



CITY COUNCIL MINUTES

COUNCIL CHAMBERS

TUESDAY, MARCH 25, 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 at 6:00pm. Councilors in attendance included Mandy Barnes, Adama Doumbouya, Royal Ross, John Rowan, Peter van Sluis and Chuck Thiele. Also in attendance were City Administrator Jessica Kinser, City Clerk Heather Slechta, Parks and Recreation Director Paul Peanasky, Public Works Director Travis Block, City Engineer Mark DuChene, Police Chief John Sherwin, Fire Chief Dustin Dienst, IT Coordinator Ben Mueller, Community and Economic Development Director David Wanberg, Library Services Director Delane James and City Attorney Scott Riggs.

Approve Agenda

Motion by Doumbouya, seconded by Barnes to approve the agenda as presented and carried unanimously.

Presentations/Introductions – None

Approve minutes of the March 11, 2025 City Council Meeting

Motion by Barnes, seconded by van Sluis to approve the minutes of the March 11, 2025 City Council Meeting and carried unanimously.

Requests to be Heard – None

Consent Agenda

- A. Approve List of Claims
- B. Resolution 2025-076 Declare Police Laptop Computer as Surplus Property
- C. Approve 2025 Significant Industrial User Contracts
- D. Approve Hangar Rental Lease Agreement
- E. Resolution 2025-077 Approve 2025 Consumption and Display Permit Renewal
- F. Resolution 2025-078 Approve Premises Permit for Faribault Hockey Association
- G. Approve Application and Permit for a 1 Day to 4 Day Temporary On-Sale Liquor License and Hold Harmless and Indemnification Agreement
- H. Approve Professional Services Contract for Engineering Services for Deer Bridge Replacement
- I. Resolution 2025-083 Approve Riverview Ridge Addition Development Agreement
- J. Resolution 2025-084 Designating Municipal State Aid Street

- K. Approve Sanity Solutions Network Refresh Agreement
- L. Adopt Buckham Memorial Library's Values, Mission and Vision Statements
- M. Resolution 2025-086 Temporarily Adjust the Schedule of a Full-Time Firefighter from the 40- Hour Schedule to the 56-Hour Schedule
- N. Resolution 2025-087 Declare Police Interceptor Surplus Property
- O. Resolution 2025-088 Authorize the Execution of a Development Agreement Between the City of Faribault and KK & G Properties LLC
- P. Approve Purchase of Mobile Radios
- Q. Resolution 2025-089 Declare Fire Department Equipment and Gear as Surplus
- R. Support Signing and Sending Letters of Opposition to State House and Senate Preemption Bills on City Zoning and Land Use
- S. Authorize the Fire Department to Apply for the AAA Safe Roads Grant
- T. Resolution 2025-092 Approve Hiring Wastewater Operator
- U. Approve Application and Permit for a 1 Day to 4 Day Temporary On-Sale Liquor License and Indemnification Agreement

Councilor Rowan requested that R. Support Signing and Sending Letters of Opposition to State House and Senate Preemption Bills on City Zoning and Land Use be pulled for further discussion.

Motion by Ross, seconded by Rowan to approve Consent Agneda items A-Q and S-U and carried unanimously.

Councilor Rowan questioned why this was on the Consent Agneda and not brought to a work session for more discussion. City Administrator Jessica Kinser stated that the League of Minnesota Cities put a call out to city officials to put together a letter, so Community and Economic Development Director David Wanberg and City Planning Manager Harry Davis put together the letter. Councilor Barnes would like to have a discussion at a work session to learn about the building codes. City Attorney Scott Riggs stated that passage of this legislation will take away local control, so this is really about how much control you want. Mayor Spooner stated that this legislation takes away local control.

Motion by Ross, seconded by Thiele to approve Consent Agenda item R. Support Signing and Sending Letters of Opposition to State House and Senate Preemption Bills on City Zoning and Land Use and carried 6:1 with Rowan voting Nay.

Public Hearings – None

Items for Discussion

Resolution 2025-079 Approve Plans and Specifications and Establish a Bid Date for 2025 Miscellaneous Concrete Project - Contract 2025-01

City Engineer Mark DuChene explained that annually, the City bids a miscellaneous concrete contract that includes bid items for various concrete repairs such as curb and gutter, pavement, sidewalk etc. that need fixing throughout the construction season. Typically, these items are related to failed pavements, repairs related to water main

breaks or miscellaneous concrete items needed for other City facilities.

Financing for the project comes from the Street Improvement Projects Fund. The amount of work actually completed under this contract varies widely from year to year. The Street Improvement Projects Fund is then reimbursed from various other City funds based on the specific work performed.

Minor work in the public right-of-way is also done at the request of private parties via petition and waiver agreements for assessment of the work back to the private party.

Motion by Ross, seconded by Barnes Resolution 2025-079 Approve Plans and Specifications and Establish a Bid Date for 2025 Miscellaneous Concrete Project - Contract 2025-01 and carried unanimously.

Resolution 2025-080 Approve Plans and Specifications and Establish a Bid Date for 2025 Residential Street Overlay & Sidewalk Improvements - Contract 2025-02

City Engineer Mark DuChene explained that Resolution 2025-080 approves the construction plans and specifications for the proposed 2025 Street Overlay & Sidewalk Improvements project (Contract 2025-02), including curb and gutter replacement, concrete sidewalk construction/replacement, storm sewer repairs, casting adjustment/replacement, pavement milling, bituminous paving, pavement markings, and related improvements.

The streets proposed to be included in this project are as follows:

15-1/2th Street NW	(22nd Ave NW to 25th Avenue NW)
15th Street NW	(22nd Ave NW to East End)
21st Avenue NW	(Paulis Drive to 16th Street NW)
23rd Avenue NW	(Cornell Drive to 15-1/2 Street NW)
25th Avenue NW	(Birn Hill Lane to 17th Street NW)
Cornell Drive	(23rd Avenue NW to 25th Avenue NW)
Birn Hill Drive	(200' west of Hill Street to 198th Street)
Birn Hill Lane	(25th Avenue NW to Birn Hill Drive)
Johnny Ridge Road	(24th Avenue NW to 25th Avenue NW)
24th Avenue NW	(Cornell Drive to 17th Street NW)
Acorn Trail	(30th Street NW to City Limits)
Paulis Drive	(Fairway Drive to 21st Avenue NW)
Parlin Circle	(15th Street NW to north end)
Jefferson Place	(Willow Street to Fairview Avenue)
Fairview Avenue	(Garfield Place to Jefferson Place)
Cardinal Avenue	(30th Street NW to Cardinal Lane) (Includes a new sidewalk)
Cardinal Lane	(30th Street NW to Cardinal Avenue)

The improvements were formally ordered by the City Council on March 11, 2025, upon the passage of Resolution 2025-061, following the Public Hearing. After the improvements were ordered, the Engineering Department finalized the plans and

specifications in preparation of bidding for the improvements.

The preliminary total estimated cost of the improvements, including 20% contingency and 15% engineering fees, is \$1,284,775.00. Proposed funding for the project is as follows:

Street Improvement Fund (401)	\$1,037,325.00
Water Utility Fund (601)	\$ 12,000.00
Sanitary Sewer Utility Fund (602)	\$ 75,350.00
Storm Water Utility Fund (603)	\$ 27,200.00

The resolution also establishes a bid date of April 16, 2025, for the project. Construction is scheduled to begin in June, with substantial completion by the end of August 2025.

Motion by Doumbouya, seconded by Rowan to approve Resolution 2025-080 Approve Plans and Specifications and Establish a Bid Date for 2025 Residential Street Overlay & Sidewalk Improvements - Contract 2025-02 and carried unanimously.

Resolution 2025-081 Approve Plans and Specifications and Establish a Bid Date for 2025 MSA Street Overlay & Utility Improvements - Contract 2025-03

City Engineer Mark DuChene explained that Resolution 2025-081 approves the construction plans and specifications for the proposed 2025 MSA Street Overlay & Sidewalk Utility project (Contract 2025-03), including curb and gutter replacement, concrete sidewalk construction/replacement, storm sewer repairs, casting adjustment/replacement, watermain construction, pavement milling, bituminous paving, pavement markings, and related improvements.

The streets proposed to be included in this project are as follows:

Hulett Avenue from 7th Street NW to Bradley Road and Hulett Avenue from Bradley Road to 20th Street NW (TH 3) that will include a new watermain.

A bid alternate is also recommended to be considered by the Council to install a new watermain along Hulett Avenue from 17th Street NW to TH 3/20th Street NW.

The improvements were formally ordered by the City Council on March 11, 2025, upon the passage of Resolution 2025-062, following the Public Hearing. After the improvements were ordered, the Engineering Department finalized the plans and specifications in preparation of bidding for the improvements.

The preliminary total estimated cost of the improvements, including 20% contingency and 15% engineering, (including the bid alternate) as follows:

MSA Street Construction Fund	\$472,525.00
Water Utility Fund (601)	\$387,500.00
Sanitary Sewer Utility Fund (602)	\$ 10,300.00

The preliminary total estimated cost of the improvements, including 20% contingency and 15% engineering fees, (excluding the bid alternate) as follows:

MSA Street Construction Fund	\$472,525.00
Water Utility Fund (601)	\$103,850.00
Sanitary Sewer Utility Fund (602)	\$ 10,300.00

The resolution also establishes a bid date of April 16, 2025, for the project. Construction is scheduled to begin in June, with substantial completion by the end of August 2025.

Motion by Thiele, seconded by van Sluis to approve Resolution 2025-081 Approve Plans and Specifications and Establish a Bid Date for 2025 MSA Street Overlay & Utility Improvements - Contract 2025-03 and carried unanimously.

Resolution 2025-082 Approve Plans and Specifications and Establish a Bid Date for 2025 3rd Avenue SW Reconstruction Improvements - Contract 2025-04

City Engineer Mark DuChene explained that Resolution 2025-082 approves the construction plans and specifications for the proposed 3rd Avenue SW Reconstruction Improvements - Contract 2025-04 project including removals, watermain replacement, sanitary sewer replacement, lot services, storm sewer construction, grading, aggregate base, sidewalk reconstruction, bituminous paving, turf restoration and related improvements.

The street proposed to be included in this project is 3rd Avenue SW from Division Street to 3rd Street SW.

The improvements were formally ordered by the City Council on March 11, 2025, upon the passage of Resolution 2025-063, following the Public Hearing. After the improvements were ordered, the Engineering Department finalized the plans and specifications in preparation of bidding for the improvements.

The preliminary total estimated cost of the improvements, including 10% contingency and 15% engineering fees, is \$1,456,250.00. Proposed funding for the project is as follows:

Street Improvement Fund (401)	\$ 808,350.00
Water Utility Fund (601)	\$ 273,450.00
Sanitary Sewer Utility Fund (602)	\$ 168,250.00
Storm Water Utility Fund (603)	\$ 206,200.00

The resolution also establishes a bid date of April 16, 2025, for the project. Construction is scheduled to begin in June, with substantial completion by the end of August 2025.

Motion by Ross, seconded by Barnes to approve Resolution 2025-082 Approve Plans and Specifications and Establish a Bid Date for 2025 3rd Avenue SW Reconstruction Improvements - Contract 2025-04 and carried unanimously.

2025A General Revenue Water Bonds

City Administrator Jessica Kinser stated this topic for discussion is all related to the 2025A bond series, which is proposed at \$6.98 million in general obligation water revenue bonds. The Council will have a resolution to award the sale of the bond at the April 22nd meeting, with funds to be delivered by May 22nd, which aligns with the funding of the start of a majority of the work.

George Eilertson from Northland Securities reviewed each of the resolutions and requests for approvals.

Motion by van Sluis, seconded by Ross to approve Resolution 2025-090 Providing For The Issuance and Sale of General Obligation Water Revenue Bonds, Series 2025A in the Aggregate Principal Amount of Approximately \$6,980,000 and carried unanimously.

Motion by Ross, seconded by Rowan to approve Resolution 2025-091 Covenanting and Obligating the City to be Bound By and To Use the Provisions of Minnesota Statutes, Section 446A.086 To Guarantee the Payment of the Principal and Interest on the Bonds and carried unanimously.

Motion by Ross, seconded by van Sluis to approve Minnesota Public Facilities Authority Credit Enhancement Program Agreement and carried unanimously.

Motion by Barnes, seconded by Rowan approve Municipal Advisory Agreement with Northland Securities Inc. for the 2025A Bond and carried unanimously.

Bids

Resolution 2025-085 Accept Bids for Straight River Watermain Crossing - Contract 2023-09

City Engineer Mark DuChene explained that on Wednesday, March 19, 2025, bids were received for the Straight River Watermain Crossing project (Contract 2023-09R) including removals, watermain replacement, storm sewer construction, grading, aggregate base, sidewalk construction, bituminous paving, turf restoration and related improvements. This project was originally bid in September 2024, but bids were rejected due to bid errors and the bids being over budget.

DuChene further explained that four bids were received, the bids received included:

ICON, LLC.	\$1,249,889.50
Pember Companies, Inc.	\$1,623,790.00
BCM Construction, Inc.	\$1,678,836.75
Heselton Construction	\$1,680,176.00

Again, due to bid irregularities, City Staff, the design engineer and the City Attorney reviewed and discussed the bids further. ICON, LLC appeared to be the lowest bidder, however, they alleged an error n its bids and requested that it be withdrawn. DuChene informed the Council that they could go after ICON's bond, however, that could take time,

and the project would not be able to move forward at this time or the Council could award the bid to the next lowest bidder Pember Companies. Through some discussion it was the consensus of the Council to move forward with Pember Companies, Inc.

Motion by Ross, seconded by Doumbouya to approve Resolution 2025-085 Accept Bids for Straight River Watermain Crossing - Contract 2023-09 and carried unanimously.

Boards and Commissions Reports, Announcements and Project Updates

City Administrator Jessica Kinser reminded the Council that her annual employee review will be on next Tuesday at 5:30 pm. Councilor Barnes reminded the Council of the Joint Boards meeting with the Council on Friday. It was also mentioned that Henry Morgans retirement party will be on Friday from 1:00 pm-3:00 pm at the Public Works Building, Mayor Spooner congratulated him on his 50 years of employment with the City.

Adjournment

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

The meeting was adjourned at 6:38 pm.

Respectfully Submitted,

Signed by:


Heather Slechta
City Clerk