



CITY COUNCIL MINUTES

COUNCIL CHAMBERS

TUESDAY, JUNE 10, 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 6:00 pm. Councilors in attendance included Mandy Barnes, Adama Doumbouya, Royal Ross, John Rowan and Peter van Sluis. Councilor Chuck Thiele was absent. Also in attendance were City Administrator Jessica Kinser, City Clerk Heather Slechta, Interim Parks and Recreation Director Kevin O'Brien, Public Works Director Travis Block, Police Chief John Sherwin, Fire Chief Dustin Dienst, Community and Economic Development Director David Wanberg, Human Resources Director Kevin Bushard, City Engineer Mark DuChene and Planning Manager Harry Davis.

Approve Agenda

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

Presentations/Introductions – None

Approve minutes of the May 27, 2025 City Council Meeting

Motion by Doumbouya, seconded by Barnes to approve minutes of the May 27, 2025 City Council Meeting and carried unanimously.

Requests to be Heard – None

Consent Agenda

- A. Approve Claims List
- B. Approve Private Hangar Land Lease
- C. Resolution 2025-146 Accept Donations to Parks and Recreation Department
- D. Resolution 2025-149 Approve LG214 Premises Permit Application
- E. Resolution 2025-150 Authorize Payment as Recommended by the Charitable Gambling Board to Faribault Youth Empowerment Center
- F. Resolution 2025-151 Authorize Payment as Recommended by the Charitable Gambling Board to Community Action Center
- G. Resolution 2025-152 Approve Appointment to Parks and Recreation Advisory Board
- H. Resolution 2025-153 Approve Hiring Police Officers
- I. Resolution 2025-154 Approve Hiring Community Services Officers
- J. Approve Professional Services Proposal for Twin Lakes Outlet Project - Contract 2025-10
- K. Resolution 2025-156 Authorize Execution of MAB Second Addition Development

Agreement

- L. Resolution 2025-159 Accept Donation from Richard and Linda Moore to the Fire Department
- M. Resolution 2025-147 Authorize Submittal of Municipal Airport Airfield Pavement Rehabilitation Project Grant Application
- N. Approve 4th of July Fireworks Permit
- O. Resolution 2025-160 Accept Southeastern Minnesota Arts Council and Faribault Foundation Grants
- P. Resolution 2025-161 Approve Early Construction Agreement for MAB Second Addition

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

Public Hearings – None

Items for Discussion

Ordinance 2025-06 Dedication of Public Right of Way Along Grant Street (Second Reading) and Approve Summary Publication for Ordinance 2025-06

City Engineer Mark explained that at the City Council meeting on May 27, 2025, the City Council approved the first reading of Ordinance 2025-06. Since that time, Staff did not make any changes to the Ordinance and no comments have been received since that time.

Motion by van Sluis, seconded by Doumbouya to approve Ordinance 2025-06 Dedication of Public Right of Way Along Grant Street

Aye: Councilor Barnes, Doumbouya, Ross, Rowan, van Sluis, Mayor Spooner

Nay:

Motion carried 6:0

Motion by Ross, seconded by Doumbouya to approve Summary Publication for Ordinance 2025-06 and carried unanimously.

Resolution 2025-155 Approve Purchase and Development Agreement for Property Described as Lot 1, Block 2, Riverchase Addition

Community and Economic Development Director David Wanberg explained that since 2022, the City has actively pursued the sale of its property south of the viaduct. In 2022, Riverchase Faribault LLC purchased Lot 1, Block 1, RIVERCHASE ADDITION, and constructed a 77-unit market-rate apartment building. However, Lot 1, Block 2, RIVERCHASE ADDITION, a 2.69-acre parcel, is still owned by the City and remains undeveloped.

In 2022, the City entered into Preliminary Purchase Agreements with two separate developers to sell the remaining 2.69-acre parcel. However, the developers did not move forward in a timely manner to secure the purchase of the parcel, and the Preliminary Purchase Agreements expired.

Given the success of the existing Riverchase Apartments, Hamilton Real Estate (Riverchase Faribault LLC) is interested in purchasing the undeveloped 2.69-acre parcel to develop a 76-unit market-rate apartment building similar to the existing Riverchase apartment building. The City has an asking price of \$254,000 for the parcel, which Hamilton Real Estate is willing to pay, contingent upon the creation of an Economic Development Tax Increment Finance (TIF) District similar to the one associated with the existing Riverchase apartment building.

Wanberg stated that it is in the public's interest to sell the City's 2.69-acre parcel this year and promote the development of the property as soon as possible. If feasible, Hamilton Real Estate intends to purchase the property and start construction this fall.

Mac Hamilton spoke to the Council regarding the potential project.

Motion by Ross, seconded by Doumbouya to approve Resolution 2025-155 Approve Purchase and Development Agreement for Property Described as Lot 1, Block 2, Riverchase Addition and carried unanimously.

Ordinance 2025-4 Approve Rezoning Certain Properties at the Corner of 2nd Ave NW and 14th St NW to C-2, Highway Commercial (Second Reading) and Approve Summary Publication of Ordinance 2025-4

City Planning Manager Harry Davis explained that at the previous City Council meeting on May 27, 2025, the City Council approved the first reading of Ordinance 2025-4. Staff have not made any substantial changes to the Ordinance since that time.

Motion by van Sluis, seconded by Barnes to approve Ordinance 2025-4 Approve Rezoning Certain Properties at the Corner of 2nd Ave NW and 14th St NW to C-2, Highway Commercial (Second Reading)

Aye: Councilor Barnes, Doumbouya, Ross, Rowan, van Sluis, Mayor Spooner

Nay:

Motion carried 6:0

Motion by Doumbouya, seconded by Ross to approve Summary Publication of Ordinance 2025-4 and carried unanimously.

Ordinance 2025-5 Vacate a Portion of Drainage and Utility Easement at 190 20th St NW (Second Reading) and Approve the Summary Publication of Ordinance 2025-5

City Planning Manager Harry Davis explained that at the previous City Council meeting on May 27, 2025, the City Council approved the first reading of Ordinance 2025-5. Staff have not made any substantial changes to the Ordinance since that time.

Motion by Barnes, seconded by Rowan to approve Ordinance 2025-5 Vacate a Portion of Drainage and Utility Easement at 190 20th St NW

Aye: Councilor Barnes, Doumbouya, Ross, Rowan, van Sluis, Mayor Spooner

Nay:

Motion carried 6:0

Motion by Ross, seconded by Doumbouya to approve the Summary Publication of Ordinance 2025-5 and carried unanimously.

Ordinance 2025-7 Approve a Zoning Text Amendment to Allow Proof of Parking in Commercial Districts (Second Reading) and Approve the Summary Publication of Ordinance 2025-7

City Planning Manager Harry Davis explained that at the previous City Council meeting on May 27, 2025, the City Council approved the first reading of Ordinance 2025-7. Staff have not made any substantial changes to the Ordinance since that time.

Motion by Barnes, seconded by van Sluis to approve Ordinance 2025-7 Approve a Zoning Text Amendment to Allow Proof of Parking in Commercial Districts.

Aye: Councilor Barnes, Doumbouya, Ross, Rowan, van Sluis, Mayor Spooner

Nay:

Motion carried 6:0

Motion by Ross, seconded by Doumbouya to approve the Summary Publication of Ordinance 2025-7 and carried unanimously.

Faribo Downtown Central LLC/301 Central Avenue - Preliminary and Final Plat; Development Agreement; Resolution 2025-157 Approve the Preliminary and Final Plats for Eastman Disbursal Addition and Resolution 2025-158 Authorize Execution of Eastman Disbursal Addition Developer Platting-Only Agreement

City Planning Manager Harry Davis explained that Nort Johnson on behalf of Faribo Downtown Central, LLC requested a preliminary and final plat and developer's platting agreement at 301 Central Ave.

Faribault Downtown Central LLC submitted an application and fee for a preliminary plat on November 18, 2024, to separate the subject property 301 Central Ave into three separate parcels following existing common walls within the property. A complete final plat application and fee were submitted May 13, 2025. The intent is to sell each lot, marketing them as separate units, following the remodeling of each unit. There will be access between buildings on the property, which will be addressed in the proposed covenants and Development Agreement.

The proposed preliminary and final plats are consistent with the planning and zoning aspects of the City's Unified Development Ordinance. The developer's platting agreement is needed to support the new lots, coordinate redevelopment, and protect utility and access for each resulting parcel. The Development Review Committee recommended approval of this project at its May 20, 2025, meeting.

During the Planning Commission public hearing on June 2, 2025, the Planning

Commission unanimously recommended approval of the project to City Council.

Motion by Ross, seconded by van Sluis to approve Resolution 2025-157 Approve the Preliminary and Final Plats for Eastman Disbursal Addition and carried unanimously.

Motion by Ross, seconded by Barnes to approve Resolution 2025-158 Authorize Execution of Eastman Disbursal Addition Developer Platting-Only Agreement and carried unanimously.

Bids

Resolution 2025-148 Accept Bids for Municipal Airport Airfield Pavement Rehabilitation Project

Public Works Director Travis Block explained that on Wednesday, June 4, 2025, bids were received for the Airport Airfield Pavement Rehabilitation Project. The project includes taxilane and apron pavement rehabilitation, and drainage improvements to extend pavement lifecycle.

The bids were tabulated as follows:

BCM Construction Inc., Faribault, MN	\$732,729.00
Crane Creek Asphalt, Faribault, MN	\$767,310.25
Engineer's Estimate	\$1,025,723.50

It was recommended to award to the low bidder, BCM Construction Inc. The award recommendation is contingent upon receiving the Federal and State grant for the project.

The total project costs are as follows:

Construction	\$732,729.00
Engineering/Bidding	\$126,200.00
Construction Administration	\$99,476.00
Total	\$958,405.00

The funding breakdown for the total project costs is as follows:

Federal Funding	\$833,745.64
State Funding	\$21,940.68
Local (Airport)	\$102,718.68

Construction on the project is scheduled to begin August 18th and be substantially completed by the end of October.

Motion by Rowan, seconded by van Sluis to approve Resolution 2025-148 Accept Bids for Municipal Airport Airfield Pavement Rehabilitation Project and carried unanimously.

Boards and Commissions Reports, Announcements and Project Updates

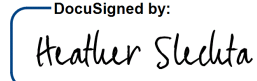
City Administrator Jessica Kinser stated that the Council Chat is tomorrow at the Great Hall at 5:00 pm; Barr Engineering will be present to discuss options with the dams in Faribault. The Residents Academy will follow. Councilor Barnes stated that Holy Smokes will be playing at Christ Lutheran Church on June 11, 2025 at 5:30, proceeds will go to the Paradise Theater. Mayor Spooner spoke about Heritage Days, the Mayor's Reception will be on Thursday from 5:00-7:00 pm at Central Park and the parade is on Saturday, the Council should meet at the Historical Society.

Adjournment

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

The meeting was adjourned at 6:30 pm.

Respectfully Submitted,

DocuSigned by:

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Heather Slechta
City Clerk