

A regular meeting of the City Council for the City of Canby, Minnesota was held on August 3rd, 2015 at 7:00 P.M. in the City Council Chambers.

Members: Nancy Bormann, Nate Oellien, Frank Maas, Jeff Varcoe

Absent: Denise Hanson

Visitors: Nicholas Johnson, City Administrator
Gerald Boulton, City Attorney
Todd Hagen, Ehlers and Associates
Ryan Feiock, Canby News

The Pledge of Allegiance was recited.

The meeting was called to order.

The minutes of July 7th, 2015 were reviewed. A motion was made by Varcoe and seconded by Maas to approve the minutes. All voted in favor. None voted against. The motion was carried.

The public hearing for the issuances of tax abatement bonds for the new municipal swimming pool was opened. There were no attendees. The public hearing was closed.

Pay application #5 for the Infrastructure Project in the amount of \$1,182,460.66 was reviewed. A motion was made by Maas and seconded by Oellien to approve the pay application. All voted in favor. None voted against. The motion was carried.

An invoice from Bolton and Menk for engineering services for the Infrastructure Project in the amount of \$100,722.50 was reviewed. A motion was made by Oellien and seconded by Varcoe to approve payment of the invoice. All voted in favor. None voted against. The motion was carried.

An invoice from American Engineering and Testing in the amount of \$2,192.80 was reviewed. A motion was made by Varcoe and seconded by Maas to approve payment of the invoice. All voted in favor. None voted against. The motion was carried.

A cooperative construction agreement between MNDOT and the City of Canby was reviewed. A motion was made by Oellien and seconded by Maas to approve the agreement. All voted in favor. None voted against. The motion was carried.

The following licenses and permits were reviewed:

1. St. Peter's Temporary On-Sale Beer License – 9/13/15
2. Dollar General Cigarette License

A motion was made by Oellien and seconded by Varcoe to approve the licenses and permits. All voted in favor. None voted against. The motion was carried.

Vendor transactions for July 2015 in the amount of \$2,577,813.95 were reviewed. A motion was made by Varcoe and seconded by Oellien to approve the transactions.

Todd Hagen presented information on the tax abatement bond issue for the municipal swimming pool.

Resolution 2015-8-3-1, resolution approving tax abatements, was reviewed. A motion was made by Oellien and seconded by Maas to adopt the resolution. All voted in favor. None voted against. The motion was carried.

RESOLUTION NO. 2015-8-3-1

RESOLUTION APPROVING TAX ABATEMENTS

BE IT RESOLVED by the City Council of the City of Canby, Minnesota (the "City"), as follows:

WHEREAS, the City proposes to finance a new swimming pool to replace the existing swimming pool in connection with the 2015 Municipal Swimming Pool Project located in the City (the "Project"). The City proposes to use the abatement for the purposes provided for in the Abatement Law (as hereinafter defined), including the Project. The proposed term of the abatement will be for up to 20 years in an amount not to exceed \$785,413. The abatement will apply to the City's share of the property taxes (the "Abatement") derived from the property described by property identification numbers on the attached "Exhibit A" (the "Property"); and

WHEREAS, on the date hereof, the Council held a public hearing on the question of the Abatement, and said hearing was preceded by at least 10 days but not more than 30 days prior published notice thereof; and

WHEREAS, the Abatement is authorized under Minnesota Statutes, Sections 469.1812 through 469.1815 (the "Abatement Law").

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

1. Findings for the Abatement. The City Council hereby makes the following findings:
 - (a) The Council expects the benefits to the City of the Abatement to at least equal or exceed the costs to the City thereof.
 - (b) Granting the Abatement is in the public interest because it will provide financing necessary to construct public facilities and to help provide access to services for residents of the City.
 - (c) The Property will not be located in a tax increment financing district for the period of time that the Abatement is in effect.

- (d) In any year, the total amount of property taxes abated by the City by this and other abatement resolutions, if any, does not exceed ten percent (10%) of net tax capacity of the City for the taxes payable year to which the abatement applies or \$200,000, whichever is greater.

2. Terms of Abatement. The Abatement is hereby approved. The terms of the Abatement are as follows:

- (a) The Abatement shall be for up to a twenty (20) year period and shall apply to the taxes payable in the years 2016 through 2035, inclusive. Notwithstanding anything to the contrary in this paragraph, the 20-year duration of Abatement collection under this resolution is subject to the condition that either the Independent School District No. 891 (the "District") or Yellow Medicine County, Minnesota (the "County") decline to grant an abatement for the Properties in accordance with The Abatement Law. If the District and the County approve an Abatement for the Property, the duration of the Abatement under this resolution will be reduced in accordance with the Abatement Law.
- (b) The City will abate the City's share of property tax amount which the City receives from the Property, cumulatively not to exceed \$785,413.
- (c) The Abatement shall be subject to all the terms and limitations of the Abatement Law.
- (d) Because the City anticipates issuing General Obligation Tax Abatement Bonds, the Abatement may not be modified or changed.

Adopted on August 3, 2015 by the City Council of Canby.

Attest:

Mayor

City Administrator

Exhibit A

Parcel ID Numbers for "Property"

315108406 314730903 314730805 314771205 315108304 315108101 313000305 313000318
315108405 314730901 314730803 314771204 315108303 314850102 313000306 313000321

315108404	315108509	314730604	314771203	315108301	314100301	313000310	313000323
315108403	315108507	314730602	314771202	315108302	314100303	313000308	313000320
315108402	315108508	314730601	314771201	315108205	314750202	313000311	
315108401	315108504	314740406	314797805	315108204	314750201	313000312	
315108410	315108505	314740405	314797803	315108202	314100402	313000313	
315108409	315108503	314740403	314797801	314100202	314808004	313000314	
315108408	315108502	314740402	315108307	314100201	314808002	313000315	
314730909	315108501	314740401	315108306	310033150	314808001	313000316	
314730906	314730810	315108310	315108305	310033151	313000304	313000317	

Resolution 2015-8-3-2, providing for the sale, was reviewed. A motion was made by Varcoe and seconded by Maas to adopt the resolution. All voted in favor. None voted against. The motion was carried.

Resolution No. 2015-8-3-2

Resolution Providing for the Sale of
\$705,000 General Obligation Tax Abatement Bonds, Series 2015B

- A. WHEREAS, the City Council of the City of Canby, Minnesota has heretofore determined that it is necessary and expedient to issue the City's \$705,000 General Obligation Tax Abatement Bonds, Series 2015B (the "Bonds"), to assist in financing the construction of a new swimming pool to replace the existing municipal swimming pool in the City; and
- B. WHEREAS, the City has retained Ehlers & Associates, Inc., in Roseville, Minnesota ("Ehlers"), as its independent financial advisor for the Bonds in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9);

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

1. Authorization; Findings. The City Council hereby authorizes Ehlers to assist the City for the sale of the Bonds.
2. Meeting; Proposal Opening. The City Council shall meet at 7:00 p.m. on September 1, 2015, for the purpose of considering proposals for and awarding the sale of the Bonds.
3. Official Statement. In connection with said sale, the officers or employees of the City are hereby authorized to cooperate with Ehlers and participate in the preparation of an official

statement for the Bonds and to execute and deliver it on behalf of the City upon its completion.

Dated this 3rd day of August, 2015.

Attest:

Mayor

City Administrator

Resolution 2015-8-3-3, TIF 1-27, was reviewed. A motion was made by Varcoe and seconded by Oellien to adopt the resolution. All voted in favor. None voted against. The motion was carried.

RESOLUTION NO. 2015-8-3-3

RESOLUTION CALLING FOR A PUBLIC HEARING ON THE
ADOPTION OF A TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT
FINANCING DISTRICT NO. 1-27

WHEREAS, on June 17, 1985 the City of Canby (City) established a development district (Development District No. 1) pursuant Minnesota Statutes, Sections 469.124 through 469.134, to promote development and redevelopment within an area of the City which had not been developed to its full potential; and

WHEREAS, the CITY wishes to create a tax increment financing plan (Plan) for TIF District No. 1-27 in order to authorize the expenditure of tax increment for certain public improvements.

NOW, THEREFORE, BE IT RESOLVED By the City Council of the City of Canby, Canby, Minnesota as follows:

1. John W. Meyer is authorized and directed to prepare a Plan for TIF District No. 1-27.
2. The City Council shall hold a public hearing on the Plan on September 15, 2015, starting at 7:15 p.m. in the city council chambers at city hall.
3. The John W. Meyer is authorized and directed to prepare a notice of the public hearing and cause the notice to be published in the official newspaper at least 10 days prior to the public hearing.
4. The John W. Meyer is authorized and directed to transmit a copy of the Plan to the county and school district with a notice of the time and place of the public hearing to be held before the Board.
5. The city staff and John W. Meyer are authorized and directed to take any and all other steps reasonably necessary in order to accomplish these purposes.

Dated: August 3, 2015.

Attest:

Mayor

City Administrator

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