



CITY COUNCIL MINUTE

COUNCIL CHAMBERS

TUESDAY, NOVEMBER 26,
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 p.m. Councilors in attendance included Sara Caron, Adama Doumbouya, Royal Ross, Tom Spooner and Chuck Thiele. Councilor Peter van Sluis was absent. Also in attendance were City Administrator Jessica Kinser, City Clerk Heather Slechta, Community and Economic Development Director David Wanberg, Public Works Director Travis Block, Police Chief John Sherwin, Parks and Recreation Director Paul Peanasky, Human Resources Director Kevin Bushard and City Attorney Scott Riggs.

Approve Agenda

Motion by Spooner, seconded by Ross to approve the agenda as presented and carried unanimously.

Presentations/Introductions – None

Approve minutes of the November 12, 2024, City Council Meeting and the November 19, 2024, Special City Council Meeting

Motion by Ross, seconded by Doumbouya to approve minutes of the November 12, 2024, City Council Meeting and the November 19, 2024, Special City Council Meeting and carried unanimously.

Requests to be Heard

John Olson, 904 Spring Road, voiced concerns about Domino's Pizza Drivers parking and driving on the sidewalk. His daughter was almost hit by one of their vehicles when walking.

Consent Agenda

- A. List of Claims for Release
- B. Accept Seasonal Bids for Miscellaneous Materials and Services
- C. Authorize Budget Adjustment for the Purchase of Police Mobile Radios and Associated Equipment
- D. Resolution 2024-227 Approve 2025 Tobacco Licenses
- E. Resolution 2024-228 Approve 2025 Off-Sale Liquor Licenses
- F. Resolution 2024-229 Approve 2025 Club/Sunday Liquor Licenses

- G. Resolution 2024-230 Approve 2025 Low Volume/Sunday Liquor License Renewal
- H. Resolution 2024-231 Approve 2025 Off-Sale Malt Liquor Licenses
- I. Resolution 2024-232 Approve 2025 Restaurant On-Sale/Sunday Liquor Licenses
- J. Resolution 2024-233 Approve 2025 On-Sale Theater Wine and Malt Liquor License
- K. Resolution 2024-234 Approve 2025 On-Sale Wine and 3.2% Malt Liquor Licenses
- L. Resolution 2024-235 Approve 2025 Liquor License for 10,000 Drops Craft Distillers LLC
- M. Resolution 2024-236 Approve 2025 Convention Center On-Sale and Sunday Liquor Licenses
- N. Resolution 2024-237 Approve Pawnbrokers License Renewal for Pawn Minnesota
- O. Approve Quote for Reservoir Demolition
- P. Approve Utility Service Partners Private Label Inc. Marketing Agreement
- Q. Approve Application for Display of Fireworks/Pyrotechnic Special Effects
- R. Resolution 2024-238 Remove Eric Delgado from the Housing and Redevelopment Authority Board and Declare a Vacancy
- S. Resolution 2024-225 Approve 2025 Non-Union Compensation Plan
- T. Approve Faribault Firefighters I.A.F.F. Local 665 2025 CBA and MOU
- U. Approve LELS Local 357 2025 CBA and MOU
- V. Resolution 2024-226 Authorize Execution of RSA PROPERTIES LLC SUBDIVISION NO 2 Development Agreement
- W. Resolution 2024-239 Approve Off-Sale Liquor License for BAPA KRUPA MNV2 LLC
- X. Resolution 2024-222 Authorize Payment as Recommended by the Charitable Gambling Board to Rice County Historical Society
- Y. Resolution 2024-240 Authorize Payment as Recommended by the Charitable Gambling Board to Faribault Foundation
- Z. Resolution 2024-241 Authorize Payment as Recommended by the Charitable Gambling Board to Midwest Community Development
- AA. Approve Quote to Replace the Boiler Heat Exchanger at the Aquatic Center

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

Public Hearings

Approve Currency Exchange License Renewal for Ana and Luis Del Aguila

City Clerk Heather Slechta explained to the Council that the City received a renewal notification from the Minnesota Department of Commerce for a Currency Exchange License from Luis and Ana Del Aguila, to continue operating a currency exchange at 327 Central Avenue. The application is complete. Background checks on each of the owners and officers have been completed by the MN Bureau of Criminal Apprehension and no record was found. The application also included a fee schedule of all fees to be charged

by the currency exchange office, and a \$10,000 surety bond valid through December 31, 2025.

Councilor Ross asked if a license is need to wire money, it was explained that a Currency Exchange License is only needed for locations not associated with banks.

Motion by Thiele, seconded by Caron to open the public hearing and carried unanimously. The public hearing was opened at 6:07 pm.

No comments were received.

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

Items for Discussion

Resolution 2024-223 Authorize Sale of Property Located at the Southeast Corner of the Intersection of 1st Street NW and 1st Avenue NW

City Administrator Jessica Kinser stated that the Community Action Center (CAC) took an interest in 1st Street NW and 1st Avenue NW for a project to create 6 units of workforce housing, two of which will be dedicated to emergency housing needs of families with children. This interest was formalized in a Memorandum of Understanding (MOU) which came before the City Council on April 23rd. Legal counsel from both CAC and the City have reviewed a draft of a purchase agreement over the prior months. The sale price is \$1. CAC will still need to pursue a conditional use permit approval to build multi-family residential in the central business district, but will do that post-transfer of property. The goal is to have this property transferred no later than December 31, 2024.

Motion by Doumbouya, seconded by Caron to approve Resolution 2024-223 Authorize Sale of Property Located at the Southeast Corner of the Intersection of 1st Street NW and 1st Avenue NW and carried unanimously.

Resolution 2024-224 Approve Deferred Loan Agreement with Minnesota Housing Finance Agency for the Construction of Workforce Housing

City Administrator Jessica Kinser stated that in April, the City Council approved Resolution 2024-089 to apply for a deferred loan from Minnesota Housing on behalf of Community Action Center (CAC) to help support the costs of construction related to their development of a six-unit workforce housing building on land to be sold to them at 1st Street NW and 1st Avenue NW. The City was awarded a deferred loan in the amount of \$487,000. Minnesota Housing has prepared the loan agreement.

While the City will not be directly involved in carrying out the requirements of the agreement, CAC will. The second portion of Resolution 2024-224 addresses the need to have an agreement with CAC to carry out the requirements of the deferred loan and to ensure the City is protected from non-reimbursable expenses should the project not occur or be completed.

Motion by Thiele, seconded by Ross to approve Resolution 2024-224 Approve Deferred

Loan Agreement with Minnesota Housing Finance Agency for the Construction of Workforce Housing and carried unanimously.

Resolution 2024-242 Approve Amendments to the Developer's Agreement Between Corey Lee Newby and the City of Faribault

Community and Economic Development Director David Wanberg explained that On October 22, 2024, the Faribault City Council approved Resolution 2024-211, which approved a Developer's Agreement between the City and Corey Newby for the commercial development and use of the former Divine Mercy school, parish house, and church at 15 3rd Avenue NW. Section 4.04 of the approved Developer's Agreement states that;

"the City will not issue a building permit for any construction associated with the Project until the following has occurred to the satisfaction of the City:

1. This Agreement has been executed;
2. The Developer has paid all required fees associated with this Agreement; and
3. The Developer has fulfilled all requirements of this Agreement to the satisfaction of the City."

However, Mr. Newby stated that he will not sign the Developer's Agreement nor pay an escrow until he knows the extent of the work needed to obtain a building permit. The Building Division is reviewing Mr. Newby's construction documents and is providing feedback on the proposed project from a building permit point of view. Mr. Newby hopes to obtain a building permit as soon as possible. He requested that the Developer's Agreement be amended to allow him to sign a Developer's Agreement after a building permit is issued but before a temporary certificate of occupancy is issued. He also requested that an escrow, not exceeding \$5,000, be submitted when a temporary certificate of occupancy is requested.

To help advance this project in a timely fashion, the Wanberg recommended that the City Council approve the amendments to the Developer's Agreement. The proposed amendments still require Mr. Newby and the City to execute the Developer's Agreement and Mr. Newby to submit the required escrow before opening his business at the site.

Motion by Ross, seconded by Caron to approve Resolution 2024-242 Approve Amendments to the Developer's Agreement Between Corey Lee Newby and the City of Faribault and carried unanimously.

Bids - None

Boards and Commissions Reports, Announcements and Project Updates

Mayor Voracek stated that the Winterfest activities will be coming up, he will be escorting Santa to the Library. The Council is planning a "Coffee with the Council" for December.

Adjournment

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

The meeting was adjourned at 6:17 pm.

Respectfully Submitted,

Signed by:

Heather Slechta

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Heather Slechta
City Clerk