



CITY COUNCIL MINUTES

**COUNCIL CHAMBERS TUESDAY, MARCH 23, 2021 6:30 PM OR
IMMEDIATELY FOLLOWING THE SPECIAL CITY COUNCIL WORK SESSION MEETING**

Call to Order/Roll Call/Pledge of Allegiance

The regular meeting of the City Council was called to order by Mayor Kevin Voracek at 6:57 pm. Councilors Sara Caron, Royal Ross, Peter van Sluis, Tom Spooner, Janna Viscomi, and Jon Wood were in attendance. Also in attendance was City Administrator Tim Murray, Administrative Assistant Kari Casper, Police Chief Andy Bohlen, Parks and Recreation Director Paul Peanasky, City Planner David Wanberg, Human Resources Manager Kevin Bushard, City Engineer Mark DuChene and Public Works Director Travis Block.

Presentations/Introductions – None

Approve minutes of March 9, 2021 Regular Council Meeting and the March 16, 2021 Special City Council Meeting (Closed Session)

Motion by Spooner, seconded by Caron to approve minutes of March 9, 2021 Regular Council Meeting and the March 16, 2021 Special City Council Meeting (Closed Session) and carried unanimously.

Consent Agenda:

- A. List of bills to be paid
- B. Resolution 2021-058 Approve the Loan Application to Minnesota Public Facilities Authority for NW Area Water Tower Watermain Project – Contract 2019-12
- C. Resolution 2021-059 Approve Hiring IT Coordinator
- D. Approve 2021 CIP Purchase – Asphalt Paver
- E. Resolution 2021-056 Establishing the City of Faribault Authorized Community Festivals within the City and Provide for the Terms and Conditions for Alcohol Service and Consumption at Community Festivals
- F. Resolution 2021-057 Approve Street Closures for Downtown Car Cruise Nights
- G. Authorization to Solicit Bids for Replacement of HVAC Units at Community Center
- H. Approve Annual State of Minnesota Department of Human Services Work Contract
- I. Approve Quote for Electronic Door Locks at Community Center
- J. Authorize Submittal of Letter in Opposition to Proposed State Legislation that Limits/Restricts Local Control on Housing and Development
- K. Approve Letter of Support for National Register Nomination for Faribault Commercial Historic District
- L. Resolution 2021-062 Approve Settlement Agreement with Minnesota Occupational Safety and Health (Agency)
- M. Resolution 2021-063 Authorizing DNR Grant Agreement

Motion by Viscomi, seconded by Ross to approve Consent Agenda Items A-I and L-M and carried unanimously.

Councilor Viscomi requested item 4J. Authorize Submittal of Letter in Opposition to Proposed State Legislation that Limits/Restricts Local Control on Housing and Development and Item 4K. Approve Letter of Support for National Register Nomination for Faribault Commercial Historic District be removed for discussion.

4J. Authorize Submittal of Letter in Opposition to Proposed State Legislation that Limits/Restricts Local Control on Housing and Development

City Administrator Murray explained that this letter states the City's opposition to limit local control on Housing Development. If the proposed bill were to be passed by the state legislature, park land dedication fees and building permit fees would be set at the state level creating a one-size-fits-all system and eliminating the local governments from setting the fees that work in their communities. Also, additional requirements would be added to comprehensive plans that prohibit planned unit developments in certain areas.

Motion by Ross, seconded by van Sluis to Authorize Submittal of Letter in Opposition to Proposed State Legislation that Limits/Restricts Local Control on Housing and Development and carried unanimously.

4K. Approve Letter of Support for National Register Nomination for Faribault Commercial Historic District

Motion by van Sluis, seconded by Spooner to approve Letter of Support for National Register Nomination for Faribault Commercial Historic District and carried 6:0 with Viscomi abstaining

Requests to be Heard – None

Public Hearings – None

Items for Discussion

Resolution 2021-055 Approve Preliminary Plat of Camelot Court Estates

City Planner David Wanberg explained that Gary Wolters on behalf of United Assets Development Corporation requested preliminary plat approval of Camelot Court Estates – a 13-lot detached single-family residential subdivision. The subject property is an undeveloped 4.12-acre outlot guided and zoned for residential use. It is located south of Springwood Lane and west of Merrywood Court. The proposed preliminary plat is consistent with the City's zoning and subdivision regulations. The preliminary plat shows the proposed street will connect to an existing stubbed street from Springwood Lane. The 13-lots all exceed the minimum allowable area of 8,500 square feet as well as the minimum allowable lot width of 66 feet. The lots will accommodate full basements and split entry lookouts, and will be guided by covenants.

Wanberg explained that the Parkland Dedication fees were fulfilled with a previous plat of the property. There will be a 20-foot wide outlot with a 10-foot wide bituminous trail deeded to the City in lieu of a sidewalk the length of the street that will connect to the current city trail. Most of the trees have been removed, however, each new residential development must provide at least two trees. There has been a wetland identified, Rice County Soil and Water Conservation District cannot confirm the wetland's type and extent until this coming spring, the applicator will provide offsite wetland replacement.

There is a shallow valley that drains from south to north. Surface drainage from the surrounding properties will swale around the proposed housing to the street and the stormwater will be piped to an outlet on the northwest corner of the site that drains to an existing pond. There are standard drainage and utility easements, and additional easement width is provided where needed. There is a possible electrical line easement along the south property line.

The Planning Commission held a public hearing on March 15, 2021, to consider the Applicant's request for preliminary plat approval. No one from the public spoke at the public hearing. However, City Staff received five phone calls or email messages regarding the preliminary plat in advance of the public hearing. The public comments related to surface water drainage, tree removal, and the housing types proposed for the subdivision. With a 6-0 vote, the Planning Commission recommended the City Council approve Resolution 2021-055, Approve Preliminary Plat of Camelot Court Estates.

Motion by Wood, seconded by van Sluis to approve Resolution 2021-055 Approve Preliminary Plat of Camelot Court Estates and carried unanimously.

Bids

Resolution 2021-060 Accept Bids for 2021 Miscellaneous Concrete (City Wide) – Contract 2021-01

City Engineer Mark DuChene explained that Staff received bids for Contract 2021-01, 2021 Miscellaneous Concrete Work (City Wide) on Wednesday, March 17, 2021. This is an annual contract that bids out concrete related items replacing sidewalks, driveways, curb and gutter and other things that pop up throughout the year—this way we have a contract with a contractor that can come out and do the repairs as needed.

The bids received were tabulated as follows:

Timm's Trucking	\$45,053.00
Healy Construction	\$47,002.50
Legends Concrete	\$51,200.00
Create Construction LLC	\$55,300.00
Pember Companies	\$63,590.00

Mayor Voracek asked if this is the best way to do this bid for repairs, DuChene explained that they did change the process some this year and that this contract works for what it is used for.

Motion by Spooner, seconded by van Sluis to approve Resolution 2021-060 Accept Bids for 2021 Miscellaneous Concrete (City Wide) – Contract 2021-01 and carried unanimously.

Resolution 2021-061 Accept Bids for 2021 Street Overlay and Sidewalk Improvements – Contract 2021-02

City Engineer Mark DuChene informed the Council that on Wednesday, March 17, 2021, bids were received for the 2021 Street Overlay & Sidewalk Improvements project - Contract 2021-02, including curb and gutter replacement, concrete sidewalk replacement & construction, storm sewer repairs, casting adjustment/replacement, pavement milling, bituminous paving, pavement markings, and related improvements.

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

Cardinal Avenue	(Woodland Drive to 30th Street NW)
Forest Lane	(Woodland Drive to north cul-de-sac)
Greenleaf Road	(Park Avenue NW to Woodhurst Drive)
Huntington Circle	(Greenleaf Road to south cul-de-sac)
Rondarwal Lane	(Park Avenue NW to Woodland Drive)
Woodhurst Drive	(Greenleaf Road to south end)
Woodland Drive	(Cardinal Avenue to Greenleaf Road)
3rd Avenue NW	(5th Street NW to 7th Street NW)
5th Avenue NW	(TH 60/4th St. NW to 7th Street NW)
6th Avenue NW	(TH 60/4th St. NW to 7th Street NW)

The bids are tabulated as follows:

Crane Creek Asphalt, Faribault, MN	\$ 537,582.21
Heselton Construction, Faribault, MN	\$ 580,187.10
Engineer's Estimate	\$ 682,750.00

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

Special Assessments	\$ 285,700.00	44.1%
Street Improvement Fund (401)	\$ 304,600.00	46.9%

Water Utility Fund (601)	\$ 6,800.00	1.0%
Sanitary Sewer Utility Fund (602)	\$ 23,700.00	3.6%
Storm Water Utility Fund (603)	\$ 28,350.00	4.4%
Total	\$ 649,150.00	100.0%

The project will start in May or June and be completed by July 31, 2021. The assessment hearing will take place in October.

Councilor Ross asked why the assessment rate was at 44% as in the past it has been in the 30% range and asked what is the formula for figuring out assessment costs? DuChene explained that the goal is to assess 50% of the project with special assessments and that the assessment policy approved by the Council is based on unit rate. The rate does bounce around from project to project; this project has quite a few corner lots. DuChene further explained that street reconstruction project requires the rate to be 20% as that is the minimum for bonding.

Motion by van Sluis, seconded by Caron to approve Resolution 2021-061 Accept Bids for 2021 Street Overlay and Sidewalk Improvements – Contract 2021-02 and carried unanimously.

Resolution 2021-064 Accept Bids for Flood Mitigation Project

Public Works Director Travis Blocked explained that on Tuesday, March 16, 2021, bids were received for the Flood Mitigation Project. The project includes the construction of a flood wall and river bank stabilization measures at the Water Reclamation Facility.

Four bids were received and are tabulated as follows:

S.M. Hentges & Sons Inc., Jordan, MN	\$ 3,049,894.83
Lametti & Sons Inc., Hugo, MN	\$ 3,198,069.00
Frattalone Companies Inc., St. Paul, MN	\$ 3,574,122.50
Meyer Contracting Inc., Maple Grove, MN	\$ 4,045,181.75
Engineer's Estimate	\$ 3,047,060.45

The total cost of the project including contingencies and administration is approximately \$4,000,000.00 with 50% of the funding coming from the DNR Flood Damage Reduction Grant and the remainder paid from the Sanitary Sewer Fund.

The project will begin in April or May and substantial completion will be in October of 2021 pending approval tonight.

Motion by Ross, seconded by van Sluis to approve Resolution 2021-064 Accept Bids for Flood Mitigation Project and carried unanimously.

Boards and Commissions Reports, Announcements, and Project Updates

The Monthly Financial Summary Report was provided to the Council prior to the meeting as part of the meeting packet.

Councilor Ross informed the Council that Buckham West had their board meeting. Buckham West continued to provide Meals on Wheels through the pandemic, the coffee shop is open again, they are providing legal service, education programs and support groups. Ross gave Kudos to Mona Kaiser and her staff for all their hard work.

City Administrator Murray reminded the Council that there are no meetings next week as it is the 5th Tuesday of the month.

Adjournment

Motion by van Sluis, seconded by Viscomi to adjourn the meeting and carried unanimously.

Meeting adjourned at 7:24 pm.

Respectfully Submitted,

Heather Slechta
Assistant to the City Administrator

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