



CITY COUNCIL AGENDA

COUNCIL CHAMBERS

**TUESDAY, SEPTEMBER 23,
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, Police Chief John Sherwin, Fire and Code Services Director Dusty Dienst, Public Works Director Travis Block, Planning Manager Harry Davis, City Engineer Mark DuChene, Parks and Recreation Director Rochelle Anderholm-Parsch, Finance Director Kindra Papenfus and City Attorney Scott Riggs.

Approve Agenda

Motion by Ross, seconded by van Sluis to approve the agenda with the moving of item 8G.Resolution 2025-244 Acceptance of the 2024 Audited Financial Statements to 8A. and carried unanimously.

Presentations/Introductions – None

Approve minutes of September 9, 2025, City Council Meeting and the September 16, 2025, Special City Council Meeting

Motion by Doumbouya, seconded by Ross to approve the minutes of the September 9, 2025, City Council Meeting and the September 16, 2025, Special City Council Meeting and carried unanimously.

Requests to be Heard

Katherine Rohl, 502 13th Street NW, spoke to the Council regarding water quality in her home, she showed a sample of the brownish colored water that has come from her tap. She had been told that the issue would be fixed years ago and it still has not been. Mayor Spooner thanked her for addressing the Council and hopes that progress is made on the issue.

Consent Agenda

- A. List of Claims for Release
- B. Resolution 2025-230 Approve Street Closures for Faribault High School Homecoming Parade
- C. Mutual Aid Agreement Between the Faribault Police Department and the Minnesota Department of Corrections

- D. Resolution 2025-233 Approve CIP Purchases for North Alexander Park Parking Lot #2
- E. Resolution 2025-234 Declare Costs to be Assessed and Establish Special Assessment Hearing for Airtech 2 Street, Utility and Stormwater Improvements - Contract 2022-07
- F. Resolution 2025-235 Approve Hiring Library Receptionist
- G. Resolution 2025-238 Amend the 2025 Adopted Budget for the Library Wall Panel Project
- H. Resolution 2025-240 Approve the SELCO-Rice County Agreement for Library Services 2026-2030
- I. Approve Application and Permit for a 1 Day to 4 Day Temporary On-Sale Liquor License for Faribault Minnesota Chapter
- J. Resolution 2025-241 Approve Memorandum of Understanding Between The City of Faribault and Allina Health System
- K. Resolution 2025-242 Approve Hiring Police Officers
- L. Resolution 2025-243 Approve Hiring Community Services Officers
- M. Approve Letter of Support for Rice County U.S. Economic Development Administration Grant Application

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

Public Hearings – None

Items for Discussion

Resolution 2025-244 Acceptance of the 2024 Audited Financial Statements

Ryan Engelstad from Bergan KDV was at the meeting to present the 2024 annual audit. Engelstad stated that the auditors have issued an unmodified opinion on the City's 2024 financial statements, which is the highest level of assurance available. This indicated that the statements present fairly, in all material respects, the financial position and results of the City's operations.

Motion by Thiele, seconded by Doumbouya to approve Resolution 2025-244 Acceptance of the 2024 Audited Financial Statements and carried unanimously.

Ordinance 2025-12 Approve a Zoning Text Amendment to Chapter 3 Nonconformities (Second Reading) and Approve Summary Publication of Ordinance 2025-12

Planning Manager Harry Davis stated that at the previous City Council meeting on September 9, 2025, City Council approved the first reading of Ordinance 2025-12. Staff did not make any substantial changes to the Ordinance.

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

Roll Call Vote:

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

Nay:

Motion carried 7:0

Motion by van Sluis, seconded by Thiele to Approve Summary Publication of Ordinance 2025-12 and carried unanimously.

Rice County/4th St NW and 2nd Ave NW - Conditional Use Permit; Variance; Resolution 2025-236 Approve a Conditional Use Permit for Off Site and Standalone Parking near 4th St NW and 2nd Ave NW and Resolution 2025-237 Approve Variance for Building Facade Materials near the Corner of 4th St NW and 2nd Ave NW

Planning Manager Harry Davis explained that Matt Ganter from Faribault Real Estate, LLC with Sara Folsted from Rice County requested approval of a conditional use permit (CUP) for a new parking lot that is not on the same property as a future office building near the corner of 4th St NW and 2nd Ave NW. The Ganter also requested a variance to allow metal architectural panels on the future office building, which are expressly not allowed on properties zoned CBD. The subject properties are zoned CBD, Central Business District and, after recording the plat approved in Resolution 2025-196, contain in total approximately 48,088 square feet (1.10 acres) of land.

The CUP is to allow standalone off-site parking, where the future office building will be on the 4th Street NW and 2nd Ave NW corner lot and most of the parking for the use will be on the separate lot at the corner of 4th Street NW and 1st Ave NW. While some parking spaces are dedicated for the future office, a large majority of the spaces will be for public use to support Rice County to the south and west, the Faribault Police Department to the east, and parking needs overall for the area. The variance requests metal panels on the future office building when no metal is allowed on buildings within the CBD zoning district. The plans initially proposed metal panels on approximately 60-70% of the building's façade, including the visible portion of the metal screen on the roof for mechanical, with glass at 20% and masonry skirting at 10%. After the Planning Commission meeting, the applicant adjusted the building facades directly abutting public right-of-way to be at or less than 50% metal. Ganter claims that the metal panels are intended to provide a modern, appealing façade for a brand new building that is adjacent to the historic parts of downtown. The building is not meant to ignore the overall look of downtown but instead provide a contrast to the masonry found on most downtown properties. In general, both requests meet the criteria to be granted. For the CUP, the parking lot will be for the public, and kept in public hands, but will provide key support for a future office building and nearby city and county buildings. Regarding the variance, the building is well-designed and the metal is a key feature in the building's architectural style. The architectural style will be in contrast to, but draw attention to and support, the historic and new architecture of downtown.

On September 15, 2025, the Planning Commission reviewed both projects and voted to recommend approval of both projects to City Council. The vote for the CUP was unanimous, but the variance received a 4-1 vote with Commissioner Green dissenting. Green stated that the request did not meet the letter of the law regarding practical difficulties. The Planning Commission added a condition of approval requiring the building

facades facing 4th St NW and 2nd Ave NW be 50% or less metal, which the applicant agreed to and provided updated drawings before City Council. No members of the public submitted comments or spoke during the public hearing, aside from the applicant and development team. The DRC and City Planning Manager recommend approval of the Resolutions.

Councilor Ross asked if the parking lot was for the Police Department or a first come, first served basis, Davis explained that it will be first come, first served. Councilor Barnes was in support of the building, however, had concerns with the exiting of the parking lot, City Administrator Kinser stated that the driveway is already existing on the lot, and Davis shared that they have not heard back from MnDot regarding the project, however, if they do not support it, there are back-up plans.

Motion by Ross, seconded by Barnes to approve Resolution 2025-236 Approve a Conditional Use Permit for Off Site and Standalone Parking near 4th St NW and 2nd Ave NW and carried unanimously.

Motion by van Sluis, seconded by Doumbouya to approve Resolution 2025-237 Approve Variance for Building Facade Materials near the Corner of 4th St NW and 2nd Ave NW and carried unanimously.

Resolution 2025-239 Approve a Conditional Use Permit For Drive Through in C-2 Highway Commercial

City Planning Manager explained that Tareen Development Partners on behalf of Big & Little LLC requested a conditional use permit (CUP) at 1675 Lyndale Ave NW. The property is zoned C-2, Highway Commercial and contains approximately 87,165 square feet (2.0 acres) of land, as depicted in the attached plans and as illustrated below. The proposed development includes demolishing the existing building at 1675 Lyndale Ave NW and construction of a new 4,000 SF Culver's Restaurant with a drive-through. The Culver's restaurant drive-through is proposed to have two menu boards which converge into a single lane to access the pick-up window on the easterly face of the building. The drive-through exits directly onto 17th Street NW.

The proposed CUP amendment is consistent with the criteria for a drive-through for restaurant use in C-2 Highway Commercial District. During public comment and public hearing, staff received comments from nearby property owners, with most in support of the project. Some neighbors are concerned about the increase in traffic on a shared private road and would like to see increased screening between properties. The Tareen Development Partners is working with those adjacent property owners to come to a reasonable solution regarding traffic and screening. The City Engineer does not have concerns about the proposed business and drive-through at this location.

At their September 15, 2025, meeting, the Planning Commission voted unanimously to forward and recommend approval of the project and CUP. Members of the public submitted additional letters and provided comments to the Planning Commission during the meeting. The late letters provided support for the project and a phone call before the

meeting expressed similar concerns about traffic and screening. One neighbor spoke about their concerns with cut-through traffic along the private road shared with the subject property. The Tareen Development Partners affirmed their intent to work with the other property owners along the private road. City staff at the meeting confirmed to the Planning Commission that the City has no jurisdiction over the private road and concerns about traffic on that road are a private matter between the property owners. The DRC, City Planning Manager, and City Engineer recommend approval of the project.

Motion by Thiele, seconded by Ross to approve Resolution 2025-239 Approve a Conditional Use Permit For Drive Through in C-2 Highway Commercial and carried unanimously.

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 (Second Reading) and Approve Summary Publication of Ordinance 2025-13

City Administrator Jessica Kinser stated that the City's franchise for the electrical distribution and transmission system with Xcel Energy (Northern States Power Company) has expired and is in need of renewal before the end of September in order for the franchise fee to continue to be collected. The ordinance does not propose any significant changes other than cleaning up some language that has no impact on how we work together with Xcel in the City of Faribault. This was the second reading and no comments were received following the first reading.

Motion by Rowan, seconded by Barnes to approve 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 (Second Reading)

Roll Call:

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

Motion carried 7:0

Motion by Rowan, seconded by van Sluis to Approve Summary Publication of Ordinance 2025-13 and carried unanimously.

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 (Second Reading) and Approve Summary Publication for Ordinance 2025-14

City Administrator Jessica Kinser stated that the City maintains a franchise agreement with Xcel Energy (Northern States Power) for the provision of a gas distribution system within the City of Faribault. This franchise has expired needs to be renewed before the end of September in order to not disrupt the collection of franchise fees. No substantive changes occurred as part of the process to put together the attached ordinance. This was the second reading of the ordinance and no comments were received since the first reading.

Motion by Rowan, seconded by Barnes to approve 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 (Second Reading)

Roll Call:

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

Motion carried 7:0

Motion by Ross, seconded by van Sluis to Approve Summary Publication for Ordinance 2025-14 and carried unanimously.

Ordinance 2025-15 Repeal and Replace Chapter 14, Article V of the Code of Ordinances Regarding the Lodging Tax (Second Reading) and Approve Summary Publication of Ordinance 2025-15

City Administrator Jessica Kinser explained that the City Council discussed changing the way lodging tax is collected in Faribault, moving it from an administrative responsibility of the City Clerk to the Minnesota Department of Revenue. While there is a monthly charge of 3 percent of revenue collected, this change will result in more timely collection of the lodging tax as it will come from just one source and the more timely distribution of the lodging tax to the Faribault Area Chamber of Commerce as part of the tourism agreement. This ordinance completely repeals the existing ordinance and replaces it with the language in the attached document, as requested by the Minnesota Department of Revenue. By approving this ordinance prior to the end of September, the City will be able to request the Commissioner of Revenue to take over this collection as of January 1, 2026. This was the second reading of the ordinance and no comments were received since the first reading of the ordinance.

Motion by van Sluis, seconded by Doumbouya to approve Ordinance 2025-15 Repeal and Replace Chapter 14, Article V of the Code of Ordinances Regarding the Lodging Tax (Second Reading)

Roll Call:

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

Nay:

Motion carried 7:0

Motion by Barnes, seconded by Ross to Approve Summary Publication of Ordinance 2025-15 and carried unanimously.

Resolution 2025-245 Adoption of the 2026 Preliminary Property Tax Levy and Establishment of Public Meeting date ; Resolution 2025-248 Approving the Faribault Economic Development Authority 2026 Preliminary Tax Levy and Resolution 2025-249 to Approve the Faribault Housing and Redevelopment Authority 2026 Preliminary Tax Levy

City Administrator Jessica Kinser explained that the City's proposed 2026 preliminary levy totals \$14,888,823 an increase of approximately \$1.4 million (10.4%) over the 2025 levy of \$13,489,714. The increase reflected a combination of personnel wage & benefit costs, multi-year software licensing renewals, and increased debt service costs.

The Economic Development Authority adopted Resolution 2025-10 approving the preliminary tax levy for the EDA at the maximum amount allowed, \$431,071, at their August meeting. The request has been built into the City's preliminary property tax request.

The Housing and Redevelopment Authority has also adopted a resolution requesting the maximum amount of property taxes available under state statute, \$439,867.91, for 2026. As part of the preliminary tax levy, the City Council is required to take concurring or differing action. Resolution 2025-249 provides for the preliminary tax levy to include the collection of the full amount requested in 2026.

The EDA and HRA has not yet reviewed their budgets for 2025, but will come to the City Council at a future work session for a more formal presentation once they are completed and approved.

Motion by Ross, seconded by van Sluis to approve Resolution 2025-245 Adoption of the 2026 Preliminary Property Tax Levy and Establishment of Public Meeting date and carried unanimously,

Motion by Doumbouya and seconded by Barnes to approve Resolution 2025-248 Approving the Faribault Economic Development Authority 2026 Preliminary Tax Levy and carried unanimously.

Motion by Barnes, seconded by van Sluis to approve Resolution 2025-249 to Approve

the Faribault Housing and Redevelopment Authority 2026 Preliminary Tax Levy and carried unanimously.

Resolution 2025-251 Ordering the Abatement of a Hazardous Property and Structures and Public Nuisances located at 1422 1ST Avenue Northeast, Faribault, MN 55021

City Attorney Scott Riggs that Resolution 2025-251 is standard procedure for the City. The resolution is requesting the City declare 1422 1st Avenue NE a hazardous property and provide the authority to legal counsel and staff to take the necessary steps to abate a significant number of nuisances at said property.

Motion by Rowan, seconded by Barnes to approve Resolution 2025-251 Ordering the Abatement of a Hazardous Property and Structures and Public Nuisances located at 1422 1ST Avenue Northeast, Faribault, MN 55021 and carried unanimously.

Bids - None

Boards and Commissions Reports, Announcements and Project Updates

Councilor Rowan stated that the Fire Department Open House will be on October 4, at 10:00 am, IRIS Lost Remembrance will be on October 15 and there will be Bats, Bones & Bonfires at River Bend Nature Center on October 25. Councilor Barnes stated that a band will be at the PAC on September 26 at 7:30 pm., 3rd and Long will be on Friday, Faribault High School Homecoming Parade is on October 3 at 2:00 pm and the 100 Women who Give event is on October 5. Mayor Spooner stated that the Fall Festival is on October 4 and he will be making Chili for it.

Adjournment

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

The meeting was adjourned at 7:16 pm.

Respectfully Submitted,

Signed by:



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Heather Slechta
City Clerk