

FAIRMONT CITY COUNCIL AGENDA

Monday, February 8, 2021, 5:30 p.m.

UPDATED – February 8, 2021 at 2:15 p.m.

1. Roll Call / Determination of Quorum
2. Pledge of Allegiance
3. Approval of Agenda
4. Recognition / Presentations
 - 4.1 Proclamation Congenital Heart Defect Awareness Week (03)
5. Public Discussion / Comment (05)
6. Consent Agenda (Items removed from consent will be placed at the end of the items under new business.)
 - A. Minutes
 - 6.A.1 Regular Meeting, January 25, 2021 (06)
 - B. Check Registers
 - C. Other
 - 6.C.1 Authorize Purchase of New Vacuum Sweeper (09)
 - 6.C.2 Authorize Purchase of New Lift Station Pump (11)
7. Public Hearings
 - ~~7.1 Public Hearing 2021 Five-Year Capital Improvement Plan (12)~~

RESCHEDULED

8. Old Business

- 8.1** Amendment to Ordinance 2020-12 Permission to Sell **(22)**

9. New Business

- 9.1** Advertise for Bids for 2021-C Seal Coats **(25)**

- 9.2** Consideration of Request for Proposals for Potential Sale of
414 Downtown Plaza **(28)**

- 9.3** Guidance on Communicating with Community Members **(32)**

- 9.4** ~~Award Contracts for Construction of the New Public Works Facility~~ **(38)**
Update on bids for

- 9.5** Award Contract for 2021-E Industrial Water Tower Coating **(39)**

- 9.6** Minnesota Public Facilities Grant Application **(44)**

10. Staff/Liaison Reports

A. Public Works

B. Finance

C. City Administrator

D. Mayor / Council

Foster - HRA
Hasek – PUC
Kawecki – Planning Commission
Miller – FEDA
Peters – FEDA, Visit Fairmont

11. Adjournment

CITY OF FAIRMONT----AGENDA CONTROL SHEET----AGENDA ITEM NO. 4.1

MEETING DATE: February 8, 2021

SUBJECT: Proclamation – Congenital Heart Defect Awareness Week

REVIEWED BY: Cathy Reynolds, City Administrator

SUBJECT INITIATION BY:

<input checked="" type="checkbox"/>	Petition	<input type="checkbox"/>	Board	<input type="checkbox"/>	Staff	<input type="checkbox"/>	Council	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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SUBJECT BACKGROUND: Mayor Deborah J. Foster

INTRODUCED BY: Mayor Deborah J. Foster

COUNCIL LIAISON:

TYPE OF ACTION:

<input type="checkbox"/>	Motion (Voice Vote)	<input type="checkbox"/>	Resolution (Roll Call)	<input type="checkbox"/>	Discussion
<input type="checkbox"/>	Ordinance 1 st Reading (Introduction only)	<input type="checkbox"/>	Set Public Hearing (Motion)	<input checked="" type="checkbox"/>	Information Only
<input type="checkbox"/>	Ordinance 2 nd Reading (Roll call)	<input type="checkbox"/>	Hold Public Hearing (Motion to close)	<input type="checkbox"/>	

RECOMMENED ACTION BY:

<input type="checkbox"/>	City Staff	<input type="checkbox"/>	Board	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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<input type="checkbox"/>	Issuance	<input type="checkbox"/>	Approval	<input type="checkbox"/>	Authorization	<input type="checkbox"/>	No recommendation
<input type="checkbox"/>	Denial	<input type="checkbox"/>	Rejection	<input checked="" type="checkbox"/>	No action needed	<input type="checkbox"/>	

STATEMENT: Mayor Deborah J. Foster will proclaim February 7 – 14, 2021 as Congenital Heart Defect Awareness Week in the City of Fairmont. Hailee Greeley will be present to speak.

MOTION: N/A

VOTE REQUIRED: N/A

ATTACHMENTS:

1. Proclamation
- 2.
- 3.

Council Action: _____ Date: _____



CITY OF FAIRMONT – 100 Downtown Plaza – Fairmont, MN 56031
www.fairmont.org

Phone (507) 238-9461

Fax (507) 238-9469

PROCLAMATION

CONGENITAL HEART DEFECT AWARENESS WEEK
FEBRUARY 7-14, 2021

WHEREAS, the health and well-being of our children is of paramount importance; and,

WHEREAS, each year in the United States, more than 40,000 babies are born with a congenital heart defect; and,

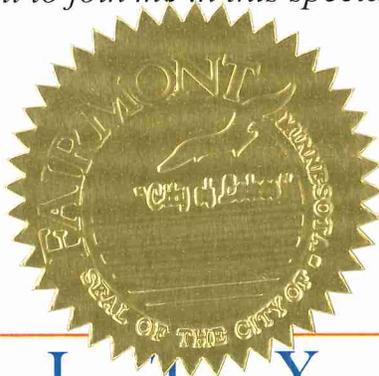
WHEREAS, the medical community has identified congenital heart defects as the leading cause of birth defect-related deaths; and,

WHEREAS, medical research can provide more identifiable means of the origins and symptoms of congenital heart defect; and,

WHEREAS, it is crucial that parents, pediatricians, and all those in the health profession have a greater awareness of the potential for congenital heart defects among newborns and children; and,

WHEREAS, Congenital Heart Defect Awareness Week provides the opportunity for families and patients affected by these conditions to share their experiences and knowledge with the public, so that we all may be made more aware of how this defect affects all our lives.

THEREFORE, I, Mayor Deborah J. Foster, do hereby proclaim February 7-14, 2021, CONGENITAL HEART DEFECT AWARENESS WEEK and encourage all to join me in this special observance.



Deborah J. Foster
Deborah J. Foster, Mayor

CITY OF FAIRMONT----AGENDA CONTROL SHEET----AGENDA ITEM NO. 5.1

MEETING DATE: February 8, 2021

SUBJECT: Public Discussion/Comment

REVIEWED BY: Cathy Reynolds, City Administrator

SUBJECT INITIATION BY:

<input type="checkbox"/>	Petition	<input type="checkbox"/>	Board	<input checked="" type="checkbox"/>	Staff	<input type="checkbox"/>	Council	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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SUBJECT BACKGROUND:

INTRODUCED BY: Mayor Deborah J. Foster

COUNCIL LIAISON:

TYPE OF ACTION:

<input type="checkbox"/>	Motion (Voice Vote)	<input type="checkbox"/>	Resolution	<input type="checkbox"/>	Discussion
<input type="checkbox"/>	Ordinance 1 st Reading (Introduction only)	<input type="checkbox"/>	Set Public Hearing (Motion)	<input checked="" type="checkbox"/>	Information Only
<input type="checkbox"/>	Ordinance 2 nd Reading (Roll call)	<input type="checkbox"/>	Hold Public Hearing (Motion to close)	<input type="checkbox"/>	

RECOMMENED ACTION BY:

<input type="checkbox"/>	City Staff	<input type="checkbox"/>	Board	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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<input type="checkbox"/>	Issuance	<input type="checkbox"/>	Approval	<input type="checkbox"/>	Authorization	<input type="checkbox"/>	No recommendation
<input type="checkbox"/>	Denial	<input type="checkbox"/>	Rejection	<input checked="" type="checkbox"/>	No action needed	<input type="checkbox"/>	

STATEMENT: Prior to regular business, is there any public discussion/comment?

MOTION: None

VOTE REQUIRED:

ATTACHMENTS:

1. _____
2. _____
3. _____

Council Action: _____ Date: _____

The minutes of the Fairmont City Council meeting held on Monday, January 25, 2021 at the City Hall Council Chambers.

Due to the COVID-19 pandemic, and the peace time emergency declared by Governor Walz, the meeting was held by teleconferencing pursuant to Minn. Stat. § 13D.021.

Mayor Deborah J. Foster called the meeting to order at 5:30 p.m.

Council Members Wayne Hasek, Britney Kawecki, Randy Lubenow, Michele Miller and Bruce Peters were present. Also, in attendance: City Administrator Cathy Reynolds, Public Works Director/City Engineer Troy Nemmers, Finance Director Paul Hoye, Police Chief Mike Hunter, City Clerk Patricia J. Monsen and Attorney Mark Rahrnick.

Council Member Peters made a motion to approve the agenda with addressing item 7.2 prior to item 7.1 to allow additional time for citizens to call into the public hearing. Council Member Hasek seconded the motion and the motion carried.

There was no public comment during open discussion.

Council Member Miller made a motion to approve the Consent Agenda. Council Member Hasek seconded the motion and the motion carried. Items on the Consent Agenda were: Minutes from the January 11, 2021 City Council Meeting; Payment of the January 2021 Accounts Payable; the reappointment of Dan Thiesse to the Police Commission, Jodie Whitmore and Vicky Schulte to the Park Board, Mary Jo Moltzen and Brian Johnson to the Public Utilities Commission, Tom Lytle to the Planning Commission, Richard Schaefer to the Safety Council, Barry Altman and Jeff Varboncoeur to the Airport Board and Mike Brau to the Housing and Redevelopment Authority; and the approval of the Fairmont Fire Department's annual election wherein they elected Brandon Scott as Chief, Bryan Kastning as Deputy Chief, Colby Whitmore as Captain, Tim Miller as 1st Lieutenant, Rob Iverson as 2nd Lieutenant and Matt Streit as Secretary.

Mayor Foster opened the public hearing for the amendment of **Ordinance 2020-12**, permission to sell real property by public auction. Staff is asking that this ordinance be amended to allow the private sale of 606 North Prairie Avenue (formerly 606 and 610 North Prairie Avenue) to M-Mar Properties for \$5,000.00. No public comment was received. Council Member Peters made a motion to close the public hearing. Council Member Hasek seconded the motion and the motion carried.

Council Member Peters made a motion to approve **Resolution 2021-11** adopting Fairmont Forward: 2040 Comprehensive Plan. Council Member Miller seconded the motion and the motion carried.

Mayor Foster opened the public hearing on the 2021 Improvement Program. Nemmers presented the program. Diane Theobald of 1321 Holland Street phoned in with several questions regarding the Holland Street resurfacing project. Nemmers answered Ms. Theobald's questions. There was no other public comment received. Council Member Peters made a motion to close the public hearing. Council Member Hasek seconded the motion and the motion carried. Council Member Miller made a motion to adopt **Resolution 2021-10** ordering improvement and preparation of plans for the 2021 Improvement Program. Council Member Peters seconded the motion and the motion carried.

Council Member Hasek made a motion to approve **Resolution 2021-12** advertising the 2021-A Fairlakes Avenue construction project. Council Member Miller seconded the motion and the motion carried.

Council Member Hasek made a motion to approve **Resolution 2021-13** advertising the 2021-G Grant Street Watermain Replacement project. Council Member Peters seconded the motion and the motion carried.

Council Member Hasek made a motion to approve **Resolution 2021-14** declaring the official intent of the City of Fairmont to reimburse certain expenditures from the proceeds of bonds to be issued by the city. Council Member Miller seconded the motion and the motion carried.

Hoye presented the December 31, 2020 investment report.

Reynolds reported that in 2020, 166 building permits were issued for a value of 17.8 million dollars. This is consistent with 2019 and is good news for our community.

Downtown Revitalization continues to move forward. A meeting is scheduled for February 11, 2021 at 5:00 p.m. at SMEC to engage more community members to work on goals and plans for the downtown.

Reynolds announced that the county has more CARES Act money available and applications are on their website. There is a February 12th deadline to apply. If anyone has questions, they should contact the Chamber of Commerce.

Reynolds stated that citizens can now view all City Board and Commission agendas and meeting minutes on the City's website.

Mayor Foster reported that the HRA meeting was held by zoom and it was a presentation on sustainable affordable housing by Jacob Mans.

Councilor Hasek stated that the Public Utilities Commission talked about recent water main breaks. Councilor Hasek stated that the Airport Board talked about possible funds from COVID coming to the airport.

Councilor Lubenow reported that the library is now back open to the public. He also stated that the employee who is second in charge at the library will be retiring and this position will be posted.

Councilor Miller stated that Community Education and Recreation is celebrating 48 years and is interested in receiving stories from citizens on how CER affected their lives. Submissions are due March 15th. The Spring/Summer booklet is currently being worked on. She also reminded citizens that CER has snowshoes for rent.

Councilor Peters reported on FEDA stating that the Fairmont Area Lakes Marketing /Geofencing Campaign has been going very well. FEDA also approved four additional CARES Act loans.

At 6:35 p.m., Councilor Peters made a motion to close the meeting to the public pursuant to Minnesota Statute 13D.05, Subd. 3(c) regarding parcel number 232810050 and parcel number 230370310. Councilor Hasek seconded the motion and the motion carried.

At 7:55 p.m., Councilor Peters made a motion to end the closed session. Councilor Hasek seconded the motion and the motion carried.

A motion was made by Council Member Miller, seconded by Council Member Peters and carried to adjourn the meeting at 7:58 p.m.

Deborah J. Foster, Mayor

ATTEST:

Patricia J. Monsen, City Clerk

CITY OF FAIRMONT----AGENDA CONTROL SHEET----AGENDA ITEM NO. 6.C.1

MEETING DATE: February 8, 2021

SUBJECT: Authorize Purchase of New Vacuum Sweeper

REVIEWED BY: Cathleen M. Reynolds, City Administrator

SUBJECT INITIATION BY:

<input type="checkbox"/>	Petition	<input type="checkbox"/>	Board	<input checked="" type="checkbox"/>	Staff	<input type="checkbox"/>	Council	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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SUBJECT BACKGROUND: Troy Nemmers

INTRODUCED BY: Troy Nemmers

COUNCIL LIAISON:

TYPE OF ACTION:

<input checked="" type="checkbox"/>	Motion (Voice Vote)	<input type="checkbox"/>	Resolution (Roll Call)	<input type="checkbox"/>	Discussion
<input type="checkbox"/>	Ordinance 1 st Reading (Introduction only)	<input type="checkbox"/>	Set Public Hearing (Motion)	<input type="checkbox"/>	Information Only
<input type="checkbox"/>	Ordinance 2 nd Reading (Roll call)	<input type="checkbox"/>	Hold Public Hearing (Motion to close)	<input type="checkbox"/>	

RECOMMENED ACTION BY:

<input checked="" type="checkbox"/>	City Staff	<input type="checkbox"/>	Board	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
<input type="checkbox"/>	Issuance	<input checked="" type="checkbox"/>	Approval	<input type="checkbox"/>	Authorization	<input type="checkbox"/>	No recommendation
<input type="checkbox"/>	Denial	<input type="checkbox"/>	Rejection	<input type="checkbox"/>	No action needed	<input type="checkbox"/>	

STATEMENT: The City budgeted for a new vacuum sweeper in the 2021 Stormwater CIP. Staff has obtained bids from the Minnesota State Contracts. Per the Purchasing Policy staff seeks council’s approval of the purchase.

Budget: \$ 265,000
 Estimate: \$ 226,274

MOTION: To approve the purchase of a new vacuum sweeper per purchase order 13705.

VOTE REQUIRED: Simple majority

ATTACHMENTS:

1. Purchase Order 13705

Council Action: _____ Date: _____



CITY OF FAIRMONT
 100 DOWNTOWN PLAZA
 FAIRMONT, MN 56031
 507-238-9461 507-238-9044 (fax)

WORK ORDER NO.

PURCHASE ORDER NO.
 13705

VENDOR:

MacQueen Equipment
 1125 7th Street E
 St. Paul, MN 55106
 651-645-5726

SHIP TO:

City of Fairmont
 411 E Margaret Street
 Fairmont, MN 56031
 507-236-4946

DATE ORDERED:

1/27/21

DATE REQUIRED:

QUANTITY	STOCK #	DESCRIPTION	PRICE	AMOUNT
		As per your attached Equipment Estimate # Q01904 #2		
		dated 11/11/2020 please provide the unit as described		
		on quote.		
1		New 2021 Elgin Regen X W/ Freightliner M@ Chassis		
		Price as per MN State Contract 175726 Release No. S-843(5)		
		Sub Total		\$250,849.00
		Less Trade of our 2006 Elgin Crosswind		-\$24,575.00
		TOTAL		\$226,274.00
		Includes 1 year warranty, Sweeper Manuals, and		
		on-site Operator and Mechanic Training, Complete set of		
		filters.		
		Includes all items/options detailed on Quote		

PLEASE ENTER OUR ORDER FOR GOODS LISTED ABOVE. NOTIFY US IMMEDIATELY IF YOU ARE UNABLE TO COMPLETE BY DATE REQUIRED

SALES TAX EXEMPT

AUTHORIZED SIGNATURE

CITY OF FAIRMONT----AGENDA CONTROL SHEET----AGENDA ITEM NO. 6.C.2

MEETING DATE: February 8, 2021

SUBJECT: Authorize Purchase of New Lift Station Pump

REVIEWED BY: Cathleen M. Reynolds, City Administrator

SUBJECT INITIATION BY:

<input type="checkbox"/>	Petition	<input type="checkbox"/>	Board	<input checked="" type="checkbox"/>	Staff	<input type="checkbox"/>	Council	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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SUBJECT BACKGROUND: Troy Nemmers, PE, Director of Public Works/City Engineer

INTRODUCED BY: Troy Nemmers, PE, Director of Public Works/City Engineer

COUNCIL LIAISON:

TYPE OF ACTION:

<input checked="" type="checkbox"/>	Motion (Voice Vote)	<input type="checkbox"/>	Resolution	<input type="checkbox"/>	Discussion
<input type="checkbox"/>	Ordinance 1 st Reading (Introduction only)	<input type="checkbox"/>	Set Public Hearing (Motion)	<input type="checkbox"/>	Information Only
<input type="checkbox"/>	Ordinance 2 nd Reading (Roll call)	<input type="checkbox"/>	Hold Public Hearing (Motion to close)	<input type="checkbox"/>	

RECOMMENED ACTION BY:

<input checked="" type="checkbox"/>	City Staff	<input type="checkbox"/>	Board	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
<input type="checkbox"/>	Issuance	<input checked="" type="checkbox"/>	Approval	<input type="checkbox"/>	Authorization	<input type="checkbox"/>	No recommendation
<input type="checkbox"/>	Denial	<input type="checkbox"/>	Rejection	<input type="checkbox"/>	No action needed	<input type="checkbox"/>	

STATEMENT: The City budgeted \$150,000 for lift station maintenance and repairs. Staff is obtaining quotes for installation of a new 40 hp pump for the east side sanitary lift station. Staff will select the quote that provides the best value for the sanitary system. Per the Purchasing Policy staff seeks council’s approval of the purchase up to \$55,000.

Budget: \$ 150,000

Estimate: Up to \$55,000

MOTION: To approve the purchase of a new pump for the east side sanitary lift station.

VOTE REQUIRED: Simple majority

ATTACHMENTS:

1. _____

Council Action: _____ Date: _____

CITY OF FAIRMONT----AGENDA CONTROL SHEET----AGENDA ITEM NO. 7.1

MEETING DATE: February 8, 2021

SUBJECT: 2021 Five-Year Capital Improvement Plan

REVIEWED BY: Cathy Reynolds, City Administrator

SUBJECT INITIATION BY:

<input type="checkbox"/>	Petition	<input type="checkbox"/>	Board	<input checked="" type="checkbox"/>	Staff	<input type="checkbox"/>	Council	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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SUBJECT BACKGROUND: Paul Hoye, Finance Director

INTRODUCED BY: Paul Hoye, Finance Director

COUNCIL LIAISON:

TYPE OF ACTION:

<input type="checkbox"/>	Motion (Voice Vote)	<input checked="" type="checkbox"/>	Resolution	<input type="checkbox"/>	Discussion
<input type="checkbox"/>	Ordinance 1 st Reading (Introduction only)	<input type="checkbox"/>	Set Public Hearing (Motion)	<input type="checkbox"/>	Information Only
<input type="checkbox"/>	Ordinance 2 nd Reading (Roll call)	<input checked="" type="checkbox"/>	Hold Public Hearing (Motion to close)	<input type="checkbox"/>	

RECOMMENED ACTION BY:

<input checked="" type="checkbox"/>	City Staff	<input type="checkbox"/>	Board	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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<input type="checkbox"/>	Issuance	<input checked="" type="checkbox"/>	Approval	<input type="checkbox"/>	Authorization	<input type="checkbox"/>	No recommendation
<input type="checkbox"/>	Denial	<input type="checkbox"/>	Rejection	<input type="checkbox"/>	No action needed	<input type="checkbox"/>	

STATEMENT: In order for the City to issue Capital Improvement Bonds for a new Public Works building and to comply with Minnesota Statutes, Section 475.521, the City needs to hold a public hearing and approve a Five-Year Capital Improvement Plan. City Staff has worked with Northland Securities to draft this Five-Year Capital Improvement Plan that outlines the need for the project and the expected cost.

MOTION 1: To close the public hearing

VOTE REQUIRED: Simple majority

MOTION 2: To approve Resolution 2021-17 adopting Capital Improvement Plan & providing preliminary approval for the issuance of bonds thereunder.

VOTE REQUIRED: Simple majority

ATTACHMENTS:

1. Five Year Capital Improvement Plan
2. Resolution 2021-17

2021 through 2025
Five-Year Capital Improvement Plan for the
City of Fairmont, Minnesota

Public Hearing: February 8th, 2021

CITY OF FAIRMONT
FIVE-YEAR CAPITAL IMPROVEMENT PLAN
2021 THROUGH 2025

I. INTRODUCTION

In 2003, the Minnesota State Legislature adopted a statute that generally exempts city and town general obligation bonds issued under a capital improvement plan from the referendum requirements usually required for city halls, public works, public safety facilities and libraries. The statute on general obligation capital improvement plan bonds is Minnesota Statutes, Section 475.521 (the “Act”).

II. PURPOSE

Under the Act, a capital improvement is a major expenditure of City funds for the acquisition or betterment to public lands, buildings, or other improvements used as a city hall, town hall, library, public safety, or public works facility, which has a useful life of five years or more. Under the Act, capital improvements do not include light rail transit or related activities, parks, road/bridges, administrative buildings other than a city hall or town hall, or land for those facilities. A Capital Improvement Plan (“CIP” or “Plan”) is a document designed to anticipate capital improvement expenditures and schedule them over a five-year period so that they may be purchased in the most efficient and cost-effective method possible. A CIP allows the matching of expenditures with anticipated income. As potential expenditures are reviewed, the City considers the benefits, costs, alternatives and impact on operating expenditures.

Before issuing bonds under a CIP, the City must hold a public hearing on the CIP and the proposed bonds, and must then approve the CIP and authorize the issuance of the bonds by a majority of at least three-fifths.

If a petition signed by voters equal to at least 5% of the votes cast in the last general City election requesting a vote on the issuance of bonds is received by the municipal clerk within 30 days after the public hearing, then the bonds may not be issued unless approved by the voters at an election.

The statute has established certain criteria that must be considered for each project to be undertaken pursuant to this Plan (the “Project”). These criteria are:

1. Condition of the City’s existing infrastructure and projected need for repair or replacement
2. Demand for the improvement
3. Cost of the improvement

4. Availability of public resources
5. Level of overlapping debt
6. Cost/benefits of alternative uses of funds
7. Operating costs of the proposed improvements
8. Alternatives for providing services most efficiently through shared facilities with other municipalities or local governments

The Plan is designed to be updated on an annual basis. In this manner, it becomes an ongoing fiscal planning tool that continually anticipates future capital expenditures and funding sources.

III. PLAN SUMMARY

This Plan is intended to describe and analyze the need for the Project in accordance with the Act. The City may modify this Plan from year to year as authorized by the Act.

Following is a summary of estimated expenditures for the Project:

2021 Expenditures

The City intends to construct a new Public Works Facility. Total project costs are estimated to be \$10,300,000

2022 Expenditures

None anticipated at this time.

2023 Expenditures

None anticipated at this time.

2024 Expenditures

None anticipated at this time.

2025 Expenditures

None anticipated at this time.

Analysis

The City has analyzed the eight points required by the Act for the Project on an individual basis and as a whole. The findings are as follows:

1. Conditions of City Infrastructure, Including the Projected Need for Repair or Replacement and Need for the Project

The City's current Public Works Facility is outdated and too small to meet existing needs of the department. A feasibility study of the City's existing facility was completed in 2015 to determine the replacement options and costs. At that time, it was noted that the electrical and mechanical/HVAC system were all obsolete and did not meet the needs of the facility. It was also determined that these systems created poor working environments and additional expense would be required to bring these systems up to current building codes. The space needs of the department were also determined. The current space needs of the public works department are well beyond the capacity of the existing facility. Options to rehabilitate and/or add-on were reviewed and determined not to be cost effective.

2. Likely Demand for the Project

The Project will enhance the City's ability to provide essential services to the community in a safe, efficient, and timely manner. The new facility will provide the necessary space to accommodate many of the City vehicles. It will serve as the primary maintenance facility for all City vehicles, and it will support all 21 parks and streets staff in their daily work tasks and allow them to effectively perform their duties.

3. Estimated Cost of the Project

The estimated cost, including architectural/engineering, contingency, legal and bonding, of the Project to be undertaken in 2021 (the only Project for which bond authorization is requested) is \$10,300,000. The improvements planned for any given year may be constructed and bonded for in any other year of the CIP, as long as the total planned improvements and maximum bonding authority do not change.

4. Available Public Resources

The City does not have sufficient cash reserves on hand to finance construction of the Project without issuing bonds.

5. Level of Overlapping Debt in the City

As of December 2, 2020, the level of overlapping debt in the City is provided in the table below:

OVERLAPPING DEBT as of December 2, 2020:

Indirect Debt*

<u>Issuer</u>	<u>2019/2020 Tax Capacity Value⁽¹⁾</u>	<u>2019/2020 Tax Capacity Value in City⁽¹⁾</u>	<u>Percentage Applicable in City</u>	<u>Outstanding General Obligation Debt⁽²⁾</u>	<u>Taxpayers' Share of Debt</u>
Martin County	\$ 41,952,286	\$8,896,865	21.72%	\$19,549,00	\$ 4,246,043
ISD No. 2752, Fairmont	15,701,000	8,896,865	56.66	31,665,000	<u>17,941,389</u>
				<i>Total Indirect Debt:</i>	<u>\$ 22,187,432</u>

6. Relative Benefits and Costs of Alternative Uses of the Funds

The proposed Project could potentially be financed through the issuance of lease-revenue bonds. However, both costs of issuance and overall debt service payments would be higher, since lease-revenue bonds are not general obligation debt and are therefore not as attractive to potential purchasers. The issuance of general obligation capital improvement plan bonds represents the most cost-efficient way to finance the proposed Project.

7. Operating Costs of the Proposed Project

Operating costs are expected to be relatively stable with the proposed improvements. As the proposed facility is nearly double the size of the existing facility, general operating expense may increase slightly purely due to increased space. However, no additional staff is anticipated for the new facility. In addition, repairs and maintenance costs are anticipated to decrease due to the renovations. New mechanical systems will increase overall efficiency.

8. Alternatives for Providing Services Most Efficiently Through Shared Facilities with Other Municipalities or Local Government Units

The City already provides essential Public Works services to the community and will continue to provide these essential services. Partnering with other municipalities or local units of government is not a feasible option at this time as it would likely require locating the Project outside of the City of Fairmont, or in a location that would increase response and/or travel times and cause service levels to decrease.

* Only those taxing jurisdictions with general obligation debt outstanding are included. Debt figures do not include non-general obligation debt, short-term general obligation debt, or general obligation tax/aid anticipation certificates of indebtedness.

(1) Tax Capacity Value is after tax increment deduction adjustments.

(2) As of December 2, 2020.

IV. FINANCING THE CAPITAL IMPROVEMENT PLAN

The total amount of requested expenditures under the CIP is expected not-to-exceed \$10,300,000. These expenditures are to be funded, in part, by the sale of the City's general obligation capital improvement plan bonds in the maximum amount of \$8,000,000. The City intends to use reserve funds (cash) to pay project costs in excess of net bond proceeds. It is the City's intent to issue bonds in 2021 for the Project listed under the 2021 Expenditures. However, the improvements planned for any given year may be constructed and bonded for in any other year of the CIP, as long as the total planned improvements and maximum bonding authority do not change.

In the financing of the CIP, two statutory limitations apply. Under Minnesota Statutes, Chapter 475, as amended, with few exceptions, a municipality cannot incur debt in excess of 3% of the assessor's Estimated Market Value ("EMV") for the municipality. In the case of a municipality with a population of 2,500 or less, the bonds are not subject to the net debt limits. The City's estimated 2020 population was 10,299. Therefore, the proposed general obligation capital improvement plan bonds to be issued in the years 2021 through 2025 would be subject to the debt limit. The City's 2020 EVM is \$781,293,400. 3% of EVM = \$23,438,802. As of December 2, 2020, the City does not have any debt outstanding applicable to the legal debt limit.

Another limitation on bonding under the Act is that without referendum, the total amount that can be used for principal and interest in any one year for CIP debt cannot exceed 0.16% of the EMV for the City. The maximum annual principal and interest for the City is \$1,250,069 based upon the City's 2020 EMV ($\$781,293,400 \times .0016$).

Under this Plan, the City may issue up to \$8,000,000 in general obligation capital improvement plan bonds in the years 2021 through 2025 to finance the Project. The bonds are intended to be structured with a not-to-exceed term of 30 years. Principal payments will begin on March 1, 2022. The principal and interest payments for the proposed bonds are estimated to be \$370,000 in calendar years 2022 through 2051.

Expected debt service on the proposed bonds for the Project to be financed in 2021 is within the statutory limits.

Annual Review of the Capital Improvement Plan

The City Council, using the process outlined in this Plan, may review this Plan annually, taking into account proposed expenditures, making priority decisions and seeking funding for those expenditures it deems necessary for the City. If deemed appropriate, the City Council will prepare an update to this Plan.

EXTRACT OF MINUTES OF MEETING
OF THE CITY COUNCIL OF THE
CITY OF FAIRMONT, MINNESOTA
HELD: FEBRUARY 8TH, 2021

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Fairmont, Minnesota, was duly called and held at the Fairmont City Hall located at 100 Downtown Plaza in the City of Fairmont, Minnesota, on Monday, the 8th day of February 2021, at 5:30 p.m.

The following members were present:

and the following were absent:

Council Member _____ introduced the following resolution and moved its adoption:

CITY OF FAIRMONT, MINNESOTA

RESOLUTION NO. 2021-17

**RESOLUTION ADOPTING A CAPITAL IMPROVEMENT
PLAN AND PROVIDING PRELIMINARY APPROVAL FOR
THE ISSUANCE OF BONDS THEREUNDER**

WHEREAS, pursuant to Minnesota Statutes, Section 475.521 (the “Act”), cities are authorized to adopt a capital improvement plan and carry out programs for the financing of capital improvements; and

WHEREAS, the City of Fairmont, Minnesota (the “City”), has caused to be prepared a Capital Improvement Plan for the years 2021 through 2025 (the “Plan”); and

WHEREAS, on the date hereof, the City Council of the City (the “Council”) has conducted a duly noticed public hearing regarding adoption of the Plan pursuant to the requirements of the Act and the issuance of general obligation bonds thereunder in a maximum principal amount of \$8,000,000; and

WHEREAS, in considering the Plan, the Board has considered:

1. the condition of the City’s existing infrastructure, including the projected need for repair and replacement;
2. the likely demand for the improvement;

3. the estimated cost of the improvement;
4. the available public resources;
5. the level of overlapping debt in the City;
6. the relative benefits and costs of alternative uses of the funds;
7. operating costs of the proposed improvements; and
8. alternatives for providing services more efficiently through shared facilities with other local government units.

BE IT RESOLVED by the City Council of the City of Fairmont, Minnesota (the “City”), as follows:

1. The Plan is hereby approved.
2. City staff are hereby authorized to do all other things and take all other actions as may be necessary or appropriate to carry out the Plan in accordance with any applicable laws and regulations.
3. The City gives preliminary approval to the issuance of the bonds in the maximum principal amount of \$8,000,000, provided that if a petition requesting a vote on issuance of the bonds, signed by voters equal to five percent of the votes cast in the last general municipal election, is filed with City Clerk by March 10, 2021, the City may issue the bonds only after obtaining approval of a majority of voters voting on the question at an election.
4. The City Council declares its official intent to reimburse itself for the costs of the capital improvements from the proceeds of tax-exempt bonds in an amount not to exceed \$8,000,000.

The motion for the adoption of the foregoing resolution was duly seconded by Council Member _____ and, upon a vote being taken thereon after full discussion thereof, the following voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

Adopted this 8th day of February 2021.

Deborah J. Foster, Mayor

Patricia J. Monsen, City Clerk

STATE OF MINNESOTA)
) SS
COUNTY OF MARTIN)

I, the undersigned, being the duly qualified and acting City Clerk of The City of Fairmont, Minnesota (the “City”), by reason of my office as City Clerk, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of the City of Fairmont, Minnesota, duly called and held on the date therein indicated, insofar as such minutes relate to approving Capital Improvement Plan and providing preliminary approval for the issuance of bonds thereunder.

WITNESS my hand this ___ day of _____, 2021.

City Clerk

CITY OF FAIRMONT----AGENDA CONTROL SHEET----AGENDA ITEM NO. 8.1

MEETING DATE: February 8, 2021

SUBJECT: Amendment of Ordinance 2020-12 Ordinance for Permission to Sell Real Property

REVIEWED BY: Cathleen M. Reynolds, City Administrator

SUBJECT INITIATION BY:

<input type="checkbox"/>	Petition	<input type="checkbox"/>	Board	<input checked="" type="checkbox"/>	Staff	<input type="checkbox"/>	Council	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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SUBJECT BACKGROUND: Cathleen M. Reynolds, City Administrator

INTRODUCED BY: Cathleen M. Reynolds, City Administrator

COUNCIL LIAISON:

TYPE OF ACTION:

<input type="checkbox"/>	Motion	<input type="checkbox"/>	Resolution	<input type="checkbox"/>	Discussion
<input type="checkbox"/>	Ordinance 1 st Reading (Introduction only)	<input type="checkbox"/>	Set Public Hearing (Motion)	<input type="checkbox"/>	Information Only
<input checked="" type="checkbox"/>	Ordinance 2 nd Reading (Roll call)	<input type="checkbox"/>	Hold Public Hearing (Motion to close)	<input type="checkbox"/>	

RECOMMENED ACTION BY:

<input checked="" type="checkbox"/>	City Staff	<input type="checkbox"/>	Board	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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<input type="checkbox"/>	Issuance	<input checked="" type="checkbox"/>	Approval	<input type="checkbox"/>	Authorization	<input type="checkbox"/>	No recommendation
<input type="checkbox"/>	Denial	<input type="checkbox"/>	Rejection	<input type="checkbox"/>	No action needed	<input type="checkbox"/>	

STATEMENT: On November 23, 2020, the Council approved Ordinance 2020-12 authorizing the sale of designated City owned lots via public auction. Staff has not scheduled the public auction yet due to the restrictions surrounding the COVID-19 pandemic. In the interim staff has been contacted by a person interested in purchasing 606 N Prairie Ave for \$5000. (606 N Prairie Ave and 610 N Prairie Ave have been combined into a single lot which is now 606 N Prairie Ave.) The city offered the earlier lots we sold for \$5000 and it is the amount we have set for a target purchase price for the lots at the public auction. Staff recommends that Ordinance 2020-12 be amended to authorize the sale of 606 N Prairie Ave to M-Mar Properties for \$5000.

MOTION: Motion to approve Ordinance 2020-12 with proposed amendments.

VOTE REQUIRED: Simple majority – roll call.

ATTACHMENTS:

1. Ordinance 2020-12 with proposed amendments

Council Action: _____ Date: _____

AMENDMENT TO ORDINANCE NO. 2020-12

ORDINANCE FOR PERMISSION TO SELL REAL PROPERTY

WHEREAS, the City of Fairmont is the owner of seven parcels of real estate in the City of Fairmont, Martin County, Minnesota, more particularly described as follows:

406 North Elm Street, legally described as: #23.281.0320 – Lot Two (2), Block Three (3), Ward’s Addition to the Village (now City) of Fairmont as per the map or plat thereof on file and of record in the office of the County Recorder in and for said County and State.

1206 North Elm Street, legally described as: #23.162.1010 – Lot Ten (10) of Block Ten (10), Lake George Addition to the Village (now City) of Fairmont per map or plat thereof on file and of record in the Office of the Register of Deeds in and for said County and State.

714 North North Avenue, legally described as: #23.041.0050 – Commencing at a point on the East side of North Avenue in the City of Fairmont, Martin County, Minnesota, on the Section line between Sections Five (5) and Eight (8), running thence South 92 feet to place of beginning; thence South 52 feet; thence East 150 feet; thence North 52 feet; thence West 150 feet to place of beginning, all being in township One Hundred Two (102), Range Thirty (30), West of the Fifth P.M., Martin County, Minnesota, save and except the following described premises; Commencing at the Northwest corner of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Eight (8), Township One Hundred Two (102), Range Thirty (30), thence East on the Section line 40 feet; thence South on the East line of North Avenue in the City of Fairmont, Martin County, Minnesota, 92 feet; thence East parallel with said Section line 10 feet to place of beginning of the land herein excepted; thence South 46 feet; thence East parallel with said Section line 40 feet; thence North 46 feet; thence West parallel with said section line 40 feet to place of beginning.

614 North Orient Street, legally described as: #23.119.0270 – Lot Four (4), of Block Nine (9), Extension of Gamble’s Addition to the Village (now City) of Fairmont, as per map or plat thereof on file and of record in the office of the Register of Deeds in and for said County and State.

606 North Prairie Avenue & 610 North Prairie Avenue, legally described as: #23.119.0070 – The North Fifty-two (52) feet of the South One Hundred Four (104) feet of the West Half (W ½) of Block Seven (7) of the Extension to Gamble’s Addition to the Village, now City of Fairmont, according to the map or plat thereof and of record in the office of the Register of Deeds in and for said County and State. And, A tract of land in the West One-half of Block Seven (7), of the Extension to Gamble’s Addition to the Village, now City of Fairmont, Minnesota, beginning at a point on the west line of said Block Seven (7), 103.8 feet north of the southwest corner thereof; thence east 150 feet parallel to the south line of said Block to the west line of the south and north alley; thence north 47.1 feet on the west line of said alley; thence west 91.3 feet parallel to the south line of the Block; thence southwesterly 60.85 feet to a point on the west line of said Block Seven (7), said point being 100 feet south of the northwest corner of the Block; thence south 32.2

feet on the west line of the Block to the point of beginning.

719 East Sixth Street, legally described as: #23.239.0120 – Lot Thirteen (13) of Block One (1) Stoke’s Addition to the City of Fairmont, Martin County, Minnesota.

and;

WHEREAS, the City obtained title to the above described real properties so that it could demolish blighted buildings located thereon, and;

WHEREAS, the blighted buildings have been demolished and the City does not have any plans to develop the described real properties, and;

WHEREAS, it would be in the City’s best interest to have the real properties placed back on the tax rolls by transferring them into private ownership.

NOW THEREFORE, it is hereby ordained by the Fairmont City Council as follows:

1. The real property described above, with the exception of 606 and 610 North Prairie Avenue, is hereby approved to be sold at public auction.
2. The real property located at 606 and 610 North Prairie Avenue is approved to be sold to M-Mar Properties, LLC for \$5,000.00.
3. The Purchasers will pay all costs associated with the transfer of the real estate.
4. The Mayor and the City Clerk are authorized to sign any and all documents necessary to transfer the real property described above.

PASSED, APPROVED AND ADOPTED, this 8th day of February 2021.

Motion by:
 Seconded by:
 All in favor:
 Opposed:
 Abstained:
 Absent:

Deborah J. Foster, Mayor

ATTEST:

Patricia J. Monsen, City Clerk

1st Reading: January 20, 2021
 2nd Reading: February 8, 2021

MEETING DATE: February 8, 2021

SUBJECT: Advertise for bids for 2021-C seal coat projects

REVIEWED BY: Cathy Reynolds, City Administrator

SUBJECT INITIATION BY:

<input type="checkbox"/>	Petition	<input type="checkbox"/>	Board	<input checked="" type="checkbox"/>	Staff	<input type="checkbox"/>	Council	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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SUBJECT BACKGROUND: Troy Nemmers, PE, Director of Public Works/City Engineer

INTRODUCED BY: Troy Nemmers, PE, Director of Public Works/City Engineer

COUNCIL LIAISON:

TYPE OF ACTION:

<input type="checkbox"/>	Motion (Voice Vote)	<input checked="" type="checkbox"/>	Resolution	<input type="checkbox"/>	Discussion
<input type="checkbox"/>	Ordinance 1 st Reading (Introduction only)	<input type="checkbox"/>	Set Public Hearing (Motion)	<input type="checkbox"/>	Information Only
<input type="checkbox"/>	Ordinance 2 nd Reading (Roll call)	<input type="checkbox"/>	Hold Public Hearing (Motion to close)	<input type="checkbox"/>	

RECOMMENED ACTION BY:

<input checked="" type="checkbox"/>	City Staff	<input type="checkbox"/>	Board	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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<input type="checkbox"/>	Issuance	<input checked="" type="checkbox"/>	Approval	<input type="checkbox"/>	Authorization	<input type="checkbox"/>	No recommendation
<input type="checkbox"/>	Denial	<input type="checkbox"/>	Rejection	<input type="checkbox"/>	No action needed	<input type="checkbox"/>	

STATEMENT: One of the projects included in the 2021 improvement program is the seal coats. The plans and specifications are ready to bid. Estimated construction cost for this project is \$138,000. Bid opening for this project would be at 11:00 a.m. on March 4th. Staff is recommending approval.

MOTION: To approve Resolution 2021-16 advertising for the 2021-C seal coat construction project.

VOTE REQUIRED: Simple majority

ATTACHMENTS:

1. Resolution 2021-16
2. _____

Council Action: _____ Date: _____

RESOLUTION NO. 2021-16

**STATE OF MINNESOTA)
COUNTY OF MARTIN) SS:
CITY OF FAIRMONT)**

**RESOLUTION APPROVING PLANS AND SPECIFICATIONS
AND ORDERING ADVERTISEMENT FOR BIDS**

**CONSTRUCTION OF SEAL COAT PROJECTS
2021-C IMPROVEMENT CONTRACT**

WHEREAS, the City Engineer arranged for the preparation of Plans and Specifications for the construction of:

DESCRIPTION OF WORK: The work includes the construction of approximately:

CHIP Seal Coat FA-2	74295 S.Y.
Fog Seal CRS-2Pd	3400 GAL.

together with numerous related items of work, all in accordance with Plans and Specifications. This project is subject to Responsible Contractor Certification.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRMONT, MINNESOTA:

1. Such Plans and Specifications, as prepared by the City Engineer, are hereby approved.
2. The City Clerk shall prepare and cause to be inserted in the official paper, on Quest CDN, and on the City of Fairmont website (www.fairmont.org) if the estimated construction cost exceeds \$175,000, an advertisement for bids upon the making of such improvement under such approved Plans and Specifications. The advertisement shall be published for one day, shall specify the work to be done and shall state that bids will be opened on March 4, 2021 at 11:00 a.m. Any bidder whose responsibility is questioned during consideration of the bid will be given an opportunity to address the Council on the issue of responsibility. No bids will be considered unless sealed and filed with the clerk and accompanied by a bid bond or certified check payable to the Clerk for five (5) percent of the

amount of such bid. The bids will be tabulated at that time and will be considered by the City Council at a regular scheduled meeting to be held after review by the City Engineer of the lowest responsible responsive bidder's bid documents.

ADOPTED by the Council this 8th day of February 2021.

Deborah J. Foster, Mayor

ATTEST:

Patricia J. Monsen, City Clerk

(SEAL)

CITY OF FAIRMONT----AGENDA CONTROL SHEET----AGENDA ITEM NO. 9.2

MEETING DATE: February 8, 2021

SUBJECT: Consideration of Request for Proposals for Potential Sale of 414 Downtown Plaza

REVIEWED BY: Cathy Reynolds, City Administrator

SUBJECT INITIATION BY:

<input type="checkbox"/>	Petition	<input checked="" type="checkbox"/>	Board	<input checked="" type="checkbox"/>	Staff	<input type="checkbox"/>	Council	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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SUBJECT BACKGROUND: Cathy Reynolds, City Administrator

INTRODUCED BY: Linsey Preuss, Economic Development Coordinator

COUNCIL LIAISON:

TYPE OF ACTION:

<input checked="" type="checkbox"/>	Motion (Voice Vote)	<input type="checkbox"/>	Resolution (Roll Call)	<input type="checkbox"/>	Discussion
<input type="checkbox"/>	Ordinance 1 st Reading (Introduction only)	<input type="checkbox"/>	Set Public Hearing (Motion)	<input type="checkbox"/>	Information Only
<input type="checkbox"/>	Ordinance 2 nd Reading (Roll call)	<input type="checkbox"/>	Hold Public Hearing (Motion to close)	<input type="checkbox"/>	

RECOMMENED ACTION BY:

<input checked="" type="checkbox"/>	City Staff	<input type="checkbox"/>	Board	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
<input type="checkbox"/>	Issuance	<input checked="" type="checkbox"/>	Approval	<input type="checkbox"/>	Authorization	<input type="checkbox"/>	No recommendation
<input type="checkbox"/>	Denial	<input type="checkbox"/>	Rejection	<input type="checkbox"/>	No action needed	<input type="checkbox"/>	

STATEMENT: Several parties have shown interest in the purchase of the Senior Center Building located at 414 Downtown Plaza. To ensure all interested parties are able to submit proposals, staff recommends approving a request for proposal process. This process allows City Council to evaluate offers on a number of factors.

MOTION: To approve the Request for Proposals for the Sale by City of the Senior Center Building located at 414 Downtown Plaza (Parcel #23-281-0050).

VOTE REQUIRED: Simple majority

ATTACHMENTS:

1. Draft Request for Proposals for the Potential Sale of 414 Downtown Plaza

Council Action: _____ Date: _____

City of Fairmont, Minnesota

Request for Proposals

Sale by City of Real Property

Senior Center Building (Parcel # 23-281-0050)

Proposal Submission Deadline: March 15, 2021 at 4:00

Introduction and Overview:

The City of Fairmont (the “City”) is exploring the potential sale and development of real property owned by the City located at 414 Downtown Plaza, Fairmont, MN. The property consists of approximately 3,750 sq ft of total land; of which approximately 1875 sq ft is building.

At this time, the City is considering selling the Property to benefit Fairmont taxpayers through the Property purchase price, but also the amenities and tax base proposed to be added to the Property by the successful proposal selected by the City. The Property will not be sold for speculative purposes. Proposals will be evaluated on a number of factors, including but not limited to:

1. The purchase price offered for the Property
2. Economic Development generated by the Property proposal
3. Quality of development offered in the Property proposal

The City will accept proposals until 4:00 p.m. on March 15, 2021 (the “Due Date”). Information relevant to this Request for Proposals (the “RFP”) and potential sale will be posted on the City’s website at www.fairmont.org.

The City reserves the right to waive any irregularity or defect in any submission, request clarification or additional information regarding Proposals, to cancel this RFP, and to reject any and all Proposals at its sole discretion. The City shall assume no liability for expense incurred by a Bidder in replying to this RFP.

RFP Timeline:

- February 9, 2021: Release Date
- February 22, 2021: Questions due by 1:00 pm. All questions must be submitted in writing to lpreuss@fairmont.org. Questions after this date will not be answered so that all applicants have the same opportunity to review questions and answers for consistency in information.
- March 1, 2021: All Questions and Answers will be posted publicly at Fairmont.org
- March 15, 2021: Proposals due by 4:00 p.m.
- Anticipated March 22, 2021: City Council to consider a recommendation for sale. NOTE: If the City Council decides to proceed with a Proposal, such decision shall be subject to the negotiation and execution of a mutually satisfactory Purchase and Development Agreement.

Proposal Packages must include:

- Proposed developer name, address, contact information and key personnel in the proposed project.

- Proposed development plan narrative outlining the proposed use of the Property, timing of development completion, demonstration of use compatibility with B-3, General Business District zoning and building regulations.
- An offer of payment for the Property including all payment terms.
- A document providing evidence of Bidders' financial capability to complete the Proposal project.
- A statement indicating how your Proposal represents the highest price and/or highest value to the City in terms of direct or indirect financial, economic, or community benefits.
- Detailed Action Plan
 - Construction cost estimate
 - Timeline
 - Condensed business plan
- Any proposed incentives, assistance, or discounts that Bidder would seek from the City as part of the development.

Please review the evaluation criteria when responding. Failure to provide any of the above requested information may result in disqualification of Proposal. The City reserves the right to request additional information pertaining to the Proposal Package or any other matters related to the Request for Proposal.

Property Inspection:

Bidders are encouraged to inspect the Property on February 11, 2021 from 9:00 to 10:00 am; and 2:00 to 3:00. The building will also be available for inspection on February 16, 2021 from 9:00am to 10:00am; and from 2:00pm to 3:00pm.

Method of Award and Selection Criteria

Complete responses to the RLF will be evaluated by City staff and consultants and will be reviewed by the City Council. Decisions to sell the Property are at the sole discretion of the City Council. This RFP process shall not create binding obligation on the part of the City Council to sell the Property unless and until a Purchase and Development Agreement has been executed.

The selection criteria will include, but not be limited to, the following:

- Completeness of the Proposal Package
- Proposal recognized the highest value to the City
- Proposal meets or exceeds standards of Planning and Zoning and Building Code
- Proposal timing is achievable and favorable.

Terms and Conditions

Bidders shall be responsible for their own due diligence in preparing a Proposal. No representation or warranty is made by the City with respect to the conditional of the Property, the suitability of the Property for a Bidder's potential use or the information provided herein.

- I. Bidders shall be responsible for the accuracy of the information they provide to the City in connection with this RFP

- II. The City Council reserves the right to reject any and all Proposals, to waive any irregularities or defects in any Proposal, to issue additional RFPs, and to either substantially modify or terminate the proposed sale at any time prior to final execution of a Purchase Agreement.
- III. The City shall not be responsible for any costs incurred by a Bidder in connection with the preparation, submission or presentation of its Proposal.
- IV. Nothing contained herein shall require the City to enter into exclusive negotiations with any Bidder and the City reserves the right to amend, alter and revise its own criteria in the selection of a Bidder without notice.
- V. The City reserves the right to request clarification of information submitted in a Proposal and to request additional information from any Bidder.
- VI. The City will not accept any Proposal after the time and date specified in this RFP.
- VII. The City Council retains the sole discretion in the selection of a successful Proposal, if any.
- VIII. Upon selection of a Proposal, the City shall enter into negotiations with the successful Bidder for a Purchase and Development Agreement with terms and conditions acceptable to the City. Until the execution of the contract, the City is under no obligation to sell the Property and it reserves the right to cease negotiations at any time and retain the title to the Property. Except with respect to matters of title, the Property shall be conveyed to the party acquiring the same "AS IS" by quit claim deed.
- IX. The successful Proposal will become part of the contract file and will become a matter of public record subject to public disclosure, as will all other responses received.

The RFP process shall in all respects be governed by, and construed in accordance with, the laws of the State of Minnesota. Thank you for your interest in doing business with the City of Fairmont.

CITY OF FAIRMONT----AGENDA CONTROL SHEET----AGENDA ITEM NO. 9.3

MEETING DATE: February 8, 2021

SUBJECT: Guidance on Communicating with Community Members

REVIEWED BY: Cathy Reynolds, City Administrator

SUBJECT INITIATION BY:

<input type="checkbox"/>	Petition	<input type="checkbox"/>	Board	<input checked="" type="checkbox"/>	Staff	<input type="checkbox"/>	Council	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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SUBJECT BACKGROUND: Cathy Reynolds, City Administrator

INTRODUCED BY: Cathy Reynolds, City Administrator

COUNCIL LIAISON:

TYPE OF ACTION:

<input type="checkbox"/>	Motion (Voice Vote)	<input type="checkbox"/>	Resolution	<input checked="" type="checkbox"/>	Discussion
<input type="checkbox"/>	Ordinance 1 st Reading (Introduction only)	<input type="checkbox"/>	Set Public Hearing (Motion)	<input type="checkbox"/>	Information Only
<input type="checkbox"/>	Ordinance 2 nd Reading (Roll call)	<input type="checkbox"/>	Hold Public Hearing (Motion to close)	<input type="checkbox"/>	

RECOMMENED ACTION BY:

<input checked="" type="checkbox"/>	City Staff	<input type="checkbox"/>	Board	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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<input type="checkbox"/>	Issuance	<input type="checkbox"/>	Approval	<input type="checkbox"/>	Authorization	<input type="checkbox"/>	No recommendation
<input type="checkbox"/>	Denial	<input type="checkbox"/>	Rejection	<input type="checkbox"/>	No action needed	<input checked="" type="checkbox"/>	Guidance

STATEMENT: As the City Administrator, it is important to me to be available to Council, Staff, and members of the public for questions and discussion. As part of this communication, council members had requested that I maintain communication with Mr. Smith. I have done so for the last 8 months and I am providing council with the text communications I have received from Mr. Smith since January 1, 2021 to see what these communications include. These text messages come in at all hours of the day, are high in frequency, contain statements not questions, and have a harassing derogatory tone. In addition to text messages Mr. Smith sends regular emails containing much the same content as his text messages and data requests. Further, in conversation with Mr. Smith on January 8, 2021 in response to his text message to call him ASAP, he declared that he controls council, and that council does what he says. Given the increasing frequency and the derogatory harassing nature of the text messages, emails, data requests and phone conversations with Mr. Smith, I am bringing this to council for guidance.

In my role as the City Administrator, I follow the Code of Ethics set out by the International City Management Association (ICMA). In reviewing the ICMA Code of Ethics a couple of the tenets stand out to me as I analyze this situation.

1. Recognize that the chief function of local government at all times is to serve the best interest of **all** people.
2. Keep the community informed on local government affairs; encourage communication between the citizens and all local government officers; emphasize

friendly and courteous service to the public; and seek to improve the quality and image of public service.

- 3. Submit policy proposals to elected officials; provide them with facts and advice on matters of policy as a basis for making decisions and setting community goals; and uphold and implement local government policies adopted by elected officials.

These points are important as the amount of time, effort, and energy that staff expends dealing with the frequent texts, emails, and data requests of one member of the community takes away from our ability to ensure that we are working in the best interest of all people. Much like council, one council member does not govern the direction of the council or staff, but it is action of the council as a whole that guides the policy and direction of the community. The same applies in that one community member should not divert a significant portion of our staff, or council’s time and we should ensure that we are working to serve the best interest of all.

It is my goal to keep the community informed and encourage communications with all citizens. We have been working to do this through community input sessions, talking at local service clubs, being responsive to community member inquiries and meeting requests. We also continue to discuss how we can more effectively use social media and the press to share information with the community. Unfortunately, the time and energy spent on one individual detracts from our ability to work on communications for all.

Further, the belief that I desire or try to control the decisions of council shows a clear misunderstanding of my role as the city administrator. My role is to provide policy proposals, facts, information, and advice to allow the council to make informed decisions for the community. My role is then to take those decisions and implement them in the daily operations of the city. If council agrees with my, or staff’s, recommendation that is great. If they chose a different direction, that is just as great. Staff will work to implement the decision of council. The thought that any one person believes they control council and council’s decision making should be of concern to council and the community. Council is elected to serve the community, not one individual.

For these reasons, I am letting council know that it is my intent to stop communications with Mr. Smith and that I do not intend to respond to his text messages or emails as long as they continue to be statements with a harassing, derogatory tone. Nor will I take staff time to research these matters. I will apply this same standard to all communications. With that said, I will continue to have conversations with those community members that are critical of the direction the city is going, explain policies they may not agree with and interact with members of this community on issues where they express concern or support. We have a responsibility to serve the citizens of this community and our time is best spent in serving the community as a whole.

As council had previously requested that I handle Mr. Smith’s communications differently, I am seeking your guidance on whether you are comfortable with this approach to communications, or whether you seek a different approach to communications the nature of which are attached.

MOTION: None

VOTE REQUIRED: None.

ATTACHMENTS:

- 1. Mr. Smith text messages from January 1, 2021 to January 29, 2021

Council Action: _____ Date: _____

< Todd Smith



Friday, January 8, 2021

T Call me asap please 12:57 PM

T I will be looking forward to this Krause Anderson contract change... 6:07 PM

Sunday, January 10, 2021

T Maybe if you freeze wages for 10 years they will vote for the new building 9:42 PM

Monday, January 11, 2021

T You may want to send out the RFP's 11:22 AM

T I will have jakes delivered at 5.. It's going to be a long meeting 3:02 PM

T Your city engineer. Looks very unprepared 4:47 PM

T I even know the size of the project 4:48 PM

T Haseck second that...he has to vote...its void 5:40 PM

T Beautiful way to change the agenda. I have underestimated you... 8:02 PM

T Now explain to her why u let Bruce make 2 million dollars decisions without prior authorization to be on agenda 9:03 PM

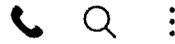
T You are not getting any information b4 meetings as of now 9:31 PM

Tuesday, January 12, 2021

T The League of cities will be notified about last night's actions...the new council wasn't educated and. Was tricked out of an option for tabling that project

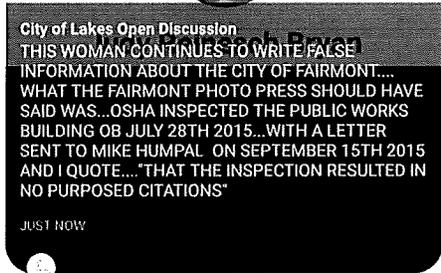
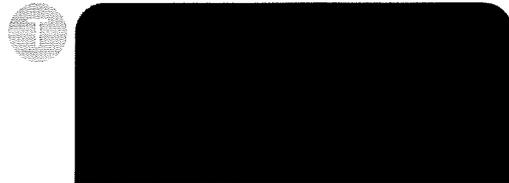
Plus Bruce's actions again 7:36 AM

< Todd Smith



Thursday, January 14, 2021

T Hope you enjoy the photo press article from Judy Bryan 4:01 PM



Yes. I posted this one MMS 4:29 PM

Friday, January 15, 2021

T I data requested the osha report...was I lied 2? 1:04 PM

Saturday, January 16, 2021

T U might want to send sand trucks out 10:24 AM

Tuesday, January 19, 2021

T U poked the wrong bear...lol 3:58 PM

Thursday, January 21, 2021

T Your staff couldn't handle a \$14,000. Deal...but u want them



1:31 

 4G  

< Todd Smith



Monday, January 25, 2021



Busy day huh....its going to be stepping up

4:45 PM

Friday, January 29, 2021



Can u please tell me where it states that the city needs to know what ppl interested in purchasing the senior citizens building are going to use it for on the bid itself? That sounds like profiling....once again the cancer cells from within city hall. Need chemotherapy

7:33 AM



I sent that to Cathy myself this morning

8:07 AM



Why oh why didn't you listen to me from the first day....I have been telling you from the start. Now u are very very close to being gone...and I told you the whole way its those 4 in city hall...then they all painted me as the problem. Do what you want but I will be here way after you have gone...

View all



6:42 PM

< **Todd Smith**
6:42 PM, Jan 29

Why oh why didn't you listen to me from the first day...I have been telling you from the start. Now u are very very close to being gone...and I told you the whole way its those 4 in city hall...then they all painted me as the problem. Do what you want but I will be here way after you have gone....but when it's over I won't say I told you so....but I did tell you...and you didn't like my methods....but I have never fought something without a reason...or started it....pisses me off how hard I begged them to bring you in..I am sad we clashed but I have to stay on my coarse to get them 4 removed. We could have gotten alot done together. With new staff... have a good weekend..sorry for the rant..it just wears on me



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CITY OF FAIRMONT----AGENDA CONTROL SHEET----AGENDA ITEM NO. 9.4

MEETING DATE: February 8, 2021

SUBJECT: Award Contracts for Construction of the New Public Works Facility

REVIEWED BY: Cathy Reynolds, City Administrator

SUBJECT INITIATION BY:

<input type="checkbox"/>	Petition	<input type="checkbox"/>	Board	<input checked="" type="checkbox"/>	Staff	<input type="checkbox"/>	Council	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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SUBJECT BACKGROUND: Troy Nemmers, PE, Director of Public Works/City Engineer

INTRODUCED BY: Troy Nemmers, PE, Director of Public Works/City Engineer

COUNCIL LIAISON:

TYPE OF ACTION:

<input type="checkbox"/>	Motion (Voice Vote)	<input checked="" type="checkbox"/>	Resolution	<input type="checkbox"/>	Discussion
<input type="checkbox"/>	Ordinance 1 st Reading (Introduction only)	<input type="checkbox"/>	Set Public Hearing (Motion)	<input type="checkbox"/>	Information Only
<input type="checkbox"/>	Ordinance 2 nd Reading (Roll call)	<input type="checkbox"/>	Hold Public Hearing (Motion to close)	<input type="checkbox"/>	

RECOMMENED ACTION BY:

<input checked="" type="checkbox"/>	City Staff	<input type="checkbox"/>	Board	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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<input type="checkbox"/>	Issuance	<input checked="" type="checkbox"/>	Approval	<input type="checkbox"/>	Authorization	<input type="checkbox"/>	No recommendation
<input type="checkbox"/>	Denial	<input type="checkbox"/>	Rejection	<input type="checkbox"/>	No action needed	<input type="checkbox"/>	

STATEMENT: Bids were opened for the new Public Works Facility at 2pm on Thursday. Staff will be working with Kraus-Anderson to review the bids and confirm contract amounts. The agenda packet will be updated with award recommendations and other documents prior to the meeting Monday night.

MOTION: To approve Resolution 2021-18 to award the contracts for construction of the new Public Works Facility.

VOTE REQUIRED: Simple majority

ATTACHMENTS:

1. _____
2. _____

Council Action: _____ Date: _____

CITY OF FAIRMONT----AGENDA CONTROL SHEET----AGENDA ITEM NO. 9.5

MEETING DATE: February 8, 2021

SUBJECT: Award Industrial Water Tower Coatings Project (2021-E)

REVIEWED BY: Cathy Reynolds, City Administrator

SUBJECT INITIATION BY:

<input type="checkbox"/>	Petition	<input type="checkbox"/>	Board	<input checked="" type="checkbox"/>	Staff	<input type="checkbox"/>	Council	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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SUBJECT BACKGROUND: Troy Nemmers, PE, Director of Public Works/City Engineer

INTRODUCED BY: Troy Nemmers, PE, Director of Public Works/City Engineer

COUNCIL LIAISON:

TYPE OF ACTION:

<input type="checkbox"/>	Motion (Voice Vote)	<input checked="" type="checkbox"/>	Resolution	<input type="checkbox"/>	Discussion
<input type="checkbox"/>	Ordinance 1 st Reading (Introduction only)	<input type="checkbox"/>	Set Public Hearing (Motion)	<input type="checkbox"/>	Information Only
<input type="checkbox"/>	Ordinance 2 nd Reading (Roll call)	<input type="checkbox"/>	Hold Public Hearing (Motion to close)	<input type="checkbox"/>	

RECOMMENED ACTION BY:

<input checked="" type="checkbox"/>	City Staff	<input type="checkbox"/>	Board	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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<input type="checkbox"/>	Issuance	<input checked="" type="checkbox"/>	Approval	<input type="checkbox"/>	Authorization	<input type="checkbox"/>	No recommendation
<input type="checkbox"/>	Denial	<input type="checkbox"/>	Rejection	<input type="checkbox"/>	No action needed	<input type="checkbox"/>	

STATEMENT: A bid opening for the industrial water tower coatings project was held on January 28, 2021. The City received 9 bids on the project. The bids were very competitive, which allowed us to expand the work to include both interior and exterior painting. The engineer’s estimate was \$350,000. Staff and Bolton and Menk are recommending awarding the contract to Maguire Iron in the total amount of \$343,500.

MOTION: To approve Resolution 2021-19

VOTE REQUIRED: Simple majority

ATTACHMENTS:

1. Resolution 2021-19
2. Award recommendation from Bolton & Menk

Council Action: _____ Date: _____

RESOLUTION No. 2021-19

STATE OF MINNESOTA)
COUNTY OF MARTIN) SS
CITY OF FAIRMONT)

RESOLUTION ACCEPTING BID

INDUSTRIAL WATER TOWER COATING – PROJECT 2021-E
CITY OF FAIRMONT, MINNESOTA

WHEREAS, pursuant to an advertisement for bids for the Industrial Water Tower Coating Improvement Project, 2021-E, bids were received, opened and tabulated according to law, and the following bids were received complying with the advertisement:

<u>BIDDER</u>	<u>AMOUNT OF BID</u>
Champion Tank Services Maple Grove, MN	\$345,700
Maguire Iron, Inc. Sioux Falls, SD	\$343,500
G & L Tank Sandblasting & Coatings, LLC Shelbyville, TN	\$441,600
Viking Industrial Painting Omaha, NE	\$418,350
J R Stelzer Co. Lincoln, NE	\$410,845
Elevation Coatings St. Cloud, MN	\$422,450
Classic Protective Coatings, Inc. Menomonie, WI	\$751,700
TMI Coatings, Inc. St. Paul, MN	\$642,700
Osseo Construction Co. LLC Osseo, WI	\$669,800

WHEREAS, it appears that Maguire Iron, Inc. of Sioux Falls, SD is the lowest responsible bidder; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRMONT, MINNESOTA:

1. The Mayor and Clerk are hereby authorized and directed to enter into the contract for the Industrial Water Tower Coating Improvement Project, 2021-E with Maguire Iron, Inc. of Sioux Falls, SD in the name of the City of Fairmont, for the improvements according to the plans and specifications therefore approved by the City Council and on file in the office of the City Clerk at a cost of \$343,500.
2. The City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed

ADOPTED by the City Council this 8th day of February 2021.

Deborah J. Foster, Mayor

ATTEST:

Patricia J. Monsen, City Clerk

EVALUATION OF BIDS FOR THE CITY OF FAIRMONT
Water Tower Coatings
Project Number 0M2.123428

Bids for the Water Tower Coatings project for the Industrial Tower were received on January 28, 2021.

Nine (9) bids were received for the tower coating project. Base bids ranged from a low of \$247,700 to a high of \$465,300. The low base bid was from Champion Tank Services from Maple Grove, MN. The bid form had alternate bids for an exterior overcoat, reconditioning the interior dry riser, and reconditioning the inlet pipe. The low bid with the base bid and alternates totaled \$343,500 from Maguire Iron, Inc. of Sioux Falls, SD. The estimate was \$350,000 for this work.

The specifications and bid documents did not contain any wording or ambiguities so as to force the Contractor to build in additional contingencies. The level of contractor interest was high for a project of this size. Therefore, we feel that the bids received were competitive and responsive, and rebidding of the project would not provide any cost savings.

The low bid is determined by the total base and accepted alternates. The bids were below the estimate even with all alternates included. It is recommended to award the base bid along with alternate bid items numbers 1, 2, and 3 to Maguire Iron, Inc. of Sioux Falls, SD. This company has successfully performed a number of similar tower coating projects in recent years including North Mankato, Buffalo and Comfrey, Minnesota. We would recommend approval and awarding of the \$343,500 bid to Maguire Iron, Inc.

Respectfully submitted,

BOLTON & MENK, INC.



John Graupman, P.E.

Principal Environmental Engineer



Real People. Real Solutions.

BID TABULATION

Project Location: Fairmont, MN
Project Title: Water Tower Coatings
Project No.: 0M2.123428 (Quest #7480350)

Bid Day/Date: Thursday, January 28, 2021
Bid Time: 2:00 p.m.
Addendum: No. 1 – 01/21/2021

BIDDER	TOTAL BASE BID UNIT PRICE	ALTERNATE BID ITEM NO. 1 (Partial Reconditioning of Exterior – Pressure Wash and Overcoat System – Tank Roof and Shell (All Areas Above Painters Ring) inclusive of Logos)	ALTERNATE BID ITEM NO. 2 (Partial Reconditioning of Interior Dry – Dry Riser Pipe and Tank Bottom)	ALTERNATE BID ITEM NO. 3 (Sandblasting and Reconditioning of Inlet/Outlet Pipe – Completely Remove and Replace Coating System)	TOTAL BASE BID + ALT. ITEMS 1, 2 AND 3
1. Maguire Iron, Inc. Sioux Falls, SD	\$253,500	\$75,000	\$10,000	\$5,000	\$343,500
2. Champion Tank Services Maple Grove, MN	\$247,700	\$56,000	\$24,000	\$18,000	\$345,700
3. J R Stelzer Co. Lincoln, NE	\$279,845	\$98,000	\$15,000	\$18,000	\$410,845
4. Viking Industrial Painting Omaha, NE	\$266,350	\$120,000	\$12,500	\$19,500	\$418,350
5. Elevation Coatings St. Cloud, MN	\$325,450	\$60,000	\$25,000	\$12,000	\$422,450
6. G & L Tank Sandblasting and Coatings LLC Shelbyville, TN	\$261,600	\$140,000	\$15,000	\$25,000	\$441,600
7. TMI Coatings, Inc. St. Paul, MN	\$397,600	\$153,600	\$70,200	\$21,300	\$642,700
8. Osseo Construction Co. LLC Osseo, WI	\$465,300	\$104,500	\$60,000	\$40,000	\$669,800
9. Classic Protective Coatings Inc. Menomonie, WI	\$365,250	\$261,600	\$69,950	\$54,900	\$751,700

CITY OF FAIRMONT----AGENDA CONTROL SHEET----AGENDA ITEM NO. 9.6

MEETING DATE: February 8, 2021

SUBJECT: Minnesota Public Facilities Grant Application

REVIEWED BY: Cathy Reynolds, City Administrator

SUBJECT INITIATION BY:

<input type="checkbox"/>	Petition	<input type="checkbox"/>	Board	<input checked="" type="checkbox"/>	Staff	<input type="checkbox"/>	Council	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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SUBJECT BACKGROUND: Troy Nemmers, PE, Director of Public Works/City Engineer

INTRODUCED BY: Troy Nemmers, PE, Director of Public Works/City Engineer

COUNCIL LIAISON: Councilor Hasek

TYPE OF ACTION:

<input type="checkbox"/>	Motion (Voice Vote)	<input checked="" type="checkbox"/>	Resolution	<input type="checkbox"/>	Discussion
<input type="checkbox"/>	Ordinance 1 st Reading (Introduction only)	<input type="checkbox"/>	Set Public Hearing (Motion)	<input type="checkbox"/>	Information Only
<input type="checkbox"/>	Ordinance 2 nd Reading (Roll call)	<input type="checkbox"/>	Hold Public Hearing (Motion to close)	<input type="checkbox"/>	

RECOMMENED ACTION BY:

<input checked="" type="checkbox"/>	City Staff	<input type="checkbox"/>	Board	<input type="checkbox"/>	Commission	<input type="checkbox"/>	Committee
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<input type="checkbox"/>	Issuance	<input checked="" type="checkbox"/>	Approval	<input type="checkbox"/>	Authorization	<input type="checkbox"/>	No recommendation
<input type="checkbox"/>	Denial	<input type="checkbox"/>	Rejection	<input type="checkbox"/>	No action needed	<input type="checkbox"/>	

STATEMENT: The lime pond closure project is estimated to cost \$6.0 million and the City has been working with the Minnesota Public Facilities Authority (PFA) on the funding process. The PFA offers low interest loans to communities for these types of projects. The attached resolution states the City intent of the funds and commits the City to paying back the loan. The City currently has PFA loans for the wastewater and water treatment plants. Staff is requesting approval to submit the loan application to the PFA for the lime pond closure project.

MOTION: To approve Resolution 2021-15

VOTE REQUIRED: Simple majority

ATTACHMENTS:

1. Resolution 2021-15
2. _____

Council Action: _____ Date: _____

RESOLUTION NO. 2021-15

**STATE OF MINNESOTA)
COUNTY OF MARTIN) SS:
CITY OF FAIRMONT)**

**RESOLUTION OF APPLICATION TO THE
MINNESOTA PUBLIC FACILITIES AUTHORITY**

WHEREAS, the City of Fairmont has determined the need to close its existing spent lime pond facility, and,

WHEREAS, the City of Fairmont has developed plans and specifications in accordance with the Minnesota Pollution Control Agency requirements, and,

WHEREAS, the City of Fairmont has determined the need to finance this project through the Minnesota Public Facilities Authority.

NOW THEREFORE BE IT RESOLVED, that the City of Fairmont is hereby applying to the Minnesota Public Facilities Authority for a loan from the Clean Water Revolving Fund/Drinking Revolving Fund for improvements to its drinking water system/municipal wastewater treatment system as described in the loan application.

BE IT FURTHER RESOLVED, that the City of Fairmont estimates the loan amount to be \$6,022,600 or the as-bid cost of the project.

BE IT FURTHER RESOLVED, that the City of Fairmont has the legal authority to apply for the loan, and the financial, technical and managerial capacity to repay the loan and ensure proper construction, operation and maintenance of the project for its design life.

BE IT FURTHER RESOLVED, that the City of Fairmont hereby expresses its official intent to use proceeds of this loan to reimburse construction expenditures made prior to the issuance of its general obligation bond to the Public Facilities Authority.

ADOPTED by the Council this 8th day of February 2021.

Deborah J. Foster, Mayor

ATTEST:

Patricia J. Monsen, City Clerk
(SEAL)