



CITY COUNCIL AGENDA

Monday, August 10, 2026, 5:30 p.m.

- 1. Roll Call/Determination of Quorum**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Recognition/Presentations**
 - 4.1 Investment Report – June 30, 2026** (3)
- 5. Public Discussion/Comment** (Individual comments are limited to 3 minutes) (7)
- 6. Consent Agenda** (Items removed from consent will be placed at the end of the items under new business)
 - A. Minutes**
 - 6.A.1** Consideration of the City Council Minutes from the Regular Meeting held July 27, 2026 (8)
 - B. Check Registers**
 - C. Other**
 - 6.C.1** Consideration of an Event Permit for Prowling the Plaza Sponsored by Downtown Greater Plaza Area Council (16)
- 7. Public Hearing**
- 8. Old Business**
- 9. New Business**
 - A. Other**
 - B. Public Works/Utilities**
 - 9.B.1** Consideration to Authorize Bidding for the Sand Filter Project at the Fairmont Aquatic Center (19)
 - 9.B.2** Consideration of Award of Contract - Furnishing Control Panels, WIP Substation (24)
 - C. Finance**
 - D. Community Development**
- 10. Council Discussion**
 - 10.1** Recognition of Citizen Concerns Regarding Building Code Enforcement and Permitting Barriers – Councilmember Kaweck (30)
 - 10.2** Pickleball and Tennis Courts at Jeffrey Kot Soccer Complex – Councilmember Lubenow (31)
 - 10.3** City Administrator Evaluation - Councilmember Kaweck (32)
- 11. Staff/Liaison Reports**
 - A. City Administrator**
 - B. Public Works**

- C. Finance
- D. Community Development
- E. Mayor/Council
 - Hasek – PUC
 - Kawecki – FEDA
 - Kotewa
 - Lubenow – HRA
 - Maynard – FEDA
 - Baarts

12. Adjournment

Dates to Note

Primary Election	Knights of Columbus Facility	August 11, 2026	7:00 am - 8:00 pm
Workshop – Budget	City Hall Council Chambers	August 12, 2026	4:00 pm – 5:00 pm
City Council Meeting	City Hall Council Chambers	August 24, 2026	5:30 pm
Workshop – Budget	City Hall Council Chambers	August 25, 2026	4:00 pm – 5:00 pm
Workshop – Budget	City Hall Council Chambers	September 1, 2026	4:00 pm – 5:00 pm



STAFF MEMO

Prepared by: Paul Hoyer, Finance Director	Meeting Date: 08/10/2026	☐ Consent Agenda Item ☒ Regular Agenda Item ☐ Public Hearing	Agenda Item # 3.1
Reviewed by: Jason Baker, City Administrator	Item: Investment Report – June 30, 2026		
Presented by: Paul Hoyer, Finance Director	Action Requested: Information only		
Vote Required: ☐ Simple Majority ☐ Two Thirds Vote ☐ Roll Call	Staff Recommended Action: Board/Commission/Committee Recommendation:		

PREVIOUS COUNCIL ACTION

REFERENCE AND BACKGROUND

Attached is the June 30, 2026 investment schedule showing the investments held by the City on that date. The letter next to the investment in the investment policy column indicates the authorizing paragraph in the City's investment policy. Total interest received during the period was \$849,010.18. The full broker statements are available for inspection upon request.

BUDGET IMPACT

While interest earnings remain strong, they are \$62,440.98 lower than this time in 2025. The Fed has held rates steady so far this year due primarily to tariff uncertainty and above target inflation.

SUPPORTING DATA/ATTACHMENTS

Investment Schedule

City Of Fairmont															
Investment Schedule															
6/30/2026															
INV #	Broker	Investment Type	Investment Policy		Cusip	FDIC#	Purchase Date	Maturity Date	Investment Rate	Balance 1-1-26	Purchased	Redeemed	Balance 6-30-26	Date	Interest Received
	Wells Fargo	MM	C	Income					Variable	-	1,000,074.19	500,000.00	500,074.19		2,559.34
21-01	Wells Fargo	FHLB	G	0.50% Coupon	3130AKPW0		1/28/2021	1/28/2026	0.50	500,000.00		500,000.00	-	1/28	2,500.00
21-02	Wells Fargo	FHLB	G	Step Up YTM 0.623%	3130AL6L3		2/26/2021	2/26/2026	0.50	750,000.00		750,000.00	-	2/26	3,750.00
21-04	Wells Fargo	FHLB	G	Step Up YTM 0.618%	3130AKZ33		3/3/2021	3/3/2026	0.40	1,000,000.00		1,000,000.00	-	3/3	3,750.00
21-05	Wells Fargo	FHLB	G	Step Up YTM 0.797%	3130ALGY4		3/16/2021	3/16/2026	0.50	600,000.00		600,000.00	-	3/16	3,000.00
21-06	Wells Fargo	FHLB	G	Step Up YTM 1.069%	3130ALP99		3/30/2021	3/30/2026	0.50	500,000.00		500,000.00	-	3/30	4,375.00
21-08	Wells Fargo	FHLB	G	Step Up YTM 1.137%	3130ALVC5		4/14/2021	4/14/2026	0.60	500,000.00		500,000.00	-	4/14	5,625.00
21-10	Wells Fargo	FHLB	G	Step Up YTM 1.355%	3130ALZ80		4/29/2021	4/29/2026	0.60	500,000.00		500,000.00	-	4/29	7,500.00
21-13	Wells Fargo	CD	B	State Bank of India	856285VS7	33682	5/19/2021	5/19/2026	1.00	245,000.00		245,000.00	-	5/19	1,214.93
21-14	Wells Fargo	FHLB	G	Step Up YTM 1.287%	3130AMET5		5/27/2021	5/27/2026	0.50	500,000.00		500,000.00	-	5/27	6,250.00
21-15	Wells Fargo	FHLB	G	0.65% Coupon	3130AMW57		6/30/2021	6/30/2026	0.65	500,000.00		500,000.00	-	6/30	5,000.00
21-17	Wells Fargo	FHLB	G	Step Up YTM 1.252%	3130ANBG4		7/29/2021	7/29/2026	0.55	1,000,000.00			1,000,000.00	1/29	11,250.00
21-26	Wells Fargo	FHLB	G	Step Up YTM 1.447%	3130APKJ3		10/28/2021	10/28/2026	0.625	450,000.00			450,000.00	4/28	5,625.00
23-05	Wells Fargo	CD	B	Amerant Bank	02357QBQ9	22953	3/10/2023	3/10/2027	4.50	245,000.00			245,000.00	monthly	5,497.39
23-15	Wells Fargo	CD	B	American Natl Bank MN	02769QEW5	26499	11/10/2023	11/10/2026	5.05	245,000.00			245,000.00	monthly	6,169.32
23-17	Wells Fargo	CD	B	Golden State Business Bank	38120MCJ3	57585	11/22/2023	11/22/2027	4.80	249,000.00			249,000.00	monthly	5,959.63
23-18	Wells Fargo	CD	B	First Natl Bank USA	32022RWD5	1673	11/22/2023	11/19/2027	4.70	245,000.00			245,000.00	monthly	5,741.74
23-19	Wells Fargo	CD	B	Firstbank Puerto Rico	33767GFU7	30387	11/28/2023	11/28/2028	4.65	245,000.00			245,000.00	5/28	5,649.43
24-12	Wells Fargo	CD	B	Beal Bank	07371DR66	57833	6/5/2024	5/30/2029	4.70	245,000.00			245,000.00	6/5	5,741.73
25-01	Wells Fargo	CD	B	JPMorgan Chase Bank	46657VVP2	628	1/31/2025	1/31/2030	4.65	245,000.00			245,000.00	2/2	11,392.50
25-02	Wells Fargo	CD	B	First Bank of the Lake	31925YCF7	26960	2/28/2025	2/28/2030	4.30	245,000.00			245,000.00	monthly	5,253.05
25-16	Wells Fargo	CD	B	Celtic Bank	15118RV79	57056	5/21/2025	5/21/2030	3.90	200,000.00			200,000.00	monthly	3,889.34
25-34	Wells Fargo	FHLMC	G	4.07% Coupon	3136GC6D2		12/4/2025	12/4/2030	4.07	450,000.00			450,000.00	6/4	9,157.50
25-40	Wells Fargo	FHLMC	G	3.75% Coupon	3134HCKC2		12/30/2025	12/30/2030	3.75	255,000.00			255,000.00	6/30	4,781.25
26-2	Wells Fargo	FFCB	G	3.75% Coupon	3133EWBL3		1/28/2026	1/28/2031	3.75	-	500,000.00		500,000.00		
26-3	Wells Fargo	FHLMC	G	3.80% Coupon	3136GCNB7		2/26/2026	2/26/2031	3.80	-	750,000.00		750,000.00		
26-5	Wells Fargo	FHLB	G	4.0% Coupon	3130B9PU8		3/3/2026	3/3/2031	4.00	-	1,000,000.00		1,000,000.00		
26-7	Wells Fargo	FHLB	G	4.45% Coupon	3130B9YQ7		3/30/2026	3/25/2031	4.45	-	600,000.00		600,000.00		
26-12	Wells Fargo	FHLMC	G	4.125% Coupon	3134HCK32		4/23/2026	4/23/2031	4.125	-	1,000,000.00		1,000,000.00		
26-13	Wells Fargo	FHLMC	G	4.0% Coupon	3134HCM30		4/30/2026	4/30/2031	4.00	-	500,000.00		500,000.00		
26-15	Wells Fargo	FHLMC	G	4.375% Coupon	3134HCX38		5/27/2026	5/27/2031	4.442	-	750,000.00		750,000.00		
								Wells Fargo Totals		9,914,000.00	6,100,074.19	6,095,000.00	9,919,074.19		131,632.15
													101-00000-10400		
	RBC	MM	C	Income					Variable	-			-		
21-03	RBC	CD	B	First Bank of Greenwich	31926GBB5	58307	2/5/2021	1/29/2026	0.700	249,000.00		249,000.00	-	1/29	439.33
22-21	RBC	GO	E	New York, NY Taxable GO	64966MQL6		11/7/2022	10/1/2027	5.010	500,000.00			500,000.00	4/1	7,250.00
22-22	RBC	GO	E	Connecticut St Taxable GO	20772KNY1		11/14/2022	6/1/2027	4.900	500,000.00			500,000.00	6/1	3,737.50
23-08	RBC	CD	B	CIBC Bank	12547CBS6	33306	6/14/2023	6/14/2028	4.500	244,000.00			244,000.00	6/15	5,474.96

24-01	RBC	GO	E	Duluth MN Schools	264471LW1		2/8/2024	3/1/2029	4.460	375,000.00			375,000.00		
24-04	RBC	FHLB	G	4.55% Coupon	3130AYWQ5		2/21/2024	2/7/2029	4.550	270,000.00			270,000.00	2/9	6,142.50
24-08	RBC	CD	B	United Fidelity Bank	910286HS5	29566	4/19/2024	4/19/2028	4.550	248,000.00			248,000.00	monthly	5,626.55
24-09	RBC	CD	B	Central Bank, Little Rock AR	152577CG5	1756	5/1/2024	4/30/2029	4.650	248,000.00			248,000.00	monthly	5,750.21
24-10	RBC	GO	E	Miami Beach FL, Taxable GO	593201A30		5/1/2024	5/1/2029	4.697	500,000.00			500,000.00	5/1	11,685.00
24-13	RBC	CD	B	Morgan Stanley	61768E4T7	34221	6/5/2024	6/5/2029	4.700	244,000.00			244,000.00	6/5	5,718.29
24-14	RBC	CD	B	Beal Bank	07371DR58	57833	6/5/2024	5/30/2029	4.650	244,000.00			244,000.00	6/5	5,657.46
25-06	RBC	FHLMC	G	4.79% Coupon	31424WUD2		2/7/2025	1/28/2030	4.653	600,000.00			600,000.00	1/28	14,370.00
25-07	RBC	CD	B	American Express Natl Bank	02589AGT3	27471	3/6/2025	3/6/2028	4.250	229,000.00			229,000.00	3/5	4,826.25
25-08	RBC	CD	B	Wells Fargo	949764QM9	3511	3/11/2025	3/11/2027	4.250	249,000.00			249,000.00	monthly	5,276.76
25-11	RBC	CD	B	Toyota Financial	89235MRE3	57542	4/3/2025	4/3/2030	4.050	245,000.00			245,000.00	4/6	4,947.66
25-12	RBC	CD	B	Texas Exchange Bank	88241TVV9	20099	4/4/2025	2/9/2029	4.050	249,000.00			249,000.00	monthly	5,028.43
25-19	RBC	FHLMC	G	4.20% Coupon	3134HBQW4		6/4/2025	5/20/2030	4.200	500,000.00			500,000.00	5/20	10,500.00
25-22	RBC	FNMA	G	3.75 Coupon	3136GAUT4		9/30/2025	9/30/2030	3.750	1,000,000.00			1,000,000.00	3/30	18,750.00
25-24	RBC	CD	B	Washington State Bank	93974LAN0	214	10/8/2025	10/8/2030	4.000	187,000.00			187,000.00	monthly	3,729.76
25-35	RBC	CD	B	Sallie Mae	795451EE9	58177	12/10/2025	12/10/2030	3.900	245,000.00			245,000.00	6/10	4,764.41
25-36	RBC	GO	E	Charlotte, NC Taxable GO	161035KN9		12/12/2025	7/1/2030	3.700	500,000.00			500,000.00	1/2	5,137.50
25-37	RBC	GO	E	Milwaukee County, WI Taxable GO	6022453Z3		12/12/2025	12/1/2030	3.746	500,000.00			500,000.00	6/1	5,000.00
25-39	RBC	FHLMC	G	3.75% Coupon	3134HCKQ1		12/30/2025	12/30/2030	3.805	500,000.00			500,000.00	6/30	9,375.00
26-6	RBC	FHLMC	G	3.75% Coupon	3134HCVM8		3/19/2026	2/20/2031	4.060	-	1,000,000.00		1,000,000.00		
26-11	RBC	FHLMC	G	4.125% Coupon	3134HCK32		4/23/2026	4/23/2031	4.125	-	1,000,000.00				
									RBC Totals	8,626,000.00	2,000,000.00	249,000.00	9,377,000.00		149,187.57
													101-00000-10405		
	MultiBank Securities	MM	C	Income						-	604,725.56	604,725.56	-		54.59
21-07	MultiBank Securities	FHLB	G	Step Up YTM 1.069%	3130ALMH4		3/30/2021	3/30/2026	0.50	500,000.00			500,000.00	-	3/30 3,375.00
22-05	MultiBank Securities	FHLB	G	Step Up YTM 2.064%	3130AQR8		2/18/2022	2/18/2027	1.30	1,000,000.00			1,000,000.00	2/18	13,000.00
22-09	MultiBank Securities	FHLB	G	2.60% Coupon	3130AREH0		4/6/2022	4/6/2026	2.60	500,000.00			500,000.00	-	4/6 6,500.00
22-20	MultiBank Securities	CD	B	Discover Bank	254673W77	5649	10/25/2022	10/25/2027	4.600	244,000.00			244,000.00	4/27	5,596.62
23-06	MultiBank Securities	CD	B	Northwest Bank	66736ACE7	58752	3/17/2023	3/17/2026	5.000	249,000.00		249,000.00	-	monthly	3,069.87
23-09	MultiBank Securities	CD	B	First FNDTN Bank	32026UV86	58647	8/9/2023	2/9/2026	4.950	249,000.00		249,000.00	-	2/9	6,213.40
23-12	MultiBank Securities	CD	B	Popular Bank	73317ACK6	34967	9/6/2023	9/4/2026	4.850	249,000.00			249,000.00	3/6, 6/8	6,021.71
23-16	MultiBank Securities	CD	B	Alliant Credit Union	01882MAH5	67955	11/15/2023	11/15/2028	5.350	248,000.00			248,000.00	monthly	6,615.82
24-02	MultiBank Securities	CD	B	Covantage Credit Unioin	22282XAB6	66848	1/24/2024	1/24/2028	4.050	249,000.00			249,000.00	1/26, 4/24	5,028.44
24-03	MultiBank Securities	CD	B	Hughes Federal Credit Union	444425AL6	7531	1/29/2024	1/29/2027	4.400	249,000.00			249,000.00	monthly	5,462.99
24-05	MultiBank Securities	CD	B	Alabama Credit Union	01025RAN9	60823	2/28/2024	2/28/2028	4.350	249,000.00			249,000.00	monthly	5,400.93
24-07	MultiBank Securities	CD	B	Spokane Teachers Credit Union	849061AF3	68203	3/25/2024	3/25/2027	4.750	249,000.00			249,000.00	monthly	5,897.55
24-11	MultiBank Securities	CD	B	Morgan Stanley	61690DRE0	32992	5/22/2024	5/22/2029	4.650	249,000.00			249,000.00	5/22	5,741.67
25-03	MultiBank Securities	CD	B	Medallion Bank	58404DWV9	57449	2/28/2025	2/25/2028	4.300	249,000.00			249,000.00	monthly	5,338.83
25-04	MultiBank Securities	CD	B	Toyota Financial	89235MQV6	57542	2/6/2025	2/6/2030	4.250	249,000.00			249,000.00	2/6	5,334.74
25-05	MultiBank Securities	CD	B	Third Federal Savings	88413QGx0	30012	2/14/2025	8/14/2029	4.250	249,000.00			249,000.00	2/17	5,334.74
25-09	MultiBank Securities	CD	B	Goldman Sachs	38150VR27	33124	3/4/2025	3/4/2030	4.300	249,000.00			249,000.00	3/4	5,309.50
25-10	MultiBank Securities	CD	B	Forbright Bank	34520LBN2	57614	3/7/2025	3/7/2029	4.300	249,000.00			249,000.00	monthly	5,338.83

25-13	MultiBank Securities	CD	B	Valley National Bank	919853QF1	9396	4/29/2025	4/24/2028	3.900	245,000.00			245,000.00	4/22	4,764.41
25-14	MultiBank Securities	CD	B	Milestone Bank	59934MDC9	58148	4/30/2025	4/28/2028	3.950	245,000.00			245,000.00	4/30	4,825.49
25-15	MultiBank Securities	FHLB	G	4.40% Coupon	3130B5WX2		4/29/2025	4/29/2030	4.400	500,000.00			500,000.00	4/29	11,000.00
25-17	MultiBank Securities	FHLB	G	4.68% Coupon	3130B6GY6		5/29/2025	5/29/2030	4.680	1,000,000.00			1,000,000.00	5/29	23,400.00
25-18	MultiBank Securities	CD	B	UBS Bank	90355GWC6	57565	5/14/2025	5/14/2030	4.000	245,000.00			245,000.00	monthly	4,886.58
25-20	MultiBank Securities	CD	B	First Neighbors Bank	33581VAT6	3747	9/5/2025	9/5/2029	4.150	249,000.00			249,000.00	monthly	5,152.60
25-21	MultiBank Securities	CD	B	Luana Savings Bank	549104L96	253	9/10/2025	9/11/2028	3.650	245,000.00			245,000.00	3/10	4,434.50
25-23	MultiBank Securities	FFCB	G	4.21% Coupon	3133ETB63		10/2/2025	10/2/2030	4.210	1,000,000.00			1,000,000.00	4/2	21,050.00
25-25	MultiBank Securities	CD	B	Dort Financial Credit Union	25844MCF3	68708	10/10/2025	10/12/2027	3.750	249,000.00			249,000.00	1/2, 4/1	4,425.72
25-31	MultiBank Securities	CD	B	Optum Bank	68405VFA2	57408	10/27/2025	10/22/2029	3.700	249,000.00			249,000.00	4/22	4,593.88
25-32	MultiBank Securities	CD	B	USF Federal Credit Union	90353ECR2	24223	10/31/2025	10/31/2030	3.800	249,000.00			249,000.00	monthly	4,718.03
25-33	MultiBank Securities	CD	B	BMW Bank	05612LHJ4	35141	11/21/2025	11/21/2029	3.750	245,000.00			245,000.00	5/21	4,555.99
25-38	MultiBank Securities	CD	B	Austin Telco	052392FC6	4584	12/19/2025	12/20/2027	3.800	249,000.00			249,000.00	monthly	3,914.41
25-41	MultiBank Securities	Farmer Mac	G	4.10% Coupon	31424W5F5		12/23/2025	12/23/2030	4.100	1,000,000.00			1,000,000.00	6/23	20,500.00
26-1	MultiBank Securities	CD	B	Canadaigua National Bank	137141BJ5	6985	1/21/2026	1/18/2030	3.950	-	249,000.00		249,000.00	monthly	4,068.92
26-4	MultiBank Securities	CD	B	Customers Bank Phoenixville	23204HRL4	34444	2/26/2026	2/26/2031	3.850	-	249,000.00		249,000.00		
26-8	MultiBank Securities	CD	B	Neighbors	64017ACA0	9229	3/30/2026	4/2/2029	4.000	-	249,000.00		249,000.00	monthly	2,510.47
26-9	MultiBank Securities	CD	B	Merrick Bank South	59013LLP7	34519	4/21/2026	4/18/2030	4.100	-	249,000.00		249,000.00	monthly	1,706.17
26-10	MultiBank Securities	CD	B	Pinnacle Bank	72345SMJ7	35583	4/17/2026	4/17/2028	4.000	-	249,000.00		249,000.00		
26-14	MultiBank Securities	FHLMC	G	4.5% Coupon	3136GDAE3		5/12/2026	5/12/2031	4.500	-	600,000.00		600,000.00		
26-16	MultiBank Securities	CD	B	CFG Bank Lutherville MD	12527CRF1	34294	6/16/2026	6/17/2030	4.200	-	244,000.00		244,000.00		
								MultiBank Securities Totals		11,699,000.00	2,693,725.56	2,102,725.56	12,290,000.00		235,142.40
													101-00000-10425		
	PMA	MM	C	4M Fund					Variable	15,806,481.46	15,370,586.26	21,553,270.56	9,623,797.16	monthly	251,390.63
		MM	C	4M Fund - 2024A GO Bonds						2,403,093.73	18,549.69	2,263,850.06	157,793.36	monthly	18,549.69
25-26	PMA	CD	B	Consumers Credit Union		68588	10/23/2025	10/22/2026	3.82	240,700.00			240,700.00		
25-27	PMA	CD	B	Bank of China		33653	10/23/2025	10/22/2027	3.71	232,700.00			232,700.00		
25-28	PMA	CD	B	Bank of Cashton		12325	10/23/2025	10/22/2029	3.61	217,900.00			217,900.00		
25-29	PMA	CD	B	KS State Bank		19899	10/23/2025	10/23/2029	3.62	218,300.00			218,300.00		
25-30	PMA	CD	B	Freedom Northwest Credit Union		65722	10/23/2025	10/21/2030	3.65	211,300.00			211,300.00		
								4M Fund Totals		19,330,475.19	15,389,135.95	23,817,120.62	10,902,490.52		269,940.32
													101-00000-10430		
		CD	B	Profinium, Fairmont MN	3001500	1905	1/28/2026	1/28/2029	3.35	1,124,236.03	29,526.95		1,153,762.98		29,526.95
					8708182	1905	5/2/2025	5/2/2028	3.25	1,092,382.09	17,740.78		1,110,122.87	monthly	17,740.78
					3015535	1905	1/28/2026	1/28/2029	3.90	254,862.87	6,490.69		261,353.56		6,490.69
								Profinium Totals		2,471,480.99	53,758.42	-	2,525,239.41		53,758.42
													101-00000-10410		
		CD	B	1st Farmers & Merchants, Fairmont, MN	112021	33131	7/21/2025	7/21/2029	3.75	500,000.00			500,000.00	1/29, 4/24	9,349.32
								1st Farmers & Merchants Totals		500,000.00	-	-	500,000.00		9,349.32
													101-00000-10415		
								Total Investments		52,540,956.18	26,236,694.12	32,263,846.18	45,513,804.12		849,010.18



STAFF MEMO

Prepared by: Betsy Steuber, City Clerk	Meeting Date: 08/10/2026	☐ Consent Agenda Item ☒ Regular Agenda Item ☐ Public Hearing	Agenda Item # 5
Reviewed by: Jason Baker, City Administrator	Item: Public Discussion/Comment		
Presented by: Betsy Steuber, City Clerk	Action Requested:		
Vote Required: ☐ Simple Majority ☐ Two Thirds Vote ☐ Roll Call	Staff Recommended Action: Board/Commission/Committee Recommendation:		

REFERENCE AND BACKGROUND

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

BUDGET IMPACT

SUPPORTING DATA/ATTACHMENTS



STAFF MEMO

Prepared by: Betsy Steuber, City Clerk	Meeting Date: 08/10/2026	☒ Consent Agenda Item ☐ Regular Agenda Item ☐ Public Hearing	Agenda Item # 6.A.1
Reviewed by: Jason Baker, City Administrator	Item: Consideration of the City Council Minutes from the Regular Meeting held July 27, 2026		
Presented by: Betsy Steuber, City Clerk	Action Requested: Motion to Approve the City Council Minutes from the Regular Meeting held July 27, 2026		
Vote Required: ☒ Simple Majority ☐ Two Thirds Vote ☐ Roll Call	Staff Recommended Action: Approval Board/Commission/Committee Recommendation:		

REFERENCE AND BACKGROUND

BUDGET IMPACT

SUPPORTING DATA/ATTACHMENTS

City Council Meeting Minutes: July 27, 2026

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

City Council Minutes
Regular Meeting

July 27, 2026
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 Kaweck, Councilmember
 James Kotewa, Councilmember
 Randy Lubenow, Councilmember
 Jay Maynard, Councilmember

Absent: None

Staff present: Jason Baker, City Administrator
 Matthew York, Director of Public Works/Utilities
 Michael Beletti, Chief of Police
 Ned Koppen, Economic Development Director
 Betsy Steuber, City Clerk
 David Assaf, City Attorney, via telephone
 (Flaherty & Hood)

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.

**PLEDGE OF
ALLEGIANCE**

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

**APPROVAL OF
AGENDA**

Prior to approval of the agenda, Councilmember Kaweck requested that agenda items 6.A.4: Consideration of the City Council Minutes from the Workshop held July 16, 2026 and 6.C.7: Consideration of Local Options Sales Tax (LOST) Funds be removed from the consent agenda to allow for discussion. Mayor Baarts declared said items to be removed and be considered under New Business (agenda items 9.A.2 and 9.A.3, respectively).

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

RECOGNITION/

Police Chief Beletti presented Lifesaving Awards to Officer Clay

PRESENTATIONS
Item 4.1

Brown (present), Officer Shaylynn Anderson (absent), and Sergeant Parker Stevens (present) for their lifesaving actions during recent medical emergencies on July 12, 2026.

**PUBLIC DISCUSSION/
COMMENT**

Terry Riggs, Fairmont resident, addressed Council on roundabout right-of-way rules and yielding process, maintenance at the City's Yard Waste Site, and utilizing Local Option Sales Tax (LOST) funds for improvements at Veterans Park.

Jodi Whitmore, read a letter on behalf of Joni O'Brien asking Council to approve the location for outdoor pickleball courts in order to move the project forward.

Jodi Whitmore, Fairmont resident and Park Board member, encouraged Council to consider constructing four outdoor pickleball courts as soon as possible, noting the pickleball project had been discussed for years without any action. Ms. Whitmore also expressed support in utilizing LOST funds for smaller community projects, trails and recreational improvements, versus a community center.

Shelli Gibson, Fairmont resident and owner of Rewind Med Spa, addressed Council regarding her experience expanding her business in Fairmont. Ms. Gibson raised concerns with the permitting and inspection process, and urged the City to support an environment that welcomes business investment and growth.

Bryan Johnson, Fairmont resident and business owner, addressed the Council regarding the decline in businesses following the loss or reduction of key employers (i.e.) 3M, Kevco, and Mayo Clinic Health System. He voiced concerns with permitting requirements, permitting costs, project costs, and the overall challenges and barriers with renovating commercial buildings. Mr. Johnson encouraged the City to review its processes and become proactive in supporting business retention, attracting new enterprises, and revitalizing the local economy.

Jon Omvig, Fairmont resident and member of the Fairmont Lakes Foundation, addressed Council regarding lake management on behalf of the Fairmont Lakes Foundation. Mr. Omvig encouraged the City to dedicate additional funding toward lake improvements, develop a coordinated lake management plan, and to proactively pursue legitimate science based options (such as nano-bubbles and other emerging technologies) to improve water quality in Fairmont's chain of lakes by acting now.

Amelia Halstad, Budd Lake Drive property owner, addressed Council regarding recent challenges experienced during her residential remodel

project, citing permitting challenges and a stop work order being issued. Ms. Halstad encouraged an improved permitting process with the ability to track activity and processing times.

David Krusemark, Fairmont resident, voiced concern with lack of public input regarding curly-leaf pondweed harvesting and lake management efforts. Mr. Krusemark noted that Fairmont's lakes are a huge asset to the community and encouraged Council to pursue opportunities to improve the City's lakes and water quality.

Chris Olson, Fairmont resident, addressed Council expressing dissatisfaction with the recent curly-leaf pondweed harvesting efforts, lack of public input, and the overall oversight of lake management. Mr. Olson encouraged Council to continue pursuing opportunities to improve the City's lakes, including forming a committee to set rules, expectations and goals for the Fairmont lakes and sharing such information with the public.

Wyman Fischer, Fairmont resident and business owner, voiced concerns regarding his experience with the City during the permitting and remodel process to save his commercial building in Downtown Fairmont. Mr. Fischer supported expanding bicycle trails in and around the community and efforts for lakes improvements.

Emily Wagener, Fairmont resident, informed Council of privately funded water quality 3D system projects, taking place in Cedar and French lakes. She shared that the project has shown positive results in both aesthetics and fishing quality and encouraged Council to learn more about said technology and consider similar types of water quality improvement opportunities for Fairmont's lakes.

Councilmember Lubenow voiced concerns about customer service, primarily within the City of Fairmont Building Department, and encouraged staff to do better. He voiced support in dedicating \$2 million of Local Option Sales Tax funds for lake improvements and suggested Council meet with lake management agencies/vendors prior to making decisions on investing LOST funds for lake improvements.

CONSENT AGENDA

Mayor Baarts introduced the consent agenda items as listed for consideration to be enacted by one motion unless an item was requested to be removed and placed under New Business. Mayor Baarts reviewed the consent items, as follows:

- City Council Minutes from the Goal-Setting Workshop: Part 1 held June 3, 2026
- City Council Minutes from the Goal-Setting Workshop: Part 2 held June 17, 2026

- City Council Meeting Minutes from the Regular Meeting held July 13, 2026
- July 2026 Accounts Payable List
- Event Permit for Sip n Shop Sponsored by the Fairmont Area Chamber of Commerce on September 17, 2026 at Participating Businesses in Fairmont
- Temporary On-Sale Liquor License for the Fairmont Area Chamber of Commerce for September 17, 2026
- 2027 Addendum to Section 1 of the City/County Law Enforcement Center Lease Agreement
- Event Permit for a Birthday Celebration Coordinated by Felisha Hines on August 16, 2026 at Sylvania Park
- Memorandum of Lease, to Include an Updated Legal Description, and the Consent to Leasehold Mortgage Pursuant to the Land Lease Agreement between the City of Fairmont and Advantage Aviation
- Transient Merchant Permit for Backyard Butchers to Sell Prepackaged Frozen USDA-Certified Meat Products within the City of Fairmont, with Sales Activities occurring in the Fleet & Farm Supply Parking Lot from Approximately August 5 – August 17, 2026, pending a Successful Background Check and Contingent upon Receipt of Written Property Owner Permission

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

**PUBLIC HEARING
ORDINANCE 2026-03
Item 7.1**

Prior to Mayor Baarts opening the Public Hearing on Rural and Urban Service Districts, Clerk Steuber noted that the parcel to be reclassified from rural to urban, while owned by the Fairmont Cemetery Association, is subject to taxes as it is farmland and not utilized as burial ground.

Mayor Baarts declared the public hearing open.

Brad Buhmann, President of Lakeside Cemetery, voiced concern regarding the proposed reclassification change from rural to urban classification, especially as the property does not receive any municipal services, and the resulting increase in property taxes due to the reclassification.

The Council discussed the adopted rural and urban service district classification criteria, the location of the parcel and whether it met the

criteria of being “completely surrounded by urban district properties”, additional legal clarification, and the options available given the August 1 deadline for submission to Martin County.

Motion was made by Councilmember Kotewa, seconded by Councilmember Maynard to close the public hearing. All present voted in favor. Motion carried.

Motion was made by Councilmember Kotewa, seconded by Councilmember Hasek to Approve the Second Reading and Final Consideration of Ordinance 2026-03: An Ordinance Amending Ordinance 2025-03 Establishing a Rural and Urban Service District within the Municipal Limits of the City of Fairmont with an Amendment to Leave Parcel 230370145 in the Rural Service District, to be reviewed by Staff and Legal and Revisited Prior to Next Year. On roll call, Councilmembers Hasek, Kawecki, Kotewa, Lubenow, and Maynard voted in favor. Motion carried.

RESOLUTION 2026-29
Item 9.A.1

Administrator Baker reviewed the history of the hazardous buildings located at 1524 Albion Avenue, Fairmont and prior Council actions authorizing enforcement under Minnesota Statutes. Baker noted that no progress has been made regarding demolition or bringing the property into compliance and under the attorney’s guidance, Council should consider reaffirming Resolution 2025-30 to continue the enforcement process.

Motion was made by Councilmember Maynard, seconded by Councilmember Kotewa to Adopt Resolution 2026-29, Reaffirming Resolution 2025-30, a Resolution Declaring Buildings Located at 1524 Albion Avenue, Fairmont, Minnesota as Hazardous and Ordering the Repair or Razing of Hazardous Conditions. All present voted in favor. Motion carried.

MOTION
Item 9.A.2

Following removal of Agenda Item 6.A.4 from the Consent Agenda for further discussion under New Business (as Item 9.A.2), Councilmember Kawecki requested the July 16, 2026 workshop minutes include additional discussion and detail, noting they (the minutes) are useful for recapping Council’s direction and discussion. Councilmember Kawecki stated she believed the consensus of Council during the workshop was to pursue a community building and setting aside funds for future lake improvements.

Administrator Baker clarified that the workshop’s purpose was to define overall project scope with future workshops intended to refine project features, priorities, and amenities prior to developing or obtaining cost estimates.

Motion was made by Councilmember Kotewa, seconded by Councilmember Maynard to Approve the City Council Minutes from the Local Option Sales Tax (LOST) Funds Workshop held July 16, 2026. All present voted in favor. Motion carried.

MOTION
Item 9.A.3

Following removal of Agenda Item 6.A.7 from the Consent Agenda for further discussion under New Business (as Item 9.A.3), Councilmember Kawecki made a motion to Approve Local Option Sales Tax (LOST) Funds for Two Projects – a Community Building and Lakes Projects. Councilmember Kawecki noted the motion’s intent is to provide staff direction and not dedicate specific dollar amounts to the projects.

Motion was made by Councilmember Kawecki, seconded by Councilmember Lubenow to Approve Local Option Sales Tax (LOST) Funds for Two Projects – a Community Building and Lakes Projects. On roll call, Councilmembers Kawecki, Kotewa, Lubenow and Maynard voted in favor; Councilmember Hasek voted against. Motion carried.

STAFF/LIAISON REPORTS

City Administrator Baker updated Council that preparations are underway for the 2027 budget and Capital Improvement Plan (CIP). He reported the website RFP has been distributed and downtown revitalizations efforts and meetings with SEH have been occurring. Administrator Baker noted he would be meeting with Rewind Med Spa representative(s) the next day.

Director York reported a citizens survey on pickleball is underway with nearly 200 responses received to date with results provided to Council after the survey period closes and data is compiled. He noted that there were currently no FEMA grant opportunities for recreational facilities that also serve as a tornado shelter. He updated Council on ongoing projects and noted the Raw Water Wall Project is out for bid with staff reporting to Council at a later date.

Director Koppen shared that the housing study has been completed and the development agreement for the SMEC building has been received with both items to be brought forth for Council consideration at an upcoming meeting.

Councilmember Kotewa stated he did not believe a three-month review of City Administrator Baker was necessary with Councilmember Maynard concurring.

In response to a question on Aquatic Park hours and staffing, Administrator Baker stated he would be meeting with management to discuss such.

Mayor Baarts informed the public that the candidate filing period for municipal offices closes July 28, 2026 at 5:00 p.m. and briefly reviewed dates of upcoming Council workshops.

ADJOURNMENT

Motion was made by Councilmember Maynard, seconded by Councilmember Kotewa 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 7:43 p.m.

ATTEST:

Lee C. Baarts, Mayor

Betsy Steuber, City Clerk



STAFF MEMO

Prepared by: Betsy Steuber, City Clerk	Meeting Date: 08/10/2026	☒ Consent Agenda Item ☐ Regular Agenda Item ☐ Public Hearing	Agenda Item # 6.C.1
Reviewed by: Jason Baker, City Administrator	Item: Consideration of an Event Permit for Prowling the Plaza Sponsored by Downtown Great Plaza Area Council		
Presented by: Betsy Steuber, City Clerk	Action Requested: Motion to Approve the Event Permit for Downtown Great Plaza Area Council to Host Prowling the Plaza on October 30, 2026 with Downtown Plaza Closed from Blue Earth Avenue to 4 th Street		
Vote Required: ☒ Simple Majority ☐ Two Thirds Vote ☐ Roll Call	Staff Recommended Action: Approval Board/Commission/Committee Recommendation:		

REFERENCE AND BACKGROUND

Downtown Great Plaza Area Council has submitted an application for an Event Permit to hold Prowling on the Plaza on Friday, October 30, 2026 in Downtown Fairmont.

During the event, Downtown Plaza would be closed from Blue Earth Avenue to Fourth Street to ensure participant safety. The restrooms off of Citizens Plaza will be open during the event.

BUDGET IMPACT

SUPPORTING DATA/ATTACHMENTS

Event Application



EVENT APPLICATION/PERMIT

This form must be filed with the City at least thirty (30) days in advance of the event. The City will review the application in accordance with the permitting process outlined in the City Code, Chapter 18. Attach additional sheets, maps, etc. if necessary. For events which include overnight camping a separate addendum must be included with the event application.

Date: July 29 2026
October 31 2025

Permit Fee: \$15.00

Event: Rowing the Plaza

Sponsoring entity: Downtown GPAC

Address: Downtown Plaza

Maximum estimated number of persons expected to attend at any one time: _____

Event coordinator(s): GPAC DeAnn F. Versman Sara Cyphers
Contact Info: _____ Phone # 507-336-6656 507-336-6288
E-mail dversman@outlook.com

Primary contacts (during event):

Name: _____
Cell#: _____
E-mail: _____

Name: _____
Cell#: _____
E-mail: _____

Event Start: Day/Date	<u>Friday Oct 30</u>	Time:	<u>4:00</u>
Event End: Day/Date	<u>" "</u>	Time:	<u>5:00</u>
Setup: Day/Date	<u>" "</u>	Start time:	<u>3/3 30 pm</u>
Teardown: Day/Date	<u>" "</u>	Start time:	<u>5:15 pm</u>
		End Time:	

1. Type and description of the event and a list of all activities to take place at the event.

Block off all of Downtown Downtown Business handing out
condy from their business's inviting other business
from the area to join in with trunk or treating

2. Proposed location of event, including a site plan or diagram of the proposed area to be used showing the location of any barricades, perimeter/security fencing, fire extinguishers, safety or first aid stations, entertainment, stages, restrooms or portable toilets, parking areas, ingress and egress routes, signs, special lighting, trash containers and any other items related to the event.

Baricade at all street entry downtown

Disc poles for trunk or treating

3. Will outside drinking water or waste collection systems be supplied? ____ Yes; ☒ No
If yes, supply public health plans, including the number of toilet facilities that will be available.
4. Will the event be providing: fire prevention, emergency medical service, security and severe weather shelter. ____ Yes; ☒ No
If yes, provide the written plans.
5. Will organizers allow outside food wagon/vendors at the event? ____ Yes; ☒ No
If yes, all food wagons/vendors must complete a Food Wagon/Vendor Permit and submit payment.
6. Will camping or temporary overnight lodging be included for the event? (allowed only at Cedar Creek Park and Winnebago Sports Complex): ____ Yes; ☒ No
If yes, event coordinator must complete temporary overnight camping permit and submit payment.
7. Will the event be using any sound amplification, public address system or will there be any live performances of any music or musical instruments? ____ Yes; ____ No
If yes, please describe: _____
8. Will the event restrict or alter normal parking, vehicular traffic or pedestrian traffic patterns? ☒ Yes; ____ No
If yes, provide a detailed description of all public rights of way and private streets for which the applicant requests the city to restrict or alter traffic flow. (Please attach a detailed map).
9. Will you be providing shuttle service? ____ Yes; ☒ No
If yes, provide offsite parking locations, shuttle routes, types of vehicles that will be used for shuttling passengers, hours of operation and frequency of shuttle service.

I affirm that I am authorized to execute this application on behalf of the applicant and that the statements contained therein are true and correct to the best of my knowledge. If the special event requires special services provided by the City of Fairmont, the applicant agrees to indemnify, defend and hold the City of Fairmont, its officials, employees, and agents harmless from any claim that arises in whole or in part out of the special event, except any claims arising solely out of the negligent acts or omissions of the City of Fairmont, its officials, employees and agents. The applicant agrees to pay all fees and meet all City Code requirements.

Signature Debra Eversman Title _____ Date 6-10-25

If you would like your event published on the City's website/Community Calendar, please indicate: ____ Yes; ____ No

Office Use Only			
\$15.00 Fee Paid ☒	Date: <u>7/29/2025</u>	Received by: <u>B8</u>	CE# <u>1974</u> #15-
Requires Council Approval	☒ Yes; ____ No	Council Meeting Date: _____	Action: _____
City Administrator Approval	<u>Yes</u>	No _____	Date _____

Permit distribution:

- ____ City
____ Applicant
____ Police
____ Parks/Streets
____ Other



STAFF MEMO

Prepared by: Matthew R. York, Public Works and Utilities Director	Meeting Date: 08/10/2026	☒ Consent Agenda Item ☐ Regular Agenda Item ☐ Public Hearing	Agenda Item # 9.B.1
Reviewed by: Jason Baker, City Administrator	Item: Consideration to Authorize Bidding for the Sand Filter Project at the Fairmont Aquatic Center		
Presented by: Matthew R. York, Public Works and Utilities Director	Action Requested: Motion to Authorize the Advertisement for Bids for the Sand Filter Project at the Fairmont Aquatic Center		
Vote Required: ☒ Simple Majority ☐ Two Thirds Vote ☐ Roll Call	Staff Recommended Action: Approval Board/Commission/Committee Recommendation:		

PREVIOUS COUNCIL ACTION

Approved in the 2026 Capital Improvement Plan (CIP)

REFERENCE AND BACKGROUND

The Aquatic Park has four sand filters. They are responsible for the recirculation and cleaning of all the water that is a part of the aquatic features. There are two filters for the Splash Pool, one for the Diving Pool, and one for the Lap Pool.

These are the original filters installed in 1999; however, the filter media (sand) had been replaced in the past.

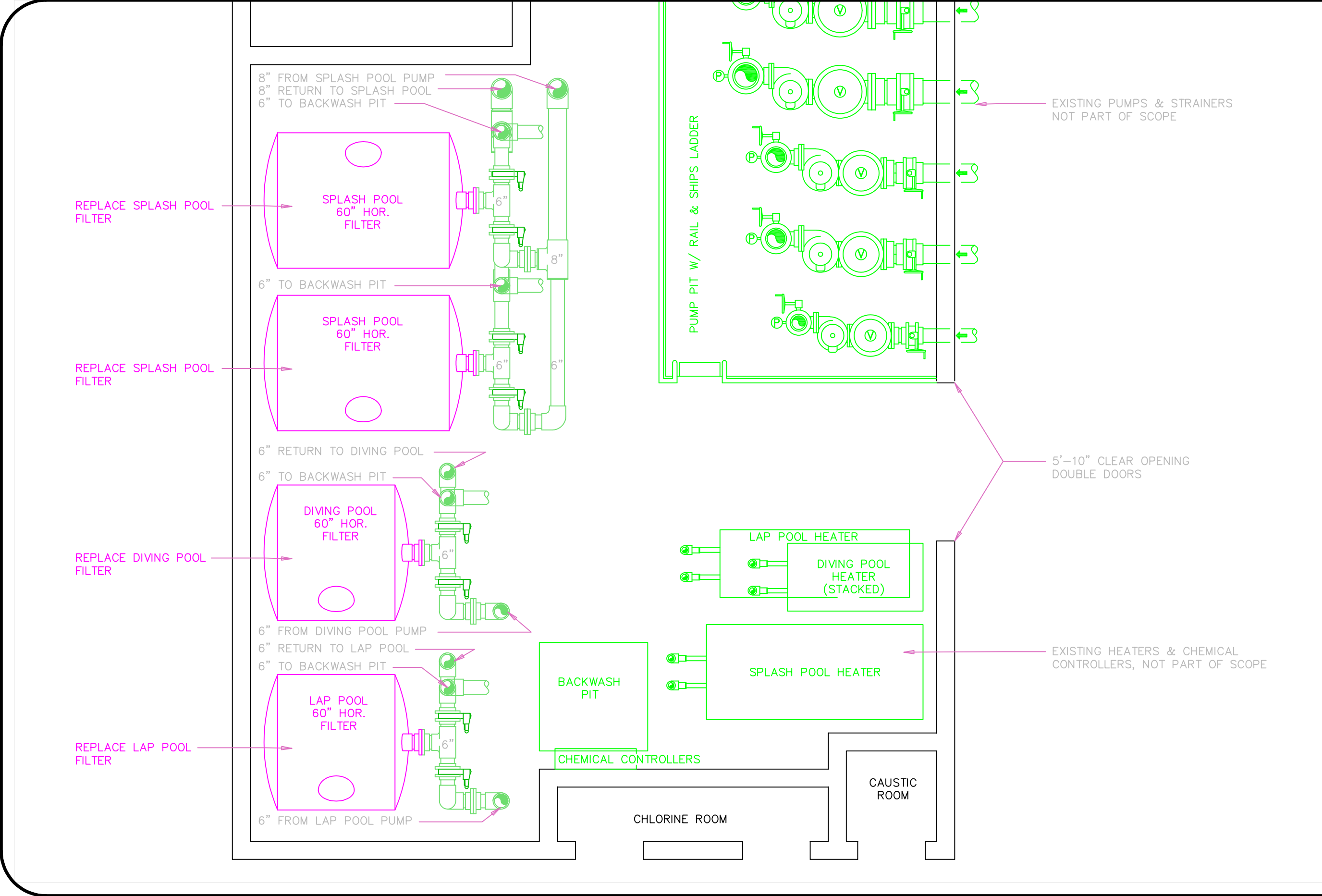
If approved by the City Council, the project advertisement will go out for bid with a scheduled opening at 10:00 a.m. on September 9, 2026. The results of the bid opening will be presented to the City Council during the September 14, 2026 meeting for final approval.

BUDGET IMPACT

No budget impact at this time.

SUPPORTING DATA/ATTACHMENTS

Bid Drawing



PROJECT NAME: FAIRMONT OUTDOOR FILTER REPLACEMENT FAIRMONT, MN		SHEET AQ100
DATE 07/13/26		JOB NO: FOAC26
DRAWN BY: MAB		

USAQUATICS INC.
Your Experts For AQUATIC Design & Consulting
PO Box 86 ★ Delano, MN 55328
Phone: (763) 972-5897 ★ www.usaquaticsinc.com

FINAL BID SET

- KEYNOTES:
- a. FILTER FACE PIPE; SINGLE LEVER LINKAGE ON ALL FILTER SYSTEMS
 - b. MDH SUBMITTAL BY CONTRACTOR

NEW FILTER INFORMATION (OR EQUAL):

LOCATION	QTY	MODEL #	MANUF.	FILTER DESCRIPTION
SPLASH POOL	2	4884SHFFG	NB / EVOQUA	HIGH-RATE PRESSURE SAND FILTER
DIVING POOL (WELL)	1	4872SHFFG	NB / EVOQUA	HIGH-RATE PRESSURE SAND FILTER
LAP POOL	1	6060SHFFG	NB / EVOQUA	HIGH-RATE PRESSURE SAND FILTER

FAIRMONT AQUATIC CENTER
Facility Data (Existing Information)

<u>Pool Data</u>	<u>Splash Pool</u>	<u>Lap Pool</u>	<u>Diving Well</u>
Pool Size:	Free Form	75'1" x 45'	50' x 30'
Pool Depth:	0'-0" to 3'-6"	3'-6" to 5'-0"	8' to 12'
Pool Area:	6,057 square feet	3,379 square feet	1,500 square feet
Pool Volume:	90,000 gallons	110,000 gallons	100,000 gallons
Pool Turnover:	1.7 hours	5.6 hours	5.1 hours
Filtration Rate:	900 G.P.M. (818 req.)	325 G.P.M. (306 req.)	325 G.P.M. (292 req.)
Filter Flow Rate	11.3 G.P.M./ Sq. Ft.	10.8 G.P.M./ Sq. Ft.	10.8 G.P.M./ Sq. Ft.
Filter	Two 40 Sq. Ft. High-Rate Pressure Sand	One 30 Sq. Ft. High-Rate Pressure Sand	One 30 Sq. Ft. High-Rate Pressure Sand
Bather Load	382 Persons	225 Persons	62 Persons

PROJECT NAME:
FAIRMONT OUTDOOR FILTER REPLACEMENT
FAIRMONT, MN

SHEET
AQ101

DATE
07/13/26

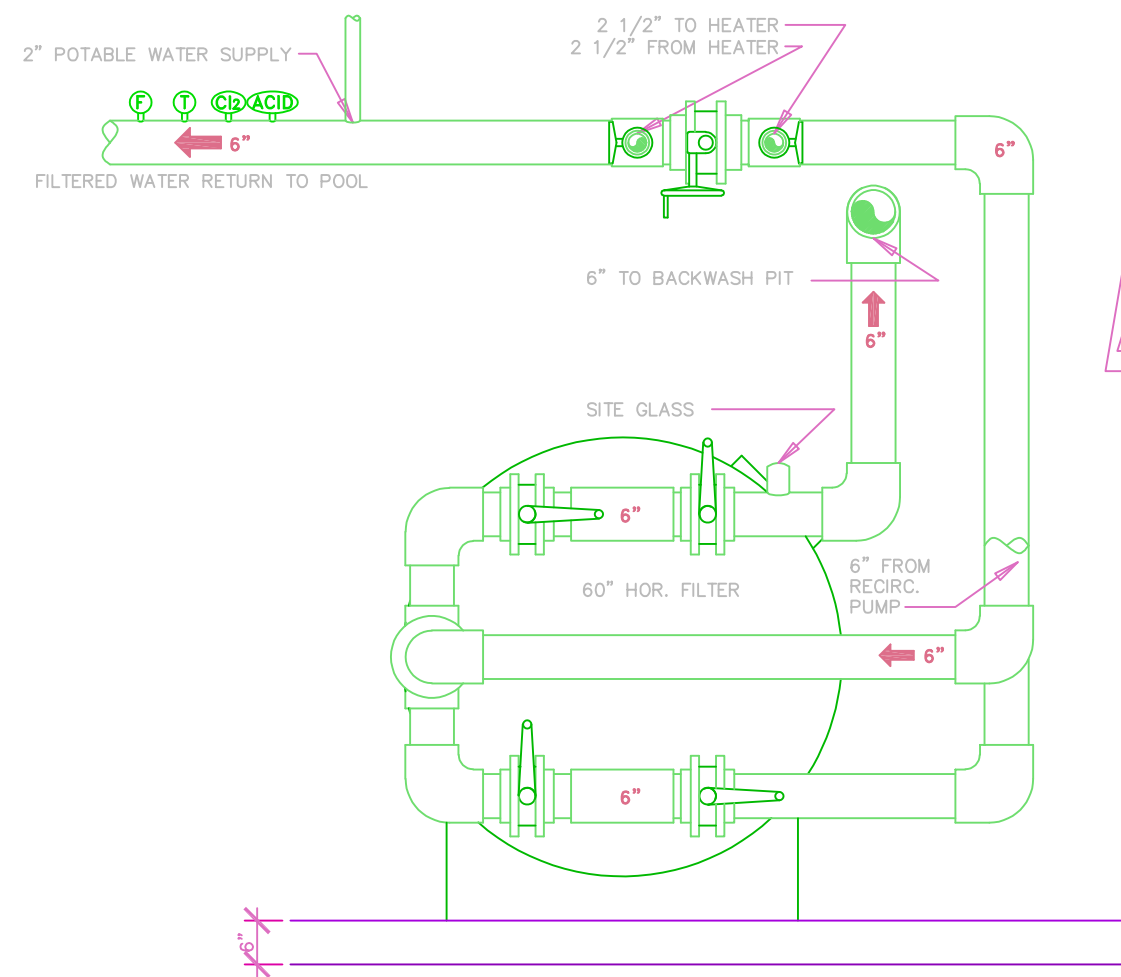
JOB
NO: FOAC26

DRAWN
BY: MAB

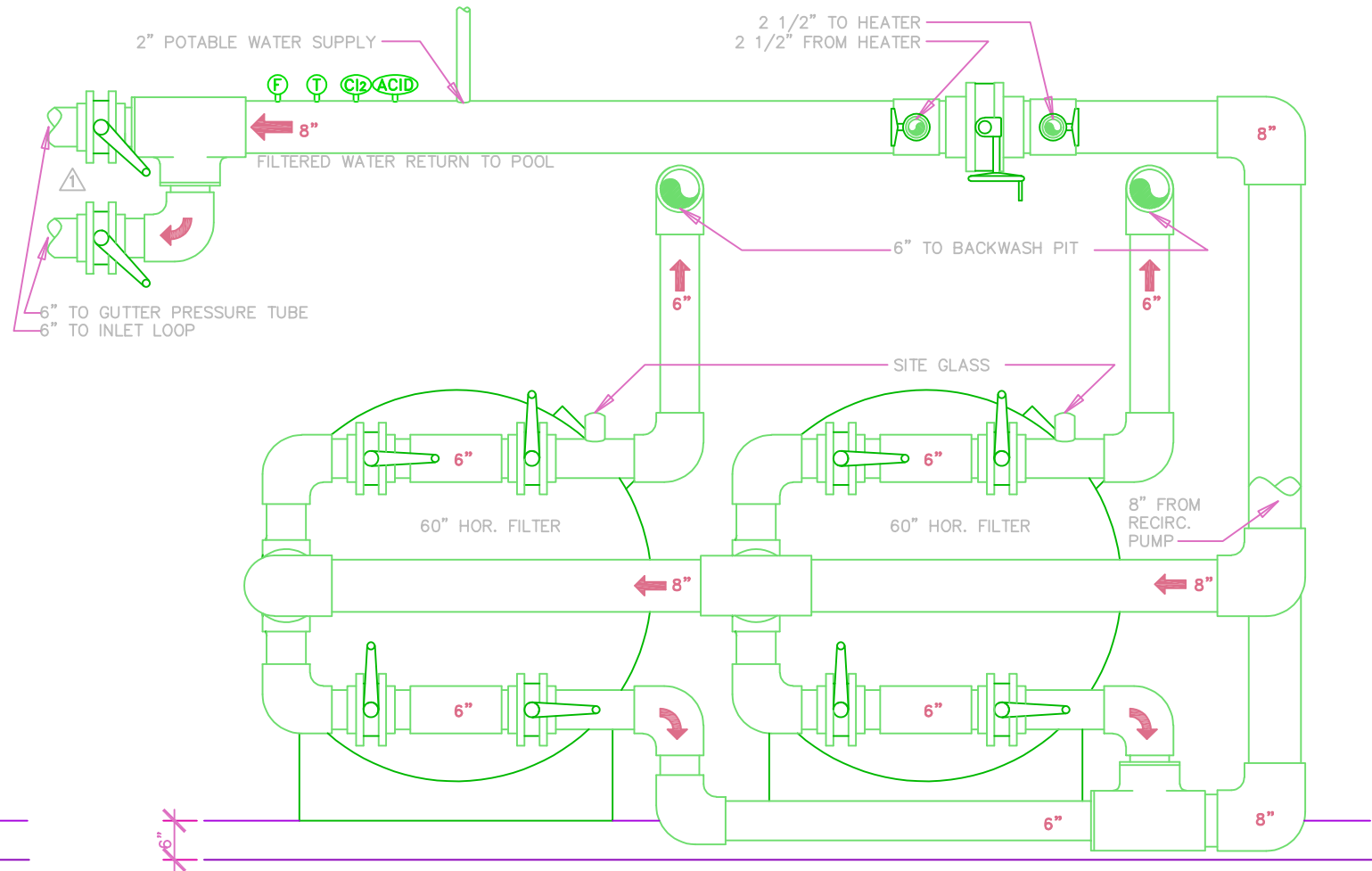


FINAL
BID SET

- KEYNOTES:
- a. REMOVE EXISTING FILTERS; INSTALL NEW FILTERS; INCLUDE ASSOCIATED PIPE CONNECTION & ADJUSTMENTS; INCLUDE P.V.F. & GAUGES, METERS, ETC.



EXISTING DIVING & LAP POOL FILTERS



EXISTING SPLASH POOL FILTERS

PROJECT NAME:
FAIRMONT OUTDOOR FILTER REPLACEMENT
FAIRMONT, MN



FINAL
BID SET

SHEET
AQ102

DATE
07/13/26

JOB
NO: FOAC26

DRAWN
BY: MAB



EXISTING SPLASH POOL FILTER GAUGES (RIGHT HAND)



EXISTING SPLASH POOL FILTER GAUGES (LEFT HAND)



EXISTING DIVING POOL FILTER GAUGES



EXISTING LAP POOL FILTER GAUGES



EXISTING SPLASH POOL FILTER (RIGHT HAND)



EXISTING SPLASH POOL FILTER (LEFT HAND)



EXISTING DIVING POOL FILTER



EXISTING LAP POOL FILTER

- KEYNOTES:
- a. VERIFY EXISTING CONDITIONS
 - b. VERIFY ACCESS AND RESTRICTIONS
 - c. VERIFY NEW EQUIPMENT & P.V.F.; FIT & REQUIREMENTS
 - d. CONTRACTOR TO INCLUDE; ACCESS & TEMPORARY RE-FITMENT FOR REMOVAL & REPLACEMENT OF EQUIPMENT; INCLUDING DELIVERY, OFF-LOADING & STAGING & WORK SPACE REQUIREMENTS
 - e. INCLUDE PROTECTION OF FACILITY, EQUIPMENT & STRUCTURES

PROJECT NAME:
FAIRMONT OUTDOOR FILTER REPLACEMENT
FAIRMONT, MN

SHEET
AQ103

DATE
07/13/26

JOB
NO: FOAC26

DRAWN
BY: MAB



**FINAL
BID SET**

STAFF MEMO

Prepared by: Matthew R. York, Public Works and Utilities Director	Meeting Date: 08/10/2026	☐ Consent Agenda Item ☒ Regular Agenda Item ☐ Public Hearing	Agenda Item # 9.B.2
Reviewed by: Jason Baker, City Administrator David Assaf, City Attorney	Item: Consideration of Award of Contract - Furnishing Control Panels, WIP Substation		
Presented by: Matthew R. York, Public Works and Utilities Director	Action Requested: Motion to Waive the Unsigned bid-form Irregularity, subject to City Attorney Concurrence; and Award the Contract to Schweitzer Engineering Laboratories Inc. (SEL) for \$91,749, including freight; and Authorize Execution of the Contract Documents		
Vote Required: ☒ Simple Majority ☐ Two Thirds Vote ☐ Roll Call	Staff Recommended Action: Approval Board/Commission/Committee Recommendation: PUC action pending		

PREVIOUS COUNCIL ACTION

No prior City Council action has been taken to award this equipment contract. Bids were publicly opened on July 28, 2026.

REFERENCE AND BACKGROUND

DGR Engineering reviewed the three bids received for mathematical accuracy and compliance with the project specifications. The bids received are as follows:

Company	Bid Amount	Delivery
Schweitzer Engineering Laboratories Inc.(SEL)	\$91,749	40-42 weeks after receipt of order
Electrical Power Products, Inc. (EP2)	\$102,746	45 weeks after receipt of order
QEI, LLC	\$135,896	March 24, 2027

SEL submitted the apparent low bid. DGR has successfully worked with SEL on similar projects and recommends award to SEL in the amount of \$91,749, including freight. The evaluated SEL total includes the freight line item shown in SEL's proposal, even though freight was not entered on the City's official bid form.

Bid irregularity: SEL and EP2 did not submit signed official bid forms, however both bidders complied with the remaining bid requirements. Council must determine whether to accept and waive this irregularity. Staff's recommendation is to assume the bids remain eligible. City Attorney Assaf advised that the bid irregularity is a waivable technicality as it does not change the substance of the bid. Staff also spoke with a representative of SEL, who acknowledged the mistake and are committed to providing the product and service as part of this bid.

BUDGET IMPACT

The recommended contract amount is \$91,749, including freight, to be charged to the Public Utilities WIP Substation capital project. This amount is \$18,251, or approximately 16.6%, below the Engineer's estimate of \$110,000.

SUPPORTING DATA/ATTACHMENTS

DGR Engineering Recommendation of Award dated July 31, 2026

DGR Engineering Bid Summary for the July 28, 2026 bid opening

SEL Response

July 31, 2026



City of Fairmont / Public Utilities
Attn: Miles Heide, Electric Distribution Superintendent
100 Downtown Plaza
Fairmont, MN 56031

RE: **Recommendation of Award of Contract
Furnishing Control Panels – WIP Substation**
DGR Project No. 424807

Dear Miles:

We have reviewed the bid received on July 28, 2026 for the above-referenced project. A bid summary form of the bid results is enclosed. We have checked the bid for mathematical accuracy and compliance with the bid specifications. We are hereby prepared to offer the following recommendation.

There was three (3) responsive bids ranging in price from \$91,749.00 to \$135,896.00. The apparent low bid was from Schweitzer Engineering Laboratories Inc. (SEL) of Pullman, WA for a total purchase price of \$91,749.00 for two (2) control panels. The bid was below the Engineer's estimate of \$110,000 for the control panels. SEL has successfully completed similar projects for us in the past, and we know of no reasons why they would not perform well on this project. We recommend that you award the contract to Schweitzer Engineering Laboratories Inc. for a total price of **\$91,749.00**.

Please review our recommendation and feel free to contact us with any questions you or the Commission may have. Please let us know when an award has been made, and we will proceed with preparing the Contract Documents for signatures. We will be sending a copy of the bid summary to all bidders and plan holders.

Best Regards,

DGR Engineering

A handwritten signature in blue ink that reads "Grant Metzger".

Grant Metzger, P.E.

Enclosure: Bid Summary

GEM:gem

BID SUMMARY

Furnishing Control Panels - WIP Substation City of Fairmont/Public Utilities Fairmont, Minnesota



DGR Project No. 424807
Bid Letting: July 28, 2026 - 11:00 AM
Utilities Office
Page 1 of 1

Bidder and Address	Bid Security	Bid Price	Manufacturer / Location	Design/Fabrication Location	Delivery Date	Comments
Schweitzer Engineering Laboratories Inc. (SEL) 2350 NE Hopkins Court Pullman, WA 99163	10% Bid Bond	\$91,749.00	SEL / Pullman, WA	SEL / Pullman, WA	40-42 Wks ARO	
Electrical Power Products, Inc. (EP2) 4240 Army Post Road Des Moines, IA 50321	10% Bid Bond	\$102,746.00	EP2 / Des Moines, IA	EP2 / Des Moines, IA	45 Wks ARO	
QEI, LLC 45 Faden Road Springfield, NJ 07081	10% Bid Bond	\$135,896.00	QEI / Springfield, NJ	QEI / Springfield, NJ	March 24, 2027	

Corrected Bid Amounts Shown Shaded

SEL Bid Response : Request for Bids - Control Panels, Fairmont, MN

From Rahsean Carter <rahsean_carter@selinc.com>

Date Thu 8/6/2026 8:34 AM

To Matthew York <myork@fairmont.org>

Good morning,

Per our conversation, I acknowledge there was an oversight on the Bid Form regarding the request for signature on page BF-3 as we missed getting this page completed in our bid response. I am confirming that our proposal is good and our bid response is valid. We will ensure that this mishap does not happen again for future bid opportunities for City of Fairmont. Please advise if there are any further questions or concerns. Please confirm once this email has been received.

Thanks & have a great day!

Bid Security Enclosed Yes

The undersigned bidder certifies that this bid is made in good faith without collusion or connection with any other person or persons bidding on the work.

The undersigned bidder states that this bid is made in conformity with the Contract Documents and agrees that, in the event of any discrepancies or differences between any conditions of this bid and the Specifications, the provisions of the latter shall prevail.

Dated this 28 day of July, 2026.

Bidder _____

Address _____

Authorized Officer:

Signature _____

Print _____

Title _____

Phone _____

E-mail _____

Contact for Contract Document Processing:

Name _____

Phone _____

E-mail _____

Contact for Order Status Updates:

Name _____

Phone _____

E-mail _____

Thanks,

Rahsean Carter



Associate Sales Professional
Schweitzer Engineering Laboratories
901 Center Park Drive
Charlotte, NC 28217
(704) 631-5200 (Phone)
(704) 498-2299 (Cell)

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Council Member Agenda Request
Received July 31, 2026 for August 10, 2026 Agenda

Agenda Item:10.1

From: Councilmember Kaweck

Subject: Recognition of Citizen Concerns Regarding Building Code Enforcement and Permitting Barriers

Staff Action Requested:

1. Open discussion on whether Council recognizes these permitting and code enforcement barriers as a significant, ongoing problem.
2. If recognized, direct staff to compile data (permit volumes, timelines, denial/abandonment rates, comparison to peer cities, etc.) and return to Council within 30-60 days with a full report and potential solutions.

Overview:

For many years, numerous citizens, homeowners, current business owners, and prospective developers have shared first-hand accounts of how code enforcement and permitting issues have stalled projects, substantially increased costs, or caused projects to be abandoned entirely. These concerns were raised again at the recent Council meeting and continue to be expressed. This appears to be a long-term, systemic issue that has persisted across multiple Councils, administrations, and staff teams. If found to be true this is negatively impacting housing development, business growth, and overall economic vitality in our community.

Attachments:

Council Action: _____ Date: _____



Council Member Agenda Request
Received August 4, 2026 for August 10, 2026 Agenda

Agenda Item:10.2

From: Councilmember Lubenow

Subject: Pickleball and Tennis Courts at Jeffrey Kot Soccer Complex

Staff Action Requested:

Overview:

Due to the EPA investigation at Veteran's Park and the urgency of the citizens of Fairmont to add pickle ball courts, I feel that this is an item that should be brought to the Council and Staff to consider. Staff wants direction and this would give them as much. I recommend using the money to replace the pickle ball courts and tennis court at Veteran's Park in the amount of \$191,000 to build the same at the Jeffrey Kot Soccer Complex.

Attachments:

Council Action: _____ Date: _____

C I T Y O F L A K E S



Council Member Agenda Request
Received July 29, 2026 for August 10, 2026 Agenda

Agenda Item:10.3

From: Councilmember Kaweck

Subject: City Administrator Evaluation

Staff Action Requested:

Overview: I believe completing these evaluations as outlined, as soon as possible as the 3-month date has already elapsed is in our best interest, will support both the Administrator and the Council in fulfilling our responsibilities effectively.

Discussion on conducting an evaluation for City Administrator Baker.

Attachments: Excerpt from City Administrator Employment Agreement (Evaluation Timeline)

Council Action: _____ Date: _____

3. SALARY. Employer will pay a gross annualized salary of \$151,777.60, which is Step 1 of the pay scale as of the date of this Agreement. The salary is prorated and payable consistent with Employer's normal payroll practices and subject to any authorized withholdings. Deductions from Employee's salary may be made as permitted by law.

Annual salary adjustments are based on the prevailing step system for compensating all other non-union employees. Salary increases are determined by City Council, in its sole discretion, based on performance review. In the first year of employment, Employee will be given quarterly (i.e., three-month, six-month, nine-month, and 12-month) reviews. In the second year of employment, Employee will be given semiannual (i.e., six-month and 12-month) reviews. Effective April 20, 2027, Employee will be eligible for an increase in gross salary to

Employment Agreement between City of Fairmont and Jason Baker – 1

\$162,531.20, which is Step 2 of the 2027 pay scale as of the date of this Agreement, after completion of the 12-month performance review indicating that his performance is satisfactory.

Information provided to Council by Director York during
Agenda Item 11B: Staff/Liaison Reports, Public Works

Bolton & Menk, Inc. (BMI) serves as the city's consultant engineer. Below is a quick update on recent activities and project progress. Please contact Matt York or Troy Nemmers with any questions.

1 GENERAL UPDATES:

2026 Improvement Program

- Mill and overlay project will be completed this summer.
- Park Street project will be bid this fall/winter with construction in 2027.

2027 Improvement Program

- Assisting city staff with the preliminary engineering report for Parkwood and Fairview.

2 PROJECT UPDATES:

Biosolids/UV Upgrades at Wastewater Plant

- Construction continues.

Gomsrud Parking Lot Improvements

- The project is substantially complete and punch list items are being worked on with the contractor.

Lake Avenue Reconstruction (CR 39 to Fairlakes)

- Working through the punch list and closeout items with the contractor.

Blue Earth Avenue Resurfacing (TH 15 to Downtown Plaza)

- Construction and closure of Blue Earth Avenue at Prairie began on July 27.
- Visit the project website for more information.

<https://clients.bolton-menk.com/fairmont2025blueearthave/updates/>

Sand Filter Replacement (Aquatic Park)

- Council to approve advertising this project tonight.
- Planning for filter replacement following this pool season.

Lead Service Line Replacement Project (City-wide)

- The contractor is continuing with service line replacements. They have completed over 180 so far.
- Hosting bi-weekly progress meetings with the contractor and city staff.
- A website is set up for LSL replacement questions and updates.

<https://clients.bolton-menk.com/lsreplacement/>

Raw Water Retaining Wall Replacement (Water Plant Intake Facility)

- Bid opening is scheduled for August 13th at 11am. Planning for winter/spring construction with the project to be completed by late May 2027.

Pickleball Courts

- An online survey was created to gather public input. The survey was closed today. Results will be summarized and provided for city staff.

Information provided to Council by Director Koppen during Agenda Item
11D: Staff/Liaison Reports, Community Development

PURPOSE: Evaluate Fairmont's housing needs and establish priorities and strategies using demographic, economic, housing supply, market conditions and community input findings.

HOUSING NEEDS AT A GLANCE

434**TOTAL UNITS**

Overall five-year housing gap

264**RENTAL UNITS**

Across all affordability levels

170**FOR-SALE UNITS**

Across all price points

MARKET SNAPSHOT

DEMOGRAPHIC SHIFT

+14.8%**Households age 75+**

Notable projected growth is expected among senior households from 2025 to 2030. Overall households are projected to decline 1.5%, while owner households remain nearly stable.

AFFORDABILITY PRESSURE

1,324 households**Cost burdened**

About 820 renter and 504 owner households pay more than 30% of income for housing. Severe cost burden affects 235 renters and 223 owners (households paying more than 50% of income for housing).

RENTAL TIGHTNESS

96.5% occupied**Multifamily rentals**

Only nine surveyed multifamily units were vacant. Non-conventional rentals had a 0.9% vacancy rate, and 36 households were waiting for vouchers.

FOR-SALE CONSTRAINTS

1.4% availability**Homes for purchase**

Only 43 homes were available in late May 2026. The 2025 median sales price was \$185,000, which is 27.7% above the median sales price in 2022.

ADDITIONAL MARKET INDICATORS

124**Blighted residential properties**

Exterior blight was identified citywide, resulting in a high 2.4% blight rate; 56.5% of affected units were in the North Submarket.

20**Potential development sites**

Twelve identified sites are currently zoned residential, creating opportunities for targeted development.

411**Senior care units / beds**

Eight senior care facilities were surveyed in Martin County and were 88.1% occupied overall; independent living was fully occupied.

WHAT THIS MEANS: Fairmont needs a variety of housing at multiple price points. Tight availability, persistent cost burden, an aging housing stock and rapid growth among older households create both immediate housing challenges and clear development opportunities.

FIVE-YEAR HOUSING GAP BY AFFORDABILITY AND TENURE

2025-2030

RENTAL HOUSING GAP | 264 UNITS

≤ \$1,225 rent ≤50% AMHI income ≤\$49,000	\$1,226-\$1,960 51%-80% AMHI income \$49,001-\$78,400	\$1,961-\$2,940 81%-120% AMHI income \$78,401-\$117,600	\$2,941+ rent 121%+ AMHI income \$117,601+
115 UNITS NEEDED	70 UNITS NEEDED	51 UNITS NEEDED	28 UNITS NEEDED

Key takeaway: 185 units—70.1% of the total rental gap—are needed at rents of \$1,960 or less, while meaningful demand also exists at higher rent levels.

FOR-SALE HOUSING GAP | 170 UNITS

≤ \$163,333 Entry price point	\$163,334-\$261,333 Moderate price point	\$261,334-\$392,000 Largest gap segment	\$392,001+ Upper price point
30 UNITS NEEDED	50 UNITS NEEDED	58 UNITS NEEDED	32 UNITS NEEDED

Key takeaway: The largest for-sale gap is 58 homes priced from \$261,334 to \$392,000, followed by 50 homes priced from \$163,334 to \$261,333.

RECOMMENDED ACTION PLAN

1	SET GOALS AND PRIORITIES Translate the housing gaps into annual and five-year targets for construction, rehabilitation and demolition. Prioritize income levels, populations and locations.
2	BUILD IMPLEMENTATION CAPACITY Assess staff and partner capacity; consider a formal housing coalition or committee and short-term professional housing expertise.
3	REDUCE DEVELOPMENT BARRIERS Evaluate higher-density zoning, fees and approval processes; consider infrastructure assistance, public/corporate land and construction-trade workforce training.
4	PRESERVE AND IMPROVE EXISTING HOUSING Continue code enforcement, rehabilitation, weatherization and demolition. Monitor housing quality and explore tools such as a community land trust or land bank.
5	ENGAGE AND ATTRACT INVESTMENT Educate residents and decision makers, then market Fairmont's housing gaps and 20 potential development sites to developers, investors and lenders.

IMPLEMENTATION NOTE: Housing gaps can be addressed through a mix of new construction, adaptive reuse, repair of existing housing and financial assistance. Recommendations should guide a formal action plan and be evaluated against legal, financial, staffing and infrastructure constraints.

Source: Bowen National Research, Fairmont Housing Needs Assessment Executive Summary (2026).