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City Of Faribault

CITY COUNCIL AGENDA

COUNCIL CHAMBERS WEDNESDAY, NOVEMBER 12, 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, John Rowan, Peter van Sluis and Chuck Thiele. Councilor Ross was absent. Also in attendance were City Administrator Jessica Kinser, City Clerk Heather Slechta, Police Chief John Sherwin, Fire and Code Services Director Dusty Dienst, Public Works Director Travis Block, Finance Director Kindra Papenfus, Parks and Recreation Director Rochelle Anderholm-Parsch, City Engineer Mark DuChene, and Human Resources Director Kevin Bushard.

Approve Agenda
Motion by Thiele, seconded by Doumbouya to approve the agenda as presented and carried unanimously.

Presentations/Introductions – None

Approve minutes of the October 28, 2025 City Council Meeting
Motion by van Sluis, seconded by Rowan to approve the October 28, 2025, City Council Meeting Minutes and carried unanimously.

Requests to be Heard
Karen Zellner, Donna Crawl and Piper Nelson all stated their opposition to the Council regarding Archer Data Centers building a data center in Faribault.

Consent Agenda

A. List of Claims for Release
B. Resolution 2025-283 Approve Street Closures for Winterfest Celebration
C. Accept Faribault Police Department Automated License Plate Reader (ALPR) Audit Report
D. Resolution 2025-284 Accept Donation from Faribault Foundation for Viaduct Park
E. Resolution 2025-289 Support Minnesota Department of Transportation Highway Safety Improvement Grant Application
F. Resolution 2025-291 Amend the 2025 Adopted Budget for the Water, Sanitary Sewer and Stormwater Funds
G. Approve LG240B Application to Conduct Excluded Bingo for Infants Remembered in Silence
H. Resolution 2025-292 Approving Repayment of Internal Loan from the General Fund to the Economic Development Authority (EDA)
I. Approve Quote for Chemical Feed Pumps at Water Reclamation Facility
J. Resolution 2025-293 Approve 2026 Non-Union Compensation Plan
K. Resolution 2025-294 Approve Joint Powers Agreement (JPA) Between Faribault PD and the Minnesota Internet Crimes Against Children Task Force
L. Resolution 2025-295 Approve Election Not to Waive Monetary Limits on Liability for 2026 Property & Liability Insurance

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M. Resolution 2025-297 Accept Donations to the Fire Department
N. Resolution 2025-298 Declare Fire Department Turnout Gear as Surplus and Donate to Riverland Technical College
O. Resolution 2025-299 Declare Tactical Rescue Trailer as Surplus
P. Resolution 2025-300 Declare 2009 Rosenbauer Fire Apparatus as Surplus
Q. Approve LG240B Applications to Conduct Excluded Bingo for Women of the Moose Faribault Chapter 1476
R. Resolution 2025-302 Approve Quotes for Shumway Avenue Storm Sewer Repair

Motion by van Sluis, seconded by Doumbouya to approve consent agenda items A-R and carried unanimously.

Public Hearings – None

Items for Discussion
Resolution 2025-290 Adopt the 2026-2030 Strategic Plan
City Administrator Jessica Kinser explained that the City contracted with Allyson Brunette Consulting for the development of a strategic plan, and work began in April 2025. This effort involved roundtables and one-on-one meetings with community members, work sessions with City Council and the leadership team as well as employees, and many hours of developing and refining to get to the point where we are at today. This plan is proposed as a five-year plan covering 2026-2030.

Motion by Thiele, seconded by Doumouya to approve Resolution 2025-290 Adopt the 2026-2030 Strategic Plan and carried unanimously.

Ivy Hill Senior Center Facility/607 2nd Ave NW - Zoning Map Amendment, Preliminary Plat, Final Plat, Conditional Use Permit, Variance(s)
City Planner I Leslie McGillivray-Rivas explained that MacKenzie Ramsey on behalf of Ivy Hill Senior Care Inc. requested that the City Council approvals for a proposed renovation and expansion of an existing residential care facility at 607 2nd Avenue NW. Ms. Ramsey proposes to expand the facility, which is currently licensed for up to 16 residents, to accommodate up to 32 residents.

To implement the project, Ramsey and the owner of Ivy Hill Senior Care Inc. acquired the adjacent former residential care facility located at 118 6th Street NW, which was previously licensed to accommodate up to ten residents. In 2025, they demolished the building to facilitate the expansion of the 607 2nd Avenue NW facility. In short, rather than having two separate residential care facilities that serve up to 26 residents, they propose to have one improved residential care facility that can serve up to 32 residents.

Ramsey submitted the required applications for approval of the project. After meeting with Ramsey and a neighboring property owner who expressed concern about the proposed expansion, City Staff prepared a report and recommended approval of their requests. The Planning Commission held a public hearing on November 3, 2025, to consider the requests.

McGillivray-Rivas explained that the City's Unified Development Ordinance (UDO) limits residential care facilities to serving 16 persons or less in the R-3 District. Because they propose to combine separate properties and facilities into one expanded facility, the UDO requires that it be in an R-4 District. With a 7-0 vote, the Planning Commission recommended approval of the request. Ramsey's platting request involves combining four parcels into one platted lot that can accommodate their proposed expanded residential care facility. No one from the public objected to the rezoning request. With a 7-0 vote, the Planning Commission recommended approval of the request. The UDO requires City approval of a conditional use permit for a residential care

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facility serving 17 or more persons in the R-4 District. No one from the public objected to the conditional use permit request. With a 7-0 vote, the Planning Commission recommended approval of the request. The property's existing parking lot and accessory structure do not meet the required setbacks outlined in the City's UDO. The project involves modifying the existing parking lot to bring it closer to meeting the UDO requirements, while allowing sufficient area for emergency services to maneuver their vehicles. The project also involves moving the existing accessory structure to a new location on the property. Neither the existing accessory structure location nor the proposed location is consistent with the UDO setback requirements. The proposed location is intended to provide a balance between allowing sufficient setbacks from a neighboring property while ensuring sufficient area for maneuvering emergency services vehicles.

Two residents provided input on the variance request at the public hearing. One resident asked for clarification regarding the proposed setback of the accessory structure, which City Staff clarified for them. The other resident, who lives immediately adjacent to the existing accessory structure, requested that the City deny the setback variance request for the proposed relocated accessory structure, and recommended that they remove the accessory structure from the property. That same resident also requested that the City deny the variance for the parking lot setback, stating that the required parking lot setback is necessary to provide a sufficient landscaping buffer between the Property and the neighboring parcel.

With a 4-3 vote, the Planning Commission approval of the variance request. Commissioners Ackman, Green, and Jackson did not vote in favor of the request due to their concerns over the proposed placement of the accessory structure.

Ramsey proposed to concentrate the project's required landscaping in areas that address the concerns of a neighboring property owner. In contrast, the UDO requires landscaping to be evenly distributed throughout the Property. The neighboring property owner stated their objection to the variance request. With a 6-1 vote, the Planning Commission recommended approval of the request. Commissioner Jackson did not vote in favor of the request because he noted that it would be inconsistent with his vote against the parking lots and accessory structure setback variance request.

Councilor Rowan asked if there was a shelter for the residents if needed, Ramsey stated that there is space in the lower level. Councilor Barnes asked if the fence needs to be replaced, McGillivray-Rivas stated that it would be refreshed.

Motion by van Sluis, seconded by Doumbouya to approve Ordinance 2025-16 Approve the Rezoning of Property between 6th St NW, 7th St NW, and 2nd Ave NW from R-3, Medium Density Residential to R-4, High Density Residential

Roll Call Vote:
Aye: Councilor Barnes, Doumbouya, Rowan, van Sluis, Thiele, Mayor Spooner
Nay:
Motion carried 6:0

Motion by Thiele, seconded by Rowan to approve Resolution 2025-285 Approve the Preliminary and Final Plats of PIPER RAMSEY ADDITION and carried unanimously.

Motion by van Sluis, seconded by Barnes to approve Resolution 2025-286 Approve a Conditional Use Permit for a Residential care Facility Serving 17 or More Persons Associated with the Plat of PIPER RAMSEY ADDITION and carried unanimously.

Motion by Doumbouya, seconded by Barnes to approve Resolution 2025-287 Approve Parking

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and Accessory Structure Setback Variances related to a Residential Care Facility Use Associated with the PIPER RAMSEY ADDITION Plat and carried unanimously.

Motion by Barnes, seconded by van Sluis to approve Resolution 2025-288 Approve Variance for Modifications to the Landscape Standard and carried unanimously.

Resolution 2025-301 Establish Permit Parking for the Henry M. Rice Square Public Parking Lot and Approve Parking Agreement

City Administrator Jessica Kinser explained that as part of the KGP Telecommunications relocation to downtown, the City is acquiring a lot in the Henry M. Square Rice block for the construction of a public parking lot. Through many months of conversation with the developer and with the County, we have developed a parking agreement. Kinser stated that the agreement has not had the final approval of the developer and tenant; however, she was asking for the City Council to approve the contract as presented and provide staff the ability to modify the agreement with minor modifications that do not impact the total purpose of the agreement should a request come back from the developer or tenant.

Councilor Rowan asked if this could be tabled for further review since it was put on the agenda late today. Councilor Doumbouya was concerned that it was not complete yet. Kinser explained that it was complete on our end as it was a draft provided by the City Attorney based off of the developer and tenant's requested changes. Councilor van Sluis asked why it can not wait until the next meeting, Kinser explained that it is tied to the closing of the property. Mayor Spooner was concerned about the 25-year agreement, Kinser explained that if any new company were to come they would need to get consent from the City Council to assign the parking agreement to a new tenant. Doumbouya asked what would happen if the City does not approve the agreement tonight, Kinser stated that the project could potentially stop. Rowan cautioned against rushing into signing the agreement, especially if there could be a taxing liability, Kinser stated that there is language in the agreement protecting the City. Councilor Thiele stated that he did not think that the City was rushing into this and that if any substantial changes were made by the developer, Kinser would bring it back to the Council next Tuesday for review.

Motion by van Sluis, seconded by Thiele to approve Resolution 2025-301 Establish Permit Parking for the Henry M. Rice Square Public Parking Lot and Approve Parking Agreement and carried 3:3 with Councilors Barnes, Doumbouya and Rowan voting nay.

Motion by Rowan, seconded by Barnes to recess the meeting for 10 minutes to further review the Parking Agreement and carried unanimously. The meeting was recessed at 6:48 pm.

The recess concluded at 6:58pm and the Council went back into session.

Doumbouya asked if the Council would be able to review and discuss any changes to the agreement should they be made by KGP Telecommunications even if minor. Kinser explained that she would bring back the agreement for review by the Council should any substantial changes be made. Language allowing staff to make minor changes is standard language in most agreement resolutions.

Motion by Rowan, seconded by Barnes to reconsider Resolution 2025-301 Establish Permit Parking for the Henry M. Rice Square Public Parking Lot and Approve Parking Agreement and carried unanimously.

Motion by Rowan, seconded by Barnes to approve Resolution 2025-301 Establish Permit Parking for the Henry M. Rice Square Public Parking Lot and Approve Parking Agreement and carried unanimously.

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Bids - None

Boards and Commissions Reports, Announcements and Project Updates
Councilor Barnes stated that the Paradise Theater Holly Days opening reception will be on November 20, from 4:00-7:00 pm. City Administrator Jessica Kinser stated that truth in taxation notices went out in the mail this week, and the City will be adopting its budget at the December 9th meeting. Mayor Spooner reminded everyone of the Viaduct Park ribbon cutting on Thursday from 3:30-5:30 pm.

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

The meeting was adjourned at 7:08 pm.

Respectfully Submitted,

Signed by:
Heather J. Slechta
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Heather Slechta
City Clerk