



CITY COUNCIL MINUTES

COUNCIL CHAMBERS

TUESDAY, AUGUST 26,
2025

6:00 PM

Call to Order/Roll Call/Pledge of Allegiance

The City Council meeting was called to order by Mayor Tom Spooner at 6:00 pm. Councilors in attendance included Mandy Barnes, John Rowan and Peter van Sluis and Chuck Thiele. Councilors Adama Doumbouya and Royal Ross were not in attendance. Also in attendance were City Administrator Jessica Kinser, City Clerk Heather Slechta, Community and Economic Development Director David Wanberg, Police Chief John Sherwin, City Engineer Mark DuChene, Human Resources Director Kevin Bushard, Parks and Recreation Director Rochelle Anderholm-Parsch, Fire and Code Services Director Dusty Dienst, Public Works Director Travis Block, Planning Manager Harry Davis, and City Attorney Scott Riggs.

Approve Agenda

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

Presentations/Introductions – None

Approve minutes of the August 12, 2025 City Council Meeting

Motion by Thiele, seconded by Barnes to approve the Minutes of the August 12, 2025, City Council Meeting and carried unanimously.

Requests to be Heard - None

Consent Agenda

- A. Approve List of Claims for Release
- B. Resolution 2025-200 Approve Street Closures for IRIS 5K/10K Turkey Trot
- C. Resolution 2025-201 Amend the 2025 Adopted Budget to Re-Estimate Fund 404 Parkland Improvements
- D. Approve Biosolids Hauling and Application Agreement Extension
- E. Approve Limited Use Agreement for On-Street Parking at 818 4th St. NW
- F. Resolution 2025-202 Accept Donation from Harry Brown's LLC
- G. Resolution 2025-203 Approve Execution Of MnDOT Contract No. 1060156 Trunk Highway Maintenance Agreement For State Fiscal Years 2026 & 2027
- H. Resolution 2025-205 Amend Designation of Authorized Signers Official Depository and Broker/Dealers for the City of Faribault
- I. Approve Professional Services Proposal for Two Rivers Siphon Box Project - Contract 2025- 08
- J. Resolution 2025-213 Amend the 2025 Adopted Budget and Approve Professional Services Proposal for TH 21 Corridor Study Project - Contract 2025-16
- K. Approve Agreement for Services Performed by Independent Contractor

- L. Resolution 2025-210 Approve Appointment of Board and Commission Member
- M. Resolution 2025-211 Authorize Payment as Recommended by the Charitable Gambling Board to River Bend Nature Center
- N. Resolution 2025-212 Authorize Payment as Recommended by the Charitable Gambling Board to Falcon Educational Enrichment Program

Councilor Barnes stated that there is a typo in the memos for Items M and N. The typo did not affect the attached resolutions as the correct amount was stated in the resolutions.

Motion by Barnes, seconded by Rowan to approve Consent Agneda items A-N and carried unanimously.

Public Hearings

Resolution 2025-209 Approve a Redevelopment Plan for HENRY M RICE SQUARE Pursuant to Minn. Stat. § 469.028

Community and Economic Development Director David Wanberg explained that the City Council has statutory responsibility under Minnesota Statutes, Section 469.028, to approve or deny redevelopment plans and projects associated with a Housing and Redevelopment Authority operating in or for the City.

Rice County owns property to the south and east of the intersection of 2nd Avenue NW and 4th Street NW. On August 12, 2025, the Council passed Resolution 2025-196, which approved preliminary and final plats of HENRY M RICE SQUARE to accommodate proposed redevelopment in the area. After the County records the plat, it will convey Lots 1 and 2 on the north half of the plat to the County HRA. The County HRA, in turn, intends to convey Lot 1 at the northwest corner of the plat to a private entity wishing to construct a commercial office building. The County HRA will convey Lot 2 at the northeast corner of the plat to the City of Faribault to construct a public parking lot that will serve the office building and other private and public uses in the area.

Pursuant to Minnesota Statutes, Section 469.028, to approve the Redevelopment Plan for the area, the Council must find the following:

- Necessity of financial aid. The land in the Project Area would not be made available without the financial aid being sought. The County HRA intends to convey property associated with the Redevelopment Plan for a favorable price that supports the proposed redevelopment. The City and County also intend to support the proposed redevelopment through tax abatement, and the Faribault Economic Development Authority intends to provide financial assistance as well.
- Maximum opportunity by private enterprise. The Redevelopment Plan in the locality will afford maximum opportunity, consistent with the needs of the locality as a whole, for redevelopment by private enterprise. Lot 1, Block 1, HENRY M RICE SQUARE will be redeveloped as a commercial office building. Lot 2, Block 1, HENRY M RICE will provide a public parking lot to support the commercial office building and other private and public uses in the vicinity.
- Plan conformity. The Plan conforms to the City's general plan (also known as the City's Comprehensive Plan) for the development of the locality as a whole. Lot 1, Block 1, HENRY M RICE SQUARE is guided for commercial use, and Lot 2, Block 1, HENRY M RICE is guided for public/institutional use, which is consistent with the Redevelopment Plan.

Resolution 2025-209 approves the Redevelopment Plan based on the above findings. Wanberg noted that approval of the Redevelopment Plan does not exempt the need for additional City approvals, including but not limited to preparing and approving development agreements, tax abatement agreements, and undertaking public improvements, site plan approval, and building and other development approvals related to the Redevelopment Plan.

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

Motion by Thiele, seconded by Barnes to approve Resolution 2025-209 Approve a Redevelopment Plan for HENRY M RICE SQUARE Pursuant to Minn. Stat. § 469.028 and carried unanimously.

Items for Discussion

Hofmeister/South of Frederiksen Dr - Comprehensive Plan Amendment; Zoning Map Amendment; Preliminary Plat; Final Plat; Ordinance 2025-9 Approve Rezoning Property on the Southside of Frederiksen Dr to R-3 (Second Reading); Approve Summary Publication of Ordinance 2025-9; Resolution 2025-206 Approve a Development Agreement for Hofmeister Fourth Addition

Planning Manager Harry Davis Ordinance stated that at the August 12, 2025, City Council meeting, the Hofmeister Fourth Addition comprehensive plan amendment, preliminary plat, and final plat were approved along with the first reading of the zoning map amendment. A second reading of the ordinance is required for approval. In addition to the ordinance, staff proposed a developer's agreement to be approved by resolution. The developer's agreement is associated with the final plat.

Motion by van Sluis, seconded by Rowan to approve Ordinance 2025-9 Approve Rezoning Property on the Southside of Frederiksen Dr to R-3 (Second Reading)

Roll Call:

Aye: Councilor Barnes, Rowan, van Sluis, Thiele and Mayor Spooner

Nay:

Motion carried 5:0

Motion by Rowan, seconded by Thiel to approve Summary Publication of Ordinance 2025-9 and carried unanimously.

Motion by Thiele, seconded by van Sluis to approve Resolution 2025-206 Approve a Development Agreement for Hofmeister Fourth Addition and carried unanimously.

Rice County/128 3rd St NW - Comprehensive Plan Amendment; Zoning Map Amendment; Preliminary Plat; Final Plat; Ordinance 2025-10 Approve Rezoning Property at the Corner of 4th St NW and 2nd Ave NW to CBD (Second Reading); Approve Summary Publication of Ordinance 2025-10; Resolution 2025-204 Approve a Development Agreement for Henry M Rice Square

Planning Manager Harry Davis stated that at the August 12, 2025, City Council meeting, the Henry

M Rice Square comprehensive plan amendment, preliminary plat, and final plat were approved along with the first reading of the zoning map amendment. A second reading of the ordinance is required for approval. In addition to the ordinance, staff proposed a developer's agreement to be approved by resolution. The developer's agreement is associated with the final plat.

Motion by Thiele, seconded by Barnes to approve Ordinance 2025-10 Approve Rezoning Property at the Corner of 4th St NW and 2nd Ave NW to CBD (Second Reading).

Roll Call Vote:

Aye: Councilor Barnes, Rowan, van Sluis, Thiele and Mayor Spooner

Nay:

Motion carried 5:0

Motion by van Sluis, seconded by Rowan to Approve Summary Publication of Ordinance 2025-10 and carried unanimously.

Motion by Thiele, seconded by Barnes to approve Resolution 2025-204 Approve a Development Agreement for Henry M Rice Square and carried unanimously.

Ordinance 2025-11 Approve a Zoning Text Amendment to Accessory Structure Requirements (Second Reading) and Approve Summary Publication of Ordinance 2025-11

Planning Manager Harry Davis stated that at the previous City Council meeting on August 12, 2025, City Council approved the first reading of Ordinance 2025-11. Staff did not make any substantial changes to the Ordinance.

Motion by Thiele, seconded by van Sluis to approve Ordinance 2025-11 Approve a Zoning Text Amendment to Accessory Structure Requirements (Second Reading).

Roll Call Vote:

Aye: Councilor Barnes, Rowan, van Sluis, Thiele and Mayor Spooner

Nay:

Motion carried 5:0

Motion by Barnes, seconded by van Sluis to Approve Summary Publication of Ordinance 2025-11 and carried unanimously.

Resolution 2025-207 Approve the Preliminary Plat for Jasy First Addition

Planning Manager Harry Davis stated that Nate Snyder on behalf of Lampert Yards, Inc. requested approval of a preliminary plat to combine two parcels addressed as 801 4th Street NW and 320 8th Avenue NW by replatting the properties.

The Snyder wishes to adapt the property to their business needs as a contractor's office and storage yard. The common boundary dividing the two properties runs through an existing structure of about 15,000 square feet, which is a circumstance that is no longer permitted for new construction and must be resolved prior to seeking a building permit for the interior remodel. The adjoining carwash property is not part of this proposal.

The proposed preliminary plat is consistent with the planning and zoning aspects of the City's Unified Development Ordinance. During the Planning Commission public hearing on August 18,

2025, the Planning Commission unanimously recommended approval of the project to City Council.

Motion by van Sluis, seconded by Barnes to approve Resolution 2025-207 Approve the Preliminary Plat for Jasy First Addition and carried unanimously.

Resolution 2025-208 Declaring the Official Intent of the City to Reimburse Certain Expenditures From the Proceeds of Bonds Issued by the City

City Administrator Jessica Kinser explained that the City Council has discussed borrowing funds for the second phase of Viaduct Park for many months, including current conversations as part of the 2026 budget process. The tax abatement bond will not be pursued until 2026, but there are expenses that will need to occur before borrowing, like the engineering/architecture to get a design out to bid. The attached resolution authorizes the City to incur expenses as part of the second phase of Viaduct Park and reimburse those costs with the bond proceeds once borrowed. If the Council chooses not to borrow any funds, but costs have been incurred, the City will have to utilize other funds to cover those expenses.

Motion by Barnes, seconded by Thiele to approve Resolution 2025-208 Declaring the Official Intent of the City to Reimburse Certain Expenditures From the Proceeds of Bonds Issued by the City and carried unanimously.

Resolution 2025-216 Adopt Position Concerning Proposed Rice County Amendment to URI Zoning District

Planning Manager Harry Davis explained that on July 24, 2025, City Staff received a notice from Rice County regarding a proposed change to their zoning district called Urban Reserve Industrial to allow solar developments as an interim use. After reviewing the request, City Staff wrote a letter stating concerns with the request. On August 22, 2025, City Staff received a second notice of the proposed change, which was modified following a discussion between City Staff and the applicant. The amendment did not significantly change the request.

The Rice County Comprehensive Plan Future Land Use Map and Rice County Zoning Map identify and zone a sizeable expanse of area on the north and southwest sides of Faribault for expansion of industrial uses and businesses. This designation in the Comprehensive Plan and zoning district on the zoning map only exists around Faribault, near to places where the City either has an established industrial park or identified future industrial park south of Highway 60 on the other side of I-35, identified in the City's Comprehensive Plan and recently adopted Highway 60 Master Plan. The request directly impacts the City's ability to market and grow its industrial sector as solar development occupies a property for a significant amount of time and may cause unsustainable infrastructure improvements and extensions due to leapfrog development.

Through some discussion, it was the consensus of the Council to request that Rice County not move forward with this designation. Davis will send a letter to Rice County on behalf of the Mayor and Council stating our position on the Rice County Amendment to URI Zoning District.

Motion by Thiele, seconded by van Sluis to approve Resolution 2025-216 Adopt Position Concerning Proposed Rice County Amendment to URI Zoning District and carried unanimously.

Bids - None

Boards and Commissions Reports, Announcements and Project Updates

Councilor Barnes stated that Partners for Pollinators will be hosting an event at Faribault Mill on

September 6, 2025, the Mill will also be giving tours. Councilor Theile mentioned that the Taste of Faribault is coming soon. Mayor Spooner stated that he will not be at the Council Work Session next week.

Adjournment

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

The meeting was adjourned at 6:24 pm.

Respectfully Submitted,

Signed by:

Heather J. Slechta

Heather Slechta
City Clerk