City Of Faribault

CITY COUNCIL MINUTES

COUNCIL CHAMBERS WEDNESDAY, AUGUST 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, Royal Ross, John Rowan, Peter van Sluis and Chuck Thiele. 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, Director of Engineering Mark DuChene, Public Works Director Travis Block, City Planning Manager Harry Davis, Library Service Director Delane James, Finance Director Kindra Papenfus, Communications Manager Brad Phenow and Parks and Recreation Director Rochelle Anderholm-Parsch.

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

Presentations/Introductions
Residents Academy Participant Recognition
Communications Manager Brad Phenow recognized the following individuals that participated in the second annual Residents Academy; Jerris Cross, Kevin Karow, Ayan Aden, Frank McGrogan, Karen Lassek, Cecilio Palacios, Sarah Kendall, Timothy Sherrill, Taylor Hanson and CaseyLea Clayton. Roger Steinkamp was absent. Mayor Spooner thanked the group for their interest and participation.

Approve minutes of the July 28, 2026, City Council Meeting
Motion by Rowan, seconded by Barnes to approve the Minutes of July 28, 2026, City Council Meeting and carried unanimously.

Requests to be Heard – None

Consent Agenda
A. Claims for Release
B. Receive Board and Commission Meeting Minutes
C. Approve LG240B Application to Conduct Excluded Bingo for Divine Mercy Catholic Church
D. Approve Application and Permit for a 1 Day to 4 Day Temporary On-Sale

Liquor License for Faribault Minnesota Chapter (Harley-Davidson)

E. Resolution 2026-227 Approve Traffic Enforcement Grant Application
F. Resolution 2026-232 Declare Rescue Boat Surplus Equipment
G. Resolution 2026-236 Approve Suspension of October Utility Bill Late Fees

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

Public Hearings – None

Items for Discussion

Resolution 2026-228 Approve Directed Engineering Services Agreement with McKinstry Essention, LLC for the Development of an Energy Savings Project

Adam Seidel and John Neville from McKinstry Essention, LLC provided the Council with an update on the preliminary assessment of specific City facilities and possible energy efficiency projects that the City could move forward with as an energy savings project.

Councilor Ross asked for examples of the Capital Improvement Plan savings, Seidel stated the lighting work and HVAC replacement at Public Works would be part of the project. Ross also asked how long it will take to complete the projects, Seidel stated that it would be completed in 6 months to a year, and no payments would be made until the projects are completed. Ross also asked how this would be paid for, City Administrator Jessica Kinser explained that it would be paid for over 20 years, and would be paid as a lease, and not be part of the debt service levy. Kinser explained that LED retrofit of the decorative streetlights would be paid for using cash on hand. This contract will provide for project oversight and management. Councilor Thiele asked if the energy saving estimates were low, Seidel stated that they are, most see 10-12% over performance. Councilor Barnes stated that it is a 20-year lease but 25 years of savings, Seidel explained that it is a 20-year lease but since most equipment has a 25-year lifespan they show savings over 25 years. Councilor Rowan asked if potential solar has been identified, Seidel stated that they have looked at the Public Works site, Rowan then asked if Viaduct Park could host solar, Seidel stated that they could investigate that.

Motion by Thiele, seconded by Barnes to approve Resolution 2026-228 Approve Directed Engineering Services Agreement with McKinstry Essention, LLC for the Development of an Energy Savings Project and carried unanimously.

Ordinance 2026-11 Amend Sec. 2-7 of the City Code of Ordinances regarding the Salaries of the Mayor and Council Members (First Reading)

City Administrator Jessica Kinser explained that the City Council reviewed their current wages at a July 28th work session and determined that an increase of $1,000 per position should come before the Council for approval. This change will be effective January 1, 2027, assuming the approvals are completed before the November general election.
Motion by Ross, seconded by van Sluis to approve Ordinance 2026-11 Amend Sec. 2-7 of the City Code of Ordinances regarding the Salaries of the Mayor and Council Members (First Reading)

Roll Call Vote
Aye: Councilor Barnes, Ross, Rowan, van Sluis, Thiele and Mayor Spooner
Nay:

Motion carried 6:0

Ordinance 2026-10 Vacate a Portion of Cavalry Drive at 3105 Hwy 60 W and Ordinance 2026-10 Summary Publication
City Planning Manager Harry Davis stated that at the previous City Council meeting on April 14, 2026, City Council approved the first reading of Ordinance 2026-10. Staff did not make any substantial changes to the Ordinance.

Motion by van Sluis, seconded by Rowan to approve Ordinance 2026-10 Vacate a Portion of Cavalry Drive at 3105 Hwy 60 W

Roll Cal Vote
Aye: Councilor Barnes, Ross, Rowan, van Sluis, Thiele and Mayor Spooner
Nay:

Motion carried 6:0

Motion by Rowan, seconded by van Sluis to approve Ordinance 2026-10 Summary Publication and carried unanimously.

Larson Properties Addition/1515 30th St NW - Preliminary and Final Plat; Variance; Resolution 2026-229 Approve the Preliminary and Final Plats for Larson Properties Addition and Resolution 2026-230 Approve a Variance for Larson Properties Addition
City Planning Manager Harry Davis explained that John Schulte with Jones, Haugh & Smith Inc on behalf of Kyle Gillette from All State Peterbilt and Larson Properties LLC requested a preliminary plat and final plat, with a variance for properties approximately located at 1515 30th St NW. The subject properties are zoned I-P, Industrial Park across approximately 14.85 acres of partially developed property with an existing trucking business.

The proposed plats and variance seek to facilitate an expansion for All State Peterbilt and create an outlot for stormwater and future development. Industrial Drive is proposed to be built and extended approximately 60' feet for a total length of Industrial Drive from 30th St NW at approximately 716 feet.

The preliminary and final plats generally meet the criteria for approval. The request to exceed the dead-end maximum of 650 feet for Industrial Drive is a reasonable request and demonstrates practical difficulty. There is existing development to the west, dedicated parkland for a trail to the south, and an active rail line to the east. The street cannot go anywhere from where it is currently. Additionally, the property at the existing end of Industrial Drive does not have enough property frontage to be developed. Adding a turnaround at the end of Industrial Drive will satisfy street frontage and allow future development.

The Planning Commission held a public hearing at their meeting on August 3, 2026, and unanimously forwarded the project to City Council, recommending approval. No members of the public spoke before or during the public hearing.

Motion by Ross, seconded by Thiele to approve Resolution 2026-229 Approve the Preliminary and Final Plats for Larson Properties Addition and carried unanimously.

Motion by Thiele, seconded by Barnes to approve Resolution 2026-230 Approve a Variance for Larson Properties Addition and carried unanimously.

Resolution 2026-231 Approve a Conditional Use Permit for a Craftsman Studio at 1033 Faribault Rd

City Planning Manager Harry Davis explained that Curtis Johnson with Sure Cut Woodworking, with approval from the property owner Michael Brown through LMSG Properties LLC, requested approval of a conditional use permit for a craftsman studio over 2,500 sq ft at 1033 Faribault Rd. The property is zoned C-2, Highway Commercial and contains approximately 1.9 acres of land.

Johnson proposes a craftsman studio for woodworking and cabinetry in an existing metal building with a parking lot and loading docks. The studio will have a total of 7 employees and operate Monday-Thursday from 7:00 am – 5:00 pm. All business operations will be conducted inside the building.

The proposal meets the criteria for granting a CUP. The proposed craftsman studio and subject property have an adequate number of parking spaces and no outside storage is proposed. City staff are not aware of any issues with current traffic near the property and don’t anticipate future issues. Because all operations will take place within the building, staff anticipates no adverse impacts on adjoining properties.

The Planning Commission held a public hearing during the regular meeting on August 4, 2026. Members of the public spoke to staff before the meeting about noise concerns. Members of the public also spoke during the public hearing about noise and the impact of the business on adjoining property. The Planning Commission voted unanimously to forward the request to City Council, with conditions of approval.

Councilor Ross asked if obtaining a CUP was the more difficult path than rezoning should more square feet be needed in the future. Davis stated that it is zoned C-2 and a higher level of zoning like industrial would reduce the restrictions on noise, which was a complaint of the neighborhood; the Council could allow for up to 12,000 feet, however, that was not the request in front of the Council. Councilor Barnes asked about the hours of operation, Davis stated Monday-Thursday from 7:00 am – 5:00 pm.

Motion by Rowan, seconded by van Sluis to amend Resolution 2026-231 Approve a Conditional Use Permit for a Craftsman Studio at 1033 Faribault Rd to allow for up to

12,000 square feet and carried unanimously.

Motion by Ross, seconded by van Sluis to approve Resolution 2026-231 Approve a Conditional Use Permit for a Craftsman Studio at 1033 Faribault Rd as amended and carried unanimously.

Resolution 2026-234 Order Improvements, Approve Plans and Establish Bid Date for 2026 ReLEAF Tree Removal Program - Contract 2026-18
City Engineer Mark DuChene explained that the City had 40 properties that met the income restrictions for the ReLEAF grant to be included in the tree removal program for a total of 118 trees and stumps to be removed. The ReLEAF grant program covers 100% of the costs for the removal of the trees and related stumps. The bid date for the program will be September 2, 2026, with completion by May 1, 2027.

Motion by Ross, seconded by Barnes to approve Resolution 2026-234 Order Improvements, Approve Plans and Establish Bid Date for 2026 ReLEAF Tree Removal Program - Contract 2026-18 and carried unanimously.

Resolution 2026-235 Accept Professional Services Proposal for Woolen Mill Dam 30% Design Services - Contract 2025-13 and Budget Amendment
City Engineer Mark DuChene reminded the Council of the June 16, 2026, Council Work Session, presentation of the final feasibility report for the Woolen Mills Dam project. Council directed Staff to move forward with preliminary design services for the option to remove both existing dam structures and replace them with a series of rock arch rapids. Staff worked with the design consultant who completed the feasibility report to develop a next phase project scope that will complete design services through 30% as well as complete the necessary environmental reviews needed due to the inclusion of federal funding sources. Staff and the Consultant were in agreement that taking the design to 30% and completing the environmental review allows the project to be vetted by the appropriate review and permitting authorities without risking taking a design too far that hasn't been fully approved.

The project will be funded by the Stormwater Utility Fund (603) of which adequate reserves exist for this project. One reason for moving forward now with this scope rather than waiting until 2027 to begin is if the project was delayed starting in 2027 it is unlikely the City would be able to pursue any funding through the 2027 state legislative session. Since this was not a budgeted expense for 2026, DuChene requested the Council approve a budget amendment.

Motion by Barnes, seconded by van Sluis to approve Resolution 2026-235 Accept Professional Services Proposal for Woolen Mill Dam 30% Design Services - Contract 2025-13 and Budget Amendment and carried unanimously.

Bids- None

Boards and Commissions Reports, Announcements and Project Updates

Mayor Spooner congratulated the City Council Candidates, and thanked City Clerk Heather Slechta and the Election Judges.

Adjournment
Motion by van Sluis, seconded by Thiele to adjourn the City Council meeting and carried unanimously. The meeting was adjourned at 6:58 pm.

Respectfully Submitted,

DocuSigned by:
Heather Slechta
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Heather Slechta
City Clerk