

**City of Fairmont
100 Downtown Plaza
Fairmont, MN 56031**

City Council Minutes
Regular Meeting

June 10, 2024
City Hall, 5:30 p.m.

CALL TO ORDER

The Fairmont City Council met in regular session at the City Hall Council Chambers. Mayor Baarts called the meeting to order at 5:30 p.m.

ROLL CALL

Council present: Lee Baarts, Mayor
Wayne Hasek, Councilmember
Britney Kawecki, Councilmember
Randy Lubenow, Councilmember
Jay Maynard, Councilmember
Michele Miller, Councilmember

Absent: None

Staff present: Matt Skaret, City Administrator
Ned Koppen, Economic Development Coordinator
Peter Bode, Planning & Zoning Official
Nick Lardy, Parks/Streets Superintendent
Chad Striemer, City Forester
Matthew York, Director of Public Works/Utilities
Michael Hunter, Chief of Police
Tyler Cowing, City Engineer
Betsy Steuber, City Clerk
Cara Brown, City Attorney, via telephone
(Flaherty & Hood)
Troy Nemmers, Bolton & Menk (Contracted Services)

**PLEDGE OF
ALLEGIANCE**

The City Council and all present stood for the Pledge of Allegiance.

**APPROVAL OF
AGENDA**

Motion was made by Councilmember Maynard, seconded by Councilmember Miller to approve the agenda as presented. All present voted in favor. Motion carried.

ROTATING VOTES

Please note that votes taken by roll call are called by the City Clerk on a rotating basis; however, the written minutes list the Councilmembers in alphabetical order.

RECOGNITION/

Mayor Baarts recognized the following City Employees for their years

PRESENTATIONS

of service: Chad Striemer, Park Department, 25 years; Chad Sanow, Police Department, 20 years; and Betsy Steuber, Administration, 20 years.

**PUBLIC DISCUSSION/
COMMENT**

No public discussion/comments were heard.

CONSENT AGENDA

Mayor Baarts introduced the consent agenda items as listed for consideration to be enacted by one motion unless requested that an item be removed and included under new business. Mayor Baarts reviewed the consent items, as follows:

- Approval of the minutes from the May 13, 2024, City Council Meeting
- Approval of the minutes from the May 20, 2024, Special City Council Meeting
- Accounts Payable for May 2024
- Approval of a memo of understanding with Law Enforcement Labor Service (LELS) regarding promotional rate of pay on the current scale
- Approval of a transient merchant permit for TNT Fireworks to sell fireworks in the Walmart Parking Lot from approximately June 20, 2024 – July 5, 2024
- Approval of a temporary on-sale liquor license for the Truman Fire Department Relief Association for the Martin County Fair, August 12, 2024 – August 18, 2024
- Approval of a temporary on-sale liquor license for St. John Vianney Church for September 22, 2024
- Approval of an event permit for a storybook walk at Cedar Creek Park, sponsored by the Early Childhood Initiative from July 1, 2024 – August 31, 2024
- Approval of an Event permit for a beanbag-cornhole tournament at 312 Downtown Plaza on August 10, 2024
- Approval of a firework display permit by J & M Display for July 4, 2024
- Adoption of Resolution 2024-22, approving an application for charitable gambling at the Fairmont Brewing Company on behalf of Fairmont Youth Hockey Association.

Motion was made by Councilmember Hasek, seconded by Councilmember Maynard to approve the consent agenda. All present voted in favor. Motion carried.

**NEW BUSINESS
MOTION
Item 9.1**

Mayor Baarts introduced consideration of demolition assistance for the property located at 415 S. State Street, Fairmont. Economic Development Coordinator Koppen provided background on the subject indicating funds will be used for removal of the building on the site, aiding with site redevelopment. Motion was made by Councilmember Maynard, seconded by Councilmember Miller to approve the demolition program application and award demolition funding, up to \$10,000.00, to JGG Holdings, LLC. All present voted in favor. Motion carried.

**RESOLUTION 2024-19
Item 9.2**

Engineer Cowing presented background information on the MnDOT Local Bridge Replacement Program Grant Agreement. The City of Fairmont was awarded \$261,020.78 from MnDOT for removal and replacement of the Memorial Park Drive Bridge, S.P. 123-597-001. Motion was made by Councilmember Miller, seconded by Councilmember Hasek to adopt Resolution 2024-19: Authorizing the City of Fairmont to enter the Local Bridge Replacement Program Grant Agreement with the State of Minnesota. All present voted in favor. Motion carried.

**MOTION
Item 9.3**

Director of Public Works/Utilities York introduced John Graupman, Engineer with Bolton & Menk to present on agenda item 9.3. Graupman shared that the steel tanks on Bixby were constructed in 1968, initially for industrial use and were repurposed for water storage. The project consists of a new prestressed single concrete tank and electrical upgrades. Overall project estimated cost is \$4.3 million. Motion was made by Councilmember Maynard, seconded by Councilmember Hasek to approve the project plans for the water storage tank. All present voted in favor. Motion carried.

**MOTION
Item 9.4**

Mayor Baarts introduced the Wastewater Treatment Plant Project Plans. John Graupman, Engineer with Bolton & Menk, provided the timeline and background on this topic. Graupman shared the project addresses two components: UV Disinfection and the Biosolids Drying and Handling Process, with an estimated completion date of 2026 and overall project cost of \$30 – 35 million, with approximately \$7 million in grant funding. Council discussion focused on the overall project cost and potential alternatives, if any, to consider. Director York indicated that the scope of the project remains the same as previously discussed, while project materials and construction costs have increased industry wide. Director York indicated after the project goes to bid and hard numbers are received, project funding can be addressed, and additional discussion had. Motion was made by Councilmember Maynard, seconded by Councilmember Miller to approve the outlined Wastewater Treatment

Plant Project Plan, beginning with obtaining bids. All present voted in favor. Motion carried.

RESOLUTION 2024-28
Item 9.5

Mayor Baarts introduced the 2024 Park Reconstruction Project. City Engineering Cowing stated a bid opening was held on June 5, 2024 with three bids received and an engineer's estimate of \$695,154.50. Engineer Cowing noted that Nielsen Blacktopping & Concrete, Inc., the lowest bidder, met the responsible contractor requirements.

<u>Bidder</u>	<u>Total Bid Amount</u>
Nielsen Blacktopping & Concrete, Inc.	\$550,701.90
M.R. Paving & Excavating, Inc.	\$562,366.65
Minnesota Paving & Materials	\$640,986.75

Motion was made by Councilmember Maynard, seconded by Councilmember Miller to adopt Resolution 2024-28: Awarding the 2024 Woodland Avenue Resurfacing 2024-B Improvement Contract to Nielsen Blacktopping & Concrete of Kasota, MN. All present voted in favor. Motion carried.

MOTION
Item 9.6

Director York requested Council consider approving a purchase order with Shamrock Recycling, LLC not to exceed \$65,000 for additional grinding and chip removal at the yard waste site located at 1880 100th Street, Fairmont. Director York stated there has been a large influx of material received at the site, and while establishing a Woody Management Debris Plan is in the works, the current state of the site must be addressed. Director York indicated free wood chips and compost are available to city residents. Discussion was held regarding illegal site dumping by nonresidents, professional permit fees, and how other area cities handle yard/tree waste. Motion was made by Councilmember Miller, seconded by Councilmember Hasek to approve a purchase order with Shamrock Recycling, LLC. for additional grinding and chip removal services for the yard waste site. Councilmembers Hasek, Kawecki, Maynard, and Miller voted in favor. Councilmember Lubenow voted against. Motion carried.

RESOLUTION 2024-21
Item 9.7

Mayor Baarts introduced Planner/Zoning Official Bode prior to his presenting on the preliminary and final plats of the Emerald Fire Addition, located at 2237 N. State Street, Fairmont. One unique feature of this plat is a private driveway and access easement across the southern 60' of the parcel to provide access to lot 2 (western portion of property to be subdivided and sold to adjoining property owner Greishar & Torgerson). Should public development occur on lot 2, the lot has been sized appropriately for roadway access. Motion was made by Councilmember Maynard, seconded by Councilmember Miller to adopt Resolution 2024-

21, Approving the Preliminary and Final Plats of the Emerald Fire Addition. All present voted in favor. Motion carried.

RESOLUTION 2024-20
Item 9.8

Official Bode presented on a conditional use permit (CUP) application received for Recovery in Motion, a rehabilitation center, to operate at 1100 Indus Street, Fairmont. Motion was made by Councilmember Hasek, seconded by Councilmember Maynard to adopt Resolution 2024-20, Approving a Conditional Use Permit for Recovery in Motion. All present voted in favor. Motion carried.

MOTION
Item 9.9

Motion was made by Councilmember Miller, seconded by Councilmember Hasek to approve a fiscal sponsor agreement with Visit Fairmont. All present voted in favor. Motion carried.

RESOLUTION 2024-23
Item 9.10

Motion was made by Councilmember Miller, seconded by Councilmember Hasek to adopt Resolution 2024-23, Requesting Judicial Appointment of a Citizen (Nicky Simpson) to the Fairmont Charter Commission. All present voted in favor. Motion carried.

RESOLUTION 2024-24
Item 9.11

While Council has already approved the grant execution for the project, this is the final step for FAA grant approval. Motion was made by Councilmember Maynard, seconded by Councilmember Miller to Adopt Resolution 2024-24, Authorizing Approval and Execution of the FAA Grant for the Airport Layout Plan/Master Plant Update Project (FAA Infrastructure Grant Agreement). All present voted in favor. Motion carried.

RESOLUTION 2024-25
Item 9.12

Prior to providing background on item 9.12, Administrator Skaret stated that Council does not have to act on this matter at this time, however finalized information would need be to be submitted to the Martin County Auditor's Office no later than August 23, 2024. Administrator Skaret provided background to Council regarding a potential November 2024 ballot question for a sales tax and use tax for the community center and ice arena project. Council discussion was held on ballot wording and how project funds would be used (hockey or ice arena). Administrator Skaret indicated the ballot wording could not be changed, per approved Resolution 2023-01. If the Council voted for ballot language changes, legislation has new provisions in place which would result in this process starting over. Motion was made by Councilmember Maynard, seconded by Councilmember Kawecki to adopt Resolution 2024-25, Calling for an Election on a Sales Tax and Use Tax for City Community Center and Ice Arena Project. Councilmembers Kawecki, Lubenow, Maynard, and Miller voted in favor. Councilmember Hasek voted against. Motion carried.

MOTION
Item 9.12

Administrator Skaret shared that prior interim administrator Jeff O’Neill has offered his services and expertise on an as needed/if needed basis. Motion was made by Councilmember Kawecky, seconded by Councilmember Lubenow to extend contract services to Jeff O’Neill contract for services on an as needed basis; the following voted in favor thereof: Kawecky, Lubenow, and Maynard; and the following voted against the same: Hasek and Miller; Abstained: None; Absent: None. Motion carried.

MOTION
Item 10.1

Motion was made by Councilmember Maynard, seconded by Councilmember Miller to appoint Mayor Baarts to serve on the Region 9 Development Commission until the end of 2024. All present voted in favor. Motion carried.

ANNOUNCEMENTS

No announcements were made.

STAFF/LIAISON
REPORTS

Administrator Skaret reminded Council of the work session on June 11, 2024 at 4:30 pm regarding water quality/restoration on City owned ag land. Discussion was held regarding the Goal Setting Session scheduled for June 20; council opted to postpone the session and direct staff to email project goals to the council for ranking. Data will be compiled and discussed at a further meeting prior to setting the budget.

Councilmember Kawecky invited the community to attend the Lions Fly In Breakfast at the Fairmont Municipal Airport on June 23, 2024.

Councilmember Lubenow reminded residents of the lawnmowing ordinance and to reach out to friends, family and neighbors for lawnmowing assistance, if needed.

Mayor Baarts asked for volunteers to help pick-up items from residents for the Citywide Clean-up event tomorrow, June 11 from 9 am – 3 pm. Volunteer should contact the Police Department. Additionally, residents with unused clean-up coupons should consider dropping them off at City Hall or at the Police Department to assist with disposal of fellow residents’ additional items. Mayor Baarts provided an update on various happenings in Fairmont.


Councilmember Maynard shared that the Retail Coach presented to FEDA and a Revolving Loan Fund was approved for the new owner of Dolittle’s Carpet and Paints.

Councilmember Miller shared that FEDA will be building two townhomes, for a total of 4 housing units at Whitetail Ridge.

ADJOURNMENT

Motion was made by Councilmember Maynard, seconded by Councilmember Hasek, to adjourn the meeting, as there was no further business to come before the Council. All present voted in favor. Motion carried. The Fairmont City Council adjourned at 7:07 p.m.

ATTEST:



Betsy Steuber, City Clerk



Lee C. Baarts, Mayor