



CITY COUNCIL MINUTES

COUNCIL CHAMBERS

TUESDAY, JANUARY 23, 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, Tom Spooner and Chuck Thiele. Also in attendance was City Administrator Tim Murray, Administrative Assistant Kari Casper, Human Resources Director Kevin Bushard, Fire and Codes Service Director Dustin Dienst, Police Chief John Sherwin, City Engineer Mark DuChene, Community and Economic Development Director David Wanberg and City Attorney Scott Riggs.

Presentations/Introductions – None

Approve minutes of January 9, 2024 City Council Meeting and January 16, 2024 Special City Council Meeting

Motion by Doumbouya, seconded by Ross to approve the minutes of January 9, 2024 City Council Meeting and January 16, 2024 Special City Council Meeting and carried unanimously.

Consent Agenda

- A. List of Claims for Release
- B. Resolution 2024-016 Appoint Election Judges for the 2024 Presidential Primary
- C. Resolution 2024-017 Approve 2024 Massage Therapist Licenses
- D. Resolution 2024-018 Approve 2024 Salvage Dealer Licenses
- E. Resolution 2024-019 Approve 2024 Vehicle for Hire License
- F. Approve LG220 Applications for Exempt Permits
- G. Approve Tuition Reimbursement Agreement
- H. Resolution 2024-020 Approve Hiring Public Works Foreperson
- I. Resolution 2024-021 Accept Donation from State Bank of Faribault to the Fire Department and Police Department
- J. Resolution 2024-029 Declare Fire and Police Department Interactive Whiteboards Surplus and Donate them to River Bend Nature Center
- K. Approve Pipeline Crossing Agreement with Union Pacific Railroad Company
- L. Resolution 2024-024 Supporting Rice County Active Transportation Grant Application for CSAH 11
- M. Approve Purchase and Installation of SCBA Decontamination/Washer
- N. Resolution 2024-025 Approve Hiring Community Services Officers
- O. Resolution 2024-026 Approve Hiring Firefighter
- P. Resolution 2024-027 Approve Hiring Human Resources Assistant
- Q. Resolution 2024-028 Approve Appointments of Board and Commission Members
- R. Approve Revised City Council Rules and Procedures

Motion by Ross, seconded by van Sluis to approve consent agenda items A-R and carried unanimously.

Requests to be Heard – None

Public Hearings – None

Items for Discussion

Repeal River Ridge PUD Overlay Ordinances and Vacate a Part of a Right-of-Way related to a Proposed City Park North of the Viaduct

Community and Economic Development Director David Wanberg stated that on January 9, 2024, the Faribault City Council approved the first reading of Ordinances 2024-1 and 2024-2 repealing the River Ridge PUD and partially vacating right-of-way, respectively. The City received no comments from the public nor made substantive changes to both proposed ordinances since the first reading.

Ordinance 2024-1 Repeal Planned Unit Development Ordinances Associated with River Ridge, River Ridge 2nd Addition, and River Ridge 3rd Addition Plats (Second Reading)

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

Roll Call Vote:

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

Nay:

Motion carried 7:0

Motion by Caron, seconded by van Sluis to approve Summary Publication of Ordinance 2024-1 and carried unanimously.

Ordinance 2024-2 Vacate a Portion of the Right-of-Way at 2nd Street NE and Heritage Place (Second Reading)

Motion by van Sluis, seconded by Thiele to approve Ordinance 2024-2 Vacate a Portion of the Right-of-Way at 2nd Street NE and Heritage Place (Second Reading)

Roll Call Vote:

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

Nay:

Motion carried 7:0

Motion by Ross, seconded by Thiele to approve Summary Publication of Ordinance 2024-2 and carried unanimously.

Ordinance 2024-3 Vacate Easements near the Intersection of 2nd Street NE and Heritage Place (First Reading)

Community and Economic Development Director David Wanberg explained that the City of Faribault requested approval vacating drainage and utility easements associated with the proposed River Ridge 4th Addition and Downtown Park, generally near the intersection of 2nd Street NE and Heritage Place.

In early January 2024, City staff brought to Planning Commission applications requesting to repeal the River Ridge PUD, partially vacate right-of-way at 2nd Street NE and Heritage Place, and approve preliminary and final plats for River Ridge 4th Addition. The proposal requested vacating drainage and utility easements dedicated in previous River Ridge Addition plats that are no longer necessary. Wanberg stated that the proposed easement vacation is consistent with the planning and zoning aspects of the City's Unified Development Ordinance. The proposed easement vacation will not infringe or deter use or enjoyment on other properties and

is needed to facilitate development of the park.

At the January 16, 2024 Planning Commission public hearing, the proposal received a unanimous recommendation of approval. No members of the public submitted comments prior to, during, or after the public hearing.

Motion by Thiele, seconded by Doumbouya to approve Ordinance 2024-3 Vacate Easements near the Intersection of 2nd Street NE and Heritage Place (First Reading)

Roll Call Vote:

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

Nay:

Motion carried 7:0

Resolution 2024-023 Approve a Conditional Use Permit for Multi-family in a Central Business District at 18 2nd Street NE

Community and Economic Development Director David Wanberg stated that Janna Viscomi requested Conditional Use Permit (CUP) approval for multi-family within a Central Business District (CBD) zoning district at 18 2nd Street NE. The property is located mid-block on the north side of 2nd Street NE between Central Avenue and 1st Avenue NE. The property is approximately 6,000 square feet, zoned CBD, and developed with two “buildings”: the westernmost building is approximately 1,250 square feet, split into two parts of approximately 650 and 600 square feet, and only one floor; the easternmost building is two stories with approximately 660 square feet on the first and 600 square feet on the second. A one-story, approximately 475 square foot garage addition is attached to the backside of the two-story building and is accessible to both buildings. The three residential units, or studio apartments, need CUP approval within the CBD district.

City Staff found that the project was compliant with the comprehensive plan and zoning requirements. This project is exempt from providing parking spaces as regulated by all uses within the CBD district. No additional development standards apply to this conditional use permit aside from general CUP criteria. The changes proposed were all within existing buildings, so there are no building or site design issues to address. The City’s Development Review Committee (DRC) reviewed the CUP on January 2, 2024, and recommended conditional approval along with determining the project is a CUP for multi-family instead of residential as a part of a mixed-use building in CBD zoning.

Wanberg stated that the Planning Commission agreed with the DRC determination and voted unanimously to recommend approval to City Council during the Planning Commission public hearing on January 16, 2024. No members of the public submitted comments before, during, or after the public hearing.

Councilor Ross stated that he thought you could not have residential in a front space. Wanberg explained that Hillside Apartments are in the CBD and is done with a CUP, and that is why this request is before you tonight. Ross was concerned that this could catch on and could come before the Council again. Wanberg stated that it would come before the Council, this is defined as multi-family similar to Riverchase and Straight River Apartments—the Council could clarify the ordinance and bring it to a future Council Work Session. Ross was not in favor of this development. Councilor Caron asked about parking requirements, Wanberg explained that there are no parking requirements in the CBD. Ross did state that he had no issues with the west building, it was the east building that he had concerns. Councilor Spooner was in support of this in this location since it is not on Central Avenue.

Motion by van Sluis, seconded by Thiele to Approve a Conditional Use Permit for Multi-family in

a Central Business District at 18 2nd Street NE and carried 6:1 with Ross voting Nay.

Bids - None

Boards and Commissions Reports, Announcements and Project Updates

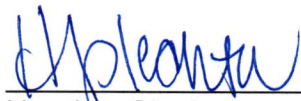
The Monthly Financial Report was provided to the Council as part of the meeting materials. Councilor Thiele informed the Council that there are still openings for the Faribault Foundation "100 Men Who Care" event at the 310.

Adjournment

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

The meeting was adjourned at 6:17 p.m.

Respectfully Submitted,



Heather Slechta
City Clerk