



CITY COUNCIL MINUTES

COUNCIL CHAMBERS

**TUESDAY, FEBRUARY 11,
2025**

6:00 PM

Call to Order/Roll Call/Pledge of Allegiance

The meeting of the City Council was called to order by Mayor Tom Spooner 6:00 pm. Councilors in attendance included Mandy Barnes, Adama Doumbouya, John Rowan, Peter van Sluis and Chuck Thiele. Councilor Royal Ross was absent. Also in attendance were City Administrator Jessica Kinser, City Clerk Heather Slechta, Parks and Recreation Director Paul Peanasky, Police Chief John Sherwin, Community and Economic Development Director David Wanberg, Library Services Director Delane James, Public Works Director Travis Block and Human Resources Manager Kevin Bushard.

Approve Agenda

Motion by Rowan, seconded by Thiele to approve the agenda as presented and carried unanimously.

Presentations/Introductions – None

Approve minutes of the January 28, 2025 City Council Meeting and the February 4, 2025 Special City Council Meeting

Motion by Barnes, seconded by Rowan to approve the minutes of the January 28, 2025, City Council Meeting and the February 4, 2025, Special City Council Meeting and carried unanimously.

Requests to be Heard- None

Consent Agenda

- A. Approve List of Claims to be Released
- B. Resolution 2025-027 Accept Donation from State Bank of Faribault to the Police Department
- C. Approve Use of Teepee Tonka Park for BlackTop Cruisers Midwest Car Show
- D. Approve Use of North Alexander Park by Rice County Historical Society for Rendezvous
- E. Approve North Alexander Park Facilities Cooperative Agreement with ISD #656
- F. Approve Facility Use Agreements
- G. Resolution 2025-033 Approve Street Closures for Mental Health Walk
- H. Resolution 2025-035 Approve Promotion Public Works Superintendent
- I. Resolution 2025-036 Approve Promotion Public Works Foreperson

- J. Resolution 2025-037 Approve Preliminary Development Agreement Extension between the City of Faribault and Rebound Real Estate, LLC
- K. Approve LG220 Application for Exempt Permit
- L. Resolution 2025-038 Approve Appointment of Board and Commission Member
- M. Approve Airport Engineering Services Contract with Foth
- N. Resolution 2025-039 Approve Social Media Policy
- O. Approve Quote for Sanitary Sewer Structure Rehabilitation
- P. Approve Agricultural Land Lease for City Owned Property (Biosolids Disposal Property)
- Q. Approve Private Hangar Land Lease
- R. Resolution 2025-040 Approve Hiring Environmental & Water Resources Coordinator

Mayor Tom Spooner stated that he would be voting in favor of N. Resolution 2025-039 Approve Social Media Policy, however, he believes that it will come back again.

Motion by Thiele, seconded by Doumbouya to approve Consent Agenda items A-R and carried unanimously.

Public Hearings

Resolution 2025-021 Support a Minnesota Investment Fund Application in Connection with KGP Telecommunications LLC

Economic Development Coordinator Robert Harris III explained that KGP Telecommunications, LLC, ("KGPCo") currently at 3305 Highway 60 West, needs a new site for its headquarters. If KGPCo receives adequate financial assistance, it would like to remain and grow in Faribault – ideally in the downtown area. City Staff identified Minnesota Department of Employment and Economic Development (DEED) as a possible resource for financial assistance. Based on anticipated capital expenditures of \$4.8 to \$5.0 million, the retention of 78 jobs, and the creation of eight new jobs, DEED indicated it would consider providing a \$100,000 forgivable Minnesota Investment Fund (MIF) loan. If granted, the City of Faribault would serve as a pass-through for the forgivable loan and, as such, would have administrative responsibilities. Harris recommended the City Council support the MIF application.

Motion by Thiele, seconded by van Sluis to open the public hearing and carried unanimously. The public hearing was opened at 6:05 pm.

There were no comments received from the public.

Motion by van Sluis, seconded by Thiele to close the public hearing and carried unanimously. The public hearing was closed at 6:05 pm.

Mayor Spooner stated that this is just a pass-through, no City funds are being spent.

Motion by van Sluis, seconded by Thiele to approve Resolution 2025-021 Support a Minnesota Investment Fund Application in Connection with KGP Telecommunications

LLC and carried unanimously.

Resolution 2025-023 Declare the Existence of Slum and Blight Conditions in the general Central Business District area of the City related to the Small Cities Development Program

Economic Development Coordinator Robert Harris III explained that in January 2025, the City Council approved a new spending plan for the use of Small Cities Development Program (SCDP) funds via Resolution 2025-012. The Resolution authorized that the new spending plan be submitted to the Minnesota Department of Employment and Economic Development (DEED) – the agency who administers the federal program. The resolution also directed the City Administrator and Staff to take all necessary steps to designate a Slum and Blight Area, conduct the required environmental review, and establish policies for adoption by the City Council as required for all SCDP projects.

A formal response letter has been sent to DEED and the city is awaiting formal approval of the Spend Plan. To move the process forward, the city must fulfill all “program start-up” requirements affiliated with the use of the fund. SCDP is a federal program funded through the Department of Housing and Urban Development. Uses of the funds is governed by federal regulations, and program start-up requirements must be adhered to prior to spending funds. The start-up requirements include the designation of a Slum and Blight Area, environmental review, and the establishment of certain policies.

Motion by Rowan, seconded by Thiele to open the public hearing and carried unanimously. The public hearing was opened at 6:08 pm.

There were no comments received from the public.

Motion by Thiele, seconded by van Sluis to close the public hearing and carried unanimously. The public hearing was closed at 6:08 pm.

Motion by Thiele, seconded by Doumbouya to approve Resolution 2025-023 Declare the Existence of Slum and Blight Conditions in the general Central Business District area of the City related to the Small Cities Development Program and carried unanimously.

Approvals associated with Redevelopment Grant Application -924 1st St NE

Economic Development Coordinator Robert Harris III stated that Think Biz LLC, an entity owned and operated by Rebound Real Estate, requested assistance from city staff in preparing an application for the Minnesota Department of Employment and Economic Development (DEED) Redevelopment Grant. Given the grant’s submission deadline of Monday, February 3rd, staff acted quickly to collaborate with the developer on a draft application and requested an extension from DEED, which has been granted until February 12, 2025.

The resolutions before the Council addressed several key components of the application:

Blight and Substandard Declaration: The resolution declares that the property at 924 1st St NE meets the statutory definition of a blighted and substandard property under

Minnesota law.

Redevelopment TIF District Eligibility: This resolution establishes that the property meets the qualifications for a Redevelopment Tax Increment Financing (TIF) District under Minnesota Statutes, Chapter 469. Additionally, it specifies that if the City elects to certify a Redevelopment TIF District for this property, it must be done within three years of the building's demolition.

Application Support and Local Match Commitment: The final resolutions express the City's support for the DEED Redevelopment Grant application and confirm that the required 50% local match will be fully covered by the developer, Rebound Real Estate. No city funds will be required to meet this grant match obligation.

This initiative presents an opportunity to revitalize a blighted site without financial risk to the City while leveraging state resources for redevelopment. Staff recommends approval of the resolutions to support the application.

Motion by Thiele, seconded by van Sluis to open the public hearing and carried unanimously. The public hearing was opened at 6:11 pm.

There were no comments received from the public.

Motion by van Sluis, seconded by Barnes to close the public hearing and carried unanimously. The public hearing was closed at 6:11 pm.

Motion by van Sluis, seconded by Barnes to approve Resolution 2025-024 Find Parcel is Occupied by Structurally Substandard Building -924 1st St NE and carried unanimously.

Motion by Thiele, seconded by Doumbouya to approve Resolution 2025-025 Approve Submission of Redevelopment Grant Application in Connection with 924 1st St NE and carried unanimously.

Motion by Rowan, seconded by Doumbouya to approve Resolution 2025-026 Commit Local Match for Redevelopment Grant Application and Authorize Contract Signatures in Connection with 924 1st St NE and carried unanimously.

Items for Discussion - None

Bids - None

Boards and Commissions Reports, Announcements and Project Updates

City Administrator Jessica Kinser reminded the Council of the Council Chat at Buckham West at 10 am. She said there were questions of why the Chat was being held there in the morning, she explained that it is a really busy place at that time. Kinser stated that due to nothing being on the February 18, 2025 Work Session agenda, the meeting will be cancelled. Mayor Spooner stated that he will not be at the meeting on the 25th.

Library Services Director Delane James read the following statement regarding an educational program at the library on February 20, 2025:

On February 20th at 6 p.m., Buckham Memorial Library will host a Library Legacy Program through our SELCO Regional Library System called “Minnesota’s Hooded History: The Ku Klux Klan in 1920s Minnesota.” The program has been touring the SELCO region since 2023 and will be presented by Nancy Vaillancourt.

A local historian and librarian, Vaillancourt has spent years researching the presence of the Ku Klux Klan in Southeast Minnesota. Like most of our offerings, this event is an educational program, exploring the history of the Ku Klux Klan in 1920s Minnesota. In no way does offering this program indicate that SELCO, Buckham Memorial Library, or the presenter support or condone the activities, beliefs, or ideology of the KKK.

On the contrary, this program is intended to shed light on the Klan’s presence in our region – a presence which has long been covered up – in order to foster a deeper understanding of the history of prejudice and discrimination in Southeast Minnesota. By confronting this history, it’s the Library’s hope that the realities of prejudice and discrimination are not ignored or erased, but rather acknowledged as part of the ongoing work toward a more just and inclusive society.

The Library strives to serve the public with wide-ranging educational topics and interests. We know and accept that we play a role in furthering the cohesiveness of our community. We also know we won’t always be able to provide programming or content that is interesting or suitable for everyone – and that’s OK because we all have different beliefs, understandings, and opinions.

We hope that by offering a variety of programs that share our stories, we can help bridge divides and come together as a community.

Usually, this program is held at the same time as a gallery exhibit called TESTIFY: Americana [from] Slavery to Today from the collection of Alan & Diane Page. When we booked these two programs last fall, we were unable to schedule them at the same time. Here are the details about the TESTIFY exhibit:

Buckham Memorial Library is hosting “TESTIFY: Americana [from] Slavery to Today” a photo gallery exhibit from Monday, March 31, through Wednesday, April 23. This exhibit is free and open to the public during normal library hours.

Former Minnesota Supreme Court Justice and NFL Hall of Famer Justice Alan Page and his family are again presenting their impactful exhibit of African-American art and artifacts originally presented at the Hennepin County Library in 2018.

“The objects in the exhibit...juxtapose artifacts from our often-painful shared history with inspiring imagery and works of art that help us rise above it,” the late Diane Sims Page

once said of the collection she started. She hoped that “by coming to grips with our past, we can come together in the future.”

Buckham Memorial Library hopes you will join us for each of these important programs.

Councilor Doumbouya thanked James for the explanation. Mayor Spooner thanked James and her staff for all they do and the educational opportunities the library provides.

Adjournment

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

The meeting was adjourned at 6:21 pm.

Respectfully Submitted,

DocuSigned by:

A handwritten signature in black ink that reads "Heather Slechta". The signature is written in a cursive style and is positioned above a horizontal line.

C391781B6B5A479...
Heather Slechta
City Clerk