

City Council Joint Committee

1. 1. Joint Committee Meeting Agenda 5/22/2018

Documents:

[1. 2018-05-22 JOINT AGENDA.PDF](#)

2. 2. "Project Rice" Update And Discussion

Documents:

[2. PROJECT RICE UPDATE.PDF](#)

3. 3. 2019 T.H. 60 (4th St. NW) Improvements – Lighting Design Considerations

Documents:

[3. TH 60 STREET LIGHTING 2018-05-22.PDF](#)

Please contact the City Administrator's Office if you need special accommodations while attending this meeting



**City Council Joint Committee  
Tuesday, May 22, 2018 at 6:05pm or immediately  
following the Regular Council Meeting  
City Hall – Public Meeting Room**

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AGENDA

1. Call to Order
2. "Project Rice" Update and Discussion
3. 2019 T.H. 60 (4<sup>th</sup> St. NW) Improvements – Lighting Design Considerations
4. Future Discussion Items
5. Adjourn

Please contact the City Administrator's Office if you need special accommodations while attending this meeting



## Council Committee Memorandum

**TO:** Joint Council Committee  
**THROUGH:** Tim Murray, City Administrator  
**FROM:** Deanna Kuennen, Community & Economic Development Director  
**MEETING DATE:** May 22, 2018  
**SUBJECT:** "Project Rice" Update and Discussion

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### **Discussion:**

On December 12, 2017 at a Council Committee meeting, Staff presented information regarding a business prospect/project seeking to build a state-of-the-art manufacturing facility. Jeff Rossate, Executive Director for the Office of Business Development at the MN Department of Employment and Economic Development (DEED) was present, and shared limited information (based on project confidentiality requirements) about the project background, parameters, and timeline. The purpose of the work session discussion was to seek input from the Council as to whether or not the Council would support annexation and the extension of municipal utilities to support business growth.

Based on the support expressed by the City Council – Staff has continued to work on this project with our various economic development partners. Numerous meetings have occurred with the company's leadership team and with key partners, preliminary utility engineering analysis and cost estimates have been prepared, incentive proposals have been developed and refined, annexation conversations have started with the township, and project delivery schedules have been submitted. This lead to Daikin announcing on May 17<sup>th</sup> that they have selected the Faribault location for their project pending the finalization of the financial assistance approvals necessary to support the facility's infrastructure, investment, and employment needs.

Please note – this project is significant on many levels. Not only does the project result in investment in a new facility, but it also allows the existing facility to add capacity, securing Daikin's commitment to the community. Had the Faribault/Met-Con location not been selected, it could have been detrimental for the future of their existing facility. Instead, the City, DEED, Rice County, and Met-Con worked together to

help equalize the cost of development at the Faribault site in order to retain and grow a local industry.

The purpose of the Joint Council Committee discussion will be to provide information on the project scope, timeline, incentives, and upcoming Council actions that are necessary to secure the project:

Project Scope:

- Daikin Applied – an existing Faribault company for over 50 years
- Project will be the company's third facility in southern Minnesota
- Includes the purchase of the former 300,000 SF Malt-O-Meal warehouse owned by Met-Con and converting the building into a new state-of-the-art manufacturing facility.
- Existing Daikin Applied facility will remain (24<sup>th</sup> Street NW), and will continue to manufacture existing legacy products (large applied rooftop HVAC systems) – the new facility will be an additional facility that will feature new technology / manufacture a new product.
- Estimated \$40 million project investment (building acquisition, building upgrades/conversion, equipment)
- Creation of 97 jobs in Phase 1, with up to 237 jobs by the end of 2025

Project Components:

- Delivery of municipal infrastructure – water and sewer
- Annexation – Wells Township
- Incentives – to offset development costs and support development at this location
  - Business Development Public Infrastructure (BDPI) – State of MN DEED grant to assist in the costs of public infrastructure to support the project (up to \$1,057,000)
  - Tax Abatement – 10-year abatement (proposed) City & County
  - EDA (forgivable) loan to leverage investment (\$150,000)
  - Job Creation Fund (up to \$1,600,000)
  - Minnesota Investment Fund (up to \$750,000)
  - Job Skills Partnership funding to support training (up to \$400,000)
  - Job Training Incentive Program (up to \$200,000)

Next Steps:

- Grant process for BDPI
- Business Subsidy / Tax Abatement Public Hearing

**Attachments:**

*Official* Daikin press release



## **Daikin Applied proposes expanding its manufacturing presence in Minnesota**

*Daikin identifies Southern Minnesota as a center of excellence and the preferred location for their new state-of-the-art HVAC factory*

**MINNEAPOLIS — May 17, 2018** — On its journey to become the number one applied HVAC manufacturer in North America, Daikin Applied announced its proposal to expand production capabilities with a new state-of-the-art, built-to-order manufacturing facility in Southern Minnesota, north of the city of Faribault.

Daikin Applied is a division of Daikin Industries, the world's number one air conditioning company headquartered in Japan. As the global HVAC leader, Daikin Industries has more than 90 production bases around the world to meet the specific needs of regional world markets, including two successful US plants in Faribault and Owatonna, Minnesota. Daikin Industries' executives and team members explored multiple site options outside of the US, in different regions of the US, and different Minnesota locations; and have recognized Southern Minnesota as the best opportunity for the planned state-of-the-art manufacturing facility, given the region's skilled talent base and past achievements in designing and producing complex, highly specified equipment.

Vice President and General Manager Will Fort leads operations at both Minnesota plants, and will spearhead the development of this new factory. "We have grown our operation within the city of Faribault over fifty years. In 2000, we opened the Owatonna factory, and completed a major expansion there in 2014 to triple its size," said Fort. "Our strong growth in recent years is the result of having highly skilled people in the plants, expert product design and marketing teams in our Plymouth headquarters, and the commitment from Daikin Industries to manufacturing excellence."

Daikin Applied currently employs approximately 900 people in its factories in Southern Minnesota. As such, they have become a significant employer in the region. "We're fully invested in this community," said Matt Alexejun, Senior Director of Human Resources for manufacturing. "We know that our company only grows when our people grow. So we invest not just in the best training for our employees; we extend that commitment into the community by offering programs and training opportunities at local high schools and colleges."

"We certify master regional braze trainers through excellent Dojo training in Japan," said Fort. A Dojo is an immersive learning space. "The regional trainers then pass that international knowledge, skill and certification onto all our production braze operators, ensuring the quality of our product. No one else in the industry can do that." Daikin engages prospective employees in the community through partnerships and company-funded vocational programs at local colleges and high schools, securing training grants with the Minnesota Department of Economic Development, and continues to invest in

internal people-centered development programs. The new factory is expected to add significant new employment opportunities to the community.

Daikin Applied CEO Mike Schwartz said “We have some of our best people in Minnesota and Japan partnering on this important project. We’re also appreciating the cooperation and assistance of the civic leaders in St. Paul and Southern Minnesota to help make this happen.” To that end, Jim Glen, manufacturing liaison engineer, who brings to the team over 28 years of manufacturing experience in the region, is actively engaged with the Minnesota Department of Employment and Economic Development, Rice County and the City of Faribault to finalize state and local government financial assistance approvals to support the infrastructure, investment and employment needs of the new facility. Approval of these financial resources at the local and state government levels is key to the project proceeding, and will allow transformation of the site and bringing the factory on line in 2019.

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#### **About Daikin Applied**

Daikin Applied, a member of Daikin Industries, Ltd, designs and manufactures technologically advanced commercial HVAC systems for customers around the world. Customers turn to Daikin with confidence that they will experience outstanding performance, reliability and energy efficiency. Daikin Applied equipment, solutions and services are sold through a global network of dedicated sales, service, and parts offices. For more information or the name of your local Daikin Applied representative, call 800-432-1342 or visit, [www.DaikinApplied.com](http://www.DaikinApplied.com).

#### **About Daikin Industries Ltd.**

Daikin Industries, Ltd. is a Forbes 1000 global company with 2017 revenues of nearly \$21 billion and more than 65,000 employees worldwide, making it the largest HVAC manufacturer in the world. Daikin is engaged primarily in the development, manufacture, sales and aftermarket support of heating, ventilation, air conditioning and refrigeration (HVACR) equipment, refrigerants and other chemicals, as well as oil hydraulic products. Daikin was named one of the world’s most innovative companies by Forbes magazine. For more information, visit [www.daikin.com](http://www.daikin.com).

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## Council Committee Memorandum

**TO:** Joint Council Committee  
**THROUGH:** Tim Murray, City Administrator  
**FROM:** Mark DuChene, City Engineer  
**MEETING DATE:** May 22, 2018  
**SUBJECT:** 2019 T.H. 60 (4th St. NW) Improvements –  
Lighting Design Considerations

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### **Background:**

City Staff and the design consultant (SEH) for the 2019 TH 60 Reconstruction project are in the process of finalizing the plans which include the replacement of the street lighting system along TH 60 with the design intent to mimic the street light system on Central Avenue and TH 60 east of Central Avenue with a combination of taller shoebox type lights at the intersections and decorative acorn street lights between the intersections. During the review process MNDOT has indicated that there is a State Statute 16B.328 that prohibits the use of State funds for street lighting unless the fixtures meet the requirements for a “cutoff luminaire” as defined in the statute. The proposed decorative acorn luminaire fixtures that would match existing acorn luminaires in town do not meet the cutoff standard. In order to meet the cutoff standard a fixture similar to that attached would have to be considered.

There are some exemptions to the “cutoff luminaire” requirements in the subject statute which Staff is working with the design team to see if we could meet, but a final determination hasn’t been made yet and will require MNDOT concurrence.

### **Discussion:**

Staff is looking for Council direction on what the City wants the lighting effect to be on TH 60 from both an aesthetic and lighting level perspective. Does the Council want to consider a change to the chosen acorn luminaire fixtures as attached? If not, there is a chance that the State will deem the lights exempt from the use of State funds (both the State TH 60 funds or the use of City MSAS funds) and the City would have to fund the decorative street lights completely with local funds.

Staff will present example renderings showing what the different effect of the cutoff vs non-cutoff lights has on lighting the corridor.

The other question Staff is looking for feedback from the Council on is what color temperature of light is preferred on the TH 60 corridor. Does the City want to match the bluer/whiter light as cast by the LED lights on TH 60 east of Central Avenue or does it want to move to a color temperature of light more similar to the lights on Central Avenue?

**Attachments:**

- Cutoff Luminaire Example

RESEMBLES CENTRAL AVENUE EXISTING LIGHTS



# Washington Series

RESEMBLES TH 60 EAST OF CENTRAL AVENUE LIGHTS

This classic fixture is styled to replicate the acorn luminaires which beautified city streets during the first half of the 20th Century. Designed for superior optical control and ease of installation and maintenance, the Washington Series incorporates a precision prismatic glass optical system for unparalleled performance and beauty.

The prismatic glass optical system directs the available light into the desired pattern, allows for maximum spacings with excellent uniformity, minimizes upward wasted light, and creates a subtle sparkle that distinguishes the Washington PostLite luminaire from conventional plastic acorn style fixtures.



*Washington PostLite  
(Leaf housing, standard finial)*



*Washington PostLite  
(Leaf housing, decorative cover, and standard finial)*



*Washington PostLite  
(Leaf housing, decorative trim and custom medallions, and bud finial)*



*State Street  
(Broad leaf housing, band and medallions, bud finial)*



*State Street  
(Broad leaf housing, band, ribs and medallions, bud finial)*

Catalog Number	
Notes	Type

## WFCL2

Utility Washington Series Luminaire Full Cutoff LED2



### Mechanical

- Heavy grade A360 cast aluminum (<1% copper)
- Tool-less access with a spring-loaded latch
- Hidden hinge door allowing the door to swing open and remain open
- Optional internal or external NEMA twist lock photocontrol receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions.
- Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
- Decorative top cover contains stainless steel hinge which secures entry the LED optical chamber
- Polyester power coat paint to ensure maximum durability
- Finish meets 10,000-hour salt spray testing
- Holophane and RAL Classic finishes.

### Electrical

- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA.
- Standard SPD meets 10kV/5kA per ANSI C136.2-2015.
- 20KV Option meets 20kV/10kA per ANSI C136.2-2015.
- Quick disconnect connectors for ease of installation and maintenance.
- Three pole terminal block is standard, with optional prewired leads for ease of installation
- LED drivers meets maximum total harmonic distortion (THD) of 20% and are ROHS compliant. Minimum operating temperature is -40C. Electronic driver has an estimated minimum life of 100,000 hours at 25°C.

### Optical

- IP65 rated optical compartment
- LED circuit board located in the top cover
- Asymmetric or Symmetric full cutoff distributions
- 2700K, 3000K, 4000K, and 5000K CCT
- 70CRI Standard

### Control Options

- Field Adjustable Output (AO) module - Onboard device that adjusts the light output and input wattage to meet site specific requirements. The AO module is preset at the factory to position number 8 (see chart).
- Wireless remote control for monitoring performance and/or maintenance of the system – ROAM
- Factory Programmed Driver (FPDxx) - Customize lumen output prior to manufacturing and still enables control leads so other options can also be used
- Long Life Photocontrols (PCLL) - 20 Year Life
- 3 and 7 pin photocontrol receptacles internally (P3, P7) or externally (P3E, P7E) mounted
- Part-night dimming (PND) enables luminaire to monitor and adjust 50% lumens based on season and geographic location, 8-day rolling average

### Testing/Compliance

- UL 1598 - Wet Locations Safety Listing
- Suitable for ambient temperatures -40°C to 40°C
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check with the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) for updated list

### Manufacturing

- Manufactured in Crawfordsville, Indiana, ARRA compliant
- 100% electrical testing on all luminaires before shipment
- Ten (10) years minimum experience in manufacturing LED based products

### Warranty

5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_Conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_Conditions.aspx).

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



EXAMPLE OF FULL CUTOFF FIXTURE

### DIMENSIONAL DATA

