



CITY COUNCIL AGENDA

COUNCIL CHAMBERS

TUESDAY, JUNE 23, 2026

6:00 PM

- 1. Call to Order/Roll Call/Pledge of Allegiance**
- 2. Approve Agenda**
- 3. Presentations/Introductions**
- 4. Approve minutes of June 9, 2026, City Council Meeting**
 - A. Minutes of June 9, 2026, City Council Meeting
- 5. Requests to be Heard**
- 6. Consent Agenda**
 - A. Claims List
 - B. May 2026 Financial Report
 - C. Approve LG220 Application for Exempt Permit for Catholic United Financial Council 13SS Lawrence/Anna
 - D. Approve Application and Permit For 1 Day to 4 Day Temporary On-Sale Liquor License
 - E. Approve Quote to Replace Playground Equipment at North Alexander Park
 - F. Resolution 2026-167 Approve Budget Amendment and Purchase of Replacements for Hail Damaged Vehicles
 - G. Resolution 2026-176 Approve Hiring Executive Director of HRA
 - H. Resolution 2026-177 Approve Pet Parade Street Closures and Parking Restrictions
 - I. Resolution 2026-184 Appointing Election Judges for the 2026 Primary and General Elections
 - J. Resolution 2026-185 Authorize the Fire Department to Apply for the Staffing for Adequate Fire and Emergency Response (SAFER) Grant
 - K. Resolution 2026-191 Approve 2026 CIP Item Final Clarifier Deck Roof Replacement
- 7. Public Hearing**
 - A. Use of Small Cities Development Program Income - Retrofitting Streetlights to LED in the Central Business District
 - B. Hill Block TIF Items
 1. Resolution 2026-192 Adopting a Modification to the Development Program for Development District No. 1; Establishing Tax Increment Financing District No. 21 (Hill Block) and Adopting a Tax Increment Financing Plan Therefor; and Authorizing an Interfund Loan

HONESTY ▪ RESPECT ▪ DEDICATED ▪ VISIONARY ▪ ACCOUNTABILITY

2. Resolution 2026-193 Authorizing an Interfund Loan for Advance of Certain Costs in Connection with Tax Increment District No. 21: Hill Block (A Redevelopment Tax Increment Financing District)

8. Items for Discussion

- A. Ordinance 2026-9 Amending Regulations Related to Cannabis and Hemp Businesses in the City of Faribault (First Reading)
- B. Faribault Townhomes - 924 1st St. NE - Preliminary and Final Plat; Conditional Use Permit; Variance; CIC Plat
 1. Resolution 2026-186 Approve the Preliminary and Final Plats for Faribault Townhomes
 2. Resolution 2026-187 Approve CUP for Multi-family Use in C-2, Highway Commercial District at 924 1st St NE
 3. Resolution 2026-188 Approve Variance for Faribault Townhomes
 4. Resolution 2026-189 Approve CIC Plat 104 for Faribault Townhomes
- C. Resolution 2026-190 Application for a Public Art Mural at 306 1st Avenue NW

9. Bids

- A. Resolution 2026-179 Accept Bids for Viaduct Park Phase 2 Storage Garage Carpentry Package
- B. Resolution 2026-180 Accept Bids for Viaduct Park Phase 2 Storage Garage Mechanical and Plumbing Package
- C. Resolution 2026-181 Accept Bids for Viaduct Park Phase 2 Storage Garage Footing and Foundation Package
- D. Resolution 2026-182 Accept Bids for Viaduct Park Phase 2 Storage Garage Electrical Package

10. Boards and Commissions Reports, Announcements and Project Updates

11. Adjournment

(The Council may meet as a group for dinner)

NOTE:

CC Closed Captioning of Council meetings available on FCTV.

Please contact the City Administrator's Office if you need special accommodations related to a disability while attending the City Council meeting.

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Si aad u codsato dukumeentigan oo ku qoran luqad kale, fadlan e-mail u soo dir oo ku soo lifaaq dukumiintiga accessibility@faribault.org.



CITY COUNCIL MINUTES

COUNCIL CHAMBERS

TUESDAY, JUNE 9, 2026

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, Adam Doumbouya, Royal Ross, John Rowan, Peter van Sluis and Chuck Thiele. Also in attendance were City Administrator Jessica Kinser, Community and Economic Development Director Dave Wanberg, Police Chief John Sherwin, Public Works Director Travis Block, Fire and Code Services Director Dustin Dienst, and Finance Director Kindra Papenfus.

Approve Agenda

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

Presentations/Introductions

Oath of Office for New Paid On-Call Firefighters

New paid on-call Firefighters Fabian Hernandez, John Rivera, Ben Finholdt, and Noah Braget were sworn in by City Administrator Kinser.

Approve minutes of May 26, 2026, City Council Meeting

Motion by Doumbouya, seconded by Ross to approve minutes of May 26, 2026, City Council Meeting, and carried unanimously.

Requests to be Heard

Deborah Smits, 415 Sunshine Lane, spoke out against the building of a data center and if there was a better use of the land.

Karen Zeller, 1901 Crystal Lane, spoke out against the building of a data center and discussed the impact of noise pollution on children, the elderly and the deaf community as well as animals.

Marian Wolf, 887 4th Avenue SW, spoke out against the building of a data center and questioned where the process was and what could be reversed.

Shodo Spring, 16922 Cabot Ave, spoke out against the building of a data center and use of AI.

Consent Agenda

- A. Claims List

- B. City Board and Commission Draft Minutes
- C. Approve Issuance of Complaint to the Public Utilities Commission for the Mississippi River to Mankato 345 Kv Transmission Line Project Route Permit
- D. Approve Application and Permit for a 1 Day to 4 Day Temporary Liquor License
- E. Resolution 2026-148 Approve LELS Police Officer MOU 2026
- F. Resolution 2026-150 Approve Quote for Seal Coat Oil
- G. Resolution 2026-161 Accept Proposal for Professional Design Services for 7th Street NW Feasibility Study Contract 2026-12
- H. Resolution 2026-162 Approve Low Potency Hemp Product Registrations
- I. Resolution 2026-163 Appointing Election Judges for the 2026 Primary and General Elections
- J. Resolution 2026-164 Approve County Highway Maintenance Agreement with Rice County for 2026 & 2027
- K. Resolution 2026-165 Approve Hiring Accounting Technician
- L. Resolution 2026-172 Approve Creation of an Ad Hoc Committee for the Study of Housing Data in the City of Faribault
- M. Resolution 2026-173 Approve the Contract for Service with River Bend Nature Center for the MN DNR ReLeaf Community Forestry Grant
- N. Resolution 2026-174 Approve Hiring Recreation Lead
- O. Resolution 2026-175 Approve Street Closure for Heritage Days Car Cruise Night

Council Member Doumbouya asked to have Consent Agenda items C and L removed so he could abstain from the vote.

Motion by Barnes, seconded by Thiele to approve Consent Agenda items A, B, D to K, M, N, O, carried unanimously.

C. Approve Issuance of Complaint to the Public Utilities Commission for the Mississippi River to Mankato 345 Kv Transmission Line Project Route Permit – Doumbouya stated that there is no need for a complaint due to the preliminary nature of the actions and that the financial implications of routes needed to be reviewed. Ross asked if there is a cost to the City for the project; Kinser replied that there is not. Barnes and Thiele both stated that the complaint to the Public Utilities Commission was necessary to ensure that it was known that the proposed route through residential property and the Divine Mercy campus was not acceptable. Motion by van Sluis, seconded by Thiele to approve Consent Agenda item C; approved 6:0 with Doumbouya abstaining.

L. Resolution 2026-172 Approve Creation of an Ad Hoc Committee for the Study of Housing Data in the City of Faribault – Doumbouya stated that this committee is not necessary and conflicts with the HRA. Mayor Spooner explained what an ad hoc committee is and that the data analysis role and proposed membership being broader than the City’s HRA board. Motion by Ross, seconded by Barnes to approve Resolution 2026-172; motion carried 6:0, with Doumbouya abstaining.

Public Hearings – None

Items for Discussion

Resolution 2026-166 Accept the 2025 Audited Financial Statements

Ryan Englestad with Bergan KDV presented the 2025 audited financial statements to the City Council, noting that it was a clean, unmodified opinion which is the best that can be achieved. Overall, the results of the audit reflect the City's continued commitment to sound financial stewardship, compliance with state and federal requirements, and transparency for residents and stakeholders.

Motion by Thiele, seconded by Doumbouya to Accept the 2025 Audited Financial Statements. Carried unanimously.

Sale of 2026A and 2026B Bonds

George Eilertson with Northland Securities came before the Council to report on the sale of the 2026A and 2026B bonds, which occurred that morning.

The 2026A bond is a taxable general obligation tax abatement bond issued of \$3,710,000 for the second phase of Viaduct Park. The City got a bond rating from Standard & Poor's which was maintained at the AA level. Three firms bid on the bond, with Robert W. Baird of Milwaukee, Wisconsin, being the bidder with the lowest true interest cost at 4.92 percent over the fifteen -year period. Eilertson also reminded the Council that the bond would be callable half-way through the repayment period.

The 2026B bond is a general obligation sewer revenue bond of \$3,610,000 to be used for capital projects in the sewer fund. The bond rating for this bond is AAA due to the use of the State of Minnesota's credit enhancement program for public facilities debt. This bond had nine bidders with BOK Financial Services of Dallas, Texas as the lowest true interest cost over the fifteen-year life of the bond at 3.48 percent. This bond is also callable around the halfway point of the life of the bond.

In addition to awarding the 2026B bond, the City Council is also being asked to adopt a resolution to allow for the bond funds to be utilized before the closing on the bond, which is anticipated for July 9th.

Motion by Ross, seconded by Rowan to approve Resolution 2026-168 Awarding the Sale of Taxable General Obligation Tax Abatement Bonds, Series 2026A, in the Original Aggregate Principal Amount of \$3,710,000; Fixing Their Form and Specifications; Directing Their Execution and Delivery; and Providing for Their Payment. Carried unanimously.

Motion by van Sluis, seconded by Thiele to approve Resolution 2026-169 Awarding the Sale of General Obligation Sewer Revenue Bonds, Series 2026B, in the Original Aggregate Principal Amount of \$3,610,000; Fixing Their Form and Specifications; Directing Their Execution and Delivery; and Providing For Their Payment. Carried

unanimously.

Motion by Doumbouya, seconded by Barnes to approve Resolution 2026-171 Declaring the Official Intent of the City to Reimburse Certain Expenditures From The Proceeds of Bonds Issued by the City. Carried unanimously.

Resolution 2026-170 Adopt Plans and Policies for the Small Cities Development Program

City Administrator Kinser introduced this topic by giving the history of the Small Cities Development Program and by the requirement by the State to adopt new plans and policies related to the use of program income from the original grant. The program income will be used to retrofit the streetlights in the Central Business District to LEDs. The plans and policies that are required to be approved are the following, which Kinser provided an overview of:

- Citizen Participation Plan
- Residential Anti-Displacement Plan
- Certification of a Drug-Free Workplace
- Prohibition of Excessive Force Policy
- Section 3 Plan
- Fair Housing Policy
- Small Cities Development Program Income Reuse Plan

Motion by Ross, seconded by Doumbouya to approve Resolution 2026-170 Adopt Plans and Policies for the Small Cities Development Program, and carried unanimously.

Bids - None

Boards and Commissions Reports, Announcements and Project Updates

Kinser reminded everyone of the Council Chat on TIF and Tax Abatement to be held Wednesday, June 10th, at 6pm at Buckham West. Mayor Spooner reminded everyone of the Mayor's Reception as part of Heritage Days, from 5 to 7 P.M. on Thursday, June 11th. He also reminded Council members of when and where to line up for the parade on Saturday. Council member Barnes shared that Paradise Center for the Arts will be having an recycled art sale at their location starting on the 18th. Council member Ross issued thanks to the 60 election judges that were approved on a resolution on the consent agenda.

Adjournment

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

The City Council meeting was adjourned at 7:06 pm.

Respectfully Submitted,

Jessica Kinser
City Administrator



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Kindra Papenfus, Finance Director
MEETING DATE: June 23, 2026
SUBJECT: Claims List

Background:

The current list of open claims totaling \$1,650,189.01 for 475 invoices is attached, including details of the department, funding source and amount for each vendor and invoice.

Recommendation:

Approve payment of June 23rd Claims

Attachments:

1. 062426FF revised

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10427	0000		INV	06/28/2026	154430					
1st Line/Leewes Ventu										
ACCOUNT DETAIL						LINE AMOUNT				
1	Aquatic	42990	AquaticCtr	CmdResale		1,065.25				
						1,065.25				
						CHECK TOTAL				1,065.25
10678	0000		EFT	06/30/2026	525159					
Abdo LLP										
ACCOUNT DETAIL						LINE AMOUNT				
1	SwrRecl	43090	SewerReclm	ProfSrv		6,783.75				
2	Water	43090	Water	ProfSrv		6,783.75				
						13,567.50				
						CHECK TOTAL				13,567.50
10678	0000		EFT	06/30/2026	525156					
Abdo LLP										
ACCOUNT DETAIL						LINE AMOUNT				
1	SwrRecl	43090	SewerReclm	ProfSrv		2,868.75				
2	Water	43090	Water	ProfSrv		2,868.75				
						5,737.50				
						CHECK TOTAL				19,305.00
11293	0001		EFT	07/04/2026	16418340					
Acme Electric Motor,										
ACCOUNT DETAIL						LINE AMOUNT				
1	Water	42410	Water	MinorEquip		37.23				
						37.23				
						CHECK TOTAL				37.23
11104	0000		EFT	07/08/2026	1173					
Allyson W Brunette										
ACCOUNT DETAIL						LINE AMOUNT				
1	Admin	43090	Admin	ProfSrv		900.00				
						900.00				
						CHECK TOTAL				900.00
10681	0000		EFT	06/26/2026	1DL4-6H4H-YMYR					
Amazon Capital Servic										
ACCOUNT DETAIL						LINE AMOUNT				
1	Youth	42500	Youth	OutrchEnga		377.41				
						377.41				
10681	0000		EFT	07/01/2026	133T-YV3G-P6HK					
Amazon Capital Servic										
ACCOUNT DETAIL						LINE AMOUNT				
1	Aquatic	42160	AquaticCtr	Chem&Prod		174.63				
						174.63				

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CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10681	Amazon Capital Servc	0000	EFT	07/01/2026	1DHF-X1RD-F1NW					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Youth 42500	Youth	OutrchEnga			369.37				369.37
10681	Amazon Capital Servc	0000	EFT	07/02/2026	14CN-FD4L-D11L					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Library 42190	Library	Books			35.78				35.78
10681	Amazon Capital Servc	0000	EFT	07/03/2026	1MCH-HJX6-RTYX					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 StrSign 42010	Sign Sig	Supplies			71.54				71.54
10681	Amazon Capital Servc	0000	EFT	07/03/2026	13PV-L3TF-RVCR					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Storm 42210	Storm Wtr	VehEqParts			91.09				91.09
10681	Amazon Capital Servc	0000	EFT	07/03/2026	1KNC-VWRC-RG9C					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 SwrRecl 42210	SewerReclm	VehEqParts			41.44				41.44
10681	Amazon Capital Servc	0000	EFT	07/03/2026	1GQ7-XL7D-QD7W					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 IT 42010	IT	Supplies			12.69				12.69
10681	Amazon Capital Servc	0000	EFT	07/03/2026	1DWX-PLJR-WD47					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Viaduct 42410	ViaductPrk	MinorEquip			292.85				292.85
10681	Amazon Capital Servc	0000	EFT	07/03/2026	1XCX-DNHM-RX7C					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Library 42190	Library	Books			37.27				37.27
10681	Amazon Capital Servc	0000	EFT	07/03/2026	1LQH-JWPJ-YP47					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 StrMaint 42210	StrMaint	VehEqParts			19.99				19.99

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CHECK RUN: 062426FF 06/24/2026
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CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10681	Amazon Capital Serv	0000		EFT	07/04/2026	1YX3-C6YV-KWHY				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 PW Fac 42230		PW Fac	Bldg Supp			76.99			
							76.99			
10681	Amazon Capital Serv	0000		EFT	07/04/2026	1RRW-3674-LLYM				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Fire 42010		Fire	Supplies			17.83			
							17.83			
10681	Amazon Capital Serv	0000		EFT	07/09/2026	1FJ3-WTPC-3HJ4				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Library 42010		Library	Supplies			68.99			
							68.99			
10681	Amazon Capital Serv	0000		EFT	07/08/2026	144V-DRX6-Q4MV				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Viaduct 42230		ViaductPrk	Bldg Supp			361.95			
							361.95			
10681	Amazon Capital Serv	0000		EFT	07/10/2026	1DKR-R93D-HRFL				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Library 42410		Library	MinorEquip			56.99			
							56.99			
10681	Amazon Capital Serv	0000		EFT	07/09/2026	1JR4-YWGW-33DR				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Fin 42010		Finance	Supplies			23.59			
							23.59			
10681	Amazon Capital Serv	0000		EFT	07/09/2026	17Q7-1GNM-F4CQ				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Fin 42010		Finance	Supplies			452.79			
							452.79			
10681	Amazon Capital Serv	0000		EFT	07/10/2026	1167-9T4T-RT6V				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Fin 42010		Finance	Supplies			119.99			
							119.99			
10681	Amazon Capital Serv	0000		EFT	07/12/2026	11GX-QYMJ-KDYY				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 ViaductP 42020		Viaduct	ProgSuppli			18.35			
							18.35			

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CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10681	Amazon Capital Servc	0000	EFT	07/11/2026	1FQ7-TVKH-6HRX					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Library 42410	Library	MinorEquip			14.99				
	2 Library 42500	Library	OutrchEnga			90.61				
										105.60
10681	Amazon Capital Servc	0000	EFT	07/11/2026	17KM-QXNM-7QMQ					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Lib Fac 42230	Lib Fac	Bldg Supp			19.98				
										19.98
10681	Amazon Capital Servc	0000	EFT	07/15/2026	1136-FMT7-7F9P					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 ViaductP 42020	Viaduct	ProgSuppli			15.99				
										15.99
10681	Amazon Capital Servc	0000	EFT	07/16/2026	16FR-9VJ1-VXKN					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 CC Admin 42010	CC Admin	Supplies			18.35				
										18.35
10681	Amazon Capital Servc	0000	EFT	07/16/2026	1P7J-CDXM-RQVF					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Library 42010	Library	Supplies			28.88				
										28.88
										CHECK TOTAL
										2,910.33
10311	American Red Cross	0000	EFT	06/27/2026	23274744					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Youth 42500	Youth	OutrchEnga			576.00				
										576.00
10311	American Red Cross	0000	EFT	07/10/2026	23301615					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Youth 42500	Youth	OutrchEnga			252.00				
										252.00
										CHECK TOTAL
										828.00
10245	APG Media of Southern	0001	EFT	06/27/2026	1101136					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Planning 43510	P & Z	LegalPubng			61.88				
										61.88

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CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10245	APG Media of Southern	0001		EFT	06/29/2026	1101251				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Council 43510		Council	LegalPubng			41.25			41.25
10245	APG Media of Southern	0001		EFT	07/02/2026	1101749				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Planning 43510		P & Z	LegalPubng			41.25			41.25
10245	APG Media of Southern	0001		EFT	06/06/2026	1098299				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Planning 43510		P & Z	LegalPubng			34.38			34.38
10245	APG Media of Southern	0001		EFT	07/06/2026	1102038				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Council 43510		Council	LegalPubng			41.25			41.25
10245	APG Media of Southern	0001		EFT	07/13/2026	1103134				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Council 43510		Council	LegalPubng			41.25			41.25
						CHECK TOTAL	261.26			
11352	Arkance USA LLC	0000		INV	07/11/2026	INV80467				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CodeInsp 43095		Code/Insp	SoftwrSupp			990.00			
	2 CEDAdmin 43095		CED Admin	SoftwrSupp			660.00			
	3 Engineer 43095		Engineer	SoftwrSupp			660.00			
						CHECK TOTAL	2,310.00			2,310.00
10278	Arrow Electric LLC	0000		EFT	07/03/2026	3633				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Water 45300		Water	Impr Other			455.00			455.00
10278	Arrow Electric LLC	0000		EFT	07/03/2026	3634				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 SwrRecl 44040		SewerReclm	MachEqRpr			948.00			948.00

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CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10278	Arrow Electric LLC	0000	EFT	07/03/2026	3632					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Water 44010	Water	Bldg Maint			118.50				118.50
10278	Arrow Electric LLC	0000	EFT	07/03/2026	3637					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 SwrRecl 44040	SewerReclm	MachEqRpr			7,101.64				7,101.64
10278	Arrow Electric LLC	0000	EFT	07/03/2026	3639					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 StrLight 44030	StrLight	P/I R&M			14,800.00				14,800.00
10278	Arrow Electric LLC	0000	EFT	07/03/2026	3638					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 StrLight 44030	StrLight	P/I R&M			256.55				256.55
10278	Arrow Electric LLC	0000	EFT	07/03/2026	3635					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Aquatic 44010	AquaticCtr	Bldg Maint			1,326.23				1,326.23
10278	Arrow Electric LLC	0000	EFT	07/03/2026	3636					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 StrLight 44030	StrLight	P/I R&M			3,185.74				3,185.74
10278	Arrow Electric LLC	0000	EFT	07/03/2026	3640					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Water 44010	Water	Bldg Maint			750.69				
	2 SwrColl 44010	Sewer Coll	Bldg Maint			750.69				
	3 Storm 44010	Storm Wtr	Bldg Maint			750.70				
										2,252.08
10278	Arrow Electric LLC	0000	EFT	07/03/2026	3642					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Lib Fac 44010	Lib Fac	Bldg Maint			144.92				144.92
10278	Arrow Electric LLC	0000	EFT	07/03/2026	3641					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Water 45300 26101	Water	Impr Other			6,185.00				6,185.00

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
					CHECK TOTAL	36,773.66			
10043	Ascentek Corp	0000	INV	07/10/2026	4185867				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 StrMaint	42120	StrMaint	Motor Fuel		385.77			
	2 EqMaint	42120	EqMaint	Motor Fuel		96.44			
	3 Water	42120	Water	Motor Fuel		144.66			
	4 SwrColl	42120	Sewer Coll	Motor Fuel		144.66			
	5 Parks	42120	P&Tmaint	Motor Fuel		192.90			
									964.43
					CHECK TOTAL	964.43			
10315	Aspen Mills	0000	INV	07/09/2026	376923				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Police	42180	Police	Uniforms		82.11			
									82.11
10315	Aspen Mills	0000	INV	07/09/2026	376922				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Police	42180	Police	Uniforms		69.70			
									69.70
10315	Aspen Mills	0000	INV	07/15/2026	377235				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Police	42180	Police	Uniforms		77.36			
									77.36
					CHECK TOTAL	229.17			
10209	Justin Austin	0000	EFT	07/17/2026	1429				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Police	43090	25907	Police	ProfSrv	255.00			
									255.00
					CHECK TOTAL	255.00			
10316	Auto Value Parts Stor	0000	EFT	06/28/2026	48229016				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 StrMaint	42210	StrMaint	VehEqParts		16.89			
									16.89

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10316	Auto Value Parts Stor	0000		EFT	07/02/2026	48229114					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Parks 42210		P&Tmaint	VehEqParts		240.99				240.99	
10316	Auto Value Parts Stor	0000		EFT	07/02/2026	48229123					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 StrMaint 42210		StrMaint	VehEqParts		36.99				36.99	
10316	Auto Value Parts Stor	0000		EFT	07/02/2026	48229134					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Parks 42210		P&Tmaint	VehEqParts		18.99				18.99	
10316	Auto Value Parts Stor	0000		EFT	07/02/2026	48229147					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 EqMaint 42210		EqMaint	VehEqParts		8.70					
	2 Parks 42210		P&Tmaint	VehEqParts		17.40					
	3 StrMaint 42210		StrMaint	VehEqParts		34.81					
	4 SwrColl 42210		Sewer Coll	VehEqParts		13.05					
	5 Water 42210		Water	VehEqParts		13.06					
										87.02	
10316	Auto Value Parts Stor	0000		EFT	07/02/2026	48229148					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 EqMaint 42210		EqMaint	VehEqParts		4.98					
	2 Parks 42210		P&Tmaint	VehEqParts		9.95					
	3 StrMaint 42210		StrMaint	VehEqParts		19.90					
	4 SwrColl 42210		Sewer Coll	VehEqParts		7.46					
	5 Water 42210		Water	VehEqParts		7.46					
										49.75	
10316	Auto Value Parts Stor	0000		EFT	05/28/2026	48228988					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Fire 42210		Fire	VehEqParts		-43.98				-43.98	
10316	Auto Value Parts Stor	0000		EFT	07/05/2026	48229235					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 SwrColl 42210		Sewer Coll	VehEqParts		21.98				21.98	

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10316	Auto Value Parts Stor	0000		EFT	07/10/2026	48229395			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 Police 42210		Police	VehEqParts			213.99		
									213.99
10316	Auto Value Parts Stor	0000		EFT	07/09/2026	48229367			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 EqMaint 42210		EqMaint	VehEqParts			13.16		
	2 Parks 42210		P&Tmaint	VehEqParts			26.33		
	3 StrMaint 42210		StrMaint	VehEqParts			52.66		
	4 SwrColl 42210		Sewer Coll	VehEqParts			19.75		
	5 Water 42210		Water	VehEqParts			19.74		
									131.64
10316	Auto Value Parts Stor	0000		EFT	07/09/2026	48229343			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 StrMaint 42210		StrMaint	VehEqParts			9.99		
									9.99
10316	Auto Value Parts Stor	0000		EFT	07/09/2026	48229337			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 StrMaint 42210		StrMaint	VehEqParts			17.62		
									17.62
10316	Auto Value Parts Stor	0000		EFT	07/09/2026	48229332			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 StrMaint 42210		StrMaint	VehEqParts			5.99		
									5.99
									CHECK TOTAL
									807.86
11325	B&B Pumping & Portabl	0000		INV	06/27/2026	30132			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 SwrRecl 43060		SewerReclm	CntrctLabr			120.00		
									120.00
									CHECK TOTAL
									120.00
10342	Ryan Bauer	0000		INV	07/16/2026	5870			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 PW Fac 44010		PW Fac	Bldg Maint			666.88		
									666.88

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CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10342	Ryan Bauer	0000		INV	07/16/2026	5873				
	ACCOUNT DETAIL					LINE AMOUNT				
	1	Wshngtn 44010	Wshngtn	Bldg Maint		144.99				
								144.99		
								CHECK TOTAL		811.87
10335	BCM Construction Inc	0000	44	EFT	07/16/2026	VPark BP 2 Pay App 8				
	ACCOUNT DETAIL					LINE AMOUNT				
	1	PrkInd 45200	Prk Dedic	BldgImprov		141,800.55				
								141,800.55		
								CHECK TOTAL		141,800.55
10221	BG Minnesota Inc	0000		EFT	07/01/2026	PI0072730				
	ACCOUNT DETAIL					LINE AMOUNT				
	1	Parks 42210	P&Tmaint	VehEqParts		184.40				
								184.40		
10221	BG Minnesota Inc	0000		EFT	07/01/2026	PI0072729				
	ACCOUNT DETAIL					LINE AMOUNT				
	1	StrMaint 42210	StrMaint	VehEqParts		81.27				
	2	EqMaint 42210	EqMaint	VehEqParts		20.32				
	3	Water 42210	Water	VehEqParts		30.48				
	4	SwrColl 42210	Sewer Coll	VehEqParts		30.48				
	5	Parks 42210	P&Tmaint	VehEqParts		40.63				
								203.18		
10221	BG Minnesota Inc	0000		EFT	07/08/2026	PI0072856				
	ACCOUNT DETAIL					LINE AMOUNT				
	1	StrMaint 42120	StrMaint	Motor Fuel		864.86				
	2	EqMaint 42120	EqMaint	Motor Fuel		216.22				
	3	Water 42120	Water	Motor Fuel		324.32				
	4	SwrColl 42120	Sewer Coll	Motor Fuel		324.32				
	5	Parks 42120	P&Tmaint	Motor Fuel		433.43				
								2,163.15		
								CHECK TOTAL		2,550.73
10031	BHE Renewables	0000		EFT	06/26/2026	12211738				
	ACCOUNT DETAIL					LINE AMOUNT				
	1	SwrRecl 43810	SewerReclm	Elec Util		9,522.56				
								9,522.56		

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Detail Invoice List

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 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
					CHECK TOTAL	9,522.56				
10339	Border States Industr	0000	EFT	06/28/2026	932531951					
	ACCOUNT DETAIL				LINE AMOUNT					
1	Fire Fac 42230	Fire Fac	Bldg Supp			161.73				
									161.73	
10339	Border States Industr	0000	EFT	07/09/2026	932593258					
	ACCOUNT DETAIL				LINE AMOUNT					
1	Water 42010	Water	Supplies			1,196.49				
									1,196.49	
					CHECK TOTAL	1,358.22				
10338	Burkhartzmeyer Shoes	0000	INV	06/30/2026	380-05312026					
	ACCOUNT DETAIL				LINE AMOUNT					
1	Police 42010	Police	Supplies			19.33				
									19.33	
					CHECK TOTAL	19.33				
10702	Burmeister Mark	0000	INV	07/16/2026	071626 Band in Park					
	ACCOUNT DETAIL				LINE AMOUNT					
1	Adult 42500	Adult	OutrchEnga			300.00				
									300.00	
					CHECK TOTAL	300.00				
10097	Canon U.S.A., Inc.	0000	EFT	07/11/2026	43329418					
	ACCOUNT DETAIL				LINE AMOUNT					
1	CodeInsp 44160	Code/Insp	Rents			167.08				
									167.08	
10097	Canon U.S.A., Inc.	0000	EFT	07/11/2026	43367412					
	ACCOUNT DETAIL				LINE AMOUNT					
1	Fire 44160	Fire	Rents			105.91				
									105.91	
10097	Canon U.S.A., Inc.	0000	EFT	07/11/2026	43367411					
	ACCOUNT DETAIL				LINE AMOUNT					
1	Police 44160	Police	Rents			306.40				
									306.40	
					CHECK TOTAL	579.39				

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CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10364	Cemstone Products Co	0000	INV	07/03/2026	8106044					
	ACCOUNT DETAIL				LINE AMOUNT					
1	Storm 42240	Storm Wtr	StMaintMat			873.50				
									873.50	
					CHECK TOTAL				873.50	
10260	Cengage Learning Inc	0000	INV	06/26/2026	999102744695					
	ACCOUNT DETAIL				LINE AMOUNT					
1	Library 42190	Library	Books			41.00				
									41.00	
					CHECK TOTAL				41.00	
10260	Cengage Learning Inc	0000	INV	06/26/2026	999102744693					
	ACCOUNT DETAIL				LINE AMOUNT					
1	Library 42190	Library	Books			16.50				
									16.50	
					CHECK TOTAL				16.50	
10354	Cintas Corporation	0002	EFT	06/28/2026	4270878001					
	ACCOUNT DETAIL				LINE AMOUNT					
1	Parks 44060	P&Tmaint	Lndry Srvc			60.88				
									60.88	
10354	Cintas Corporation	0002	EFT	07/05/2026	4271640174					
	ACCOUNT DETAIL				LINE AMOUNT					
1	Parks 44060	P&Tmaint	Lndry Srvc			59.88				
									59.88	
10354	Cintas Corporation	0002	EFT	07/05/2026	4271640179					
	ACCOUNT DETAIL				LINE AMOUNT					
1	EqMaint 44060	EqMaint	Lndry Srvc			11.38				
2	StrMaint 44060	StrMaint	Lndry Srvc			50.88				
									62.26	
10354	Cintas Corporation	0002	EFT	07/05/2026	4271640116					
	ACCOUNT DETAIL				LINE AMOUNT					
1	EqMaint 44060	EqMaint	Lndry Srvc			26.77				
									26.77	
10354	Cintas Corporation	0002	EFT	07/05/2026	4271640145					
	ACCOUNT DETAIL				LINE AMOUNT					
1	Storm 44060	Storm Wtr	Lndry Srvc			3.25				
2	SwrColl 44060	Sewer Coll	Lndry Srvc			12.64				
3	Water 44060	Water	Lndry Srvc			34.46				

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CHECK RUN: 062426FF 06/24/2026
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CASH ACCOUNT: Treasury 10100		Cash							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10354 Cintas Corporation	0002		EFT	07/05/2026	4271640399	50.35			
ACCOUNT DETAIL						LINE AMOUNT			
1 SwrRecl 44060		SewerReclm	Lndry Srvc			61.93			
10354 Cintas Corporation	0002		EFT	07/05/2026	4271640465	61.93			
ACCOUNT DETAIL						LINE AMOUNT			
1 SwrRecl 43060		SewerReclm	CntrctLabr			50.20			
10354 Cintas Corporation	0002		EFT	07/11/2026	4272252800	50.20			
ACCOUNT DETAIL						LINE AMOUNT			
1 CC Fac 44060		CC Fac	Lndry Srvc			13.50			
10354 Cintas Corporation	0002		EFT	07/12/2026	4272398042	13.50			
ACCOUNT DETAIL						LINE AMOUNT			
1 EqMaint 44060		EqMaint	Lndry Srvc			26.77			
10354 Cintas Corporation	0002		EFT	07/12/2026	4272397948	26.77			
ACCOUNT DETAIL						LINE AMOUNT			
1 Storm 44060		Storm Wtr	Lndry Srvc			3.25			
2 SwrColl 44060		Sewer Coll	Lndry Srvc			12.64			
3 Water 44060		Water	Lndry Srvc			29.88			
10354 Cintas Corporation	0002		EFT	07/12/2026	4272398092	45.77			
ACCOUNT DETAIL						LINE AMOUNT			
1 Parks 44060		P&Tmaint	Lndry Srvc			39.60			
10354 Cintas Corporation	0002		EFT	07/12/2026	4272398009	39.60			
ACCOUNT DETAIL						LINE AMOUNT			
1 EqMaint 44060		EqMaint	Lndry Srvc			9.38			
2 StrMaint 44060		StrMaint	Lndry Srvc			31.20			
10354 Cintas Corporation	0002		EFT	07/12/2026	4272398282	40.58			
ACCOUNT DETAIL						LINE AMOUNT			
1 SwrRecl 44060		SewerReclm	Lndry Srvc			7.00			

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CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10354	Cintas Corporation	0002		EFT	07/12/2026	4272398332					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 SwrRecl 44060		SewerReclm	Lndry Srvc		45.55				45.55	
										CHECK TOTAL	591.04
10713	City of Faribault	0000		INV	07/01/2026	2415					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 EDA 43090		EDA	ProfSrvc		25,000.00				25,000.00	
										CHECK TOTAL	25,000.00
10713	City of Faribault	0000		INV	07/01/2026	2414					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 HRA 43090		Frbllt HRA	ProfSrvc		50,000.00				50,000.00	
										CHECK TOTAL	50,000.00
10713	City of Faribault	0000		INV	07/05/2026	061026					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Airport 43820		Airport	Water Util		19.22					
	2 Airport 43850		Airport	Sewer Util		16.70					
	3 Airport 43860		Airport	StrmWtrUtl		410.57					
	4 CityRent 43820		CityRent	Water Util		32.82					
	5 CityRent 43850		CityRent	Sewer Util		44.26					
	6 CityRent 43860		CityRent	StrmWtrUtl		11.09					
	7 Soccer 43820		SoccerComp	Water Util		1,951.79					
	8 Soccer 43850		SoccerComp	Sewer Util		13.13					
	9 Soccer 43860		SoccerComp	StrmWtrUtl		55.57					
	10 SwrRecl 43820		SewerReclm	Water Util		5,982.04					
	11 SwrRecl 43860		SewerReclm	StrmWtrUtl		338.59					
	12 Water 43850		Water	Sewer Util		119.67				8,995.45	
										CHECK TOTAL	8,995.45
10713	City of Faribault	0000		INV	07/12/2026	061226 Admin					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Roberds 43090		Roberds Lk	ProfSrvc		611.00					

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Detail Invoice List

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CASH ACCOUNT: Treasury 10100		Cash							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
						611.00			
					CHECK TOTAL	611.00			
10713	City of Faribault	0000		INV	07/12/2026	061226 Roberds			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 Roberds 43850		Roberds Lk	Sewer Util		3,427.50			
						3,427.50			
					CHECK TOTAL	3,427.50			
10267	CivicPlus	0000		EFT	08/31/2026	375323			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 Council 43090		Council	ProfSrv		1,319.69			
						1,319.69			
10267	CivicPlus	0000		EFT	09/24/2026	375540			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 CC Admin 43095		CC Admin	SoftwrSupp		6,266.32			
						6,266.32			
10267	CivicPlus	0000	60	EFT	09/26/2026	376239			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 CC Admin 43095		CC Admin	SoftwrSupp		16,950.68			
						16,950.68			
10267	CivicPlus	0000		EFT	07/17/2026	376732			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 Admin 43095		Admin	SoftwrSupp		48.40			
						48.40			
					CHECK TOTAL	24,585.09			
10717	Cole's Electric Inc	0000		INV	07/03/2026	46049			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 PrkInd 45200		Prk Dedic	BldgImprov		890.00			
						890.00			
					CHECK TOTAL	890.00			
10988	Colonial Life & Accid	0000		INV	06/12/2026	18025			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 Treasury 21711		Treasury	LTDPay		80.00			
						80.00			
					CHECK TOTAL	80.00			

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CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10357	Community Co-op Oil A	0000		INV	06/05/2026	4486				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CC Fac 42120		CC Fac	Motor Fuel			25.00			
									25.00	
10357	Community Co-op Oil A	0000		INV	06/11/2026	5981				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CC Fac 42120		CC Fac	Motor Fuel			30.00			
									30.00	
10357	Community Co-op Oil A	0000		INV	06/11/2026	5909				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 SwrColl 42120		Sewer Coll	Motor Fuel			37.00			
									37.00	
10357	Community Co-op Oil A	0000		INV	06/25/2026	9276				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Fire 42120		Fire	Motor Fuel			50.00			
									50.00	
10357	Community Co-op Oil A	0000		CRM	05/31/2026	126823				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 101 15520		General	PrePd Fuel			-9.31			
									-9.31	
10357	Community Co-op Oil A	0000		CRM	06/01/2026	060126				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 101 15520		General	PrePd Fuel			-25.00			
									-25.00	
10357	Community Co-op Oil A	0000		INV	07/03/2026	164129				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Water 44020		Water	VehicleR&M			417.88			
									417.88	
10357	Community Co-op Oil A	0000		INV	07/02/2026	080978				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 101 15520		General	PrePd Fuel			12,330.00			
	2 101 15520		General	PrePd Fuel			15,972.33			
									28,302.33	
						CHECK TOTAL			28,827.90	

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CHECK RUN: 062426FF 06/24/2026
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CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
11353	Conway Shield, Inc	0000	INV	07/14/2026	0554739					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Fire 42420	Fire	SafetyS&E		575.00					
						575.00				
					CHECK TOTAL	575.00				
10723	Core & Main LP	0000	INV	07/02/2026	J000023483					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Water 42010	Water	Supplies		3,660.00					
						3,660.00				
					CHECK TOTAL	3,660.00				
11335	Create Construction,	0000	56	INV	07/16/2026	2026-01 Pay App 1				
	ACCOUNT DETAIL				LINE AMOUNT					
	1 StrImp 45300 26504	Street Imp	Impr Other		11,516.37					
						11,516.37				
					CHECK TOTAL	11,516.37				
10054	Creative Co-Op	0001	EFT	07/04/2026	06/04/26					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Aquatic 42230	AquaticCtr	Bldg Supp		284.00					
						284.00				
10054	Creative Co-Op	0001	EFT	07/04/2026	06/04/26 CC					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 CC Fac 42230	CC Fac	Bldg Supp		160.00					
						160.00				
					CHECK TOTAL	444.00				
10361	Culligan of Faribault	0001	EFT	06/30/2026	119X01416309					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 CC Fac 44160	CC Fac	Rents		47.00					
						47.00				
10361	Culligan of Faribault	0001	EFT	06/30/2026	119X01418909					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 CC Fac 42230	CC Fac	Bldg Supp		386.75					
						386.75				

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CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10361	Culligan of Faribault	0001	EFT	06/30/2026	119X01419204					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Parks 44010	P&Tmaint	Bldg Maint			114.75				
									114.75	
					CHECK TOTAL				548.50	
10160	Dakota Supply Group	0000	EFT	07/01/2026	S105715326.001					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Water 42010	Water	Supplies			567.57				
									567.57	
					CHECK TOTAL					
10160	Dakota Supply Group	0000	EFT	07/01/2026	S105519531.001					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Water 42010	Water	Supplies			7,829.31				
									7,829.31	
					CHECK TOTAL				8,396.88	
11310	Dana Howard	0000	EFT	07/04/2026	06/02/26 DH					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 SwrRecl 43140	SewerReclm	Train&Ed			72.00				
									72.00	
					CHECK TOTAL				72.00	
10390	DJ Medin Architects I	0000	INV	07/10/2026	25-006-4					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Lib Fac 44010	Lib Fac	Bldg Maint			156.25				
									156.25	
					CHECK TOTAL				156.25	
10387	Donahues	0000	EFT	06/28/2026	375749/1					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Parks 42250	P&Tmaint	PlantMat			652.96				
									652.96	
10387	Donahues	0000	EFT	06/20/2026	095070					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Parks 42250	P&Tmaint	PlantMat			5,633.85				
									5,633.85	

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10387 Donahues	0000		EFT	07/15/2026	160/1					
ACCOUNT DETAIL						LINE AMOUNT				
1 CH Fac 42230		CH Maint	Bldg Supp			31.84				
									31.84	
10387 Donahues	0000		EFT	07/08/2026	159/1					
ACCOUNT DETAIL						LINE AMOUNT				
1 Library 42500		Library	OutrchEnga			23.00				
									23.00	
									CHECK TOTAL	6,341.65
10383 Donohue & Associates	0000		EFT	07/05/2026	14465-18					
ACCOUNT DETAIL						LINE AMOUNT				
1 SwrRecl 45200		SewerReclm	BldgImprov			3,170.36				
									3,170.36	
									CHECK TOTAL	3,170.36
10384 Dufours Cleaners	0000		INV	06/26/2026	121188					
ACCOUNT DETAIL						LINE AMOUNT				
1 Police 43090		Police	ProfSrvc			49.29				
									49.29	
10384 Dufours Cleaners	0000		INV	07/01/2026	121329					
ACCOUNT DETAIL						LINE AMOUNT				
1 Fire 43090		Fire	ProfSrvc			15.00				
									15.00	
									CHECK TOTAL	64.29
10275 E O Johnson Company I	0000		EFT	07/01/2026	42124343					
ACCOUNT DETAIL						LINE AMOUNT				
1 CC Admin 44160		CC Admin	Rents			281.83				
									281.83	
10275 E O Johnson Company I	0000		EFT	07/03/2026	42154894					
ACCOUNT DETAIL						LINE AMOUNT				
1 CC Admin 44160		CC Admin	Rents			206.80				
									206.80	
10275 E O Johnson Company I	0000		EFT	07/03/2026	42168015					
ACCOUNT DETAIL						LINE AMOUNT				
1 Library 44160		Library	Rents			207.79				
									207.79	

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
					CHECK TOTAL	696.42			
11151	Eastburn, Kevin	0000	INV	07/16/2026	071626 Band in Park				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Adult 42500	Adult	OutrchEnga			300.00			
					CHECK TOTAL	300.00			
10257	Eckberg Lammers PC	0000	EFT	07/01/2026	20266				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Legal 43045	Legal	LegalProsc			14,311.72			
					CHECK TOTAL	14,311.72			
10395	Ehlers	0001	INV	06/06/2026	106257				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 CEDAdmin43090	CED Admin	ProfSrvc			731.25			
							731.25		
10395	Ehlers	0001	EFT	07/10/2026	106504				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 EDA 43090	EDA	ProfSrvc			945.00			
							945.00		
10395	Ehlers	0001	EFT	07/10/2026	106411				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 101 22000	General	Deposits			200.00			
							200.00		
10395	Ehlers	0001	EFT	07/10/2026	106475				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 101 22000	General	Deposits			516.25			
							516.25		
10395	Ehlers	0001	EFT	07/10/2026	106387				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 101 22000	General	Deposits			7,000.00			
					CHECK TOTAL	9,392.50			

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
11159	El Jefe LLC	0000	INV	07/03/2026	060326					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 HR 44382	HR	EmpProgram			837.52				
									837.52	
									837.52	
11338	Endres Window Cleanin	0000	INV	06/27/2026	191977					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Airport 44010	Airport	Bldg Maint			150.00				
									150.00	
									150.00	
11230	Engineered Sales Co	0000	INV	06/18/2026	19362					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 SwrRecl 44010	SewerReclm	Bldg Maint			12,468.42				
									12,468.42	
									12,468.42	
10207	Enterprise FM Trust	0000	EFT	07/03/2026	FBN5652565					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Police 45600	Police	Cap Lease			16,936.67				
									16,936.67	
									16,936.67	
11318	Epic Sports Inc	0000	41 INV	05/24/2026	8856997					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Soccer 42010	SoccerComp	Supplies			6,342.20				
									6,342.20	
									6,342.20	
11351	Eric Sammon	0000	EFT	07/15/2026	061526 ES					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Police 43310	Police	Travel Exp			19.00				
									19.00	
									19.00	

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
11331 Express Services, Inc	0000		INV	07/10/2026	34004448				
ACCOUNT DETAIL						LINE AMOUNT			
1 Fin 41030		Finance	PTEmployee			89.60			
2 Water 41030		Water	PTEmployee			156.80			
3 SwrRecl 41030		SewerReclm	PTEmployee			179.20			
4 Storm 41030		Storm Wtr	PTEmployee			22.40			
								448.00	
11331 Express Services, Inc	0000		INV	07/17/2026	34041265				
ACCOUNT DETAIL						LINE AMOUNT			
1 Fin 41030		Finance	PTEmployee			89.60			
2 Water 41030		Water	PTEmployee			156.80			
3 SwrRecl 41030		SewerReclm	PTEmployee			179.20			
4 Storm 41030		Storm Wtr	PTEmployee			22.40			
								448.00	
								896.00	
10033 Falkstone LLC	0000	21	EFT	06/30/2026	13622				
ACCOUNT DETAIL						LINE AMOUNT			
1 StrMaint 42240		StrMaint	StMaintMat			1,537.32			
								1,537.32	
10033 Falkstone LLC	0000	21	EFT	07/06/2026	13708				
ACCOUNT DETAIL						LINE AMOUNT			
1 StrMaint 42240		StrMaint	StMaintMat			1,239.47			
								1,239.47	
								2,776.79	
10749 Fareway Stores Inc #1	0000		INV	06/28/2026	00118640				
ACCOUNT DETAIL						LINE AMOUNT			
1 ViaductP 42990		Viaduct	CmdResale			7.88			
								7.88	
10749 Fareway Stores Inc #1	0000		INV	07/01/2026	00047227				
ACCOUNT DETAIL						LINE AMOUNT			
1 StrMaint 42010		StrMaint	Supplies			129.80			
								129.80	
10749 Fareway Stores Inc #1	0000		INV	07/03/2026	00119186				
ACCOUNT DETAIL						LINE AMOUNT			
1 HR 44382		HR	EmpProgram			27.92			
								27.92	

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10749	Fareway Stores Inc #1	0000	INV	07/11/2026	00120923					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Adult 42010	Adult	Supplies			7.36				
										7.36
10749	Fareway Stores Inc #1	0000	INV	07/10/2026	00094211					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 EDA 43140	EDA	Train&Ed			38.54				
										38.54
10749	Fareway Stores Inc #1	0000	INV	07/04/2026	00262453					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Police 42010 25907	Police	Supplies			62.44				
										62.44
										CHECK TOTAL
										273.94
10410	Faribault Ace Hardwar	0000	INV	06/26/2026	518824/1					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Viaduct 42410	ViaductPrk	MinorEquip			38.69				
										38.69
10410	Faribault Ace Hardwar	0000	INV	06/26/2026	518833/1					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Parks 42010	P&Tmaint	Supplies			107.99				
										107.99
10410	Faribault Ace Hardwar	0000	INV	06/27/2026	518919/1					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Aquatic 42010	AquaticCtr	Supplies			25.17				
										25.17
10410	Faribault Ace Hardwar	0000	INV	07/01/2026	519000/1					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Parks 42010	P&Tmaint	Supplies			8.39				
										8.39
10410	Faribault Ace Hardwar	0000	INV	07/01/2026	519020/1					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Youth 42500	Youth	OutrchEnga			15.99				
										15.99
10410	Faribault Ace Hardwar	0000	INV	07/03/2026	519100/1					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 CH Fac 42230	CH Maint	Bldg Supp			25.99				
										25.99

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CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10410	Faribault Ace Hardwar	0000		INV	07/03/2026	519106/1					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Fire 42010		Fire	Supplies			43.15				43.15
10410	Faribault Ace Hardwar	0000		INV	07/04/2026	519132/1					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Parks 42010		P&Tmaint	Supplies			13.49				13.49
10410	Faribault Ace Hardwar	0000		INV	07/04/2026	519149/1					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Parks 42010		P&Tmaint	Supplies			7.19				7.19
10410	Faribault Ace Hardwar	0000		INV	07/04/2026	519177/1					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 CC Fac 42230		CC Fac	Bldg Supp			21.56				21.56
10410	Faribault Ace Hardwar	0000		INV	07/10/2026	519339/1					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Parks 42010		P&Tmaint	Supplies			13.49				13.49
10410	Faribault Ace Hardwar	0000		INV	07/09/2026	519327/1					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Parks 42010		P&Tmaint	Supplies			10.76				10.76
10410	Faribault Ace Hardwar	0000		INV	07/09/2026	519318/1					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Viaduct 42230		ViaductPrk	Bldg Supp			217.78				217.78
10410	Faribault Ace Hardwar	0000		INV	07/09/2026	519314/1					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 CC Fac 42230		CC Fac	Bldg Supp			22.50				
	2 CC Fac 42160		CC Fac	Chem&Prod			28.78				51.28
10410	Faribault Ace Hardwar	0000		INV	07/09/2026	519303/1					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Parks 42010		P&Tmaint	Supplies			8.99				8.99

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10410	Faribault Ace Hardwar	0000	INV	07/08/2026	519259/1				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 CH Fac 42230	CH Maint	Bldg Supp			32.38			
									32.38
10410	Faribault Ace Hardwar	0000	INV	07/08/2026	519284/1				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Parks 42010	P&Tmaint	Supplies			53.98			
									53.98
10410	Faribault Ace Hardwar	0000	INV	07/12/2026	519433/1				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 SwrRecl 42230	SewerReclm	Bldg Supp			46.71			
									46.71
10410	Faribault Ace Hardwar	0000	INV	07/11/2026	519392/1				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 CC Fac 42230	CC Fac	Bldg Supp			23.38			
	2 Parks 42230	P&Tmaint	Bldg Supp			12.59			
									35.97
10410	Faribault Ace Hardwar	0000	INV	07/15/2026	519515/1				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Parks 42230	P&Tmaint	Bldg Supp			32.36			
									32.36
10410	Faribault Ace Hardwar	0000	INV	07/15/2026	519535/1				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Police 42010	Police	Supplies			6.44			
									6.44
10410	Faribault Ace Hardwar	0000	INV	07/15/2026	519543/1				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Pol Fac 42160	Pol Fac	Chem&Prod			38.57			
									38.57
									CHECK TOTAL
									856.32
10751	Faribault Area Chambe	0000	INV	06/28/2026	648035a				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 EDA 43090	EDA	ProfSrv			12,500.00			
									12,500.00
10751	Faribault Area Chambe	0000	INV	07/10/2026	06102026				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Admin 44384	Admin	Lodging Tx			9,097.38			

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
						9,097.38			
					CHECK TOTAL	21,597.38			
10075	Faribault Fleet Suppl	0000	EFT	07/02/2026	078915				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Parks 42010	P&Tmaint	Supplies			5.18			
								5.18	
10075	Faribault Fleet Suppl	0000	EFT	07/02/2026	078925				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Aquatic 42120	AquaticCtr	Motor Fuel			74.99			
								74.99	
10075	Faribault Fleet Suppl	0000	EFT	07/02/2026	078929				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Airport 42120	Airport	Motor Fuel			33.99			
								33.99	
10075	Faribault Fleet Suppl	0000	EFT	06/10/2026	078284				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Parks 42010	P&Tmaint	Supplies			143.97			
								143.97	
10075	Faribault Fleet Suppl	0000	EFT	07/03/2026	078950				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Airport 42210	Airport	VehEqParts			21.99			
								21.99	
10075	Faribault Fleet Suppl	0000	EFT	07/04/2026	078972				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Parks 42010	P&Tmaint	Supplies			33.99			
								33.99	
10075	Faribault Fleet Suppl	0000	EFT	07/04/2026	078983				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Parks 42010	P&Tmaint	Supplies			17.99			
								17.99	
10075	Faribault Fleet Suppl	0000	EFT	07/10/2026	79171				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Parks 42160	P&Tmaint	Chem&Prod			52.97			
								52.97	
10075	Faribault Fleet Suppl	0000	EFT	07/09/2026	79140				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Water 42010	Water	Supplies			14.99			

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
							14.99				
10075	Faribault Fleet Suppl	0000		EFT	07/09/2026	79139					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Parks 42160		P&Tmaint	Chem&Prod			43.97				
											43.97
10075	Faribault Fleet Suppl	0000		EFT	07/08/2026	79091					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 StrMaint 42120		StrMaint	Motor Fuel			49.27				
											49.27
10075	Faribault Fleet Suppl	0000		EFT	07/11/2026	K79216					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 StrMaint 42010		StrMaint	Supplies			107.99				
											107.99
10075	Faribault Fleet Suppl	0000		EFT	07/11/2026	79235					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 StrMaint 42210		StrMaint	VehEqParts			23.90				
											23.90
10075	Faribault Fleet Suppl	0000		EFT	07/11/2026	079225					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 StrMaint 42210		StrMaint	VehEqParts			2.40				
											2.40
10075	Faribault Fleet Suppl	0000		EFT	07/15/2026	079327					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 StrMaint 42160		StrMaint	Chem&Prod			23.47				
											23.47
10075	Faribault Fleet Suppl	0000		EFT	07/15/2026	079328					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 StrMaint 42010		StrMaint	Supplies			8.98				
											8.98
											CHECK TOTAL
											660.04
10757	Faribault Post Office	0000		INV	07/11/2026	061126 On Target					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Storm 43220		Storm Wtr	Postage			1,440.84				
	2 SwrRecl 43220		SewerReclm	Postage			1,440.84				
	3 Water 43220		Water	Postage			1,440.84				
											4,322.52
											CHECK TOTAL
											4,322.52

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10413	Faribault Rental Equi	0000	INV	07/04/2026	618174					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Police 44160	25907	Police	RentsLease		362.40				
										362.40
										CHECK TOTAL 362.40
10414	Faribault Umpire Asso	0000	INV	07/16/2026	Head Umpire Fee 2026					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Adult 43060		Adult	CntrctLabr		2,550.00				
										2,550.00
										CHECK TOTAL 2,550.00
10418	Fastenal Company	0000	EFT	07/05/2026	MNDUN142724					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Water 42410		Water	MinorEquip		118.15				
										118.15
										CHECK TOTAL 118.15
10762	Faul Kiri Ann	0001	EFT	07/16/2026	2741					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Police 43090	25909	Police	ProfSrv		400.00				
										400.00
										CHECK TOTAL 400.00
10419	FCTV	0000	EFT	07/01/2026	20263					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Council 44383		Council	DonCvcOrg		18,163.00				
										18,163.00
										CHECK TOTAL 18,163.00
10421	Fette Electronics Inc	0000	EFT	07/09/2026	12143					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Viaduct 44010		ViaductPrk	Bldg Maint		120.00				
										120.00
										CHECK TOTAL 120.00

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CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10426	Fire Safety USA Inc	0000	INV	07/11/2026	259447					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Fire 42420	Fire	SafetyS&E			1,265.75				
									1,265.75	
									1,265.75	
										CHECK TOTAL
11290	Follett Content Solut	0001	EFT	06/20/2026	749390A					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Library 42190	Library	Books			348.11				
									348.11	
										CHECK TOTAL
11290	Follett Content Solut	0001	EFT	07/08/2026	765780					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Library 42190	Library	Books			594.26				
									594.26	
									942.37	
										CHECK TOTAL
10423	Free Press The	0000	INV	07/04/2026	17639 2026					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Library 42191	Library	PerMagNews			517.68				
									517.68	
									517.68	
										CHECK TOTAL
11342	Freedom Security and	0000	INV	07/02/2026	2632					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Viaduct 43090	ViaductPrk	ProfSrvc			360.00				
									360.00	
										CHECK TOTAL
11342	Freedom Security and	0000	INV	07/10/2026	2661					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 PrkInd 45200	Prk Dedic	BldgImprov			433.29				
									433.29	
									793.29	
										CHECK TOTAL
10775	Gardner & Gardner Com	0000	INV	07/09/2026	07/09/26 Band Park					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Adult 42500	Adult	OutrchEnga			800.00				
									800.00	
									800.00	
										CHECK TOTAL

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
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CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
11343 GEE Companies LLC	0000		INV	07/01/2026	486					
ACCOUNT DETAIL						LINE AMOUNT				
1 Aquatic 44010		AquaticCtr	Bldg Maint			125.00				125.00
11343 GEE Companies LLC	0000		INV	07/01/2026	485					
ACCOUNT DETAIL						LINE AMOUNT				
1 IT 43090		IT	ProfSrvc			331.25				331.25
						CHECK TOTAL				456.25
11127 Genuine Parts Company	0000		EFT	07/11/2026	040992					
ACCOUNT DETAIL						LINE AMOUNT				
1 StrMaint 42210		StrMaint	VehEqParts			7.00				7.00
						CHECK TOTAL				7.00
11127 Genuine Parts Company	0001		EFT	07/09/2026	040660					
ACCOUNT DETAIL						LINE AMOUNT				
1 SwrColl 42210		Sewer Coll	VehEqParts			231.21				231.21
11127 Genuine Parts Company	0001		EFT	07/08/2026	040536					
ACCOUNT DETAIL						LINE AMOUNT				
1 StrMaint 42210		StrMaint	VehEqParts			14.97				14.97
11127 Genuine Parts Company	0001		EFT	07/13/2026	041164					
ACCOUNT DETAIL						LINE AMOUNT				
1 Fire 42210		Fire	VehEqParts			20.89				20.89
11127 Genuine Parts Company	0001		EFT	07/15/2026	041207					
ACCOUNT DETAIL						LINE AMOUNT				
1 StrMaint 42210		StrMaint	VehEqParts			39.96				39.96
11127 Genuine Parts Company	0001		EFT	07/15/2026	041270					
ACCOUNT DETAIL						LINE AMOUNT				
1 StrMaint 42210		StrMaint	VehEqParts			13.28				13.28
						CHECK TOTAL				320.31

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10433	GFOA	0000		INV	07/18/2026	00029432				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Fin 43090		Finance	ProfSrv		590.00				
							590.00			
							CHECK TOTAL			590.00
10777	Glenn's Service LLC	0000		INV	07/08/2026	45489				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Police 44020		Police	VehicleR&M		70.00				
							70.00			
							CHECK TOTAL			70.00
10436	BRHB Inc	0000		EFT	07/06/2026	85 6/6/26				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Aquatic 42990		AquaticCtr	CmdResale		420.00				
							420.00			
10436	BRHB Inc	0000		EFT	07/09/2026	07925				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Aquatic 42990		AquaticCtr	CmdResale		180.00				
							180.00			
10436	BRHB Inc	0000		EFT	07/10/2026	07926				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Admin 42500		Admin	OutrchEnga		79.45				
							79.45			
							CHECK TOTAL			679.45
10438	Gopher State One Call	0000		EFT	06/30/2026	6050396				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Water 43060		Water	CntrctLabr		230.85				
	2 SwrColl 43060		Sewer Coll	CntrctLabr		230.85				
	3 Storm 43060		Storm Wtr	CntrctLabr		230.85				
							692.55			
							CHECK TOTAL			692.55
10439	Grainger Inc	0000		EFT	07/11/2026	9949577218				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 SwrRecl 42230		SewerReclm	Bldg Supp		73.01				
							73.01			

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
					CHECK TOTAL	73.01				
10786	Hagen Christensen & M	0000	15	EFT	07/01/2026	2620-4				
	ACCOUNT DETAIL					LINE AMOUNT				
1	PrkInd 45300	26403	Prk Dedic	Impr Other		11,324.50			11,324.50	
					CHECK TOTAL				11,324.50	
10787	Hammel Green and Abra	0000	31	INV	07/03/2026	273589				
	ACCOUNT DETAIL					LINE AMOUNT				
1	CC Admin 43090		CC Admin	ProfSrv		4,118.50			4,118.50	
					CHECK TOTAL				4,118.50	
10457	Harley's Auto Salvage	0000		INV	06/29/2026	102432				
	ACCOUNT DETAIL					LINE AMOUNT				
1	Police 42210		Police	VehEqParts		127.00			127.00	
					CHECK TOTAL				127.00	
10447	Harry Brown's LLC	0001		EFT	05/16/2026	6136829/1				
	ACCOUNT DETAIL					LINE AMOUNT				
1	StrMaint 42210		StrMaint	VehEqParts		868.75			868.75	
10447	Harry Brown's LLC	0001	19	EFT	07/17/2026	P97121				
	ACCOUNT DETAIL					LINE AMOUNT				
1	SwrRecl 45500		SewerReclm	Vehicles		48,469.38			48,469.38	
					CHECK TOTAL				49,338.13	
10449	Hawkins Inc	0000		EFT	06/28/2026	7441461				
	ACCOUNT DETAIL					LINE AMOUNT				
1	CC Fac 42160		CC Fac	Chem&Prod		1,183.42			1,183.42	
10449	Hawkins Inc	0000		EFT	07/02/2026	7443747				
	ACCOUNT DETAIL					LINE AMOUNT				
1	SwrRecl 42160		SewerReclm	Chem&Prod		9,927.76			9,927.76	

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10449	Hawkins Inc	0000	EFT	07/04/2026	7447729					
	ACCOUNT DETAIL				LINE AMOUNT					
	1	Water 42160	Water	Chem&Prod		2,501.40				2,501.40
10449	Hawkins Inc	0000	EFT	07/11/2026	7455400					
	ACCOUNT DETAIL				LINE AMOUNT					
	1	Aquatic 42160	AquaticCtr	Chem&Prod		2,763.55				2,763.55
10449	Hawkins Inc	0000	EFT	07/11/2026	7455949					
	ACCOUNT DETAIL				LINE AMOUNT					
	1	Water 42160	Water	Chem&Prod		2,292.00				2,292.00
10449	Hawkins Inc	0000	EFT	07/11/2026	7456720					
	ACCOUNT DETAIL				LINE AMOUNT					
	1	Water 42160	Water	Chem&Prod		9,159.22				9,159.22
										CHECK TOTAL
										27,827.35
10788	HD Supply Inc	0001	INV	07/02/2026	INV01062494					
	ACCOUNT DETAIL				LINE AMOUNT					
	1	SwrRecl 42410	SewerReclm	MinorEquip		248.79				248.79
										CHECK TOTAL
										248.79
10450	Healy Construction Co	0000	INV	06/26/2026	1337					
	ACCOUNT DETAIL				LINE AMOUNT					
	1	PrkInd 45200	Prk Dedic	BldgImprov		6,545.00				6,545.00
										CHECK TOTAL
										6,545.00
10983	Heselton Construction	0000	INV	06/30/2026	29782					
	ACCOUNT DETAIL				LINE AMOUNT					
	1	Water 44030	Water	P/I R&M		1,500.00				1,500.00
										CHECK TOTAL
										1,500.00

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10454	Hillyard - Inc	0001	INV	07/06/2026	90173862					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Pol Fac 42230	Pol Fac	Bldg Supp			57.19				
										57.19
10454	Hillyard - Inc	0001	INV	07/06/2026	90173861					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Pol Fac 42230	Pol Fac	Bldg Supp			329.70				
										329.70
10454	Hillyard - Inc	0001	INV	07/13/2026	90182367					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 ViaductP 42230	Viaduct	Bldg Supp			464.01				
										464.01
10454	Hillyard - Inc	0001	INV	07/16/2026	90183973					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Pol Fac 42230	Pol Fac	Bldg Supp			57.19				
										57.19
										CHECK TOTAL
										908.09
11277	Hirshfield's Inc	0000	EFT	07/09/2026	55000661					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 StrSign 42240	Sign Sig	StMaintMat			2,347.50				
										2,347.50
										CHECK TOTAL
										2,347.50
10297	Holtmeier Constructio	0000	49	EFT	06/28/2026	2026-03 Pay App 1				
	ACCOUNT DETAIL				LINE AMOUNT					
	1 StrImp 45300 26502	Street Imp	Impr Other			33,948.06				
										33,948.06
										CHECK TOTAL
										33,948.06
10113	Ogden Newspapers of M	0000	INV	06/25/2026	083948					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 CC Admin 42500	CC Admin	OutrchEnga			3,214.67				
										3,214.67
										CHECK TOTAL
										3,214.67

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10455	Hy-Vee - Accounts Rec	0000		INV	07/08/2026	711814 480030711814				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 StrMaint 42010		StrMaint	Supplies		15.96				15.96
10455	Hy-Vee - Accounts Rec	0000		INV	07/06/2026	010755 480030010755				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Admin 42500		Admin	OutrchEnga		380.08				380.08
10455	Hy-Vee - Accounts Rec	0000		INV	06/14/2026	925347 480022925347				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Admin 44382		Admin	EmpProgram		544.93				544.93
										CHECK TOTAL
										940.97
10990	IAFF Local 665	0000		INV	06/12/2026	18026				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Treasury 21708		Treasury	UnDuesPay		810.00				810.00
										CHECK TOTAL
										810.00
10467	IFACS	0000		INV	07/15/2026	5383437				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 EqMaint 42010		EqMaint	Supplies		22.83				22.83
10467	IFACS	0000		INV	07/10/2026	5383302				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 StrMaint 42210		StrMaint	VehEqParts		7.56				7.56
										CHECK TOTAL
										30.39
10188	Imperial Supplies Hol	0000		EFT	07/12/2026	I001HC1987				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 EqMaint 42210		EqMaint	VehEqParts		265.53				
	2 Parks 42210		P&Tmaint	VehEqParts		531.07				
	3 StrMaint 42210		StrMaint	VehEqParts		1,062.14				
	4 SwrColl 42210		Sewer Coll	VehEqParts		398.30				
	5 Water 42210		Water	VehEqParts		398.30				
										2,655.34

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 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
					CHECK TOTAL	2,655.34			
11253	Ingram Library Servic	0001	EFT	07/09/2026	97159095				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Library 42190	Library	Books			81.72			
									81.72
11253	Ingram Library Servic	0001	EFT	07/08/2026	97139204				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Library 42190	Library	Books			128.68			
									128.68
11253	Ingram Library Servic	0001	EFT	07/08/2026	97121760				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Library 42190	Library	Books			1,001.36			
									1,001.36
11253	Ingram Library Servic	0001	EFT	07/05/2026	97088901				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Library 42190	Library	Books			1,292.15			
									1,292.15
11253	Ingram Library Servic	0001	EFT	07/04/2026	97057102				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Library 42190	Library	Books			502.90			
									502.90
11253	Ingram Library Servic	0001	EFT	07/05/2026	97099769				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Library 42190	Library	Books			26.87			
									26.87
11253	Ingram Library Servic	0001	EFT	07/05/2026	97099768				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Library 42190	Library	Books			61.59			
									61.59
11253	Ingram Library Servic	0001	EFT	07/03/2026	97026093				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Library 42190	Library	Books			465.92			
									465.92
11253	Ingram Library Servic	0001	EFT	07/01/2026	96964576				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Library 42190	Library	Books			43.07			
									43.07

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
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CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
11253	Ingram Library Servic	0001		EFT	06/19/2026	96719088					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Library 42190		Library	Books			26.34				
											26.34
11253	Ingram Library Servic	0001		EFT	06/19/2026	96731965					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Library 42190		Library	Books			156.15				
											156.15
11253	Ingram Library Servic	0001		EFT	07/01/2026	96954558					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Library 42190		Library	Books			525.95				
											525.95
11253	Ingram Library Servic	0001		EFT	06/27/2026	96884191					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Library 42190		Library	Books			723.98				
											723.98
11253	Ingram Library Servic	0001		EFT	06/26/2026	96854454					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Library 42190		Library	Books			82.83				
											82.83
11253	Ingram Library Servic	0001		EFT	06/20/2026	96748050					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Library 42190		Library	Books			280.44				
											280.44
11253	Ingram Library Servic	0001		EFT	07/11/2026	97227667					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Library 42190		Library	Books			131.99				
											131.99
											CHECK TOTAL
											5,531.94
10472	Innovative Office Sol	0000		EFT	07/02/2026	IN5132192					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Admin 42500		Admin	OutrchEnga			16.10				
											16.10
10472	Innovative Office Sol	0000		EFT	07/10/2026	IN5137595					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Police 42010		Police	Supplies			114.80				
											114.80

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10472	Innovative Office Sol	0000		EFT	07/11/2026	IN5138146				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Police 42010		Police	Supplies		20.98				20.98
10472	Innovative Office Sol	0000		EFT	07/11/2026	IN5138408				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CC Admin 42010		CC Admin	Supplies		7.05				7.05
10472	Innovative Office Sol	0000		EFT	07/11/2026	IN5138229				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CC Admin 42010		CC Admin	Supplies		58.27				58.27
10472	Innovative Office Sol	0000		EFT	07/12/2026	IN5138917				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Police 42010		Police	Supplies		104.90				104.90
10472	Innovative Office Sol	0000		EFT	07/15/2026	IN5140114				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Library 42010		Library	Supplies		118.59				118.59
10472	Innovative Office Sol	0000		EFT	07/16/2026	IN5141009				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CC Admin 42010		CC Admin	Supplies		35.30				35.30
						CHECK TOTAL	475.99			
11327	Inspectron Inc	0000		INV	07/02/2026	1861				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CodeInsp 43090		Code/Insp	ProfSrv		14,625.00				14,625.00
						CHECK TOTAL	14,625.00			
10473	Insty-Prints	0000		EFT	07/04/2026	170374				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Police 42010		Police	Supplies		146.21				146.21

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CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10473	Insty-Prints	0000	EFT	07/15/2026	170481					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 HR 42010	HR	Supplies			104.50				
									104.50	
									250.71	
11354	Interclean Equipment,	0000	INV	07/11/2026	160112					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 PW Fac 44010	PW Fac	Bldg Maint			8,551.26				
									8,551.26	
									8,551.26	
11332	Jake Gedicke	0000	EFT	06/28/2026	05/29/26					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Parks 43060	P&Tmaint	CntrctLabr			800.00				
									800.00	
11332	Jake Gedicke	0000	EFT	06/28/2026	05/29/26 2					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Parks 43060	P&Tmaint	CntrctLabr			2,000.00				
	2 Wshngtn 43060	Wshngtn	CntrctLabr			204.00				
	3 Soccer 43060	SoccerComp	CntrctLabr			1,980.00				
									4,184.00	
									4,984.00	
10654	Jayanti LLC	0000	INV	06/18/2026	IZK10R470341213341					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Water 43220	Water	Postage			39.79				
									39.79	
									39.79	
11007	Joseph Schull	0000	EFT	07/04/2026	06/04/26 JS					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 SwrRecl 43140	SewerReclm	Train&Ed			125.79				
									125.79	
									125.79	

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
11324	Kay Park Recreation C	0000	45	INV	06/21/2026	208127					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 CP CR 45400		CP CR	Mach&Equip		18,206.35				18,206.35	
										CHECK TOTAL	18,206.35
10481	Kennedy & Graven Char	0000		EFT	06/28/2026	193655					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 101 22000		General	Deposits		88.80					
	2 CodeInsp 43040		Code/Insp	LegalCivil		3,116.30					
	3 EDA 43040		EDA	LegalCivil		296.00					
	4 HR 43040		HR	LegalCivil		194.40					
	5 Legal 43040		Legal	LegalCivil		13,033.20					
	6 Water 43040		Water	LegalCivil		72.90					
	7 Legal 43040		Legal	LegalCivil		1,152.00					
	8 101 22000		General	Deposits		148.00				18,101.60	
										CHECK TOTAL	18,101.60
10481	Kennedy & Graven Char	0000		EFT	06/28/2026	193606					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 EDA 43040		EDA	LegalCivil		266.40				266.40	
										CHECK TOTAL	266.40
10481	Kennedy & Graven Char	0000		EFT	06/28/2026	193604					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 HRA 43040		FrbIt HRA	LegalCivil		97.20				97.20	
										CHECK TOTAL	18,465.20
10301	Kielmeyer Constructio	0000		EFT	07/16/2026	4443					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 StrMaint 42240		StrMaint	StMaintMat		2,459.74				2,459.74	
										CHECK TOTAL	2,459.74
10482	Kline Distributing LL	0000		EFT	06/25/2026	38168					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Aquatic 42990		AquaticCtr	CmdResale		5,206.48				5,206.48	
										CHECK TOTAL	5,206.48

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CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10482	Kline Distributing LL	0000		EFT	07/09/2026	38287				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Aquatic 42990		AquaticCtr	CmdResale		1,526.40				
							1,526.40			
							6,732.88			
10120	KLM Engineering Inc	0000		INV	07/02/2026	11449				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Water 44010		Water	Bldg Maint		10,185.00				
							10,185.00			
							10,185.00			
10498	Law Enforcement Labor	0000		INV	06/12/2026	18024				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Treasury 21708		Treasury	UnDuesPay		2,336.00				
							2,336.00			
							2,336.00			

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
11067 League of MN Cities I	0002		INV	07/01/2026	LMCIT2026-Q3				
ACCOUNT DETAIL						LINE AMOUNT			
1 Admin 41510		Admin	WorkCmplns			105.62			
2 Adult 41510		Adult	WorkCmplns			400.75			
3 Aquatic 41510		AquaticCtr	WorkCmplns			370.09			
4 CC Admin 41510		CC Admin	WorkCmplns			203.79			
5 CC Fac 41510		CC Fac	WorkCmplns			569.53			
6 CEDAdmin 41510		CED Admin	WorkCmplns			158.43			
7 CH Fac 41510		CH Maint	WorkCmplns			238.38			
8 CodeInsp 41510		Code/Insp	WorkCmplns			195.30			
9 Admin 41510		Admin	WorkCmplns			43.08			
10 Council 41510		Council	WorkCmplns			20.71			
11 Engineer 41510		Engineer	WorkCmplns			481.93			
12 EqMaint 41510		EqMaint	WorkCmplns			943.36			
13 Fin 41510		Finance	WorkCmplns			143.73			
14 Fire 41510		Fire	WorkCmplns			16,655.47			
15 HR 41510		HR	WorkCmplns			101.48			
16 IT 41510		IT	WorkCmplns			65.44			
17 Library 41510		Library	WorkCmplns			504.50			
18 Parks 41510		P&Tmaint	WorkCmplns			3,711.71			
19 Planning 41510		P & Z	WorkCmplns			134.00			
20 Police 41510		Police	WorkCmplns			34,287.23			
21 PWAdmin 41510		PW Admin	WorkCmplns			45.98			
22 Storm 41510		Storm Wtr	WorkCmplns			490.63			
23 StrMaint 41510		StrMaint	WorkCmplns			3,706.12			
24 SwrColl 41510		Sewer Coll	WorkCmplns			1,104.69			
25 SwrRecl 41510		SewerReclm	WorkCmplns			1,470.85			
26 Viaduct 41510		ViaductPrk	WorkCmplns			175.83			
27 Water 41510		Water	WorkCmplns			1,291.29			
28 Wshngtn 41510		Wshngtn	WorkCmplns			84.08			
									67,704.00
11067 League of MN Cities I	0002		INV	07/01/2026	10003121 06/04/26				
ACCOUNT DETAIL						LINE AMOUNT			
1 Police 43610		Police	Ins & Bond			3,315.00			
									3,315.00
						CHECK TOTAL			71,019.00

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10827	Library Ideas LLC	0000	EFT	06/27/2026	129156					
ACCOUNT DETAIL						LINE AMOUNT				
1	Library 42192	Library	Audio Vis			305.09				
								305.09		
								305.09		
CHECK TOTAL										
10099	Loffler Companies Inc	0000	INV	07/01/2026	5367306					
ACCOUNT DETAIL						LINE AMOUNT				
1	CodeInsp 44160	Code/Insp	Rents			19.43				
								19.43		
10099	Loffler Companies Inc	0000	INV	07/01/2026	5367309					
ACCOUNT DETAIL						LINE AMOUNT				
1	Storm 42010	Storm Wtr	Supplies			0.85				
2	StrMaint 42010	StrMaint	Supplies			57.48				
3	SwrColl 42010	Sewer Coll	Supplies			5.98				
4	Water 42010	Water	Supplies			5.98				
								70.29		
10099	Loffler Companies Inc	0000	INV	07/11/2026	5377803					
ACCOUNT DETAIL						LINE AMOUNT				
1	CH Fac 44160	CH Maint	Rents			106.01				
2	CEDAdmin44160	CED Admin	Rents			135.08				
3	Planning 44160	P & Z	Rents			135.07				
								376.16		
								465.88		
CHECK TOTAL										
10831	Lunar Tunes Music	0000	INV	06/20/2026	052126 VP					
ACCOUNT DETAIL						LINE AMOUNT				
1	Viaduct 42500	ViaductPrk	OutrchEnga			500.00				
								500.00		
								500.00		
CHECK TOTAL										
11260	Mackin Book Company	0000	EFT	07/02/2026	982385					
ACCOUNT DETAIL						LINE AMOUNT				
1	Library 42190	Library	Books			633.77				
								633.77		
11260	Mackin Book Company	0000	EFT	06/28/2026	981892					
ACCOUNT DETAIL						LINE AMOUNT				
1	Library 42190	Library	Books			254.93				

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
11260	Mackin Book Company	0000	EFT	06/21/2026	981061	254.93				
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Library 42190	Library	Books			629.25				
						629.25				
11260	Mackin Book Company	0000	EFT	07/12/2026	984241					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Library 42190	Library	Books			166.40				
						166.40				
					CHECK TOTAL	1,684.35				
10503	Madison National Life	0000	EFT	07/01/2026	1779540					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Treasury 21711	Treasury	LTDPay			218.90				
						218.90				
10503	Madison National Life	0000	EFT	07/01/2026	1779542					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Fire 41330	Fire	Life Ins			71.52				
	2 Treasury 21710	Treasury	Life Pay			3,469.42				
						3,540.94				
10503	Madison National Life	0000	EFT	07/01/2026	July 2026					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Treasury 21711	Treasury	LTDPay			2,117.09				
	2 Treasury 21724	Treasury	MN PFML			14,080.18				
						16,197.27				
					CHECK TOTAL	19,957.11				
10835	Mankato Area Communit	0000	INV	06/25/2026	062526 Band in Park					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Adult 42500	Adult	OutrchEnga			550.00				
						550.00				
					CHECK TOTAL	550.00				
10836	Mankato Bearing Compa	0000	INV	07/15/2026	10442842					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 StrMaint 42210	StrMaint	VehEqParts			272.06				
						272.06				
					CHECK TOTAL	272.06				

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10130	Martin A Windows LLC	0000	EFT	07/11/2026	3615					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Parks 43060	P&Tmaint	CntrctLabr		1,950.00					
	2 StrMaint 43060	StrMaint	CntrctLabr		1,950.00					
						3,900.00				
					CHECK TOTAL	3,900.00				
10211	Martin Marietta Mater	0000	EFT	07/03/2026	49424530					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 StrMaint 42240	StrMaint	StMaintMat		546.04					
						546.04				
10211	Martin Marietta Mater	0000	EFT	07/09/2026	49491575					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 StrMaint 42240	StrMaint	StMaintMat		385.57					
						385.57				
					CHECK TOTAL	931.61				
10506	Matejcek Implement Co	0000	EFT	07/03/2026	IB46585					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Water 42210	Water	VehEqParts		259.89					
						259.89				
10506	Matejcek Implement Co	0000	EFT	07/04/2026	IB46605					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Water 42210	Water	VehEqParts		94.75					
						94.75				
					CHECK TOTAL	354.64				
10359	Mathy Construction Co	0000	EFT	07/08/2026	4800011400					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 StrMaint 42240	StrMaint	StMaintMat		496.29					
	2 Water 42240	Water	StMaintMat		998.13					
	3 Storm 42240	Storm Wtr	StMaintMat		499.06					
						1,993.48				
10359	Mathy Construction Co	0000	51	EFT	2026-02 Pay App 1					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 StrImp 45300	26501	Street Imp	Impr Other	92,596.88					
						92,596.88				

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10359	Mathy Construction Co	0000		EFT	07/15/2026	4800011413				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 StrMaint 42240		StrMaint	StMaintMat			320.92			
							320.92			
						CHECK TOTAL	94,911.28			
10508	Menards	0000		INV	07/10/2026	772				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 SwrRecl 42230		SewerReclm	Bldg Supp			536.57			
							536.57			
10508	Menards	0000		INV	07/05/2026	526				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Water 42160		Water	Chem&Prod			2,727.54			
							2,727.54			
10508	Menards	0000		INV	07/11/2026	815				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 SwrRecl 42230		SewerReclm	Bldg Supp			1,297.81			
							1,297.81			
10508	Menards	0000		CRM	06/11/2026	812				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 SwrRecl 42230		SewerReclm	Bldg Supp			-536.57			
							-536.57			
						CHECK TOTAL	4,025.35			
10509	Met-Con Construction	0000	55	EFT	07/04/2026	20985				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 StrMaint 43060		StrMaint	CntrctLabr			1,514.92			
							1,514.92			
						CHECK TOTAL	1,514.92			
10543	Midwest Tape LLC	0000		EFT	07/05/2026	508965204				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Library 42192		Library	Audio Vis			79.98			
							79.98			
10543	Midwest Tape LLC	0000		EFT	07/05/2026	508965205				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Library 42192		Library	Audio Vis			14.99			
							14.99			

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10543	Midwest Tape LLC	0000	EFT	07/05/2026	508965202					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Library 42192	Library	Audio Vis			62.97				62.97
10543	Midwest Tape LLC	0000	EFT	06/21/2026	508898042					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Library 42192	Library	Audio Vis			93.26				93.26
10543	Midwest Tape LLC	0000	EFT	06/21/2026	508898044					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Library 42192	Library	Audio Vis			193.95				193.95
10543	Midwest Tape LLC	0000	EFT	06/28/2026	508930438					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Library 42192	Library	Audio Vis			13.59				13.59
10543	Midwest Tape LLC	0000	EFT	06/28/2026	508930630					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Library 42192	Library	Audio Vis			361.15				361.15
10543	Midwest Tape LLC	0000	EFT	06/21/2026	508898045					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Library 42192	Library	Audio Vis			50.23				50.23
					CHECK TOTAL	870.12				
10530	Minnesota Department	0007	INV	06/28/2026	2022-05 MDH Permit					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 StrImp 45300	Street Imp	Impr Other			150.00				150.00
					CHECK TOTAL	150.00				
10530	Office of MNIT Servic	0012	INV	07/12/2026	W26050486					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Police 43090	Police	ProfSrv			700.36				700.36
					CHECK TOTAL	700.36				

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10530	Dept. of Public Healt	0015		INV	07/30/2026	1660002 4/1-6/30/26				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 601 20800		Water	DueToGovt		28,358.67				
							28,358.67			
						CHECK TOTAL	28,358.67			
10541	Minnesota Fire Servic	0000		INV	06/26/2026	15744				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Fire 43140		Fire	Train&Ed		131.00				
							131.00			
						CHECK TOTAL	131.00			
10062	Minnesota Petroleum S	0000		EFT	07/16/2026	0000175359				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Airport 44040		Airport	MachEqRpr		411.00				
							411.00			
						CHECK TOTAL	411.00			
10523	Minnesota Valley Test	0000		EFT	07/03/2026	1360616				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 SwrRecl 43060		SewerReclm	CntrctLabr		247.00				
							247.00			
						CHECK TOTAL	247.00			
10523	Minnesota Valley Test	0000		EFT	07/05/2026	1360923				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 SwrRecl 43060		SewerReclm	CntrctLabr		247.00				
							247.00			
						CHECK TOTAL	247.00			
10523	Minnesota Valley Test	0000		EFT	07/10/2026	1361735				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 SwrRecl 43060		SewerReclm	CntrctLabr		550.80				
							550.80			
						CHECK TOTAL	550.80			
10523	Minnesota Valley Test	0000		EFT	07/09/2026	1361345				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 SwrRecl 43060		SewerReclm	CntrctLabr		594.20				
							594.20			
						CHECK TOTAL	594.20			
10523	Minnesota Valley Test	0000		EFT	07/11/2026	1361964				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 SwrRecl 43060		SewerReclm	CntrctLabr		333.80				
							333.80			
						CHECK TOTAL	333.80			

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10523	Minnesota Valley Test	0000		EFT	07/11/2026	1361970				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 SwrRecl 43060		SewerReclm	CntnrctLabr			247.00			
							247.00			
						CHECK TOTAL	2,219.80			
10857	MLEEA	0000		INV	02/11/2026	5903				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Police 44330		Police	DuesSubscr			150.00			
							150.00			
						CHECK TOTAL	150.00			
10992	MNPEAGENERAL	0000		INV	06/12/2026	18028				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Treasury 21708		Treasury	UnDuesPay			1,728.00			
							1,728.00			
						CHECK TOTAL	1,728.00			
10991	MNPEAPOLICES	0000		INV	06/12/2026	18027				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Treasury 21708		Treasury	UnDuesPay			76.00			
							76.00			
						CHECK TOTAL	76.00			
10525	MTI Distributing Inc	0000		EFT	07/08/2026	1522232-00				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Parks 42210		P&Tmaint	VehEqParts			355.86			
							355.86			
						CHECK TOTAL	355.86			
11216	Multi Service Technol	0000		EFT	06/26/2026	a5ef72d9				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Youth 42500		Youth	OutrchEnga			361.93			
							361.93			
11216	Multi Service Technol	0000		EFT	06/27/2026	bc845b26				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Viaduct 42990		ViaductPrk	CmdResale			25.33			
							25.33			

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
11216	Multi Service Technol	0000		EFT	07/01/2026	b3d2ae94					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Youth 42410		Youth	MinorEquip			28.89				
											28.89
11216	Multi Service Technol	0000		EFT	07/03/2026	22b36982					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Aquatic 42010		AquaticCtr	Supplies			80.31				
											80.31
11216	Multi Service Technol	0000		EFT	07/03/2026	09cbec48					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Aquatic 42010		AquaticCtr	Supplies			45.98				
											45.98
11216	Multi Service Technol	0000		EFT	07/04/2026	2383afb7					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Youth 42500		Youth	OutrchEnga			117.11				
											117.11
11216	Multi Service Technol	0000		EFT	07/08/2026	1cf44063					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Youth 42500		Youth	OutrchEnga			8.18				
											8.18
11216	Multi Service Technol	0000		EFT	07/11/2026	88d0905b					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 ViaductP 42020		Viaduct	ProgSuppli			99.49				
											99.49
											CHECK TOTAL
											767.22
11268	Navitas Credit Corp	0001		INV	07/10/2026	41522685 June 2026					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 IT 43095		IT	SoftwrSupp			973.05				
											973.05
											CHECK TOTAL
											973.05
10069	North American Safety	0000		EFT	07/11/2026	INV109873					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 StrMaint 42420		StrMaint	SafetyS&E			322.30				
											322.30
											CHECK TOTAL
											322.30

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10871	Northfield News	0001		INV	07/17/2026	NFN-20401 2026				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Library 42191		Library	PerMagNews		125.80				
							125.80			
						CHECK TOTAL	125.80			
10550	Northland Chemical Co	0000		INV	06/20/2026	15298				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Fire 42160		Fire	Chem&Prod		158.23				
							158.23			
						CHECK TOTAL	158.23			
10555	Nuss Truck & Equipmen	0000		INV	07/11/2026	PSO312351-1				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 StrMaint 42210		StrMaint	VehEqParts		82.37				
							82.37			
						CHECK TOTAL	82.37			
10007	Original Watermen Inc	0000		EFT	06/26/2026	507426				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Aquatic 42180		AquaticCtr	Uniforms		1,997.32				
							1,997.32			
						CHECK TOTAL	1,997.32			
10580	Paape Companies Inc	0000		EFT	06/19/2026	121847				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CC Admin 43090		CC Admin	ProfSrvc		60.00				
							60.00			
10580	Paape Companies Inc	0000		EFT	07/16/2026	122218				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Pol Fac 44010		Pol Fac	Bldg Maint		120.00				
							120.00			
						CHECK TOTAL	180.00			
11165	PCI Roads, LLC	0002		INV	05/13/2026	Pay App 03				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 SwrRecl 45300		SewerReclm	Impr Other		175,950.00				
							175,950.00			

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
					CHECK TOTAL	175,950.00			
11322	Pember Companies Inc	0000	42	EFT	07/16/2026	2023-09 Pay App 3			
	ACCOUNT DETAIL					LINE AMOUNT			
1	Water 45300		Water	Impr Other		111,446.40		111,446.40	
11322	Pember Companies Inc	0000	52	EFT	07/16/2026	2026-07 Pay App 1			
	ACCOUNT DETAIL					LINE AMOUNT			
1	PrkInd 45300 25002		Prk Dedic	Impr Other		24,626.37		24,626.37	
					CHECK TOTAL	136,072.77			
10975	Petty Cash	0000		INV	07/17/2026	061726 FIN			
	ACCOUNT DETAIL					LINE AMOUNT			
1	101 10300		General	Chng Fund		55.00		55.00	
					CHECK TOTAL	55.00			
10568	Plunkett's Pest Contr	0000		EFT	07/09/2026	10593747			
	ACCOUNT DETAIL					LINE AMOUNT			
1	CH Fac 44010		CH Maint	Bldg Maint		136.50		136.50	
10568	Plunkett's Pest Contr	0000		EFT	07/09/2026	10593962			
	ACCOUNT DETAIL					LINE AMOUNT			
1	CC Fac 44010		CC Fac	Bldg Maint		45.55		45.55	
					CHECK TOTAL	182.05			
10569	Thomas Polzin	0000		EFT	07/09/2026	10687			
	ACCOUNT DETAIL					LINE AMOUNT			
1	Police 42210		Police	VehEqParts		903.58		903.58	
					CHECK TOTAL	903.58			
10649	Public Safety Equipme	0000		INV	06/29/2026	11410			
	ACCOUNT DETAIL					LINE AMOUNT			
1	Police 43090		Police	ProfSrv		618.00		618.00	

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
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CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
					CHECK TOTAL	618.00				
11199	QSC of Northfield Inc	0000	EFT	05/31/2026	913170					
	ACCOUNT DETAIL				LINE AMOUNT					
1	PW Fac 44010	PW Fac	Bldg Maint			1,463.00			1,463.00	
					CHECK TOTAL	1,463.00				
10891	Quadient Leasing USA	0000	INV	07/04/2026	Q2390891					
	ACCOUNT DETAIL				LINE AMOUNT					
1	CH Fac 44160	CH Maint	Rents			717.03			717.03	
					CHECK TOTAL	717.03				
10588	Quality Aviation Inc	0000	EFT	07/01/2026	202611					
	ACCOUNT DETAIL				LINE AMOUNT					
1	Airport 43070	Airport	Mgmt Srvc			1,487.50			1,487.50	
10588	Quality Aviation Inc	0000	EFT	07/01/2026	202612					
	ACCOUNT DETAIL				LINE AMOUNT					
1	Airport 43070	Airport	Mgmt Srvc			2,187.50			2,187.50	
					CHECK TOTAL	3,675.00				
999997	MARK E & MARCIA M HEL	0000	INV	03/16/2026	2025-174					
	ACCOUNT DETAIL				LINE AMOUNT					
1	StrImp 44370	Street Imp	Misc Chrgs			100.59			100.59	
					CHECK TOTAL	100.59				
999997	MBG Property Manageme	0000	INV	06/04/2026	Rental Reg Fee - MBG					
	ACCOUNT DETAIL				LINE AMOUNT					
1	CodeInsp 32270	Code/Insp	RentReg			2,240.00			2,240.00	
					CHECK TOTAL	2,240.00				

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash									
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK			
999997	RONALD & PEGGY STRICK	0000	INV	03/16/2026	2025-360						
	ACCOUNT DETAIL		LINE AMOUNT								
	1 StrImp 44370	Street Imp	Misc Chrgs			52.86					
									52.86		
									CHECK TOTAL	52.86	
999997	Shaina Madrid	0000	INV	01/31/2026	56112						
	ACCOUNT DETAIL		LINE AMOUNT								
	1 Police 43090	Police	ProfSrvc			631.58					
									631.58		
									CHECK TOTAL	631.58	
999997	Sharon Eichhorn	0000	INV	07/10/2026	06/10/26 Eichhorn						
	ACCOUNT DETAIL		LINE AMOUNT								
	1 CC Admin 36240	CC Admin	RefReimb			59.06					
									59.06		
									CHECK TOTAL	59.06	
999997	THAO N TRINH	0000	INV	03/16/2026	2025-205						
	ACCOUNT DETAIL		LINE AMOUNT								
	1 StrImp 44370	Street Imp	Misc Chrgs			85.00					
									85.00		
									CHECK TOTAL	85.00	
10594	Big Top Tent Rental,	0000	EFT	05/30/2026	87504						
	ACCOUNT DETAIL		LINE AMOUNT								
	1 Parks 44160	P&Tmaint	Rents			603.50					
									603.50		
									CHECK TOTAL	603.50	
10204	Rice County Recorder'	0002	INV	07/12/2026	061226						
	ACCOUNT DETAIL		LINE AMOUNT								
	1 Roberds 44371	Roberds Lk	SwrChrgCol			5,196.73					
									5,196.73		
									CHECK TOTAL	5,196.73	

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10204	Rice County Property	0004		INV	07/04/2026	18.36.3.76.005 2026				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Parks 44390		P&Tmaint	Taxes Lics			23.76			
									23.76	
						CHECK TOTAL			23.76	
10204	Rice County Property	0004		INV	06/30/2026	18.36.3.76.004 2026				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Parks 44390		P&Tmaint	Taxes Lics			30.24			
									30.24	
						CHECK TOTAL			30.24	
11246	RNC Tree Service LLC	0000		EFT	06/27/2026	INV0453				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Parks 43060		P&Tmaint	CntrctLabr			725.00			
									725.00	
						CHECK TOTAL			725.00	
11281	Ryan Herco Products C	0000	57	EFT	07/10/2026	B588031				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 SwrRecl 42210		SewerReclm	VehEqParts			221.85			
									221.85	
						CHECK TOTAL			221.85	
11348	Ryan Thomas Sullivan	0000		INV	07/04/2026	06/04/26				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Police 43090 25907		Police	ProfSrvc			350.00			
									350.00	
						CHECK TOTAL			350.00	
10296	Sanity Solutions Inc	0000		EFT	07/01/2026	INV222106				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 IT 43095		IT	SoftwrSupp			209.70			
									209.70	
						CHECK TOTAL			209.70	

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
11150	Sartor, Gregory	0000	INV	07/16/2026	071626 Band in park					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Adult 42500	Adult	OutrchEnga		300.00					
						300.00				
					CHECK TOTAL	300.00				
11149	Sartor, Jeffrey	0000	INV	07/16/2026	071626 Band in Park					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Adult 42500	Adult	OutrchEnga		300.00					
						300.00				
					CHECK TOTAL	300.00				
10610	Schindler Elevator Co	0000	INV	07/01/2026	2998154					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Lib Fac 44010	Lib Fac	Bldg Maint		618.21					
						618.21				
					CHECK TOTAL	618.21				
10193	Walter D Schirmer	0000	EFT	06/28/2026	1499					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Lib Fac 44010	Lib Fac	Bldg Maint		495.00					
						495.00				
					CHECK TOTAL	495.00				
10219	SCP Distributors LLC	0000	EFT	07/03/2026	543328					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 CC Fac 42410	CC Fac	MinorEquip		148.57					
						148.57				
					CHECK TOTAL	148.57				
10622	Short Elliott Hendric	0000	EFT	07/12/2026	510438					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Water 43090	Water	ProfSrvc		471.71					
						471.71				
					CHECK TOTAL	471.71				

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10032	Rohn Industries, Inc	0000		EFT	06/25/2026	0072640				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 HR 43060		HR	CntrctLabr		144.37				
	2 Fin 43060		Finance	CntrctLabr		144.38				
							288.75			
						CHECK TOTAL	288.75			
10124	Springbrook Holding C	0000		EFT	06/30/2026	INV-024154				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Water 44325		Water	BankFeeChrg		1,638.00				
	2 SwrRecl 44325		SewerReclm	BankFeeChrg		1,638.00				
	3 SwrRecl 43095		SewerReclm	SoftwrSupp		187.50				
	4 Water 43095		Water	SoftwrSupp		187.50				
							3,651.00			
						CHECK TOTAL	3,651.00			
11147	Standard and Poor's F	0001		INV	07/08/2026	11522032				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 SwrColl 43090		Sewer Coll	ProfSrv		21,400.00				
							21,400.00			
						CHECK TOTAL	21,400.00			
10108	Star Sports & Apparel	0000		EFT	07/06/2026	HZBCJR7YX3QP25				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Fin 42180		Finance	Uniforms		150.00				
							150.00			
						CHECK TOTAL	150.00			
10617	Star Tribune	0000		INV	06/06/2026	7224168 2026				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Library 42191		Library	PerMagNews		829.30				
							829.30			
						CHECK TOTAL	829.30			

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10056	Steele Waseca Coop El	0000	EFT	07/10/2026	061026					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Airport 43810	Airport	Elec Util			1,330.77				
	2 StrLight 43810	StrLight	Elec Util			158.34				
	3 SwrColl 43810	Sewer Coll	Elec Util			353.10				
	4 SwrRecl 43810	SewerReclm	Elec Util			62.28				
	5 Water 43810	Water	Elec Util			335.59				
									2,240.08	
									2,240.08	
10619	Stepp Manufacturing C	0000	EFT	07/03/2026	068532					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 StrMaint 42210	StrMaint	VehEqParts			4,468.00				
									4,468.00	
									4,468.00	
10067	Stonebrooke Engineeri	0000	116	EFT	06/28/2026	R-002162.00 - 7				
	ACCOUNT DETAIL				LINE AMOUNT					
	1 StrImp 45300	Street Imp	Impr Other			330.00				
									330.00	
									330.00	
11339	Summer Corcoran	0000		INV	06/16/2026	2074				
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Aquatic 42990	AquaticCtr	CmdResale			880.00				
									880.00	
									880.00	
10941	Superior Companies of	0000		INV	06/10/2026	AR0034446				
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Airport 44010	Airport	Bldg Maint			735.00				
									735.00	
									735.00	
11344	Surefire, LLC	0000		INV	07/02/2026	2755919				
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Police 42410	Police	MinorEquip			1,719.20				
									1,719.20	

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CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
					CHECK TOTAL	1,719.20			
10950	T-Mobile	0000	EFT	03/22/2026	971611668 Jan26				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Library 43096	Library	OnLineRes			29.75			
								29.75	
10950	T-Mobile	0000	EFT	04/19/2026	971611668 March26				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Library 43096	Library	OnLineRes			29.75			
								29.75	
10950	T-Mobile	0000	EFT	05/20/2026	971611668 April26				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Library 43096	Library	OnLineRes			29.75			
								29.75	
10950	T-Mobile	0000	EFT	06/19/2026	971611668May26				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Library 43096	Library	OnLineRes			29.75			
								29.75	
					CHECK TOTAL	119.00			
11158	TC Enterprises LLC	0000	INV	07/04/2026	39				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Police 44160 25907	Police	RentsLease			450.00			
								450.00	
					CHECK TOTAL	450.00			
10947	The Echos Big Band In	0000	INV	07/23/2026	072326 Band in Park				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Adult 42500	Adult	OutrchEnga			900.00			
								900.00	
					CHECK TOTAL	900.00			
10437	The Prophet Corporati	0000	INV	06/26/2026	IN518575				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Youth 42010	Youth	Supplies			129.90			
								129.90	
					CHECK TOTAL	129.90			

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Detail Invoice List

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 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10645	Thomson Reuters - Wes	0000	INV	07/01/2026	853657360				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Police 43095	Police	SoftwrSupp			450.45			
								450.45	
					CHECK TOTAL			450.45	
10463	Three Rivers Communit	0001	EFT	07/01/2026	20263				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 HRA 44600	Frbt HRA	LoansGrant			15,000.00			
								15,000.00	
					CHECK TOTAL			15,000.00	
10648	Timm's Trucking Inc	0000	EFT	07/10/2026	77490				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Water 42240	Water	StMaintMat			333.64			
	2 Storm 42240	Storm Wtr	StMaintMat			333.63			
								667.27	
					CHECK TOTAL			667.27	
10948	TireHub LLC	0000	INV	07/08/2026	59227130				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Police 42210	Police	VehEqParts			276.00			
								276.00	
					CHECK TOTAL			276.00	
10133	Truck Center Companie	0002	EFT	07/08/2026	XA304203724:01				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 StrMaint 42210	StrMaint	VehEqParts			151.05			
								151.05	
10133	Truck Center Companie	0002	EFT	07/08/2026	XA304203955:01				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Fire 42210	Fire	VehEqParts			9.30			
								9.30	
10133	Truck Center Companie	0002	EFT	07/11/2026	XA304203934:01				
	ACCOUNT DETAIL				LINE AMOUNT				
	1 Fire 42210	Fire	VehEqParts			58.16			
								58.16	

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 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10133	Truck Center Companie	0002	EFT	07/09/2026	XA304203950:01					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 StrMaint 42210	StrMaint	VehEqParts			68.30				
										68.30
10133	Truck Center Companie	0002	EFT	06/09/2026	XA304204006:01					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 StrMaint 42210	StrMaint	VehEqParts			-116.41				
										-116.41
					CHECK TOTAL					170.40
10222	Tyler Technologies In	0000	EFT	06/19/2026	045-564567					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Storm 43095	Storm Wtr	SoftwrSupp			782.40				
	2 SwrRecl 43095	SewerReclm	SoftwrSupp			1,564.80				
	3 Water 43095	Water	SoftwrSupp			1,564.80				
										3,912.00
10222	Tyler Technologies In	0000	EFT	06/26/2026	045-565237					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 Storm 43095	Storm Wtr	SoftwrSupp			130.40				
	2 SwrRecl 43095	SewerReclm	SoftwrSupp			260.80				
	3 Water 43095	Water	SoftwrSupp			260.80				
										652.00
					CHECK TOTAL					4,564.00
999998	416 8 St NW LLC	0000	INV	06/17/2026	958					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 601 20200	Water	AP			30.48				
										30.48
					CHECK TOTAL					30.48
999998	Bramaar LLC	0000	INV	06/17/2026	957					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 601 20200	Water	AP			5.01				
										5.01
					CHECK TOTAL					5.01

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 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
999998	Brian & Denise Hansen	0000	INV	06/17/2026	935					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 601 20200	Water	AP			9.16				
									9.16	
									9.16	
										CHECK TOTAL
999998	Brianna Aldrich	0000	INV	08/07/2025	672					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 601 20200	Water	AP			21.63				
									21.63	
									21.63	
										CHECK TOTAL
999998	Cassandra & Jody Ohns	0000	INV	06/17/2026	948					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 601 20200	Water	AP			36.79				
									36.79	
									36.79	
										CHECK TOTAL
999998	Cathy Wilson	0000	INV	06/17/2026	931					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 601 20200	Water	AP			38.96				
									38.96	
									38.96	
										CHECK TOTAL
999998	Daniel Sutter	0000	INV	06/17/2026	944					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 601 20200	Water	AP			38.95				
									38.95	
									38.95	
										CHECK TOTAL
999998	David Paukert	0000	INV	06/17/2026	942					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 601 20200	Water	AP			29.08				
									29.08	
									29.08	
										CHECK TOTAL

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CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
999998 Donna Daleiden	0000		INV	06/17/2026	955					
ACCOUNT DETAIL						LINE AMOUNT				
1 601 20200		Water	AP			28.30				
									28.30	
									28.30	
									CHECK TOTAL	
999998 Doug Wilder	0000		INV	06/17/2026	939					
ACCOUNT DETAIL						LINE AMOUNT				
1 601 20200		Water	AP			14.51				
									14.51	
									14.51	
									CHECK TOTAL	
999998 Gregory & Maija Trnka	0000		INV	06/17/2026	946					
ACCOUNT DETAIL						LINE AMOUNT				
1 601 20200		Water	AP			18.10				
									18.10	
									18.10	
									CHECK TOTAL	
999998 Harold Spitzack	0000		INV	06/17/2026	950					
ACCOUNT DETAIL						LINE AMOUNT				
1 601 20200		Water	AP			13.23				
									13.23	
									13.23	
									CHECK TOTAL	
999998 Jereme Wood	0000		INV	03/17/2026	885					
ACCOUNT DETAIL						LINE AMOUNT				
1 601 20200		Water	AP			21.52				
									21.52	
									21.52	
									CHECK TOTAL	
999998 JoAnn & Rick Jones	0000		INV	06/17/2026	932					
ACCOUNT DETAIL						LINE AMOUNT				
1 601 20200		Water	AP			71.68				
									71.68	
									71.68	
									CHECK TOTAL	

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
999998	Josh Juvland	0000	INV	06/17/2026	951					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 601	20200	Water	AP		55.95				
									55.95	
									55.95	
999998	Judy & Daryl Kuyper	0000	INV	06/17/2026	949					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 873	20200	Roberds Lk	AP		16.36				
									16.36	
									16.36	
999998	Keith Jr & Samantha G	0000	INV	06/17/2026	954					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 601	20200	Water	AP		5.35				
									5.35	
									5.35	
999998	Kevin & Kim Schmidt	0000	INV	06/17/2026	940					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 601	20200	Water	AP		42.90				
									42.90	
									42.90	
999998	Kit Chow & Lai Chee W	0000	INV	06/17/2026	936					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 601	20200	Water	AP		37.03				
									37.03	
									37.03	
999998	KL MN 4 LLC	0000	INV	06/17/2026	959					
	ACCOUNT DETAIL				LINE AMOUNT					
	1 601	20200	Water	AP		22.68				
									22.68	
									22.68	

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Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100			Cash							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
999998	Larry Sahagian	0000	INV	06/17/2026	941					
	ACCOUNT DETAIL				LINE AMOUNT					
	1	601 20200	Water	AP		26.15				
									26.15	
									26.15	
999998	Matthew & Rachel Hans	0000	INV	06/17/2026	945					
	ACCOUNT DETAIL				LINE AMOUNT					
	1	601 20200	Water	AP		34.96				
									34.96	
									34.96	
999998	Sartor Companies LLC	0000	INV	06/17/2026	943					
	ACCOUNT DETAIL				LINE AMOUNT					
	1	601 20200	Water	AP		32.99				
									32.99	
									32.99	
999998	Stephanie & Timothy A	0000	INV	06/17/2026	956					
	ACCOUNT DETAIL				LINE AMOUNT					
	1	601 20200	Water	AP		50.18				
									50.18	
									50.18	
999998	Steve Iwan	0000	INV	06/17/2026	953					
	ACCOUNT DETAIL				LINE AMOUNT					
	1	601 20200	Water	AP		3.07				
									3.07	
									3.07	
999998	Steven Salzwedel	0000	INV	06/17/2026	947					
	ACCOUNT DETAIL				LINE AMOUNT					
	1	601 20200	Water	AP		66.82				
									66.82	
									66.82	

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CHECK RUN: 062426FF 06/24/2026
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CASH ACCOUNT: Treasury 10100			Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK			
999998	Tom & Constance Gorma	0000	INV	06/17/2026	938						
	ACCOUNT DETAIL				LINE AMOUNT						
	1 601	20200	Water	AP		42.93					
									42.93		
									42.93		
									CHECK TOTAL		
999998	Valentyn Properties L	0000	INV	06/17/2026	937						
	ACCOUNT DETAIL				LINE AMOUNT						
	1 601	20200	Water	AP		35.68					
									35.68		
									35.68		
									CHECK TOTAL		
999998	Yolanda & Efrain Maci	0000	INV	06/17/2026	934						
	ACCOUNT DETAIL				LINE AMOUNT						
	1 601	20200	Water	AP		19.92					
									19.92		
									19.92		
									CHECK TOTAL		
999998	Yusuf Ahmed	0000	INV	06/17/2026	933						
	ACCOUNT DETAIL				LINE AMOUNT						
	1 601	20200	Water	AP		98.89					
									98.89		
									98.89		
									CHECK TOTAL		

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CHECK RUN: 062426FF 06/24/2026
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CASH ACCOUNT: Treasury 10100		Cash							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10959 Verizon Wireless	0000		INV	06/15/2026	6144360281				
ACCOUNT DETAIL						LINE AMOUNT			
1 CodeInsp 43210		Code/Insp	Telephone			372.15			
2 CH Fac 43210		CH Maint	Telephone			38.40			
3 CC Fac 43210		CC Fac	Telephone			411.36			
4 Parks 43210		P&Tmaint	Telephone			20.02			
5 Engineer 43210		Engineer	Telephone			226.88			
6 Fire 43210		Fire	Telephone			233.68			
7 Police 43210		Police	Telephone			2,849.99			
8 SwrColl 43210		Sewer Coll	Telephone			-294.72			
9 Water 43210		Water	Telephone			380.31			
10 Storm 43210		Storm Wtr	Telephone			116.84			
11 IT 43210		IT	Telephone			76.80			
12 Library 43210		Library	Telephone			76.80			
13 Fin 43210		Finance	Telephone			76.80			
14 PWAdmin 43210		PW Admin	Telephone			58.42			
15 StrMaint 43210		StrMaint	Telephone			78.44			
16 CEDAdmin 43210		CED Admin	Telephone			115.20			
17 Admin 43210		Admin	Telephone			193.61			
18 HR 43210		HR	Telephone			76.80			
19 SwrRecl 43210		SewerReclm	Telephone			111.12			
						5,218.90			
						CHECK TOTAL	5,218.90		
10661 W W Goetsch Associate	0000	4	INV	04/19/2026	116231				
ACCOUNT DETAIL						LINE AMOUNT			
1 SwrRecl 45400		SewerReclm	Mach&Equip			82,754.00			
						82,754.00			
10661 W W Goetsch Associate	0000	59	INV	06/28/2026	116564				
ACCOUNT DETAIL						LINE AMOUNT			
1 SwrRecl 45400		SewerReclm	Mach&Equip			16,465.13			
						16,465.13			
						CHECK TOTAL	99,219.13		
10964 Wal-Mart	0001		INV	07/08/2026	06/08/26				
ACCOUNT DETAIL						LINE AMOUNT			
1 Police 42010	25907	Police	Supplies			2,592.48			
						2,592.48			

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CASH ACCOUNT: Treasury 10100		Cash							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
					CHECK TOTAL	2,592.48			
10662	Waste Management of W	0000	EFT	07/01/2026	9525228-2282-6				
	ACCOUNT DETAIL				LINE AMOUNT				
1	Parks 43840	P&Tmaint	RefuseDisp			323.06			
									323.06
10662	Waste Management of W	0000	EFT	07/01/2026	9525229-2282-4				
	ACCOUNT DETAIL				LINE AMOUNT				
1	Airport 43840	Airport	RefuseDisp			174.34			
2	Aquatic 43840	AquaticCtr	RefuseDisp			622.27			
3	CC Fac 43840	CC Fac	RefuseDisp			184.07			
4	CH Fac 43840	CH Maint	RefuseDisp			155.40			
5	Fire Fac 43840	Fire Fac	RefuseDisp			157.15			
6	Lib Fac 43840	Lib Fac	RefuseDisp			184.07			
7	Parks 43840	P&Tmaint	RefuseDisp			1,212.41			
8	Pol Fac 43840	Pol Fac	RefuseDisp			179.94			
9	PW Fac 43840	PW Fac	RefuseDisp			666.65			
10	Soccer 43840	SoccerComp	RefuseDisp			126.54			
11	Storm 43840	Storm Wtr	RefuseDisp			9.87			
12	SwrColl 43840	Sewer Coll	RefuseDisp			69.38			
13	SwrRecl 43840	SewerReclm	RefuseDisp			1,346.86			
14	Water 43840	Water	RefuseDisp			69.38			
15	Wshngtn 43840	Wshngtn	RefuseDisp			102.77			
16	Viaduct 43840	ViaductPrk	RefuseDisp			210.09			
					CHECK TOTAL	5,471.19			
						5,794.25			
10249	WSB & Associates Inc	0000	EFT	07/09/2026	R-032949-000 - 3				
	ACCOUNT DETAIL				LINE AMOUNT				
1	Water 43090	Water	ProfSrv			914.00			
2	SwrColl 43090	Sewer Coll	ProfSrv			914.00			
3	Storm 43090	Storm Wtr	ProfSrv			914.00			
									2,742.00
					CHECK TOTAL	2,742.00			
10973	Xcel Energy	0000	INV	07/01/2026	980485549				
	ACCOUNT DETAIL				LINE AMOUNT				
1	StrLight 43810	StrLight	Elec Util			21,487.21			

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100			Cash							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10973 Xcel Energy	0000		INV	07/02/2026	980704419	21,487.21				
	ACCOUNT DETAIL				LINE AMOUNT					
1 StrLight 43810		StrLight	Elec Util			6.67				
										6.67
10973 Xcel Energy	0000		INV	07/11/2026	981710213					
	ACCOUNT DETAIL				LINE AMOUNT					
1 StrLight 43810		StrLight	Elec Util			21.30				
										21.30
10973 Xcel Energy	0000		INV	07/09/2026	981639591					
	ACCOUNT DETAIL				LINE AMOUNT					
1 Viaduct 43810		ViaductPrk	Elec Util			742.63				
2 Viaduct 43830		ViaductPrk	Gas Util			77.63				
										820.26
10973 Xcel Energy	0000		INV	07/02/2026	982374141					
	ACCOUNT DETAIL				LINE AMOUNT					
1 Parks 43810		P&Tmaint	Elec Util			30.64				
2 StrSign 43810		Sign Sig	Elec Util			48.16				
3 StrLight 43810		StrLight	Elec Util			82.48				
4 EmrgMgmt43810		EmrgMgmt	Elec Util			14.41				
										175.69

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10973 Xcel Energy	0000		INV	07/06/2026	982562312				
ACCOUNT DETAIL						LINE AMOUNT			
4	CC Fac	43810	CC Fac	Elec Util		6,913.19			
5	CC Fac	43830	CC Fac	Gas Util		748.26			
6	CH Fac	43810	CH Maint	Elec Util		2,269.52			
7	CH Fac	43830	CH Maint	Gas Util		173.27			
8	EmrgMgmt	43810	EmrgMgmt	Elec Util		10.84			
9	Fire Fac	43810	Fire Fac	Elec Util		928.55			
10	Fire Fac	43830	Fire Fac	Gas Util		58.10			
11	Lib Fac	43810	Lib Fac	Elec Util		2,461.56			
12	Lib Fac	43830	Lib Fac	Gas Util		648.66			
13	Parks	43810	P&Tmaint	Elec Util		337.88			
14	Parks	43830	P&Tmaint	Gas Util		25.16			
15	Pol Fac	43810	Pol Fac	Elec Util		5,652.16			
16	Pol Fac	43830	Pol Fac	Gas Util		417.92			
18	Soccer	43810	SoccerComp	Elec Util		315.00			
21	StrLight	43810	StrLight	Elec Util		682.23			
22	StrSign	43810	Sign Sig	Elec Util		259.84			
23	SwrColl	43810	Sewer Coll	Elec Util		224.59			
26	SwrRecl	43830	SewerReclm	Gas Util		1,235.50			
27	Water	43810	Water	Elec Util		723.16			
29	Wshngtn	43810	Wshngtn	Elec Util		470.41			
30	Wshngtn	43830	Wshngtn	Gas Util		156.65			
						24,712.45			
CHECK TOTAL						47,223.58			

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 062426FF 06/24/2026
 DUE DATE: 06/24/2026

CASH ACCOUNT: Treasury 10100		Cash							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10973	Xcel Energy Inc	0001		INV	06/23/2026	980826923			
ACCOUNT DETAIL							LINE AMOUNT		
1	Airport 43830	Airport		Gas Util			217.37		
2	Aquatic 43810	AquaticCtr		Elec Util			2,439.89		
3	Aquatic 43830	AquaticCtr		Gas Util			2,005.50		
8	EmrgMgmt 43810	EmrgMgmt		Elec Util			81.77		
13	Parks 43810	P&Tmaint		Elec Util			3,363.62		
14	Parks 43830	P&Tmaint		Gas Util			32.18		
15	Pol Fac 43810	Pol Fac		Elec Util			327.82		
16	Pol Fac 43830	Pol Fac		Gas Util			89.84		
17	PW Fac 43830	PW Fac		Gas Util			614.53		
19	Storm 43810	Storm Wtr		Elec Util			51.03		
20	Storm 43830	Storm Wtr		Gas Util			9.09		
21	StrLight 43810	StrLight		Elec Util			579.26		
22	StrSign 43810	Sign Sig		Elec Util			615.93		
23	SwrColl 43810	Sewer Coll		Elec Util			482.05		
24	SwrColl 43830	Sewer Coll		Gas Util			87.20		
25	SwrRecl 43810	SewerReclm		Elec Util			37,076.26		
27	Water 43810	Water		Elec Util			39,267.47		
28	Water 43830	Water		Gas Util			367.09		
31	PW Fac 43810	PW Fac		Elec Util			3,448.27		
							91,156.17		
CHECK TOTAL							91,156.17		
475	INVOICES	WARRANT TOTAL				1,650,189.01	1,650,189.01		



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Kindra Papenfus, Finance Director
MEETING DATE: June 23, 2026
SUBJECT: May 2026 Financial Report

Background:

Financial reports for January — May 2026 and 2025 (for comparison) are provided. Overall, the City is performing as expected at this point in the year. Some items of note:

General Fund (101)

General Fund revenues are presently on track for 2026. Property taxes make up the largest revenue source and are received in two major installments, in June & December, as well as 2 smaller payments in July and January of the following year. Local Government Aid, Police and Fire State Aid are all typically received later in the calendar year as well. As a result, it is normal for revenue to appear low at this point in the year.

One item to note on the revenue side: lodging tax has been reclassified from the Council department (41110) to City Administration (41320). This accounting change affects the year-over-year comparison for both departments and accounts for the variance shown in those lines.

Overall spending in the General Fund is also on track. With five months complete (42% of the year), the General Fund is at 38% of budgeted expenditures — a healthy position. Two items warrant brief explanation:

- City Hall (41940): Spending is running slightly above pace due to two unanticipated projects — technology upgrades in the Council chambers and structural repairs to the east entryway. These are one-time costs and do not reflect an ongoing budget concern.
- Ice and snow removal (43125): At 61% of budget through May, this line is on track. The budget is structured around five months of active removal — three at the start of the year and two at year-end — so the majority of annual spending occurs in the first half of the year.

HONESTY ▪ RESPECT ▪ DEDICATED ▪ VISIONARY ▪ ACCOUNTABILITY

As we all know, this is highly dependent on unpredictable weather patterns.

Utility funds (601–603)

Revenue for the Water, Sewer, and Storm Water funds reflects only four months of collections due to the timing of the utility billing cycle. Revenues in these funds are on track when viewed on that basis.

Cash and Investments

Although the cash position on fund 437 — Public Facility Projects — is currently negative, projections show it will have a balance in the \$500,000 range at year-end, due to the sale in June of one city lot, and the collection of franchise fees throughout the year.

Finally, the 2026–2027 heavy maturity dates are a function of 2 factors. First, cash in bank accounts is all reflected in the 2026 maturity year. Second, prior administrations focused investments here in prior years. As these CDs and Municipal bonds mature, we will focus on balancing future returns over 2028–2032; this allows us to smooth out rate risk and allows for more predictable returns from year to year.

Recommendation:

Accept the May 2026 Financial Report

Attachments:

1. 05-2026 Financial Report

Monthly Budget and Forecast Report



Account Number	Account Desc	2026 YTD			2025 YTD		
		Budget	Actual	% Used	Budget	Actual	% Used
101 General Fund		42,109.29	8,037,690.69	19,087.82%	(22,256.75)	7,071,992.72	-31,774.24%
Revenue Accounts		(24,941,187.00)	(1,493,396.17)	5.99%	(22,920,656.00)	(2,379,884.59)	10.38%
00000 GF Govt		(20,538,103.00)	(418,929.99)	2.04%	(19,149,604.00)	(1,160,025.86)	6.06%
41110 Council		(106,500.00)	(48.75)	0.05%	165,979.00	0.00	0.00%
41320 City Administration		(231,210.00)	(26,458.09)	11.44%	(99,533.00)	(49,098.44)	49.33%
41510 Financial Administration		(17,878.00)	(5,862.49)	32.79%	(37,793.00)	(4,057.00)	10.73%
41800 Human Resources		0.00	(55.00)	100.00%	0.00	0.00	0.00%
41910 Planning & Zoning		(17,700.00)	(11,175.00)	63.14%	(17,200.00)	(15,875.00)	92.30%
42100 Police Department		(808,954.00)	(161,911.50)	20.01%	(686,975.00)	(210,493.56)	30.64%
42210 Fire Department		(426,996.00)	(16,441.98)	3.85%	(280,857.00)	(21,663.03)	7.71%
42400 Code Enforcement/Inspection		(758,750.00)	(310,413.95)	40.91%	(754,820.00)	(330,616.94)	43.80%
43110 Public Works		(446,353.00)	(218,707.36)	49.00%	(371,923.00)	(250,969.00)	67.48%
43160 Street Lighting		0.00	0.00	0.00%	0.00	0.00	0.00%
43190 Engineering		(709,725.00)	(200.00)	0.03%	(735,000.00)	(663.29)	0.09%
45110 Community Center Admin		(340,500.00)	(177,406.37)	52.10%	(310,740.00)	(200,520.07)	64.53%
45124 Community Center Indoor Pool		0.00	0.00	0.00%	(200,000.00)	0.00	0.00%
45125 Aquatic Center		(191,200.00)	(5,875.00)	3.07%	(203,800.00)	(2,065.76)	1.01%
45127 Soccer Complex		(27,300.00)	0.00	0.00%	0.00	(2,886.50)	100.00%
45129 North Viaduct Area Park		(54,500.00)	(12,810.08)	23.50%	0.00	0.00	0.00%
45200 Parks & Trails Maintenance		(18,000.00)	(7,627.88)	42.38%	0.00	(12,370.88)	100.00%
45500 Library		(247,518.00)	(119,472.73)	48.27%	(238,390.00)	(118,579.26)	49.74%

Monthly Budget and Forecast Report



Account Number	Account Desc	2026 YTD			2025 YTD		
		Budget	Actual	% Used	Budget	Actual	% Used
Expense Accounts		24,983,296.29	9,531,086.86	38.15%	22,898,399.25	9,451,877.31	41.28%
00000 GF Govt		0.00	0.00	0.00%	0.00	0.00	0.00%
41110 Council		414,358.00	211,779.02	51.11%	517,465.00	221,485.03	42.80%
41320 City Administration		1,160,213.00	232,836.89	20.07%	379,145.00	149,828.57	39.52%
41350 Communications		0.00	0.00	0.00%	129,611.00	63,552.68	49.03%
41410 Election		50,461.00	3,149.75	6.24%	7,060.00	16,027.37	227.01%
41510 Financial Administration		666,742.29	320,567.65	48.08%	602,668.00	299,322.30	49.67%
41580 Information Technology		634,100.00	229,716.65	36.23%	422,457.00	165,283.53	39.12%
41610 Legal Services		306,741.00	111,609.93	36.39%	281,000.00	100,004.92	35.59%
41800 Human Resources		469,920.00	184,117.45	39.18%	431,450.00	194,027.63	44.97%
41910 Planning & Zoning		448,253.00	172,879.33	38.57%	457,559.00	162,564.41	35.53%
41940 City Hall Maintenance		186,578.00	103,690.01	55.57%	181,081.00	70,041.33	38.68%
42100 Police Department		7,672,369.00	3,074,710.31	40.08%	7,474,889.00	3,003,302.66	40.18%
42140 Public Safety Facilities		129,000.00	51,024.00	39.55%	133,500.00	48,710.55	36.49%
42210 Fire Department		2,390,567.00	908,424.88	38.00%	2,261,325.00	802,383.12	35.48%
42240 Fire Facility		42,700.00	22,305.66	52.24%	45,600.00	11,139.73	24.43%
42400 Code Enforcement/Inspection		776,625.00	241,166.23	31.05%	764,015.00	279,671.52	36.61%
42500 Emergency Management		7,200.00	6,785.67	94.25%	6,750.00	558.22	8.27%
43110 Public Works		166,642.00	74,509.81	44.71%	146,735.00	107,627.97	73.35%
43121 Street Maintenance/Projects		1,695,150.00	576,473.57	34.01%	1,633,695.00	527,515.95	32.29%
43125 Ice & Snow Removal		144,200.00	87,762.92	60.86%	131,000.00	100,000.24	76.34%
43126 Equipment Maintenance		338,431.00	145,675.23	43.04%	324,656.00	136,237.76	41.96%
43140 PW Facility		160,831.00	71,511.26	44.46%	118,885.00	45,766.66	38.50%
43160 Street Lighting		340,052.00	97,763.52	28.75%	324,400.00	97,761.14	30.14%
43170 Traffic Signs & Signals		47,912.00	12,185.64	25.43%	45,630.00	12,640.60	27.70%
43190 Engineering		889,615.00	306,415.73	34.44%	704,279.00	277,272.12	39.37%
45110 Community Center Admin		883,747.00	415,624.43	47.03%	764,750.00	423,994.69	55.44%
45124 Community Center Indoor Pool		0.00	0.00	0.00%	0.00	3,035.94	100.00%
45125 Aquatic Center		409,011.00	29,743.56	7.27%	424,280.00	62,355.20	14.70%
45126 Washington Center		73,524.00	22,367.27	30.42%	73,291.00	17,535.86	23.93%
45127 Soccer Complex		40,960.00	3,799.26	9.27%	31,934.00	16,047.53	50.25%
45129 North Viaduct Area Park		253,033.00	105,016.00	41.50%	172,788.00	828.89	0.48%
45130 Adult Programs		213,047.00	49,849.18	23.40%	171,308.00	47,510.43	27.73%
45135 Youth Programs		160,150.00	14,587.16	9.11%	151,848.00	8,697.32	5.73%
45140 Community Center Facility		774,899.00	239,816.07	30.95%	668,341.00	153,447.97	22.96%
45200 Parks & Trails Maintenance		1,468,488.00	459,348.59	31.28%	1,368,174.25	453,513.79	33.15%
45500 Library		1,400,227.00	557,544.36	39.82%	1,371,514.00	527,029.54	38.43%
45540 Library Facility		104,650.00	49,663.87	47.46%	103,000.00	34,861.72	33.85%
49200 Misc Unallocated Expenditures		50,900.00	324,666.00	637.85%	60,316.00	0.00	0.00%
49300 Other Financing Uses		0.00	0.00	0.00%	0.00	798,292.42	100.00%
49801 Mass Transit		12,000.00	12,000.00	100.00%	12,000.00	12,000.00	100.00%

Monthly Budget and Forecast Report



Account Number	Account Desc	2026 YTD			2025 YTD		
		Budget	Actual	% Used	Budget	Actual	% Used
601 Water Fund		5,567,808.34	991,212.17	17.80%	1,148,650.00	(1,349,179.72)	-117.46%
Revenue Accounts		(5,191,481.00)	(1,532,284.54)	29.52%	(9,372,484.00)	(2,009,341.76)	21.44%
00000 Balance Sheet		0.00	0.00	0.00%	0.00	0.00	0.00%
49430 Water Distribution		(5,191,481.00)	(1,532,284.54)	29.52%	(9,372,484.00)	(2,009,341.76)	21.44%
Expense Accounts		10,759,289.34	2,523,496.71	23.45%	10,521,134.00	660,162.04	6.27%
49430 Water Distribution		10,759,289.34	2,523,496.71	23.45%	10,521,134.00	660,162.04	6.27%
602 Sewer Fund		6,148,449.53	(365,571.33)	-5.95%	3,638,695.00	(1,458,911.04)	-40.09%
Revenue Accounts		(7,642,623.00)	(2,335,119.27)	30.55%	(7,727,258.00)	(3,387,040.06)	43.83%
00000 Balance Sheet		0.00	0.00	0.00%	0.00	0.00	0.00%
49450 Sewer Collection		0.00	0.00	0.00%	0.00	0.00	0.00%
49480 Water Reclamation Plant		(7,642,623.00)	(2,335,119.27)	30.55%	(7,727,258.00)	(3,387,040.06)	43.83%
Expense Accounts		13,791,072.53	1,969,547.94	14.28%	11,365,953.00	1,928,129.02	16.96%
49450 Sewer Collection		5,773,353.84	(105,773.23)	-1.83%	4,656,042.00	359,795.63	7.73%
49480 Water Reclamation Plant		8,017,718.69	2,075,321.17	25.88%	6,709,911.00	1,568,333.39	23.37%
603 Storm Water Fund		1,993,291.02	(305,763.83)	-15.34%	995,348.00	(421,319.75)	-42.33%
Revenue Accounts		(2,297,390.00)	(731,962.87)	31.86%	(1,952,693.00)	(976,410.59)	50.00%
00000 Balance Sheet		0.00	0.00	0.00%	0.00	0.00	0.00%
49500 Storm Water Utility		(2,297,390.00)	(731,962.87)	31.86%	(1,952,693.00)	(976,410.59)	50.00%
Expense Accounts		4,290,681.02	426,199.04	9.93%	2,948,041.00	555,090.84	18.83%
49500 Storm Water Utility		4,290,681.02	426,199.04	9.93%	2,948,041.00	555,090.84	18.83%

**TREASURY SUMMARY REPORT
5 MONTHS ENDING 05/31/2026**



CASH AND INVESTMENTS

101	General Fund	\$	5,166,459	Cash- CCF Operating	\$	1,939,931	4%
210	Charitable Gambling Board	\$	53,951	Cash- CCF Credit Card	\$	277,569	1%
211	City Rental Property Mgmt	\$	132,750	Cash- Fire Escrow	\$	154,883	0%
215	Forfeiture Fund	\$	13,157	Cash - SBF Cash Deposits	\$	7,071	0%
217	Library Estate Donation	\$	3,057,319	Cash- PMA 4M Fund	\$	9,191,858	19%
225	Airport	\$	679,580	Cash- SBF Investment	\$	1,212,087	3%
239	Tax Abatements	\$	341,216	Cash- RBC Investment	\$	18,260,651	38%
240	CED Administration	\$	4,969	Cash- Oppenheimer Investment	\$	12,255,077	25%
241	Rental Housing Rehabilitation	\$	197,645	Cash - Moreton Investment	\$	3,652,765	8%
242	SCDP Revolving Loans	\$	484,404	Cash- HRA Faribault CCF	\$	1,375,414	3%
250	Economic Development Authority	\$	802,063	Total Cash	\$	48,327,305	
251	EDA Revolving Fund	\$	629,918				
252	Industrial Development Loan	\$	288,819	YTD Interest Earned	\$	350,521	1.0%
253	Federal MIF Loans	\$	691,687	YTD Investment Gain/Loss	\$	19,473	0.1%
254	Minnesota Investment Fund	\$	20,345				
255-265	TIF Districts	\$	125,902				
290	Faribault HRA	\$	1,315,810				
292	CRV Rehabilitation Program	\$	62,882				
301	Debt Service	\$	-				
346	2015A Improvement Bond	\$	202,447				
347	2015A Refunding Bond	\$	712,608				
348	2021A Improvement Bond	\$	(2,816)				
349	2021B Refunding Bond	\$	1,466,361				
401	Street Improvement Projects	\$	2,350,581				
404	Park Land Dedication	\$	892,438				
431	Capital Replacement Fund	\$	1,103,177				
437	Public Facility Projects	\$	(129,713)				
601	Water Fund	\$	14,154,874				
602	Sewer Fund	\$	7,155,501				
603	Storm Water Fund	\$	5,704,973				
704	Worker's Compensation	\$	347,259				
705	Property Liability Reserve	\$	287,933				
873	Roberds Lake Sewer District	\$	12,809				
	Total	\$	48,327,305				

INVESTMENT SUMMARY

Investment Type

Cash	4,966,955	10.3%
Certificates of Deposit	4,166,183	8.6%
Federal Agencies	844,584	1.7%
Government Securities	3,722,869	7.7%
Money Market	9,265,386	19.2%
Municipal Bonds	25,361,328	52.5%

Maturity Year

2026	21,125,931	43.7%
2027	11,912,771	24.7%
2028	3,322,167	6.9%
2029	3,237,801	6.7%
2030	4,009,437	8.3%
2031	2,154,075	4.5%
2032	1,577,494	3.3%
2033	488,950	1.0%
2034	498,680	1.0%



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Heather Slechta, City Clerk
MEETING DATE: June 23, 2026
SUBJECT: Approve LG220 Application for Exempt Permit for Catholic United Financial Council 13SS Lawrence/Anna

Background:

Catholic United Financial Council 13SS Lawrence/Anna has submitted a LG220 Application for Exempt Permit for an event on August 7, 2026, at Bethlehem Academy, 105 3rd Ave SW. If approved by the Council, staff will forward their application to the Minnesota Gambling Control Board for further review and approval.

Recommendation:

Approve LG220 Application for Exempt Permit.

Attachments:

1. LG220 Application for Catholic United Financial

LG220 Application for Exempt Permit

An exempt permit may be issued to a nonprofit organization that:
• conducts lawful gambling on five or fewer days, and
• awards less than \$50,000 in prizes during a calendar year.
If total raffle prize value for the calendar year will be \$1,500 or less, contact the Licensing Specialist assigned to your county by calling 651-539-1900.

Application Fee (non-refundable)

Applications are processed in the order received. If the application is postmarked or received 30 days or more before the event, the application fee is \$100; otherwise the fee is \$150.
Due to the high volume of exempt applications, payment of additional fees prior to 30 days before your event will not expedite service, nor are telephone requests for expedited service accepted.

ORGANIZATION INFORMATION

Organization Name: Catholic United Financial Council 13SS Lawrence/Anna
Minnesota Tax ID Number, if any:
Mailing Address:
City: Faribault State: MN Zip: 55021 County: Rice
Name of Chief Executive Officer (CEO): Connie DeGrood
CEO Daytime Phone: 507-838-1785 CEO Email:
Email permit to (if other than the CEO):

NONPROFIT STATUS

Type of Nonprofit Organization (check one):
[] Fraternal [x] Religious [] Veterans [] Other Nonprofit Organization

Attach a copy of one of the following showing proof of nonprofit status:

(DO NOT attach a sales tax exempt status or federal employer ID number, as they are not proof of nonprofit status.)
[] A current calendar year Certificate of Good Standing
[] IRS income tax exemption (501(c)) letter in your organization's name
[x] IRS - Affiliate of national, statewide, or international parent nonprofit organization (charter)

GAMBLING PREMISES INFORMATION

Name of premises where the gambling event will be conducted (for raffles, list the site where the drawing will take place): Bethlehem Academy
Physical Address (do not use P.O. box): 105 3rd Ave SW
Check one:
[x] City: Faribault Zip: 55021 County: Rice
[] Township: Zip: County:
Date(s) of activity (for raffles, indicate the date of the drawing): 08/07/2026
Check each type of gambling activity that your organization will conduct:
[] Bingo [] Paddlewheels [] Pull-Tabs [] Tipboards [x] Raffle

Gambling equipment for bingo paper, bingo boards, raffle boards, paddlewheels, pull-tabs, and tipboards must be obtained from a distributor licensed by the Minnesota Gambling Control Board. EXCEPTION: Bingo hard cards and bingo ball selection devices may be borrowed from another organization authorized to conduct bingo. To find a licensed distributor, go to www.mn.gov/gcb and click on Distributors under the List of Licensees tab, or call 651-539-1900.



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Heather Slechta, City Clerk
MEETING DATE: June 23, 2026
SUBJECT: Approve Application and Permit For 1 Day to 4 Day Temporary On-Sale Liquor License

Background:

The Faribault Minnesota Chapter (Harley-Davidson) has submitted an Application and Permit for a 1 Day to 4 Day Temporary Liquor License for an event on August 22, 2026, at Faribault Harley-Davidson, 2704 W Airport Drive. If approved by the Council, staff will forward their application to the Department of Public Safety, Alcohol and Gambling Enforcement for further review and approval.

Recommendation:

Approve 1-4 Day Temporary On-Sale Liquor License.

Attachments:

1. HOG Liquor License Application



Minnesota Department of Public Safety
 Alcohol and Gambling Enforcement Division
 445 Minnesota Street, Suite 1600, St. Paul, MN 55101
 651-201-7507 TTY 651-282-6555

**APPLICATION AND PERMIT FOR A 1 DAY
 TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

Name of organization		Date of organization	Tax exempt number
Faribault Minnesota Chapter			
Organization Address (No PO Boxes)	City	State	Zip Code
2704 W. Airport Drive	Faribault	MN	55021
Name of person making application	Business phone	Home phone	
Date(s) of event	Type of organization <input type="checkbox"/> Microdistillery <input type="checkbox"/> Small Brewer		
08/22/2026	<input checked="" type="checkbox"/> Club <input type="checkbox"/> Charitable <input type="checkbox"/> Religious <input type="checkbox"/> Other non-profit		
Organization officer's name	City	State	Zip Code
Ann M Hofmeister	Faribault	MN	
Organization officer's name	City	State	Zip Code
Organization officer's name	City	State	Zip Code

Location where permit will be used. If an outdoor area, describe.

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.



APPROVAL

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

City or County approving the license	Date Approved
Fee Amount	Permit Date
Event in conjunction with a community festival <input type="checkbox"/> Yes <input type="checkbox"/> No	City or County E-mail Address
Current population of city	

Please Print Name of City Clerk or County Official

Signature City Clerk or County Official

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event

No Temp Applications faxed or mailed. Only emailed.

ONE SUBMISSION PER EMAIL, APPLICATION ONLY.

PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Rochelle Anderholm-Parsch, Parks and Recreation Director
MEETING DATE: June 23, 2026
SUBJECT: Approve Quote to Replace Playground Equipment at North Alexander Park

Background:

The 2026 CIP has \$100,000 budgeted to replace the playground at North Alexander Park. We recently requested a quote to replace the playground equipment and received a quote for the playground including freight and installation/labor from Landscape Structures at a cost of \$100,690.36. This quote is through a state bid/cooperative purchasing agreement. The remaining balance of \$690.36 will be paid out of the Parks budget. Removal of the old playground and restoration will be done by the Parks Department.

Recommendation:

Approve the quote from Landscape Structures for \$100,690.36 for playground equipment at North Alexander Park.

Attachments:

1. North Alexander Playground Quote and Design

Contract: Seller's copy of signed quote represents the contract between seller and buyer. This form supersedes all previous communications and negotiations and constitutes the entire agreement between the parties. Any changes to this contract are not binding unless jointly agreed in writing via Change Order.

Project Scope *(This Section For Quotes Including Installation)*

Inclusions:

- One Mobilization
- Accepting & Unloading of Order Prior to Installation
- Unpacking of Play Equipment
- Assembly of Play Equipment
- Placing, Digging or Surface Mounting Equipment (as specified)
- Concrete for Play Equipment Footings
- Standard Insurance Offer (Detail Provided Upon Request)
- Standard Warranty Offer (Detail Provided Upon Request)
- Standard Wage Rates

Exclusions (Unless Specifically Quoted):

- Storage or Security of Equipment
- Private Utility Locates (irrigation, low voltage, lighting, etc.)
- Additional Labor Due to Site Access. Require 8' Wide Clearance from Staging Area to Play Space.
- Additional Labor and/or Related Costs Due to Subsurface Conditions (Rock, Hardpan, Heavy Clay, Ground Water, etc.)
- Additional Labor and/or Related Costs Due to Working in Unstable Soils (Sand, Pea Rock, Mud, Poor Site Drainage, etc.)
- Offsite Removal of Spoils From Footing Holes or Other Excavation. Can be stockpiled for owner removal or left in play space
- Disposal of Packing Material. Can be Stockpiled for Owner Removal or Deposited in Owners Onsite Dumpster
- Removal of Existing Play Equipment, Border or Safety Surfacing Material
- Site Work of Any Kind. Exclusions include, site grading (owner to provide max slope of 1%), site restoration, drainage, etc.
- Border for Play Space
- Bonding of Any Type
- Permits of Any Kind

Acceptance of Quotation:

Accepted By (Print)	Rochelle Anderholm-Parsch, Director	
Signature:		Date:
Purchase Amount: \$84,002.44		



Date 6/4/2026
 Expires 6/14/2026
 Quote: City of Faribault
 Contact: Rochelle Anderholm-Parsch, Director
 Phone: 1-507-384-0512
 Email: rap@faribaultmn.gov



Ship To:	Please Make PO's & Contracts Out To:
North Alexander Park 1810 2nd Ave NW Faribault, MN 55021	Flagship Recreation 11123 Upper 33rd St. N Lake Elmo, MN 55042
Bill To:	Please Remit Payment To:
City of Faribault 208 1st Ave NW Faribault MN 55021	Flagship Recreation 11123 Upper 33rd St. N Lake Elmo, MN 55042

QTY	ITEM #	Description	UNIT PRICE	EXT. PRICE
		Play Equipment		
1	MOB	Mobilization	\$750.00	\$750.00
0	DUMPSTER	Dumpster - Disposal / Equipment Packing (30 Yard)		By Others
0	PER DIEM	Per Diem		\$0.00
		(Estimated total is based upon a per person/per day rate for food & lodging)		
0	FENCE	Construction Fence (LF)		By Others
0	SITE WORK	Excavation (new container)		By Others
0	SITE WORK	Demo of Existing Equipment & Excavation (existing container)		By Others
0	SITE WORK	Hauling of Excavated Material (CY)		By Others
0	SITE WORK	Disposal of Excavated Material (CY)		By Others
0	BORDER	Concrete Curb Border		By Others
0	CONCRETE	Concrete Flatwork (4" Thick)		By Others
0	SUBGRADE	Pea Rock or Sand Drainage Layer for EWF Surfacing (3" Depth)		By Others
0	SUBGRADE	Drain Tile & Installation (4" Corrugated Perforated Pipe w/ Sock)		By Others
1	INSTALL	Playground Installation by Landscape Structures Certified Installers		\$14,737.92
0	RENTAL	Shade/Tower Rental Equipment Allowance (Lull, Lift, etc.)		By Others
0	SURFACING	Geotextile Fabric		By Others
0	SURFACING	Engineered Wood Fiber (EWF) & Installation		By Others
0	RESTORE	Restoration		By Others
			Subtotal	\$15,487.92
			Freight	\$1,200.00
			Sales Tax	Tax Exempt
			Total	\$16,687.92

Quotes from Flagship Recreation are subject to current Flagship Recreation policies as well as Terms & Conditions, Inclusions & Exclusions outlined below unless noted otherwise on this quote. Changes are subject to price adjustment. Sales tax, if applicable, will be applied unless a tax-exempt certificate is provided at the time of order entry. Customer deposits, if required, must be received before orders will be entered & installation scheduled. Purchases in excess of \$1,000.00 must be supported by a formal Purchase Order made out to Flagship Recreation

State Contract #218091

***Terms: Net 30 days; 1.5% finance charge on balances over 30 days**

Terms & Conditions

Contract: Seller's Copy of signed quote represents the contract between Seller and Buyer. This form supersedes all previous

Contract: Seller's copy of signed quote represents the contract between seller and buyer. This form supersedes all previous communications and negotiations and constitutes the entire agreement between the parties. Any changes to this contract are not binding unless jointly agreed in writing via Change Order.

Project Scope *(This Section For Quotes Including Installation)*

Inclusions:

- One Mobilization
- Accepting & Unloading of Order Prior to Installation
- Unpacking of Play Equipment
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- Placing, Digging or Surface Mounting Equipment (as specified)
- Concrete for Play Equipment Footings
- Standard Insurance Offer (Detail Provided Upon Request)
- Standard Warranty Offer (Detail Provided Upon Request)
- Standard Wage Rates

Exclusions (Unless Specifically Quoted):

- Storage or Security of Equipment
- Private Utility Locates (irrigation, low voltage, lighting, etc.)
- Additional Labor Due to Site Access. Require 8' Wide Clearance from Staging Area to Play Space.
- Additional Labor and/or Related Costs Due to Subsurface Conditions (Rock, Hardpan, Heavy Clay, Ground Water, etc.)
- Additional Labor and/or Related Costs Due to Working in Unstable Soils (Sand, Pea Rock, Mud, Poor Site Drainage, etc.)
- Offsite Removal of Spoils From Footing Holes or Other Excavation. Can be stockpiled for owner removal or left in play space
- Disposal of Packing Material. Can be Stockpiled for Owner Removal or Deposited in Owners Onsite Dumpster
- Removal of Existing Play Equipment, Border or Safety Surfacing Material
- Site Work of Any Kind. Exclusions include, site grading (owner to provide max slope of 1%), site restoration, drainage, etc.
- Border for Play Space
- Bonding of Any Type
- Permits of Any Kind

Acceptance of Quotation:

Accepted By (Print)	
Signature:	Date:
Purchase Amount: \$16,687.92	



EQUIPMENT COLOR SIGN OFF
North Alexander Park



Please sign below if you approve of the colors represented in the photo above.

Colors

See Color Summary Sheet

Customer Signature: _____

Date: _____



PlayBooster and PlayShaper (2-5 years)

*** Palette Overridden ***

PHASE-1 Direct Bury Mixed Material

DA: Acorn/Sprout/Leaf/Limon



ProShield® Finish

- Posts/Arches: **Acorn**
- Clamps/Ball Connectors: **Sprout ***
- Play Components: **Sprout**

Polyethylene

- Slide Hoods/O-Zone®: **Leaf**
- Slides/Tunnels/Gliders/E-Pods®: **Leaf**

Permalene®

- Primary Permalene: **Recycled Limon w/Black**

TenderTuff

- Barriers/Ladders/Benches: **Brown**
- Chains: **Brown**
- Decks/Step Ladders: **Brown**

Swings

- Posts: **Acorn**
- Beams: **Leaf**
- Clamps: **Sprout**

Shade

- Upper Sails: **Pine Green FR ***

QTY NUMBER DESCRIPTION

Freestanding Play Climbers

1 200677A **IP Wee Planet Climber DB**

- Play Components: Sprout=538
- Primary Permalene: Recycled Limon w/Black=817

Motion & More Fun

1 152179A **Saddle Spinner DB 12"Height**

- Play Components: Sprout=538
- Slides/Tunnels/Gliders/E-Pods®: Leaf=316

1 148636A **Seesaw 2-Seats DB**

- Play Components: Sprout=538

Signs

1 182503A **Welcome Sign (LSI Provided) Ages 2-5 years Direct Bury**

- Posts/Arches: Acorn=318



Sports & Fitness

1 173596A **Log Balance Beam DB ¹**

Swings

1 174018A **Belt Seat ProGuard Chains for 8' Beam Height**
 1 176038A **Full Bucket Seat ProGuard Chains for 8' Beam Height**
 1 177332A **Single Post Swing Frame 8' Height DB Only**

Posts: Acorn=318
 Beams: Leaf=316
 Clamps: Sprout=538

PlayBooster®

Posts

1 154883B **249"Steel Post For CoolToppers Single Post Roof DB 48"Dk**

Posts/Arches: Acorn=318

1 154883A **265"Steel Post For CoolToppers Single Post Roof DB 64"Dk**

Posts/Arches: Acorn=318

Roofs

2 154884A **CoolToppers Single Post DB Only ¹**

Posts/Arches: Acorn=318
 Upper Sails: Pine Green FR=504

PlayShaper®

Bridges & Ramps

1 111348A **Arch Bridge**

Clamps/Ball Connectors: Sprout=538
 Primary Permalene: Recycled Limon w/Black=817
 Decks/Step Ladders: Brown=002

Climbers

1 153021A **Deck Link 1 Step**

Primary Permalene: Recycled Limon w/Black=817
 Decks/Step Ladders: Brown=002

1 139262A **Loop Arch 40"Dk DB**

Play Components: Sprout=538
 Primary Permalene: Recycled Limon w/Black=817

1 160423A **The Peak Rock Climber DB Only**











Primary Permalene: Recycled Limon w/Black=817

1 160424A **The Stepper Rock Climber DB Only**

Primary Permalene: Recycled Limon w/Black=817

1 181114C **Wiggle Ladder 48"Dk DB**


Primary Permalene: Recycled Limon w/Black=817
 Barriers/Ladders/Benches: Brown=002
 Chains: Brown=002


Decks1 179349A **Kick Plate 8"Rise**Decks/Step Ladders:  Brown=0024 111237A **Square Tenderdeck**Decks/Step Ladders:  Brown=0021 173585B **Tree Stump Transfer Module 40"Deck DB Only**Posts/Arches:  Acorn=318Primary Permalene:  Recycled Limon w/Black=817Barriers/Ladders/Benches:  Brown=002Decks/Step Ladders:  Brown=0022 117495A **90° Triangular Tenderdeck**Decks/Step Ladders:  Brown=0021 179362A **Tri-Deck Kick Plate 8"Rise**Decks/Step Ladders:  Brown=002**Enclosures**1 177719A **Rain Sound Wheel Panel Above Deck**Primary Permalene:  Recycled Limon w/Black=8171 144984A **Storefront Panel**Primary Permalene:  Recycled Limon w/Black=8172 117946A **Wire Barrier Above Deck**Barriers/Ladders/Benches:  Brown=002**Motion & More Fun**1 139272A **Chinning Bar**Barriers/Ladders/Benches:  Brown=0021 119977A **Handloop**Clamps/Ball Connectors:  Sprout=538Barriers/Ladders/Benches:  Brown=002**Overhead Events**1 129967A **Horizontal Ladder**Play Components:  Sprout=5381 129968A **Horizontal Ladder End Panel**Primary Permalene:  Recycled Limon w/Black=817Decks/Step Ladders:  Brown=002**Posts**8 111397C **PS DECK POST DB**Posts/Arches:  Acorn=3186 111397B **PS DECK POST DB**Posts/Arches:  Acorn=3181 111397F **PS DECK POST DB**Posts/Arches:  Acorn=3186 111397D **PS DECK POST DB**Posts/Arches:  Acorn=318



Custom

2 238043A **PS/SHADE BRACKET KIT Any**

Clamps/Ball Connectors:  Sprout=538

Play Components:  Sprout=538


Slides

1 132155B **Double Slide 48"Dk DB**

Posts/Arches:  Acorn=318

Clamps/Ball Connectors:  Sprout=538

Slide Hoods/O-Zone®:  Leaf=316


Slides/Tunnels/Gliders/E-Pods®:  Leaf=316

1 133668A **Single Slide 40"Dk DB**

Posts/Arches:  Acorn=318


Clamps/Ball Connectors:  Sprout=538


Slide Hoods/O-Zone®:  Leaf=316

Slides/Tunnels/Gliders/E-Pods®:  Leaf=316

Tunnels

1 118099A **Wire Crawl Tunnel Above Deck**

Primary Permalene:  Recycled Limon w/Black=817

Barriers/Ladders/Benches:  Brown=002

PROJECT INFORMATION

North Alexander Park

1810 2nd Ave NW

Faribault, MN 55021

Contract Year: 2026

EQUIPMENT INFORMATION & PRICING

<u>Qty</u>	<u>Item No.</u>	<u>Description</u>	<u>Price</u>	<u>Ext Price</u>
4	111237A	Square Tenderdeck	\$1,117	\$4,468.00
1	111348A	Arch Bridge	\$3,065	\$3,065.00
6	111397B	114"Post DB	\$423	\$2,538.00
8	111397C	106"Post DB	\$418	\$3,344.00
6	111397D	98"Post DB	\$403	\$2,418.00
1	111397F	82"Post DB	\$388	\$388.00
2	117495A	Triangular Tenderdeck	\$898	\$1,796.00
2	117946A	Wire Barrier Above Deck	\$704	\$1,408.00
1	118099A	Wire Crawl Tunnel Above Deck	\$2,892	\$2,892.00
1	119977A	Handbar	\$260	\$260.00
1	129967A	Horizontal Ladder	\$1,357	\$1,357.00
1	129968A	Horizontal Ladder End Panel	\$423	\$423.00
1	132155B	Double Slide 48"Dk DB	\$2,958	\$2,958.00
1	133668A	Single Slide 40"Dk DB	\$2,239	\$2,239.00
1	139262A	Loop Arch 40"Dk DB	\$1,897	\$1,897.00
1	139272A	Chinning Bar	\$143	\$143.00
1	144984A	Storefront Panel	\$602	\$602.00
1	153021A	Deck Link 1 Step	\$1,581	\$1,581.00
1	154883A	265"Steel Post (60" Bury) For CoolTopper Single Post Pyramid Roof	\$1,408	\$1,408.00

1	154883B	249"Steel Post (60" Bury) For CoolTopper Single Post Pyramid Roof	\$1,346	\$1,346.00
2	154884A	CoolToppers Single Post Pyramid Roof DB Only	\$4,728	\$9,456.00
1	160423A	The Peak Rock Climber DB Only	\$9,971	\$9,971.00
1	160424A	The Stepper Rock Climber DB Only	\$5,136	\$5,136.00
1	173585B	Tree Stump Transfer Module 40"Deck DB Only	\$9,109	\$9,109.00
1	177719A	Rain Sound Wheel Panel Above Deck	\$2,963	\$2,963.00
1	179349A	Kick Plate 8"Rise	\$163	\$163.00
1	179362A	Tri-Deck Kick Plate 8"Rise	\$240	\$240.00
1	181114C	Wiggle Ladder 48"Dk DB	\$1,091	\$1,091.00
2	238043A	PS/Shade Bracket Kit	\$301	\$602.00
1	148636A	Seesaw 2-Seats DB	\$4,024	\$4,024.00
1	152179A	Saddle Spinner DB 12"Height	\$1,010	\$1,010.00
1	173596A	Log Balance Beam DB	\$5,069	\$5,069.00
1	174018A	Belt Seat ProGuard Chains for 8' Beam Height	\$179	\$179.00
1	176038A	Full Bucket Seat ProGuard Chains for 8' Beam Height	\$500	\$500.00
1	177332A	Single Post Swing Frame 8' Beam Height Only DB Only	\$1,744	\$1,744.00
1	182503A	Welcome Sign (LSI Provided) Ages 2-5 years Direct Bury	\$0	\$0.00
1	200677A	Wee Planet Climber DB	\$3,519	\$3,519.00

Total Equipment Cost at State Contract Pricing

\$91,307.00











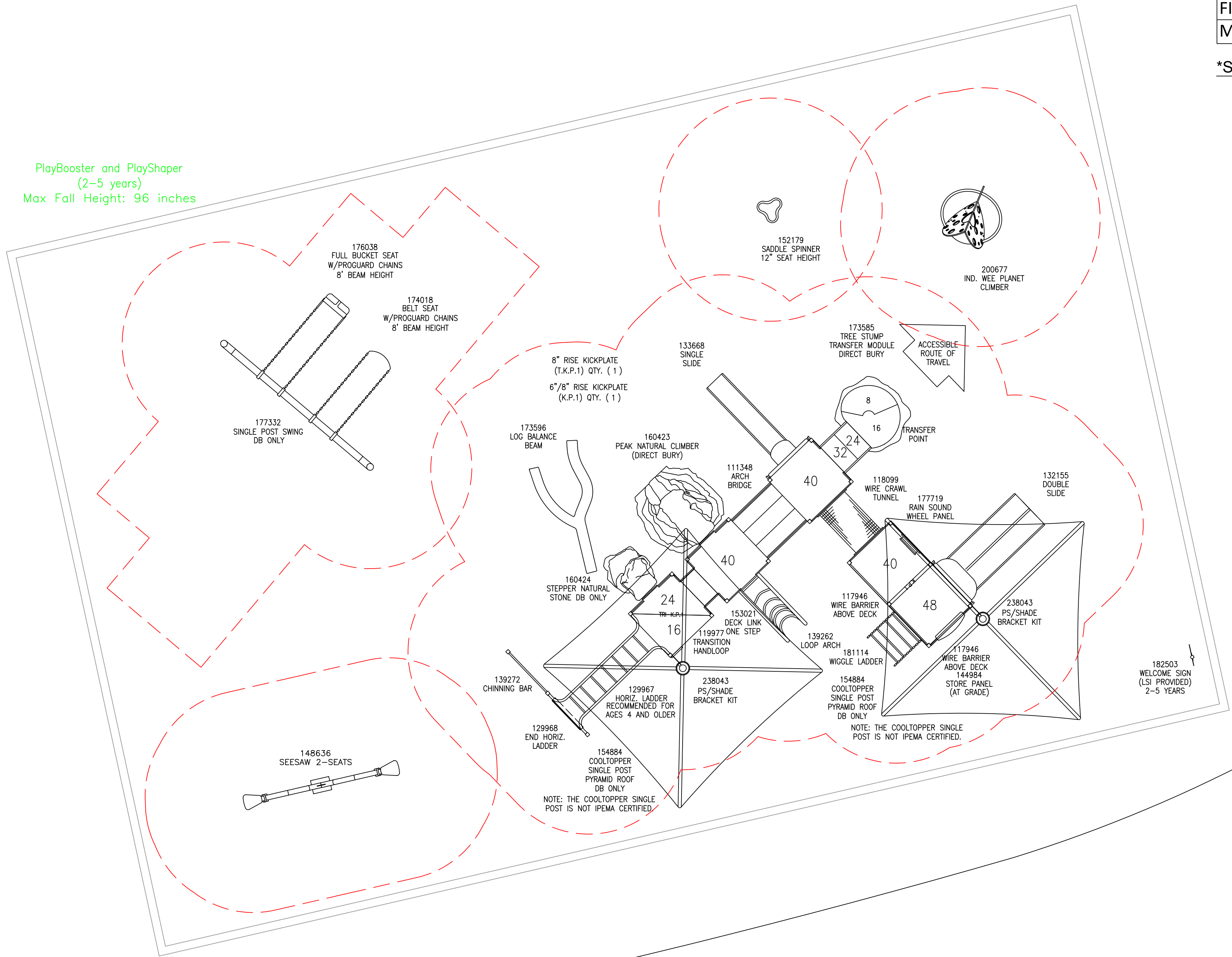




KEY	
	REQUIRED SAFETY USE ZONE
	PROPOSED STANDARD EQUIPMENT

CONTAINER DETAILS	
TOTAL CONTAINER AREA	2838 SF
ASTM SAFETY SURFACING TYPE	ENGINEERED WOOD FIBER
TOTAL EWF AREA	2838 SF
TOTAL PERIMETER	218 LF
EDGING TYPE	CONCRETE CURB BY OTHERS
FINISH GRADE	TOP OF CURB
MAX FALL HEIGHT (2-5 YR)	96"

PlayBooster and PlayShaper
(2-5 years)
Max Fall Height: 96 inches



- *SITE PREPARATION REQUIREMENTS:**
- OWNER TO PROVIDE A MINIMUM 6' WIDE APPROVED SITE ACCESS PATH TO CONTAINER AND PROTECTION OF THIS ACCESS ROUTE
 - PLAYGROUND PLAN IS BASED ON IDEAL SOIL CONDITIONS. IF THERE ARE CONCERNS ABOUT THE SOILS BEING SUITABLE, IT IS RECOMMEND THAT THE OWNER PROVIDE A GEOTECHNICAL REPORT OF THE SITE
 - MAXIMUM OF 1% GRADE CHANGE ACROSS CONTAINER
 - OWNER INSTALLED DRAIN TILE TO BE WITHIN 4 FEET OF CONTAINER PERIMETER
 - IF OWNER INSTALLED BORDER, DRAIN TILE STUB TO BE PROVIDED
 - DRAIN TILE BY FLAGSHIP ACCOUNTS FOR WATER WITHIN THE CONTAINER AND DOES NOT INCLUDE RUN OFF FROM SURROUNDING FLATWORK, LANDSCAPING, BUILDINGS, ETC.
 - OWNER TO PROVIDE ACCESSIBLE ROUTE TO CONTAINER
 - MINIMUM CONTAINER SIZE NEEDED DENOTES THE INSIDE OF CURB DIMENSION



FLAGSHIP RECREATION
11123 UPPER 33RD ST N
LAKE ELMO, MN 55082
763-550-7860
FLAGSHIPPLAY.COM



THIS PLAY AREA AND PLAY EQUIPMENT IS DESIGNED FOR AGE RANGES AS NOTED ON PLAN.

THIS DESIGN CONFORMS TO THE ADA ACCESSIBILITY GUIDELINES (ADAAG), ASSUMING THAT THE ENTIRE USE ZONE IS COVERED WITH AN ACCESSIBLE PROTECTIVE SURFACING, UNLESS OTHERWISE NOTED ON THE PLAN.

ALEXANDER PARK
PLAYGROUND
060326

1816 2nd Ave NW, Faribault, MN 55021

SALES REPRESENTATIVE:
TIM TRUELSON

DESIGNED BY:
AO
6/4/26

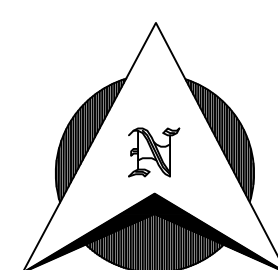
1/4" = 1'-0"

SHEET

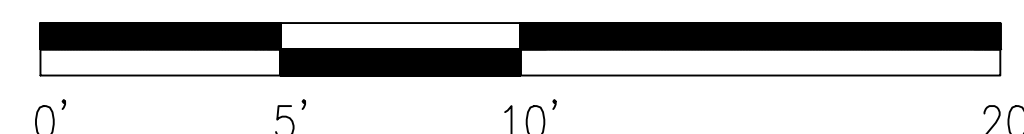
LS101

2-5 AREA

TOTAL ELEVATED PLAY COMPONENTS	10	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	5
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	10	REQUIRED	3
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	8	REQUIRED	7
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	7	REQUIRED	7



SCALE IN FEET:



Landscape Structures Inc. (“Manufacturer”) warrants that all playstructures and/or equipment sold will conform in kind and in quality to the specifications manual for the products identified in the Acknowledgment of Order and will be free of defects in manufacturing and material. Manufacturer further warrants:

100-Year Limited Warranty On all PlayBooster® and PlayShaper® aluminum posts, stainless steel fasteners, clamps, beams and caps against structural failure due to corrosion/natural deterioration or manufacturing defects, and on PlayBooster steel posts against structural failure due to material or manufacturing defects.

15-Year Limited Warranty On all Evos® and Weevos® steel arches, all plastic components (including TuffTimbers™ edging), all aluminum and steel components not covered above, Mobius® climbers, Rhapsody® Outdoor Musical Instruments, decks and TenderTuff™ coatings (except Wiggle Ladders, Chain Ladders and Swing Chain) against structural failure due to material or manufacturing defects.

10-Year Limited Warranty On concrete products against structural failure due to natural deterioration or manufacturing defects. Does not cover minor chips, flaking, hairline cracks or efflorescence.

8-Year Limited Warranty On Aeronet® climbers and climbing cables against defects in materials or manufacturing defects.

5-Year Limited Warranty On Rhapsody® cables and mallets against defects in materials or manufacturing defects and on polycarbonate panels against defects in materials or manufacturing defects.

3-Year Limited Warranty On all other parts, i.e. all swing seats and hangers, all swing chain and cables, ZipKrooz® cables, Track Ride trolleys and bumpers, Mobius Climber handholds, Wiggle Ladders, Chain Ladders, moving equipment, belting material, LSI Flexx™ flexible cable netting, HeathBeat® resistance mechanisms, Seesaws, etc., against failure due to corrosion/natural deterioration or manufacturing defects.

The environment near a saltwater coast can be extremely corrosive. Some corrosion and/or deterioration is considered “normal wear” in this environment. Product installed within 500 yards (457 meters) of a saltwater shoreline will only be covered for half the period of the standard product warranty, up to a maximum of five years, for defects caused by corrosion. Products installed in direct contact with saltwater or that are subjected to salt spray are not covered by the standard warranty for any defects caused by corrosion.

This warranty does not include any cosmetic issues, wear and tear from normal use of the product, or misuse or abuse of the product. This warranty does not cover damage or failure resulting from natural disasters, including but not limited to flooding, fire, earthquake, hurricane, or other catastrophic events. This warranty is valid only if the playstructures and/or equipment are erected to conform with Manufacturer’s installation instructions and maintained according to the maintenance procedures furnished by Manufacturer.

2026 Play Equipment Warranty

You have our word.

All the warranties commence on date of Manufacturer’s invoice. Should any failure to conform to Manufacturer’s express warranties appear within the applicable warranty period, Manufacturer shall, upon being notified in writing promptly after discovery of the defect and within the applicable warranty period, correct such nonconformity either by repairing any defective part(s) or by making available a replacement part(s) within 60 days of written notification. Manufacturer shall deliver the repaired or replacement part(s) to the site free of charge but will not be responsible for providing labor or the cost of labor for the removal of the defective part(s), the installation of any replacement part(s), or for disposal costs of any part(s). Replacement parts will be warranted for the balance of the original warranty.

THIS WARRANTY IS EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE.

For clarity, any surety bonds issued (such as a maintenance bond) shall not provide coverage for this warranty beyond one year.

The remedies hereby provided shall be the exclusive and sole remedies of the purchaser. Manufacturer shall not be liable for any other direct, indirect, special, incidental or consequential damages.

Manufacturer neither assumes nor authorizes any employee, representative or any other person to assume for Manufacturer any other liability in connection with the sale or use of the structures sold, and there are no oral agreements or warranties collateral to or affecting this agreement. The warranties stated herein are valid only if the structures and/or equipment (a) are erected in conformance with Manufacturer’s installation instructions and maintained according to the maintenance procedures furnished by Manufacturer; (b) have been subjected to normal use for the purpose for which the goods were designed; (c) have not been exposed to saltwater or salt spray; (d) have not been subject to misuse, negligence, vandalism, or accident; (e) have not been subjected to addition or substitution of parts; and (f) have not been modified, altered, or repaired by persons other than Manufacturer or Manufacturer’s designees in any respect which, in the judgement of Manufacturer, affects the condition or operation of the structures.

To make a claim, send your written statement of claim, along with the original job number or invoice number to: Landscape Structures Inc.

601 7th Street South, Delano, Minnesota, 55328-8605.

Signed: *Karlie Emerson* President Date: 01/01/2026





Terms of Sale

PRICING: Landscape Structures' list prices do not include delivery and handling charges. Prices are subject to change without notice.

TERMS: To tax-supported institutions and those with established credit: net 30 days from the date of the invoice. 1.5% per month thereafter; freight charges are prepaid and applied to the invoice.

TAXES: Landscape Structures' list prices do not include applicable taxes, if any.

WEIGHTS: Weights are approximate and may vary.

DELIVERY: If delivery of the equipment is by common carrier, and there is damage or a shortage, notify the carrier at once and sign delivery documents provided by the carrier noting the damage or shortage. Most products are delivered on large pallets and will require a forklift or similar equipment to unload as a unit on the site.

INSTALLATION: All playstructures and/or equipment are delivered unassembled and packaged with recyclable materials. For a list of factory-certified installers in your area, please contact your Landscape Structures playground consultant.

SERVICE: We have knowledgeable, qualified playground consultants throughout the world who are available to help you before, during and after the sale. Landscape Structures has exclusive design software that features all of our parts and pieces in pull-down menus. With this software, your playground consultant can design a playground layout that meets not only your needs, but ASTM and CPSC standards as well. In addition, we have a full staff of CPSI-certified designers, along with 2D and 3D drawing capabilities and custom capabilities to assist you with your playground plans.

RETURN POLICY: As an indication of our commitment to our customers, Landscape Structures will accept returns of new structures and/or new equipment purchased within 60 days of the original invoice date. Advance notification is necessary to ensure proper credit. Parts not included in this return policy are custom parts (including PlayShaper® posts), as well as used or damaged parts. A 20% restock fee plus all return freight charges will apply to all product returns. NOTE: All parts are subject to inspection upon return. Parts returned damaged may not receive a full credit. For this reason, it is important that all returned parts are properly packaged to prevent damage while in transit. Please contact your Landscape Structures playground consultant for the shipping address.

PRODUCT CHANGES: Because of our commitment to safety, innovation, and value, we reserve the right to change specifications at any time.

PLEASE CONTACT US AT:

Landscape Structures Inc.
601 7th St. South
Delano, MN 55328-8605
888.438.6574 (inside the U.S.A.)
763.972.5200 (outside the U.S.A.)
playlsi.com





Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Kindra Papenfus, Finance Director
MEETING DATE: June 23, 2026
SUBJECT: Resolution 2026-167 Approve Budget Amendment and Purchase of Replacements for Hail Damaged Vehicles

Background:

An April 13, 2026 hail event resulted in four City vehicles being declared total losses by LMCIT: a 2019 Nissan Leaf used by City Hall staff, a 2008 Dodge Ram used as a funeral escort and vehicle to transport Recreation staff and program supplies, a 2011 Dodge Ram used by maintenance staff at City Hall, and a 2022 Ford Explorer Police Vehicle.

The 2011 Dodge Ram was previously scheduled to be replaced by a Public Works vehicle that was otherwise slated for trade-in. The vehicle will be totaled by our insurance adjustor when the replacement vehicle is ready. The Police vehicle will be replaced with a leased vehicle through the Police Department contract with Enterprise, and the damaged vehicle (still in working order) will be totaled through the insurance adjustor. The insurance reimbursement for these 2 vehicles is estimated to be \$20,000 combined and will be deposited in Fund 705, the Property & Liability Reserve fund.

City staff desire to replace the 2019 Nissan Leaf and the 2008 Dodge Ram with new vehicles. Usage of both vehicles has been studied and determined that both vehicles are necessary, and that the needs of the departments in question can be better and more affordably served by changing the type of vehicle in use.

Staff Recommendations

Vehicle 1 – Nissan Leaf replacement:

Staff recommends a 2026 Toyota Camry Hybrid at \$30,914. Two vehicles were evaluated; the Toyota's higher purchase price is offset by a 20+ year track record in hybrid reliability, lower anticipated repair costs, and an

estimated \$3,000 higher resale value at ten years. The City's Mechanic, Public Works Director, and Finance Director are in agreement.

Vehicle 2 — Dodge Ram Funeral Escort replacement:

The funeral escort function is no longer needed. Staff recommends a 2026 Ford Ranger 4x4 XL Crew Cab at \$32,893 from Midway Ford Commercial, Roseville, to serve Recreation Department staff for transporting personnel, equipment, and program materials. The Ford Ranger is \$7,494 less than the alternative vehicle quoted.

Financial Impact

Both purchases will be funded through Fund 705 — Property & Liability Reserve. The total combined purchase price is \$63,807, offset by approximately \$19,026 in insurance proceeds, for a net draw on fund reserves of \$44,781. The fund's current cash balance is \$287,933. Including the additional insurance reimbursement for the other two totaled vehicles, a projected balance of \$263,152 remains after both purchases. A budget amendment is required to appropriate the FY2026 expenditure authority. The overall change in the fund is projected to be a decrease of \$24,781. The final totals will be determined by the dollar amounts of the salvage bids that the insurance adjustor receives in the disposal process for all 4 vehicles.

Building Impact of Hailstorm

Three properties within the City had functional damage as a result of the hail storm on April 13, 2026 — the Wastewater Treatment plant skylights, the roof of one shelter at North Alexander Park, and the City's rental property at 16 1st Street SE. Repairs for the WWTP and the N. Alexander shelter are both less than \$5,000 and will be paid from Sewer fund 602 and the Parks department budget in fund 101, respectively. The cost of repairing the roof of the City rental house was over \$18,000, and can be applied to the City's deductible at the time the property is demolished. Because of the relatively insignificant damage to buildings as a result of the storm, no council action is needed.

Recommendation:

Approve the budget amendment and purchase of replacements for hail damaged vehicles

Attachments:

Agenda Item: 6.F

1. Resolution 2026-167 Approve Budget Amendment and Purchase of Replacements for Hail Damaged Vehicles
2. City of Faribault - 2559 Quote Camry Hybrid LE
3. Ranger 4x4 XL R4P
4. Vehicle_Replacement_Presentation

CITY OF FARIBAULT

RESOLUTION #2026 - 167

APPROVE BUDGET AMENDMENT AND PURCHASE OF REPLACEMENTS FOR HAIL DAMAGED VEHICLES

WHEREAS, an April 13th, 2026 hail event resulted in damage to City-owned vehicles, causing 4 city vehicles to be declared total losses by the City’s insurer, the League of Minnesota Cities Insurance Trust; and

WHEREAS, the City desires to replace two of the vehicles to support ongoing City operations, utilizing fund 705 Property & Liability Insurance Reserves, including insurance proceeds of approximately \$19,026, and

WHEREAS, a quote for a 2026 Toyota Camry for \$30,934 has been received from Burnsville Toyota, and a quote for \$32,892.68 for a 2026 Ford Ranger Crew Cab has been received from Midway Ford,

NOW, THEREFORE, BE IT RESOLVED that the City is hereby authorized to purchase the recommended replacement vehicles at the quoted prices.

BE IT FURTHER RESOLVED that the fiscal year 2026 budget for fund 705, Property and Liability Reserve, is hereby revised for the acquisition of these vehicles as follows:

Organization	Object	Amount	Purpose
PrptLiab	45400	63,286.68	Replacement of Hail Damaged Vehicles declared total loss
PrptLiab	36240	(19,026)	Replacement of Hail Damaged Vehicles declared total loss

Date Adopted: June 23, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator



VEHICLE QUOTE

Burnsville Toyota & Scion

14730 Buck Hill Rd
 Burnsville, MN 55306
 (952) 435-8200

DATE: May 22, 2026
 INVOICE # N/A

MN State Contract# 280410

Release No. A-175

Purchaser's P.O.# N/A

Customer No. TBD

Bill To:

City of Faribault
 1200 Belview Trail
 Faribault, MN 55306

Stock # N/A

VEHICLE VIN# TBD

DESCRIPTION	AMOUNT
(1) - 2026 Toyota Camry Hybrid LE - Model 2559 (Ice Cap White)	\$30,595.00
(2T) All-Weather Floor Liner Package	\$319.00
MN State Transit Improvement Vehicle Excise Tax - Effective April, 2008	\$20.00
TOTAL	\$30,934.00

Make all checks payable to Burnsville Toyota

THANK YOU FOR YOUR BUSINESS!

Hail Damage Vehicle Replacements and Building Repairs

Insurance Claims & Budget Amendment — FY2026



Fund 705 — Property & Liability Reserve | June 2026

What Happened

April 13, 2026 Hail Event

Four City vehicles sustained hail damage severe enough to be declared **total losses** by LMCIT.

Two vehicles will be replaced using insurance proceeds plus existing reserves in Fund 705 — the City's Property & Liability Reserve Fund.

One vehicle was scheduled to be replaced with an existing vehicle, and one is a Police vehicle that will be replaced on the current Enterprise lease.

Vehicles Needing Replacement

2019 Nissan Leaf

City Hall staff vehicle
Est. proceeds: \$11,026

2008 Dodge Ram — Funeral Escort

Recreation staff utility use
(funeral escort no longer needed)
Est. proceeds: \$8,000

Vehicle 1: Replacing the 2019 Nissan Leaf



	Hyundai Elantra Hybrid	Toyota Camry Hybrid ★
Purchase price	\$25,890	\$30,914
Insurance proceeds	(\$11,026)	(\$11,026)
Net cost to Fund 705	\$14,864	\$19,888
Est. 10-yr resale value	Lower	~\$3,000 higher
Hybrid track record	Newer model	20+ years proven
Staff recommendation	—	✓ Recommended

Why Toyota: The ~\$5,000 higher purchase price is offset by lower long-term repair costs and ~\$3,000 higher resale value. City mechanic, Public Works Director, and Finance Director all concur.

Vehicle 2: Replacing the 2008 Dodge Ram Funeral Escort



	GMC Canyon 4x4 Crew Cab	Ford Ranger 4x4 XL ★
Vendor	North Country GM, Hibbing	Midway Ford, Roseville
Purchase price	\$40,387	\$32,893
Insurance proceeds	(\$8,000)	(\$8,000)
Net cost to Fund 705	\$32,387	\$24,893
Savings vs. alternative	—	\$7,494 less
Staff recommendation	—	✓ Recommended

New use: The funeral escort function is no longer needed. The Ranger 4x4 Crew Cab will serve Recreation staff for transporting personnel, equipment, and program materials citywide — at \$7,494 less than the GMC alternative.

Fund 705 Financial Summary



Toyota Camry Hybrid

\$30,914

Leaf replacement

Ford Ranger 4x4 XL

\$32,893

Dodge Ram replacement

Total Purchases

\$63,807

Combined cost

Insurance Proceeds

Nissan Leaf: \$11,026 Dodge Ram: \$8,000 **Total:**
\$19,026

Net Draw on Fund 705 Deductible Reserves

\$44,781

Fund 705 balance — 5/31/2026	\$287,933
Less: Toyota Camry Hybrid	(-30,914)
Less: Ford Ranger 4x4	(-32,893)
Plus: Insurance proceeds (est.)	+\$19,026
Plus: Insurance proceeds from 2011 Ram and 2022 Explorer (est.)	+\$20,000
Projected balance after purchases	\$263,152

What Happened



April 13, 2026 Hail Event

Although several city buildings experienced cosmetic damage, only 3 had functional damage that are covered by insurance

Repair not Recommended

City Rental House – 16 1st St SE

Roof / Shingle Hail Damage

Cost to Repair \$18,482

Amount will be applied to deductible when demolition occurs

Buildings Requiring Repair

Wastewater Treatment Plant

2 Skylights Experienced Damage

Cost to Repair \$4,470

Source of Funds: Sewer Fund 602

N. Alexander Park Shelter

Roof / Shingle Wind Damage

Cost to Repair \$3,850

Source of Funds: Parks Dept / General Fund 101



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Kevin Bushard, Human Resources Director
MEETING DATE: June 23, 2026
SUBJECT: Resolution 2026-176 Approve Hiring Executive Director of HRA

Background:

Due to resignation, there is a need to hire a Executive Director of HRA. The position was posted from May 12, 2026 to May 29, 2026.

Seven applications were received, reviewed and scored. From that scoring, four were selected for an interview. The panel consisted of Administration, Directors, and HRA Board Members. The panel selected Casandra Steeves as the recommendation for hire for the position.

Resolution 2026-176 recommends the hiring of Casandra Steeves. Casandra would be hired at grade K step 3 as per the Non-Union Compensation Plan 2026.

Recommendation:

Approve resolution 2026-176, approving the hiring of Casandra Steeves as Executive Director of HRA.

Attachments:

1. 2026-176 Approve Hiring Executive Director of HRA

CITY OF FARIBAULT

RESOLUTION #2026-176

APPROVE HIRING EXECUTIVE DIRECTOR OF HRA

WHEREAS, the City of Faribault (the "City") presently has vacant Executive Director of HRA position that needs to be filled by a qualified candidate; and

WHEREAS, the City has advertised and interviewed for the Executive Director of HRA position with the City; and

WHEREAS, the City Council desires to fill the vacant Executive Director of HRA position.

NOW, THEREFORE BE IT RESOLVED, that the City of Faribault that Casandra Steeves shall be extended an offer of employment to fill the vacant Executive Director of HRA position.

Date Adopted: June 23, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Rochelle Anderholm-Parsch, Parks and Recreation Director
MEETING DATE: June 23, 2026
SUBJECT: Resolution 2026-177 Approve Pet Parade Street Closures and Parking Restrictions

Background:

The Faribault Parks and Recreation Department is preparing for the 2026 Pet Parade on August 6, 2026. The parade will have a staging area on 9th Street NW from 6th Avenue NW to 2nd Avenue NW and on 4th Avenue NW in front of McKinley School. The parade route will start at the corner of 9th Street NW and 2nd Avenue NW, proceed south on 2nd Avenue NW and west on 5th Street NW to 3rd Avenue NW by Central Park. "No Parking" signs will be posted at these locations between the hours of 4:00 p.m. and 8:00 p.m. A map is attached. The Parks and Recreation Department is requesting parking restrictions for these streets from 4:00 p.m. to 8:00 p.m. and street closures from 7:00 p.m. to 8:00 p.m. for the parade. The parade start time is 7:00 p.m. It is also requested to close 5th Street NW from 2nd Avenue NW to 3rd Avenue NW from 8:00 p.m. to 9:30 p.m. for activities.

Recommendation:

Approve Resolution 2026-177 as requested.

Attachments:

1. Resolution 2026-177 Approve Pet Parade Street Closures and Parking Restrictions
2. Pet Parade Map

CITY OF FARIBAULT

RESOLUTION #2026-177

APPROVE PET PARADE STREET CLOSURES AND PARKING RESTRICTIONS

WHEREAS, the Faribault Parks and Recreation Department is sponsoring the 90th Annual Pet Parade on August 6, 2026; and

WHEREAS, the Faribault City Council is supportive of this events; and

WHEREAS, Section 15-57 of the Faribault Code of Ordinances provides for temporary parking restrictions by means of Council resolution.

NOW, THEREFORE BE IT RESOLVED, that "No Parking" signs will be posted on 9th Street NW between 6th Avenue NW and First Avenue NW, on Second Avenue NW between 9th Street NW and 5th Street NW, and on 5th Street NW between Second Avenue NW and 3rd Avenue NW between the hours of 4 p.m. and 8 p.m. on August 6, 2026, for the Pet Parade. And these streets will be closed from 7-8 p.m. for the Pet Parade. Fifth Street NW between 2nd Avenue NW and 3rd Avenue NW will also be closed from 8-9:30 p.m. for activities.

Date Adopted: June 23, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

— = No Parking Signs
■ = Dumpster

Staff Parking

Farm & Horse Parking

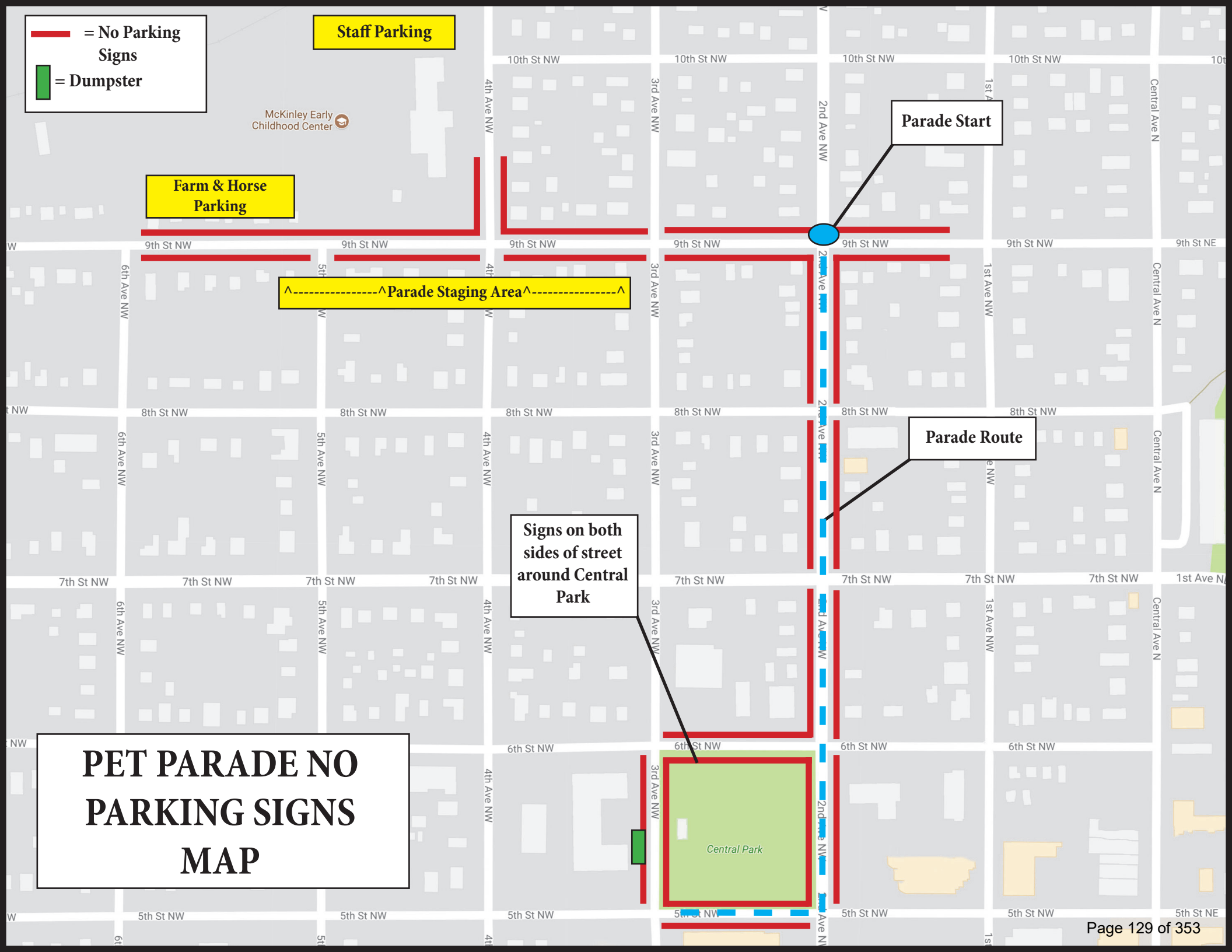
Parade Staging Area

Parade Start

Parade Route

Signs on both sides of street around Central Park

PET PARADE NO PARKING SIGNS MAP





Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Heather Slechta, City Clerk
MEETING DATE: June 23, 2026
SUBJECT: Resolution 2026-184 Appointing Election Judges for the 2026 Primary and General Elections

Background:

Minnesota Statute 204B.21 requires that Election Judges for precincts in a municipality be appointed by the governing body of the municipality. The Statute also permits the appointment of Election Judges on an emergency basis by the Rice County Auditor/Treasurer or the Faribault City Clerk.

Recommendation:

Approve Resolution 2026-184.

Attachments:

1. Resolution 2026-184 Appoint Election Judges for the 2026 Primary Election and General Election

CITY OF FARIBAULT

RESOLUTION #2026-184

APPOINT ELECTION JUDGES FOR THE 2026 PRIMARY ELECTION AND GENERAL ELECTION

WHEREAS, Minnesota Statute 204B.21 requires that election judges for precincts in a municipality shall be appointed by the governing body of the municipality; and

WHEREAS, Minnesota Statute 204B.21 permits the appointment of judges of election on an emergency basis by the Rice County Auditor/Treasurer or the City of Faribault City Clerk; and

WHEREAS, the Rice County Auditor/Treasurer has designated the City Clerk of the City of Faribault, Minnesota, as the responsible authority for the 2026 Primary and General Election in the city of Faribault, Minnesota.

NOW, THEREFORE BE IT RESOLVED, that the attached list of eligible voters, listed in Exhibit A, are hereby appointed election judges for the 2026 Primary Election and General Election.

ALSO, BE IT RESOLVED, that the City Clerk is hereby authorized and directed to determine the number of judges in each precinct and to fill vacancies in the event that any of the aforesaid appointed judges cannot fulfill their responsibilities as required by law.

Date Adopted: June 23, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A

Spooner, Jayne

Coulter, Leo

Ernste, Pat



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Dustin Dienst, Director of Fire & Code Services
MEETING DATE: June 23, 2026
SUBJECT: Resolution 2026-185 Authorize the Fire Department to Apply for the Staffing for Adequate Fire and Emergency Response (SAFER) Grant

Background:

The Faribault Fire Department is committed to and expected to provide a timely, effective and professional service to the people in our response district.

The City of Faribault has a rich history of providing superior emergency response by utilizing the staffing model that I believe is the best model for a city and fire district of our size. The combination-staffing model employs both full-time firefighters and paid-on-call firefighters to provide service to our coverage area. This model is fiscally responsible without sacrificing precious response time.

As our city grows, so does our workload and call volume. A vast majority of our calls are medical in nature. These calls do not require a large number of personnel but do require timely response. Adequate staffing is required in order to respond to every call in a timely manner. The addition of two full-time firefighters has multiple advantages, not only in responding to emergency calls, but in all the services that we provide.

The Federal Emergency Management Agency (FEMA) has a grant program to assist cities with fire department staffing. This grant is named the S.A.F.E.R. (Staffing for Adequate Fire and Emergency Response) grant. I would like to apply for this grant to ease the budget impact of adding two full-time firefighters. This grant pays 75% of the wages earned by the two firefighters for the first two years and 35% of the wages in the third and last year of the grant. The grant is for a time period of three years.

Recommendation:

Approve Resolution 2026-185 Authorizing the Fire Department to Apply for the SAFER Grant

HONESTY ▪ RESPECT ▪ DEDICATED ▪ VISIONARY ▪ ACCOUNTABILITY

Attachments:

1. Resolution 2026-185 Authorize the Fire Department to Apply for the SAFER Grant
2. Grant Summary Form - SAFER Grant

CITY OF FARIBAULT

RESOLUTION #2026-185

**AUTHORIZE THE FIRE DEPARTMENT TO APPLY FOR THE STAFFING FOR
ADEQUATE FIRE AND EMERGENCY RESPONSE (S.A.F.E.R.) GRANT**

WHEREAS, the Faribault Fire Department is responsible for fire and life safety response in the City of Faribault and the Rural Fire District; and

WHEREAS, our City is growing resulting in an increased call volume along with other workload issues; and

WHEREAS, the addition of two full-time firefighters would greatly enhance the safety, efficiency and effectiveness of both our response to emergency calls and the overall service that we provide to our community; and

WHEREAS, The Federal Emergency Management Agency (FEMA) has a grant program to assist municipalities financially with the adding of full-time firefighters to their departments.

NOW, THEREFORE BE IT RESOLVED, that the Faribault Fire Department is authorized to apply for the S.A.F.E.R. grant for the addition of two full-time firefighters.

Date Adopted: June 23, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator



GRANT SUMMARY FORM

Pre-Application Application Award Acceptance Amendment

Department: Fire Department

Contact Person: Jon Vargo & Dustin Dienst

Grant Name: SAFER Grant (Staffing for Adequate Fire and Emergency Response)

Grantor: FEMA/DHS

Total Project Cost: 756996.78 Total Award Amount: _____

Total Cash Match: 0 Total In-Kind Match: _____

Application Date: 06/22/26 Grant Period From 05/19/26 To 06/22/26

Funding Type (Federal, State, Other): Federal

CFDA Number: _____ Electronic or Hardcopy Submission: Electronic

Project Description

Hire two more Full Time firefighters through the SAFER grant program. The goal of SAFER is to enhance the local fire departments' abilities to comply with staffing, response and operational standards established by the NFPA (NFPA 1710 and/or NFPA 1720). Faribault FD is currently not compliant with NFPA 1710/1720.

How is the Match Amount Determined::

No Match.

Fixed Amount: _____ or % of project cost 0.00% or Other

Explanation of Other:

The SAFER grant pays the standard wages and benefits for 2 Full Time firefighters for the first 3 years (excluding overtime). The City will be responsible for 100% of the usual annual cost after the 3rd year. The intent is the City will maintain the firefighters when the grant runs out.

For this City fiscal year, how much of the required local cash match amount is:

Already In Department Budget: _____ Not Budgeted: _____

Proposed Source of Match: _____

Director Approval [Signature]

Administrator Approval [Signature]



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Travis Block, Public Works Director
MEETING DATE: June 23, 2026
SUBJECT: Resolution 2026-191 Approve 2026 CIP Item Final Clarifier Deck Roof Replacement

Background:

The area between Final Clarifiers 1 and 2 at the Water Reclamation Facility (WRF) is an at-grade ethylene propylene diene monomer (EDPM) roof membrane covered with paving blocks to protect the membrane. The roof system is 28 years old; 13 years beyond the realistic service life of that type of roofing system. The roof leaks and the paving blocks are breaking up, creating a tripping hazard and making snow removal difficult.

The 2026 Capital Improvement Plan (CIP) and budget approved \$200,000.00 for replacement of this roof (CIP Item WRF F 26-03). Staff solicited quotes to replace the final clarifier deck roof and a summary is as follows:

Schwickert’s Techa America LLC, Mankato, MN	\$74,403.00
Bargen, Inc., Mountain Lake, MN	\$74,625.00

Funding will be provided by the Sanitary Sewer Fund (602).

Recommendation:

Approve Resolution 2026-191

Attachments:

1. Resolution 2026-191
2. CS951426A City of Faribault WWTP Final Price (003) Schwickerts

CITY OF FARIBAULT

RESOLUTION #2026- 191

APPROVE 2026 CIP ITEM FINAL CLARIFIER DECK ROOF REPLACEMENT

WHEREAS, the City of Faribault operates a Water Reclamation Facility (WRF); and

WHEREAS, the Final clarifier deck roof is past its realistic service life and needs replacement; and

WHEREAS, a quote for replacement of this roof from Schwickert’s Tech America, LLC, Mankato, MN, for \$74,403.00 has been obtained.

NOW, THEREFORE BE IT RESOLVED, the quote for roof replacement from Schwickert’s Tech America, LLC, Mankato, MN, for \$74,403.00 is hereby approved.

NOW, ALSO BE IT RESOLVED, that the Mayor and City Administrator are hereby authorized and directed to enter into contract with Schwickert’s Tech America, LLC, Mankato, MN in the name of the City of Faribault for the project.

Date Adopted: June 23, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator



design | build | repair | replace

5/29/26

PROPOSAL #: CS951426A

To Whom it May Concern:

Thank you for your interest in working with Schwickert's Tecta America!

Founded in 1906 by George Schwickert, Schwickert's has been a locally known name in Southern Minnesota for over 110 years. As a leading Midwest roofing and mechanical systems contractor, we serve commercial, industrial and residential markets in roofing, architectural metals, mechanical piping and plumbing, heating, air conditioning, electrical, air duct cleaning, dryer vent cleaning, chimney sweeping and specialty fabrication products. In addition to the products offered, our services include design, start-up, commissioning, preventative maintenance programs, inspections, and more.

Schwickert's is well-known in the industry and is a leading roofing and mechanical contractor in the country. In fact, our reputation of being the best has developed from our quality workmanship, years of experience, innovative solutions and from the consistent way in which we satisfy our customers.

Thank you for giving us this opportunity to assist you in making an educated decision about your roofing needs. We look forward to working with you!

Sincerely,

A handwritten signature in black ink that reads "Camryn Schulz".

Camryn Schulz
Senior Project Manager
Schwickert's Tecta America, LLC

Cell: (507) 380-9217

Cschulz3@tectaamerica.com

SCHWICKERT TECTA AMERICA'S SOLUTIONS DESIGNED TO ADDRESS YOUR NEEDS

**You can rely on Schwickert's Tecta America, your trusted business partner,
to provide a combination of products and services that best suit your needs.**

Faribault Water Reclamation Plant

214 14th St. NE
Faribault, MN 55021

SCOPE OF WORK: RECOMMENDATIONS

Base Budget:

- Tear off roofing down to roof deck and dispose of properly.
- Install self-adhered vapor barrier over concrete deck to help prevent vapor-drive from underneath the roof into the roof system.
- Install 1 layer of 2.6" Polyisocyanurate insulation (ISO) over roof deck insulation.
- Install ¼" tapered ISO insulation to facilitate water drainage toward southern edge.
- Insulation R-value to be enhanced to R-30, state required code for Minnesota.
- Install 60-mil ballasted EPDM roof system per manufacturer's specifications.
- Install all flashings and accessories required to complete roof system.
- Flash all existing penetrations.
- Install new concrete pavers over roof system to act as ballast and provide roof protection from foot traffic.
- Install new roof hatch at previous location.
 - Roof hatch to be galvanized steel.
- Install metal as required at perimeter.
- Metal to be 24-gauge pre-finished steel.
- Color TBD by owner from standard Una Clad color chart.
- Includes 15-year Total System Roofing Warranty according to manufacturer's specifications.

Alternate #1:

- In lieu of installing a galvanized roof hatch, install a stainless steel roof hatch.

PRE- & POST-CONSTRUCTION SPECIFICATIONS

Project Preparation:

- Perform a pre-job meeting to determine jobsite logistics and safety requirements
- Furnish proposed construction schedule, if needed.

Post-job procedures:

Upon completion of project, we offer to conduct a post job closeout meeting which includes:

- Review of Executed Scope of Work
- Review of Any Unforeseen Conditions
- Final Joint Walk of New Roof Assembly
- Submission of Critical Project Documents and Job Progress Photos
- Brief Orientation and Care Requirements of Your New Roofing System.
- Delivery of Contractor's and Manufacturer's Warranty
- Discuss Tecta Tracker & Preventative Maintenance programs

GENERAL NOTES AND QUALIFICATIONS

Employee Professionalism:

All work shall be performed in a safe, professional manner in compliance with Schwickert's policy.

330 Poplar Street
Mankato, MN 56001
507.387.3101

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Stewartville, MN 55976
507.281.0611

8600 West 125th Street
Savage, MN 55378
612.284.4233

1841 E 1450 Road
Lawrence, KS 66044
913.674.4445

Permits:

Schwickert's will obtain necessary permits.

Safe & Clean Work Environment:

All work premises will be cleaned daily during the construction process and at the completion of the project. Trash will be removed to dumpster provided by Schwickert's

Warranty:

Workmanship is covered by Schwickert's Tecta America's Two year warranty. Form to be standard similar to the Midwest Roofing Contractors Association (MRCA) warranty. This warranty excludes any routine maintenance and recommended repair work beyond the terms of the warranty.

Details will be installed in accordance with NRCA (National Roofing Contractor Association) guidelines and manufacturer's recommendations. Shop drawings for any specific details will be provided upon request for your approval prior to the preconstruction meeting.

Additional Inclusions and Exclusions:

- Hoisting of materials is included in this proposal
- Identification, abatement and disposal of hazardous materials is not included.
- Sales and excise taxes are included.
- All electrical work unless specifically noted within the mechanical specification is not included.
- Wood blocking is included.
- Deck repair/replacement is not included in this proposal outside of predetermined areas. Replacement can be done on a time and material basis.
- Any Mechanical or Electrical disconnects or reconnects are not included in this proposal.
- Lawn or pavement restoration is not included in this proposal.
- This proposal assumes no premium time/and or acceleration costs.
- We do not include costs for temporary utilities and/or facilities
- Snow and ice removal is not included in this proposal.
- Owner shall be responsible for all costs associated to perform an asbestos survey if required by any governmental authority.
- Our price stated in this contract proposal is based upon current material prices. Because of raw material price volatility, including the price of oil, our material suppliers are unable to provide us with price protection for the materials included within this proposal. Accordingly, should our material prices increase during the term of this proposal, and during the time of performance of work contemplated by this proposal, our price for performance of the work contemplated by this proposal shall be increased by such direct material cost increases.

CONTRACT


Budget Estimate: (\$74,403.00) Seventy-Four Thousand Four Hundred Three Dollars and 00/100.

Alternate #1 (Stainless Steel Hatch): ADD (\$12,822.00)

Please also note that these prices are based on current material costs and do not include protection beyond 30 days. All applicable tax is not included.

This proposal has been prepared and submitted by Camryn Schulz.

**SUBMITTED BY
SCHWICKERT'S TECTA AMERICA, LLC**



Camryn Schulz

Senior Project Manager

5/29/26

**ACCEPTED BY
OWNER**

PROPOSAL #: CS951426A

PRE-LIEN NOTICE OF PRIME CONTRACTOR

(To be Attached as Rider to all Prime Contracts
for Work on Private Property)

“(a) ANY PERSON OR PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.

(b) UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.”

TERMS: Owner agrees that all payments required under this Contract shall be due and payable within 20 days of date of invoice whether billing is for job preparation, material stored, work completed each month or final payment. Owner further agrees that Contractor may charge interest at the annual rate of eighteen percent (18%), unless a lesser percentage is required by law on any sum due under this Contract which is not paid within 30 days of invoice date. If payments are not made when due, interest, costs incidental to collection and attorneys’ fees (if an attorney is retained for collection) shall be added to the unpaid balance. Contractor reserves the right, without penalty from Owner, to stop work on the project if Owner does not make payments to Contractor when due. Owner hereby releases Contractor of notice requirements for lien rights in the event payments are not made when due as outlined in this paragraph. **This Proposal/Contract may be withdrawn by Contractor if not accepted within 30 days, or at anytime, subject to increases related to material prices as noted above.**

Attached to this Proposal/Contract are Special Conditions. The terms and conditions contained in the attached Special Conditions to Proposal/Contract are incorporated into and are an integral part of this Proposal/Contract.

RECEIPT

This proposal has been submitted by Camryn Schulz. Please call (507) 380-9217 if you have any questions on this proposal.

Receipt of this Pre-Lien Notice, and a copy hereof, is hereby acknowledged by

**SUBMITTED BY
SCHWICKERT’S TECTA AMERICA, LLC**

**ACCEPTED BY
OWNER**



Camryn Schulz

Senior Project Manager

5/29/26

PROPOSAL #: CS951426A

SPECIAL CONDITIONS TO PROPOSAL / CONTRACT

Dated _____ between _____ and Schwickert's Tecta America LLC

1. This Contract incorporates all of the agreements of the parties to date. Any changes, alterations or additions thereto shall not be binding or enforceable unless approved in writing by both parties.
2. Our price stated in this contract proposal is based upon current material prices. Because of raw material price volatility, including the price of oil, our material suppliers are unable to provide us with price protection for the materials included within this proposal. Accordingly, should our material prices increase during the term of this proposal, and during the time of performance of work contemplated by this proposal, our price for performance of the work contemplated by this proposal shall be increased by such direct material cost increases.
3. Issuance of a purchase order by Owner will constitute acceptance of each and every term and condition of this Contract. Any additional terms and conditions stated in Owner's purchase order, or other written communication accepting this Contract, or by alteration by Owner of this Contract form, shall not be valid under any circumstances unless specifically adopted or approved by written response of Contractor. Failure to respond by Contractor shall be deemed a denial of any additional and conditions stated in Owner's acceptance.
4. Should leaks occur after completion of installation of the roofing system, inspections or repairs performed by Contractor shall be treated as warranty matters, and such circumstances shall not be grounds for withholding payment of the Contract price; provided, however, if the roof membrane is installed over an existing system, Contractor shall have no responsibility for water penetration which occurs as a result of moisture contained in the old, or former, roofing system.
5. **Any person or company supplying labor or material for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.**
6. **Under Minnesota law, you have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price, or withhold the amount due them from us until 120 days after completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or materials for the improvement and who gave you timely notice.**
7. If roof tear-off is to be performed, Contractor shall not be responsible for damages caused by water penetration into the building resulting from moisture contained or trapped in or under the existing roof surface, which is released during tear-off. Unless written arrangements are made in advance, Contractor shall not be responsible for damages from leaks through any area of the existing (present) roof surface where Contractor has not performed tear-off surface preparation work.
8. If a warranty of the manufacturer of the roofing system to be installed is to be issued to Owner, a sample copy of such warranty is attached to this Contract. Acceptance of this Contract by Owner shall constitute acceptance of the terms, conditions and limitations of said warranty.
9. Attached hereto and incorporated herein by reference is the Schwickert 2 year Contractor's warranty, which warranty form will be supplied by Contractor to Owner upon completion of this Contract. Acceptance of this Contract by Owner shall constitute acceptance of the terms, conditions and limitations of said warranty.
10. Completion of this Contract shall be the date on which Contractor's work is finished, as distinguished from the date of Owner's acceptance thereof.
11. If structures of any kind are to be added to and installed on the roof membrane after its application, such installation shall be entirely at the risk of Owner, unless Contractor is given reasonable notice in writing of the time and date of such installation and is permitted to supervise or conduct (at its option) the cutting and sealing of the roof membrane necessary for such installation. Contractor shall be paid on a time-and-material basis for such supervision or work. (See manufacturer's warranty for requirements after warranty is delivered.)
12. Damage occurring to the installed roofing membrane, resulting from acts of other contractors or persons authorized by Owner to conduct operations above or upon the installed membrane shall be the responsibility of Owner.
13. Contractor may include owner name, testimonials, location and project information for marketing and communications across any medium the contractor chooses.
14. Contractor may place company signage at the project location for the duration of the project.
15. Contractor is not responsible for costs of repair or damages, including disruption of service, resulting from heavy equipment, including, but not limited to cracks in concrete on the ground at the project site.
16. Contractor accepts no liability to indemnify or hold Owner harmless for damages to persons or property, except those that are the direct result of Contractor's negligent error or omission which occur during performance of Contractor's work.
17. Contractor reserves the right to cancel this Contract by written notice to Owner within 15 days of Owner's acceptance thereof, in the event that Contractor, in the reasonable exercise of its judgment, determines that Owner's credit history or rating is deemed insufficient for the purposes of this Contract.

DUTIES AND RESPONSIBILITIES OF CONTRACTOR

18. Contractor's price includes furnishing all labor, materials and equipment necessary to complete the Contract, subject only to latent conditions of the work area, which could not be reasonably anticipated by the examination of core samples, or the visual inspection ordinarily employed in the roofing trade. If such latent conditions cause or require additional labor or material in the performance of the Contract, Contractor shall promptly notify Owner of such condition, and such additional material and work will be supplied and performed on a time-and-material basis by Contractor, unless the parties agree to a stated price for such additional work.
19. Contractor will perform the work specified herein in accordance with the written specifications, if any, attached or stated in the Contract and the specifications of the manufacturer of the roofing system to be installed, so that the installation will qualify for the issuance of the manufacturer's warranty (identified above) to Owner. Contractor shall not be responsible for any defects or deficiencies in said specifications. Contractor EXPRESSLY DISCLAIMS ANY IMPLIED WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE with respect to said specifications.
20. Contractor makes no warranty respecting "Wind Uplift Resistance" of the installed roof system. If a "Factory Mutual Insurance Co. Wind Uplift Standard" is specified, Contractor represents only that the roofing system installed is represented by the manufacturer thereof to meet such specified standards.
21. Contractor warrants that the materials and accessories supplied will be those specified for this Contract and will be new and of recent manufacture and free from obvious defects. Contractor

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shall not be responsible for latent defects in materials and accessories.

22. Contractor shall not be responsible for damages arising from delay due to inclement weather (including the threat of inclement weather), strikes, fires, accidents, delays in shipment or delivery of manufacturer's materials, or other causes beyond its reasonable control; or, if any Interruption of Contractor's work occurs by reason of operations of other contractors at the job site, or from Owner's failure to provide Contractor with reasonable access to the job site to perform this Contract.
23. Contractor shall advise Owner promptly upon completion of work and submit the same for Owner's inspection. Contractor, conditioned upon Owner's prompt inspection and notification to Contractor of any omitted work, or other discrepancies, will remedy the same if required by the specifications or performance standards of the Contract.
24. Contractor will have Workers' Compensation insurance in limits required by state law and Comprehensive General Liability Insurance coverage in force for all of its operations under this Contract.
25. Insurance for replacement of our own work product, for wear and tear, gradual deterioration, latent defect, mildew, mold or fungus, bacteria and other micro-organisms, inherent vice, depreciation, insects or vermin is not reasonably available in the market. As a result, and notwithstanding any other language to the contrary, the parties exclude from this contract, including any indemnity provision, any liability to Contractor for damages caused by the items listed in the previous sentence, because insurance to cover these risks is not reasonably available. Owner will further hold harmless and indemnify Contractor from claims, including claims of tenants and occupants, arising from indoor air quality, including but not limited to the growth of mold, whether as a result of Owner's failure to maintain the building or otherwise.
26. Contractor shall take all reasonable safety precautions with respect to its work, and shall have responsibility for compliance of its equipment and employees with all applicable laws, ordinances, rules, regulations and orders of any public authority for the safety and health of person on the job site. Contractor shall have specific responsibility for housekeeping in its immediate work area, and will remove rubbish and debris caused by its work. Contractor shall not be responsible for the safety and health of any persons present at the job site who are not employees of Contractor.

DUTIES AND RESPONSIBILITIES OF OWNER

27. Owner represents to Contractor that the roof deck on which the installation is to be made is in a sound weight-bearing condition, sufficient for the purposes of Contractor's work and that all surfaces to be utilized by Contractor for fastening, adhering or attaching the roofing system will be adequate for the installation to be performed. Promptly after execution of this Contract and prior to commencement of Contractor's work, Owner will inform Contractor in writing of any deck or subsurface conditions which could be damaged by penetrations made by Contractor in installing the roofing system.
28. At the time Contractor commences its work, Owner will provide Contractor with exclusive access and use of all roof areas where work is to be performed and such additional areas as are reasonably necessary for the Contractor to perform its work without interruption. All roof area work surfaces shall be free of debris and in a dry accessible condition. If preliminary work on the roof area is to be performed by others prior to Contractor's work, such work will be complete. Contractor shall not be required to perform its work while snow or other moisture conditions exist on the roof surface, unless Owner provides for removal or curing of such conditions.
29. Owner shall obtain permission for Contractor to work on or over adjoining property, if reasonably necessary to perform this Contract, at no cost to Contractor. Owner will arrange for

restriction of vehicles on property under Owner's control in reasonable proximity of the job site to prevent damage while Contractor's work is in progress, if requested by Contractor.

30. Owner understands and agrees that Contractor shall have no responsibility at any time after completion of the work for damages of any kind to persons or property located below the installed roof membrane, whether or not such damages result from leaks or other weather-oriented sources.
31. Owner agrees to supply all necessary electricity including 220-volt, 30 amp capacity and water. Owner shall permit ready and convenient access to the building and roof area at all times by stairway or elevator service, if available.
32. Owner shall promptly inspect Contractor's work upon notice of completion, and shall either accept the work or give prompt, written notice to Contractor of omitted work or of other discrepancies. If Owner fails to give such notice to Contractor within 7 days from notice of completion, Contractor's performance shall be deemed to be completed for purposes of final payment.
33. Owner will rely exclusively upon the warranty, if any, of the manufacturer of any materials which are not specifically described and included in the "sample warranty" attached hereto.
34. Owner shall make no changes in the scope of the roof installation described herein or the specifications which would tend to disqualify the installation from the issuance of the manufacturer's warranty referred to above.
35. If Contractor's work is to be inspected by Owner's representative, or an architect, Owner agrees to make firm arrangements to have such person available promptly after notice to make inspection as Contractor's work progresses, so as not to cause delay. Owner designates _____ to execute additional work orders or changes and to act for and on behalf of Owner to accept completed work.
36. If, in order for Contractor to perform its work under this Contract, it becomes necessary to disconnect, remove, relocate or otherwise deal with any mechanical or other equipment located on the deck or other surface on which Contractor's work is to be performed, Owner or Owner's agent shall provide for the disconnection, removal, relocation or other appropriate action with respect to such mechanical or other equipment following completion of Contractor's work. Contractor shall have no responsibility with respect to any such rooftop equipment, unless it is specifically provided otherwise in this Contract.
37. Owner agrees to provide at its expense builder's risk insurance for the benefit and protection of Contractor.
38. Prior to Contractor's commencement of performance of its work under this Contract, an appropriate number of tests of substances and materials above and below the roof deck may be conducted by, or on behalf of the Owner, at Owner's expense, to determine if asbestos or similar hazardous substances are present, above or below the roof deck, which could be disturbed or otherwise affected by Contractor's work under this Contract. If such tests indicate the presence of asbestos or similar hazardous substances, Contractor may, at its option, (a) terminate this Contract upon written notice by Contractor to Owner; (b) delay commencement of performance of its work under this Contract until such products or materials, and any hazards connected therewith, are located and abated, encapsulated or removed (in which case Contractor shall receive an extension of time to complete its work thereunder and compensation for delays encountered as a result of such situation and correction); or (c) proceed to locate, abate, encapsulate and remove such products or materials and any hazards connected therewith at a price to be determined by mutual agreement between Contractor and Owner and to be paid by Owner. If Contractor proceeds with its work under this Contract on the assumption that there is no asbestos or similar hazardous substance present, based upon results of tests conducted prior to commencement of its performance or if no tests are performed and Contractor does encounter any such products or material in the course of performing work at the job

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site, or if such hazardous materials are encountered by any other firm performing work at the job site, and Contractor determines that such materials present a hazard to its employees, Contractor shall have the right to discontinue its work and remove its employees from the job site until such products or materials and any hazards connected therewith are located and abated, encapsulated or removed, or it is determined that no hazard exists (as the case may be), and Contractor shall receive an extension of time to complete its work hereunder and compensation for delays encountered as a result of such situation and correction. To the extent permitted by law, Owner shall defend, indemnify and hold Contractor harmless from any and all penalties, actions, liabilities, costs, expenses and damages arising from or relating to the presence of asbestos or similar hazardous substances at this work site, including without limitation, installation, disturbance or removal of any product containing asbestos or similar hazardous substances or violation of governmental regulations relating to asbestos or similar hazardous substances. Owner releases Contractor from all claims and liabilities relating to asbestos or similar hazardous substances at this work site, including claims for subrogation. Should Contractor undertake to locate, abate, encapsulate and remove any asbestos or similar hazardous substance present at this work site, provided Contractor conducts its operations in accordance with applicable requirements established by the Occupational Safety and Health Administration and the Environmental Protection Agency, Owner agrees to exonerate, indemnify, defend and hold harmless Contractor from and against all claims, demands and lawsuits and all damages, expenses and losses incurred by Contractor's removal of materials containing asbestos or similar hazardous substances from Owner's building and work site. Without limitation of the foregoing, this indemnification shall include any and all claims, damages, fines, judgments, penalties, costs, response costs, liabilities, or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys', consultant and expert fees) incurred by Contractor resulting from Contractor's removal, transportation and disposal

of materials containing asbestos or similar hazardous substances from Owner's building and work site, and specifically including any and all costs incurred because of any investigation of the site at which such materials are disposed of by Contractor or any cleanup, removal, remediation or restoration of such site mandated by a federal, state or local agency or political subdivision.

As used herein, the term "hazardous substances" means:

- (a) any "hazardous waste" as defined by the Resource Conservation and Recovery Act of 1976, as amended from time to time, and any regulations promulgated thereunder.
- (b) any "hazardous substance" as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended from time to time, and regulations promulgated thereunder; and
- (c) any substance which is or becomes regulated by any federal, state, or local governmental authority.

ARBITRATION, ACCEPTANCE AND EXECUTION

- 39. All disputes, claims and questions regarding the rights and obligations of the parties under the terms of this Contract are subject to arbitration. Either party may make a demand for arbitration by filing such demand in writing with the other party within 30 days after the dispute first arises. Thereafter, arbitration shall be conducted in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then in effect.
- 40. This Contract, when accepted by Owner, will constitute the entire agreement between the parties hereto, there being no promises or agreements, written or oral, except as herein set forth. Within 30 days from the date hereof, but not thereafter, Owner may accept this Proposal / Contract by executing the same in the places provided and returning to Contractor.

RECEIPT

Receipt of the Contract/Proposal Special Conditions, and a copy hereof, is hereby acknowledged by

**SUBMITTED BY
SCHWICKERT'S TECTA AMERICA, LLC**



Camryn Schulz

Senior Project Manager

5/29/26

**ACCEPTED BY
OWNER**

PROPOSAL #: CS951426A

Marketing Consent and Release

Type of Activity: Interviews, Testimonials/Reviews, Photographs, Videotapes and/or Audio

Purpose: Marketing and Communications

Use: By Schwickert's Tecta America to use in various marketing mediums

My signature on this Consent and Release indicates that:

- I. I understand that my interviews, testimonials/reviews, photographs, videotapes and/or audio may be recorded, collected and used for marketing purposes.
- II. I understand that the inclusion of the activities listed above, reveal the company name and/or project/service information.
- III. I understand that no special compensation will be provided to me for use of these items.
- IV. I understand that I may request a copy of activities collected.

I understand that my consent is voluntary and that I am not required to sign this Consent and Release, and that I have the right to refuse to sign it.

Customer: _____

Representative: _____

Authorized Signature: _____

Date: _____



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM:
MEETING DATE: June 23, 2026
SUBJECT: Use of Small Cities Development Program Income
- Retrofitting Streetlights to LED in the Central
Business District

Background:

The City is proposing to use program income from an original Small Cities Development Program (SCDP) grant received by the City in 2009. In order to utilize these funds which the City has on hand, there are a number of things that need to occur. At the June 9th City Council meeting, the City Council adopted a Citizen Participation Plan which stated that a public hearing would be the format utilized in which to receive comments from the public on the proposed project and spending.

Once the public hearing is open, I need to read the following statement, which needs to become part of the record of the meeting and retained with the project file and submitted to DEED.

The City of Faribault is proposing to use program income from the Small Cities Development Program (SCDP) grant received in 2009 for the retrofitting of City-owned decorative street lighting in the Central Business District to LED fixtures. Starting January 1, 2025, all screw-in light bulbs that are not LED can no longer be ordered in Minnesota. Existing inventories of light bulbs could still be sold, and the City did purchase additional screw-in light bulbs, knowing a project was not planned at that time. This project is to retrofit the existing decorative poles from a screw-in bulb to an integrated LED fixture. This work will occur in the Central Business District, which is an area encompassing most of what is referred to as "downtown". A map of this area can be found on the City's website. The taxpayers of Faribault will benefit from this project by seeing reduced electricity costs paid from the General Fund of the City, and business and property owners, residents and visitors will benefit from this project with more energy efficient lighting in the Central Business District. This project does not propose to displace any residents.

Agenda Item: 7.A

The estimated cost of this project is \$432,000. The SCDP program income is \$330,607, which leaves a balance of \$101,393. The cost not covered by the program income will come from fund balance of the SCDP fund that is not program income.

This project will go through the required procurement process in late 2026 or early 2027, with planned completion of the retrofitting to an LED fixture expected to be complete by year-end 2027.

Recommendation:

Attachments:



Request for Council Action

TO: Mayor and City Council
THROUGH: David Wanberg, CED Director
 Jessica Kinser, City Administrator
FROM: Jake Wiensch, Economic Development Coordinator
MEETING DATE: June 23, 2026
SUBJECT: Hill Block TIF Items

Background:

The City Council is requested to conduct a Public Hearing, pursuant to State Statutes, regarding the TIF modification and establishment request. Upon conclusion of the properly noticed and conducted Public Hearing, the City Council is asked to consider Resolution 2026-192 Adopting a Modification to the Development Program for Development District No. 1; and Establishing Tax Increment Financing District No. 21: Hill Block Herein and Adopting a Tax Increment Financing Plan Therefor; Authorizing an Interfund Loan and Resolution 2026-193 Authorizing an Interfund Loan for Advance of Certain Costs in Connection with Tax Increment District No. 21: Hill Block (A Redevelopment Tax Increment Financing District)

These resolutions support the redevelopment of the Hill Block property in downtown Faribault. The first resolution would modify Development District No. 1 and establish Tax Increment Financing (TIF) District No. 21 – Hill Block to support the redevelopment of three parcels located at 217, 219, and 223 Central Avenue. The proposed project includes the rehabilitation of existing blighted and structurally substandard buildings into a mixed-use development with 19 rental housing units and approximately 9,300 square feet of commercial space. The TIF Plan identifies eligible redevelopment costs such as land/building acquisition, site preparation, utilities, public improvements, and administrative costs, which would be financed using future tax increment generated by the development. The second resolution would authorize an interfund loan to advance certain eligible costs associated with the establishment of the TIF district and related redevelopment expenses until tax increment revenues are available for reimbursement. The district is being established as a redevelopment district because the site meets statutory redevelopment qualifications, and the City has determined the project would not be reasonably expected to occur without TIF assistance.

More information will be available prior to the City Council Meeting.

Recommendation:

Approve Resolution 2026-192 and Resolution 2026-193.

Attachments:

1. TIF Plan.Faribault_TIF 21

Adoption Date: June 23, 2026

City of Faribault Rice County, Minnesota

MODIFICATION TO THE DEVELOPMENT PROGRAM

Development District No. 1

&

Tax Increment Financing (TIF) Plan

Establishment of Tax Increment
Financing District No. 21 - Hill Block
(a redevelopment district)



Prepared by:

Ehlers
3001 Broadway Street, Suite 320
Minneapolis, Minnesota 55413

BUILDING COMMUNITIES. IT'S WHAT WE DO.

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Modification to the Development Program for Development District No. 1

FOREWORD

The following text represents a Modification to the Development Program for Development District No. 1. This modification represents a continuation of the goals and objectives set forth in the Development Program for Development District No. 1. Generally, the substantive changes include the expansion of the boundaries of Development District No. 1 and the establishment of Tax Increment Financing District No. 21 - Hill Block.

For further information, a review of the Development Program for Development District No. 1, is recommended. It is available from the Director of Community & Economic Development at the City of Faribault. Other relevant information is contained in the tax increment financing plans for the tax increment financing districts located within Development District No. 1.

Tax Increment Financing Plan for Tax Increment Financing District No. 21 - Hill Block

FOREWORD

The City of Faribault (the "City"), staff and consultants have prepared the following information to expedite the Establishment of Tax Increment Financing District No. 21 - Hill Block (the "District"), a redevelopment tax increment financing district, located in Development District No. 1.

STATUTORY AUTHORITY

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the City has certain statutory powers pursuant to *Minnesota Statutes ("M.S."), Sections 469.124 - 469.133*, inclusive, as amended, and *M.S., Sections 469.174 to 469.1794*, inclusive, as amended (the "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Modification to the Development Program for Development District No. 1.

STATEMENT OF OBJECTIVES

The District currently consists of three (3) parcels of land and adjacent roads and internal rights-of-way. The District is being created to facilitate the redevelopment of an existing, blighted, building into 19 rental units and approximately 9,300 sf of commercial space in the City. The City intends to enter into an agreement with Rebound Development as the developer for the project. Development is anticipated to begin in 2026. This TIF Plan is expected to achieve many of the objectives outlined in the Development Program for Development District No. 1.

The activities contemplated in the Modification to the Development Program and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of Development District No. 1 and the District.

DEVELOPMENT PROGRAM OVERVIEW

Pursuant to the Development Program and authorizing state statutes, the City is authorized to undertake the following activities in the District:

1. Property to be Acquired - Selected property located within the District may be acquired by the City and is further described in this TIF Plan.
2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S., Chapter 117* and other relevant state and federal laws.
3. Upon approval of a developer’s plan relating to the project and completion of the necessary legal requirements, the City may sell to a developer selected properties that it may acquire within the District or may lease land or facilities to a developer.
4. The City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.

DESCRIPTION OF PROPERTY IN THE DISTRICT AND PROPERTY TO BE ACQUIRED

The District encompasses all property and adjacent roads rights-of-way and abutting roadways identified by the parcels listed below.

Parcel number	Address	Owner
1831126319	223 CENTRAL AVE	Faribo Downtown Central LLC
1831126320	219 CENTRAL AVE	Faribo Downtown Central LLC
1831126321	217 CENTRAL AVE	Faribo Downtown Central LLC

Please also see the map in Appendix A for further information on the location of the District.

The City may acquire any parcel within the District including interior and adjacent street rights of way. Any properties identified for acquisition will be acquired by the City only in order to accomplish one or more of the following: storm sewer improvements; provide land for needed public streets, utilities and facilities; carry out land acquisition, site improvements, clearance and/or development to accomplish the uses and objectives set forth in this plan. The City may acquire property by gift, dedication, condemnation or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan. Such acquisitions will be undertaken only when there is assurance of funding to finance the acquisition and related costs.

The City does not own any of the parcels of the property to be included in the District.

DISTRICT CLASSIFICATION

The City, in determining the need to create a tax increment financing district in accordance with *M.S., Sections 469.174 to 469.1794*, as amended, inclusive, finds that the District, to be established, is a redevelopment district pursuant to *M.S., Section 469.174, Subd. 10(a)(1)*.

- The District is a redevelopment district consisting of three (3) parcels.
- An inventory shows that parcels consisting of more than 70% of the area in the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures.
- An inspection of the buildings located within the District finds that more than 50% of the buildings are structurally substandard as defined in the TIF Act. (See Appendix D).

Pursuant to *M.S., Section 469.176, Subd. 7*, the District does not contain any parcel or part of a parcel that qualified under the provisions of *M.S., Sections 273.111, 273.112, or 273.114* or *Chapter 473H* for taxes payable in any of the five calendar years before the filing of the request for certification of the District.

DURATION & FIRST YEAR OF DISTRICT'S TAX INCREMENT

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1*, the duration and first year of tax increment of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 25 years after receipt of the first increment by the City (a total of 26 years of tax increment). The City elects to receive the first tax increment in 2028, which is no later than four years following the year of approval of the District.

Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2053, or when the TIF Plan is satisfied. The City reserves the right to decertify the District prior to the legally required date.

ORIGINAL TAX CAPACITY, TAX RATE & ESTIMATED CAPTURED NET TAX CAPACITY VALUE/INCREMENT & NOTIFICATION OF PRIOR PLANNED IMPROVEMENTS

Pursuant to *M.S., Section 469.174, Subd. 7 and M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2026 for taxes payable 2027.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2028) the amount by which the original value has increased or decreased as a result of:

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the District;
3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;
5. Change in state law governing class rates; or
6. Change in previously issued building permits.

In any year in which the current Net Tax Capacity (NTC) value of the District declines below the ONTC, no value will be captured and no tax increment will be payable to the City.

The original local tax rate for the District will be the local tax rate for taxes payable 2026, assuming the request for certification is made before June 30, 2026. The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4 and M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within Development District No. 1, upon completion of the projects within the District, will annually approximate tax increment revenues as shown in the table below. The City requests 100% of the available increase in tax capacity be used for repayment of the obligations of the City and current expenditures, beginning in the tax year payable 2028. The Project Tax Capacity listed is an estimate of values when the projects within the District are completed.

Project Tax Capacity	
Estimated Development Tax Capacity upon completion	\$82,379
Less: Original Net Tax Capacity (ONTC)	10,959
Less: Fiscal Disparities	0
Estimated Captured Tax Capacity (CTC)	\$71,420
Original Local Tax Rate	<u>105.0910%</u> Pay 2026
Estimated Annual Tax Increment	\$75,056
Percent Retained by the City	100%

Note: Tax capacity includes a 3% inflation factor for the duration of the District. The tax capacity included in this chart is the estimated tax capacity of the District in year 26. The tax capacity of the District in year one is estimated to be \$20,263.

Pursuant to *M.S., Section 469.177, Subd. 4*, the City shall, after a due and diligent search, accompany its request for certification to the County Auditor or its notice of the District enlargement pursuant to *M.S., Section 469.175, Subd. 4*, with a listing of all properties within the District or area of enlargement for which building permits have been issued during the eighteen (18) months immediately preceding approval of the TIF Plan by the municipality pursuant to *M.S., Section 469.175, Subd. 3*. The County Auditor shall increase the original net tax capacity of the District by the net tax capacity of improvements for which a building permit was issued.

The City has reviewed the area to be included in the District and found no parcels for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan by the City.

SOURCES OF REVENUE/BONDS TO BE ISSUED

The total estimated tax increment revenues for the District are shown in the table below:

SOURCES	
Tax Increment	\$ 1,269,991
Interest	126,999
TOTAL	\$ 1,396,990

The costs outlined in the Uses of Funds will be financed primarily through the annual collection of tax increments. The City reserves the right to issue bonds (as defined in the TIF Act) or incur other indebtedness as a result of the TIF Plan. As presently proposed, the projects within the District will be financed by pay-as-you-go notes and interfund loans. Any refunding amounts will be deemed a budgeted cost without a formal modification to this TIF Plan.

This provision does not obligate the City to incur debt. The City will issue bonds or incur other debt only upon the determination that such action is in the best interest of the City.

The City may issue bonds secured in whole or in part with tax increments from the District in a maximum principal amount of \$885,688. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

USES OF FUNDS

Currently under consideration for the District is a proposal to facilitate the redevelopment of an existing, blighted, building into 19 rental units and approximately 9,300 sf of commercial space. The City has determined that it will be necessary to provide assistance to the project(s) for certain District costs, as described herein.

The City has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development or redevelopment of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District is outlined in the following table.

USES	
Land/Building Acquisition	\$ 200,000
Site Improvements/Preparation	180,000
Utilities	20,000
Other Qualifying Improvements	358,689
Administrative Costs (up to 10%)	126,999
PROJECT COSTS TOTAL	\$ 885,688
Interest	511,302
PROJECT AND INTEREST COSTS TOTAL	\$ 1,396,990

The total project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in the Sources of Revenue section.

Estimated costs associated with the District are subject to change among categories without a modification to the TIF Plan. The cost of all activities to be considered for tax increment financing will not exceed, without formal modification, the budget above pursuant to the applicable statutory requirements. Pursuant to *M.S., Section 469.1763, Subd. 2*, no more than 25% of the tax increment paid by property within the District will be spent on activities related to development or redevelopment outside of the District but within the boundaries of Development District No. 1, (including administrative costs, which are considered to be spent outside of the District) subject to the limitations as described in the TIF Plan.

ESTIMATED IMPACT ON OTHER TAXING JURISDICTIONS

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the City has determined that such development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is \$0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

Estimated Impact on Tax Base			
Entity	2025/Pay 2026 Total NTC	CTC upon completion	Percent of CTC to Entity Total
Rice County	110,995,109	71,420	0.0643%
City of Faribault	28,192,987	71,420	0.2533%
I.S.D. No. 656 (Faribault Public Schools)	49,802,140	71,420	0.1434%

Estimated Impact on Taxes				
Entity	Pay 2026 Extension Rate	Percent of Total	CTC	Potential Taxes
Rice County	38.2510%	36.40%	71,420	\$27,319
City of Faribault	51.5510%	49.05%	71,420	36,818
I.S.D. No. 656 (Faribault Public Schools)	11.9910%	11.41%	71,420	8,564
Other	3.2980%	3.14%	71,420	2,355
	105.0910%	100.00%		\$75,056

The estimates listed above display the captured tax capacity when all construction is completed. The tax rate used for calculations is the Pay 2026 rate.

The total net capacity for the entities listed above are based on Pay 2026 figures. The District will be certified under the Pay 2026 rates.

Pursuant to *M.S., Section 469.175 Subd. 2(b)*:

- (1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is \$1,269,991;
- (2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is expected. With any addition of new residents or businesses, police calls for service will be increased. New developments add an increase in traffic, and additional overall demands to the call load. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

The probable impact of the District on fire protection is not expected to be significant. Typically new buildings generate few calls, if any, and are of superior construction. The existing buildings, located at the site, which will be eliminated by the new development, have public safety concerns that include several unprotected old buildings with issues such as access, hydrant locations, and converted structures. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

The impact of the District on public infrastructure is expected to be minimal. The development is not expected to significantly impact any traffic movements in the area. The current infrastructure for sanitary sewer, storm sewer and water will be able to handle the additional volume generated from the proposed development. Based on the development plans, there are no additional costs associated with street maintenance, sweeping, plowing, lighting and sidewalks.

The probable impact of the issuance of any general obligation tax increment bonds payable from tax increment revenues from the District on the City's ability to issue debt for general fund purposes is expected to be minimal. It is not anticipated that there will be any general obligation debt issued in relation to this project, therefore there will be no impact on the City's ability to issue future debt or on the City's debt limit.

- (3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is \$144,907;
- (4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is \$462,251;
- (5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S., Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

No requests for additional information from the county or school district regarding the proposed development for the District have been received.

COUNTY ROAD COSTS

Pursuant to *M.S., Section 469.175, Subd. 1a*, the County Board may require the City to pay for all or part of the cost of county road improvements if the proposed development to be assisted by tax increment will, in the judgment of the County, substantially increase the use of county roads requiring construction of road improvements or other road costs and if the road improvements are not scheduled within the next five years under a capital improvement plan or another county plan.

If the County elects to use increments to improve county roads, it must notify the City within 45 days of receipt of this TIF Plan. In the opinion of the City and consultants, the proposed development outlined in this TIF Plan will have little or no impact upon county roads, therefore the TIF Plan was not forwarded to the county 45 days prior to the public hearing. The City is aware that the County could claim that tax increment should be used for county roads, even after the public hearing.

ADMINISTRATIVE EXPENSES

In accordance with *M.S., Section 469.174, Subd. 14*, administrative expenses means all expenditures of the City, including but not limited to:

- (1) amounts paid for services provided by bond counsel, fiscal consultants, and economic development consultants;
- (2) allocated expenses and staff time of the authority or municipality for administering a project, including but not limited to preparing the tax increment financing plan, negotiating and preparing agreements, accounting for segregated funds of the district, preparing and submitting required reporting for the district, and reviewing and monitoring compliance with *M.S. Sections 469.174 to 469.1794*;
- (3) amounts paid to publish annual disclosures and provide notices under section *M.S. Section 469.175*;
- (4) amounts to provide for the usual and customary maintenance and operation of properties purchased with tax increments, including necessary reserves for repairs and the cost of any insurance;
- (5) amounts allocated or paid to prepare a development action response plan for a soils condition district or hazardous substance subdistrict; and
- (6) amounts used to pay bonds, interfund loans, or other financial obligations to the extent those obligations were used to finance costs described in clauses (1) to (5).

Administrative expenses and administrative costs do not include:

- (1) amounts paid for the purchase of land or buildings;
- (2) amounts paid to contractors or others providing materials and services directly connected with the physical development of the real property in the project, including architectural and engineering services and materials and services for demolition, soil correction, and the construction or installation of public improvements;
- (3) relocation benefits paid to or services provided for persons residing or businesses located in the project;
- (4) amounts paid for property taxes or payments in lieu of taxes; and

- (5) amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to *M.S. Section 469.178* or other financial obligations to the extent those obligations were used to finance costs described in clauses (1) to (4).

This definition does not apply to administrative expenses or administrative costs referenced under *M.S. Section 469.176, Subd. 4h*.

Tax increments may be used to pay for the County's actual administrative expenses. The County may require payment of those expenses by February 15 of the year after the year in which the expenses are incurred. The amount of these payments is not required to be set forth in the tax increment financing plan for the project. To obtain payment for actual administrative costs, the County Auditor must submit to the authority a record of costs incurred by the county auditor related to administration of the authority's tax increment financing districts.

The County Treasurer shall deduct an amount (currently 0.36 percent) of any increment distributed to the City, and the County Treasurer shall pay the amount deducted to the State Treasurer for deposit in the State General Fund to be appropriated to the State Auditor for the cost of financial reporting of tax increment financing information and the cost of examining and auditing authorities' use of tax increment financing. This amount may be adjusted annually by the Commissioner of Revenue.

ANNUAL DISCLOSURE REQUIREMENTS

The City must undertake financial reporting for all tax increment financing districts to the Office of the State Auditor, County Board and County Auditor on or before August 1 of each year. An annual statement shall be published in a newspaper of general circulation in the City on or before August 15.

If the City fails to make a disclosure or submit a report, the Office of the State Auditor (OSA) will direct the County Auditor to withhold the distribution of tax increment from the TIF District.

SUPPORTING DOCUMENTATION

Pursuant to *M.S., Section 469.175, Subd. 1 (a), clause 7* this TIF Plan must contain identification and description of studies and analyses used to make the determination set forth in *M.S., Section 469.175, Subd. 3, clause (b)(2)* and the findings are required in the resolution approving the District.

- (i) In making said determination, reliance has been placed upon (1) written representation made by the Developer to such effects, (2) review of the Developer's proforma; and (3) City staff awareness of the feasibility of developing the project site within the District, which is further outlined in the City Council resolution approving the establishment of the District and Appendix C.

- (ii) A comparative analysis of estimated market value both with and without establishment of the District and the use of tax increments has been performed. Such analysis is included with the cashflow in Appendix B and indicates that the increase in estimated market value of the proposed development (less the indicated subtractions) exceeds the estimated market value of the site absent the establishment of the District and the use of tax increments.

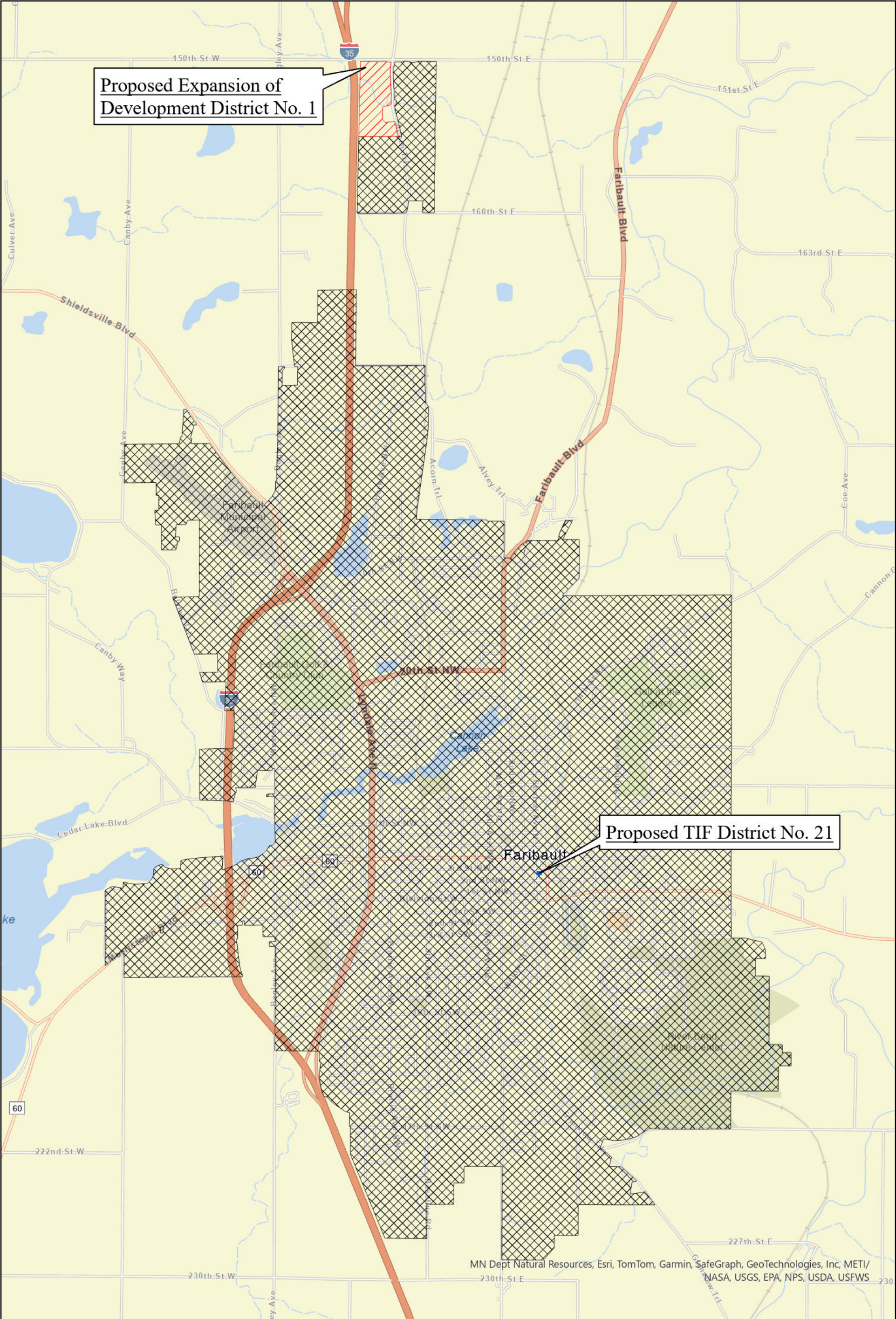
DISTRICT ADMINISTRATION

Administration of the District will be handled by the Director of Community & Economic Development.

Appendix A: Map of Development District No. 1 and the TIF District

Proposed Tax Increment District No. 21

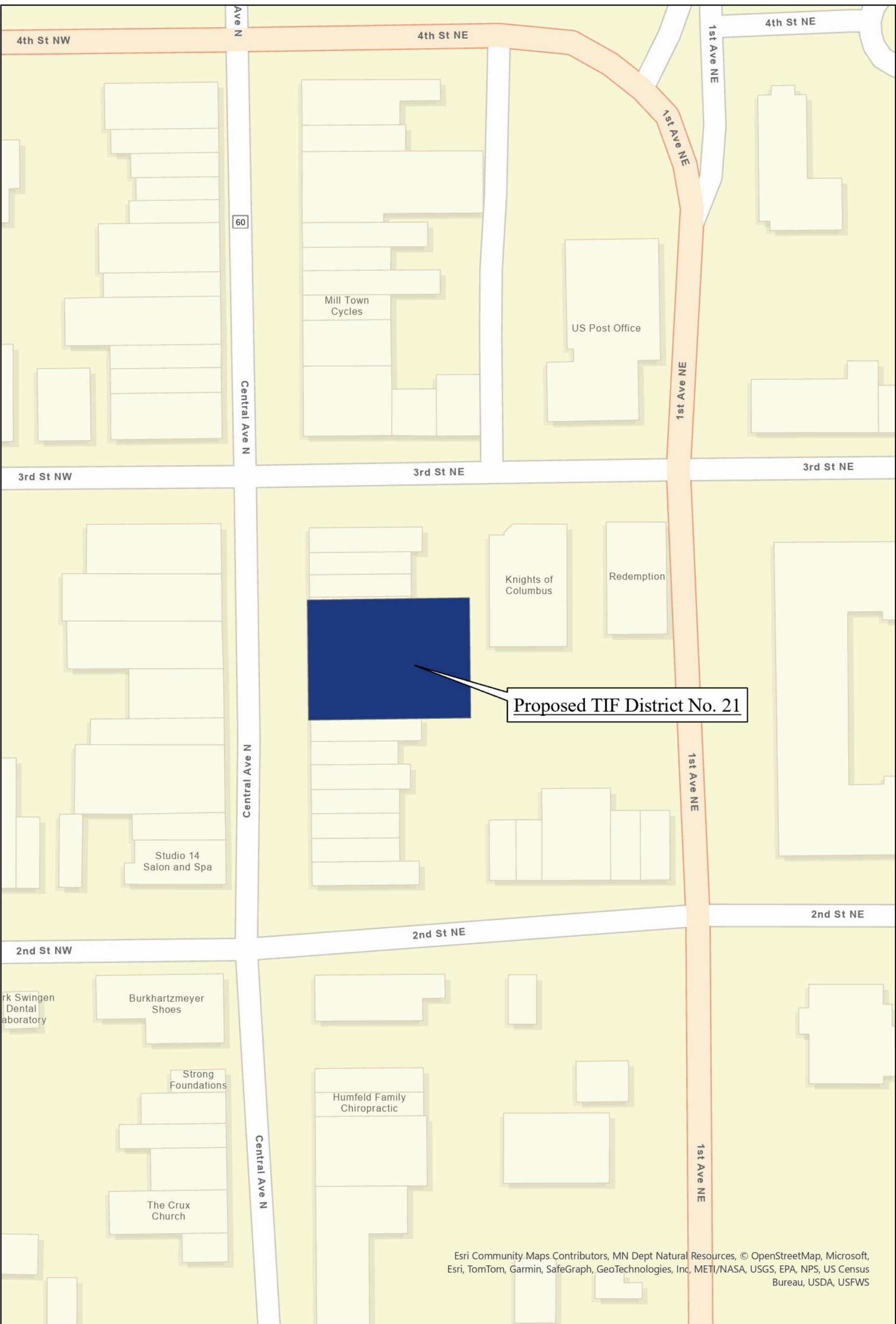
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data affecting the area shown, and is to be used for reference purposes only. While all geographic data may appear to be very accurate, the spatial data may contain unintentional or deliberate inaccuracies (including but not limited to not-to-scale information, which may or may not be identified as such). In using the files, you assume responsibility for the correctness of all measurements, dimensions, inventories, etc. extracted from this map.



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Proposed Tax Increment District No. 21

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data affecting the area shown, and is to be used for reference purposes only. While all geographic data may appear to be very accurate, the spatial data may contain unintentional or deliberate inaccuracies (including but not limited to not-to-scale information, which may or may not be identified as such). In using the files, you assume responsibility for the correctness of all measurements, dimensions, inventories, etc. extracted from this map.



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Tif District Name:
 Proposed District No. 21

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Appendix B: Estimated Cash Flow for the District

Hill Block

City of Faribault, MN

19 Apartments, 10,295 sf Commercial Space



ASSUMPTIONS AND RATES

DistrictType:	Redevelopment
District Name/Number:	
County District #:	
First Year Construction or Inflation on Value	2026
Existing District - Specify No. Years Remaining	
Inflation Rate - Every Year:	3.00%
Interest Rate:	4.00%
Present Value Date:	1-Aug-27
First Period Ending	1-Feb-28
Tax Year District was Certified:	Pay 2026
Cashflow Assumes First Tax Increment For Development:	2028
Years of Tax Increment	26
Assumes Last Year of Tax Increment	2053
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	NA
Incremental or Total Fiscal Disparities	
Fiscal Disparities Contribution Ratio	NA Pay 2026
Fiscal Disparities Metro-Wide Tax Rate	NA Pay 2026
Maximum/Frozen Local Tax Rate:	105.091% Pay 2026
Current Local Tax Rate: (Use lesser of Current or Max.)	105.091% Pay 2026
State-wide Tax Rate (Comm./Ind. only used for total taxes)	28.3130% Pay 2026
Market Value Tax Rate (Used for total taxes)	0.16126% Pay 2026

Tax Rates		
Exempt Class Rate (Exempt)		0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)		
First	\$150,000	1.50%
Over	\$150,000	2.00%
Commercial Industrial Class Rate (C/I)		2.00%
Rental Housing Class Rate (Rental)		1.25%
Affordable Rental Housing Class Rate (Aff. Rental)		
First	\$100,000	0.25%
Over	\$100,000	0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)		
First	\$500,000	1.00%
Over	\$500,000	1.25%
Homestead Residential Class Rate (Hmstd. Res.)		
First	\$500,000	1.00%
Over	\$500,000	1.25%
Agricultural Non-Homestead		1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map ID	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/ Phase
1	1831126319	Faribo Downtown Central LLC	223 CENTRAL AVE	82,100	184,300	266,400	100%	266,400	Pay 2026	C/I Pref.	4,578	Rental	3,330	1
2	1831126320	Faribo Downtown Central LLC	219 CENTRAL AVE	49,600	216,100	265,700	100%	265,700	Pay 2026	C/I Pref.	4,564	Rental	3,321	
3	1831126321	Faribo Downtown Central LLC	217 CENTRAL AVE	82,100	170,800	252,900	100%	252,900	Pay 2026	C/I Pref.	4,308	C/I Pref.	4,308	
				213,800	571,200	785,000		785,000			13,450		10,959	

Note:

1. Base values are for pay 2026 based on review of County website on 10-31-25.
2. Located in SD #656.

Hill Block
City of Faribault, MN
19 Apartments, 10,295 sf Commercial Space



PROJECT INFORMATION (Project Tax Capacity)													
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2026	Percentage Completed 2027	Percentage Completed 2028	Percentage Completed 2029	First Year Full Taxes Payable
1	Apartments	75,263	75,263	19	1,430,000	Rental	17,875	941	50%	100%	100%	100%	2029
1	Retail	114	114	10,295	1,170,000	C/I Pref.	22,650	2	50%	100%	100%	100%	2029
TOTAL					2,600,000		40,525						
Subtotal Residential				19	1,430,000		17,875						
Subtotal Commercial/Ind.				10,295	1,170,000		22,650						

Note:
1. Market values based on conversation with assessor on 10-31-25.

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Apartments	17,875	0	17,875	18,785	0	0	2,306	21,091	1,110.05
Retail	22,650	0	22,650	23,803	0	5,776	1,887	31,466	3.06
TOTAL	40,525	0	40,525	42,588	0	5,776	4,193	52,557	

Note:
1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	52,557
less State-wide Taxes	(5,776)
less Fiscal Disp. Adj.	0
less Market Value Taxes	(4,193)
less Base Value Taxes	(11,517)
Annual Gross TIF	31,071

MARKET VALUE BUT / FOR ANALYSIS	
Current Market Value - Est.	785,000
New Market Value - Est.	<u>2,600,000</u>
Difference	<u>1,815,000</u>
Present Value of Tax Increment	<u>704,413</u>
Difference	<u>1,110,587</u>
Value likely to occur without Tax Increment is less than:	1,110,587



Hill Block
 City of Faribault, MN
 19 Apartments, 10,295 sf Commercial Space

TAX INCREMENT CASH FLOW															
% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities -	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date	
100%	20,263	(10,959)	-	9,303	105.091%	9,777	4,888	(18)	(487)	4,384	4,214	0.5	2028	02/01/28	
100%	40,525	(10,959)	-	29,566	105.091%	31,071	4,888	(18)	(487)	4,384	8,344	1	2028	02/01/29	
100%	41,741	(10,959)	-	30,782	105.091%	32,349	15,535	(56)	(1,548)	13,932	21,215	1.5	2029	08/01/29	
100%	42,993	(10,959)	-	32,034	105.091%	33,665	15,535	(56)	(1,548)	13,932	33,833	2	2029	02/01/30	
100%	44,283	(10,959)	-	33,324	105.091%	35,020	16,174	(58)	(1,612)	14,504	46,713	2.5	2030	08/01/30	
100%	45,611	(10,959)	-	34,652	105.091%	36,416	16,174	(58)	(1,612)	14,504	59,340	3	2030	02/01/31	
100%	46,980	(10,959)	-	36,020	105.091%	37,854	16,832	(61)	(1,677)	15,095	72,223	3.5	2031	08/01/31	
100%	48,389	(10,959)	-	37,430	105.091%	39,335	16,832	(61)	(1,677)	15,095	84,853	4	2031	02/01/32	
100%	49,841	(10,959)	-	38,881	105.091%	40,861	17,510	(63)	(1,745)	15,702	97,735	4.5	2032	08/01/32	
100%	51,336	(10,959)	-	40,377	105.091%	42,432	17,510	(63)	(1,745)	15,702	110,363	5	2032	02/01/33	
100%	52,876	(10,959)	-	41,917	105.091%	44,051	18,208	(66)	(1,814)	16,328	123,238	5.5	2033	08/01/33	
100%	54,462	(10,959)	-	43,503	105.091%	45,718	18,208	(66)	(1,814)	16,328	135,860	6	2033	02/01/34	
100%	56,096	(10,959)	-	45,137	105.091%	47,435	18,927	(68)	(1,886)	16,973	148,724	6.5	2034	08/01/34	
100%	57,779	(10,959)	-	46,820	105.091%	49,203	18,927	(68)	(1,886)	16,973	161,335	7	2034	02/01/35	
100%	59,512	(10,959)	-	48,553	105.091%	51,025	19,668	(71)	(1,960)	17,637	174,183	7.5	2035	08/01/35	
100%	61,298	(10,959)	-	50,338	105.091%	52,901	19,668	(71)	(1,960)	17,637	186,779	8	2035	02/01/36	
100%	63,137	(10,959)	-	52,177	105.091%	54,834	20,430	(74)	(2,036)	18,321	199,606	8.5	2036	08/01/36	
100%	65,031	(10,959)	-	54,071	105.091%	56,824	20,430	(74)	(2,036)	18,321	212,183	9	2036	02/01/37	
100%	66,982	(10,959)	-	56,022	105.091%	58,875	21,216	(76)	(2,114)	19,026	224,986	9.5	2037	08/01/37	
100%	68,991	(10,959)	-	58,032	105.091%	60,986	21,216	(76)	(2,114)	19,026	237,539	10	2037	02/01/38	
100%	71,061	(10,959)	-	60,102	105.091%	63,161	22,025	(79)	(2,195)	19,751	250,315	10.5	2038	08/01/38	
100%	73,193	(10,959)	-	62,233	105.091%	65,402	22,025	(79)	(2,195)	19,751	262,841	11	2038	02/01/39	
100%	75,388	(10,959)	-	64,429	105.091%	67,709	22,859	(82)	(2,278)	20,499	275,585	11.5	2039	08/01/39	
100%	77,650	(10,959)	-	66,691	105.091%	70,086	22,859	(82)	(2,278)	20,499	288,080	12	2039	02/01/40	
100%	79,980	(10,959)	-	69,020	105.091%	72,534	23,717	(85)	(2,363)	21,269	300,790	12.5	2040	08/01/40	
100%	82,379	(10,959)	-	71,420	105.091%	75,056	23,717	(85)	(2,363)	21,269	313,250	13	2040	02/01/41	
100%							24,602	(89)	(2,451)	22,062	325,922	13.5	2041	08/01/41	
100%							24,602	(89)	(2,451)	22,062	338,345	14	2041	02/01/42	
100%							25,512	(92)	(2,542)	22,879	350,976	14.5	2042	08/01/42	
100%							25,512	(92)	(2,542)	22,879	363,359	15	2042	02/01/43	
100%							26,451	(95)	(2,636)	23,720	375,945	15.5	2043	08/01/43	
100%							26,451	(95)	(2,636)	23,720	388,285	16	2043	02/01/44	
100%							27,417	(99)	(2,732)	24,586	400,825	16.5	2044	08/01/44	
100%							27,417	(99)	(2,732)	24,586	413,119	17	2044	02/01/45	
100%							28,412	(102)	(2,831)	25,479	425,609	17.5	2045	08/01/45	
100%							28,412	(102)	(2,831)	25,479	437,854	18	2045	02/01/46	
100%							29,437	(106)	(2,933)	26,398	450,293	18.5	2046	08/01/46	
100%							29,437	(106)	(2,933)	26,398	462,487	19	2046	02/01/47	
100%							30,493	(110)	(3,038)	27,345	474,872	19.5	2047	08/01/47	
100%							30,493	(110)	(3,038)	27,345	487,013	20	2047	02/01/48	
100%							31,581	(114)	(3,147)	28,320	499,341	20.5	2048	08/01/48	
100%							31,581	(114)	(3,147)	28,320	511,427	21	2048	02/01/49	
100%							32,701	(118)	(3,258)	29,325	523,697	21.5	2049	08/01/49	
100%							32,701	(118)	(3,258)	29,325	535,726	22	2049	02/01/50	
100%							33,855	(122)	(3,373)	30,359	547,935	22.5	2050	08/01/50	
100%							33,855	(122)	(3,373)	30,359	559,905	23	2050	02/01/51	
100%							35,043	(126)	(3,492)	31,425	572,052	23.5	2051	08/01/51	
100%							35,043	(126)	(3,492)	31,425	583,961	24	2051	02/01/52	
100%							36,267	(131)	(3,614)	32,523	596,044	24.5	2052	08/01/52	
100%							36,267	(131)	(3,614)	32,523	607,890	25	2052	02/01/53	
100%							37,528	(135)	(3,739)	33,653	619,908	25.5	2053	08/01/53	
100%							37,528	(135)	(3,739)	33,653	631,690	26	2053	02/01/54	
Total							1,274,579	(4,588)	(126,999)	1,142,992					
	Present Value From 08/01/2027			Present Value Rate	4.00%		704,413	(2,536)	(70,188)	631,690					

Appendix C: Findings Including But/For Qualifications

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan (TIF Plan) for Tax Increment Financing District No. 21 - Hill Block (the "District"), as required pursuant to *Minnesota Statutes (M.S.), Section 469.175, Subdivision 3* are as follows:

1. *Finding that Tax Increment Financing District No. 21 - Hill Block is a redevelopment district as defined in M.S., Section 469.174, Subd. 10.*

The District consists of three (3) parcels and adjacent right-of-way, with plans to redevelop the area for the redevelopment of an existing, blighted, building into 19 rental units and approximately 9,300 sf of commercial space. Parcels consisting of 70% of the area of the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures and more than 50% of the buildings in the District, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance. (See Appendix D of the TIF Plan.)

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of Tax Increment Financing District No. 21 - Hill Block permitted by the TIF Plan.*
3. *The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future:* This finding is supported by the fact that the redevelopment proposed in the TIF Plan meets the City's objectives for redevelopment. Due to the high cost of redevelopment on the parcels currently occupied by a substandard building and the cost of financing the proposed improvements, this project is feasible only through assistance, in part, from tax increment financing. The Developer was asked for and provided a letter and a pro forma as justification that the Developer would not have gone forward without tax increment assistance.

4. *The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan:* This finding is justified on the grounds that the cost of site and public improvements and utilities add to the total redevelopment cost. Historically, construction costs, site and public improvements costs in this area have made redevelopment infeasible without tax increment assistance. The City reasonably determines that no other redevelopment of similar scope is anticipated on this site without substantially similar assistance being provided to the development.

Therefore, the City concludes as follows:

- a. The City's estimate of the amount by which the market value of the entire District will increase without the use of tax increment financing is \$0.
 - b. If the proposed development occurs, the total increase in market value will be \$1,815,000.
 - c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be \$704,413.
 - d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than \$1,110,587 (the amount in clause b less the amount in clause c) without tax increment assistance.
3. *Finding that the TIF Plan for the District conforms to the general plan for the development or redevelopment of the municipality as a whole.*

The City Council reviewed the TIF Plan and found that the TIF Plan conforms to the general development plan of the City.

The Planning Commission reviewed the TIF Plan on June 1, 2026 and found that the expansion of the boundaries of Development District No. 1 to include recently annexed property into the City conforms to the general development plan of the City.

4. *Finding that the TIF Plan for Tax Increment Financing District No. 21 - Hill Block will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Development District No. 1 by private enterprise.*

The project to be assisted by the District will result in increased employment in the City and the State of Minnesota, the renovation of substandard properties, increased tax base of the State and add a high-quality development to the City.

Through the implementation of the TIF Plan, the City will increase the availability of safe and decent life-cycle housing in the City.

Appendix D: Redevelopment Qualifications for the District

REPORT OF INSPECTION PROCEDURES AND RESULTS
FOR
DETERMINING QUALIFICATIONS
OF A
TAX INCREMENT FINANCING DISTRICT

CENTRAL AVENUE
REDEVELOPMENT TIF DISTRICT

Prepared for

CITY OF FARIBAULT
FARIBAULT, MINNESOTA
MAY 22, 2026

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- APPENDIX B** Building Code, Condition Deficiency and Context Analysis Report
- APPENDIX C** Building Replacement Cost Report
 - Code Deficiency Cost Report
 - Photographs

Part 1: Executive Summary

Purpose of the Evaluation

LHB was hired by the City of Faribault to inspect and evaluate the properties within a Tax Increment Financing Redevelopment District ("TIF District") proposed to be established by the City. The proposed TIF District is located along Central Avenue between 2nd Street NE and 3rd Street NE (Diagram 1). The purpose of LHB's work is to determine whether the proposed TIF District meets the statutory requirements for coverage, and whether three buildings on three parcels, located within the proposed TIF District, meet the qualifications required for a Redevelopment District.

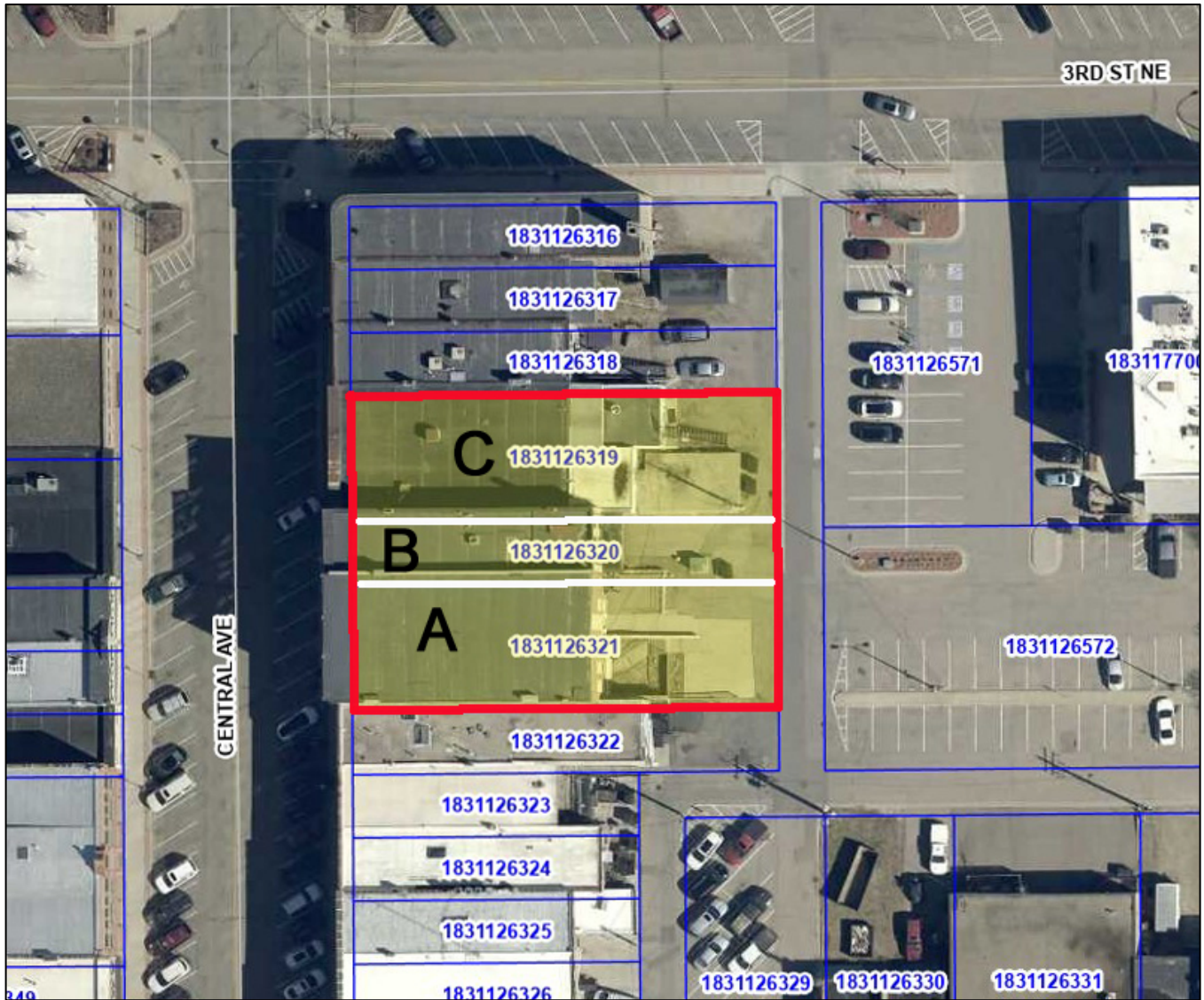


Diagram 1: Proposed TIF District

Scope of Work

The proposed TIF District consists of three parcels with three buildings. The buildings were inspected on March 31, 2026. Building Code and Condition Deficiency reports are in Appendix B.

Conclusion

After inspecting and evaluating the properties within the proposed TIF District and applying current statutory criteria for a Redevelopment District under *Minnesota Statutes, Section 469.174, Subdivision 10*, it is our professional opinion that the proposed TIF District qualifies as a Redevelopment District because:

- The proposed TIF District has a coverage calculation of 100 percent which is above the 70 percent requirement.
- 100 percent of the buildings are structurally substandard which is above the 50 percent requirement.
- The substandard buildings are reasonably distributed.

The remainder of this report describes our process and findings in detail.

Part 2: Minnesota Statute 469.174, Subdivision 10 Requirements

The properties were inspected in accordance with the following requirements under *Minnesota Statutes, Section 469.174, Subdivision 10(c)*, which states:

Interior Inspection

"The municipality may not make such determination [that the building is structurally substandard] without an interior inspection of the property..."

Exterior Inspection and Other Means

"An interior inspection of the property is not required, if the municipality finds that

- (1) the municipality or authority is unable to gain access to the property after using its best efforts to obtain permission from the party that owns or controls the property; and
- (2) the evidence otherwise supports a reasonable conclusion that the building is structurally substandard."

Documentation

"Written documentation of the findings and reasons why an interior inspection was not conducted must be made and retained under section 469.175, subdivision 3(1)."

Qualification Requirements

Minnesota Statutes, Section 469.174, Subdivision 10 (a) (1) requires three tests for occupied parcels:

1. COVERAGE TEST

- a. *Minnesota Statutes, Section 469.174, Subdivision 10(a)(1)* states:

"Parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, or paved or gravel parking lots..."

- b. The coverage required by the parcel to be considered occupied is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which states:

"For purposes of this subdivision, a parcel is not occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures unless 15 percent of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots, or other similar structures."

2. CONDITION OF BUILDINGS TEST

- a. Minnesota Statutes, Section 469.174, Subdivision 10(a) states:

"...and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;"

- b. Structurally substandard is defined under Minnesota Statutes, Section 469.174, Subdivision 10(b), which states:

"For purposes of this subdivision, 'structurally substandard' shall mean containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects, or deficiencies are of sufficient total significance to justify substantial renovation or clearance."

- i. We do not count energy code deficiencies toward the thresholds required by *Minnesota Statutes, Section 469.174, Subdivision 10(b)* defined as "structurally substandard", due to concerns expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.

- c. Buildings are not eligible to be considered structurally substandard unless they meet certain additional criteria, as set forth in Subdivision 10(c) which states:

"A building is not structurally substandard if it follows the building code applicable to new buildings or could be modified to satisfy the building code at a cost of less than 15 percent of the cost of constructing a new structure of the same square footage and type on the site. The municipality may find that a building is not disqualified as structurally substandard under the preceding sentence based on reasonably available evidence, such as the size, type, and age of the building, the average cost of plumbing, electrical, or structural repairs, or other similar reliable evidence."

"Items of evidence that support such a conclusion [that the building is not disqualified] include recent fire or police inspections, on-site property tax appraisals or housing inspections, exterior evidence of deterioration, or other similar reliable evidence."

- i. LHB counts energy code deficiencies toward the 15 percent code threshold required by Minnesota Statutes, Section 469.174, Subdivision 10(c) for the following reasons:
 - 1) The Minnesota energy code is one of ten building code areas highlighted by the Minnesota Department of Labor and Industry website where minimum construction standards are required by law.
 - 2) Chapter 13 of the 2015 *Minnesota Building Code* states, "Buildings shall be designed and constructed in accordance with the *International Energy Conservation Code*." Furthermore, Minnesota Rules, Chapter 1305.0021 Subpart 9 states, "References to the *International Energy Conservation Code* in this code mean the *Minnesota Energy Code*..."
 - 3) Chapter 11 of the 2015 Minnesota Residential Code incorporates Minnesota Rules, Chapters, 1322 and 1323 *Minnesota Energy Code*.
 - 4) The Senior Building Code Representative for the Construction Codes and Licensing Division of the Minnesota Department of Labor and Industry confirmed that the Minnesota Energy Code is being enforced throughout the State of Minnesota.
 - 5) In a January 2002 report to the Minnesota Legislature, the Management Analysis Division of the Minnesota Department of Administration confirmed that the construction cost of new buildings complying with the Minnesota Energy Code is higher than buildings built prior to the enactment of the code.

- 6) Proper TIF analysis requires a comparison between the replacement value of a new building built under current code standards with the repairs that would be necessary to bring the existing building up to current code standards. For an equal comparison to be made, all applicable code chapters should be applied to both scenarios. Since current construction estimating software automatically applies the construction cost of complying with the Minnesota Energy Code, energy code deficiencies should also be identified in the existing structures.

3. DISTRIBUTION OF SUBSTANDARD BUILDINGS

- a. Minnesota Statutes, Section 469.174, Subdivision 10, defines a Redevelopment District and requires one or more of the following conditions "reasonably distributed throughout the district.":

"(1) Parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance.

(2) the property consists of vacant, unused, underused, inappropriately used, or infrequently used rail yards, rail storage facilities, or excessive or vacated railroad rights-of-way.

(3) tank facilities, or property whose immediately previous use was for tank facilities..."

- b. Our interpretation of the distribution requirement is that the substandard buildings must be reasonably distributed throughout the district as compared to the location of all buildings in the district. For example, if all the buildings in a district are located on one half of the area of the district, with the other half occupied by parking lots (meeting the required 70 percent coverage for the district), we would evaluate the distribution of the substandard buildings compared with only the half of the district where the buildings are located. If all the buildings in a district are located evenly throughout the entire area of the district, the substandard buildings must be reasonably distributed throughout the entire area of the district. We believe this is consistent with the opinion expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.

Part 3: Procedures Followed

LHB inspected three buildings on March 31, 2026.

Part 4: Findings

1. Coverage Test

- a. The total square foot area of the parcels in the proposed TIF District were obtained from City records, GIS mapping and site verification.
- b. The total square foot area of buildings and site improvements on the parcels in the proposed TIF District was obtained from City records, GIS mapping and site verification.
- c. The percentage of coverage for each parcel in the proposed TIF District was computed to determine if the 15 percent minimum requirement was met. The total square footage of parcels meeting the 15 percent requirement was divided into the total square footage of the entire district to determine if the 70 percent requirement was met.

FINDING

The proposed TIF District met the coverage test under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which resulted in parcels consisting of 100 percent of the area of the proposed TIF District being occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures (Diagram 2). This exceeds the 70 percent area coverage requirement for the proposed TIF District under *Minnesota Statutes, Section 469.174, Subdivision (a) (1)*.

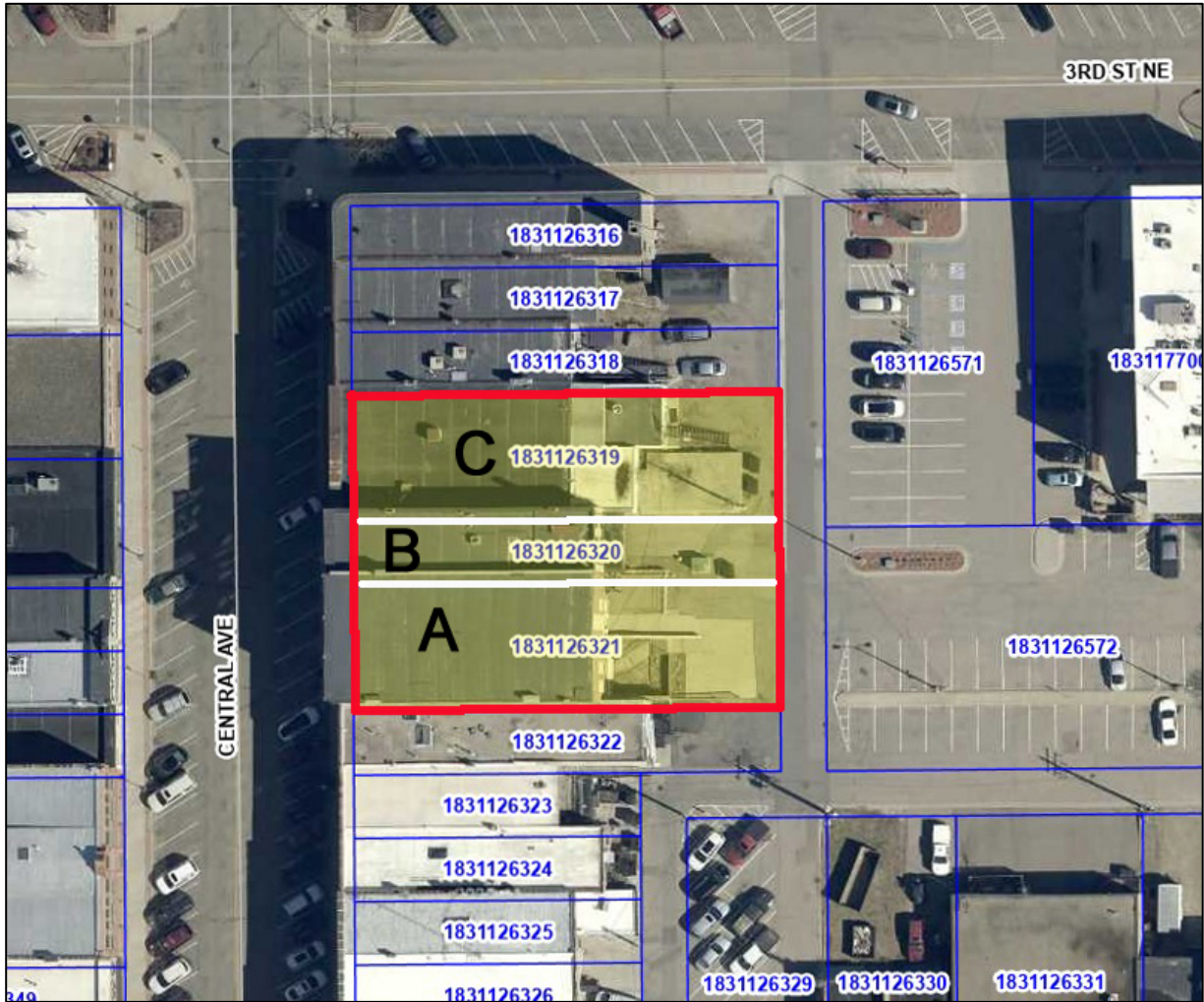


Diagram 2 – Coverage Diagram

Shaded area depicts a parcel more than 15 percent occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures

2. Condition of Building Test

a. BUILDING INSPECTION

- i. The first step in the evaluation process is the building inspection. After an initial walk-thru, the inspector makes a judgment whether a building “appears” to have enough defects or deficiencies of sufficient total significance to justify substantial renovation or clearance. If it does, the inspector documents with notes and photographs code and non-code deficiencies in the building.

b. REPLACEMENT COST

- i. The second step in evaluating a building to determine if it is substandard to a degree requiring substantial renovation or clearance is to determine its replacement cost. This is the cost of constructing a new structure of the same square footage and type on site. Replacement costs were researched using R.S. Means Cost Works square foot models for 2026.
- ii. The replacement cost was calculated by first establishing building use (office, retail, residential, etc.), building construction type (wood, concrete, masonry, etc.), and building size to obtain the appropriate median replacement cost, which factors in the costs of construction in Faribault, Minnesota.
- iii. Replacement cost includes labor, materials, and the contractor’s overhead and profit. Replacement costs do not include architectural fees, legal fees or other “soft” costs not directly related to construction activities. Replacement cost for each building is tabulated in Appendix A.

c. CODE DEFICIENCIES

- i. The next step in evaluating a building is to determine what code deficiencies exist with respect to such building. Code deficiencies are those conditions for a building which are not in compliance with current building codes applicable to new buildings in the State of Minnesota.
- ii. Minnesota Statutes, Section 469.174, Subdivision 10(c), specifically provides that a building cannot be considered structurally substandard if its code deficiencies are not at least 15 percent of the replacement cost of the building. As a result, it was necessary to determine the extent of code deficiencies for each building in the proposed TIF District.
- iii. The evaluation was made by reviewing all available information with respect to such buildings contained in City Building Inspection records and making interior and exterior inspections of the buildings. LHB utilizes the current Minnesota State Building Code as the official code for our evaluations. The Minnesota State Building Code is a series of provisional codes written specifically for Minnesota requirements, including the adoption of several international codes, and amendments to the adopted international codes.
- iv. After identifying the code deficiencies in each building, we used R.S. Means Cost Works 2026; Unit and Assembly Costs to determine the cost of correcting the identified deficiencies. We were then able to compare the correction costs with the replacement cost of each building to determine if the costs for correcting code deficiencies meet the required 15 percent threshold.

FINDING

Three out of three buildings (100 percent) in the proposed TIF District contained code deficiencies exceeding the 15 percent threshold required by Minnesota Statutes, Section 469.174, Subdivision 10(c). Building Code, Condition Deficiency and Context Analysis reports for the building(s) in the proposed TIF District can be found in Appendix B of this report.

d. SYSTEM CONDITION DEFICIENCIES

- i. If a building meets the minimum code deficiency threshold under Minnesota Statutes, Section 469.174, Subdivision 10(c), then for such building to be “structurally substandard” under Minnesota Statutes, Section 469.174, Subdivision 10(b), the building’s defects, or deficiencies should be of sufficient total significance to justify “substantial renovation or clearance.” Based on this definition, LHB re-evaluated each of the buildings that met the code deficiency threshold under Minnesota Statutes, Section 469.174, Subdivision 10(c), to

determine if the total deficiencies warranted “substantial renovation or clearance” based on the criteria we outlined above.

- ii. System condition deficiencies are a measurement of defects or substantial deterioration in site elements, structure, exterior envelope, mechanical and electrical components, fire protection and emergency systems, interior partitions, ceilings, floors, and doors.
- iii. The evaluation of system condition deficiencies was made by reviewing all available information contained in City records and making interior and exterior inspections of the buildings. LHB only identified system condition deficiencies that were visible upon our inspection of the building or contained in City records. We did not consider the amount of “service life” used up for a particular component unless it was an obvious part of that component’s deficiencies.
- iv. After identifying the system condition deficiencies in each building, we used our professional judgment to determine if the list of defects or deficiencies is of sufficient total significance to justify “substantial renovation or clearance.”

FINDING

In our professional opinion, three out of three buildings (100 percent) in the proposed TIF District are structurally substandard to a degree requiring substantial renovation or clearance, because of defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance. This exceeds the 50 percent requirement of Subdivision 10a(1).

3. Distribution of Substandard Structures

Much of this report has focused on the condition of individual buildings as they relate to requirements identified by Minnesota Statutes, Section 469.174, Subdivision 10. It is also important to look at the distribution of substandard buildings throughout the geographic area of the proposed TIF District (Diagram 3).

FINDING

The parcels with substandard buildings are reasonably distributed compared to all parcels that contain buildings.

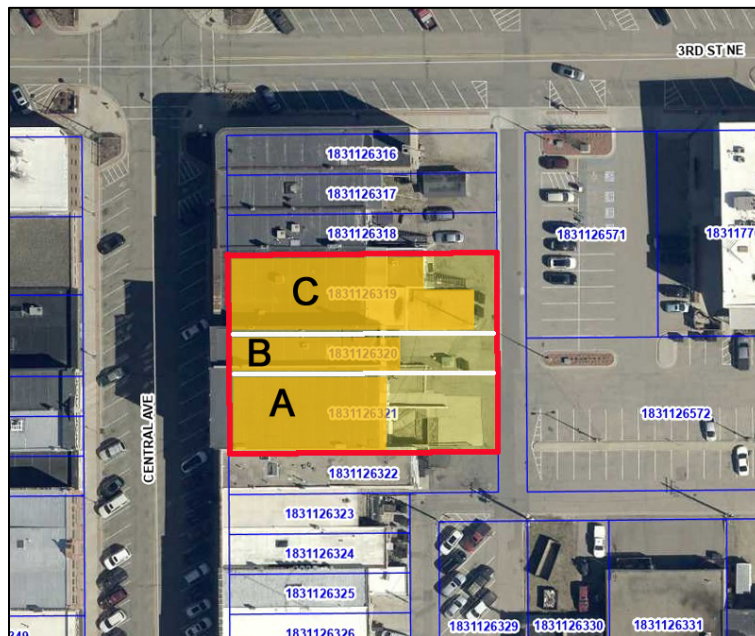


Diagram 3 – Substandard Buildings

Shaded yellow area depicts parcels with buildings.
Shaded orange area depicts substandard buildings.

Part 5: Team Credentials

Michael A. Fischer, AIA, LEED AP - Project Principal/TIF Analyst

Michael is a Principal and Vice President at LHB, with over 39-years of experience serving as a Project Principal, Project Manager, Project Designer and Project Architect on planning, urban design, educational, commercial, and governmental projects, he has become an expert on Tax Increment Finance District (TIF) analysis assisting over 130 cities with strategic planning for TIF Districts.

Michael completed a two-year Bush Fellowship, studying at MIT and Harvard in 1999, earning master's degrees in City Planning and Real Estate Development from MIT. He has served on more than 50 committees, boards, and community task forces, including a term as a City Council President, Chair of a Metropolitan Planning Organization, and Chair of the Edina Planning Commission. Most recently, he served as a member of the Edina city council and Secretary of the Edina HRA. Michael has also managed and designed several award-winning architectural projects and was one of four architects in the Country to receive the AIA Young Architects Citation in 1997.

Phil Fisher – Inspector

For 35 years, Phil Fisher worked in the field of Building Operations in Minnesota including White Bear Lake Area Schools. At the University of Minnesota, he earned his Bachelor of Science in Industrial Technology. He is a Certified Playground Safety Inspector, Certified Plant Engineer, and is trained in Minnesota Enterprise Real Properties (MERP) Facility Condition Assessment (FCA). His FCA training was recently applied to the Minnesota Department of Natural Resources Facilities Condition Assessment project involving over 2,000 buildings.

Appendices

- APPENDIX A Property Condition Assessment Summary Sheet
- APPENDIX B Building Code, Condition Deficiency and Context Analysis Report
- APPENDIX C Building Replacement Cost Report
 - Code Deficiency Cost Report
 - Photographs

APPENDIX A

Property Condition Assessment Summary Sheet

Central Avenue Redevelopment TIF District

Property Condition Assessment Summary Sheet

Faribault, Minnesota

TIF Map No.	PID #	Property Address	Improved or Vacant	Survey Method Used	Site Area (S.F.)	Coverage Area of Improvements (S.F.)	Coverage Percent of Improvements	Coverage Quantity (S.F.)	No. of Buildings	Building Replacement Cost	15% of Replacement Cost	Building Code Deficiencies	No. of Buildings Exceeding 15% Criteria	No. of buildings determined substandard	
A	1831126321	217 Central Avenue	Improved	Interior/Exterior	6,556	6,556	100%	6,556	1	\$2,894,147	\$434,122	\$1,330,566	1	1	
B	1831126320	219 Central Avenue	Improved	Interior/Exterior	3,278	3,278	100%	3,278	1	\$1,976,659	\$296,499	\$792,814	1	1	
C	1831126319	223 Central Avenue	Improved	Interior/Exterior	6,556	6,556	100%	6,556	1	\$2,830,324	\$424,549	\$1,085,493	1	1	
TOTALS					16,390			16,390	3				3	3	
								Total Coverage Percent:	100.0%						
												Percent of buildings exceeding 15 percent code deficiency threshold:	100.0%		
													Percent of buildings determined substandard:	100.0%	

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APPENDIX B

Building Code, Condition Deficiency and Context Analysis Report

Central Avenue Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel A

Hill Block Building

Address: 217 Central Avenue, Faribault, Minnesota 55021
Parcel ID: 1831126321
Inspection Date(s) & Time(s): March 31, 2026, 9:00 am
Inspection Type: Interior and Exterior
Summary of Deficiencies: It is our professional opinion that this building is Substandard because:
- Substantial renovation is required to correct Conditions found.
- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	\$2,894,147
Estimated Cost to Correct Building Code Deficiencies:	\$1,330,566
Percentage of Replacement Cost for Building Code Deficiencies:	40.0%

DEFECTS IN STRUCTURAL ELEMENTS

1. The stairs to the second floor should be properly supported, per code.
2. The front of the building is separated from the sidewall and should be properly secured, per code.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
 - a. There is no code required accessible parking.
 - b. There is no code required accessible route into the building.
 - c. There is no code required accessible route to all levels of the building.
 - d. The restrooms do not comply with accessibility code.
2. Light and Ventilation
 - a. The electrical wiring system does not comply with code.
 - b. The lighting system does not comply with code.
 - c. The HVAC system does not comply with code.
3. Fire Protection/Adequate Egress
 - a. Thresholds do not comply with code.
 - b. The stairs do not comply with code.
 - c. The flooring is damaged creating an impediment to emergency egress which is contrary to code.
 - d. The fire escape ladder does not comply with code.
 - e. There is no code required emergency lighting system.

- f. The smoke detectors do not comply with code.
 - g. There is no code required fire caulking.
 - h. There are no code required emergency exit signs.
 - i. The door hardware does not comply with code.
 - j. There is no code required emergency notification system.
 - k. There is no code required building fire suppression system.
4. Layout and Condition of Interior Partitions/Materials
- a. Interior floors are damaged and should be repaired.
 - b. Interior walls are damaged and should be repaired and repainted.
 - c. Interior ceilings are damaged from water intrusion and should be repaired and repainted.
5. Exterior Construction
- a. Windows are failing and allowing for water intrusion which is contrary to code.
 - b. The exterior brick and mortar are failing allowing for water intrusion which is contrary to code.

DESCRIPTION OF CODE DEFICIENCIES

1. Properly reinforce the second-floor stairway opening to comply with code.
2. Properly secure the front of the building to the side wall to comply with code.
3. Create a code required accessible parking area.
4. Create a code required accessible route into the building.
5. Create a code required accessible route to all levels of the building.
6. Modify the restrooms to comply with code.
7. Install a code compliant electrical wiring system.
8. Install a code compliant lighting system.
9. Install a code compliant HVAC system.
10. Modify thresholds to comply with code for maximum height.
11. Modify the stairways to comply with code.
12. Repair the damaged flooring to create a code required unimpeded means for emergency egress.
13. Install a code compliant fire escape ladder.
14. Install a code required emergency lighting system.
15. Install a code required emergency exit sign system.
16. Install a code required smoke detector system
17. Install code required fire caulking.
18. Install a code required emergency notification system.
19. Install code compliant door hardware.
20. Install a code required building fire suppression system.
21. Replace failed window system to prevent water intrusion per code.
22. Repair/replace damaged/missing brick and mortar to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

The building is constructed on what is called a zero-lot line. The building exhibits several deficiencies that require attention to comply with relevant codes and standards. The opening where the original stairs lead to the second floor must be properly supported, and the front of the building, which is detached from the sidewall, should be securely anchored, per code. There are no code-required accessible parking spaces or designated accessible routes into and throughout the building, and the restrooms fail to meet accessibility requirements. Additionally, the electrical wiring, lighting, and HVAC systems do not comply with code, and thresholds as well as stairs require upgrades to meet code regulations. Damaged flooring impedes emergency egress, and the fire escape ladder is not code compliant. The absence of an emergency lighting system, compliant smoke detectors, and emergency exit signs further highlight safety concerns and should be addressed per code. Door hardware and the lack of an emergency notification and fire suppression system also fall short of code requirements. Interior floors, walls, and ceilings are damaged, with some areas affected by water intrusion, and should be repaired and repainted. Windows and exterior brick and mortar are failing, allowing water intrusion, which is contrary to code. Addressing these issues is essential to ensure the building meets current safety, accessibility, and structural standards.

ENERGY CODE DEFICIENCIES

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether the building is substandard.

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Central Avenue Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel B

Post Block Building

Address:	219 Central Avenue, Faribault, Minnesota 55021
Parcel ID:	1831126320
Inspection Date(s) & Time(s):	March 31, 2026, 9:25 am
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is Substandard because: <ul style="list-style-type: none">- Substantial renovation is required to correct Conditions found.- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	\$1,976,659
Estimated Cost to Correct Building Code Deficiencies:	\$792,814
Percentage of Replacement Cost for Building Code Deficiencies:	40.1%

DEFECTS IN STRUCTURAL ELEMENTS

1. Wooden ceiling and floor joists do not have code required mechanical fasteners.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
 - a. There is no code required accessible parking.
 - b. There is no code required accessible route to all levels of the building.
2. Light and Ventilation
 - a. The electrical wiring system does not comply with code.
 - b. The lighting system does not comply with code.
 - c. The HVAC system does not comply with code.
 - d. The electrical transformer is not properly protected per code.
3. Fire Protection/Adequate Egress
 - a. Thresholds do not comply with code for maximum height.
 - b. There is no code-compliant emergency lighting system.
 - c. There is no code required emergency notification system.
 - d. There is no code required illuminated exit signs.
 - e. There are no code compliant smoke detectors.
 - f. The metal fire escape does not comply with code.
 - g. The stairs do not comply with code.

- h. There is no code required fire caulking.
 - i. Ceilings are not enclosed as required per code.
 - j. The sidewalk is cracked, creating an impediment to emergency egress which is contrary to code.
 - k. The carpeting is damaged creating an impediment to emergency egress which is contrary to code.
 - l. Door hardware does not comply with code.
 - m. The building does not have a code required fire suppression system.
4. Layout and Condition of Interior Partitions/Materials
- a. Interior walls should be repaired and repainted.
 - b. Interior ceilings should be repaired and repainted.
 - c. Interior brick mortar is failing and should be replaced or repaired.
5. Exterior Construction
- a. Windows are failing, allowing for water intrusion which is contrary to code.
 - b. Exterior brick and mortar are failing, allowing for water intrusion which is contrary to code.

DESCRIPTION OF CODE DEFICIENCIES

1. Mechanical fasteners should be installed on ceiling and floor joists per code.
2. Accessible parking should be created per code.
3. A code required accessible route to all levels of the building should be created.
4. A code compliant electrical wiring system should be installed.
5. A code compliant lighting system should be installed.
6. A code-compliant HVAC system should be installed.
7. The electrical transformer should be properly protected per code.
8. Modify thresholds to comply with code.
9. Install a code compliant emergency lighting system.
10. Install a code required emergency notification system.
11. Install code required illuminated emergency exit signs.
12. Install code required smoke detectors.
13. Modify fire escape ladder to comply with code.
14. Modify interior stairways to comply with code.
15. Install code required fire caulking.
16. Enclose ceilings per code.
17. Repair damaged sidewalks to create a code required unimpeded means for emergency egress.
18. Repair/replace damaged carpeting to create a code required unimpeded means for emergency egress.
19. Install code compliant door hardware.
20. Install a code required building fire suppression system.
21. Replace failed windows to prevent water intrusion per code.
22. Repair/replace failed brick and mortar to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

This building was built in 1890 on a zero-lot line. The building exhibits numerous code compliance deficiencies that require attention. Thresholds exceed the maximum allowable height, and there is a lack of code-compliant emergency lighting and notification systems, as well as illuminated exit signs and smoke detectors. Both the metal fire escape and stairs do not meet code requirements, and fire caulking is absent where mandated. Ceilings are not properly enclosed, and the cracked sidewalk and damaged carpeting impede emergency egress in violation of code. Door hardware fails to comply, and the building lacks a required fire suppression system. Interior walls and ceilings need repair and repainting. Windows and exterior brick and mortar are failing, permitting water intrusion contrary to code, while wooden ceiling and floor joists are missing necessary mechanical fasteners. Interior brick mortar is deteriorating and requires replacement. Essential utilities and facilities are also deficient: accessible parking and routes to all building levels are not provided, and the electrical wiring, lighting, and HVAC systems all do not comply with code. Additionally, the electrical transformer is not properly protected, further highlighting the need for comprehensive corrective action.

ENERGY CODE DEFICIENCIES

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether the building is substandard.

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Central Avenue Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel C

Kinsey Building

Address:	223 Central Avenue, Faribault, Minnesota 55021
Parcel ID:	1831126319
Inspection Date(s) & Time(s):	March 31, 2026, 9:55 am
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is Substandard because: <ul style="list-style-type: none">- Substantial renovation is required to correct Conditions found.- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	\$2,830,324
Estimated Cost to Correct Building Code Deficiencies:	\$1,085,493
Percentage of Replacement Cost for Building Code Deficiencies:	38.4%

DEFECTS IN STRUCTURAL ELEMENTS

1. The foundation walls show signs of deterioration and are required to be maintained in a professional state of repair, free from extensive cracking or deterioration that poses a safety hazard per code.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
 - a. There is no code required accessible parking.
 - b. There is no code required accessible route to all levels of the building.
 - c. There is no code required accessibility to the staff sink.
 - d. The restroom does not comply with code.
2. Light and Ventilation
 - a. The electrical wiring system does not comply with code.
 - b. The lighting system does not comply with code.
 - c. The HVAC system does not comply with code.
3. Fire Protection/Adequate Egress
 - a. Thresholds do not comply with code for maximum height.
 - b. The stairs do not comply with code.
 - c. Code required fire caulking should be installed.
 - d. Flooring materials are missing creating an impediment to emergency egress which is contrary to code.
 - e. The loading dock does not have a code required, hand railing.

- f. The fire escape stairway does not comply with code.
 - g. There are no code required smoke detectors.
 - h. The emergency lighting system does not comply with code.
 - i. There is no code required emergency notification system.
 - j. There is no code required fire caulking.
 - k. There is no code required building fire suppression system.
4. Layout and Condition of Interior Partitions/Materials
- a. Vinyl baseboard on the first floor is missing and should be reinstalled.
 - b. Interior walls should be repaired and repainted.
 - c. The carpeting is stained and should be cleaned.
 - d. Basement walls should be repaired and repainted.
 - e. Ceilings are damaged and should be repaired and repainted.
5. Exterior Construction
- a. Windows are failing, allowing for water intrusion which is contrary to code.
 - b. Brick and mortar are failing, allowing for water intrusion which is contrary to code.

DESCRIPTION OF CODE DEFICIENCIES

1. Repair foundation walls to comply with code.
2. Code required accessible parking should be created.
3. A code required accessible route to all levels of the building should be created.
4. The staff sink should be made accessible per code.
5. The restrooms should be modified to comply with code.
6. A code compliant electrical wiring system should be installed.
7. A code compliant lighting system should be installed.
8. A code-compliant HVAC system should be installed.
9. Thresholds should be modified to comply with code.
10. The stairs should be modified to comply with code.
11. There is no code required fire caulking.
12. Flooring materials are missing or damaged creating an impediment to emergency egress which is contrary to code.
13. Install a code required hand railing on the loading dock.
14. Modify the fire escape stairs to comply with code.
15. Install code required smoke detectors.
16. Install a code compliant emergency lighting system.
17. Install code required illuminated emergency exit signs.
18. Install a code required emergency notification system.
19. Install code required fire caulking.
20. Install a code required building fire suppression system.
21. Replace failed windows to prevent water intrusion per code.
22. Repair/replace damaged and missing brick and mortar to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

This building was built in 1870 with renovations in 1985. The building currently lacks code-required accessible parking and an accessible route to all levels, making it noncompliant with accessibility standards. There is no code-required accessibility to the staff sink, and the restroom does not meet code requirements. The electrical wiring, lighting, and HVAC systems are all out of compliance with code. Additionally, thresholds exceed the maximum allowable height, and the stairs do not meet code specifications. Fire caulking, as mandated by code, has not been installed. Missing flooring materials impedes emergency egress, which is also contrary to code. The loading dock lacks the required hand railing, and the fire escape stairway does not comply with code. The building is missing code-required smoke detectors, and the emergency lighting system does not meet code standards. Furthermore, there is no code-required emergency notification system or building fire suppression system. The foundation walls are deteriorating and must legally be maintained in a professional state of repair, free from extensive cracking or deterioration that poses safety hazards. On the first floor, the vinyl baseboard is missing and should be reinstalled. Interior walls require repair and repainting, carpeting is stained and needs cleaning, basement walls should be repaired and repainted, and ceilings are damaged and require restoration. Windows are failing and allowing water intrusion, which violates code, as does the deterioration of brick and mortar. All these issues collectively highlight substantial deficiencies that must be addressed to ensure code compliance and safety.

ENERGY CODE DEFICIENCIES

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether the building is substandard.

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APPENDIX C

Building Replacement Cost Report

Code Deficiency Cost Report

Photographs

Central Avenue Redevelopment TIF District

Replacement Cost Report

RSMeans data
for GORDIAN

Square Foot Cost Estimate Report

Date:

4/1/2026

Estimate Name:	217 Central Ave	
Building Type:	Office, 2-4 Story with Brick / Wood Frame	
Location:	FARIBAULT, MN	
Story Count:	3	
Story Height (L.F.):	14.00	
Floor Area (S.F.):	15200	
Labor Type:	OPN	
Basement Included:	Yes	
Data Release:	Year 2026 Quarter 1	
Cost Per Square Foot:	\$190.40	Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.
Building Cost:	\$2,894,147.26	

		Quantity	% of Total	Cost Per S.F.	Cost
A	Substructure		5.12%	\$8.48	\$128,832.53
A1010	Standard Foundations			\$1.26	\$19,197.03
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	134		\$0.50	\$7,615.56
A10102107700	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep	10.24		\$0.76	\$11,581.47
A1030	Slab on Grade			\$2.40	\$36,497.99
A10301202240	Slab on grade, 4" thick, non industrial, reinforced	5066.67		\$2.40	\$36,497.99
A2010	Basement Excavation			\$1.94	\$29,479.64
A20101104620	Excavate and fill, 10,000 SF, 8' deep, sand, gravel, or common earth, on site storage	5066.67		\$1.94	\$29,479.64
A2020	Basement Walls			\$2.87	\$43,657.87
A20201107260	Foundation wall, CIP, 12' wall height, pumped, .444 CY/LF, 21.59 PLF, 12" thick	134		\$2.87	\$43,657.87
B	Shell		28.50%	\$47.19	\$717,309.86
B1010	Floor Construction			\$22.42	\$340,856.86
B10102030860	Cast-in-place concrete column, 12" square, tied, 200K load, 12' story height, 142 lbs/LF, 4000PSI	122.91		\$0.85	\$12,918.35
B10102103450	Wood column, 8" x 8", 20' x 20' bay, 10' unsupported height, 133 BF/MSF, 160 PSF total allowable load	5066.67		\$0.24	\$3,651.90
B10102103450	Wood column, 8" x 8", 20' x 20' bay, 10' unsupported height, 133 BF/MSF, 160 PSF total allowable load	10133.33		\$0.48	\$7,303.80
B10102221720	Flat slab, concrete, with drop panels, 6" slab/2.5" panel, 12" column, 15'x15' bay, 75 PSF superimposed load, 153 PSF total load	5066.67		\$6.47	\$98,365.03
B10102643050	Wood beam and joist floor, 12"x16" girder, 8"x16" beam, 2x10 joists @ 16", 20'x20' bay, 75 PSF LL, 102 PSF total load	10133.33		\$12.90	\$196,010.89
B10107203700	Fireproofing, gypsum board, fire rated, 2 layer, 1" thick, 14" steel column, 3 hour rating, 22 PLF	428.8		\$1.49	\$22,606.89
B1020	Roof Construction			\$5.04	\$76,658.67
B10201024500	Wood roof, flat rafter, 2" x 14", 12" O.C.	5066.67		\$5.04	\$76,658.67
B2010	Exterior Walls			\$12.01	\$182,477.58
B20101251910	Brick wall, fire, solid, single wythe, 4-1/2" thick, common bond	4502.4		\$11.09	\$168,614.88
B20101907600	Insulation, fiberglass batts, 6" thick, R19	5066.67		\$0.91	\$13,862.70
B2020	Exterior Windows			\$3.35	\$50,925.47
B20201066550	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	48.94		\$3.35	\$50,925.47
B2030	Exterior Doors			\$2.84	\$43,214.12
B20301106950	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	1.52		\$1.71	\$25,949.44
B20301107300	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening	1.52		\$0.70	\$10,662.50
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	1.52		\$0.43	\$6,602.18

B3010	Roof Coverings			\$1.52	\$23,177.16
B30101054100	Roofing, asphalt flood coat, smooth, organic base sheet, 4 plies 15# organic felt, mopped	5066.67		\$1.46	\$22,141.33
B30106100050	Gutters, box, aluminum, .027" thick, 5", enameled finish	67		\$0.05	\$685.59
B30106200100	Downspout, aluminum, rectangular, 2" x 3", embossed mill finish, .020" thick	53.6		\$0.02	\$350.24
C	Interiors		19.22%	\$31.83	\$483,782.27
C1010	Partitions			\$3.71	\$56,317.86
C10101241200	Wood partition, 5/8" fire rated gypsum board face, none base, 2 x 4, @ 16" OC framing, same opposite face, 0 insul	4256		\$1.79	\$27,234.57
C10101241425	Wood partition, 5/8" fire rated gypsum board face, 1/4" sound deadening gypsum board, 2x4 @ 16" OC framing, same opposite face, sound attenuation insul	1824		\$1.30	\$19,819.91
C10101280700	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	4502.4		\$0.37	\$5,601.17
C10101280960	Add for the following: taping and finishing	4502.4		\$0.24	\$3,662.21
C1020	Interior Doors			\$4.77	\$72,460.45
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	48.72		\$4.77	\$72,460.45
C1030	Fittings			\$0.26	\$4,008.88
C10301100420	Toilet partitions, cubicles, ceiling hung, plastic laminate	3.8		\$0.26	\$4,008.88
C2010	Stair Construction			\$4.98	\$75,744.03
C20101100720	Stairs, steel, pan tread for conc in-fill, picket rail, 12 risers w/ landing	5.32		\$4.98	\$75,744.03
C3010	Wall Finishes			\$1.28	\$19,421.03
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	4502.4		\$0.35	\$5,247.82
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	12160		\$0.93	\$14,173.21
C3020	Floor Finishes			\$5.62	\$85,407.16
C30204100080	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	9120		\$3.50	\$53,247.85
C30204101600	Vinyl, composition tile, maximum	4560		\$1.11	\$16,900.96
C30204101720	Tile, ceramic natural clay	1520		\$1.00	\$15,258.35
C3030	Ceiling Finishes			\$11.21	\$170,422.86
C30302106000	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	15200		\$11.21	\$170,422.86
D	Services		47.15%	\$78.07	\$1,186,725.13
D1010	Elevators and Lifts			\$14.04	\$213,416.82
D10101108900	Hydraulic passenger elevator, 3000 lb, 3 floors, 12' story height, 2 car group, 125 FPM	1.52		\$14.04	\$213,416.82
D2010	Plumbing Fixtures			\$2.84	\$43,121.61
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung	3.8		\$0.77	\$11,678.16
D20102102000	Urinal, vitreous china, wall hung	1.52		\$0.21	\$3,216.37
D20103101560	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	3.04		\$0.34	\$5,227.17
D20104404340	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"	2.28		\$1.08	\$16,367.44
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	2.28		\$0.44	\$6,632.47
D2020	Domestic Water Distribution			\$0.48	\$7,349.01
D20202501860	Gas fired water heater, commercial, 100< F rise, 100 MBH input, 91 GPH	0.76		\$0.48	\$7,349.01
D3050	Terminal & Package Units			\$20.36	\$309,446.16
D30501553960	Rooftop, multizone, air conditioner, offices, 25,000 SF, 79.16 ton	15200		\$20.36	\$309,446.16
D4010	Sprinklers			\$5.52	\$83,883.83
D40104100600	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	5168		\$2.03	\$30,855.75
D40104100720	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF	10032		\$3.19	\$48,548.16
D40104108930	Standard High Rise Accessory Package 3 story	0.76		\$0.29	\$4,479.92
D4020	Standpipes			\$1.75	\$26,640.15
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.91		\$0.90	\$13,734.10
D40203101560	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	3.42		\$0.85	\$12,906.05

D5010	Electrical Service/Distribution			\$8.15	\$123,851.67
D50101200440	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 1000 A	1.25		\$2.29	\$34,732.63
D50102300440	Feeder installation 600 V, including RGS conduit and XHHW wire, 1000 A	100		\$2.84	\$43,208.00
D50102400320	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 1200 A	1.2		\$3.02	\$45,911.04
D5020	Lighting and Branch Wiring			\$19.12	\$290,650.91
D50201100640	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	15200		\$7.12	\$108,218.68
D50201350320	Miscellaneous power, 1.2 watts	15200		\$0.48	\$7,353.30
D50201400280	Central air conditioning power, 4 watts	15200		\$0.93	\$14,105.14
D50201452080	Motor installation, three phase, 460 V, 15 HP motor size	2		\$0.47	\$7,100.50
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	17480		\$10.12	\$153,873.29
D5030	Communications and Security			\$5.81	\$88,364.97
D50303101020	Telephone wiring for offices & laboratories, 8 jacks/MSF	11400		\$2.22	\$33,797.81
D50309100454	Communication and alarm systems, fire detection, addressable, 50 detectors, includes outlets, boxes, conduit and wire	0.76		\$2.76	\$41,900.70
D50309100462	Fire alarm command center, addressable with voice, excl.wire & conduit	0.76		\$0.83	\$12,666.46
D50309200110	Internet wiring, 8 data/voice outlets per 1000 S.F.	1		\$0.00	\$0.00
E	Equipment & Furnishings		0.00%	\$0.00	\$0.00
E1090	Other Equipment			\$0.00	\$0.00
F	Special Construction		0.00%	\$0.00	\$0.00
G	Building Sitework		0.00%	\$0.00	\$0.00
SubTotal			100%	\$165.57	\$2,516,649.79
Contractor Fees (General Conditions,Overhead,Profit)			15.0%	\$24.84	\$377,497.47
Architectural Fees			0.0%	\$0.00	\$0.00
User Fees			0.0%	\$0.00	\$0.00
Total Building Cost				\$190.40	\$2,894,147.26

Central Avenue Redevelopment TIF District

Code Deficiency Cost Report

Parcel A - 217 Central Avenue, Faribault, Minnesota 55021

Parcel ID 1831126321

Building Name or Type

Hill Block Building

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Parking				
	Create a code required accessible parking area	\$ 100.00	Lump	1	\$ 100.00
	Accessible Routes				
	Create a code required accessible route into the building	\$ 5,000.00	Lump	1	\$ 5,000.00
	Create a code required accessible route to all levels of the building	\$ 14.40	SF	15,200	\$ 218,880.00
	Restrooms				
	Modify restrooms to comply with code	\$ 1.32	SF	15,200	\$ 20,064.00
Structural Elements					
	Second Floor Stairway Opening				
	Properly secure the second floor stairway opening to comply with code	\$ 3,000.00	Lump	1	\$ 3,000.00
	Exterior Walls				
	Properly secure the front wall to the side wall to prevent separation and comply with code	\$ 7,500.00	Lump	1	\$ 7,500.00
Exiting					
	Thresholds				
	Modify thresholds to comply with code for maximum height	\$ 500.00	Lump	1	\$ 500.00
	Stairs				
	Modify stairs to comply with code	\$ 4.98	SF	15,200	\$ 75,696.00
	Flooring Materials				
	Repair damaged/missing flooring materials to create a code required unimpeded means for emergency egress	\$ 5.62	SF	15,200	\$ 85,424.00
	Fire Escape Ladder				
	Install a code compliant fire escape ladder	\$15,000.00	Lump	1	\$ 15,000.00
	Emergency Lighting System				
	Install a code compliant emergency lighting system	\$ 2.25	SF	15,200	\$ 34,200.00
	Emergency Exit Sign System				
	Install a code compliant emergency exit sign system	\$ 0.50	SF	15,200	\$ 7,600.00
	Emergency Notification System				
	Install a code required emergency notification system	\$ 0.83	SF	15,200	\$ 12,616.00
	Door Hardware				
	Install code compliant door hardware	\$ 250.00	EA	25	\$ 6,250.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Fire Protection					
	Smoke Detectors				
	Install code compliant smoke detectors	\$ 2.76	SF	15,200	\$ 41,952.00
	Fire Caulking				
	Install code required fire caulking	\$ 0.07	SF	15,200	\$ 1,064.00
	Building Fire Suppression System				
	Install a code required building fire suppression system	\$ 7.27	SF	15,200	\$ 110,504.00
Exterior Construction					
	Windows				
	Replace failed windows to prevent water intrusion per code	\$ 3.35	SF	15,200	\$ 50,920.00
	Exterior Brick and Mortar				
	Repair/replace damaged/missing brick and mortar to prevent water intrusion per code	\$ 2.25	SF	15,200	\$ 34,200.00
Roof Construction					
	No deficiencies identified as roof was replaced less than three year prior				\$ -
Mechanical - Electrical					
	Mechanical				
	Install a code compliant HVAC system	\$ 20.36	SF	15,200	\$ 309,472.00
	Electrical				
	Install a code compliant electrical wiring system	\$ 9.00	SF	15,200	\$ 136,800.00
	Install a code compliant lighting system	\$ 10.12	SF	15,200	\$ 153,824.00
Total Code Improvements					\$ 1,330,566

Central Avenue Redevelopment TIF District | Parcel A



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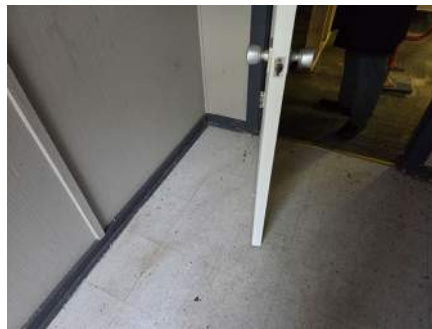
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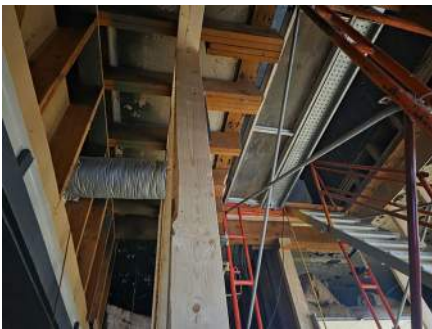
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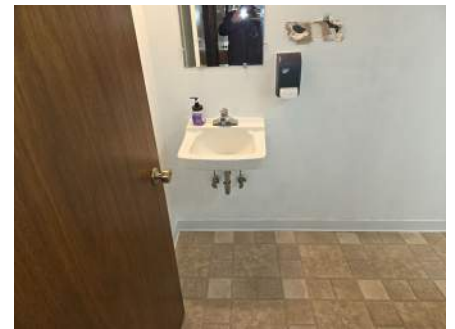
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Central Avenue Redevelopment TIF District | Parcel A



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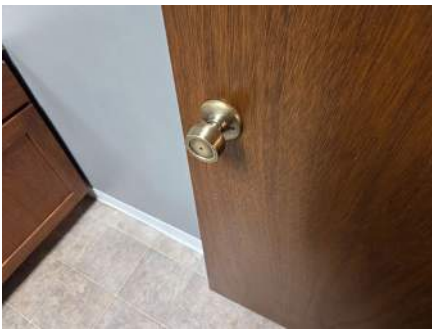
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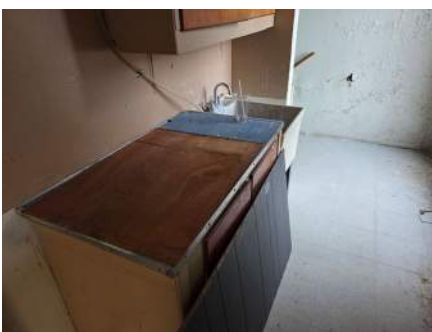
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Central Avenue Redevelopment TIF District | Parcel A



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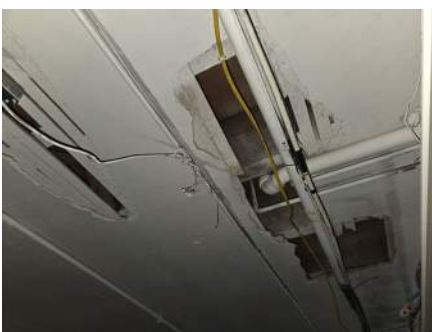
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Central Avenue Redevelopment TIF District | Parcel A



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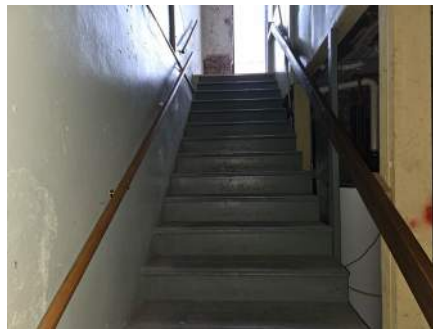
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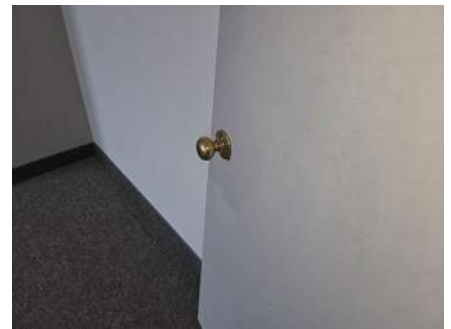
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Central Avenue Redevelopment TIF District | Parcel A



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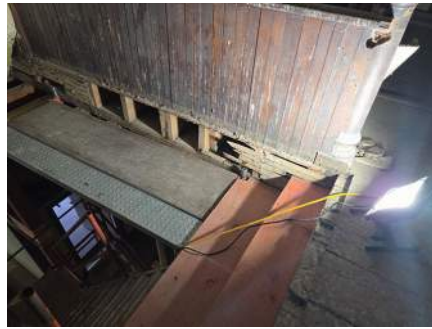
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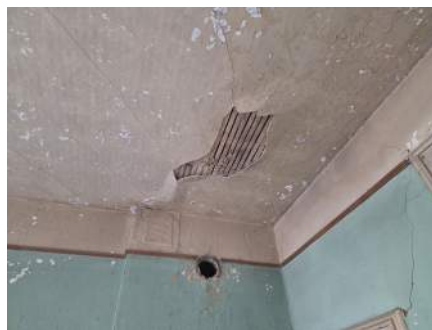
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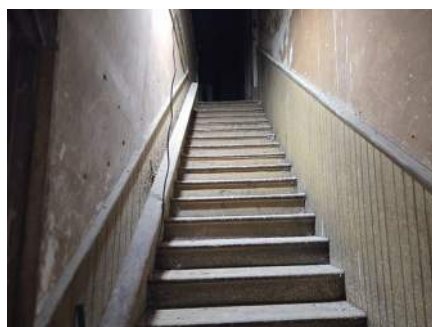
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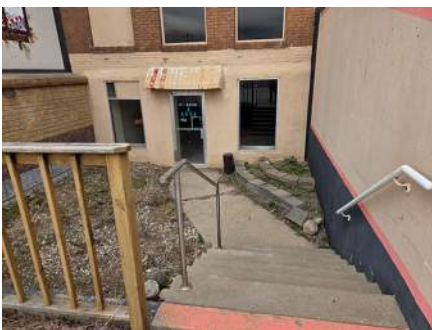
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Central Avenue Redevelopment TIF District | Parcel A



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Central Avenue Redevelopment TIF District

Replacement Cost Report

RSMeans data
for GORDIAN

Square Foot Cost Estimate Report

Date:

4/2/2026

Estimate Name:	219 Central Avenue	
Building Type:	Office, 2-4 Story with Brick / Wood Frame	
Location:	FARIBAULT, MN	
Story Count:	3	
Story Height (L.F.):	14	
Floor Area (S.F.):	8160	
Labor Type:	OPN	
Basement Included:	Yes	
Data Release:	Year 2026 Quarter 1	
Cost Per Square Foot:	\$242.24	Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.
Building Cost:	\$1,976,659.61	

		Quantity	% of Total	Cost Per S.F.	Cost
A	Substructure		8.48%	\$17.87	\$145,794.58
A1010	Standard Foundations			\$4.58	\$37,394.69
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	224		\$1.56	\$12,730.48
A10102107700	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep	21.81		\$3.02	\$24,664.21
A1030	Slab on Grade			\$2.40	\$19,593.66
A10301202240	Slab on grade, 4" thick, non industrial, reinforced	2720		\$2.40	\$19,593.66
A2010	Basement Excavation			\$1.94	\$15,825.91
A20101104620	Excavate and fill, 10,000 SF, 8' deep, sand, gravel, or common earth, on site storage	2720		\$1.94	\$15,825.91
A2020	Basement Walls			\$8.94	\$72,980.32
A20201107260	Foundation wall, CIP, 12' wall height, pumped, .444 CY/LF, 21.59 PLF, 12" thick	224		\$8.94	\$72,980.32
B	Shell		35.06%	\$73.85	\$602,587.65
B1010	Floor Construction			\$28.09	\$229,216.77
B10102030860	Cast-in-place concrete column, 12" square, tied, 200K load, 12' story height, 142 lbs/LF, 4000PSI	261.75		\$3.37	\$27,511.27
B10102103450	Wood column, 8" x 8", 20' x 20' bay, 10' unsupported height, 133 BF/MSF, 160 PSF total allowable load	2720		\$0.24	\$1,960.49
B10102103450	Wood column, 8" x 8", 20' x 20' bay, 10' unsupported height, 133 BF/MSF, 160 PSF total allowable load	5440		\$0.48	\$3,920.99
B10102221720	Flat slab, concrete, with drop panels, 6" slab/2.5" panel, 12" column, 15'x15' bay, 75 PSF superimposed load, 153 PSF total load	2720		\$6.47	\$52,806.49
B10102643050	Wood beam and joist floor, 12"x16" girder, 8"x16" beam, 2x10 joists @ 16", 20'x20' bay, 75 PSF LL, 102 PSF total load	5440		\$12.90	\$105,226.90
B10107203700	Fireproofing, gypsum board, fire rated, 2 layer, 1" thick, 14" steel column, 3 hour rating, 22 PLF	716.8		\$4.63	\$37,790.63
B1020	Roof Construction			\$5.04	\$41,153.60
B10201024500	Wood roof, flat rafter, 2" x 14", 12" O.C.	2720		\$5.04	\$41,153.60
B2010	Exterior Walls			\$27.05	\$220,718.75
B20101251160	Brick wall, standard, solid, single wythe, 4" thick, common bond	6451.2		\$26.14	\$213,276.67
B20101907600	Insulation, fiberglass batts, 6" thick, R19	2720		\$0.91	\$7,442.08
B2020	Exterior Windows			\$8.94	\$72,967.84
B20201066550	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	70.12		\$8.94	\$72,967.84
B2030	Exterior Doors			\$2.84	\$23,199.16
B20301106950	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	0.82		\$1.71	\$13,930.75
B20301107300	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening	0.82		\$0.70	\$5,724.08
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	0.82		\$0.43	\$3,544.33

B3010	Roof Coverings			\$1.88	\$15,331.53
B30101052300	Roofing, asphalt flood coat, gravel, coated glass base sheet, 4 plies glass (type IV), mopped	2720		\$1.67	\$13,600.00
B30106100050	Gutters, box, aluminum, .027" thick, 5", enameled finish	112		\$0.14	\$1,146.06
B30106200100	Downspout, aluminum, rectangular, 2" x 3", embossed mill finish, .020" thick	89.6		\$0.07	\$585.47
C	Interiors		15.87%	\$33.42	\$272,716.63
C1010	Partitions			\$4.72	\$38,533.71
C10101241200	Wood partition, 5/8" fire rated gypsum board face, none base, 2 x 4, @ 16" OC framing, same opposite face, 0 insul	2284.8		\$1.79	\$14,620.66
C10101241425	Wood partition, 5/8" fire rated gypsum board face, 1/4" sound deadening gypsum board, 2x4 @ 16" OC framing, same opposite face, sound attenuation insul	979.2		\$1.30	\$10,640.16
C10101280700	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	6451.2		\$0.98	\$8,025.55
C10101280960	Add for the following: taping and finishing	6451.2		\$0.64	\$5,247.34
C1020	Interior Doors			\$4.77	\$38,899.82
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	26.15		\$4.77	\$38,899.82
C1030	Fittings			\$0.26	\$2,152.13
C10301100420	Toilet partitions, cubicles, ceiling hung, plastic laminate	2.04		\$0.26	\$2,152.13
C2010	Stair Construction			\$4.98	\$40,662.59
C20101100720	Stairs, steel, pan tread for conc in-fill, picket rail, 12 risers w/ landing	2.86		\$4.98	\$40,662.59
C3010	Wall Finishes			\$1.85	\$15,128.04
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	6451.2		\$0.92	\$7,519.26
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	6528		\$0.93	\$7,608.78
C3020	Floor Finishes			\$5.62	\$45,850.17
C30204100080	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	4896		\$3.50	\$28,585.69
C30204101600	Vinyl, composition tile, maximum	2448		\$1.11	\$9,073.15
C30204101720	Tile, ceramic natural clay	816		\$1.00	\$8,191.33
C3030	Ceiling Finishes			\$11.21	\$91,490.17
C30302106000	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	8160		\$11.21	\$91,490.17
D	Services		40.59%	\$85.51	\$697,735.58
D1010	Elevators and Lifts			\$14.04	\$114,571.13
D10101108900	Hydraulic passenger elevator, 3000 lb, 3 floors, 12' story height, 2 car group, 125 FPM	0.82		\$14.04	\$114,571.13
D2010	Plumbing Fixtures			\$2.84	\$23,149.51
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung	2.04		\$0.77	\$6,269.33
D20102102000	Urinal, vitreous china, wall hung	0.82		\$0.21	\$1,726.69
D20103101560	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	1.63		\$0.34	\$2,806.17
D20104404340	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"	1.22		\$1.08	\$8,786.73
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	1.22		\$0.44	\$3,560.59
D2020	Domestic Water Distribution			\$0.48	\$3,945.26
D20202501860	Gas fired water heater, commercial, 100< F rise, 100 MBH input, 91 GPH	0.41		\$0.48	\$3,945.26
D3050	Terminal & Package Units			\$20.36	\$166,123.73
D30501553960	Rooftop, multizone, air conditioner, offices, 25,000 SF, 79.16 ton	8160		\$20.36	\$166,123.73
D4010	Sprinklers			\$5.52	\$45,032.38
D40104100600	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	2774.4		\$2.03	\$16,564.67
D40104100720	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF	5385.6		\$3.19	\$26,062.70
D40104108930	Standard High Rise Accessory Package 3 story	0.41		\$0.29	\$2,405.01
D4020	Standpipes			\$1.75	\$14,301.56
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.49		\$0.90	\$7,373.05
D40203101560	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	1.84		\$0.85	\$6,928.51

D5010	Electrical Service/Distribution			\$15.18	\$123,851.67
D50101200440	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 1000 A	1.25		\$4.26	\$34,732.63
D50102300440	Feeder installation 600 V, including RGS conduit and XHHW wire, 1000 A	100		\$5.30	\$43,208.00
D50102400320	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 1200 A	1.2		\$5.63	\$45,911.04
D5020	Lighting and Branch Wiring			\$19.52	\$159,322.30
D50201100640	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	8160		\$7.12	\$58,096.34
D50201350320	Miscellaneous power, 1.2 watts	8160		\$0.48	\$3,947.56
D50201400280	Central air conditioning power, 4 watts	8160		\$0.93	\$7,572.24
D50201452080	Motor installation, three phase, 460 V, 15 HP motor size	2		\$0.87	\$7,100.50
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	9384		\$10.12	\$82,605.66
D5030	Communications and Security			\$5.81	\$47,438.04
D50303101020	Telephone wiring for offices & laboratories, 8 jacks/MSF	6120		\$2.22	\$18,144.09
D50309100454	Communication and alarm systems, fire detection, addressable, 50 detectors, includes outlets, boxes, conduit and wire	0.41		\$2.76	\$22,494.06
D50309100462	Fire alarm command center, addressable with voice, excl.wire & conduit	0.41		\$0.83	\$6,799.89
D50309200110	Internet wiring, 8 data/voice outlets per 1000 S.F.	1		\$0.00	\$0.00
E	Equipment & Furnishings		0.00%	\$0.00	\$0.00
E1090	Other Equipment			\$0.00	\$0.00
F	Special Construction		0.00%	\$0.00	\$0.00
G	Building Sitework		0.00%	\$0.00	\$0.00
SubTotal			100%	\$210.64	\$1,718,834.44
Contractor Fees (General Conditions,Overhead,Profit)			15.0%	\$31.60	\$257,825.17
Architectural Fees			0.0%	\$0.00	\$0.00
User Fees			0.0%	\$0.00	\$0.00
Total Building Cost				\$242.24	\$1,976,659.61

Central Avenue Redevelopment TIF District

Code Deficiency Cost Report

Parcel B - 219 Central Avenue, Faribault, Minnesota 55021

Parcel ID 1831126320

Building Name or Type

Post Block Building

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Parking				
	Create a code required accessible parking area	\$ 100.00	Lump	1	\$ 100.00
	Accessible Route				
	Create a code required accessible route to all levels of the building	\$ 14.04	SF	8,160	\$ 114,566.40
Structural Elements					
	Ceilings and Floor Joists				
	Install mechanical fasteners on wooden ceiling and floor joists per code	\$ 0.15	SF	8,160	\$ 1,224.00
Exiting					
	Thresholds				
	Modify thresholds to comply with code for maximum height	\$ 500.00	Lump	1	\$ 500.00
	Emergency Lighting System				
	Install a code compliant emergency lighting system	\$ 1.80	SF	8,160	\$ 14,688.00
	Emergency Notification System				
	Install a code required emergency notificaiton system	\$ 0.83	SF	8,160	\$ 6,772.80
	Illuminated Emergency Exit Signs				
	Install code compliant illuminated emergency exit signs	\$ 0.75	SF	8,160	\$ 6,120.00
	Stairs				
	Modify stairs to comply with code	\$ 4.98	SF	8,160	\$ 40,636.80
	Sidewalks				
	Repair damaged sidewalks to create a code required unimpeded means for emergency egress	\$ 9.00	SF	100	\$ 900.00
	Carpeting				
	Replace damaged carpet to create a code required unimpeded means for emergency egress	\$ 3.50	SF	500	\$ 1,750.00
	Door Hardware				
	Install code compliant door hardware	\$ 250.00	EA	10	\$ 2,500.00
Fire Protection					
	Smoke Detectors				
	Install code required smoke detectors	\$ 2.76	SF	8,160	\$ 22,521.60
	Metal Fire Escape				
	Install a code compliant fire escape	\$ 2,500.00	Lump	1	\$ 2,500.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
	Fire Caulking				
	Install code required fire caulking	\$ 0.10	SF	8,160	\$ 816.00
	Ceilings				
	Enclose ceilings to comply with code	\$ 11.21	SF	8,160	\$ 91,473.60
	Fire Suppression System				
	Install a code required building fire suppression system	\$ 7.27	SF	8,160	\$ 59,323.20
Exterior Construction					
	Windows				
	Replace failed windows to prevent water intrusion per code	\$ 8.94	SF	8,160	\$ 72,950.40
	Exterior Brick Walls				
	Replace/repair damaged/missing brick and mortar to prevent water intrusion per code	\$ 27.05	SF	1,000	\$ 27,050.00
Roof Construction					
	No deficiencies observed as the roofing materials were replaced within the past three years				\$ -
Mechanical - Electrical					
	Mechanical				
	Install a code compliant HVAC system	\$ 20.36	SF	8,160	\$ 166,137.60
	Electrical				
	Properly protect the pad mounted transformer to comply with code	\$ 1,000.00	Lump	1	\$ 1,000.00
	Install a code compliant electrical wiring system	\$ 9.40	SF	8,160	\$ 76,704.00
	Install a code compliant lighting system	\$ 10.12	SF	8,160	\$ 82,579.20
Total Code Improvements					\$ 792,814

Central Avenue Redevelopment TIF District | Parcel B



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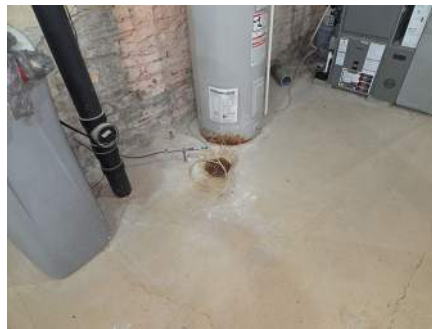
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Central Avenue Redevelopment TIF District | Parcel B



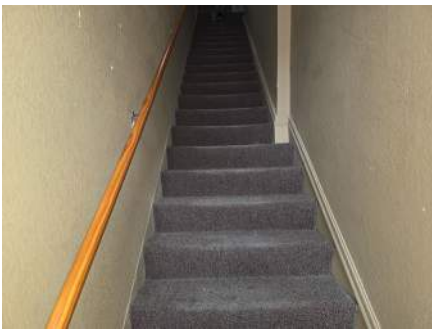
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Central Avenue Redevelopment TIF District | Parcel B



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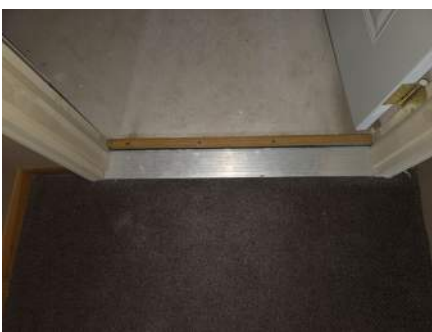
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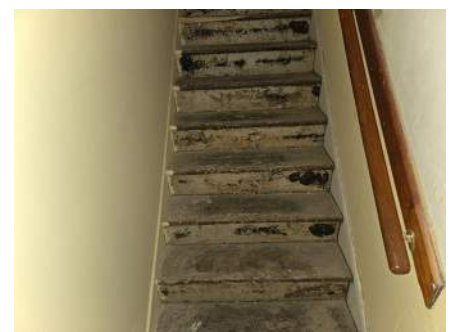
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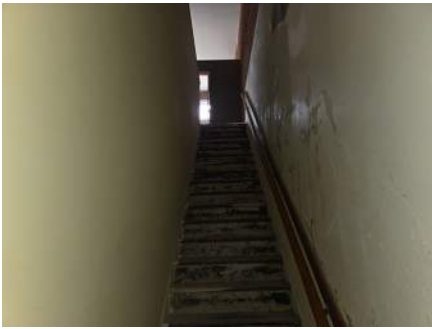


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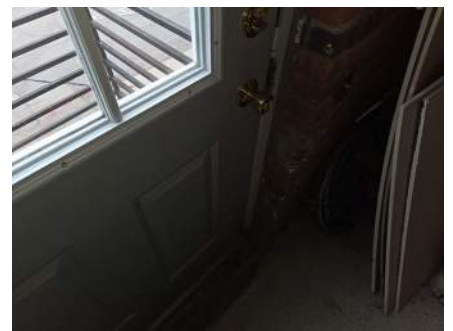
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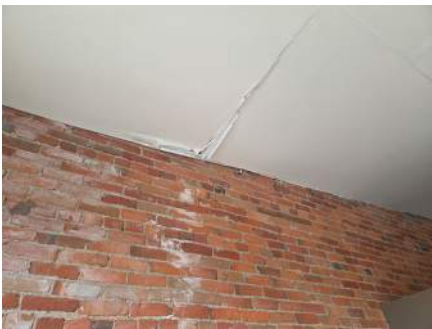
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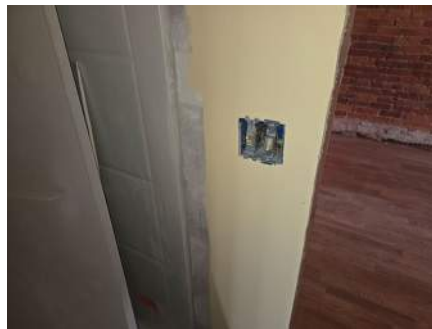
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Central Avenue Redevelopment TIF District | Parcel B



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Central Avenue Redevelopment TIF District

Replacement Cost Report

RSMeans data
for GORDIAN

Square Foot Cost Estimate Report

Date:

4/2/2026

Estimate Name:	223 Central Avenue	
Building Type:	Office, 2-4 Story with Brick / Wood Frame	
Location:	FARIBAULT, MN	
Story Count:	2	
Story Height (L.F.):	12	
Floor Area (S.F.):	12210	
Labor Type:	OPN	
Basement Included:	Yes	
Data Release:	Year 2026 Quarter 1	
Cost Per Square Foot:	\$231.80	Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.
Building Cost:	\$2,830,324.37	

		Quantity	% of Total	Cost Per S.F.	Cost
A	Substructure		7.51%	\$15.14	\$184,901.16
A1010	Standard Foundations			\$3.81	\$46,541.11
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	262		\$1.22	\$14,890.12
A10102107700	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep	27.99		\$2.59	\$31,650.99
A1030	Slab on Grade			\$2.40	\$29,318.45
A10301202240	Slab on grade, 4" thick, non industrial, reinforced	4070		\$2.40	\$29,318.45
A2010	Basement Excavation			\$1.94	\$23,680.69
A20101104620	Excavate and fill, 10,000 SF, 8' deep, sand, gravel, or common earth, on site storage	4070		\$1.94	\$23,680.69
A2020	Basement Walls			\$6.99	\$85,360.91
A20201107260	Foundation wall, CIP, 12' wall height, pumped, .444 CY/LF, 21.59 PLF, 12" thick	262		\$6.99	\$85,360.91
B	Shell		36.40%	\$73.38	\$895,927.08
B1010	Floor Construction			\$26.60	\$324,775.78
B10102030860	Cast-in-place concrete column, 12" square, tied, 200K load, 12' story height, 142 lbs/LF, 4000PSI	335.9		\$2.89	\$35,304.56
B10102103450	Wood column, 8" x 8", 20' x 20' bay, 10' unsupported height, 133 BF/MSF, 160 PSF total allowable load	4070		\$0.24	\$2,933.53
B10102103450	Wood column, 8" x 8", 20' x 20' bay, 10' unsupported height, 133 BF/MSF, 160 PSF total allowable load	8140		\$0.48	\$5,867.07
B10102221720	Flat slab, concrete, with drop panels, 6" slab/2.5" panel, 12" column, 15'x15' bay, 75 PSF superimposed load, 153 PSF total load	4070		\$6.47	\$79,015.59
B10102643050	Wood beam and joist floor, 12"x16" girder, 8"x16" beam, 2x10 joists @ 16", 20'x20' bay, 75 PSF LL, 102 PSF total load	8140		\$12.90	\$157,453.49
B10107203700	Fireproofing, gypsum board, fire rated, 2 layer, 1" thick, 14" steel column, 3 hour rating, 22 PLF	838.4		\$3.62	\$44,201.54
B1020	Roof Construction			\$5.04	\$61,579.10
B10201024500	Wood roof, flat rafter, 2" x 14", 12" O.C.	4070		\$5.04	\$61,579.10
B2010	Exterior Walls			\$30.07	\$367,137.17
B20101251300	Brick wall, glazed, solid, single wythe, 4" thick, running bond	7545.6		\$29.16	\$356,001.41
B20101907600	Insulation, fiberglass batts, 6" thick, R19	4070		\$0.91	\$11,135.76
B2020	Exterior Windows			\$6.99	\$85,346.31
B20201066550	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	82.02		\$6.99	\$85,346.31
B2030	Exterior Doors			\$2.84	\$34,713.44
B20301106950	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	1.22		\$1.71	\$20,844.91
B20301107300	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening	1.22		\$0.70	\$8,565.07
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	1.22		\$0.43	\$5,303.46

B3010	Roof Coverings			\$1.83	\$22,375.28
B30101052300	Roofing, asphalt flood coat, gravel, coated glass base sheet, 4 plies glass (type IV), mopped	4070		\$1.67	\$20,350.00
B30106100050	Gutters, box, aluminum, .027" thick, 5", enameled finish	131		\$0.11	\$1,340.48
B30106200100	Downspout, aluminum, rectangular, 2" x 3", embossed mill finish, .020" thick	104.8		\$0.06	\$684.80
C	Interiors		16.30%	\$32.86	\$401,279.90
C1010	Partitions			\$4.37	\$53,322.92
C10101241200	Wood partition, 5/8" fire rated gypsum board face, none base, 2 x 4, @ 16" OC framing, same opposite face, 0 insul	3418.8		\$1.79	\$21,877.24
C10101241425	Wood partition, 5/8" fire rated gypsum board face, 1/4" sound deadening gypsum board, 2x4 @ 16" OC framing, same opposite face, sound attenuation insul	1465.2		\$1.30	\$15,921.13
C10101280700	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	7545.6		\$0.77	\$9,387.03
C10101280960	Add for the following: taping and finishing	7545.6		\$0.50	\$6,137.52
C1020	Interior Doors			\$4.77	\$58,206.71
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	39.13		\$4.77	\$58,206.71
C1030	Fittings			\$0.26	\$3,220.29
C10301100420	Toilet partitions, cubicles, ceiling hung, plastic laminate	3.05		\$0.26	\$3,220.29
C2010	Stair Construction			\$4.98	\$60,844.38
C20101100720	Stairs, steel, pan tread for conc in-fill, picket rail, 12 risers w/ landing	4.27		\$4.98	\$60,844.38
C3010	Wall Finishes			\$1.65	\$20,180.04
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	7545.6		\$0.72	\$8,794.85
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	9768		\$0.93	\$11,385.19
C3020	Floor Finishes			\$5.62	\$68,606.67
C30204100080	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	7326		\$3.50	\$42,773.44
C30204101600	Vinyl, composition tile, maximum	3663		\$1.11	\$13,576.36
C30204101720	Tile, ceramic natural clay	1221		\$1.00	\$12,256.87
C3030	Ceiling Finishes			\$11.21	\$136,898.89
C30302106000	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	12210		\$11.21	\$136,898.89
D	Services		39.78%	\$80.18	\$979,043.49
D1010	Elevators and Lifts			\$14.04	\$171,435.48
D10101108900	Hydraulic passenger elevator, 3000 lb, 3 floors, 12' story height, 2 car group, 125 FPM	1.22		\$14.04	\$171,435.48
D2010	Plumbing Fixtures			\$2.84	\$34,639.14
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung	3.05		\$0.77	\$9,380.94
D20102102000	Urinal, vitreous china, wall hung	1.22		\$0.21	\$2,583.68
D20103101560	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	2.44		\$0.34	\$4,198.93
D20104404340	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"	1.83		\$1.08	\$13,147.79
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	1.83		\$0.44	\$5,327.80
D2020	Domestic Water Distribution			\$0.48	\$5,903.38
D20202501860	Gas fired water heater, commercial, 100< F rise, 100 MBH input, 91 GPH	0.61		\$0.48	\$5,903.38
D3050	Terminal & Package Units			\$20.36	\$248,574.84
D30501553960	Rooftop, multizone, air conditioner, offices, 25,000 SF, 79.16 ton	12210		\$20.36	\$248,574.84
D4010	Sprinklers			\$5.52	\$67,383.00
D40104100600	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	4151.4		\$2.03	\$24,786.10
D40104100720	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF	8058.6		\$3.19	\$38,998.23
D40104108930	Standard High Rise Accessory Package 3 story	0.61		\$0.29	\$3,598.67
D4020	Standpipes			\$1.75	\$21,399.76
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.73		\$0.90	\$11,032.46
D40203101560	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	2.75		\$0.85	\$10,367.30

D5010	Electrical Service/Distribution			\$10.14	\$123,851.67
D50101200440	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 1000 A	1.25		\$2.84	\$34,732.63
D50102300440	Feeder installation 600 V, including RGS conduit and XHHW wire, 1000 A	100		\$3.54	\$43,208.00
D50102400320	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 1200 A	1.2		\$3.76	\$45,911.04
D5020	Lighting and Branch Wiring			\$19.24	\$234,873.57
D50201100640	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	12210		\$7.12	\$86,930.93
D50201350320	Miscellaneous power, 1.2 watts	12210		\$0.48	\$5,906.83
D50201400280	Central air conditioning power, 4 watts	12210		\$0.93	\$11,330.51
D50201452080	Motor installation, three phase, 460 V, 15 HP motor size	2		\$0.58	\$7,100.50
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	14041.5		\$10.12	\$123,604.80
D5030	Communications and Security			\$5.81	\$70,982.65
D50303101020	Telephone wiring for offices & laboratories, 8 jacks/MSF	9157.5		\$2.22	\$27,149.42
D50309100454	Communication and alarm systems, fire detection, addressable, 50 detectors, includes outlets, boxes, conduit and wire	0.61		\$2.76	\$33,658.39
D50309100462	Fire alarm command center, addressable with voice, excl.wire & conduit	0.61		\$0.83	\$10,174.84
D50309200110	Internet wiring, 8 data/voice outlets per 1000 S.F.	1		\$0.00	\$0.00
E	Equipment & Furnishings		0.00%	\$0.00	\$0.00
E1090	Other Equipment			\$0.00	\$0.00
F	Special Construction		0.00%	\$0.00	\$0.00
G	Building Sitework		0.00%	\$0.00	\$0.00
SubTotal			100%	\$201.57	\$2,461,151.63
Contractor Fees (General Conditions,Overhead,Profit)			15.0%	\$30.24	\$369,172.74
Architectural Fees			0.0%	\$0.00	\$0.00
User Fees			0.0%	\$0.00	\$0.00
Total Building Cost				\$231.80	\$2,830,324.37

Central Avenue Redevelopment TIF District

Code Deficiency Cost Report

Parcel C - 223 Central Avenue, Faribault, Minnesota 55021

Parcel ID 1831126319

Building Name or Type

Kinsey Building

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
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Accessibility Items

Parking

Create a code required accessible parking area	\$ 100.00	Lump	1	\$ 100.00
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Accessible Route

Create a code required accessible route to all areas of the building	\$ 14.04	SF	12,210	\$ 171,428.40
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Staff Sink

Modify staff sink to comply with accessibility code	\$ 750.00	Lump	1	\$ 750.00
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Restroom

Modify restroom to comply with code	\$ 1.58	SF	12,210	\$ 19,291.80
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Structural Elements

Foundation Walls

Repair deteriorating foundation walls to comply with code	\$ 3.00	SF	12,210	\$ 36,630.00
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Exiting

Thresholds

Modify thresholds to comply with code for maximum height	\$ 500.00	Lump	1	\$ 500.00
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Stairs

Modify stairs to comply with code	\$ 4.98	SF	12,210	\$ 60,805.80
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Flooring Materials

Replace missing flooring materials to create a code required unimpeded means for emergency egress	\$ 2.70	SF	12,210	\$ 32,967.00
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Loading Dock

Install a code required hand rail at the loading dock	\$ 1,000.00	Lump	1	\$ 1,000.00
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Fire Escape

Modify fire escape to comply with code	\$ 5,000.00	Lump	1	\$ 5,000.00
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Emergency Lighting System

Install a code compliant emergency lighting system	\$ 1.95	SF	12,210	\$ 23,809.50
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Exit Signs

Install code compliant illuminated exit signs	\$ 0.50	SF	12,210	\$ 6,105.00
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Emergency Notification System

Install a code required emergency notification system	\$ 0.83	SF	12,210	\$ 10,134.30
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Fire Protection

Smoke Detectors

Install code required smoke detectors	\$ 2.76	SF	12,210	\$ 33,699.60
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Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
	Fire Caulking				
	Install code required fire caulking	\$ 0.11	SF	12,210	\$ 1,343.10
	Building Fire Suppression System				
	Install a code required building fire suppression system	\$ 7.27	SF	12,210	\$ 88,766.70
Exterior Construction					
	Windows				
	Replace failed windows to prevent water intrusion per code	\$ 6.99	SF	12,210	\$ 85,347.90
	Exterior Walls				
	Replace/repair damaged/missing brick and mortar to prevent water intrusion per code	\$ 2.00	SF	12,210	\$ 24,420.00
Roof Construction					
	No deficiencies observed				\$ -
Mechanical - Electrical					
	Mechanical				
	Install a code compliant HVAC system	\$ 20.36	SF	12,210	\$ 248,595.60
	Electrical				
	Install a code compliant electrical wiring system	\$ 9.11	SF	12,210	\$ 111,233.10
	Install a code compliant lighting system	\$ 10.12	SF	12,210	\$ 123,565.20
Total Code Improvements					\$ 1,085,493

Central Avenue Redevelopment TIF District | Parcel C



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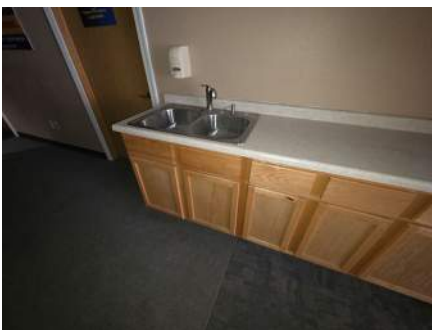
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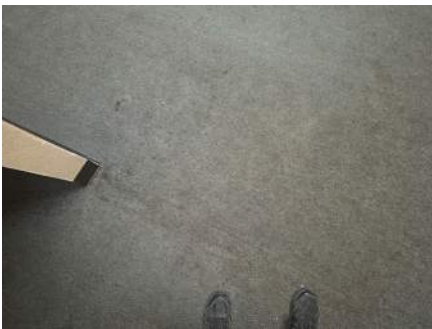
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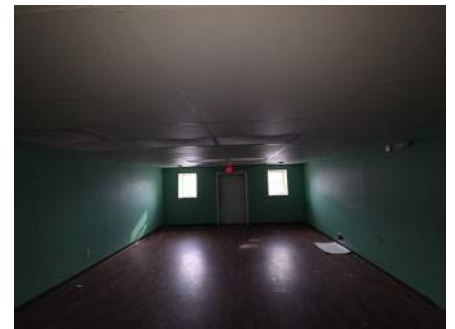
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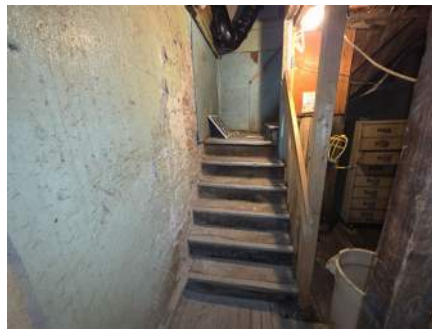
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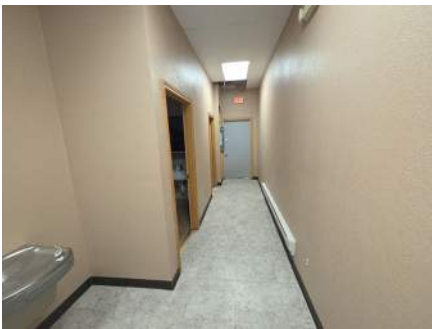
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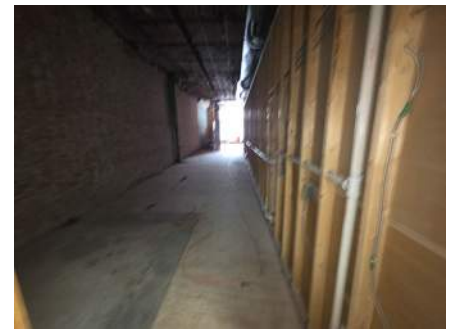
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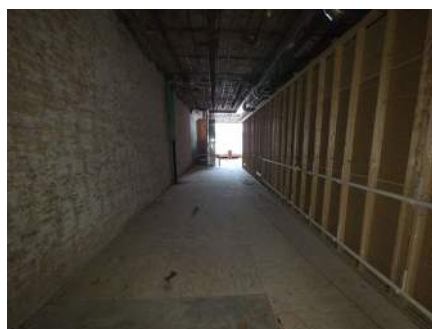
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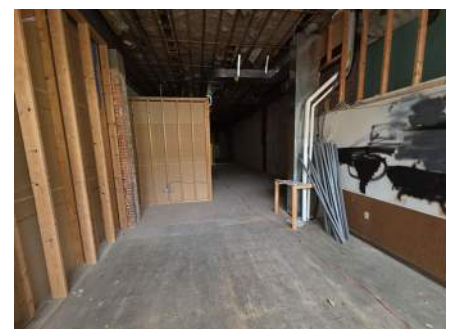
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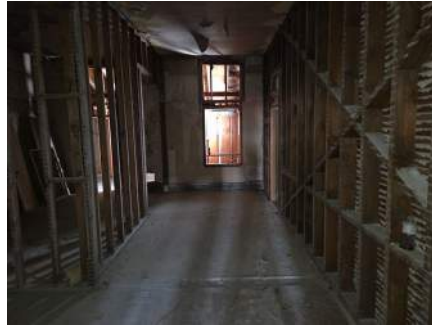


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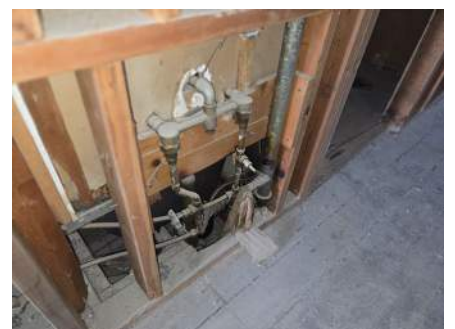
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Prepared by:



701 Washington Avenue North, Suite 200, Minneapolis, MN 55401

LHBcorp.com

LHB Project No. 260175.00



CITY OF FARIBAULT

RESOLUTION #2026-192

ADOPTING A MODIFICATION TO THE DEVELOPMENT PROGRAM FOR DEVELOPMENT DISTRICT NO. 1; AND ESTABLISHING TAX INCREMENT FINANCING DISTRICT NO. 21: HILL BLOCK HEREIN AND ADOPTING A TAX INCREMENT FINANCING PLAN THEREFOR; AUTHORIZING INTERFUND LOAN

BE IT RESOLVED, by the City Council (the "Council") of the City of Faribault, Minnesota (the "City"), as follows:

Section 1. Recitals

1.01. The City Council of the City of Faribault (the "City") has heretofore established Development District No. 1 and adopted the Development Program therefor. It has been proposed that the City adopt a Modification to the Development Program for Development District No. 1 (the "Development Program Modification") and establish Tax Increment Financing District No. 21: Hill Block (the "District") therein and adopt a Tax Increment Financing Plan (the "TIF Plan") therefor (the Development Program Modification and the TIF Plan are referred to collectively herein as the "Program and Plan"); all pursuant to and in conformity with applicable law, including Minnesota Statutes, Sections 469.124 to 469.133 and Sections 469.174 to 469.1794, all inclusive, as amended, (the "Act") all as reflected in the Program and Plan, and presented for the Council's consideration.

1.02. The City has investigated the facts relating to the Program and Plan and have caused the Program and Plan to be prepared.

1.03. The City has performed all actions required by law to be performed prior to the establishment of the District and the adoption and approval of the proposed Program and Plan, including, but not limited to, providing letters regarding the tax increment financing Program and Plan to the Rice County Board of Commissioners and Independent School District No. 656, review of the Program and Plan by the Faribault Economic Development Authority ("EDA"), and the holding of a public hearing upon published notice as required by law.

1.04. Certain written reports (the "Reports") relating to the Program and Plan and to the activities contemplated therein have heretofore been prepared by staff and consultants and submitted to the Council and/or made a part of the City files and proceedings on the Program and Plan. The Reports, including the redevelopment qualifications reports and planning documents, include data, information and/or substantiation constituting or relating to the basis for the other findings and determinations made in this resolution. The Council hereby confirms, ratifies and adopts the Reports, which are hereby incorporated into and made as fully a part of this resolution to the same extent as if set forth in full herein.

1.05 The boundaries of Development District No. 1 follow the legal corporate limits of the City of Faribault.

Section 2. Findings for the Adoption and Approval of the Development Program Modification

2.01. The Council approves the Development Program Modification, and specifically finds that: (a) the land within the Project area would not be available for redevelopment without the financial aid to be sought under this Development Program; (b) the Development Program, as modified, will afford maximum opportunity, consistent with the needs of the City as a whole, for the development of the Project by private enterprise; and (c) that the Development Program, as modified, conforms to the general plan for the development of the City as a whole.

Section 3. Findings for the Establishment of Tax Increment Financing District No. 21: Hill Block

3.01. The Council hereby finds that the District is a "redevelopment district" under Minnesota Statutes, Section 469.174 Subd. 10 and Minnesota Statutes, Section 469.176, Subd. 4j.

3.02. The Council further finds that the proposed development would not occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the Tax Increment Financing Plan, that the Program and Plan conform to the general plan for the development or redevelopment of the City as a whole; and that the Program and Plan will afford maximum opportunity consistent with the

sound needs of the City as a whole, for the development or redevelopment of the District by private enterprise.

3.03. The Council further finds, declares and determines that the City made the above findings stated in this Section and has set forth the reasons and supporting facts for each determination in writing, attached hereto as Exhibit A.

Section 4. Public Purpose

4.01. The adoption of the Program and Plan conforms in all respects to the requirements of the Act and will help fulfill a need to develop an area of the City which is already built up, to provide housing opportunities, commercial and retail opportunities, to improve the tax base and to improve the general economy of the State and thereby serves a public purpose. For the reasons described in Exhibit A, the City believes these benefits directly derive from the tax increment assistance provided under the TIF Plan. A private developer will receive only the assistance needed to make this development financially feasible. As such, any private benefits received by a developer are incidental and do not outweigh the primary public benefits.

Section 5. Approval and Adoption of the Program and Plan

5.01. The Program and Plan, as presented to the Council on this date, including without limitation the findings and statements of objectives contained therein, are hereby approved, ratified, established, and adopted and shall be placed on file in the office of the Director of Community and Economic Development.

5.02. The Contract for Private Development (the "Contract") prepared by the EDA regarding the proposed development and the District, in substantially the form as presented to the Council on this date, is hereby approved, but with such modifications as shall be deemed necessary, desirable or appropriate, its execution thereof to constitute conclusive evidence of the approval of any and all modifications therein.

5.03. The staff of the City, the City's advisors and legal counsel are authorized and directed to proceed with the implementation of the Program and Plan and to negotiate, draft, prepare and present to the EDA and this Council for consideration of all further plans, resolutions, documents and contracts necessary for this purpose.

5.04. The Auditor of Rice County is requested to certify the original net tax capacity of the District, as described in the Program and Plan, and to certify

in each year thereafter the amount by which the original net tax capacity has increased or decreased; and the Faribault Economic Development Authority is authorized and directed to forthwith transmit this request to the County Auditor in such form and content as the Auditor may specify, together with a list of all properties within the District, for which building permits have been issued during the 18 months immediately preceding the adoption of this resolution.

5.05. The Mayor and City Administrator are further authorized and directed to file a copy of the Program and Plan with the Commissioner of the Minnesota Department of Revenue and the Office of the State Auditor pursuant to Minnesota Statutes 469.175, Subd. 4a.

Section 6. Interfund Loan

6.01. The City authorizes the use of an interfund loan established either by the City or the Economic Development Authority of Faribault, Minnesota for the advance of certain costs in connection with Tax Increment Financing District No. 20.

Date Adopted: June 23, 2026.

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

EXHIBIT A

TO RESOLUTION NO. 2026-192

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan (TIF Plan) for Tax Increment Financing District No. 21 - Hill Block (the "District"), as required pursuant to *Minnesota Statutes (M.S.), Section 469.175, Subdivision 3* are as follows:

1. *Finding that Tax Increment Financing District No. 21 - Hill Block is a redevelopment district as defined in M.S., Section 469.174, Subd. 10.*

The District consists of three (3) parcels and adjacent right-of-way, with plans to redevelop the area for the redevelopment of an existing, blighted, building into 19 rental units and approximately 9,300 sf of commercial space. Parcels consisting of 70% of the area of the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures and more than 50% of the buildings in the District, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance. (See Appendix D of the TIF Plan.)

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of Tax Increment Financing District No. 21 - Hill Block permitted by the TIF Plan.*
3. *The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future:* This finding is supported by the fact that the redevelopment proposed in the TIF Plan meets the City's objectives for redevelopment. Due to the high cost of redevelopment on the parcels currently occupied by a substandard building and the cost of financing the proposed improvements, this project is feasible only through assistance, in part, from tax increment financing. The Developer was asked for and provided a letter and a pro forma as justification that the Developer would not have gone forward without tax increment assistance.

4. *The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan:* This finding is justified on the grounds that the cost of site and public improvements and utilities add to the total redevelopment cost. Historically, construction costs, site and public improvements costs in this area have made redevelopment infeasible without tax increment assistance. The City reasonably determines that no other redevelopment of similar scope is anticipated on this site without substantially similar assistance being provided to the development.

Therefore, the City concludes as follows:

- a. The City's estimate of the amount by which the market value of the entire District will increase without the use of tax increment financing is \$0.
 - b. If the proposed development occurs, the total increase in market value will be \$1,815,000.
 - c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be \$704,413.
 - d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than \$1,110,587 (the amount in clause b less the amount in clause c) without tax increment assistance.
3. *Finding that the TIF Plan for the District conforms to the general plan for the development or redevelopment of the municipality as a whole.*

The City Council reviewed the TIF Plan and found that the TIF Plan conforms to the general development plan of the City.

The Planning Commission reviewed the TIF Plan on June 1, 2026 and found that the expansion of the boundaries of Development District No. 1 to include recently annexed property into the City conforms to the general development plan of the City.

4. *Finding that the TIF Plan for Tax Increment Financing District No. 21 - Hill Block will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Development District No. 1 by private enterprise.*

The project to be assisted by the District will result in increased employment in the City and the State of Minnesota, the renovation of substandard properties, increased tax base of the State and add a high-quality development to the City.

Through the implementation of the TIF Plan, the City will increase the availability of safe and decent life-cycle housing in the City.

CITY OF FARIBAULT

RESOLUTION #2026-193

AUTHORIZING AN INTERFUND LOAN FOR ADVANCE OF CERTAIN COSTS IN CONNECTION WITH TAX INCREMENT DISTRICT NO. 21: HILL BLOCK (A REDEVELOPMENT TAX INCREMENT FINANCING DISTRICT)

WHEREAS, the City of Faribault (the "City") previously indicated its intent to create a tax increment financing district in an area to be designated a redevelopment district as defined in Minnesota Statutes, section 469.174, subd. 10 (the "TIF District"); and

WHEREAS, a blight study declared that the property was occupied by structurally substandard buildings prior to the creation of the TIF District; and

WHEREAS, a private developer intends to rehabilitate the substandard buildings located within the area in which the City intends to create the TIF District; and

WHEREAS, the City has and will continue to incur certain site preparation and public infrastructure costs related to and serving that property intended to be the certified as the TIF District.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Faribault, Minnesota (the "City") as follows:

Section 1. Background.

1.01. The City is considering establishing Tax Increment Financing District No. 21: Hill Block, which is anticipated to include, but not limited to, parcel identification numbers 1831126319, 1831126320, 1831126321 in the City pursuant to Minnesota Statutes, Sections 469.174 to 469.1794, as amended (the "TIF Act").

1.02. The City may incur certain costs related to the TIF District that may be financed on a temporary basis from available City funds.

1.03. Under Section 469.178, Subdivision 7 of the TIF Act, the City

is authorized to advance or loan money from any fund from which such advances may be legally made in order to finance expenditures that are eligible to be paid with tax increments under the TIF Act.

1.04. The City has determined that it may pay for administrative costs associated with the establishment of the TIF District and certain other costs incurred in connection with the proposed development of the TIF District, including, but not limited to, site preparation costs and costs of public infrastructure (the "Cost Advances") on a temporary basis from the City's general fund or any other fund, as determined by the City Finance Director, from which such advances, from time to time, may be legally made (the "Fund") as an interfund loan pursuant to Minnesota Statutes, Section 469.178, Subd. 7.

1.05. The City hereby designates the Cost Advances as an interfund loan in accordance with the terms of this resolution and the TIF Act.

Section 2. Repayment of Interfund Loan.

2.01. The City will reimburse itself for the Cost Advances including without limitation (i) administrative costs incurred prior to the establishment of the TIF District, subject to the limitations of the TIF Act, and (ii) certain costs incurred in connection with site preparation and public infrastructure in an aggregate amount not to exceed \$25,000 (the "Interfund Loan"), together with interest at the rate of 4% per annum (which is the greater of the rates specified under Sections 270C.40 or 549.09 in accordance with Minnesota Statutes, Section 469.178, Subdivision 7); provided, however, the City Finance Director is authorized to specify a lower rate.

2.02. Principal and interest ("Payments") on the Interfund Loan shall be paid semiannually on February 1 and August 1 (each a "Payment Date"), commencing on the first Payment Date on which the City has received Available Tax Increment (defined below), or on any other dates determined by the City Finance Director, through the date of last receipt of tax increment from the TIF District (the "Maturity Date").

2.03. Payments on the Interfund Loan will be made solely from the tax increment from the TIF District received by the City from Rice County in the 6-month period before any Payment Date, net of the amount paid under any agreement with a private developer or otherwise pledged to the payment of any obligation (the "Available Tax Increment"). Payments shall

be applied first to accrued interest, and then to unpaid principal, unless otherwise specified by the City Director of Finance. Interest accruing from the date of each Cost Advance will be compounded semiannually on February 1 and August 1 of each year and added to principal, unless otherwise specified by the City Finance Director. Payments on this Interfund Loan may be subordinated to any outstanding or future bonds, notes, or contracts secured in whole or in part with available tax increment, and are on a parity with any other outstanding or future interfund loans secured in whole or in part with available tax increment.

2.04. The principal sum and all accrued interest payable under this resolution is pre-payable in whole or in part at any time by the City without premium or penalty.

2.05. This resolution is evidence of an internal borrowing by the City in accordance with Section 469.178, subdivision 7 of the TIF Act, and is a limited obligation payable solely from Available Tax Increment pledged to the payment hereof under this resolution. The Interfund Loan shall not be deemed to constitute a general obligation of the State of Minnesota or any political subdivision thereof, including, without limitation, the City. Neither the State of Minnesota, nor any political subdivision thereof shall be obligated to pay the principal of or interest on the Interfund Loan or other costs incident hereto except out of Available Tax Increment. The City shall not have any obligation to pay any principal amount of the Interfund Loan or accrued interest thereon, which may remain unpaid after the termination or expiration of the TIF District.

2.06. The City may at any time make a determination to forgive the outstanding principal amount and accrued interest on the Interfund Loan, in whole or in part, on any date from time to time, to the extent permissible under law.

2.07. The City may from time to time amend the terms of this Resolution to the extent permitted by law, including without limitation amendment to the payment schedule and the interest rate; provided that the interest rate may not be increased above the maximum specified in Section 469.178. subd. 7 of the TIF Act.

Section 3. Effective Date. This resolution is effective upon adoption.

Date Adopted: June 23, 2026.

Faribault City Council

Thomas Spooner, Mayor

ATTEST:

Jessica Kinser, City Administrator



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Heather Slechta, City Clerk
MEETING DATE: June 23, 2026
SUBJECT: Ordinance 2026-9 Amending Regulations Related to Cannabis and Hemp Businesses in the City of Faribault (First Reading)

Background:

At the June 2, 2026, City Council Work Session, the Council was in favor of updating the current ordinance regarding Cannabis and Hemp Businesses to allow for the City Clerk to administratively issue Low Potency Hemp Edible registrations. While reviewing the ordinance with the city attorney's office, it was also advised to simplify the language related to the Accela certifications and to make minimal terminology changes throughout the ordinance.

Recommendation:

Approve First Reading of Ordinance 2026-9.

Attachments:

1. Ordinance 2026-9 Cannabis Registration Updates

**CITY OF FARIBAULT
ORDINANCE No. 2026-9**

**AMENDING REGULATIONS RELATED TO CANNABIS AND HEMP
BUSINESSES IN THE CITY OF FARIBAULT**

THE CITY OF FARIBAULT ORDAINS that the City Code of Ordinances shall be amended by the deletions of the ~~stricken language~~ and the additions in underlined language as follows:

Section 1. Article 14, Sections 14-171 and 14-172 is amended as follows:

Sec. 14-171 Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this Section 14-171, except where the context clearly indicates a different meaning:

Applicant means an entity with a license or endorsement issued by the OCM that is applying for an initial registration or for registration renewal.

The Act means Minnesota Statutes, Chapter 342, as it may be amended from time to time.

Cannabis Retailer means a business with a cannabis retailer license or cannabis retail endorsement from the OCM.

Lower-Potency Hemp Edible (LPHE) Retailer means a business with a lower-potency hemp edible retailer license or endorsement from the OCM.

Retailer means every business that is licensed under the Act and required to register with the City under Minnesota Statutes, section 342.22. Including cannabis businesses and lower-potency hemp edible retailers.

OCM means the Minnesota Office of Cannabis Management.

Potential Licensee means an entity that has not received a license from the OCM and is seeking a pre-license zoning certification.

**Sec. 14-171 Certification of Cannabis Businesses License
Application**

- (a) The City Council is authorized to certify whether a potential licensee complies with the City's zoning ordinances, this Chapter, and if

applicable, with state fire code and building code pursuant to Minnesota Statutes, section 342.13.

- (b) Potential licensees are responsible for obtaining all necessary zoning, building, and fire code approvals prior to the City receiving the request for certification from the OCM. If a potential licensee fails to obtain necessary zoning approvals prior to the City receiving a request for certification, the City will not issue the certification. will inform the OCM that the potential licensee does not meet zoning and land use laws.
- ~~(c) If, at the time the City receives a request for zoning certification, there are no further intended alterations to the building where the business is to be conducted, the City will also certify compliance with building and fire code regulations, provided that the potential licensee has obtained inspections prior the City's receipt of a request for certification from the OCM. Building and fire code inspections will be valid for 1 year from completion.~~

Sec. 14-172 Retail Registration of Cannabis and Hemp Businesses

- (a) *Retail Registration Required.* Before making retail sales to customers or patients, a retailer must register with the City. Making retail sales to customers or patients without an active registration is prohibited. The City Council is authorized to issue cannabis retailer registrations. The City Clerk is authorized to issue LPHE retailer registrations.
- (b) *Civil Penalties.* Subject to Minn. Stat. 342.22, subd. 5(e) the City may impose a civil penalty, as specified in the City's Fee Schedule, for making a sale to a customer or patient without a valid registration from the City and a valid license from the OCM.
- (c) *Fee Required.*
 - (1) At the time of initial application, and prior to the City's consideration of any application, each retailer must submit:
 - i. An initial registration fee, as established in the City's fee schedule.
 - ii. A renewal fee for the first year, as established in the City's fee schedule.
 - (2) Following the second full year of registration, a renewal fee, as established in the City's fee schedule, must be paid prior to the City issuing any renewal registration.

- (3) Application fees, initial registration fees and renewal registration fees are nonrefundable.
- (d) *Processing Registrations.*
 - (1) Applications will be processed on a first-come, first-served basis based on the city receiving a complete application and payment of all fees.
 - (2) Cannabis Retailer. Once an application for a cannabis retailer registration is considered complete, the City Clerk shall inform the applicant as such, process the application fees, and forward the application to the Community and Economic Development Department, Police Department, and City Council for approval or denial.
 - (3) LPHE Retailer. Once an application for a LPHE retailer is considered complete, the City Clerk shall inform the applicant as such, process the application fees, and review the application for approval or denial.
- (e) *Application.* The applicant must submit a registration application or renewal form provided by the City. The form may be amended from time to time by the City Clerk, but must include or be accompanied by:
 - (1) Name of the property owner.
 - (2) Name of the applicant.
 - (3) Address and parcel ID for the property for which the registration is sought.
 - (4) Certification that the applicant complies with the requirements of this ~~Chapter~~article.
 - (5) The fees as described in Section 14-172 (c)
 - (6) Proof of taxes, assessments, utility charges of other financial claims of the city of the state are current.
 - ~~(7) A copy of a valid state license, preliminary license approval, or other applicable OCM approval.~~ or written notice of OCM license preapproval

- (f) *Preliminary Compliance Check.* The City shall conduct a preliminary compliance check to ensure compliance with this ~~Chapter~~article and any other regulations established pursuant to Minnesota Statutes, section 342.13.
- (g) *Reasons for Denial.* The City shall not issue a registration or renewal if any of the following conditions are true:
 - (1) The applicant has not submitted a complete application.
 - (2) The applicant does not comply with the requirements of this article.
 - (3) The applicant does not comply with applicable zoning and land use regulations.
 - (4) The applicant is found to not comply with the requirements of the Act or this article at a preliminary compliance check.
 - (5) The applicant does not have a valid license, preliminary license approval, or other applicable written approval from the OCM.
- (h) *Issuing the Registration or Renewal.* The City shall issue the registration or renewal if the retailer meets the requirements of this article, including that none of the reasons for denial in Section 14-172 (g) are true.
- (i) *Nontransferable.* A registration is not transferable.

SECTION 2. This ordinance amendment shall take effect and be in force after its passage and publication in accordance with Section 3.05 of the City Charter.

First Reading: June 23, 2026

Second Reading: July 14, 2026

Publication Date: July 18, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
Leslie McGillivray-Rivas, Planner I
Mark DuChene, Director of Engineering
MEETING DATE: June 23, 2026
SUBJECT: Faribault Townhomes - 924 1st St. NE -
Preliminary and Final Plat; Conditional Use Permit;
Variance; CIC Plat

Background:

Dan Gatchell (the "Applicant") on behalf of ThinkBiz LLC (the "Property Owner") requests approval of preliminary and final plats, a conditional use permit (CUP), variances, and a common interest community (CIC) plat for a 37-unit town home development. The subject property is located in the NW ¼ of Section 32 Township 110, Range 20W whose parent parcels are Lots 3-5, Block 1 Erblang's Addition and unplatted metes and bounds parcels. This is the site of the former Faribault Branch of the Mayo Clinic, which closed in 2017.

To facilitate the project, the applicant seeks to combine the parcels by way of the preliminary and final plat process. A conditional use permit is necessary to support multifamily residential development of the lot zoned C-2, Highway Commercial. A variance request accompanies the application to request relief from the southwestern corner side street side yard setback and the southernmost front yard setbacks along 1st Street. Additionally, the applicant seeks approval for the creation of a common interest community-final plat (CIC). The CIC serves to define the area of each individual residential unit with the driveway access, and also serves to provide residents with a contractual basis for future residents to utilize the balance of the site in a shared manner.

At the public hearing during the June 16, 2026, Planning Commission meeting after the presentation by staff and the applicant, community members voiced concerns about the proposed project. Public comment requested clarification regarding the increase in traffic generation, car

headlights which may project onto adjoining residences, overflow or visitor parking of future residents on adjoining public streets, grading activity near property lines and the CIC plat. Planning Commission members asked questions regarding the project, asking for clarification of points which were brought up by the public and noting that the properties C-2 zoning could permit a wide range of commercial uses and that multifamily was approvable through the CUP process.

While all resolutions ultimately received approval from the Planning Commission, the dissenting commissioner(s) cited specific sections of the accompanying resolutions in their decision not to support the project proposal. The negative discussion amongst Commissioners focused on the number of units, the grading and transition areas between properties, and potential impacts like traffic and on-street parking to the neighborhood. The Planning Commission did recommend City Council review on-street parking in the area and potentially recommend putting up no parking signage on roads near the proposed project.

Recommendation:

City Staff recommends that the City Council approve the associated resolutions as written. City Council may decide to make one or separate motions for each Resolution. City Council also has the following options available:

- If the City Council needs more information before making a decision, the City Council may delay to the next regularly scheduled City Council meeting to allow City Staff or the applicant time to collect and present more data or a new concept.
- If the City Council does not see merit in the proposal(s) and wants to deny, the City Council should give direction to City Staff with specifics on why. City Staff will return to the next scheduled City Council meeting with an updated Resolution(s) for City Council to review and deny the project.

Attachments:

1. Staff Report to PC



Staff Report to the Planning Commission

TO: Planning Commission
THROUGH: David Wanberg, CED Director
FROM: Leslie McGillivray-Rivas, Planner I
 Mark DuChene, Director of Engineering
MEETING DATE: June 15, 2026
SUBJECT: Faribault Townhomes – 924 1st St NE (PID 18.32.2.75.005) and (PID 18.32.2.77.017).

Request:	Applicant requests approval of preliminary and final plat, conditional use permit (CUP), variances, and common interest community (CIC) plat for a 37-unit townhome development.
Recommendation:	The DRC and City Planning Manager recommend Planning Commission forward the request to City Council with a recommendation of approval based on the findings in the attached draft resolutions.
Recommended Motion:	Motion to forward and recommend approval of the requests to City Council, allowing the 37-unit townhome development, with criteria and findings as outlined in the associated resolutions.

Request and Background:

Dan Gatchell (the “Applicant”) on behalf of ThinkBiz LLC (the “Property Owner”) requests approval of preliminary and final plats, a conditional use permit (CUP), variances, and a common interest community (CIC) plat for a 37-unit townhome development.

The subject property is located in the NW ¼ of Section 32 Township 110, Range 20W whose parent parcels are Lots 3-5, Block 1 Erblang’s Addition and an unplatted metes and bounds parcel. The site is adjacent R-2 low density residential to the north, west and northeast, 1st Street NE and Trunk Highway 60 to the south and C-2 highway commercial to the southeast. This is the site of the former Faribault Branch of the Mayo Clinic which closed in 2017.

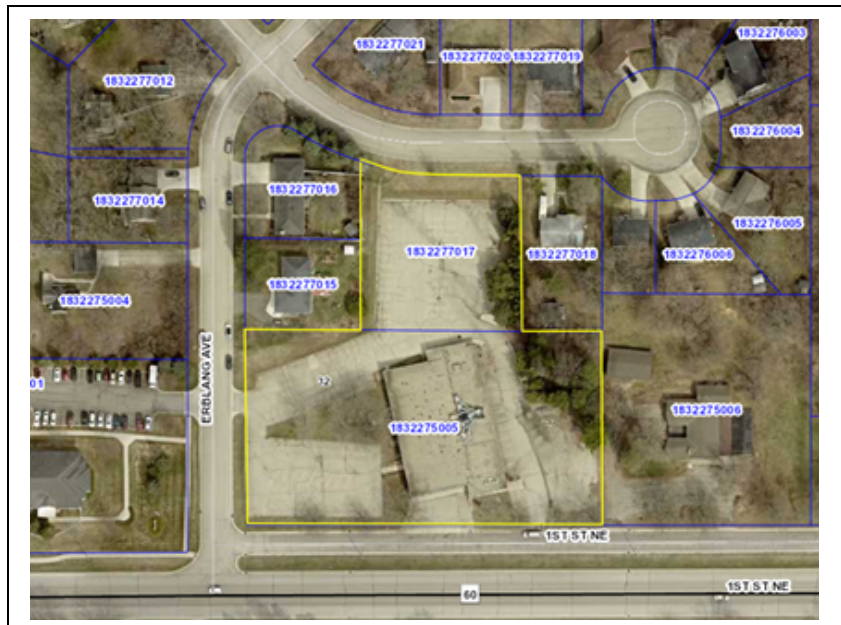


Figure 1 Existing Parcels and neighborhood context

History of the Redevelopment proposals:

Since the closing of the Mayo Clinic branch in 2017, developers have expressed interest in residential development of this site. Developers have presented residential development proposals to the community through public engagement in advance of formal applications. Those projects include:

- A four (4) Story 89-unit apartment building
- A three (3) Story 78-unit apartment building with underground parking
- A 34-unit, across 6 buildings, residential townhome community

The 34-unit residential townhome community applications were submitted to the city and received approval in 2021. Despite having the ability move the project to construction, the developer of the project allowed the approval to expired at the end of one year. In 2025, the vacant building on the site was demolished, the site partially restored with the exception of the parking lot on the northern parcel, preparing it for redevelopment.

The current development applicant approached City Staff about redeveloping the property in 2025. Given the need for additional housing in Faribault, Community and Economic Development staff identified the site for potential residential development.

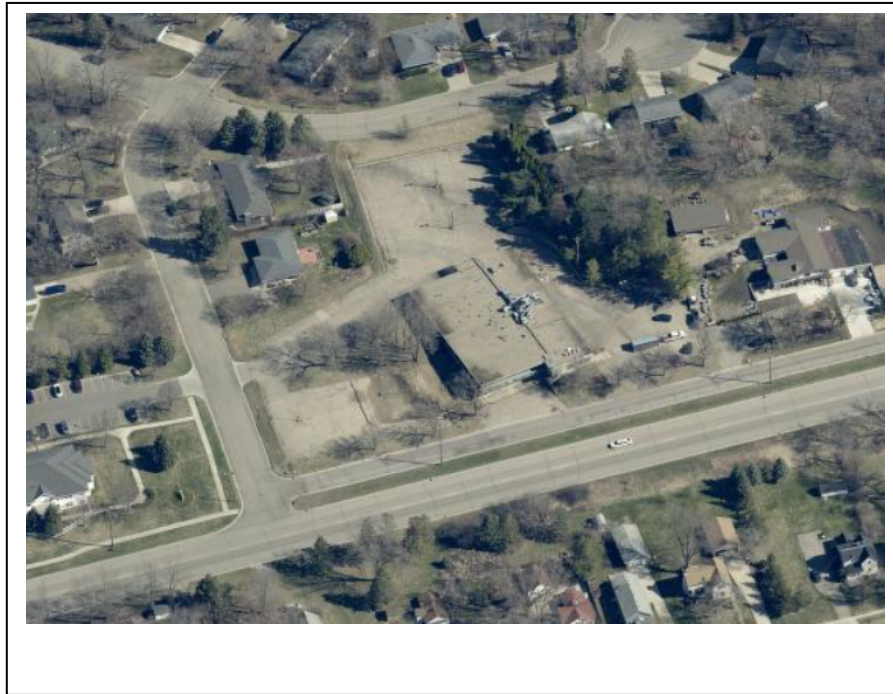


Figure 1 Existing Parcels and neighborhood context

Project Description:

The Applicant proposes a 37-unit market rate rental townhome community within 6 multi-family buildings. Each building footprint has a unique approach to a unit mix with 2- or 3-bedroom units, attached garages with exterior driveway parking surfaces. Within the 37-unit mix are 18 two-bedroom units (averaging between 1,160-1,318 square feet) and 19 three-bedroom units (averaging between 1,522-1,733 square feet). Visitor parking is proposed to be near the western entrance to the private drive.

Operationally, the applicant proposes to retain the property and will maintain the common areas such as landscaping, snow removal and building maintenance. The plan proposes the creation of a single internal private street. Tenants will access the units facing the internal private street from the existing public streets of Erblang Avenue or 3rd Street NE. Units facing 1st Street NE will be accessed from that public road.

To facilitate the project, the applicant seeks to combine the parcels by way of the preliminary and final plat process. A conditional use permit is necessary to support multifamily residential development of the lot zoned C-2, Highway Commercial. A variance request accompanies the application to request relief from the side street side yard setbacks and front yard setbacks in a modest area of the site in the southwest corner of the property.

Additionally, the applicant has provided an application for a common interest community-final plat (CIC) which will serve to define the area of each residential unit and driveway access but also provide residents with an understanding of their ability to utilize the balance of the site in a shared manner. The CIC application is required to have in contractual form, covenants for all related matters of the common property area. This includes but is not limited to property maintenance, the rights and responsibilities of the management of the property owner(s) and those occupying each dwelling unit, etc.

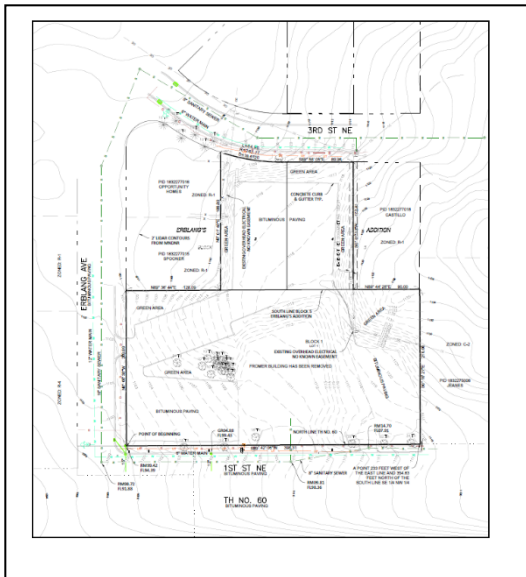


Figure 3 Preliminary Plat

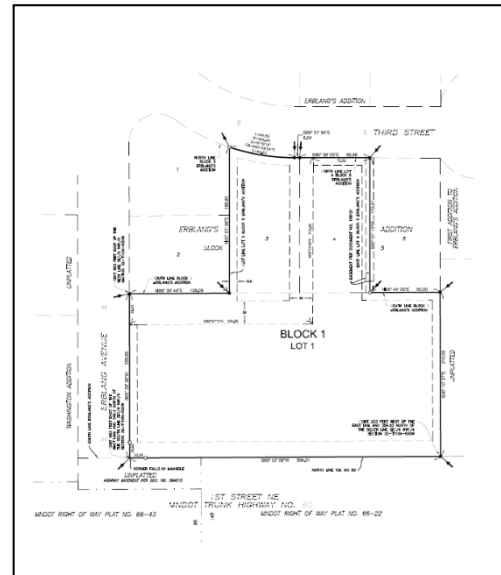


Figure 4 Final Plat

At the time of final plat, the Developer agrees to provide sufficient permanent property monumentation per the development agreement and shall submit to the City written verification by a registered land surveyor licensed in the State of Minnesota. Developer shall submit a digital copy of the final plat in an AutoCAD format to the City Engineer.

The proposed development will be completed by:

- Owner: ThinkBiz LLC
- Surveyor: Jones Haugh Smith

The area within the plat includes only Lot 1, Block 1 of Faribault Townhomes, being 2.83 acres.

Discussion:

The proposed preliminary and final plats, CUP, variances and Common Interest Community plat are consistent with the planning and zoning aspects of the City's Unified Development Ordinance. The following provides an overview of the key planning and zoning-related items associated with:

Preliminary Plat Summary

1. Existing and Surrounding Conditions: The subject property includes two platted lots on 3rd Street NE (previously combined into one tax lot, which the former medical clinic used as a parking lot) and an unplatted parcel at the corner of Erblang Avenue and 1st Street NE. The proposed plat will result in a single platted lot (Lot 1, Block 1, FARIBAULT TOWNHOMES). The platted lot will resolve nonconforming issues associated with existing development crossing existing parcel lines.
2. Relationship to the Journey to 2040 Comprehensive Plan: The Journey to 2040 Comprehensive Plan guides the subject property for commercial/residential mixed use. The proposed preliminary and final plat is consistent with the City's land use plan for this property.
3. Relationship to the Official Zoning Map. Faribault's Official Zoning Map identifies the subject property as C-2, Highway Commercial zoning district. The proposed preliminary plat is consistent with the uses and bulk regulations of the C-2 zoning district.
4. Natural Features and Trees. The subject property will impact the existing hillsides and tree cover due to placement of structures and grading activities. Site restoration of green infrastructure is being incorporated into the site.
5. Wetlands and Shoreland. There are no known wetlands or shorelands encumbering the site.
6. Street Layout

1st Street NE: The site is north of and adjacent to 1st Street NE, a 24-foot wide, undivided urban roadway and is striped as a two-lane section with no parking on either side of the street. 1st Street NE is within a 42-foot highway easement that was formerly part of the trunk highway system and subsequently released to the City.

Access driveways for sixteen (16) of the townhomes is proposed directly to 1st Street NE. It is recommended that the separation between the driveways should be at least six (6) feet between the

edges of the driveways to allow for vehicle doors to open and landscaping between driveways. It would be preferred that driveways for adjoining units be combined wherever practicable to allow a single curb to cut no greater than 32'. The curb and pavement shall be replaced as approved by the City Engineer.

The City's Trail and Sidewalk Improvement Plan identifies 1st Street NE for a future trail extension. At this time, the future trail is proposed to be placed on the south side of 1st Street NE within the trunk highway right of way. In case MnDOT does not issue a limited use permit for the future trail on the south side of 1st Street NE, the boulevards and driveways on the north side shall be graded to allow for construction of the trail on the north side.

3rd Street NE: The site is south of and adjacent to 3rd Street NE, as a 36-foot wide, undivided urban roadway and is striped as a two-lane section with no parking restrictions on either side of the street. 3rd Street NE is within a 66-foot highway easement. There is no sidewalk on 3rd Street NE and none are currently planned.

No direct access to any of the units is offered directly to 3rd Street NE. The private drive connection to 3rd Street NE shall be per the City's standard industrial/commercial driveway detail.

Private Drives: A private drive that bisects the property east-west and north-south on the northern portion of the property is proposed to serve the remaining twenty-one (21) townhomes from Erblang Avenue and 3rd Street NE. The private drive is proposed to be 24-foot wide within a 30-foot wide drainage and utility easement. It is recommended that the separation between the driveways should be at least six (6) feet between the edges of the driveways to allow for vehicle doors to open and landscaping between driveways. The private drives shall be centered in the easements and must be signed "No Parking" on both sides of the drives.

Parking: There will also be seven (7) perpendicular parking stalls on the south side of the private drive. These parking stalls shall be reviewed with the City's building official for compliance with ADA standards and codes. The private drive shall connect to Erblang Avenue with a commercial driveway entrance per the City's standard detail.

7. Drainage, Grading and Erosion Control

The development is located within the Southeast drainage district as identified in the City's 2004 Surface Water Management Plan. Stormwater runoff generated within the site currently is split into two primary drainage areas. The approximately north 1/3rds of the site drains overland to the north and into the 3rd Street NE roadway and storm sewer. The approximately southern 2/3rd of the site drains overland to the southwestern property corner and then to the Erblang Avenue storm sewer. Both of these storm sewers then flow west and discharge to the Straight River.

The proposed site improvements include the development/redevelopment of an estimated 1.55 acres of new impervious surface and will disturb more than 1 acre. A stormwater treatment system meeting the current requirements of the Minnesota Pollution Control Agency (MPCA) Construction Storm Water permit and the City's current Municipal Separate Storm Sewers (MS4) permit must be incorporated into the final plans. Since the site is a redevelopment of an area greater than 1 acre and the existing land is greater than 15% impervious, the site development storm water management plan must meet the City's MS4 permit redevelopment criteria. The submitted plans indicated that runoff from the proposed final plat will be collected via storm sewer and discharged into a storm water management system consisting of a series of filtration basins. The storm water basins are then proposed to discharge to existing storm sewer in Erblang Avenue and then flow west and discharge to the Straight River.

Stormwater management facilities shall also be designed and constructed to limit the post development stormwater runoff rate to no more than the predevelopment stormwater runoff rate for the 2, 10 & 100 year 24-hour SCS Type II precipitation events as defined by the National Oceanic and Atmospheric Administration Atlas 14 precipitation frequency estimate for the Faribault Station Final storm sewer design and storm water management basin sizing shall be subject to the review and approval of the City Engineer.

Permanent storm water management facilities shall be constructed onsite and shall be considered private storm sewer improvements. The developer shall be responsible for long-term operations and maintenance of the storm water management facilities and shall be required to enter into a long-term stormwater maintenance and operations agreement.

A National Pollution Discharge Elimination System Construction Stormwater General Permit for construction activity is required by the Minnesota Pollution Control Agency (MPCA) for areas exceeding one acre being disturbed by grading. A copy of the Notice of Stormwater Permit Coverage must be submitted to the City upon receipt from the MPCA. A stormwater pollution prevention plan (SWPPP) must be submitted meeting the requirements of the City's municipal separate storm sewer system permit and associated ordinances and the erosion and sediment control requirement as set forth in the MPCA construction stormwater general permit. A full copy of the SWPPP must be submitted to the City Engineer with the final construction plans for review and approval.

There are multiple retaining walls shown on the site including walls that exceed 4-ft in height. Retaining walls exceeding 4-ft in height must be designed by a professional engineer and permitted through the building official.

A final grading plan shall be submitted and subject to the review and approval of the City Engineer. A final post construction as-built grading plan must be submitted meeting the requirements of Article VII, Section 28-230 of the City of Faribault Code of Ordinances.

8. Utilities

Sanitary Sewer

The development is proposed to be served by public sanitary sewer facilities. A new 8-inch sanitary sewer will be constructed on the north side of 1st Street NE and be parallel to the existing 8-inch sanitary sewer in 1st Street NE. A new 8-inch sanitary sewer will also be constructed within the private access road and proposed drainage and utility easement to serve the central townhomes and will connect to the existing 8-inch sewer in 3rd Street NE with a new manhole.

The existing City-owned downstream facilities have sufficient capacity to serve the development. The Developer is responsible for all costs associated with sanitary sewer connections, adjustments to existing sanitary sewer structures and tracer wire installation according to City Standards.

Final utility locations and construction are subject to City of Faribault standards and must be approved by the City Engineer with final construction plans.

Lots within the proposed subdivision shall be charged the standard sewer access connection charges in conjunction with building permit submittals.

Watermain

The development is proposed to be served by public watermain facilities. Eight-inch (8") watermain exist in 1st Street NE and 3rd Street NE. A new 6-inch watermain will also be constructed within the private access road and proposed drainage and utility easement to serve the central townhomes and will connect to the existing 12-inch watermain in Erblang Avenue and 6" watermain in 3rd Street NE. The Developer is responsible for all costs associated with watermain connections including water services, hydrants and valves and tracer wire installation according to City Standards.

Final utility locations and construction are subject to City of Faribault standards and must be approved by the City Engineer with final construction plans. Final hydrant location and spacing shall be approved by the Fire Chief.

Lots within the proposed subdivision shall be charged the standard water access connection charges in conjunction with building permit submittals.

Lighting and Electrical Utilities

Per Section 15-380 of Appendix B (Unified Development Regulations) of the City Code of Ordinances, all utilities that serve newly developing areas are to be placed underground. The Developer shall be responsible for arranging and coordinating with the respective utility companies and paying for any related costs for the movement of any existing overhead utilities within the proposed development (except for the existing overhead electric transmission lines) underground in conjunction with the arranging of utility servicing for the newly created lots with the subdivision and the installation of streetlights.

Storm Sewer

The development includes the construction of a private storm sewer management system that will connect to the public storm sewer systems. Storm sewer facilities must be designed to accommodate the runoff from a 10-year storm, 24-hour SCS Type II precipitation event as defined by the National Oceanic and Atmospheric Administration Atlas 14 precipitation frequency

estimate for the Faribault Station. Drainage calculations for the proposed storm sewer system shall be submitted to the City Engineer for review and approval with the final construction plans.

Final storm sewer locations and construction are subject to City of Faribault standards and must be approved by the City Engineer with final construction plans

8. Existing Easements

Easements identified as existing by the State of Minnesota for highway purposes, Northern States Power/Excel Energy presumably for existing overhead power lines on the east and west perimeters and the City of Faribault for sanitary sewer line maintenance noted on the title commitment are not shown. The plat shall show any and all existing easements as noted on the title commitment.

9. Proposed Easements

Perimeter public drainage and utility easements shall be shown on the preliminary and final plat per Sec 15-290 of the City Subdivision Regulations. The plat includes drainage and utility easements being a minimum of 10-ft in width when adjoining street lines and being a minimum of 5-ft in width when adjoining side lot lines and rear lot lines adjacent to existing platted land, unless there are public utilities with the easement area in which case the minimum total easement width shall be 20-ft or as determined by the City Engineer based on utility type and depth contained within the easement. The drainage and utility easement that cover the private drives shall be centered on the private drives and sized so that the proposed water shut off valves are either on the easement line or within the easement area. Final easement sizes and locations shall be subject to the review and approval of the City Engineer.

10. Required Information and Contents. The following information is missing:

- a. Confirm plat name is acceptable with the county surveyor.
- b. Amend Landowner information and include all people having property interest.
- c. Confirm that no private easements or deed restrictions are found or are to be resolved.

11. Required Supplemental Information- Provide soil survey.

12. Design Standards

The proposed plat complies with most of the required design standards.

13. Park Dedication

Under the UDO, Chapter 15, Article 7, the applicant is required to dedicate parkland or pay fees in lieu. The applicant shall be required to pay the fees in lieu at \$16,800 for multifamily units at \$500 for 20 units and \$400 for 17 units.

The applicant formally petitioned the Faribault Park Commission to waive the fee at their May 27, 2026 meeting. The response memo provided by the Park Commission is attached which recommends to the City Council that parkland dedication fees be provided by the applicant, denying the request for the waiver. The applicant wishes to forward their request directly to city council for their consideration.

14. Required Basic Improvements

The proposed plat complies with design standards for basic improvements.

15. Phasing and Development Schedule

Presuming the City Council approves the preliminary and final plat, and other associated approvals, the Applicant and City will enter into a Development Agreement that will address the details, responsibilities, and costs associated with the proposed subdivision. City staff anticipates development to be at the discretion of a future buyer or developer of the property.

Final Plat

The proposed final plat is consistent with the preliminary plat.

CUP Summary

The proposal meets the criteria for granting a CUP for Multi-Family in the Highway Commercial District. The proposal for attached townhomes with a mix of units within 6 building ranging from 4 dwelling units to 10 dwelling units under a common roof the definition of a multi-family development.

Variance Request Summary

The property is unique for its topography, configuration of the proposed exterior parcel boundaries, and balancing of the proposed site constraints with the project proposed infill development. The applicant's has requested to reduce the 25' setbacks of three townhomes buildings fronting the public right of way at the corner of Erblang and 1st St NE and along 1st St NE by roughly 5'. Staff finds the request meets the requirements of

Specific zoning standards requested relief from include the following:

Chapter 11. – Commercial District: Table 11-2. Lot dimension and setback requirements in the commercial districts.	Corner Side Yard Setback (Erblang Ave. NE)	25' required	+/- 20.33' Proposed	Reduction of 5'
	Front Yard Setback (1 st Street NE.)	25' required	+/- 20.01' Proposed	Reduction of 5'

CIC Plat Summary

City Staff supports the CIC plat as proposed. The development intends to add 37 new dwelling units within the 6 townhome buildings as noted in the preliminary plat requirements. The amount of \$16,800 will be payable at the time of recording.

Development Review Committee Recommendation

On April 21, 2026, the City's Development Review Committee (DRC) reviewed the proposed application and recommended approval.

Public Comment

The Development Team conducted a neighborhood information meeting to inform the residents of properties within 350' of the project boundaries on March 24, 2026. Planning staff received no public comment prior to publishing this report. Notification for the applications were published initially for the preliminary plat, final plat, CUP and variance on May 21, 2026. The CIC plat was published in the paper on May 28, 2026. Letters were sent to property owners within 350 feet corresponding to each publication date.

MN DOT Comments

Staff have reached out to MN DOT for additional comments and are awaiting a response. Their comments and requirements will be incorporated.

Recommendation:

The DRC and City Planning Manager recommend Planning Commission forward and recommend approval of all applications based on the criteria and findings, with conditions of approval in the draft resolution.



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
Leslie McGillivray-Rivas, Planner I
Mark DuChene, Director of Engineering
MEETING DATE: June 23, 2026
SUBJECT: Resolution 2026-186 Approve the Preliminary and Final Plats for Faribault Townhomes

Background:

See main agenda item.

Recommendation:

Approve Resolution 2026-186

Attachments:

1. Resolution 2026-186 Approve the Preliminary and Final Plats for Faribault Townhomes

CITY OF FARIBAULT

RESOLUTION #2026-186

**APPROVE THE PRELIMINARY AND FINAL PLATS FOR
FARIBAULT TOWNHOMES**

WHEREAS, Dan Gatchell, representing Rebound Real Estate LLC (the "Applicant"), on behalf of ThinkBiz LLC (the "Property Owner"), submitted a request for preliminary plat approval and final plat approval related to the subject property legally described in Exhibit A (Property); and

WHEREAS, the proposed preliminary plat and final plat include one previously platted property and one previously unplatted property, which are proposed to be combined into one lot, as graphically depicted in Exhibit B; and

WHEREAS, City Staff reviewed the Applicant's applications and made a report to the Planning Commission, a copy of which City Staff presented to the City Council; and

WHEREAS, the Planning Commission, on June 15, 2026, following proper notice, held a public hearing regarding the applications, and following said public hearing, made written findings and recommended approval of the applications; and

WHEREAS, the City Council, on June 23, 2026, at a public meeting, considered the applications; and

WHEREAS, based upon said report, hearing, and recommendation, the City Council hereby finds that approval of the preliminary plat for Faribault Townhomes, as depicted in Exhibit B and subject to conditions

of approval, is appropriate with the following findings as required by Section 15-130 of the City's Unified Development Ordinance:

- 1. Criteria: The proposed preliminary plat conforms with the requirements of the Unified Development Ordinance, the applicable zoning district regulations, and any other applicable provisions of this Ordinance, subject only to acceptable rule exceptions.**

Finding: The preliminary plat combines one platted lot (which was originally two) with one unplatted parcel into a single platted lot that is consistent with the C-2, Highway Commercial lot requirements, and pertinent provisions of the City's ordinances.

- 2. Criteria: The proposed subdivision is consistent with the City's Land Use Plan and any other adopted land use studies.**

Finding: The City's Land Use Plan guides the subject property for commercial/residential mix, meaning that the area should accommodate commercial and/or residential uses. The proposed subdivision accommodates residential use in a commercial zoning district through a CUP, consistent with the City's Land Use Plan. The CUP is concurrently going through approvals alongside these applications.

- 3. Criteria: The plat contains a sound, well-conceived parcel and land subdivision layout that is consistent with good land planning and site engineering design principles.**

Finding: The preliminary plat has one lot. The City's Development Review Committee reviewed the preliminary plat and found that it is consistent with good land planning and site engineering design principles.

- 4. Criteria: The spacing and design of proposed curb cuts and intersection locations is consistent with good traffic engineering design and public safety considerations.**

Finding: The preliminary plat site and grading plan has 16 curb cuts serving the dwelling units on the southern property line fronting 1st Street NE. 10 of the curb cuts are a width of 10'-12' and the remaining 6 driveways are a width of 18'-20' creating small green space which will be difficult to retain due to snow

storage, door swing and pedestrian circulation. The city engineer requires that curb cut separation standards are to be no less than 6'. Driveways shall be combined where practicable and curb cuts are to be no greater than 32'. A 24' width private drive accesses Erblang Ave NE and 3rd Street NE to create two accesses/egress necessary to serve public safety concerns.

5. Criteria: All submission requirements have been satisfied.

Finding: The proposed preliminary plat adequately addresses the submission requirements as outlined in the City's Unified Development Ordinance; and

WHEREAS, the Planning Commission, following the public hearing held on June 15, 2026 also recommended that the Faribault City Council approve the requested final plat of Faribault Townhomes, as depicted in Exhibit C and subject to conditions of approval, based on the following findings as required by Section 15-210 of the City's Unified Development Ordinance:

1. Criteria: The final plat substantially conforms to the approved preliminary plat.

Finding: The Developer prepared the final plat concurrently with the preliminary plat. The final plat conforms to the preliminary plat.

2. Criteria: The plat conforms to all applicable requirements of the Unified Development Ordinance, subject only to approved rule exceptions.

Finding: The final plat conforms to all applicable requirements or exceptions of the City's Unified Development Ordinance.

3. All submission requirements have been satisfied.

Finding: The proposed final plat adequately addresses the submission requirements outlined in the City's Unified Development Ordinance.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARIBAULT AS FOLLOWS:

Section 1. Preliminary and Final Plat Approval. The City Council approves the preliminary and final plat for Faribault Townhomes included in Exhibit B and Exhibit C, respectively, subject to the following

conditions:

1. The Applicant/Property Owner must make the following changes regarding the final plat:
 - a. Confirm that the name of the plat is approvable through confirmation with the County Surveyor and Recorder.
 - b. Add post legal plat description
 - c. Update statement of dedication of public use as prescribed.
 - d. Confirm owners of interest or mortgages are represented on the plat or consents to plat provided.
 - e. Easements along lot perimeters are already dedicated in 3rd addition, so please distinguish existing and proposed easements.
 - f. 'Jessica L. Kinser' for City Administrator
 - g. 'Thomas J. Spooner' for Mayor
 - h. All taxes and special assessments paid.
2. The Owner and City must enter into a Development Agreement the specifies the provisions of the development related to the plat.
3. In-lieu of parkland dedication, the applicant must pay parks fees of \$16,800. The Development Agreement shall specify the time of collection.
4. Before recording the plat with the Rice County Recorder, the Owner must pay all applicable fees, special assessments, and taxes.
5. The plat must be recorded with the Rice County Recorder within 12 months following City Council approval or it shall be automatically deemed null and void, unless the City Council extends the deadline to record the plat.
6. The Developer shall submit current title work for the Property pursuant to Minnesota Statutes Section 505.03, the Faribault City Code and the required Development Agreement for this matter and abide by all conditions resulting from such title work and the resulting attorney plat opinion, as well as city staff review of the title work.
7. The City Planning Manager shall be provided with the signed Mylar copy of the final plat, after the final plat has been

successfully recorded at Rice County. Mylar's of the Final Plat are retained by the City Engineer.

8. The City Engineer shall be provided with a final plat in a digital format suitable to the City Engineer as soon as possible after the final plat has been successfully recorded at Rice County.
9. Any remaining requirements as indicated by staff in the staff report to Planning Commission in Exhibit D.
10. Any comments and requirements from MN DOT shall be incorporated into this Resolution.
11. The City Engineer requires that curb cut separation standards are to be no less than 6'. Driveways shall be combined where practicable and curb cuts are to be no greater than 32'.

Section 2. Findings. The recitals in this Resolution are integral to this Resolution and, where applicable, constitute the findings of the City Council.

Section 3. Authorization to take Additional Steps. The City Council authorizes and directs City Staff and City Consultants to take all additional steps and actions necessary or convenient to accomplish the intent of this Resolution. That may include necessary minor amendments to the plat and other documents.

Section 4. Authorization to Execute Documents. The City Council authorizes and directs the Mayor and City Administrator to take all necessary actions and to execute all appropriate documents to effectuate the approvals contemplated by this Resolution.

(Remainder of page intentionally left blank)

Section 5. Effective Date. This Resolution is effective immediately upon its passage and without publication.

Date Adopted: June 23, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A
Legal Description

Lots 3 and 4, Block 5, in Erblang's Addition, Faribault, Rice County, Minnesota

AND ALSO

All that part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 32, Township 110 North, Range 20 West of the Fifth Principal Meridian, in the City of Faribault, County of Rice, State of Minnesota described as follows, to-wit: Beginning at a point on the North line of State Trunk Highway No. 60, 693 feet East of the West line and 349.3 feet North of the South line of the said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 32; thence East, along said highway line 398.35 feet to a point 233 feet West of the East line and 354.83 feet North of the South line of said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 32; thence North, parallel with said East line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 32, 210 feet; thence West, parallel with the said North line of State Trunk Highway No. 60, 398.28 feet to a point 693 feet East of the said West line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 32; thence South, parallel with said West Line, 210 feet to the point of beginning.

Exhibit B (Continued) Conceptual Site Plan

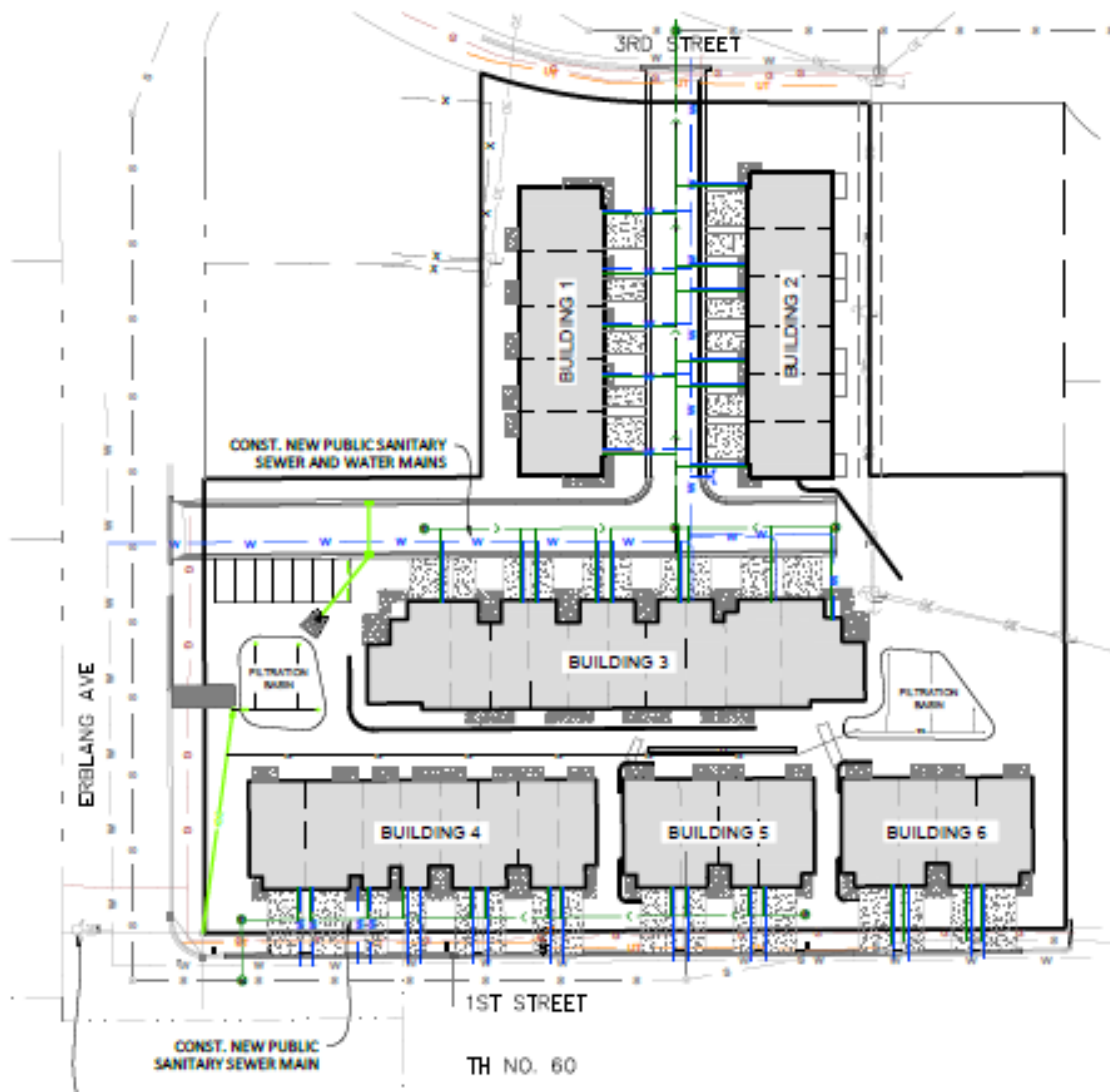
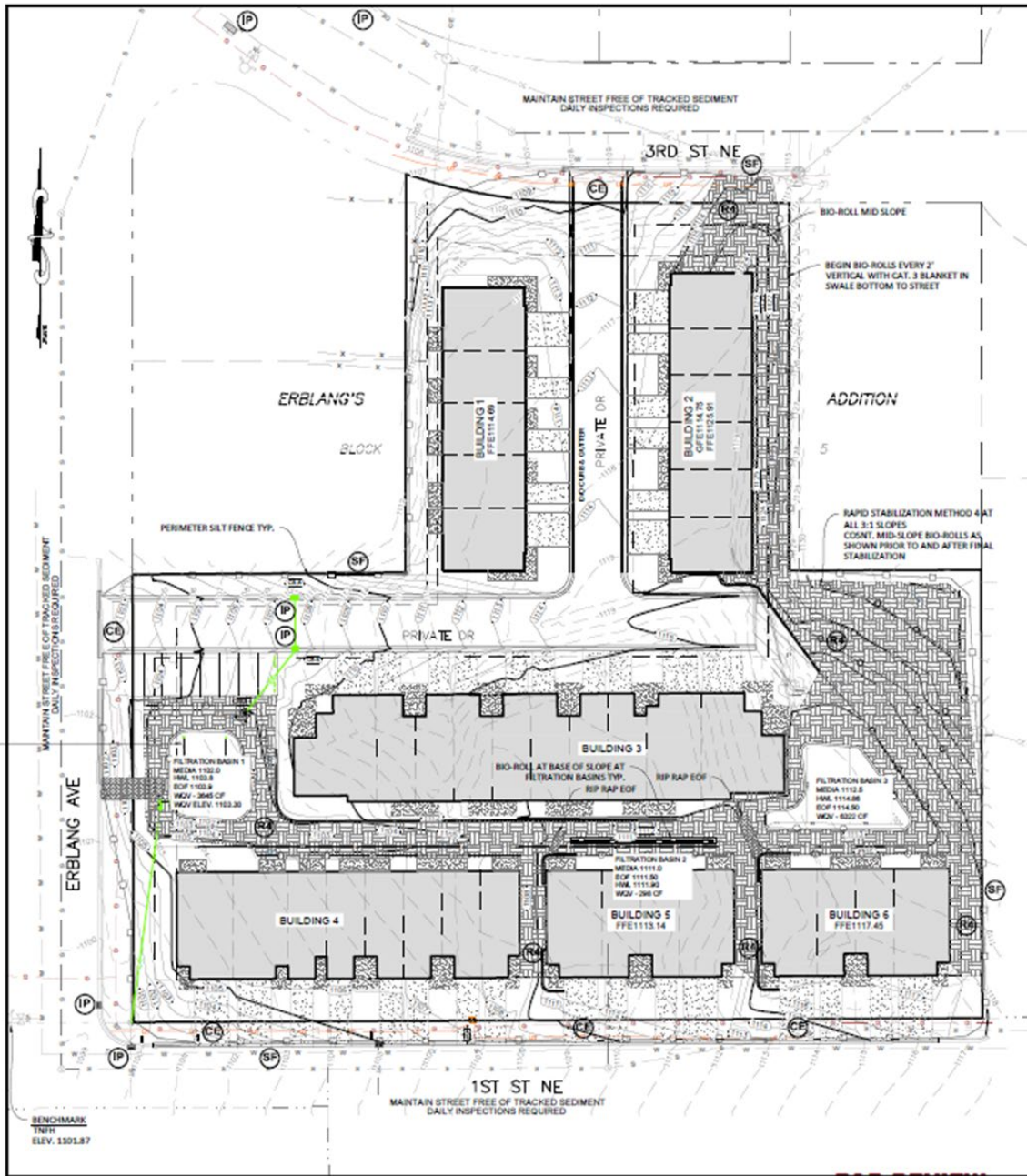


Exhibit B (Continued) Conceptual Site Grading Plan



**Exhibit D
Staff Report**

(Insert staff report after this page)



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
Leslie McGillivray-Rivas, Planner I
Mark DuChene, Director of Engineering
MEETING DATE: June 23, 2026
SUBJECT: Resolution 2026-187 Approve CUP for Multi-family
Use in C-2, Highway Commercial District at 924
1st St NE

Background:

See main agenda item

Recommendation:

Approve Resolution 2026-187

Attachments:

1. Resolution 2026-187 Approve CUP for Multi-Family Use in C-2, Highway Commercial District at 924 1st St NE

State of Minnesota
County of Rice

CITY OF FARIBAULT

RESOLUTION #2026-187

APPROVE A CONDITIONAL USE PERMIT TO ALLOW A MULTI-FAMILY USE IN THE C-2, HIGHWAY COMMERCIAL DISTRICT AT 924 1st STREET NE

WHEREAS, Dan Gatchell, representing Rebound Real Estate LLC (the "Applicant"), on behalf of ThinkBiz LLC (the "Property Owner"), submitted a request for a conditional use permit to develop Faribault Townhomes, a 37-unit residential development at property commonly known as 924 1st Street NE and legally described in Exhibit A of this resolution; and

WHEREAS, City Staff completed a review of the Applicant's request for issuance of a conditional use permit and made a report to the Planning Commission; and

WHEREAS, the Planning Commission, on June 15, 2026, following proper notice, held a public hearing regarding the Applicant's request, and following said public hearing recommended that the City Council conditionally approve the Applicant's request based on the following findings as required by Chapter 2, Article 7, Section 2-300 of the City's Unified Development Ordinance:

- 1. Finding: The conditional use will not be detrimental to or endanger the public health, safety, comfort,**

convenience, or general welfare.

Expanded Finding: The proposed residential development will not be detrimental to the general public. The proposed development is consistent with applicable City codes, which protect the health, safety, and welfare of the public, including comfort and convenience. Residential uses at a medium density in a neighborhood of primarily residential uses at mixed densities is not detrimental to the existing residential.

- 2. Finding: The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

Expanded Finding: The surrounding area is developed. Therefore, the proposed development will not impede future development in the area. The proposed development is compatible with the character of the surrounding area for a medium density residential use near a mix of residential uses. The proposed development will not be injurious to the surrounding properties.

- 3. Finding: The conditional use will be designed, constructed, operated, and maintained in a manner that is compatible in appearance with the existing or intended character of the surrounding area.**

Expanded Finding: The Developer participated in a neighborhood meeting and a City Council work session to listen to the community's hopes and concerns. The Developer considered both public and staff input in creating the final project. The proposed development is compatible with the character of the surrounding area.

- 4. Finding: The conditional use will not impose hazards or disturbing influences on neighboring properties.**

Expanded Finding: The proposed development is consistent

with the City's ordinances. The development adequately addresses the community's expressed hopes and concerns. Medium density residential development does not create hazards or disturbing influences on adjacent residential uses. Residential uses in general are compatible with other residential uses in most cases. The development will not impose hazards on neighboring properties.

5. Finding: The conditional use will not substantially diminish the value of neighboring properties.

Expanded Finding: The proposed development will substantially improve the appearance of the existing property. The proposed housing development will be an asset to the neighborhood and the community. Investment in property is generally seen as an improvement, which does positively impact nearby property values. It will not substantially diminish the value of neighboring properties.

6. Finding: The site is served adequately by essential public facilities and services, including utilities, access roads, drainage, police and fire protection, and schools, or will be served adequately as a result of improvements proposed as part of the conditional use.

Expanded Finding: The subject property is adequately served by all essential public facilities and services, including utilities, roads, police, and fire protection.

7. Finding: Development and operation of the conditional use will not create additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.

Expanded Finding: The Developer is responsible for all costs associated with the proposed residential development.

8. Finding: Adequate measures have been or will be taken to minimize traffic congestion in the public streets and to provide for adequate on-site circulation or traffic.

Expanded Finding: The proposed residential development does not create traffic congestion concerns on the public streets. Where the applicant proposes many driveways along 1st St NE, staff proposed a condition that would require sharing a driveway curb cut onto the property for any driveway less than 6 feet from another driveway. The overall driveway width at the ROW line will be compliant with the maximum size of a curb cut, which is 32 feet.

9. Finding: The conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of importance to the community.

Expanded Finding: There are no significant natural, scenic, or historic features that will be affected by the proposed residential development. The proposed development provides adequate landscaping to compensate for the loss of existing trees due to the proposed construction.

10. Finding: The conditional use is consistent with the applicable policies and recommendations of the City's Land Use Plan or other adopted land use studies.

Expanded Finding: The City's Journey to 2040 Land Use Plan guides the subject property for commercial and/or residential use. The proposed residential development is consistent with the Land Use Plan and the City's goals to increase the number and variety of residential units in the community.

11. Finding: The conditional use, in all other respects, conforms to the applicable regulations of the district in which it is located.

Expanded Finding: The proposed residential development is consistent with all applicable requirements of the City Code; and

WHEREAS, at a public meeting on June 23, 2026, the City Council considered the Applicant's request and concurs with the recommendation and written findings of the Planning Commission as

stated in the above recitals and hereby makes the identical findings.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Faribault as follows:

Section 1. Approval of Conditional Use Permit. The City Council hereby approves the Applicant's request for issuance of a conditional use permit to allow development of the proposed 34-unit rental residential units as generally shown in Exhibit B of this resolution. The City may allow modifications to the proposed development that is consistent with the intent of this resolution.

Section 2. Conditions Attached to the Approval of the Conditional Use Permit. Approval of this conditional use permit is conditioned on the following:

1. The proposed driveways on 1st St NE must be no wider than 32 feet at the property line or ROW line. A minimum six-foot-wide landscaped area shall separate the driveways. If a 6-foot-wide landscaped area cannot be achieved, the driveways must be combined where it meets the property line and may diverge from there.
2. The project must meet all landscape requirements.
3. The project must meet ADA standards for accessibility and site navigation as required by the Building Official and City Engineer.
4. The Developer must provide residential unit addresses as per the direction of the City Staff. The Developer must also provide site signage that adequately guides first responders, delivery vehicles, and other visitors to the appropriate locations in the development.
5. The Developer must provide barrier fencing at the top of the proposed retaining walls.
6. The Developer must handle snow storage and removal per City ordinances.

Section 3. Additional Conditions Attached to the Approval of this Conditional Use Permit. Approval of this conditional use permit is also conditioned on the following:

1. A failure by the City to take action with respect to any violation of any condition, covenant or term of this permit shall not be deemed a waiver of such condition, covenant, or term, or any subsequent violation of the same, or any other condition, covenant, or term.
2. The City may inspect the property at all reasonable times for purposes of ensuring compliance with the conditions of the conditional use permit.
3. This conditional use permit is subject to the requirements of the Faribault Code of Ordinances. The Owner is required to comply with all applicable federal, state, and local laws, rules, and ordinances, and to obtain such other permissions and permits as may be required.
4. The violation of any terms or conditions of the conditional use permit including, but not limited to, any applicable federal, state, or local laws, rules, regulations, and ordinances, may result in in the City's revocation of this conditional use permit. The City shall give the Owner written notice of any violation and reasonable time, as determined by the City, to cure the violation before the City's revocation of this conditional use permit may occur.
5. This conditional use permit and the conditions imposed on it are binding on the parties, their successors, and assigns, shall run with the property, and shall not in any way be affected by the subsequent sale, lease, or other change from current ownership. The obligations of the Owner under this permit shall also be the obligations of any subsequent Owners or assigns of the property.
6. Use of the subject property for the uses allowed by this conditional use permit shall be deemed acceptance of, and agreement to, the terms of and conditions of the conditional use permit without qualification, limitation, or reservation.

7. If substantial development of construction related to this conditional use permit has not occurred within one (1) year of the date of the approval of this conditional use permit, then the City shall consider this conditional use permit void unless a petition for a time extension has been granted by the City Council. Such extension request shall be submitted in writing at least thirty (30) days prior to the expiration of the conditional use permit and shall state facts showing a good faith effort to complete the work permitted under the original approval.
8. If the use permitted by this conditional use permit is discontinued for a period of one (1) year or longer, or if the use has been changed to a permitted use or to any other conditional use, then this conditional use permit shall be deemed abandoned and the use shall be brought into conformance with the Faribault Code of Ordinances.

Section 4. Authorized Actions of the City. The City Council hereby authorizes and directs the Mayor, City Administrator, City Staff, and the City's Consultants to take any additional steps and actions necessary or convenient to accomplish the intent of this resolution.

(The remainder of this page intentionally left blank)

Section 5. Effective Date. This resolution shall become effective immediately upon its passage.

Date Adopted: June 23, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A
Legal Description

Lot 1, Block 1 of FARIBAULT TOWNHOMES in the City of Faribault, Rice
County, Minnesota

Exhibit B General Layout and Design

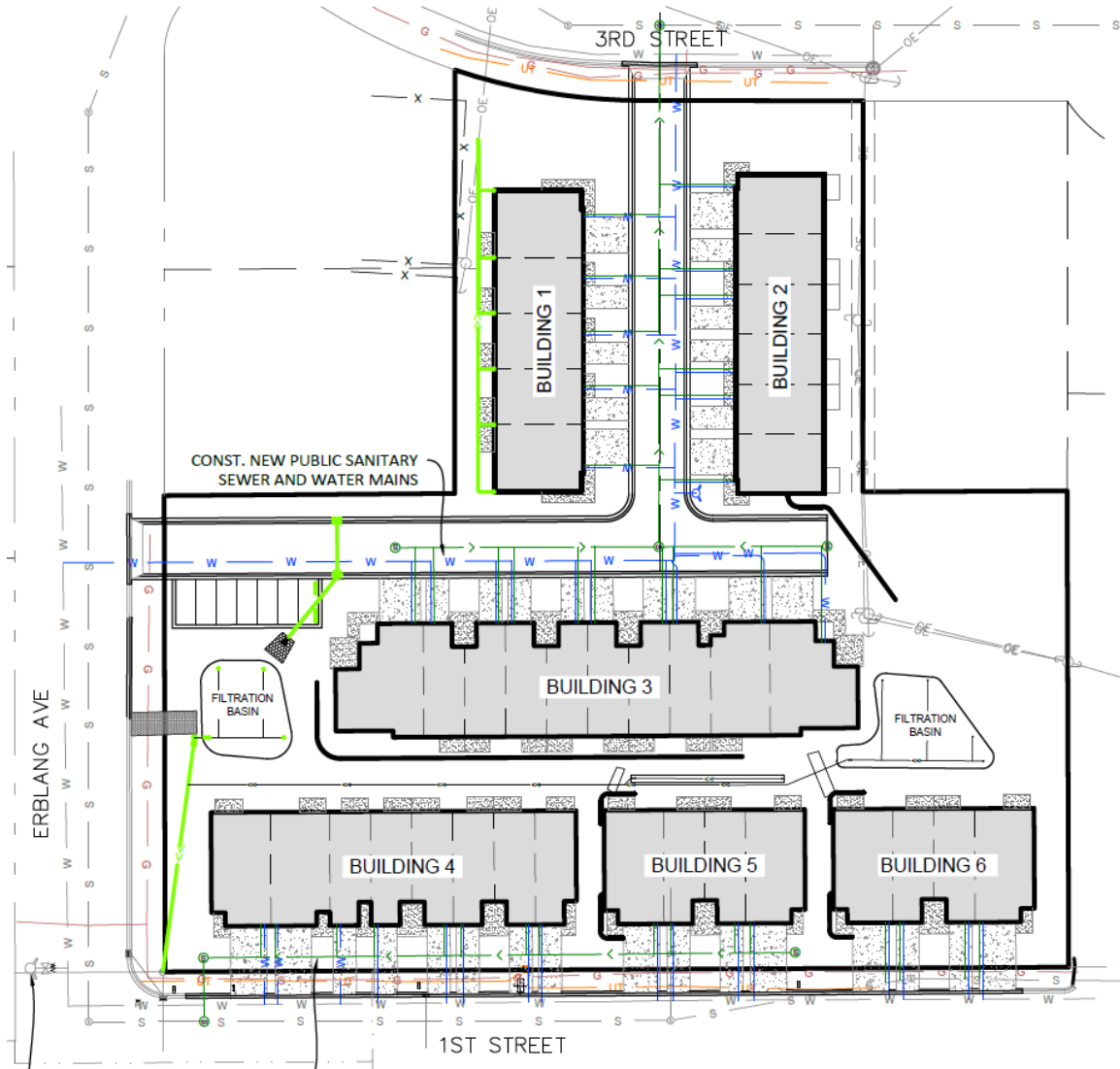
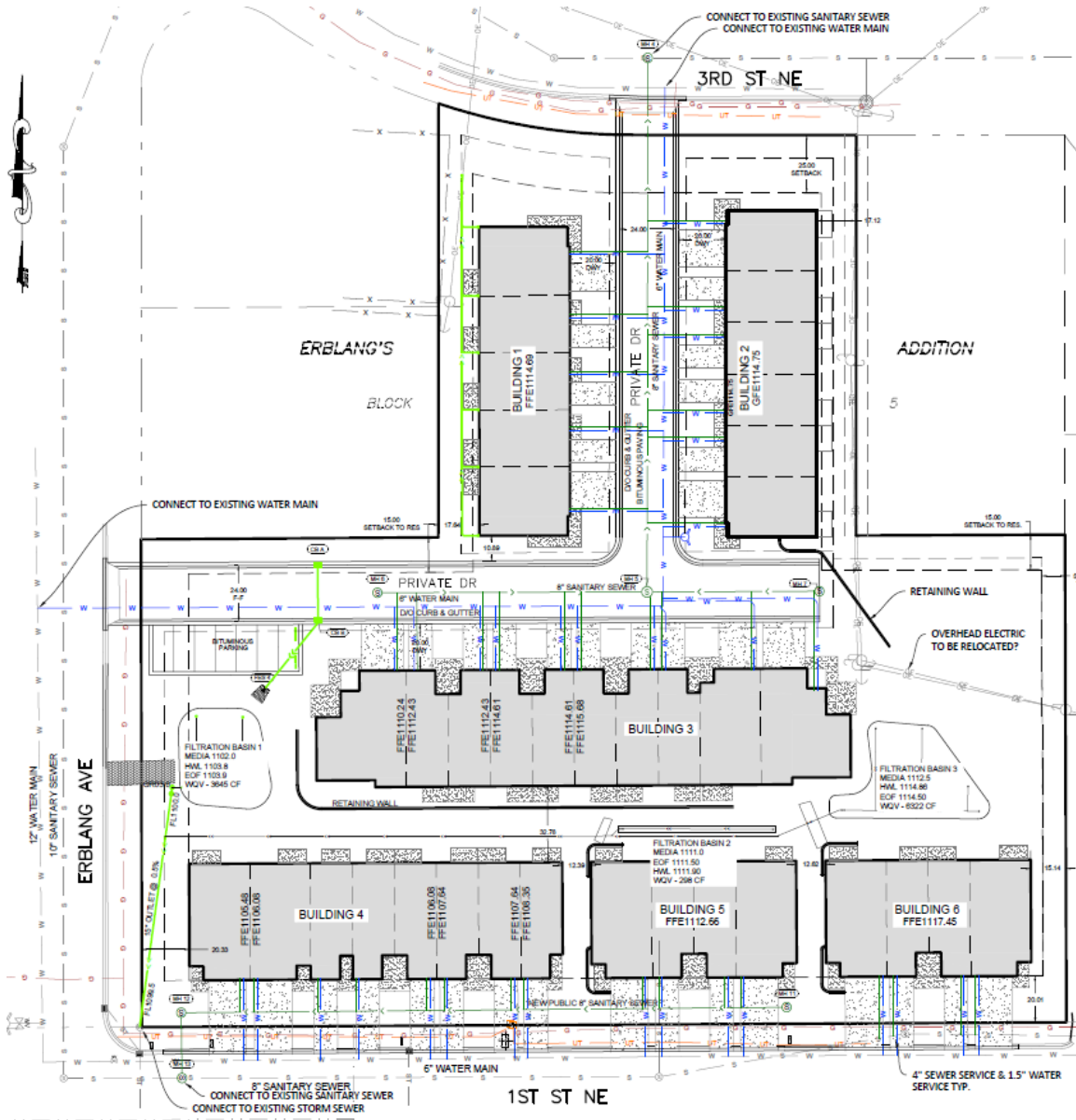
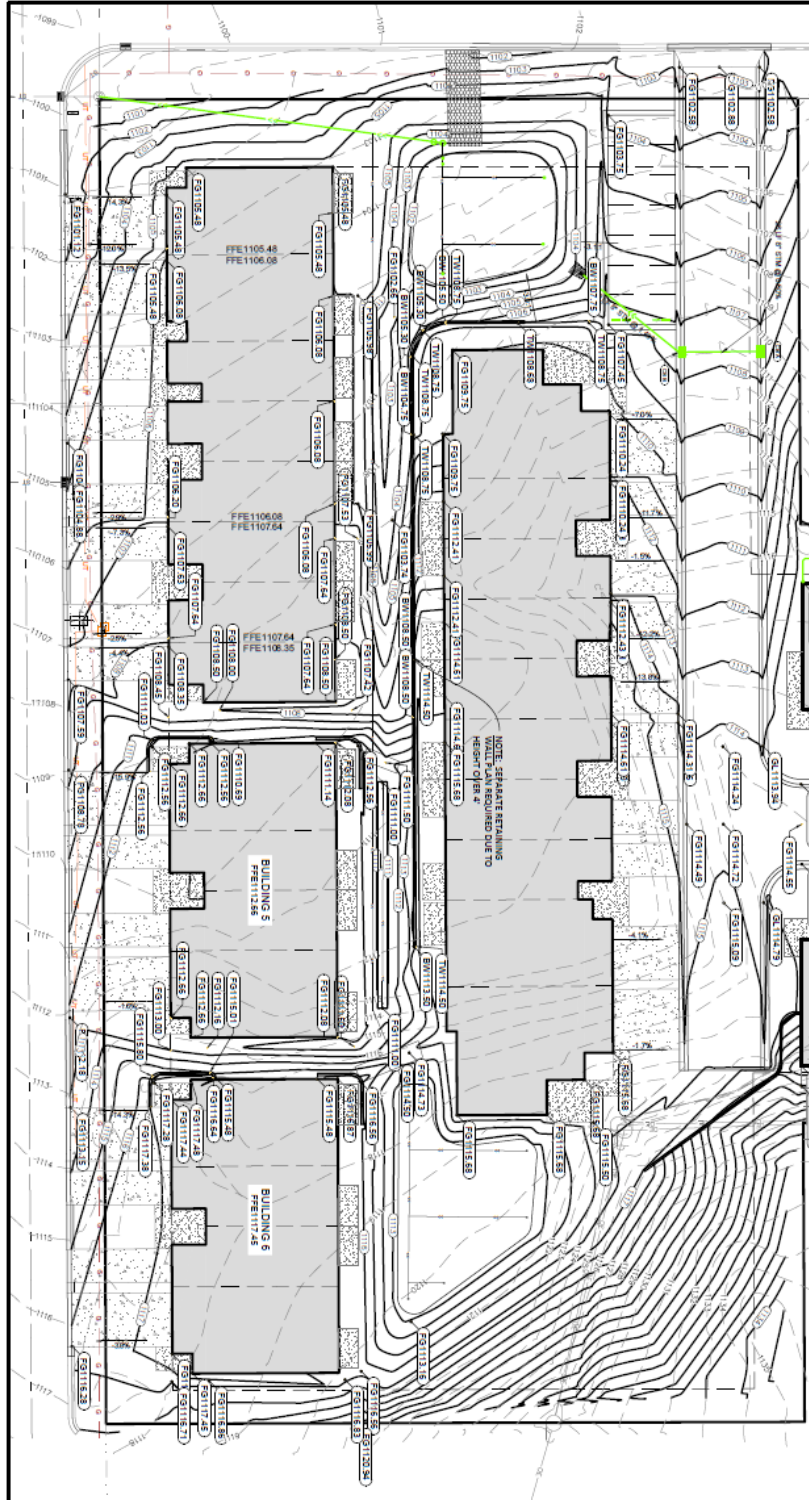


Exhibit B (contd) General Layout and Design



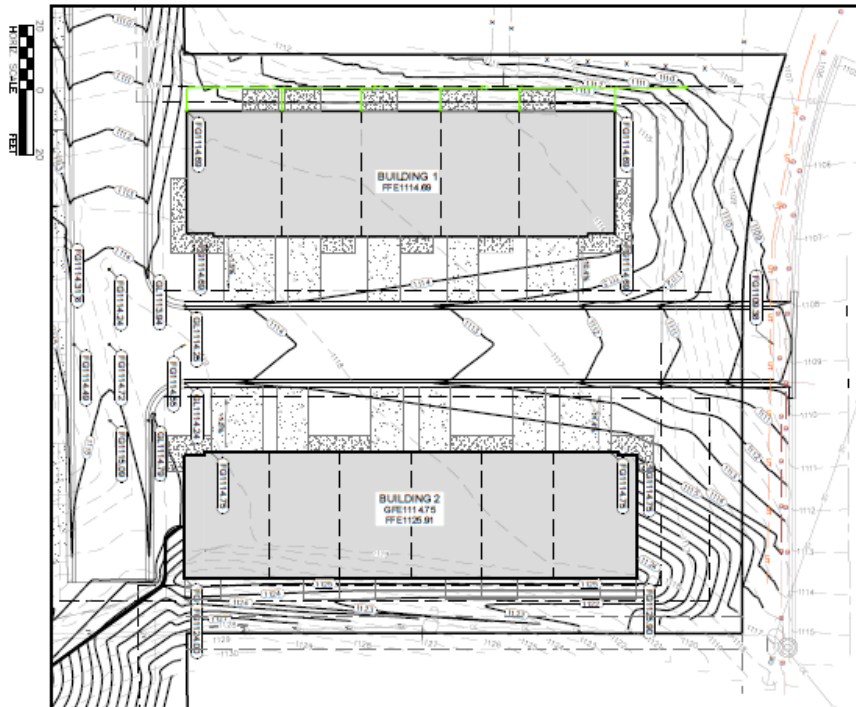
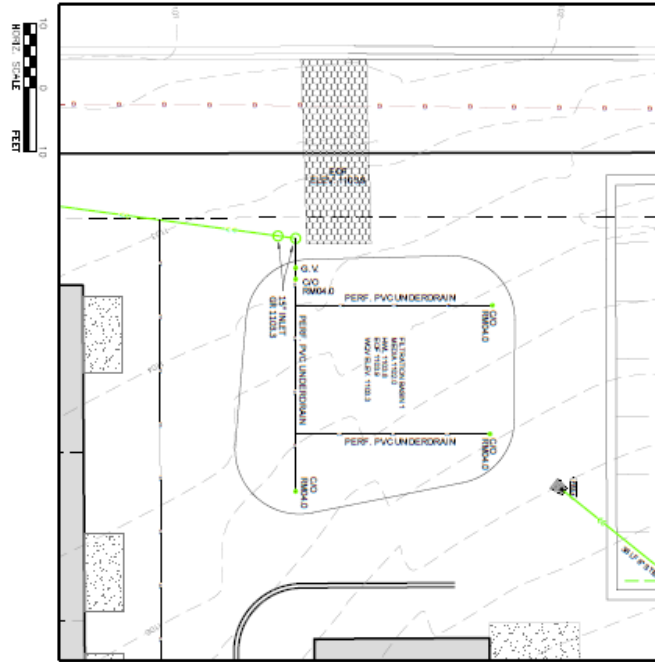
Site Plan

Exhibit B (contd) General Layout and Design



Grading Plan Detail

Exhibit B (contd) General Layout and Design

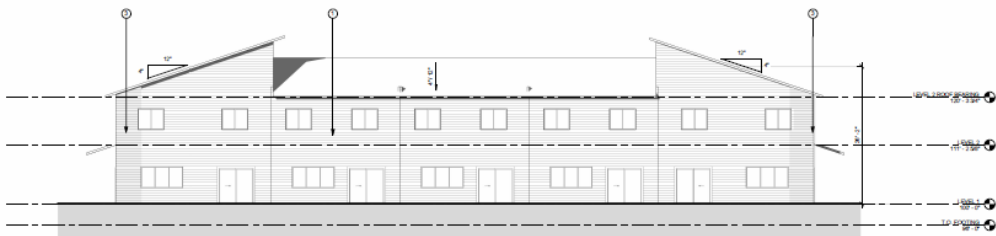


Grading Plan Detail

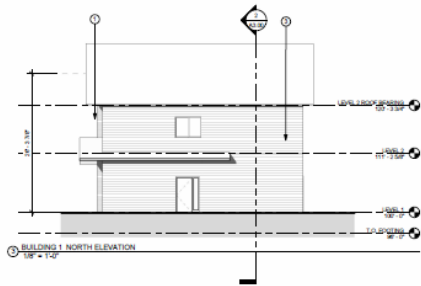
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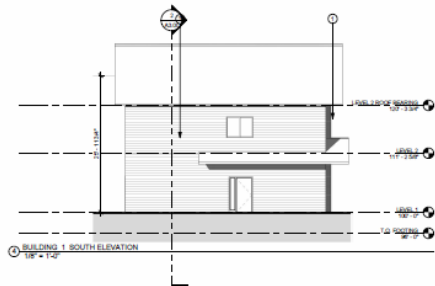
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1/8" = 1'-0"



② BUILDING 1 BACK ELEVATION
1/8" = 1'-0"

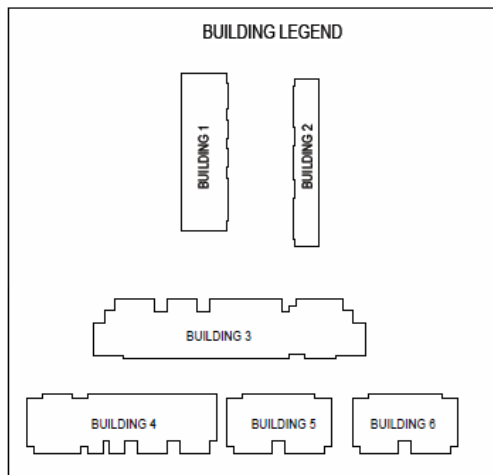


③ BUILDING 1 NORTH ELEVATION
1/8" = 1'-0"



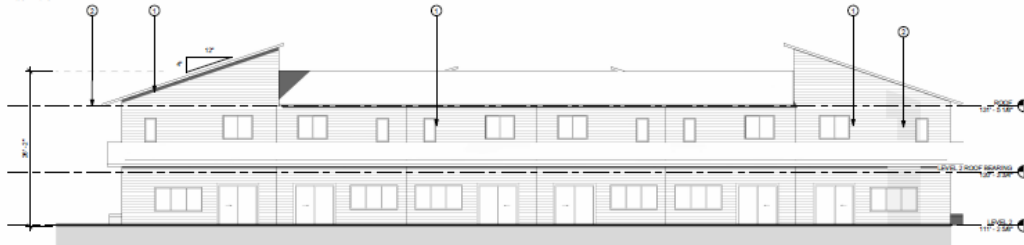
④ BUILDING 1 SOUTH ELEVATION
1/8" = 1'-0"

Elevations Building 1

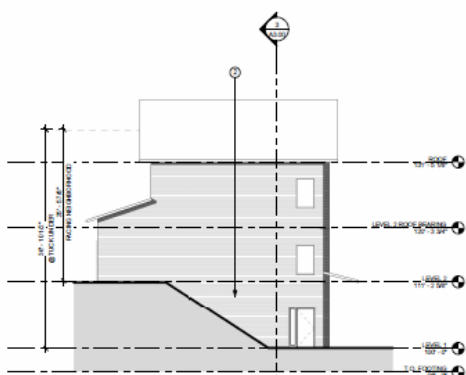




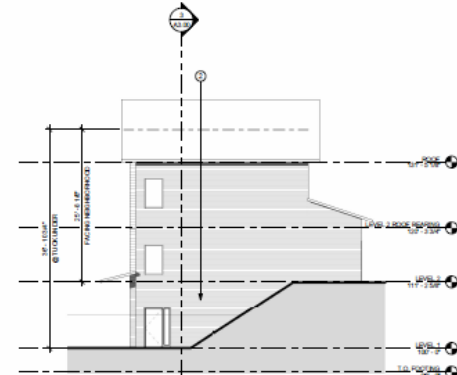
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1/8" = 1'-0"



2. BUILDING 2 BACK ELEVATION
1/8" = 1'-0"



3. BUILDING 2 NORTH ELEVATION
1/8" = 1'-0"



4. BUILDING 2 SOUTH ELEVATION
1/8" = 1'-0"

Elevations Building 2

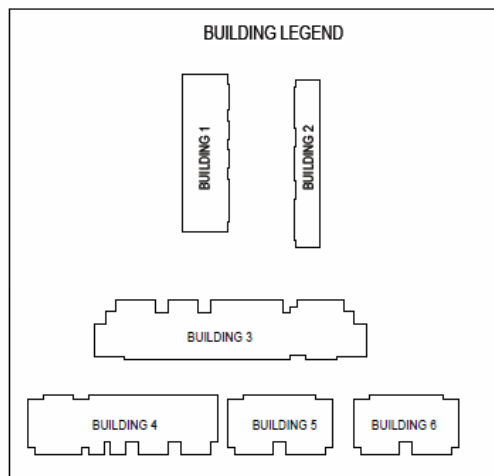
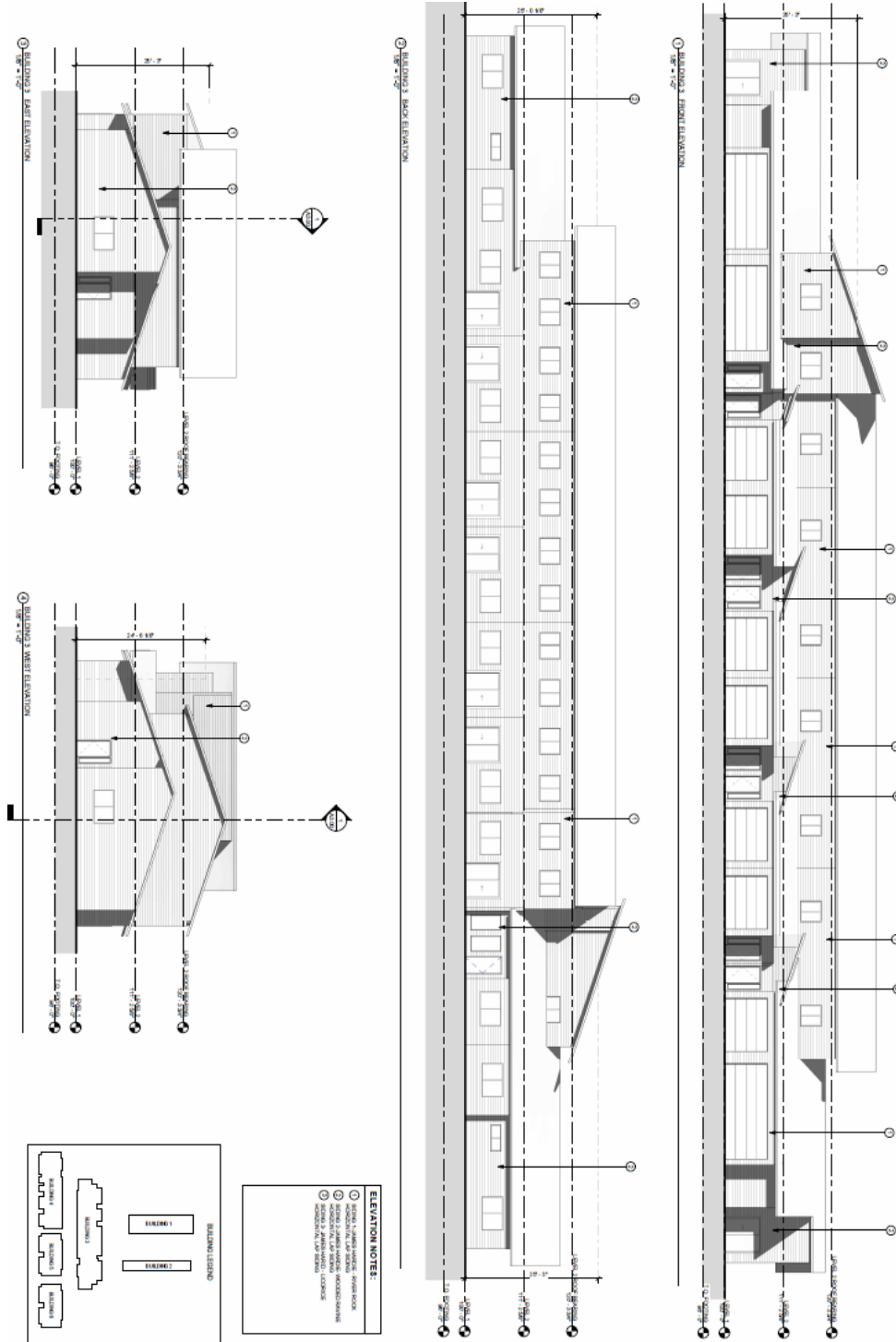
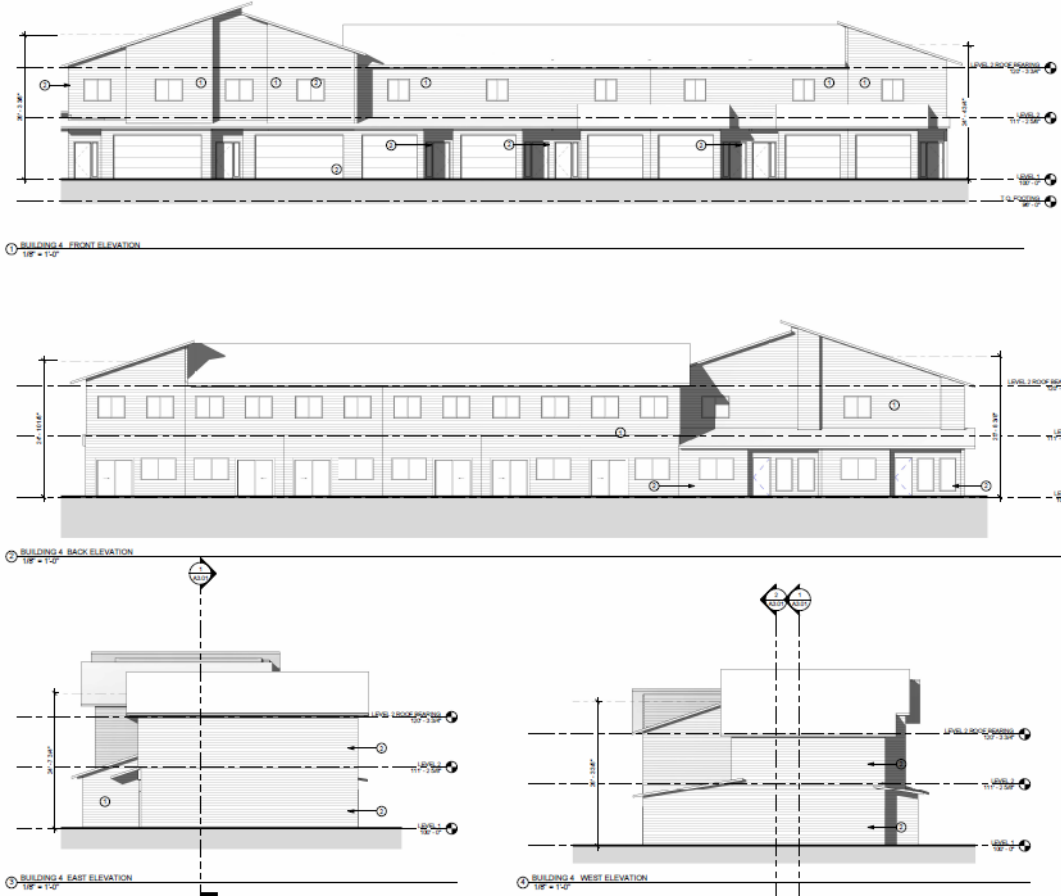


Exhibit B (contd) General Layout and Design



Elevations Building 3

Exhibit B (contd) General Layout and Design



Elevations Building 4

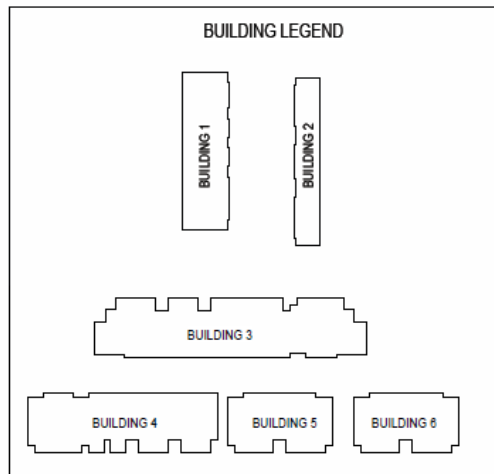
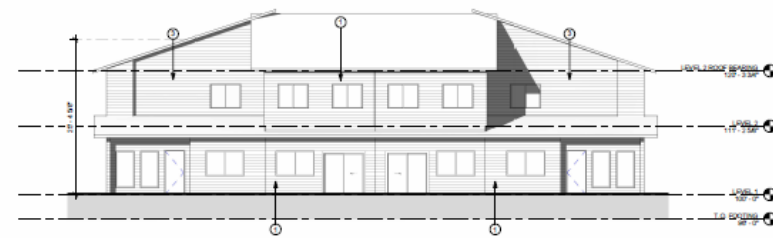


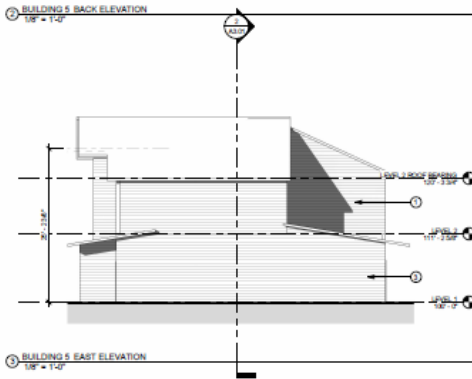
Exhibit B (contd) General Layout and Design



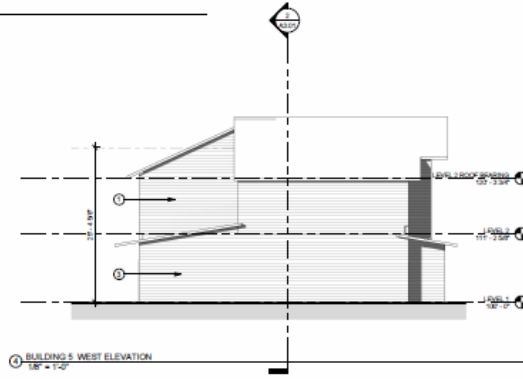
① BUILDING 5 FRONT ELEVATION
1/8" = 1'-0"



② BUILDING 5 BACK ELEVATION
1/8" = 1'-0"



③ BUILDING 5 EAST ELEVATION
1/8" = 1'-0"



④ BUILDING 5 WEST ELEVATION
1/8" = 1'-0"

Elevations Building 5

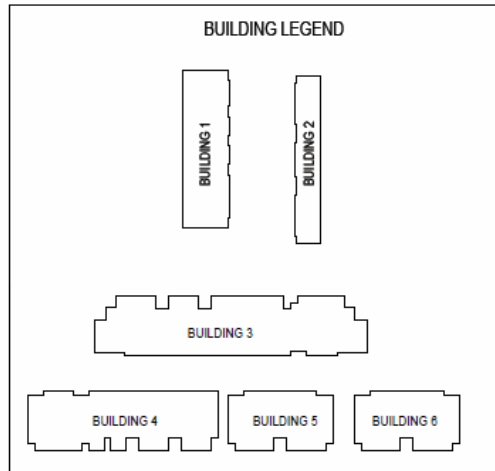
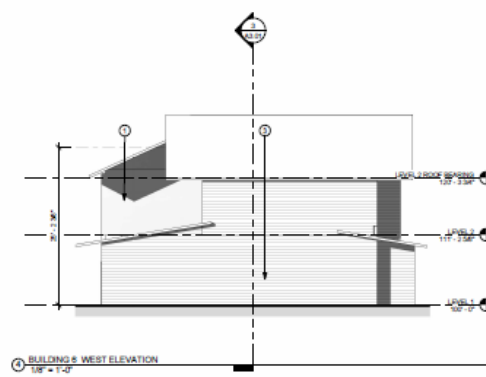
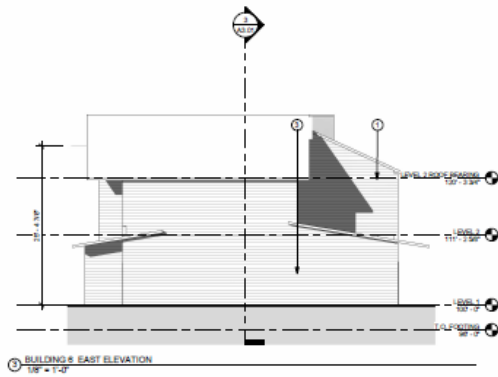
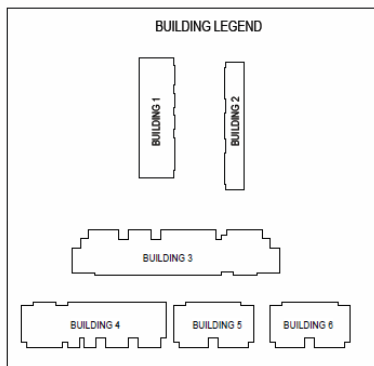


Exhibit B (contd) General Layout and Design



Elevations Building 6





Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
Leslie McGillivray-Rivas, Planner I
Mark DuChene, Director of Engineering
MEETING DATE: June 23, 2026
SUBJECT: Resolution 2026-188 Approve Variance for
Faribault Townhomes

Background:

See main agenda item.

Recommendation:

Approve Resolution 2026-188

Attachments:

1. Resolution 2026-188 Approve Variance for Faribault Townhomes

CITY OF FARIBAULT

RESOLUTION #2026-188

APPROVE VARIANCE FOR FARIBAULT TOWNHOMES

WHEREAS, Dan Gatchell, representing Rebound Real Estate LLC (the "Applicant"), on behalf of ThinkBiz LLC (the "Property Owner"), request approval for the reduction of various building setbacks for property at 924 1st St NE (the "Property"), known as Faribault Townhomes, legally described in Exhibit A and graphically depicted in Exhibit B; and

WHEREAS, the Applicant proposes a 37-unit residential community by combining the underlying parcels into one lot through Resolution 2026-186 and a CUP through Resolution 2026-187; and

WHEREAS, the applicant requests the placement of buildings:

1. Up to 20 feet from the front property line along 1st St NE.
2. Up to 20 feet from the corner side property line along Erbland Ave NE

WHEREAS, under Appendix B UDO (the Unified Development Ordinance) Chapter 11, Article 1, Section 11-100, Table 11-2 requires:

1. A 25 foot setback along 1st St NE for a front building setback.
2. A 25 foot setback along Erbland Ave NE for a corner side setback; and

WHEREAS, under Appendix B UDO, Chapter 2, Article 9, Sec 2-420,

variances are intended to provide a means of departure from the literal requirements of this ordinance where strict adherence would cause practical difficulties because of unique circumstances related to the property; and

WHEREAS, City Staff completed a review of the application and made a report to the Planning Commission pertaining to said request, attached as Exhibit C, a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission, on June 15, 2026, following proper notice, held a public hearing regarding the requests, and following said public hearing, the Planning Commission recommended approval of the requested variances based on the following findings as required by Section 2-460 of the City's Unified Development Ordinance:

1. The variance is in harmony with the general purposes and intent of the City's ordinances.

Finding: The variance requested by the applicant is in harmony with the general purposes and intent of the City's ordinances. The intent behind Sec 11-100 is to provide a consistent aesthetic and minimum spatial location for new structures along the street and ensure there is adequate room in front of the building to accommodate a parked car. This development spans nearly 400 feet along 1st St NE, which is comparable to some city blocks. Having the buildings closer to 1st St NE, when thinking of the development as being its own block, is creating its own development standard that makes sense with the gradual change of urban development to more rural development as you leave Faribault on Highway 60. The setback along Erblang Ave NE is a similar situation, where 200 feet of frontage is still a substantial amount of road frontage. Because there is a substantial gap between the buildings pushed towards 1st St NE and the street corner and the adjacent single family residential along Erblang, there is a substantial gap that will make the variance less noticeable versus the compliant residential nearby.

2. The variance is consistent with the Comprehensive Plan.

Finding: The property is guided for Commercial/Residential Mixed Use and the proposed townhomes remain consistent with this land use.

3. The applicant proposes to use the property in a reasonable manner not permitted by the City's ordinances.

Finding: The applicant is using the property in a reasonable manner. There are numerous historical proposals for residential on the subject property with various reasons for them not following through. This development seeks to adequately provide stormwater, greenspace, and residential types that will be functional and attractive for the neighborhood, while balancing the number of units for economic reasons and accommodating significant topography. This medium-density residential development is appropriate for the property. Topography, alongside room for stormwater facilities, has pushed the buildings close to the street.

4. Unique circumstances apply to the property, which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape, topography or other circumstances over which the owner of the property has not had control. The unique circumstances do not result from the actions of the applicant.

Finding: The property is unique for its topography, configuration of the proposed exterior parcel boundaries, and balancing of the proposed site constraints with the project proposed infill development. While the applicant substantially complies with the majority of the setback requirements in other areas of the site, a redevelopment site has unique circumstances that are not the result of the applicant's actions.

4. The variance does not alter the essential character of the neighborhood.

Finding: The request does not alter the essential character of the neighborhood as this property was previous a medical clinic

and will be residential in use. The townhomes are in scale with the nearby properties and buildings. As mentioned before, the development commands significant frontage, and can adequately address a closer location to the street due to it being a cohesive development. The closeness of the buildings does transition nicely to buildings set farther back on adjoining properties.

5. The variance requested is the minimum variance, which would alleviate the practical difficulties.

Finding: Due to the practical difficulties noted in earlier findings, the applicants' requests are the minimum necessary to accommodate topography and stormwater with an atypical property boundary.

6. Economic conditions alone do not constitute practical difficulties.

Finding: The applicant has practical difficulty apart from any economic concerns or conditions in redevelopment. The assemblage of the parcel and site design posed a difficult challenge to accomplish in a manner that supports all criteria.

WHEREAS, the City Council, at a public meeting, on June 23, 2026, considered the request and concurred with all findings of the Planning Commission and City Planner as stated in the above recitals and hereby makes the identical findings.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY FARIBAULT, MINNESOTA AS FOLLOWS:

Section 1: Approval of the Requested Variance. The City Council hereby approves the requested variances in the building setbacks along 1st St NE and Erblang Ave NE from 25 feet (as required by Sec 11-100) to 20 feet from the property line. Said approval is based on the foregoing recitals, which are incorporated herein by reference, and which constitute the findings of the City Council, all of which are to protect the public's health, safety, and welfare.

Section 2: Conditions of Approval. The variance is approved subject to conditions listed herein as authorized under Section 2-470 of the Unified Development Ordinance, which are deemed necessary to mitigate potential adverse impacts associated with the conditional use, to protect neighboring properties, and to achieve objectives identified in the Unified Development Ordinance. The conditions of approval are as follows:

1. The project must be substantially similar to what is depicted in Exhibit C and may not exceed the variance limits. If the Development Review Committee determines that the project is substantially different from what is approved in this Resolution, the applicant will need to submit for a new variance.
2. The applicant shall be required to submit and receive approval for a Site Plan Review prior to approval of a building permit.

Section 3. Expiration of Variance. If substantial development or construction has not taken place within one (1) year of the date of approval of a variance, such variance shall be considered void unless a petition for a time extension has been granted by the City Council. Such extension request shall be submitted in writing at least thirty (30) days prior to expiration of the variance and shall state facts showing a good faith effort to complete work permitted under the original approval.

Section 4. Compliance. The City Council authorizes the Mayor, City Administrator, City Planner, and the City Attorney to take any additional steps and actions necessary or convenient to accomplish the intent of this resolution. This may include minor changes to this Resolution and associated documents and exhibits

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Section 5. Effective Date. This resolution shall become effective immediately upon its passage and without publication.

Date Adopted: June 23, 2026

Faribault City Council

Thomas J. Spooner, Mayor

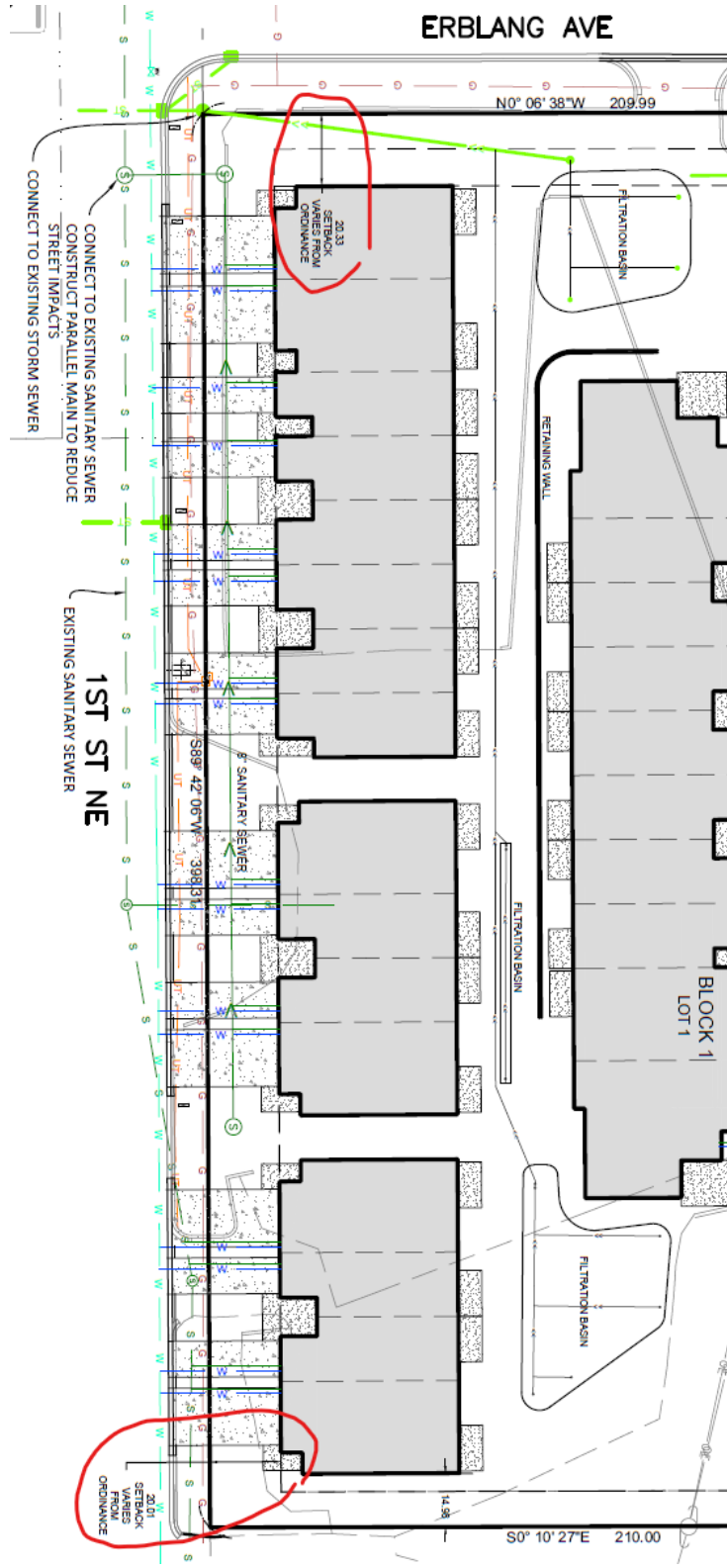
ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A
Property Legal Descriptions

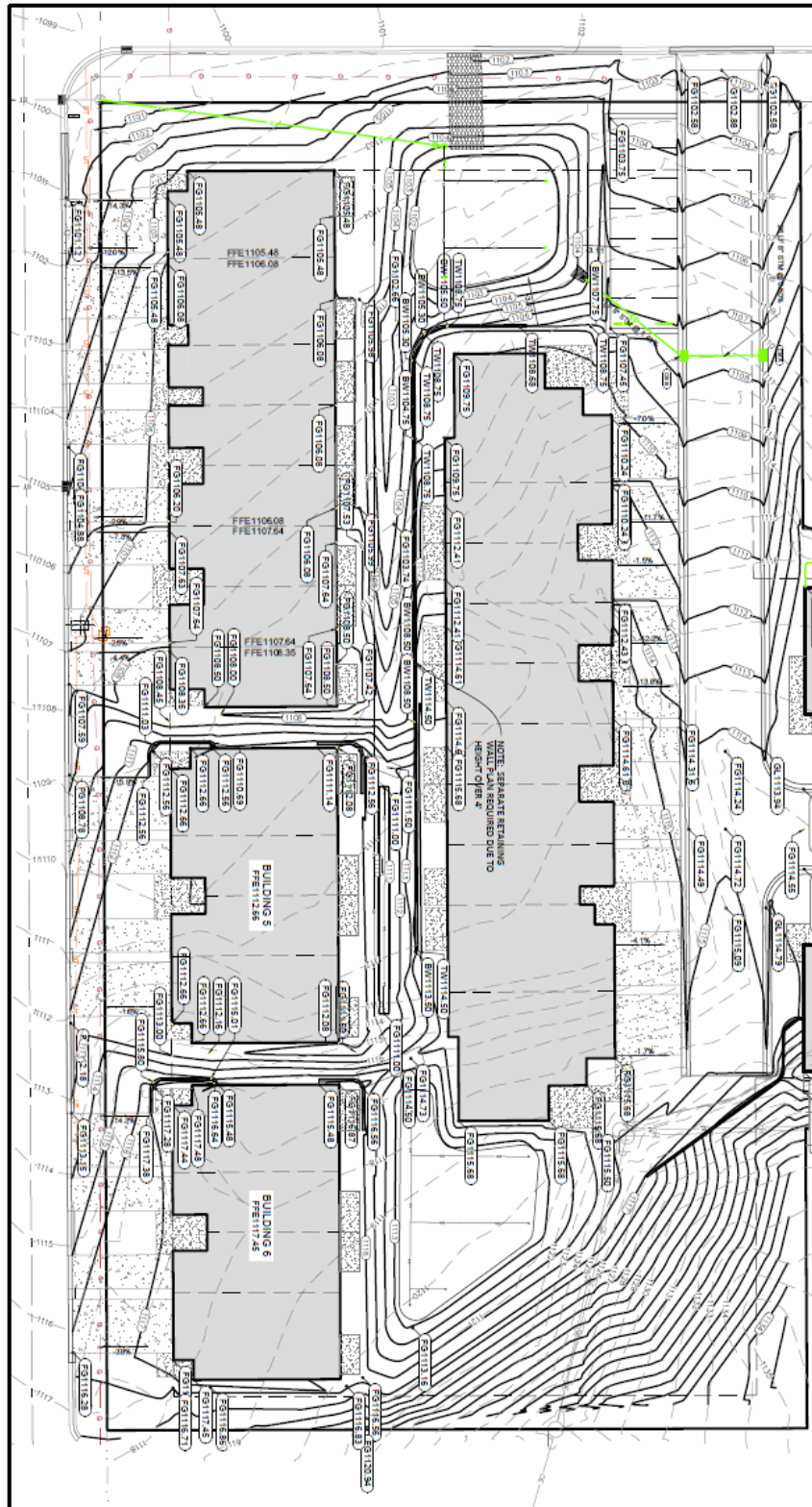
Lot 1, Block 1 of FARIBAULT TOWNHOMES in the City of Faribault, Rice
County, Minnesota

Exhibit C Depiction of Variance



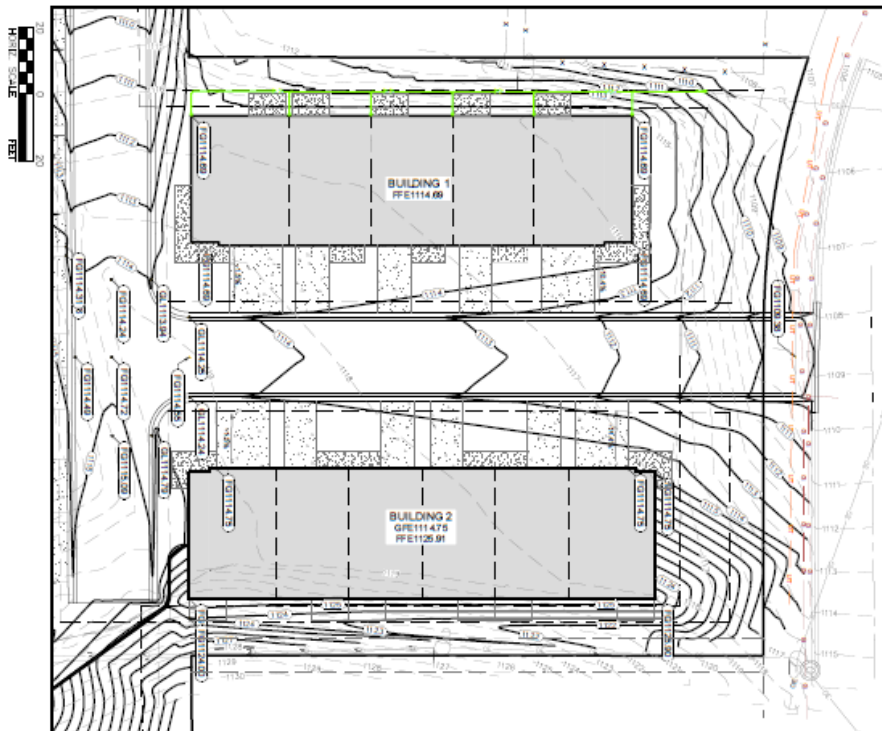
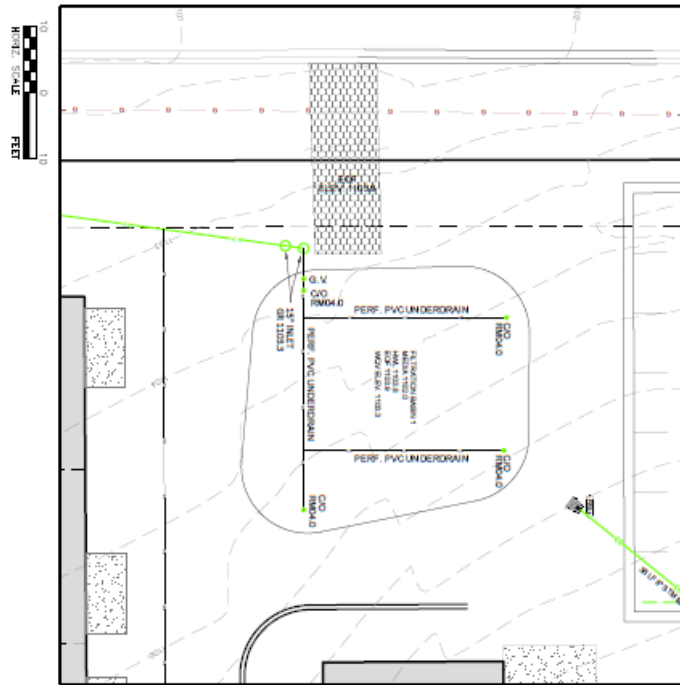
Variance Request from Building Setback

Exhibit C (contd) Depiction of Variance



Grading Plan Detail

Exhibit C (contd) Depiction of Variance



Grading Plan Detail

Exhibit D
Staff Report from Planning Commission

(insert document after this page)



Staff Report to the Planning Commission

TO: Planning Commission
THROUGH: David Wanberg, CED Director
FROM: Leslie McGillivray-Rivas, Planner I
 Mark DuChene, Director of Engineering
MEETING DATE: June 15, 2026
SUBJECT: Faribault Townhomes – 924 1st St NE (PID 18.32.2.75.005) and (PID 18.32.2.77.017).

Request:	Applicant requests approval of preliminary and final plat, conditional use permit (CUP), variances, and common interest community (CIC) plat for a 37-unit townhome development.
Recommendation:	The DRC and City Planning Manager recommend Planning Commission forward the request to City Council with a recommendation of approval based on the findings in the attached draft resolutions.
Recommended Motion:	Motion to forward and recommend approval of the requests to City Council, allowing the 37-unit townhome development, with criteria and findings as outlined in the associated resolutions.

Request and Background:

Dan Gatchell (the “Applicant”) on behalf of ThinkBiz LLC (the “Property Owner”) requests approval of preliminary and final plats, a conditional use permit (CUP), variances, and a common interest community (CIC) plat for a 37-unit townhome development.

The subject property is located in the NW ¼ of Section 32 Township 110, Range 20W whose parent parcels are Lots 3-5, Block 1 Erblang’s Addition and an unplatted metes and bounds parcel. The site is adjacent R-2 low density residential to the north, west and northeast, 1st Street NE and Trunk Highway 60 to the south and C-2 highway commercial to the southeast. This is the site of the former Faribault Branch of the Mayo Clinic which closed in 2017.

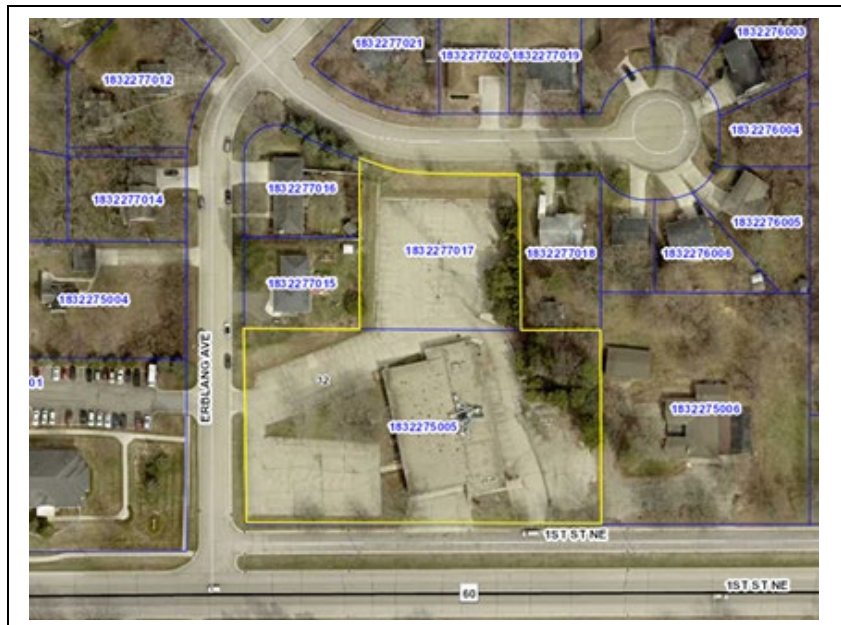


Figure 1 Existing Parcels and neighborhood context

History of the Redevelopment proposals:

Since the closing of the Mayo Clinic branch in 2017, developers have expressed interest in residential development of this site. Developers have presented residential development proposals to the community through public engagement in advance of formal applications. Those projects include:

- A four (4) Story 89-unit apartment building
- A three (3) Story 78-unit apartment building with underground parking
- A 34-unit, across 6 buildings, residential townhome community

The 34-unit residential townhome community applications were submitted to the city and received approval in 2021. Despite having the ability move the project to construction, the developer of the project allowed the approval to expired at the end of one year. In 2025, the vacant building on the site was demolished, the site partially restored with the exception of the parking lot on the northern parcel, preparing it for redevelopment.

The current development applicant approached City Staff about redeveloping the property in 2025. Given the need for additional housing in Faribault, Community and Economic Development staff identified the site for potential residential development.

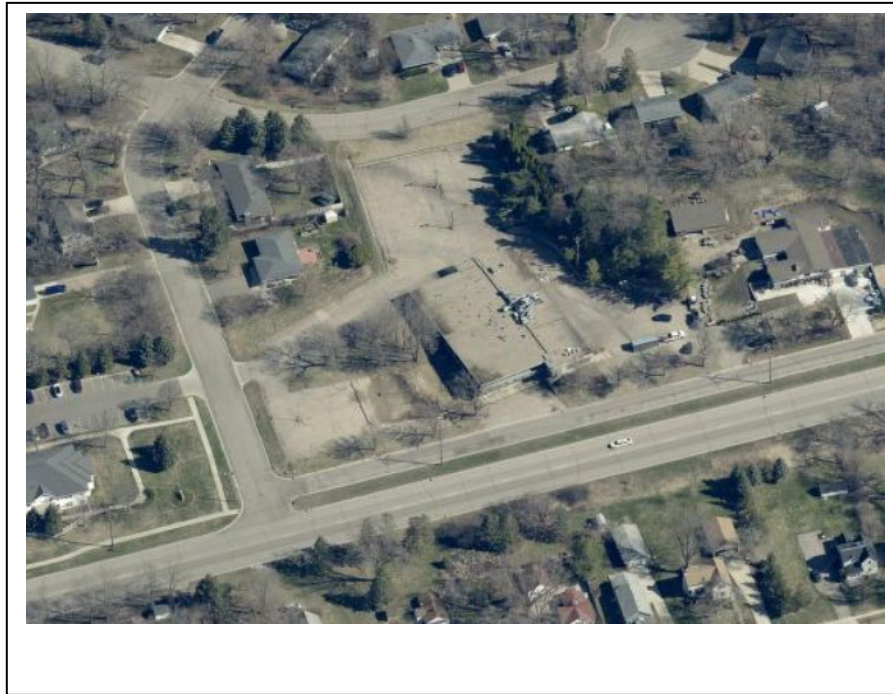


Figure 1 Existing Parcels and neighborhood context

Project Description:

The Applicant proposes a 37-unit market rate rental townhome community within 6 multi-family buildings. Each building footprint has a unique approach to a unit mix with 2- or 3-bedroom units, attached garages with exterior driveway parking surfaces. Within the 37-unit mix are 18 two-bedroom units (averaging between 1,160-1,318 square feet) and 19 three-bedroom units (averaging between 1,522-1,733 square feet). Visitor parking is proposed to be near the western entrance to the private drive.

Operationally, the applicant proposes to retain the property and will maintain the common areas such as landscaping, snow removal and building maintenance. The plan proposes the creation of a single internal private street. Tenants will access the units facing the internal private street from the existing public streets of Erblang Avenue or 3rd Street NE. Units facing 1st Street NE will be accessed from that public road.

To facilitate the project, the applicant seeks to combine the parcels by way of the preliminary and final plat process. A conditional use permit is necessary to support multifamily residential development of the lot zoned C-2, Highway Commercial. A variance request accompanies the application to request relief from the side street side yard setbacks and front yard setbacks in a modest area of the site in the southwest corner of the property.

Additionally, the applicant has provided an application for a common interest community-final plat (CIC) which will serve to define the area of each residential unit and driveway access but also provide residents with an understanding of their ability to utilize the balance of the site in a shared manner. The CIC application is required to have in contractual form, covenants for all related matters of the common property area. This includes but is not limited to property maintenance, the rights and responsibilities of the management of the property owner(s) and those occupying each dwelling unit, etc.

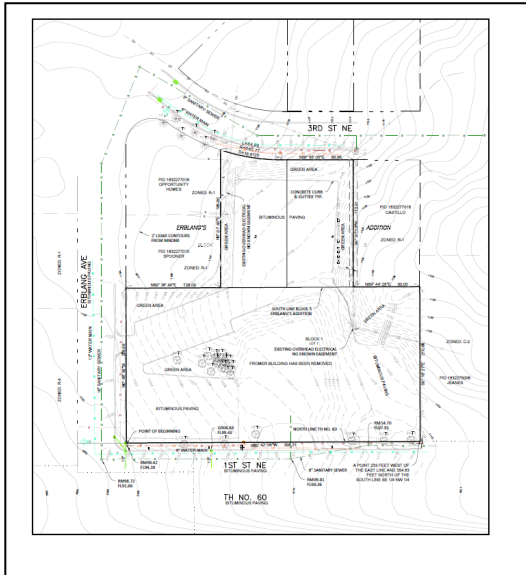


Figure 3 Preliminary Plat

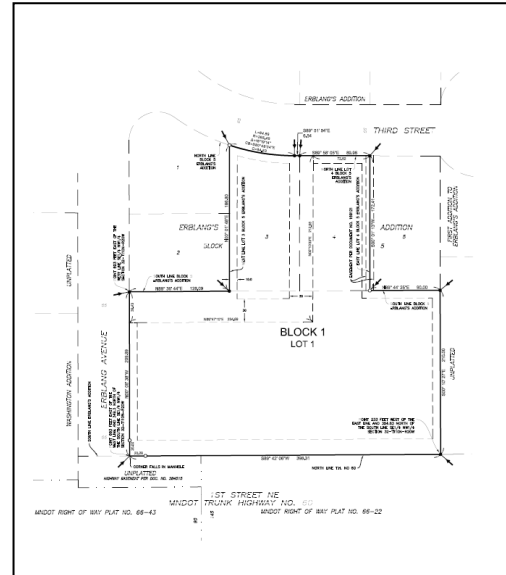


Figure 4 Final Plat

At the time of final plat, the Developer agrees to provide sufficient permanent property monumentation per the development agreement and shall submit to the City written verification by a registered land surveyor licensed in the State of Minnesota. Developer shall submit a digital copy of the final plat in an AutoCAD format to the City Engineer.

The proposed development will be completed by:

Owner: ThinkBiz LLC

Surveyor: Jones Haugh Smith

The area within the plat includes only Lot 1, Block 1 of Faribault Townhomes, being 2.83 acres.

Discussion:

The proposed preliminary and final plats, CUP, variances and Common Interest Community plat are consistent with the planning and zoning aspects of the City's Unified Development Ordinance. The following provides an overview of the key planning and zoning-related items associated with:

Preliminary Plat Summary

1. Existing and Surrounding Conditions: The subject property includes two platted lots on 3rd Street NE (previously combined into one tax lot, which the former medical clinic used as a parking lot) and an unplatted parcel at the corner of Erblang Avenue and 1st Street NE. The proposed plat will result in a single platted lot (Lot 1, Block 1, FARIBAULT TOWNHOMES). The platted lot will resolve nonconforming issues associated with existing development crossing existing parcel lines.
2. Relationship to the Journey to 2040 Comprehensive Plan: The Journey to 2040 Comprehensive Plan guides the subject property for commercial/residential mixed use. The proposed preliminary and final plat is consistent with the City's land use plan for this property.
3. Relationship to the Official Zoning Map. Faribault's Official Zoning Map identifies the subject property as C-2, Highway Commercial zoning district. The proposed preliminary plat is consistent with the uses and bulk regulations of the C-2 zoning district.
4. Natural Features and Trees. The subject property will impact the existing hillsides and tree cover due to placement of structures and grading activities. Site restoration of green infrastructure is being incorporated into the site.
5. Wetlands and Shoreland. There are no known wetlands or shorelands encumbering the site.
6. Street Layout

1st Street NE: The site is north of and adjacent to 1st Street NE, a 24-foot wide, undivided urban roadway and is striped as a two-lane section with no parking on either side of the street. 1st Street NE is within a 42-foot highway easement that was formerly part of the trunk highway system and subsequently released to the City.

Access driveways for sixteen (16) of the townhomes is proposed directly to 1st Street NE. It is recommended that the separation between the driveways should be at least six (6) feet between the

edges of the driveways to allow for vehicle doors to open and landscaping between driveways. It would be preferred that driveways for adjoining units be combined wherever practicable to allow a single curb to cut no greater than 32'. The curb and pavement shall be replaced as approved by the City Engineer.

The City's Trail and Sidewalk Improvement Plan identifies 1st Street NE for a future trail extension. At this time, the future trail is proposed to be placed on the south side of 1st Street NE within the trunk highway right of way. In case MnDOT does not issue a limited use permit for the future trail on the south side of 1st Street NE, the boulevards and driveways on the north side shall be graded to allow for construction of the trail on the north side.

3rd Street NE: The site is south of and adjacent to 3rd Street NE, as a 36-foot wide, undivided urban roadway and is striped as a two-lane section with no parking restrictions on either side of the street. 3rd Street NE is within a 66-foot highway easement. There is no sidewalk on 3rd Street NE and none are currently planned.

No direct access to any of the units is offered directly to 3rd Street NE. The private drive connection to 3rd Street NE shall be per the City's standard industrial/commercial driveway detail.

Private Drives: A private drive that bisects the property east-west and north-south on the northern portion of the property is proposed to serve the remaining twenty-one (21) townhomes from Erblang Avenue and 3rd Street NE. The private drive is proposed to be 24-foot wide within a 30-foot wide drainage and utility easement. It is recommended that the separation between the driveways should be at least six (6) feet between the edges of the driveways to allow for vehicle doors to open and landscaping between driveways. The private drives shall be centered in the easements and must be signed "No Parking" on both sides of the drives.

Parking: There will also be seven (7) perpendicular parking stalls on the south side of the private drive. These parking stalls shall be reviewed with the City's building official for compliance with ADA standards and codes. The private drive shall connect to Erblang Avenue with a commercial driveway entrance per the City's standard detail.

7. Drainage, Grading and Erosion Control

The development is located within the Southeast drainage district as identified in the City's 2004 Surface Water Management Plan. Stormwater runoff generated within the site currently is split into two primary drainage areas. The approximately north 1/3rds of the site drains overland to the north and into the 3rd Street NE roadway and storm sewer. The approximately southern 2/3rd of the site drains overland to the southwestern property corner and then to the Erblang Avenue storm sewer. Both of these storm sewers then flow west and discharge to the Straight River.

The proposed site improvements include the development/redevelopment of an estimated 1.55 acres of new impervious surface and will disturb more than 1 acre. A stormwater treatment system meeting the current requirements of the Minnesota Pollution Control Agency (MPCA) Construction Storm Water permit and the City's current Municipal Separate Storm Sewers (MS4) permit must be incorporated into the final plans. Since the site is a redevelopment of an area greater than 1 acre and the existing land is greater than 15% impervious, the site development storm water management plan must meet the City's MS4 permit redevelopment criteria. The submitted plans indicated that runoff from the proposed final plat will be collected via storm sewer and discharged into a storm water management system consisting of a series of filtration basins. The storm water basins are then proposed to discharge to existing storm sewer in Erblang Avenue and then flow west and discharge to the Straight River.

Stormwater management facilities shall also be designed and constructed to limit the post development stormwater runoff rate to no more than the predevelopment stormwater runoff rate for the 2, 10 & 100 year 24-hour SCS Type II precipitation events as defined by the National Oceanic and Atmospheric Administration Atlas 14 precipitation frequency estimate for the Faribault Station Final storm sewer design and storm water management basin sizing shall be subject to the review and approval of the City Engineer.

Permanent storm water management facilities shall be constructed onsite and shall be considered private storm sewer improvements. The developer shall be responsible for long-term operations and maintenance of the storm water management facilities and shall be required to enter into a long-term stormwater maintenance and operations agreement.

A National Pollution Discharge Elimination System Construction Stormwater General Permit for construction activity is required by the Minnesota Pollution Control Agency (MPCA) for areas exceeding one acre being disturbed by grading. A copy of the Notice of Stormwater Permit Coverage must be submitted to the City upon receipt from the MPCA. A stormwater pollution prevention plan (SWPPP) must be submitted meeting the requirements of the City's municipal separate storm sewer system permit and associated ordinances and the erosion and sediment control requirement as set forth in the MPCA construction stormwater general permit. A full copy of the SWPPP must be submitted to the City Engineer with the final construction plans for review and approval.

There are multiple retaining walls shown on the site including walls that exceed 4-ft in height. Retaining walls exceeding 4-ft in height must be designed by a professional engineer and permitted through the building official.

A final grading plan shall be submitted and subject to the review and approval of the City Engineer. A final post construction as-built grading plan must be submitted meeting the requirements of Article VII, Section 28-230 of the City of Faribault Code of Ordinances.

8. Utilities

Sanitary Sewer

The development is proposed to be served by public sanitary sewer facilities. A new 8-inch sanitary sewer will be constructed on the north side of 1st Street NE and be parallel to the existing 8-inch sanitary sewer in 1st Street NE. A new 8-inch sanitary sewer will also be constructed within the private access road and proposed drainage and utility easement to serve the central townhomes and will connect to the existing 8-inch sewer in 3rd Street NE with a new manhole.

The existing City-owned downstream facilities have sufficient capacity to serve the development. The Developer is responsible for all costs associated with sanitary sewer connections, adjustments to existing sanitary sewer structures and tracer wire installation according to City Standards.

Final utility locations and construction are subject to City of Faribault standards and must be approved by the City Engineer with final construction plans.

Lots within the proposed subdivision shall be charged the standard sewer access connection charges in conjunction with building permit submittals.

Watermain

The development is proposed to be served by public watermain facilities. Eight-inch (8") watermain exist in 1st Street NE and 3rd Street NE. A new 6-inch watermain will also be constructed within the private access road and proposed drainage and utility easement to serve the central townhomes and will connect to the existing 12-inch watermain in Erblang Avenue and 6" watermain in 3rd Street NE. The Developer is responsible for all costs associated with watermain connections including water services, hydrants and valves and tracer wire installation according to City Standards.

Final utility locations and construction are subject to City of Faribault standards and must be approved by the City Engineer with final construction plans. Final hydrant location and spacing shall be approved by the Fire Chief.

Lots within the proposed subdivision shall be charged the standard water access connection charges in conjunction with building permit submittals.

Lighting and Electrical Utilities

Per Section 15-380 of Appendix B (Unified Development Regulations) of the City Code of Ordinances, all utilities that serve newly developing areas are to be placed underground. The Developer shall be responsible for arranging and coordinating with the respective utility companies and paying for any related costs for the movement of any existing overhead utilities within the proposed development (except for the existing overhead electric transmission lines) underground in conjunction with the arranging of utility servicing for the newly created lots with the subdivision and the installation of streetlights.

Storm Sewer

The development includes the construction of a private storm sewer management system that will connect to the public storm sewer systems. Storm sewer facilities must be designed to accommodate the runoff from a 10-year storm, 24-hour SCS Type II precipitation event as defined by the National Oceanic and Atmospheric Administration Atlas 14 precipitation frequency

estimate for the Faribault Station. Drainage calculations for the proposed storm sewer system shall be submitted to the City Engineer for review and approval with the final construction plans.

Final storm sewer locations and construction are subject to City of Faribault standards and must be approved by the City Engineer with final construction plans

8. Existing Easements

Easements identified as existing by the State of Minnesota for highway purposes, Northern States Power/Excel Energy presumably for existing overhead power lines on the east and west perimeters and the City of Faribault for sanitary sewer line maintenance noted on the title commitment are not shown. The plat shall show any and all existing easements as noted on the title commitment.

9. Proposed Easements

Perimeter public drainage and utility easements shall be shown on the preliminary and final plat per Sec 15-290 of the City Subdivision Regulations. The plat includes drainage and utility easements being a minimum of 10-ft in width when adjoining street lines and being a minimum of 5-ft in width when adjoining side lot lines and rear lot lines adjacent to existing platted land, unless there are public utilities with the easement area in which case the minimum total easement width shall be 20-ft or as determined by the City Engineer based on utility type and depth contained within the easement. The drainage and utility easement that cover the private drives shall be centered on the private drives and sized so that the proposed water shut off valves are either on the easement line or within the easement area. Final easement sizes and locations shall be subject to the review and approval of the City Engineer.

10. Required Information and Contents. The following information is missing:

- a. Confirm plat name is acceptable with the county surveyor.
- b. Amend Landowner information and include all people having property interest.
- c. Confirm that no private easements or deed restrictions are found or are to be resolved.

11. Required Supplemental Information- Provide soil survey.

12. Design Standards

The proposed plat complies with most of the required design standards.

13. Park Dedication

Under the UDO, Chapter 15, Article 7, the applicant is required to dedicate parkland or pay fees in lieu. The applicant shall be required to pay the fees in lieu at \$16,800 for multifamily units at \$500 for 20 units and \$400 for 17 units.

The applicant formally petitioned the Faribault Park Commission to waive the fee at their May 27, 2026 meeting. The response memo provided by the Park Commission is attached which recommends to the City Council that parkland dedication fees be provided by the applicant, denying the request for the waiver. The applicant wishes to forward their request directly to city council for their consideration.

14. Required Basic Improvements

The proposed plat complies with design standards for basic improvements.

15. Phasing and Development Schedule

Presuming the City Council approves the preliminary and final plat, and other associated approvals, the Applicant and City will enter into a Development Agreement that will address the details, responsibilities, and costs associated with the proposed subdivision. City staff anticipates development to be at the discretion of a future buyer or developer of the property.

Final Plat

The proposed final plat is consistent with the preliminary plat.

CUP Summary

The proposal meets the criteria for granting a CUP for Multi-Family in the Highway Commercial District. The proposal for attached townhomes with a mix of units within 6 building ranging from 4 dwelling units to 10 dwelling units under a common roof the definition of a multi-family development.

Variance Request Summary

The property is unique for its topography, configuration of the proposed exterior parcel boundaries, and balancing of the proposed site constraints with the project proposed infill development. The applicant's has requested to reduce the 25' setbacks of three townhomes buildings fronting the public right of way at the corner of Erblang and 1st St NE and along 1st St NE by roughly 5'. Staff finds the request meets the requirements of

Specific zoning standards requested relief from include the following:

Chapter 11. – Commercial District: Table 11-2. Lot dimension and setback requirements in the commercial districts.	Corner Side Yard Setback (Erblang Ave. NE)	25' required	+/- 20.33' Proposed	Reduction of 5'
	Front Yard Setback (1 st Street NE.)	25' required	+/- 20.01' Proposed	Reduction of 5'

CIC Plat Summary

City Staff supports the CIC plat as proposed. The development intends to add 37 new dwelling units within the 6 townhome buildings as noted in the preliminary plat requirements. The amount of \$16,800 will be payable at the time of recording.

Development Review Committee Recommendation

On April 21, 2026, the City's Development Review Committee (DRC) reviewed the proposed application and recommended approval.

Public Comment

The Development Team conducted a neighborhood information meeting to inform the residents of properties within 350' of the project boundaries on March 24, 2026. Planning staff received no public comment prior to publishing this report. Notification for the applications were published initially for the preliminary plat, final plat, CUP and variance on May 21, 2026. The CIC plat was published in the paper on May 28, 2026. Letters were sent to property owners within 350 feet corresponding to each publication date.

MN DOT Comments

Staff have reached out to MN DOT for additional comments and are awaiting a response. Their comments and requirements will be incorporated.

Recommendation:

The DRC and City Planning Manager recommend Planning Commission forward and recommend approval of all applications based on the criteria and findings, with conditions of approval in the draft resolution.



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
Leslie McGillivray-Rivas, Planner I
Mark DuChene, Director of Engineering
MEETING DATE: June 23, 2026
SUBJECT: Resolution 2026-189 Approve CIC Plat 104 for Faribault Townhomes

Background:

See main agenda item.

Recommendation:

Approve Resolution 2026-189

Attachments:

1. Resolution 2026-189 Approve CIC Plat #104 for Faribault Townhomes

CITY OF FARIBAULT

RESOLUTION #2026-189

APPROVE CIC PLAT NO. 104 FOR FARIBAULT TOWNHOMES

WHEREAS, Dan Gatchell, representing Rebound Real Estate LLC (the "Applicant"), on behalf of ThinkBiz LLC (the "Property Owner"), submitted a request for approval of a Common Interest Community (CIC) plat, to be known as Faribault Townhomes, CIC No.104 at 924 1st St NE; and

WHEREAS, the property associated with the proposed CIC plat consists of the subdivision called Faribault Townhomes (the "Property"), as described in Exhibit A; and

WHEREAS, City Staff reviewed the Applicant's proposed CIC plat for compliance with the Unified Development Ordinance (UDO) of the City of Faribault, Minnesota, and Minnesota Statutes Chapter 515 B; and

WHEREAS, Sec. 15-30 (A) of the City's UDO states that platting regulations, as outlined in the UDO, apply to CIC plats, which require cash in lieu of parkland dedication; and

WHEREAS, the proposed CIC plat includes 37 dwelling units across 6 buildings allowed by a CUP approved in Resolution 2026-187; and

WHEREAS, on May 27, 2026, the Faribault Park and Recreation Advisory Board recommended that the City Council require cash in lieu of parkland dedication for the proposed 37 dwelling units, totaling \$9,500 ([20 units x \$500]+[17 units x \$400] = \$16,800), per Sec. 15-336 of the UDO; and

WHEREAS, City Staff made a report to the Planning Commission, a copy of which City Staff presented to the City Council; and

WHEREAS, the Planning Commission, on June 15, 2026, following proper notice, held a public hearing regarding the Applicant's request for approval of a CIC plat, and following said public hearing, recommended that the City Council approve the CIC plat (see EXHIBIT B), finding that it:

1. Is consistent with the City's Journey to 2040 Comprehensive Plan and Downtown Master Plan.
2. Complies with the applicable provisions of the City's Unified Development Ordinance, including, but not limited to, the underlying zoning district and the subdivision regulations.
3. Complies with the applicable provisions of Minnesota Statutes, Chapter 515B, the Minnesota Common Interest Ownership Act, and accurately depicts units and common elements.
4. Provides adequate provisions for pedestrian and vehicular access and circulation.
5. Provides adequate provisions for utilities, stormwater drainage, and public services.
6. Includes necessary easements for utilities, drainage, access, and public purposes.
7. Contains a sound, well-conceived layout that is consistent with good site planning and site engineering principles.
8. Will not adversely affect the public health, safety, or general welfare.
9. Was prepared by a licensed surveyor and meets the applicable technical requirements for approval of a CIC plat.

WHEREAS, at a public meeting on June 23, 2026, the City Council considered the Applicant's request for approval CIC Plat No. 104, and concurred with the recommendation and findings of the Planning Commission, as stated in the above recital, and made identical findings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF

THE CITY OF FARIBAULT AS FOLLOWS:

Section 1. Approval of CIC Plat No. 104. The City Council hereby approves a Common Interest Community (CIC) plat, to be known as Faribault Townhomes, CIC No.104 (as shown in EXHIBIT B), subject to the following conditions:

1. The Applicant must satisfy all City Engineer comments, including but not limited to utility connections, drainage, and easements.
2. The Applicant must provide the City Engineer with a signed copy of the CIC plat as soon as possible after all signatures have been obtained and after the CIC plat has been recorded.
3. The Applicant must pay to the City the required \$16,800 parkland fee for the proposed 37 dwelling units before recording the CIC plat.
4. All legal documents associated with the CIC plat, including but not limited to declarations, bylaws, and maintenance agreements, are subject to the review and approval of the City Attorney prior to recording.
5. Per the CUP approved in Resolution 2026-187, some of the townhome driveways are required to be combined. Where the driveways are combined, the development must either have an access and maintenance agreement or covenant within the CIC in place specifying access and maintenance between the townhouses and overall HOA.
6. The Owner and City must enter into a Development Agreement.
7. Before recording the CIC plat with the Rice County Recorder, the Owner must pay all applicable fees, special assessments, and taxes.
8. The CIC plat must be recorded with the Rice County Recorder within twelve (12) months following City Council approval, or it shall be automatically deemed null and void, unless the City Council extends the deadline to record the CIC plat.
9. The Developer shall submit current title work for the Property pursuant to Minnesota Statutes Section 505.03, the Faribault City Code, and the required Development Agreement for this matter and abide by all conditions resulting from such title work and the resulting attorney plat opinion, as well as City Staff review of the title work.
10. Any future amendments to CIC Plat No. 104 affecting layout, access, or infrastructure is subject to City review and approval.

Section 2. Findings and incorporation of recitals and exhibits. The recitals and exhibits in this Resolution are integral to this Resolution and, where applicable, constitute the written findings of the City Council.

Section 3. CIC plat clean-up. The City and Applicant acknowledge that the CIC plat presented in EXHIBIT B may require modifications prior to recording the plat. The City Council authorizes and directs City Staff and City Consultants to work with the Applicant to finalize the CIC plat for recording without additional City Council action.

Section 4. Authorization to take additional steps. The City Council authorizes and directs City Staff and City Consultants to take all additional steps and actions necessary or convenient to accomplish the intent of this Resolution.

Section 5. Authorization to execute documents. The City Council authorizes and directs the Mayor and City Administrator to take all necessary actions and to execute all appropriate documents to effectuate the approvals contemplated by this Resolution.

Section 6. Effective date. This Resolution is effective immediately upon its passage and without publication.

Date Adopted: June 23, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

EXHIBIT A
Legal Description

Lot 1, Block 1 of FARIBAULT TOWNHOMES in the City of Faribault, Rice
County, Minnesota



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
David Wanberg, CED Director
FROM: Leslie McGillivray-Rivas, Planner I
MEETING DATE: June 23, 2026
SUBJECT: Resolution 2026-190 Application for a Public Art Mural at 306 1st Avenue NW

Background:

On June 9, 2026, Lynda Devine acting on behalf of Rice County Human Services, submitted an application for a public art in the form of a wall mural to be affixed to the northern wall of the building at 306 1st Avenue NW. The mural will serve to forward the mission of the Friendship House in providing enhancement to the exterior garden space which has been found to serve both the organization and the community as welcoming open space.

The Design Review Committee (DRC) reviewed the proposal at the June 16, 2026, meeting. The DRC had no objections to the proposal and supported forwarding the application for approval at the June 23, 2026, City Council meeting.

Recommendation:

Approval of the Resolution

Attachments:

1. Resolution 2026-190 Approve Application for a Public Art Mural at 306 1st Ave NW

CITY OF FARIBAULT

RESOLUTION #2026-190

APPROVE APPLICATION FOR A PUBLIC ART MURAL AT 306 1ST AVE NW

WHEREAS, Lynda Devine, acting agent for Rice County Human Services submitted an application for approval of public art, to install a mural to further the mission of Friendship House to provide a safe and comfortable learning environment through the enhancement of north wall of 306 1st Ave NW adjoining an outdoor garden, and

WHEREAS, the Council has established guidelines for public art installation in the City to ensure that the public art being installed contributes to the City' s visual character, enhances the area in which it is proposed to be located and creates a unique sense of place; and

WHEREAS, the City public art guidelines provide for a review of applications by the Development Review Committee (DRC) to determine that the application meets the public art policy guidelines; and

WHEREAS, on June 16, 2026, the Design Review Committee (DRC) reviewed the application submitted by Rice County Human Services for a public art mural proposal and is therefore recommending approval of the application.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and the City Council of the City of Faribault hereby approve the application for a mural to be placed on the North Wall of 306 1st Ave NW.

Date Adopted: June 23, 2026

Faribault City Council

Thomas J Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A: Friendship House Public Art Application Narrative

The Friendship House Mission Statement is as follows:

As a Resource Center/Clubhouse for Adults with Serious and Persistent Mental Illness (SPMI), the Friendship House mission is to provide a safe and comfortable learning environment where members provide peer support, share information, improve their skills, health and wellness and utilize opportunities for leadership, socialization and inclusion in the community.

The Friendship House recently added an outdoor park setting adjacent to the Friendship House. The Garden Park houses our extensive raised bed gardens, a gazebo, paved walkways that are handicap accessible, and benches under the gazebo.

The Garden Park is open to the general public as well as Friendship House members, and we believe the inviting public space will further our social inclusion in the community. The only component of the park project that needs completion is a mural on the exterior wall on the side of the Friendship House facing the park area.

Last year, a number of area business employees had begun to use the space to take breaks during their work day, we have seen families sitting under the gazebo while their children play in grassy area, and we have also noticed a number of people using the area to stop and rest while shopping in the downtown area. Moreover, with the new call center and large public parking lot adjacent to our Garden Park, we anticipate increased use of the park this coming year.

The Faribault community and visitors alike will have a lovely area to sit in the shade, reflect on nature, and enjoy the calming touch the mural brings to the setting. [Grab your reader's attention with a great quote from the document or use this space to emphasize a key point. To place this text box anywhere on the page, just drag it.]



**Exhibit B:
Public Art Mural**



Friendship House Mural
306 1st Avenue NW, Faribault, MN
Design by Jeff Jarvis - westcedarstudio.com

SPECIFICATIONS
Finished size 9'-0 x 36'-0
Acrylic mural paint over painted concrete block wall.
Finished with Sherwin-Williams clear sealer.



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Mark DuChene, Director of Engineering (City Engineer)
MEETING DATE: June 23, 2026
SUBJECT: Resolution 2026-179 Accept Bids for Viaduct Park Phase 2 Storage Garage Carpentry Package

Background:

On Wednesday, June 17, 2026, bids were received for the proposed Viaduct Park Phase 2 Storage Garage Carpentry Package.

The bids are tabulated as follows:

TriMo Development, Faribault, MN	\$115,000.00`
KA Witt Construction, New Prague, MN	\$119,350.00
Healy Construction, Faribault, MN	\$134,300.00
Joseph Company, Austin, MN	\$170,800.00

The low bid received was \$115,000.00 from TriMo Development and staff is recommending an award to the low bidder for the base bid amount. Work on the garage is scheduled to begin in August with final completion before November 1, 2026.

Recommendation:

Approve Resolution 2026-179

Attachments:

1. Resolution 2026-179 Accept Bids Viaduct Park Garage Carpentry Package

CITY OF FARIBAULT

RESOLUTION #2026-179

ACCEPT BIDS FOR VIADUCT PARK GARAGE - CARPENTRY PACKAGE (CONTRACT 2026-11)

WHEREAS, pursuant to the request for bids for Viaduct Park Garage – Carpentry Package (Contract 2026-11), bids were received, opened, and tabulated according to law and the following bids were received complying with the advertisement for bids:

TriMo Development, Faribault, MN	\$115,000.00
KA Witt Construction, New Prague, MN	\$119,350.00
Healy Construction, Faribault, MN	\$134,300.00
Joseph Company, Austin, MN	\$170,800.00

And;

WHEREAS, it appears that TriMo Development of Faribault, MN, is the lowest responsible bidder.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Administrator are hereby authorized and directed to enter into contract with TriMo Development in the name of the City of Faribault for Viaduct Park Garage – Carpentry Package (Contract 2026-11) in the amount of \$115,000.00 according to the Plans and Specifications prepared and on file in the office of the City Engineer.

ALSO, BE IT RESOLVED, that the City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposit of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Date Adopted: June 23, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Mark DuChene, Director of Engineering (City Engineer)
MEETING DATE: June 23, 2026
SUBJECT: Resolution 2026-180 Accept Bids for Viaduct Park Phase 2 Storage Garage Mechanical and Plumbing Package

Background:

On Wednesday, June 17, 2026, bids were received for the proposed Viaduct Park Phase 2 Storage Garage Mechanical/Plumbing Package.

The bids are tabulated as follows:

TriMo Development, Faribault, MN	\$115,000.00
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The low bid received was \$115,000.00 from TriMo Development and staff is recommending award to the low bidder in the base bid amount. Work on the garage is scheduled to begin in August with final completion before November 1, 2026.

Recommendation:

Approve Resolution 2026-180

Attachments:

1. Resolution 2026-180 Accept Bids Viaduct Park Garage Mechanical and Plumbing Package

CITY OF FARIBAULT

RESOLUTION #2026-180

**ACCEPT BIDS FOR VIADUCT PARK GARAGE - MECHANICAL AND PLUMBING
PACKAGE (CONTRACT 2026-11)**

WHEREAS, pursuant to the request for bids for Viaduct Park Garage – Mechanical and Plumbing Package (Contract 2026-11), bids were received, opened, and tabulated according to law and the following bids were received complying with the advertisement for bids:

TriMo Development, Faribault, MN \$115,000.00
And;

WHEREAS, it appears that TriMo Development of Faribault, MN, is the lowest responsible bidder.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Administrator are hereby authorized and directed to enter into contract with TriMo Development in the name of the City of Faribault for Viaduct Park Garage – Mechanical and Plumbing Package (Contract 2026-11) in the amount of \$115,000.00 according to the Plans and Specifications prepared and on file in the office of the City Engineer.

ALSO, BE IT RESOLVED, that the City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposit of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Date Adopted: June 23, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Mark DuChene, Director of Engineering (City Engineer)
MEETING DATE: June 23, 2026
SUBJECT: Resolution 2026-181 Accept Bids for Viaduct Park Phase 2 Storage Garage Footing and Foundation Package

Background:

On Wednesday, June 17, 2026, bids were received for the proposed Viaduct Park Phase 2 Storage Garage Footing and Foundation Package.

The bids are tabulated as follows:

Joseph Company, Austin, MN	\$61,625.00
Healy Construction, Faribault, MN	\$72,650.00
TriMo Development, Faribault, MN	\$80,000.00
Met-Con Construction Companies, Faribault, MN	\$101,600.00
KA Witt Construction, New Prague, MN	\$111,200.00

After bids were opened, Joseph Company alerted the City of an error in their bid and requested that their bid be removed from consideration. After reviewing the information submitted, City staff concur that there is justification for deeming the low bid non-responsible and for approving the request to remove the low bid from consideration. The lowest responsible bid received then was \$72,650.00 from Healy Construction, and staff is recommending an award to the lowest responsible bidder in the base bid amount. Work on the garage is scheduled to begin in August with final completion before November 1, 2026.

Recommendation:

Approve Resolution 2026-181

Attachments:

1. Resolution 2026-181 Accept Bids Viaduct Park Garage Footing and Foundation Package

CITY OF FARIBAULT

RESOLUTION #2026-181

**ACCEPT BIDS FOR VIADUCT PARK GARAGE - FOOTING AND FOUNDATION
PACKAGE (CONTRACT 2026-11)**

WHEREAS, pursuant to the request for bids for Viaduct Park Garage – Footing and Foundation Package (Contract 2026-11), bids were received, opened, and tabulated according to law and the following bids were received complying with the advertisement for bids:

Joseph Company, Austin, MN	\$61,625.00
Healy Construction, Faribault, MN	\$72,650.00
TriMo Development, Faribault, MN	\$80,000.00
Met-Con Construction Companies, Faribault, MN	\$101,600.00
KA Witt Construction, New Prague, MN	\$111,200.00

And;

WHEREAS, after bids were opened, Joseph Company alerted the City of an error in their bid and requested that their bid be removed from consideration. After reviewing the information submitted, City staff concur that there is justification for deeming the low bid non-responsible and for approving the request to remove the low bid from consideration, and;

WHEREAS, it appears that Healy Construction of Faribault, MN, is the lowest responsible bidder.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Administrator are hereby authorized and directed to enter into contract with Healy Construction in the name of the City of Faribault for Viaduct Park Garage – Footing and Foundation Package (Contract 2026-11) in the amount of \$72,650.00 according to the Plans and Specifications prepared and on file in the office of the City Engineer.

ALSO, BE IT RESOLVED, that the City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposit of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Date Adopted: June 23, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Mark DuChene, Director of Engineering (City Engineer)
MEETING DATE: June 23, 2026
SUBJECT: Resolution 2026-182 Accept Bids for Viaduct Park Phase 2 Storage Garage Electrical Package

Background:

On Wednesday, June 17, 2026, bids were received for the proposed Viaduct Park Phase 2 Storage Garage Electrical Package.

The bids are tabulated as follows:

TriMo Development, Faribault, MN	\$70,460.00
Retrofit Electric, Owatonna, MN	\$75,273.00
Cole's Electric, Owatonna, MN	\$92,500.00

The low bid received was \$70,460.00 from TriMo Development and staff is recommending award to the low bidder in the base bid amount. Work on the garage is scheduled to begin in August with final completion before November 1, 2026.

Recommendation:

Approve Resolution 2026-182

Attachments:

1. Resolution 2026-182 Accept Bids Viaduct Park Garage Electrical Package

CITY OF FARIBAULT

RESOLUTION #2026-182

ACCEPT BIDS FOR VIADUCT PARK GARAGE - ELECTRICAL PACKAGE (CONTRACT 2026-11)

WHEREAS, pursuant to the request for bids for Viaduct Park Garage – Electrical Package (Contract 2026-11), bids were received, opened, and tabulated according to law and the following bids were received complying with the advertisement for bids:

TriMo Development, Faribault, MN	\$70,460.00
Retrofit Electric, Owatonna, MN	\$75,273.00
Cole's Electric, Owatonna, MN	\$92,500.00

And;

WHEREAS, it appears that TriMo Development of Faribault, MN, is the lowest responsible bidder.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Administrator are hereby authorized and directed to enter into contract with TriMo Development in the name of the City of Faribault for Viaduct Park Garage – Electrical Package (Contract 2026-11) in the amount of \$70,460.00 according to the Plans and Specifications prepared and on file in the office of the City Engineer.

ALSO, BE IT RESOLVED, that the City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposit of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Date Adopted: June 23, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator