

A regular meeting was held in person and virtually with the meeting originating at City Hall, Canby Minnesota on October 2nd, 2024, at 6:00 pm.

Members: Nancy Bormann, Marisa Kack, Susan Cram, Diana Fliss

Absent: Denise Hanson

Visitors:

Bonnie Merritt, City Administrator
Thalia Sik, Administrative Secretary
Gerald Boulton, City Attorney
John Meyer
Josh Van Klompenburg
Casey Namken
Dave Verhelst
Carter Wilson
Deven Milbrandt
Hunter Antony
Bryce Johnson
Nicole Ratajczak
Danica Charwold
Grace Peters
Jacob Fairchild
Allen Maldonado

Virtually Attending:

Andrew

The regular Council meeting was called to order.

The agenda was reviewed. A motion was made by Kack and seconded by Cram to approve the agenda. All voted in favor. None voted against. The motion was carried.

A public hearing for the Canby Sportsman's Club was opened. The Planning Commission met prior to the council meeting, and they recommended the approval of a special use permit. A motion was made by Fliss and seconded by Kack to approve the special use permit. All voted in favor. None voted against. The motion was carried.

The minutes of the September 18th meeting were reviewed. A motion was made by Fliss and seconded by Kack to approve the minutes from the September 18th meeting. All voted in favor. None voted against. The motion was carried.

John Meyer was present to discuss the decertification of TIF 1-4. A motion was made by Fliss and seconded by Kack to approve Resolution 2024-10-02-1. All voted in favor. None voted against. The motion was carried.

CITY OF CANBY
STATE OF MINNESOTA
Resolution No. 2024-10-02-1

A RESOLUTION APPROVING THE DECERTIFICATION OF TAX INCREMENT
FINANCING DISTRICT NUMBER 1-4 OF THE CITY OF CANBY

WHEREAS, on May 19, 1997 the City of Canby the “Authority” in and for the City of Canby (the “City”) created Tax Increment Financing District Number 1-4 (the “District”) within Development District Number 1 (the “Project”); and,

WHEREAS, as of the date hereof all bonds and obligations to which tax increment from the District have been pledged have been paid in full or defeased and all other costs of the Project have been paid; and,

WHEREAS, the Authority by this resolution to cause the decertification of the District after which all property taxes generated by property within the District will be distributed in the same manner as all other property taxes.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Canby, Minnesota that staff shall take such action as is necessary to cause the County Auditor of Yellow Medicine County to decertify the District as a tax increment district and to no longer remit tax increment payable 2025 from the District to the City.

DATED: 10-2-2024

CITY OF CANBY, MINNESOTA

Mayor

ATTEST:

City Administrator

Resolution 2024-10-2-2 was reviewed. A motion was made by Fliss and seconded by Cram to approve Resolution 2024-10-02-2. All voted in favor. None voted against. The motion was carried.

Resolution No. 2024-10-02-2

Resolution Identifying “Slum and Blight” Conditions in a targeted area of the City of Canby

WHEREAS the City of Canby is undertaking a program of downtown revitalization and redevelopment, and

WHEREAS the City of Canby has identified a specific area hereinafter referred to as the “Slum and Blight” area in which revitalization activities will occur, and

WHEREAS the Canby City Council has assessed the target area for purposes of the 2025 SCDP Grant application and determined that the area can be characterized as blighted by reason of “dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light, and sanitary

facilities, excessive land coverage, deleterious land use, or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community” in accordance with Minnesota Statute 469.002, Subd. 11. Of the 45 parcels within the target area, 42 of them are occupied by buildings or other improvements. Of the 42 buildings in the target area, 18 of them are structurally substandard and 0 are dilapidated.

FUTHERMORE the Canby City Council has identified deteriorating conditions due to the inability of commercial structures to meet codes, and general deterioration of building exteriors in the downtown area.

NOW THEREFORE BE IT RESOLVED, by the City Council of Canby, Minnesota, that the area identified as the target area in the attached map is characterized by conditions meeting the definition of “Slum and Blight.”

Adopted this 2 n d day of October 2024.

Signature (Mayor)

Signature (City Administrator)

A tax abatement for the Canby Sportsman’s Club was discussed. Dave Verhelst was present to discuss where the process of the new club stands. He mentioned that they are about \$100,000 short to complete phase 1 of the new building. A public hearing will be held on November 6th, 2024, at 6pm.

Resolution 2024-10-2-3 was reviewed. A motion was made by Fliss and seconded by Kack to approve Resolution 2024-10-02-3. All voted in favor. None voted against. The motion was carried.

Resolution 2024-10-02-3

Member Diana Fliss introduced the following resolution and moved its adoption, the reading of which was dispensed with by unanimous consent:

RESOLUTION SCHEDULING A PUBLIC HEARING ON THE ABATEMENT OF TAXES PURSUANT TO MINNESOTA STATUTES, SECTION 469.1812 THROUGH 469.1815

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

Section 1. Recitals.

- a. Pursuant to Minnesota Statutes, Section 469.1812 through 469.1815 (the "Act"), the **Board** may grant an abatement of the taxes imposed by the City on a parcel of property, subject to certain conditions set forth in the Act.
- b. The City has been approached by Canby Sportsman’s Club (the "Developer") regarding entering into an agreement with respect to an abatement of the

taxes imposed by the City on a parcel of property (the "Abatement") on which the Developer intends to construct a project described as: New Canby Sportsman's Club Building (the "Project").

C. Pursuant to Section 469.1813 of the Act, the City may approve the Abatement only after holding a public hearing on the Abatement.

Section 2.

Public Hearing Scheduled. The City Council will hold a public hearing on the Abatement at a meeting of the City Council to be held in the City Hall in the Meeting Room on November 6, 2024, commencing at 6 p.m. CST.

Section 3. Notice of Public Hearing

a. The City Administrator or her designee is authorized and directed to publish the Notice of Public Hearing attached hereto as Exhibit A in accordance with this Resolution and the Act.

b. Notice of the hearing must be published in a newspaper of general circulation in the City at least once more than ten days but less than 30 days before the hearing.

C. The newspaper in which the notice will be published must be one of general interest and readership in the community, and not one of limited subject matter. The newspaper in which the notice will be published must be published at least once per week.

Adopted: October 2nd, 2024

Mayor

Attest:

City Administrator

The motion of the adoption of the foregoing Resolution was duly seconded by Member Kack and, upon vote being taken, the following voted in favor thereof: the following voted against the same:

the following were absent:

Whereupon, said Resolution was declared duly passed and adopted, and approved and signed by the Mayor and attested by the City Administrator.

NOTICE OF PUBLIC HEARING ON A PROPERTY TAX
ABATEMENT PURSUANT TO

MINNESOTA STATUTES, SECTIONS 469.1812 THROUGH 469.1815

NOTICE IS HEREBY GIVEN that the City Council of Canby, Minnesota, will conduct a public hearing in the City Council Chambers in the City Hall, on November 6 at 6 p.m. CST, or as soon thereafter as the matter can be considered to consider granting a property tax abatement. The property for which an abatement is under consideration is located at the Canby Sportsman's Club grounds (PID 31-034-3071).

The total estimated amount of the abatement is \$137,373.

Any person wishing to be heard with respect to the abatement will be heard orally or may submit written comments at the public hearing. Additional information may be obtained from the undersigned City Administrator, 110 Oscar Avenue North, Canby, Minnesota (507-223-7295)

BY ORDER OF THE CITY COUNCIL

Isl Bonnie Merritt

City Administrator

John Meyer was present to discuss a HRA request to allocate future decertified TIF 1-4 district funds towards the development of residential lots on Lexington Avenue and Maple Avenue. Funds for Lexington Avenue extension would allow a 300ft extension of utilities, curb and gutter, and street, which would create five large residential lots. Funds for the Maple Avenue extension would allow a 150ft extension of utilities, curb and gutter, and street, creating four large residential lots. The HRA is requesting this action due to pending sales and multiple inquiries about sites for new home construction. These funds would become available after 12/31/2024. A motion was made by Fliss and seconded by Cram. Kack abstained. All voted in favor. None voted against. The motion was carried.

A contract with Parrot Film Company was reviewed. This contract allows Parrot Film Company the exclusive right to exhibit national cinema screen advertisement, or promotions of a product on the screen of the Theater. A motion was made by Fliss and seconded by Kack to renew the contract which would be a 5-year contract that shall provide a payment of \$1000.00 per year, per screen, at the Theater and paid out quarterly. All voted in favor. None voted against. The motion was carried.

A motion was made by Cram and seconded by Kack to appoint Sara Wollum as an authorized banking signer. All voted in favor. None voted against. The motion was carried.

September vendor transactions were reviewed. A motion was made by Cram and seconded by Fliss to approve the September vendor transactions in the amount of \$283,807.40. All voted in favor. None voted against. The motion was carried.

City Administrator, Bonnie Merritt, had an administrator's report for the council. The council was informed that there was a health insurance increase of 5.20%, the supervisor's union would like to request dates to begin to negotiate, a letter was received by the IBEW union to request to negotiate, and a survey that was sent out by Yellow Medicine County regarding cannabis.

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

Nancy Bormann, Mayor

Bonnie Merritt, City Administrator