



CITY COUNCIL MINUTES

COUNCIL CHAMBERS

TUESDAY, JANUARY 9, 2024

6:00 PM

Call to Order/Roll Call/Pledge of Allegiance

The meeting of the City Council was called to order by Mayor Kevin Voracek at 6:00 pm. Councilors in attendance included Sara Caron, Adama Doumbouya, Royal Ross, Peter van Sluis and Tom Spooner. Councilor Chuck Thiele was absent. Also in attendance was City Administrator Tim Murray, City Clerk Heather Slechta, Public Works Director Travis Block, Human Resources Director Kevin Bushard, Police Chief John Sherwin, Parks and Recreation Director Paul Peanasky, City Engineer Mark DuChene and Community and Economic Development Director David Wanberg.

Presentations/Introductions – None

Approve minutes of the December 26, 2023 City Council Meeting

Motion by Doumbouya, seconded by van Sluis to approve the December 26, 2023 City Council Meeting Minutes and carried unanimously.

Consent Agenda

- A. List of Claims for Release
- B. Resolution 2024-001 Approve Designation of Official Newspaper
- C. Resolution 2024-002 Approve City Administrator Purchasing and Contracting Authority
- D. Resolution 2024-003 Appoint Deputy City Administrator
- E. Resolution 2024-004 Approve Designation of Authorized Signers, Official Depository and Broker/Dealers for City of Faribault
- F. Resolution 2024-005 Approve Street Closure and Use of Heritage Park for Straight River Art Festival
- G. Resolution 2024-006 Approve Hiring Receptionist
- H. Resolution 2024-007 Approve Hiring Police Officers
- I. Resolution 2024-011 Receive/File Feasibility Report and Establish Public Hearing for 2024 Street Overlay & Sidewalk Improvements - Contract 2024-02
- J. Approve 2024 Scope of Services with Clean River Partners (CRP)
- K. Accept Quote for Replacement UV Bulbs at Water Reclamation Facility
- L. Approve LG240B Application to Conduct Excluded Bingo
- M. Resolution 2024-012 Impose Monetary Fines and Suspension for Off-Sale, Club and/or On-Sale and Sunday Liquor Licensees for Compliance Check Failures
- N. Approve 2024 Appointments of Councilmembers to Boards, Commissions, and Committees
- O. Resolution 2024-014 Approve Intensive Comprehensive Peace Officer Education and Training (ICPOET) Grant Application
- P. Accept Quote for Activated Carbon at Water Reclamation Facility
- Q. Approve 2024 CIP Purchase - Antenna and Receiver
- R. Approve BJA Grant Funded Purchase of Community Public Safety Cameras
- S. Resolution 2024-015 Designating the City of Faribault Website as the 2024 Official Publication for Bids

Requests to be Heard – None

Public Hearings – None

Items for Discussion

Approve Variances and Preliminary and Final Plats for Twin Oaks Subdivision

Community and Economic Development Director David Wanberg stated that the Rice County Housing and Redevelopment Authority (RCHRA) requested variances and preliminary and final plat approvals for Twin Oaks Subdivision. The proposed subdivision is for a 6.9-acre parcel north of the new Rice County Public Safety Center, which is currently under construction. It includes 22 single-family residential lots and a City park. The lots will provide owner-occupied single-family homes for households earning less than 115 percent of the area's median income, which is \$106,000.00 for a family of four.

RCHRA also requested variance approvals to allow the proposed Twin Oaks Court cul-de-sac to be roughly 775 feet long opposed to the maximum 650-foot length allowed by the City's Unified Development Ordinance and to serve 22 residential lots opposed to the maximum 20 lots allowed by the Ordinance.

The Planning Commission held a public hearing on January 2, 2024, to consider RCHRA requests. The Planning Commission listened and responded to questions and comments from several neighboring property owners concerned about grading and drainage, flooding, and buffering between the proposed subdivision and the Rice County Public Safety Center. The Planning Commission concluded that RCHRA proposal adequately addresses the concerns raised by the neighboring property owners.

The Planning Commission approved written findings in favor of the variances and plats and recommended that the City Council approve the requests. Wanberg stated that one Planning Commissioner voted against approval of the variances and plats. He stated his concerns over the additional density permitted by the variance, the potential impact on sanitary sewer services, and increased runoff into the nearby river.

Councilor Ross asked if the proposed road would be public or private, Wanberg explained that it would be public, and the details would be laid out in the development agreement. Ross also asked about drainage, Wanberg explained that drainage would depend on the location of the home. Ross also questioned the distance requirement in the cul-de-sac, Wanberg stated that it is a secondary access for emergency services. Mayor Voracek asked if the street would be developed to City standards, Wanberg stated that it would. Councilor Spooner asked about the 50 foot drainage easement and the parkland dedication, Wanberg explained that the easement is not included in the parkland dedication, and they are slightly short on the requirement because of that.

Motion by Ross, seconded by van Sluis to approve Resolution 2024-008 Approve Variances for Length of a Cul-de-sac and Number of Lots on a Cul-de-sac for Twin Oaks Subdivision and carried unanimously.

Motion by van Sluis, seconded by Caron to approve Resolution 2024-009 Approve the Preliminary and Final Plats for Twin Oaks Subdivision and carried unanimously.

Repeal River Ridge PUD Overlay Ordinances, Vacate a Part of a Right-of-Way, and Approve the Preliminary and Final Plats of River Ridge 4th Addition related to a Proposed City Park North of the Viaduct

Community and Economic Development Director David Wanberg explained that the City of Faribault proposes to develop a community park on City property directly north of the viaduct and west of Straight River. The proposed park is consistent with the City's Journey to 2040 Comprehensive Plan, Downtown Master Plan, and Park System Plan. It includes a multi-purpose building with a gathering room, a warming room, concessions, and restrooms. It also includes a refrigerated skate loop, a splash pad, and outdoor gathering spaces for informal play, concerts, and other events.

The City of Faribault requests the City Council take the following actions related to the development of the proposed park:

Repeal all ordinances related to the River Ridge Planned Unit Development (PUD) Overlay District (first reading). The City Council approved the original River Ridge PUD in 2000 and amended it in 2005, 2006, and 2011. The PUD does not accurately reflect existing and planned uses in the district. Also, given that the City and the property owner to the west of the proposed City park have shared

access agreements, there is no reason to have a PUD in this area.

Vacate part of the right-of-way at 2nd Street NE and Heritage Place (first reading). The City originally intended the existing roundabout to provide an additional access drive to serve the proposed park property. However, the City no longer needs that access and wishes to maximize the proposed park's usable space. Consequently, the City proposes to remove the center landscape island in the roundabout and vacate part of the right-of-way.

Approve the preliminary and final plat of River Ridge 4th Addition. The property associated with the proposed park includes an outlot, right-of-way, and easements (some of which the City will vacate). Consequently, the City must replat the property. City Staff recommended that the City Council review the preliminary and final plats but continue its action on the plats until the City vacates the right-of-way and easements at upcoming City Council meetings.

The Planning Commission held a public hearing on January 2, 2024, to consider the requests. The City received no public comments before or during the public hearing. The Planning Commission approved written findings in favor of the requests. It unanimously recommended that the City Council approve the requests outlined in Ordinance 2024-1, Ordinance 2024-2, and Resolution 2024-010.

Mayor Voracek asked if the driveway will be fixed, City Administrator Murray stated that it would.

Motion by Ross, seconded by Caron to approve Ordinance 2024-1 Repeal Planned Unit Development Ordinances Associated with River Ridge, River Ridge 2nd Addition, and River Ridge 3rd Addition Plats (First Reading)

Roll Call Vote:

Aye: Councilor Caron, Doumbouya, Ross, van Sluis, Spooner and Mayor Voracek

Nay:

Motion carried 6:0

Motion by Spooner, seconded by Ross to approve Ordinance 2024-2 Vacate a Portion of the Right-of-Way at 2nd Street NE and Heritage Place (First Reading)

Roll Call Vote:

Aye: Councilor Caron, Doumbouya, Ross, van Sluis, Spooner and Mayor Voracek

Nay:

Motion carried 6:0

Motion by Doumbouya, seconded by van Sluis to approve Resolution 2024-010 Approve the Preliminary and Final Plats for River Ridge 4th Addition and carried unanimously.

Resolution 2024-013 Order Improvements, Approve Plans and Specifications, and Establish Bid Date for Downtown (Viaduct Area) Park Improvements

City Administrator Tim Murray explained that after nearly five years of planning, design, and numerous public meetings, beginning with the development of the Downtown Master Plan in 2019 and culminating in the completion of the final design of the improvements in late 2023/early 2024, we have reached the point of soliciting bids for the improvements.

The consultant team, Kimley-Horn, has been working with City staff to finalize the construction plans and specifications for the Downtown Viaduct Area Park improvements. The project has been divided into three separate bid packages:

- Bid Package 1 (BP-1) - Multipurpose Building
- Bid Package 2 (BP-2) - Site Improvements & Splash Pad
- Bid Package 3 (BP-3) - Skate Loop

Murray stated that Resolution 2024-013 formally orders the improvements, approves the plans and

specifications, and establishes a bid date for the Downtown (Viaduct Area) Park improvements project. There are three separate bid packages, with three separate sets of construction plans and specifications being approved tonight. Resolution 2024-013 establishes a bid date of Wednesday, February 14, 2024, for all three bid packages.

Depending on bid results, construction could begin as early as April 2024. Specified completion dates vary based upon the bid package, but include substantial completion of the multi-purpose building in March 2025, opening of the splash pad in late May 2025, and opening of the skate loop, with ice, in November 2025, but could open early as a concrete loop.

The estimated cost of the project was as follows:

BP-1 - Multi-Purpose Building	\$3,432,700
BP-2 - Site Improvements & Splash Pad	\$2,531,400
BP-3 - Skate Loop	\$2,936,100
Construction Phase/Professional Services	\$ 445,000
City-Provided Equipment and Furnishings	\$ 350,000

The total cost of the project will be approximately \$9,695,200.

Councilor Spooner asked if the splash pad water would be chlorinated, Murray stated that is would be recycled water to avoid excessive waste. Councilor Spooner asked about the open space by the viaduct, Murray stated that there are really two spaces—one space for a removable stage (permanent electric will be installed), plus there is also unplanned open space, which could be used for future pickleball courts, a sculpture garden or even overflow from the stage area.

Motion by Spooner, seconded by Doumbouya to approve Resolution 2024-013 Order Improvements, Approve Plans and Specifications, and Establish Bid Date for Downtown (Viaduct Area) Park Improvements and carried unanimously.

Bids - None

Boards and Commissions Reports, Announcements and Project Updates

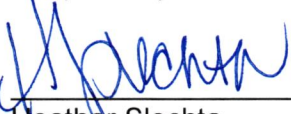
City Administrator Tim Murray reminded the Council that there will be a Special City Council Meeting next Tuesday to review semi-finalists and select finalists for the City Administrator position.

Adjournment

Motion by Ross, seconded by van Sluis to adjourn the City Council meeting and carried unanimously.

The City Council meeting adjourned at 6:44 p.m.

Respectfully Submitted,



Heather Slechta
City Clerk