

CITY OF FOLEY, MINNESOTA
CITY COUNCIL MEETING – August 4, 2026

The Foley City Council held its regular meeting at 5:30 p.m. on August 4, 2026, at Foley City Hall.

Members Present: Mayor Brandon Voit, Councilmembers Jeff Gondeck, Deb Mathiowetz, Gary Swanson, and Stephanie Lloyd

Members Absent: None

The pledge of allegiance was recited.

Motion by Swanson, seconded by Mathiowetz, to approve the agenda.

Motion carried, unanimous.

Motion by Lloyd, seconded by Voit, to approve the consent agenda.

Motion carried, unanimous.

Key Topics

- The agenda and consent agenda were both approved via motions, seconds, and affirmative votes without noted opposition or additional discussion.
- The mayor's comments and open forum had no items, aside from brief council introductions prompted by Deb Mathiowetz.
- Council member terms and introductions
 - Deb Mathiowetz stated she will end her council service at the end of the year, concluding a four-year term.
 - Mayor Brandon Voit noted he is nearing the end of his two-year term and previously served two years on council.
 - Gary Swanson stated his term is up and he is running again for City Council; he has served "eight, ten, twelve years."
 - Katie McMillin referenced "Stephanie Lloyd" as a city council member halfway through a two-year term.
 - Jeff Gondeck stated he has been on the council for ten years.

Legislative update from Coalition of Greater Minnesota Cities

- CGMC represents approximately 100 cities outside the seven-county metro and focuses on issues such as LGA, bonding, transportation, water/wastewater, labor, housing, and EMS.

- Session recap and budget context

- Divided government: House “sixty seven sixty seven”; Senate has a one-seat Democratic majority.

- Major topics included guns and school safety, fraud measures, HCMC rescue package, and passage of a bonding bill.

- Forecast noted a prior “six billion dollar deficit” in February of “twenty twenty five” and improved structural imbalance in fiscal years “twenty eight twenty nine.”

- There was a proposal to cut LGA in “twenty five” but not in “twenty six”; focus shifted to bonding and policy rather than new spending programs.

- Bonding bill outcomes

- Public Facilities Authority (PFA) received over “four hundred million,” significantly above the governor’s proposed “ninety nine million” for PFA.

- Local transportation funding included “twenty five million” for local bridges and “forty seven million” for local roads.

- Overall bonding bill totaled “one point two four billion,” within borrowing guidelines.

- Lead service line replacement

- EPA mandates full removal by “twenty thirty seven.”

- Previously received “two hundred and forty million” in “twenty twenty three”; estimated total need is approximately “one point five billion.”

- The request for “two hundred and fifty million” this year resulted in only “fifteen million,” risking the “twenty twenty seven” construction season due to insufficient funding.

- CGMC plans to pursue an ongoing funding source beyond annual bonding bills; an inventory map link is available (U of M partnership mentioned).

- Housing and zoning preemption proposals

- Successive statewide proposals (“missing middle,” “Yes to Homes,” “Starter Home Act”) would preempt local standards and require ADUs, upzoning, and reduced minimum lot sizes.

- Requirements vary by city size thresholds (“under five thousand,” “over five thousand,” “over ten thousand”), including allowing up to four units in portions of single-family areas and mixed-use in commercial zones, plus changes to parking minimums.

- CGMC, Metro Cities, and the Municipal Legislative Commission opposed; the House committee defeated the proposal and there was no Senate hearing.

- CGMC contends state zoning preemption is not a silver bullet for housing; they will continue to fight similar proposals.

- Elections and CGMC engagement

- Primary is “a week from today”; all legislative seats are on the ballot; governor’s race open; Amy Klobuchar is running; all of Congress is up; a Senate seat has a competitive Democratic primary.

- CGMC will distribute candidate packets and engage candidates; next session starts “January 14th” next year.

- CGMC events: fall conference in November, legislative action day, and next summer conference in Owatonna (date TBD).

- Local housing concerns and follow-up

- Deb Mathiowetz emphasized the lack of senior and low-income housing in small towns, with seniors having “no place to go,” and cited individuals living on “\$7,000 a year.”

- CGMC suggested exploring housing infrastructure bonds, housing redevelopment authorities, and workforce-related development constraints; offered to connect with a housing specialist who worked with Cannon Falls.

- CGMC committed to follow up with Deb via email and provide contacts and resources before year-end.

Department Reports

Police Department

- Calls for service totaled “four hundred and forty three.”

- Traffic enforcement increased due to more people heading north; accidents are up accordingly.
- Fireworks complaints were noted under disturbing the peace; agency assists increased, with mutual aid between city and county on serious calls.
- School starts “September eighth”; police expect to be busy at school.
- Traffic stops involved both speeding and stop sign violations.
- E-bike rules: e-bike and electric bike are the same; individuals “fifteen and under” cannot be on electric bikes or scooters; operators must follow traffic laws (stop signs, right side of the road); police have been stopping violators. A Facebook post from the department explains the rules.

City Engineer

- 2025 Northside Improvements Project - Pay Application #11
- The council reviewed pay application #11, which requested \$211,848.03.
- This payment brings the total project work certified to date to \$5,114,275.86, representing 101.67% of the project. The payment primarily serves to reduce the project retainage from 5% down to 1%.
- A retainage of \$51,000 is still being held because some punch list items, such as seeding issues and paver installation on Third Avenue, are not yet complete.
- The punch list is expected to be finished within the next couple of months, with project closeout paperwork and the final pay application anticipated around October or November.

Motion by Lloyd, seconded by Mathiowetz, to approve pay application #11 for \$211,848.03.

Motion carried, unanimous.

- The council approved the motion for pay application #11.
- 2025 Lead Service Project - Pay Application #6
- A revised pay application #6 was presented for the 2025 lead service project. The revision increased the retainage from 1% back to 5% without changing the value of the construction work.

- The requested payment amount is \$23,399.99, bringing the total work certified to \$278,886.50, or 77.19% of the project. A 5% retainage of \$13,944 is being held.

- The council expressed appreciation for the increased retainage to ensure project completion.

Motion by Voit, seconded by Lloyd, to approve revised pay application #6 for \$23,399.99.

Motion carried, unanimous.

- The motion to approve the revised pay application was passed.

- Construction project updates

- 2026 Lead Service Project

- Work began this week but started slower than anticipated, with two services completed since Monday. The team is working through initial issues and is expected to ramp up production soon.

- While the project might not meet the substantial completion date of September 4th, it is expected to meet the final completion date in the first week of October.

- It was noted that the contractor has excellent communication with residents, which is important as the work is performed entirely on private property.

- 2026 South Fairway Estates Project

- Open cutting for a trunk sanitary sewer began last week but was halted due to challenging soil stability.

- A different shoring system has been brought on-site to protect a parallel force main during the installation of a 32-foot deep sanitary sewer.

- Despite the delay, the project is still expected to complete all planned activities for the year.

Public Works

- Fifth Avenue Overlay

- The city met with the county to discuss a potential overlay for Fifth Avenue. Pricing is currently being gathered to finalize the budget before committing.

- This project originated from the school and county's discussions about adding a parking lot near Fifth and Main. The goal is to complete the overlay this year to align with the new building's occupancy early next year.

- Deduct Meters for Public Buildings

- A request was made for deduct meters for sprinklers on public buildings. These meters would track water usage that does not enter the sewer system, similar to residential summer programs.

- The council was notified that this will be a future discussion item, with the understanding that if approved, the cost would be 100% borne by the building owner.

Motion by Mathiowetz, seconded by Lloyd, to adjourn.

Motion carried, unanimous.

Meeting adjourned at 5:48 p.m.



Sarah A. Brunn, Administrator
(Minutes By: Sara Judson Brown, using AI recording device)