City of Fairmont
100 Downtown Plaza
Fairmont, MN 56031

City Council Minutes
Regular Meeting

September 28, 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
Britney Kawecki, Councilmember
James Kotewa, Councilmember
Randy Lubenow, Councilmember
Jay Maynard, Councilmember

Absent: Wayne Hasek, Councilmember

Staff present: Matthew York, Director of Public Works/Utilities
Paul Hoye, Finance Director
Jamie Bleess, Police Sergeant
Tyler Cowing, Civil Engineer
Lee Steinkamp, Municipal Airport Manager
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, Mayor Baarts stated that, per Legal advisement, Consent Agenda Item 6.C.6 (Consideration of an Easement with Southern Minnesota Municipal Power Agency for a Transmission Line between the FES Substation and the WIP Substation) be removed from this evening's agenda and be considered at the October 12, 2026 meeting.

Motion was made by Councilmember Maynard, seconded by Councilmember Kotewa, to approve the agenda as amended, removing Consent Agenda Item 6.C.6. All present voted in favor. Motion carried.

RECOGNITION/ PRESENTATIONS Item 4.1

Jessica Green with Northland Securities presented information regarding the sale of $10,000,000 Electric Revenue Bonds, Series 2026A. Ms. Green noted the bond sale went well while reviewing the bond terms and debt service information.

Council asked questions and discussed Electric Fund reserves, the overall project costs the bonds were being utilized to fund, future bond issuance and the electric rate study. Staff noted Electric Fund reserves have already been used toward the project, bond proceeds will reimburse the City for costs already incurred, and the electric study had no impact on the current bond sale.

Motion was made by Councilmember Maynard, seconded by Councilmember Lubenow to Adopt Resolution 2026-34 providing for the Issuance and Sale of $10,000,000 Electric Revenue Bonds, Series 2026A. All present voted in favor. Motion carried.

Ms. Green noted the next item for consideration was a housekeeping item to provide the City authority for issuance of future electric bonds under Minnesota Statutes Chapter 453.

Motion was made by Councilmember Maynard, seconded by Councilmember Kotewa to Adopt Resolution 2026-35 Granting Power under Minnesota Statutes Chapter 453. All present voted in favor. Motion carried.

PUBLIC DISCUSSION/ COMMENT

Gregg Paulson, resident of Fairmont, addressed Council on the importance of instilling character, curiosity and care for the community and lakes. Paulson discussed opportunities and resources to aid with 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 Regular Meeting held September 14, 2026
- September 2026 Accounts Payable List
- Not Waiving the Monetary Limits on Municipal Tort Liability on the League of Minnesota Cities Liability Coverage Waiver Form
- Submission of a Taylor Family Farms Foundation Grant Application to Partially Fund a Police Department Drone Program

- Event Permit for Lakeside Vintage Market, Sponsored by Old Crow Adventures (Joan Cook-Fairchild) on August 21, 2027 in Sylvania Park
- Event Permit for Winter Coat Giveaway, Sponsored by Twelve Baskets Resale on October 3, 2026
- Event Permit for The Sunday Market, Sponsored by Pine & Petal Bakery on October 18, 2026

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

OLD BUSINESS

No old business.

NEW BUSINESS
RESOLUTION 2026-36
Item 9.A.1

Engineer Cowing presented on Agenda Item 9.A.1, Consideration to Approve an Update to the Special Assessment Policy. Cowing reviewed the proposed updates, noting the use of actual construction costs versus estimated construction costs moving forward.

Council asked questions and discussed the proposed changes, the application of the policy, special benefit requirements, and the effect of the updated policy on projects. Staff noted the updated policy would apply to projects beginning after October 1, 2026.

Motion was made by Councilmember Maynard, seconded by Councilmember Kotewa to Adopt Resolution 2026-36 Approving an Update to the City's Special Assessment Policy. All present voted in favor. Motion carried.

RESOLUTION 2026-32
Item 9.A.2

Engineer Cowing reviewed the 2026 Overlay Projects and costs associated with the projects for preparation of the assessment roll.

Council asked questions regarding the project work and commended staff on the communication and coordination with businesses affected by the projects.

Motion was made by Councilmember Maynard, seconded by Councilmember Kotewa to Adopt Resolution 2026-32 Declaring Costs for the 2026 Overlay Projects and Ordering the Assessment Roll to be Prepared. All present voted in favor. Motion carried.

RESOLUTION 2026-33

Engineer Cowing presented the next step in the 2026 Overlay Projects

Item 9.A.3

assessment process, calling for a public hearing on the proposed assessments.

Motion was made by Councilmember Maynard, seconded by Councilmember Kotewa to Adopt Resolution 2026-33 Calling for a Hearing on the Proposed Assessments of the 2026 Overlay Projects on October 26, 2026 at 5:30 p.m. in the Fairmont City Hall Council Chambers. All present voted in favor. Motion carried.

MOTION
Item 9.B.1

Municipal Airport Manager Steinkamp presented on Agenda Item 9.B.1, Consideration of a Contract for the Piper Hangar Roof Replacement Project. Steinkamp noted the roof is believed to be original to the building, has required maintenance through the years and continues to have leak issues.

Motion was made by Councilmember Maynard, seconded by Councilmember Lubenow to Approve a Contract with Fairmont Roofing for the Piper Hangar Roof Replacement at the Fairmont Municipal Airport in the Amount of $40,000. All present voted in favor. Motion carried.

MOTION
Item 9.B.2

Municipal Airport Manager Steinkamp presented on Agenda Item 9.B.2, Consideration of a KLJ Engineering Agreement for engineering and planning services at the Fairmont Municipal Airport. Steinkamp noted KLJ had previously been selected as the City's airport engineering consultant and the current Council action of approving an agreement would finalize the contract.

Motion was made by Councilmember Kawecki, seconded by Councilmember Maynard to Approve the Agreement Between Owner and Engineer for Professional Services - Task Order Edition with KLJ Engineering as the Consultant for Engineering and Planning Services at the Fairmont Municipal Airport. All present voted in favor. Motion carried.

MOTION
Item 9.B.3

The last item of business to come before Council was on the Consideration of a Task Order for Construction Management Services for the Airport Hangar Door Replacement and Repairs Project. Steinkamp noted the project is related to damage from the 2024 tornado and work is anticipated to begin around November 1, 2026.

Motion was made by Councilmember Maynard, seconded by Councilmember Kotewa to Approve Task Order 2026-11626-1 with KLJ Engineering, LLC for Construction Management Services for the Airport

Hangar Door Replacement and Repairs Project. All present voted in favor. Motion carried.

STAFF/LIAISON REPORTS

Prior to hearing staff and liaison reports, Councilmember Kawecki asked about the temporary change in Liquor Store hours and the decision to close on Sundays. Finance Director Hoye noted the change was due to limited staffing, with the Liquor Store temporarily going from four full-time employees to one and the need for full-time staff/key holders to perform opening and closing procedures. Hoye noted staffing would increase to two full-time employees later in October.

Director York provided an update on the Blue Earth Avenue project, noting soil corrections are needed near the Park Street/Blue Earth Avenue intersection and that additional project costs may be necessary, with the remainder of the project continuing to move forward.

Councilmember Lubenow commented on the enthusiasm of the new Park Board members and suggested channeling their interest in reviewing City parks and identifying park improvements.

Mayor Baarts reviewed upcoming events and meeting dates.

ADJOURNMENT

Motion was made by Councilmember Maynard, seconded by Councilmember Lubenow 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 6:22 p.m.

Lee C. Baarts, Mayor

ATTEST:

Betsy Steuber, City Clerk