



CITY COUNCIL MINUTES

COUNCIL CHAMBERS

TUESDAY, APRIL 14, 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, Royal Ross, John Rowan, Peter van Sluis and Chuck Theile. Councilor Adama Doumbouya was absent. Also in attendance were City Administrator Jessica Kinser, City Clerk Heather Slechta, Community and Economic Development Director Dave Wanberg, Police Chief John Sherwin, Parks and Recreation Director Rochelle Anderholm-Parsch, Economic Development Coordinator Jacob Wiensch, City Engineer Mark DuChene, Public Works Director Travis Block, Communications Manager Brad Phenow, Human Resources Director Kevn Bushard, Planning Manager Harry Davis 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

Faribault Police Department Awards Presentation

Police Chief John Sherwin stated that recent incidents in Faribault have resulted in heroic and commendable actions by Faribault Police Officers, Rice County Sheriff's Deputies, and a Rice/Steele 911 Center Emergency Communications Operator. Chief Sherwin recognized the officers, deputies, and the dispatcher involved in these incidents.

Pollinator Month Proclamation

Mayor Spooner read a proclamation that named the month of May Pollinator Month. Ann Poe and Pauline Schriber spoke on the many things GROWS does for the community.

Arbor Day Proclamation

Mayor Spooner read a proclamation declaring April 22, 2026 as Arbor Day in the City of Faribault. Pat Rice spoke on the activities that will take place that day.

Approve minutes of the March 24, 2026 City Council Meeting

Motion by Ross, seconded by Barnes to approve the minutes of the March 24, 2026 City Council Meeting and carried unanimously.

Requests to be Heard

Cathy Hoban-4531 197th St. E

Hoban spoke out against a proposed apartment complex that was discussed at a previous

Council Work Session. She voiced concerns about the increase in traffic, water and sewer usage, as well as allowing anything that could bring fraud into the community.

Karen Zeller-16972 Acorn Trail

Zeller spoke out against allowing data centers to be built in Faribault. Zeller stated that data centers do not have positive impacts on communities and could cause harm for generations to come.

Gail DeGrood-21126 Bagley Ave

DeGrood spoke out against a proposed apartment complex that was discussed at a previous Council Work Session. She voiced concerns regarding vandalism to their agricultural property, traffic, the impact on public services, and that the increase in population would not help the schools.

Lynda Boudreau-16450 Ames Way

Boudreau spoke out against a proposed apartment complex that was discussed at a previous Council Work Session. Boudreau stated that the complex could bring 3,000 people to the community, how many would be coming from the metro, she questioned if the City could control what happens on the property, how this complex would change the composition of the community. She requested more information on how many vouchers would be given out and more specifics on the project.

Consent Agenda

- A. Claims List
- B. Approve Hangar Rental Agreement
- C. Approve LG220 Application for Faribault Community Festivals
- D. Approve 1-4 Day Temporary Liquor License and Hold Harmless and Indemnification Agreement for Faribault Community Festivals
- E. Approve Facility Use Agreements
- F. Resolution 2026-098 Amending the 2026 Adopted Budget for the Finance Department Restructure
- G. Resolution 2026-101 Approve Low Potency Hemp Retail Registration
- H. Resolution 2026-102 Approve Hiring Community Engagement and Event Specialist
- I. Resolution 2026-103 Approve 2026 CIP Purchase of Cameras and Door Access Panels for Police Department.
- J. Resolution 2026-104 Approve CIP Purchase of Cameras for Public Works
- K. Resolution 2026-105 Approve Amendment to Price and Repair of the City Hall East Entrance
- L. Resolution 2026-106 Approve LG230 Application to Conduct Off-Site Gambling for Elks Lodge 1166 Faribault
- M. Resolution 2026-107 Approve Professional Engineering Services Agreement with Donohue & Associates Inc. for Capital Improvements at Water Reclamation Facility
- N. Resolution 2026-113 Approve Memorial Day Parade Street Closures and Use of Central Park

- O. Approve 1-4 Day Temporary Liquor License and Hold Harmless and Indemnification Agreement for BPOE Lodge 1166
- P. Approve Council Appointment to the Economic Development Authority and Ice Arena Board
- Q. Resolution 2026-114 Approve New Garbage and Refuse Hauler License

Councilor Ross requested that the actual cost and budget amount of each Capital Improvement Project (CIP) be added to the memos moving forward for consistency.

Motion by Ross, seconded by van Sluis to approve Consent Agenda items A-Q and carried unanimously.

Public Hearings – None

Items for Discussion

Hill Block Condominiums/217-223 Central Ave - Planned Unit Development; CIC Plat; Development Agreement; Ordinance 2026-05 Rezone Property in the Hill Block Condominium CIC Plat to include a PUD Overlay; Resolution 2026-111 Approve CIC Plat #103 for Hill Block Condominiums and Resolution 2026-112 Authorize Execution of CIC #103 Hill Block Condominiums Developer Platting-Only Agreement

Planning Manager Harry Davis explained that Alex Baraniak from Rebound Real Estate with support from Faribo Downtown Central requested approval of a planned unit development (PUD), CIC plat, and Development Agreement for 217, 219, and 223 Central Avenue. The subject properties are zoned CBD, Central Business District and include some prominent, historic buildings that contribute to the Heritage Preservation District. The proposed PUD, CIC plat, and agreement are to help revitalize the existing structures and facilitate 19 new dwelling units alongside approximately 7,000 sq ft of commercial/office.

Baraniak's request for a PUD is consistent and compatible with the Comprehensive Plan and nearby properties. The project proposes varying away from some standards, like limiting density, dwelling size, and no dedicated open space on the property. Staff recognized several key parts: the overall design of the project; use of existing structures; preservation of historic features; parkland dedication fees for 19 new dwellings; and the dedication of a right-of-way easement covering the rear public alley. The associated CIC plat is the first, outside of amendments, reviewed through city processes and meets requirements. The developer's agreement will help facilitate revitalizing the property and support the project. All details on findings for each project's criteria may be found in the attached and associated Resolutions and Ordinance in this agenda item's sub-items.

At their April 6, 2026, meeting, the Planning Commission voted unanimously to forward and recommend approval of the project. One member of the public spoke in opposition to the project, primarily citing concerns over the number of units, a lack of parking, and the applicant/property owner approach to development. The DRC, City Planning Manager, and City Engineer also recommend approval of the project.

Councilor Ross asked if these would be commercial or residential condos, Davis stated that they are residential but setting up for the future. Ross asked if they would be holding them now and selling them later and questioned how many bedrooms they would have. Davis stated that the intent is to sell in the future and that they are focused on 1 and 2-bedrooms but could have larger units. Barnes stated that they mentioned at the HRA meeting that they would have 1 and 2-bedrooms and own them for 10 years.

Motion by Ross, seconded by Thiele to approve Ordinance 2026-05 Rezone Property in the Hill Block Condominium CIC Plat to include a PUD Overlay

Roll Call Vote:

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

Nay:

Motion carried 6:0

Motion by van Sluis, seconded by Barnes to approve Resolution 2026-111 Approve CIC Plat #103 for Hill Block Condominiums and carried unanimously.

Motion by Thiele, seconded by Rowan to approve Resolution 2026-112 Authorize Execution of CIC #103 Hill Block Condominiums Developer Platting-Only Agreement and carried unanimously.

Ordinance 2026-06 Approve a Zoning Text Amendment for Data Centers in I-2 Zoning Districts

Harry Davis, Planning Manager stated the under counsel from the City Attorney and direction by City Administration, proposed listing data centers as allowed only in I-2, Heavy Industrial zoned areas and adding a data center definition. The change will help clarify where data centers are allowed within city limits and what qualifies as a data center. A business that has a separate space for computer servers and storing organization info would not fit the definition or be regulated as a data center.

Davis stated that at the April 6, 2026, meeting, the Planning Commission voted unanimously to forward and recommend approval of the project, with a strong recommendation that the City Council adopt specific development standards for data centers within a reasonable amount of time. Several members of the public spoke in opposition to the change, primarily citing concerns over data centers in general, the impact on city and utility services, and environmental impacts for neighbors. The DRC, City Planning Manager, and City Engineer also recommend approval of the project.

Councilor Rowan stated that the definition in the ordinance was too broad, and it needs to go back to committee for clarifications. Barnes asked if design standards should be done first, Davis stated that this has been recommended by Administration and our legal team, this helps protect us, this focuses on those focused-on housing data. Barnes asked for a one-year moratorium on data centers.

Ross asked if Rowan wanted to add “for profit” to the definition, Rowan stated something

needed to be added either before or after establishments. Mayor Spooner asked if this was already in ordinance, Davis stated no, this allows us to speak on what a data center is.

Motion by Rowan, seconded by Barnes to table Ordinance 2026-06 Approve a Zoning Text Amendment for Data Centers in I-2 Zoning Districts and carried 4:2 with Councilor Thiele and Mayor Spooner voting Nay.

Ordinance 2026-07 Approve a Zoning Text Amendment for Child Care in PI Zoning Districts

Planning Manager Harry Davis proposed listing childcare centers as allowed in P/I, Public Institutional zoned areas. The change will help facilitate synergy between uses currently found in P/I, such as places of worship and schools. A child career center, either associated or not, with another use will be able to co-locate on a property or take part in a larger campus.

At their April 6, 2026, meeting, the Planning Commission voted unanimously to forward and recommend approval of the project. The DRC, City Planning Manager, and City Engineer also recommend approval of the change.

Councilor Ross asked if this is already in practice, Davis stated that it is, as until a few years ago there was no P/I zoning designation, this legitimizes daycares in these areas.

Motion by Ross, seconded by van Sluis to approve Ordinance 2026-07 Approve a Zoning Text Amendment for Child Care in PI Zoning Districts

Roll Call Vote:

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

Nay:

Motion carried 6:0

Bids

Resolution 2026-108 Accept Bids for 2026 Miscellaneous Concrete Project - Contract 2026-01

City Engineer Mark DuChene stated that Staff received bids for Contract 2026-01, 2026 Miscellaneous Concrete Work (City Wide) on Wednesday, April 1, 2026. The bids received were tabulated as follows:

Create Construction LLC, Maple Grove, MN	\$ 91,248.00
Healy Construction, Faribault, MN	\$107,610.00
Legends Concrete, Inc, Faribault, MN	\$114,342.50
Pember Companies, Inc, Menomonie, WI	\$123,220.10
BKJ Exc, Jordan, MN	\$123,245.50

The Engineer's Estimate was \$109,925.00.

DuChene stated that financing for the project comes from the Street Improvement Projects Fund (401). The amount of work actually completed under this contract varies widely from year to year. The 401 Fund is then reimbursed from various other City funds based on the specific work performed.

Minor work in the public right-of-way is also done at the request of private parties via petition and waiver agreements for assessment of the work back to the private party.

Motion by van Sluis, seconded by Theile to approve Resolution 2026-108 Accept Bids for 2026 Miscellaneous Concrete Project - Contract 2026-01 and carried unanimously.

Resolution 2026-109 Accept Bids for 2026 Street Reconstruction Improvements - Contract 2026-03 & City Parking Lot 21 Improvements - Contract 2026-06

City Engineer Mark DuChene stated that on Wednesday, April 8, 2026, bids were received for the proposed 2026 Street Reconstruction Improvements — Contract 2026-03. The project includes removals, watermain replacement, sanitary sewer replacement, lot services, storm sewer construction, grading, aggregate base, sidewalk reconstruction, bituminous paving, turf restoration and related improvements.

The streets proposed to be included in this project are as follows:

2nd Street NW from 1st Avenue NW to 4th Avenue NW and 1st Avenue NW from 3rd Street NW to 4th Street NW/TH 60.

The bid package also included the work for City Parking Lot 21 Improvements — Contract 2026-06 project, including removals, storm sewer construction, grading, aggregate base, sidewalk reconstruction, bituminous paving, turf restoration and related improvements for a new public parking lot at the corner of 1st Avenue NW and 4th Street NW

The bids were tabulated as follows:

Holtmeier Construction Inc, Mankato, MN	\$2,232,731.30
ICON, LLC., Dodge Center, MN	\$2,357,384.00
A-1 Excavating LLC, Bloomer, WI	\$2,362,298.00
Wencl Construction, Inc, Owatonna, MN	\$2,433,141.50
BCM Construction, Inc, Faribault, MN	\$2,478,478.00
Heselton Construction, Faribault, MN	\$2,489,319.75
Ryan Contracting Company, Elko-New Market, MN	\$2,495,609.43
Alcon Excavating Inc, Rochester, MN	\$2,620,776.83
S.L. Contracting, Rochester, MN	\$2,879,885.29

The Engineer's Estimate was \$2,187,329.25.

Based on the low bidder's prices, the estimated funding for the project including contingencies and engineering fees will be as follows.

Street Improvement Fund (401) \$1,725,560.00

Water Utility Fund (601)	\$ 379,700.00
Sanitary Sewer Utility Fund (602)	\$ 271,035.00
Storm Sewer Utility Fund (603)	\$ 319,740.00

The total project cost is \$2,696,035.00.

DuChene stated that although the bids exceed the engineer's estimate, DuChene recommended awarding the contract to the low bidder, Holtmeier Construction, and process a budget amendment. Although the low bid is above the budgeted amount, given current volatility in prices from what's happening overseas and based on the number and tightness of the bids received, delaying the project and rebidding is unlikely to result in better prices. The project funds have adequate reserves to cover the project costs. Construction on the project is scheduled to begin in June and be substantially completed by September 30, 2026.

Councilor Ross stated that these two streets have been on the CIP for a few years already, DuChene stated that they have been, as they have been waiting to see what happened with County property.

Motion by Barnes, seconded by Ross to approve Resolution 2026-109 Accept Bids for 2026 Street Reconstruction Improvements - Contract 2026-03 & City Parking Lot 21 Improvements - Contract 2026-06 and carried unanimously.

Resolution 2026-110 Accept Bids for Design, Purchase, and Installation of a PEMB for Viaduct Park Phase 2 - Contract 2026-09

City Engineer Mark DuChene explained that on Wednesday, April 8, 2026, bids were received for the proposed Viaduct Park Ice Shelter — Contract 2026-09 project including a pre-engineered metal building, concrete footings and foundation and related components

Met Con Construction, Inc., Faribault, MN was the only company that submitted a bid, that bid was for

\$649,900.00. DuChene stated that the bid received is within the project budget allocated for this portion of the Viaduct Park Phase 2 project and Staff is recommending award to Met Con. There is an estimated 8 week delivery timeline for the structure and it is anticipated that the structure erection will happen in late July/Early August to allow site work to be completed prior to September 1, 2026, which is the deadline to turn over the site to the refrigerated ice systems contractor so that all work can be completed in anticipation of a skate rink opening tentatively set for November of 2026.

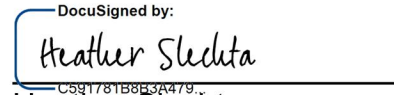
Motion by Barnes, seconded Thiele to approve Resolution 2026-110 Accept Bids for Design, Purchase, and Installation of a PEMB for Viaduct Park Phase 2 - Contract 2026-09 and carried unanimously.

Boards and Commissions Reports, Announcements and Project Updates – None

Adjournment

Motion by Barnes, seconded by van Sluis to adjourn the City Council meeting and carried unanimously. The meeting was adjourned at 7:12 pm.

Respectfully Submitted,

DocuSigned by:

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Heather Slechta
City Clerk