



CITY COUNCIL AGENDA

COUNCIL CHAMBERS

TUESDAY, SEPTEMBER 9,
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, Adama Doumbouya, Royal Ross, John Rowan, Peter van Sluis and Chuck Thiele. Also in attendance were City Administrator Jessica Kinser, City Clerk Heather Slechta, Community and Economic Development Director David Wanberg, Economic Development Coordinator Jacob Wiensch, Police Chief John Sherwin, Fire and Code Services Director Dusty Dienst, Public Works Director Travis Block and Planning Manager Harry Davis.

Approve Agenda

Motion by Ross, seconded by Doumbouya to approve the agenda with the following changes, addition of introduction of Jacob Wiensch to Presentations/Introductions and the removal of discussion items F. Ordinance 2025-13 Granting to Northern States Power Company, A Minnesota Corporation, Its Successors and Assigns, Permission to Construct, Operate, Repair, and Maintain IN the City of Faribault, Minnesota, an Electric Distribution System and Transmission Lines, Including Necessary Poles, Lines, Fixtures, and Appurtenances, for the Furnishing of Electric Energy to the City, Its Inhabitants, and Others, and to Use the Public Grounds and Public Ways of the City for Such Purposes (First Reading) and G. Ordinance 2025-14 Granting to Northern States Power Company, A Minnesota Corporation, Its Successors and Assigns, Permission to Erect a Gas Distribution System for the Purposes of Constructing, Operating, Repairing and Maintaining in the City of Faribault, Minnesota, the Necessary Gas Pipes, Mains and Appurtenances for the Transmission or Distribution of Gas to the City and Its Inhabitants and Others and Transmitting Gas Into and Through the City and To Use the Public Grounds and Public Ways of the City For Such Purposes (First Reading) and carried unanimously.

Presentations/Introductions

Community and Economic Development Director David Wanberg introduced the newly hired Economic Development Coordinator Jacob Wiensch. Mr. Wiensch provided a brief background of his employment and expressed his excitement to be working and living in Faribault.

Approve minutes of the August 26, 2025 City Council Meeting and the August 26, 2025 Special City Council Meeting - Closed Session

Motion by Thiele, seconded by van Sluis to approve minutes of the August 26, 2025 City Council Meeting and the August 26, 2025, Special City Council Meeting - Closed Session

and carried unanimously.

Requests to be Heard - None

Consent Agenda

- A. List of Claims for Release
- B. Resolution 2025-217 Approve Hiring of Recreation Program Coordinator
- C. Approve 2025-2026 School Resource Officer (SRO) Contract
- D. Resolution 2025-219 Approve Lease Agreement with Rice County for Antenna Space
- E. Resolution 2025-214 Declare Public Works Equipment Surplus Property
- F. Resolution 2025-220 Authorize Execution of Minnesota Department of Transportation Grant Agreement No. 1060311 for Airport Maintenance and Operation
- G. Resolution 2025-225 Amend the 2025 Adopted Budget for the Purchase of Police Equipment with Public Safety Aid Funds
- H. Resolution 2025-223 Approve Street Closures for Bethlehem Academy Homecoming Parade
- I. Resolution 2025-226 Approve Street Closure for 3rd & Long on 3rd Street
- J. Resolution 2025-224 Amend the 2025 Adopted Budget for Water Reclamation Facility Improvements
- K. Approve Task Order No. 15 with Foth for Airport Pavement Rehabilitation Project
- L. Resolution 2025-228 Amend the 2025 Adopted Budget
- M. Resolution 2025-229 Approve L.E.L.S. Patrol CBA 2026 Labor Agreement

Motion by van Sluis, seconded by Barnes to approve Consent Agenda items A-M and carried unanimously with Councilor Rowan abstaining from item D. Resolution 2025-219 Approve Lease Agreement with Rice County for Antenna Space.

Public Hearings – None

Items for Discussion

V and B Vinar Subdivision/1500 Lyndale Ave N - Preliminary Plat; Final Plat; Resolution 2025-221 Approve the Preliminary and Final Plats for V and B Vinar Subdivision and Resolution 2025-222 Approve a Development Agreement for V and B Vinar Subdivision
Planning Manager Harry Davis explained that Vance Vinar on behalf of GSES of Faribault LLC requested preliminary plat and final plat approval for subdividing 1500 20th St NW. The property is zoned C-2, Highway Commercial and contains approximately 3.5 acres of land. The development team submitted preliminary and final plat applications and documents to subdivide 1500 20th St NW into two separate properties. One lot contains the existing Grandstay hotel and the other lot will be offered as available for development. The existing access drive will be in a shared access easement.

The preliminary and final plats meet UDO requirements and staff is proposing approval of the Developer's Agreement alongside plat approvals. A Developer's Agreement is needed to support the new lots, coordinate redevelopment, and protect utility and access

for each resulting parcel.

At their September 2, 2025 meeting, the Planning Commission voted unanimously to forward and recommend approval of the project. The DRC, City Planning Manager, and City Engineer also recommend approval of the project. No members of the public submitted comments or spoke at the public hearing.

Councilor Ross questioned if parkland dedication fees were being double charged since this land was already built on; Davis explained that parkland fees are typically collected at platting and this is the first plat of the property.

Motion by van Sluis, seconded by Barnes to approve Final Plat; Resolution 2025-221 Approve the Preliminary and Final Plats for V and B Vinar Subdivision and carried unanimously.

Motion by Ross, seconded by Doumbouya to approve Resolution 2025-222 Approve a Development Agreement for V and B Vinar Subdivision and carried unanimously.

Ordinance 2025-12 Approve a Zoning Text Amendment to Chapter 3 Nonconformities (First Reading)

Planning Manager Harry Davis explained that Staff are seeing development interest in lots that are currently undersized for their underlying zoning district. While variances may address a few properties, there are many properties in Faribault that are legally platted and do not conform to minimum size and dimensional requirements which is likely to cause more variances and issues for property owners down the road. Plats that pre-date modern zoning code would often plat several small, narrow lots in a row and allow future owners to buy several lots to make up today's lots that are found in older parts of Faribault.

Davis requested an amendment to Chapter 3, Nonconformities that governs nonconforming structures, uses, and lots. The proposal included amending Sec 3-60 to allow for the development of existing, legally-platted properties that are too small for current zoning requirements. The structure built on the property must meet development standards to be used as a nonconforming lot, have access to city water and sewer, and front onto a public street. Unless otherwise stated in the ordinance, the proposed amendment facilitates developing existing, nonconforming lots at 50% of their width and area, down to 40-feet in width and 4,000 square feet. The minimum amount has the potential to not include some of the smallest lots in Faribault, but those property owners can still request a variance for their property and it avoids truly undevelopable property that is either too narrow or too small to be developed in a compatible way with the rest of the neighborhood.

Davis believes the changes will help draw in new housing and redevelopment projects. As a baseline, development should not occur if the property does not have access to an existing public street, paved or unpaved, water, and sewer. Putting a minimum amount of land area and lot width for properties catches most platted lots seen across the city and leaves out lots that are truly not large enough for development and would be very

inconsistent with surrounding properties. Overall, the changes will remove or minimize barriers to development and investment in properties while balancing individual property rights with community interests. At the September 2, 2025 Planning Commission public hearing, Commissioners unanimously forwarded this Ordinance to Council, recommending approval. Staff received no public comment and none was presented at the public hearing.

Councilor Ross asked this would change any setbacks, Davis explained that it is not, it is just ensuring that lots are still buildable.

Motion by Ross, seconded by Thiele to approve Ordinance 2025-12 Approve a Zoning Text Amendment to Chapter 3 Nonconformities (First Reading)

Roll Call Vote:

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

Motion carried 7:0

Resolution 2025-227 Approve Purchase Agreement and Accept Real Estate from Rice County

City Administrator Jessica Kinser explained that the City has worked closely with Rice County on the replatting of Henry M. Rice Square, which creates two main parcels one of which is slated for an economic development project. Part of the discussions on how to contribute to the economic development of the area was through the addition of a City-owned parking lot that would function to serve the future use on the adjacent lot as well as other parking needs in the immediate area of 1st Avenue, like the Police Station. The resolution from Rice County authorizes the transfer of land to the City for a parking lot. Resolution 2025-227 formalizes the purchase agreement with Rice County and accepts the property. Ownership will not be immediate as the plat has to be recorded, and a new parcel number assigned in order for the formal transfer to occur.

The parking lot construction will be a 2026 project and will not increase budgeted expenditures. The City has a 2025 budget for the construction of a parking lot when 505 Central Avenue is removed. Instead, grass will be planted, and a green space will be started to avoid an expense which could change depending on the use of the area. A budget amendment to remove the 2025 project from the 2025 Street Improvement budget will come forward in the near future, and the 2026 Street Improvement budget will include the parking lot project for the corner of 4th Street and 1st Avenue.

The closing date is dependent upon when the plat can be recorded, so that remains blank. The use of the property has been restricted to a parking lot or future economic development. The County is still working on the updated abstract that is requested as part of this as well.

Motion by Thiele, seconded by van Sluis to approve Resolution 2025-227 Approve

Purchase Agreement and Accept Real Estate from Rice County and carried unanimously.

Resolution 2025-215 Approve Agreement for Legal Services with Kennedy & Graven

City Administrator Jessica Kinser explained that the City has retained Kennedy & Graven for legal services for a number of years. The current three-year agreement is ending as of December 31, 2025, and Scott Riggs has presented another three-year agreement for the Council to consider. For 2026, rates are increasing by 4.8 percent; 3.4 percent for 2027; and 6 percent for 2028 (general municipal billing). Rates are on a schedule based on the type of work to be done, with lower rates for law clerks and paralegals.

Motion by Rowan, seconded by van Sluis to approve Resolution 2025-215 Approve Agreement for Legal Services with Kennedy & Graven and carried unanimously.

Resolution 2025-218 Approve Agreement for Prosecution and Legal Services with Eckberg Lammers

Police Chief John Sherwin explained that Eckberg Lammers has provided prosecutorial services to the City since being designated as chief prosecutor by the City Council in 2014. The City's contract with Eckberg Lammers for prosecution and legal services, including training and consultation related to criminal matters, is set to expire at the end of 2025. Sherwin requested that the City enter into a 3-year contract with Eckberg Lammers.

In addition to criminal matters, the contract also includes consultation and representation for Extreme Risk Protection Order (ERPO) services, a civil process under Minnesota law. The drafting of documents related to ERPO proceedings is a 24/7 possibility, and Eckberg Lammers provides around-the-clock availability to the Police Department through this contract. The yearly retainer rate for 2026 is \$171,740.64.

Motion by Ross, seconded by Doumbouya to approve Resolution 2025-218 Approve Agreement for Prosecution and Legal Services with Eckberg Lammers and carried unanimously.

Bids – None

Boards and Commissions Reports, Announcements and Project Updates

Councilor Ross informed the Council that a Cheers to 55 years celebration will be held at Buckham West Senior Center on September 12, they will be burning their mortgage as it has been paid off. Councilor Barnes mentioned that Light of Hope will be on September 13, the Taste of Faribault will be on September 18 and a 9/11 Memorial will be at 7:46 am at the Fire Station. Mayor Spooner stated that Fall Fest will be on October 4, there will once again be a chili contest. City Administrator Jessica Kinser stated that the September Council Chat will be at River Bend Nature Center at 5:00 pm, and there will be a Special City Council meeting before the City Council Work Session next week.

Adjournment

Motion by Doumbouya, seconded by Ross to adjourn the City Council meeting and

carried unanimously.

The meeting was adjourned at 6:26 pm.

Respectfully Submitted,

Signed by:

Heather J. Slechta

Heather Slechta
City Clerk