



CITY COUNCIL MINUTES

COUNCIL CHAMBERS

TUESDAY, MAY 12, 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, Adama Doumbouya (arrived at 6:02 pm), Royal Ross, John Rowan, Peter van Sluis and Chuck Thiele. Also in attendance were City Administrator Jessica Kinser, City Clerk Heather Slechta, Community and Economic Development Director Dave Wanberg, Police Chief John Sherwin, Parks and Recreation Director Rochelle Anderholm-Parsch, Economic Development Coordinator Jacob Wiensch, City Engineer Mark DuChene, Planning Manager Harry Davis and Library Services Director Delane James.

Approve Agenda

Motion by Ross, seconded by van Sluis to approve the agenda as presented and were approved 6-0.

Presentations/Introductions – None

Approve minutes of the April 28, 2026, City Council Meeting and the April 28, 2026, Special City Council Meeting – Closed Session

Motion by Barnes, seconded by Thiele to approve minutes of the April 28, 2026, City Council Meeting and the April 28, 2026, Special City Council Meeting - Closed Session and were approved 6-0.

Requests to be Heard

City of Faribault Residents or City of Faribault Property Owners/Taxpayers

Jacob Reed, 1730 Willow Street, spoke out in opposition of a data center, he stated that his tax dollars should not be used for litigation. He also spoke about the increased energy use as well as tax-abatement at the state level.

Karen Zeller, 1901 Crystal Lane, asked what would be wrong with adopting a moratorium on data centers, not one person thinks a data center is a good idea.

Non-City of Faribault Residents

Elizabeth Wright, 5351 Elkton Trail, requested the Council put a moratorium on data centers.

Miranda Lamb, 4222 Crystal Lake Trail, spoke against data centers, that all people that have a Faribault address are affected by the proposed data center.

Shodo Springs, 16922 Cabot Ave, stated she will live 2-miles from the data center, she requested the Council adopt a moratorium.

Consent Agenda

- A. Claims List
- B. Approve LG220 Application for Exempt Permit for Faribault Chamber Trust
- C. Resolution 2026-134 Approve Street Closures for Downtown Car Cruise Nights
- D. Resolution 2026-135 Supporting Application for Safe Streets for All (SS4A) Grant

Program

- E. Resolution 2026-136 Authorize The City Of Faribault To Formally Apply For An Economic Development Administration Disaster Supplemental Grant And Commit Required Matching Funds For Two Rivers Siphon Box Project - City Contract 2025-08
- F. Resolution 2026-137 Authorize The City Of Faribault To Formally Apply For An Economic Development Administration Disaster Supplemental Grant And Commit Required Matching Funds For Twin Lakes Outlet Project - City Contract 2025-10
- G. Resolution 2026-139 Accept Donation to Buckham Memorial Library
- H. Resolution 2026-140 Accept Donations to Parks and Recreation Department
- I. Resolution 2026-141 Approve Massage Therapist License
- J. Resolution 2026-142 Approve Low Potency Hemp Product Registrations

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

Public Hearings – None

Items for Discussion

Resolution 2026-138 Approve a Conditional Use Permit for Multi-Family on Lot 1, Block 2, Riverchase Addition

Planning Manager Harry Davis explained that Hamilton Real Estate Group with support from the City of Faribault requested approval of a conditional use permit (CUP) for a four-story, multi-family use with 79 units at 105 Riverchase Court. This proposal is for the second phase of Riverchase, Riverchase II with Riverchase I located across Riverchase Court to the north.

The CUP covers the following aspects: standalone multi-family use in CBD; exceeding the unit density and not meeting minimum unit sizes for multi-family in CBD; and exceeding 3 stories.

The proposal meets the criteria for granting a CUP. The proposed apartments, building height, and density of units are a reasonable request and help facilitate the planned redevelopment of this area.

Davis was not aware of any issues with current traffic near the property and did not anticipate future issues. The property and parking lot can easily accommodate the use and increased density without negatively impacting nearby properties.

At their May 4, 2026, meeting, the Planning Commission voted unanimously to forward and recommend approval of the project. The DRC also recommended approval of the proposal.

Councilor Rowan asked if the property could be removed from the CBD zoning district, Davis stated that would be a longer conversation. He also asked if this would be market rate, Davis stated that it would be.

Motion by van Sluis, seconded by Doumbouya to approve Resolution 2026-138 Approve a Conditional Use Permit for Multi-Family on Lot 1, Block 2, Riverchase Addition and carried unanimously.

Ordinance 2026-06 Approve a Zoning Text Amendment for Data Centers in I-2 Zoning Districts - Second Reading and Summary Publication of Ordinance 2026-06

Planning Manager Harry Davis explained that at the previous City Council meeting on April 28, 2026, City Council approved the first reading of Ordinance 2026-06. Staff did not make any substantial changes to the Ordinance.

Rowan stated that if the Council does nothing, anyone can put a data center anywhere in the city at

any time, this puts guardrails in place and has nothing to do with the proposed Archer Data Center. Councilor Ross stated that we do not define it as anything now or have limitations on where it can go, this defines it and states where it can go making it more difficult for others in the future. Councilor Doumbouya appreciated the comments, and wants to listen to the residents, they do not want it. Councilor Barnes asked if it was a 5/7 vote to approve the ordinance; City Administrator Jessica Kinser stated that it is a majority vote to approve. Kinser also informed the Council that Davis and the Planning Commission will be working on Design standards next if this is approved tonight.

Motion by Ross, seconded by Rowan to approve Ordinance 2026-06 Approve a Zoning Text Amendment for Data Centers in I-2 Zoning Districts - Second Reading

Roll Call Vote:

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

Nay: Councilor Barnes and Doumbouya

Motion carried 5:2

Motion by Rowan, seconded by Thiele to approve the Summary Publication of Ordinance 2026-06 and carried unanimously.

Bids

Resolution 2026-118 Reject Bids for Viaduct Park Phase 2 Storage Garage and Authorize Staff to Proceed with an Alternative Bid Process and Project Management Approach

Parks and Recreation Director Rochelle Anderholm-Parsch explained that on August 26, 2025, the Faribault City Council approved Resolution 2025-208, authorizing up to \$3.6 million for Phase 2 improvements at Viaduct Park. Phase 2 includes construction of a covered refrigerated ice sheet, pavilion structure, supporting storage facilities, and associated site improvements. On March 24, 2026, the City Council approved Resolution 2026-097, authorizing staff to advertise and solicit competitive sealed bids for construction of the storage garage. The project was advertised on March 25, 2026, and bids were opened on April 22, 2026, in accordance with Minnesota procurement requirements and the established project timeline.

The anticipated budget for the storage garage was \$200,000.

Staff received the following bids:

KA Witt: \$598,000 (Monument Sign Alternate: \$24,600) – 199% over budget

Met-Con: \$639,800 (Monument Sign Alternate: \$62,000) – 220% over budget

The Joseph Company: \$747,000 (Monument Sign Alternate: \$24,000) – 274% over budget

Anderholm-Parsch stated that all bids significantly exceeded the anticipated project budget. As a result, Anderholm-Parsch recommended rejection of all bids and proposing a revised project delivery approach intended to better align this portion of the project with available funding. The revised approach would include City self-performed project management services to reduce contractor overhead and markup, along with direct coordination of subcontractors and trades through individually bid work packages.

Councilor Ross asked why the price doubled, Anderholm-Parsch stated that they were surprised as well and that by doing the project management in-house, should reduce the costs. Ross also asked if staff would have time to do it themselves, Anderholm-Parsch stated that they would make it work, Ross thanked her for bringing back additional plans. Councilor Barnes thanked Anderholm-Parsch for her dedication and relooking at this project.

Motion by Barnes, seconded by Doumbouya to approve Resolution 2026-118 Reject Bids for Viaduct Park Phase 2 Storage Garage and Authorize Staff to Proceed with an Alternative Bid Process and Project Management Approach and carried unanimously.

Boards and Commissions Reports, Announcements and Project Updates

City Administrator Jessica Kinser reminded the Council of the Council Chat on Wednesday at 6:00 pm at Washington Rec Center, the topic is the upcoming elections.

Adjournment

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

The meeting was adjourned at 6:38 pm.

Respectfully Submitted,

DocuSigned by:



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Heather Slechta

City Clerk