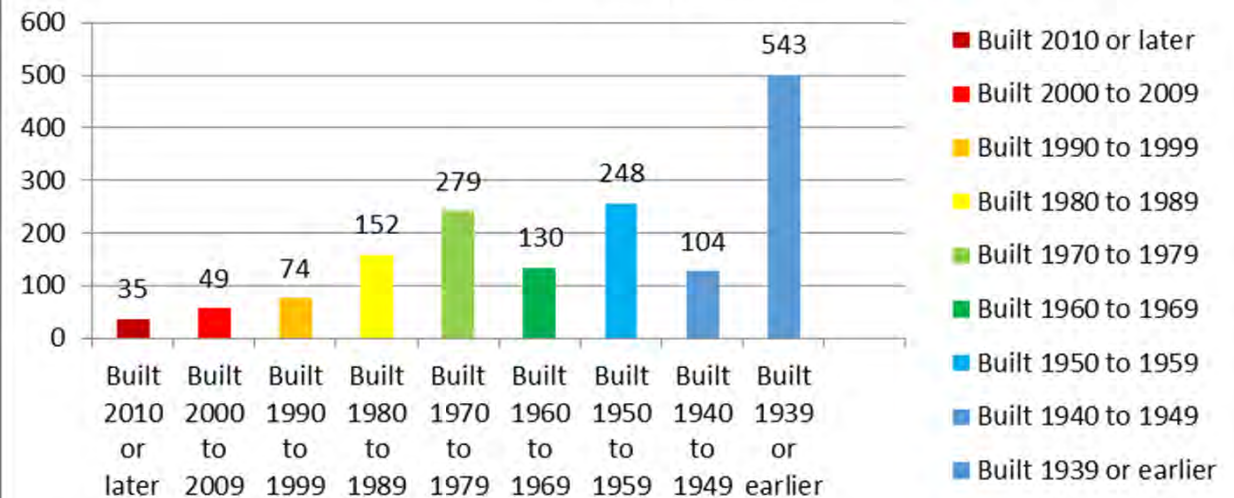
|   |     |                  |   |        |                                   |
|---|-----|------------------|---|--------|-----------------------------------|
|  | R1  | RESIDENTIAL      |  | FP     | FLOOD PLAIN                       |
|  | R2  | RESIDENTIAL      |  | AG     | AGRICULTURAL                      |
|  | R3  | RESIDENTIAL      |  | PUD    | PLANNED UNIT DEVELOPMENT          |
|  | B-1 | GENERAL BUSINESS |  | CBD    | CENTRAL BUSINESS DISTRICT         |
|  | G-1 | GENERAL INDUSTRY |  | HBLI-1 | HIGHWAY BUSINESS LIGHT INDUSTRIAL |





Expansion

**# of Structures Built in Blue Earth Estimates  
(2019)**





# Recommendations



Rental Housing



Town Homes



Work with agencies such as MVAC and USDA Agricultural Development.



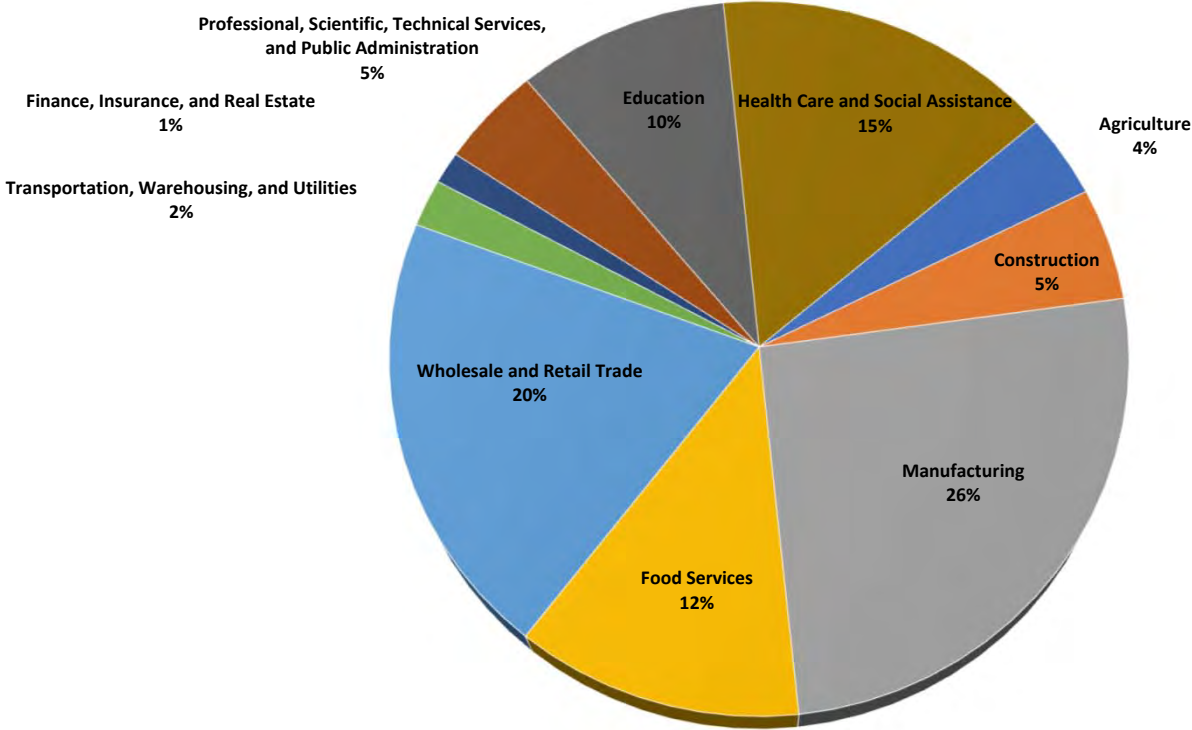
Mixed use development

# Economic Development

**Goal 1: Attract new, high quality, skilled manufacturing and retain existing employers in an effort to sustain the community and the surrounding area.**

**Goal 2: Promote steady growth in all sectors of the economy and offer a variety of employment opportunities for people in the area.**

# Industry





# Street System

- **Goal 1: Create a system of streets that provides for convenient and safe movement within and across the community.**
- **Goal 2: Coordinate the street system with the land use plan.**
- **Goal 3: Provide and maintain good quality street surfaces.**
- **Goal 4: Enhance the existing network of pedestrian and bicyclist routes through the City**

# Street Improvement Program

| Street Improvement Program<br>Blue Earth, Minnesota      |   |            |            |            |            |              |                     |
|--|---|------------|------------|------------|------------|--------------|---------------------|
| Preliminary Estimated Utility & Street Improvement Costs |   |            |            |            |            |              |                     |
| Year   | Street Segment  | Water      | Sewer      | Storm      | Street     |              | Totals              |
|  |   |            |            |            | Assess     | Levy         |                     |
|  |   |            |            |            |            |              |                     |
| 2019   | Sailor Street - 1st Street to 3rd Street + Side Streets (7 blocks)          | \$ 340,000 | \$ 265,000 | \$ 125,000 | \$ 520,000 | \$ 615,000   | \$ 1,865,000        |
| 2019   | Faribault CSAH 63 - Welk, Industrial and Commercial Drives                  |            |            |            | \$ 125,524 |              | \$ 85,000           |
|  |   |            |            |            |            |              |                     |
| 2020   | Sailor Street - 3rd Street to 7th Street (Incl. 4th, 5th & 6th) (10 blocks) | \$ 464,000 | \$ 344,000 | \$ 108,000 | \$ 411,000 | \$ 959,000   | \$ 2,286,000        |
| 2020   | Faribault CSAH 16 - Leland Parkway, Childs to T.H. 169                      | \$ 201,500 |            | \$ 106,000 |            |              | \$ 307,500          |
| 2020   | Bartels Drive, North East Street, Ramsey (6th to 7th) M&O                   |            |            |            | \$ 35,200  | \$ 82,300    | \$ 117,500          |
|  |   |            |            |            |            |              |                     |
| 2021   | Walnut/Third Street - 2nd to 6th/N. Walnut to Hood                          | \$ 212,000 | \$ 265,000 | \$ 340,000 | \$ 198,900 | \$ 464,100   | \$ 1,480,000        |
| 2021   | Giant Drive Frontage Road and Ezzy Street (Pending LRIP)                    | \$ 55,000  |            |            |            |              | \$ 603,500          |
| 2021   | Seventh Street - West of Holland to Nicollet (9-Ton Design)                 | \$ 106,000 | \$ 106,000 | \$ 27,000  | \$ 159,000 | \$ 371,000   | \$ 769,000          |
| 2021   | SRTS Project  |            |            |            |            | \$ 296,000   | \$ 296,000          |
|  |   |            |            |            |            |              |                     |
| 2022   | North Gorman - 1st Street to 7th Street                                     | \$ 48,000  | \$ 48,000  | \$ 85,000  | \$ 248,400 | \$ 579,600   | \$ 1,009,000        |
| 2022   | Rice Street - 2nd to 7th (Mill & Overlay)                                   | \$ 53,000  | \$ 53,000  | \$ -       | \$ 71,700  | \$ 167,300   | \$ 345,000          |
| 2022   | Linton Street - 1st to 4th Street   | \$ 159,000 | \$ 159,000 | \$ 80,000  | \$ 119,400 | \$ 278,600   | \$ 796,000          |
|  |   |            |            |            |            |              |                     |
| 2023   | 10th Street - Main to Holland + Nicollet - 10th to South End                |            |            |            |            |              |                     |
| 2023   | 3rd Street - Main to Rice Street  | \$ 239,000 | \$ 167,000 | \$ 127,000 | \$ 207,000 | \$ 483,000   | \$ 1,223,000        |
|  |   |            |            |            |            |              |                     |
| 2024   | 1st Street - Main Street to Gorman Street                                   | \$ 159,000 | \$ 73,000  | \$ 54,000  | \$ 166,350 | \$ 388,150   | \$ 840,500          |
| 2024   | 3rd Street - Main Street to Rice Street                                     | \$ 265,000 | \$ 185,500 | \$ 81,000  | \$ 222,000 | \$ 518,000   | \$ 1,271,500        |
|  |   |            |            |            |            |              |                     |
| 2025   | 4th Street - Main Street to Rice Street                                     | \$ 159,000 | \$ 189,000 | \$ 81,000  | \$ 133,200 | \$ 310,800   | \$ 873,000          |
|  |   |            |            |            |            |              |                     |
|  | Nicollet Street - 10th to Cul-de-Sac  | \$ 159,000 | \$ 132,500 | \$ 135,000 | \$ 99,750  | \$ 232,750   | \$ 759,000          |
|  | Linton Street - 1st Street to 10th Street                                   | \$ 318,000 | \$ 321,500 | \$ 236,000 | \$ 399,600 | \$ 932,400   | \$ 2,207,500        |
|  | Rice/17th Street - 14th to 17th/Ramsey to Rice (Pending Funding)            | \$ 10,000  | \$ 70,000  | \$ 64,000  |            | \$ 1,115,000 | \$ 1,259,000        |
|  |   |            |            |            |            |              |                     |
| <b>2019-2024 Total</b>                                   |   |            |            |            |            |              | <b>\$13,294,500</b> |

# Utilities

## Maintain

Goal 1: Maintain a public utility system that will continue to be City owned, environmentally sound, technologically current, efficient, and expandable.

## Operate

Goal 2: Operate the public utility system in a fiscally responsible manner to remain economically competitive.

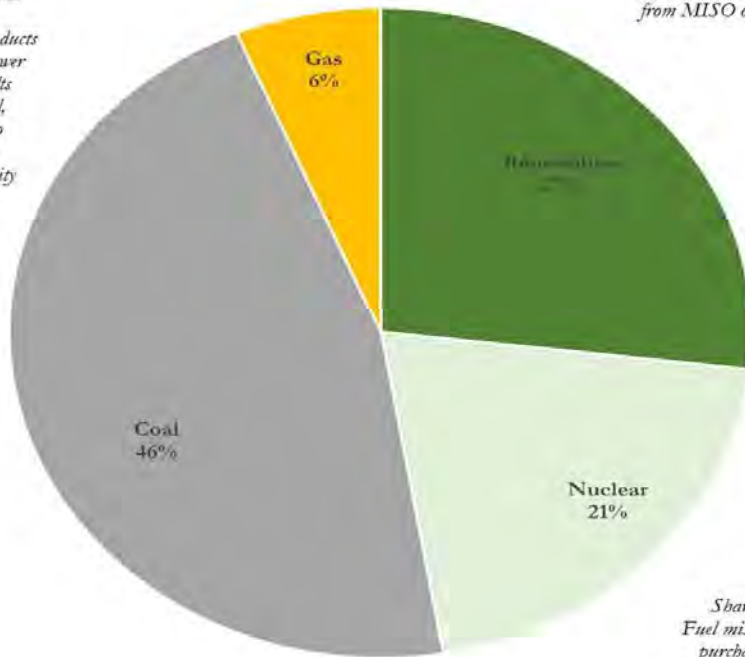
## Communicate

Goal 3: Communicate effectively with other groups and government bodies, and actively participate in local economic development efforts.



### Blue Earth Forecasted 2022 Fuel Mix

*Forecasted Gas and Renewables percentages are likely to be conservative. Our market products are generically from our power market - so as our market tilts away from Nuclear and Coal, Blue Earth's fuel mix will do likewise. Shown assumes no change from today for simplicity*



*Nuclear and gas shares rise because Blue Earth buying more from energy market (either directly from MISO or indirectly via 5x16 purchase). Both use gas and nuclear fuels*

*Share of fuel measured as share of energy. Fuel mix from MISO bilateral and market purchases assumed to follow overall MISO energy mix per 2017 MISO State of Markets report from June 2018*

48% Carbon-Free Fuel Mix



# Forecasted Fuel Mix 2022

## Parks and Trails

- **Goal 1: Ensure that residents in each neighborhood have easy access to a park.**
- **Goal 2: Provide a range of community-scale and neighborhood-scale activities through the overall park system.**
- **Goal 3: Continue to build a system of interconnected trails and sidewalks through the City for pedestrians and bicyclists.**
- **Goal 4: Maintain high quality park facilities in an efficient manner.**

# Key Takeaways

- Northern growth/expansion corridor
- Development of rental units and townhomes
- Complete street reconstruction program in the next 5-6 years
- Develop/Retain Workforce

