

The City Council for the City of Canby, Minnesota convened as a Board of Appeals and Equalization on April 15th, 2014 at 6:30 P.M. in the City Council Chambers.

Members: Gene Bies, Nancy Bormann, Denise Hanson

Absent: Frank Maas, Nate Oellien

Visitors: Nicholas Johnson, City Administrator
Gerald Boulton, City Attorney
Tim Falkum, City Assessor
Connie Erickson, County Assessor
Ryan Feiock, Canby News
Paul Schmitz
Louis Miller

The meeting was called to order.

Paul Schmitz made inquiry into the classification of property owned. No request for valuation change was made.

Louis Miller made inquiry into the market valuation calculation of property owned. No request for valuation change was made.

A regular meeting of the City Council for the City of Canby, Minnesota was held on April 15th, 2014 at 7:00 P.M. in the City Council Chambers.

Members: Gene Bies, Nancy Bormann, Denise Hanson, Nate Oellien, Frank Maas

Absent: None

Visitors: Nicholas Johnson, City Administrator
Gerald Boulton, City Attorney
Dean Helstrom, City Engineer
Brad Lueders, City Public Works
Tim Falkum, City Assessor
Connie Erickson, County Assessor
Ryan Feiock, Canby News
Jody Olson
Lorraine Hubbs
Yvonne Gossen
Dale Anhalt
Orval Gubrud
Muriel Gubrud
Chuck Knollenberg

Trisha Hoffman
Morgan Krug
Brett Hansen
Dusty Sroka
Tara Kockelman
Jessica Moeller
Leah Polejewski

The Pledge of Allegiance was recited.

The meeting was called to order.

A public hearing to receive comment on the creation of HRA TIF district 1-7 was opened at 7:00 P.M. Dale Anhalt was present. There were no comments. The public hearing was closed.

The minutes of April 1st, 2014 were reviewed. A motion was made by Maas and seconded by Hanson to approve the minutes. All voted in favor. None voted against. The motion was carried.

Licenses and permits were reviewed. A temporary on-sale liquor license for Saint Peter's Church on May 10th, 2014 at the Schott's Building was reviewed. A temporary on-sale liquor license for the VFW on April 26th, 2014 at the Fairgrounds was reviewed. A motion was made by Hanson and seconded by Maas to approve the licenses and permits. All voted in favor. None voted against. The motion was carried.

A request from the VFW to close Haarfager Avenue North on June 13th, 2014 for a street dance was reviewed. A motion was made by Oellien and seconded by Maas to approve the street closing. All voted in favor. None voted against. The motion was carried.

A grant agreement with the State of Minnesota Department of Administration for digital conversion of the Canby Theater was reviewed. A motion was made by Hanson and seconded by Maas to approve the grant agreement. All voted in favor. None voted against. The motion was carried.

Resolution 2014-4-15-3, a resolution approving the HRA TIF 1-7 plan, was reviewed. A motion was made by Oellien and seconded by Bormann to adopt the resolution. All voted in favor. None voted against. The motion was carried.

CITY OF CANBY

RESOLUTION NO. 2014-4-15-3

RESOLUTION APPROVING THE HOUSING AND REDEVELOPMENT AUTHORITY TAX INCREMENT FINANCING DISTRICT NO. 1-7 PLAN

WHEREAS, on March 18, 2014 the Housing and Redevelopment Authority of the City of Canby (City) created Tax Increment Financing District 1-7 pursuant Minnesota Statutes, Sections 469.174 through 469.1799, to promote development and redevelopment within an area of the City which had not been developed to its full potential; and,

WHEREAS, the Housing and Redevelopment Authority of the City of Canby (City) has requested approval of the Tax Increment Financing District 1-7; and,

WHEREAS, the City of Canby (City) has published a notice in the Canby News and held a public hearing on the Housing and Redevelopment Authority of the City of Canby (City) on Tax Increment Financing District 1-7 Plan on April 15, 2014; and,

WHEREAS, the City of Canby (City) has found the proposed district meets the criteria of Minnesota Statutes, Sections 469.174, subdivision 10, paragraph (a), clauses (1) and (2) because the parcels consisting of 70 percent of the area of the district are occupied by buildings, more than 50 percent of the buildings are structurally substandard to a degree requiring substantial renovation or clearance and the district consists of underused property; and,

WHEREAS, the City of Canby (City) has also found that, in the opinion of the municipality, the proposed redevelopment would not reasonably be expected to occur without the use of tax increment financing; the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the district permitted by the plan; the tax increment financing plan conforms to the general plan for the redevelopment of the municipality as a whole; the tax increment plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the redevelopment of the project by private enterprise; and, the municipality elects the method of tax increment computation set forth in section Minnesota Statutes 469.177, subdivision 3, paragraph (b).

NOW, THEREFORE, BE IT RESOLVED By the City Council of the City of Canby, Canby, Minnesota (City) approves the Housing and Redevelopment Authority of the City of Canby's Tax Increment Financing District 1-7.

Dated: April 15, 2014.

Attest:

Mayor

City Administrator

A public hearing to receive comment on the proposed Infrastructure Project addition of Oscar Avenue and 8th Street East was opened.

Visitors: Chuck Knollenberg, Lorraine Hubbs, Yvonne Gossen, Dale Anhalt, Orval Gubrud, Muriel Gubrud

Dean Helstrom gave a presentation on the proposed improvements. Visitors made inquiries into property specific improvements which Dean answered. There was no opposition to the project. The public hearing was closed.

Resolution 2014-4-15-1, a resolution ordering improvement and preparation of plans and specifications, was reviewed. A motion was made by Oellien and seconded by Hanson to adopt the resolution. All voted in favor. None voted against. The motion was carried.

City of Canby
Resolution 2014-4-15-1

Resolution Ordering Improvement and Preparation of Plans and Specifications

WHEREAS, pursuant to Resolution 2014-3-18-3 dated the 18th day of March, 2014, a Public Hearing with reference to the Canby Infrastructure Improvement Project - Phase I is to be held this 15th day of April, 2014. The project area is further described as follows:

- Oscar Avenue North from 5th Street East to 8th Street East
- 8th Street East from Saint Olaf Avenue North to Oscar Avenue North

WHEREAS, ten days' mailed notice and two weeks' published notice of the hearing was given, and the hearing was held thereon on the 15th day of April, 2014, at which all persons desiring to be heard were given an opportunity to be heard thereon,

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

1. Such improvement is necessary, cost-effective, and feasible as detailed in the feasibility report.
2. Such improvement is hereby ordered as proposed to the Council in Resolution 2014-3-18-3, adopted the 18th day of March, 2014.
3. Bolton & Menk, Inc. is hereby designated as the engineer for this improvement. The engineer shall prepare plans and specifications for the making of such improvement.
4. The City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax exempt bonds.

Adopted by the Council this 15th day of April, 2014.

Attest:

Mayor

City Administrator

Dean Helstrom presented the plans and specifications for the Phase 1 Infrastructure Project. Resolution 2014-4-15-2, a resolution approving plans and specifications and ordering advertisement of bids, was reviewed. A motion was made by Hanson and seconded by Maas to adopt the resolution. All voted in favor. None voted against. The motion was carried.

City of Canby
Resolution 2014-4-15-2

Resolution Approving Plans and Specifications and Ordering Advertisement for Bids

WHEREAS, Bolton & Menk, Inc. (consulting engineers) for Canby, Minnesota have prepared final plans and specifications for the construction of the Canby Infrastructure Improvement Project - Phase I, and such plans and specifications have been presented to this Council for approval:

NOW THEREFORE, BE IT RESOLVED by the City Council of Canby, Minnesota:

1. Such plans and specifications are hereby approved and ordered placed on file in the office of the City Administrator.
2. The City Administrator shall prepare and cause to be inserted in the official paper Canby News and Finance & Commerce an advertisement for bids upon the making of such improvement under such approved plans and specifications.

The advertisement shall be published in each of said publications at least once not less than three weeks (21 days) before the date set for opening bids, shall specify the work to be done, shall state that bids will be publicly opened on **Thursday May 29th, 2014 at 11:00 a.m.** at City Hall Council Chambers in Canby, Minnesota and that no bids will be considered unless sealed and filed with the City Administrator and accompanied by a cash deposit, cashier's check, bid bond, or certified check payable to the City of Canby for five (5) percent of the amount of such bid.

Adopted by the City Council on April 15th, 2014.

Attest:

Mayor

City Administrator

Brad Lueders presented an annual update in regard to the Wellhead Protection Plan.

Council discussed a used pickup to purchase for the Public Works Department. A motion was made by Oellien and seconded by Hanson to approve the purchase a 2012 Silverado from Cleveland Chevrolet for \$14,900. All voted in favor. None voted against. The motion was carried.

A motion was made by Maas and seconded by Oellien to adjourn the meeting. All voted in favor. None voted against. The motion was carried.

Attest:

Mayor

City Administrator