

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

Members: Nancy Bormann, Susan Cram, Diana Fliss, Denise Hanson

Absent: Marisa Kack

Visitors:

Bonnie Merritt, City Administrator
Thalia Sik, Administrative Secretary
Gerald Boulton, City Attorney
Josh Van Klompenburg
Jocelynn Lacek
Gene Flieder
Larry Hulzebos
Natalie Briggs
Garon Kruse
Ben Prokop
Keira Korman
David Verhelst
Casey Namken
Jason Olson
John Meyer
Krystle Thovson
Jeff Ferguson
Katie Munter
Ryann Karsten
Shelby Elsing
Maya Frank
Grace Bindert

Virtually Attending:

Marisa Kack
Eric
J

The regular council meeting was called to order.

The public hearing for the Canby Sportsman's Club tax abatement was opened.

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

The council minutes from the October 16th meeting were reviewed. A motion was made by Fliss and seconded by Hanson to approve the October 16th minutes. All voted in favor. None voted against. The motion was carried.

John Meyer was present to discuss Resolution 2024-11-06-1 to approve the property tax abatement between the City of Canby and the Canby Sportsman's Club. A motion was made by Hanson and seconded by Fliss to approve Resolution 2024-11-06-1. All voted in favor. None voted against. The motion was carried.

RESOLUTION 2024-11-06-1

Approving Property Tax Abatement.

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

Section 1. Recitals.

(a) The City proposes to authorize a property tax abatement with respect to the property described by property identification number 31-034-3071 (the "Abatement Parcel") which benefit from the Canby Sportsman's Club to help finance the construction and installation of certain improvements to the Canby Sportsman's Club, with tax abatement note to be issued by the City pursuant to Minnesota Statutes, Sections 469.1812 through 469.1815, both inclusive (the "Abatement Law").

(b) Under the Abatement Law, the City is authorized to retain abatements from property to accomplish certain public purposes, including situations where the abatement will increase or preserve tax base, provide or help acquire or construct public facilities, help provide employment opportunities in the City, help provide access to services for City residents, or finance or provide public infrastructure.

(c) The City is also authorized under the Abatement Law to issue bonds or notes to (1) pay for public improvements that benefit the property, (2) to acquire and convey land or other property, (3) to reimburse the property owner for the cost of improvements made to the property, or (4) to pay the costs of issuance of the bonds/notes.

(d) The City plans to issue a Notes/Bonds to finance the costs of the Project.

(e) On the date hereof, the Council held a public hearing on the question of the Abatement, and said hearing was preceded by published notice thereof in accordance with the Abatement Law.

Section 2. 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 the costs to the City thereof because (1) the Project improves the community which provides an amenity needed to attract new business to the City and to retain and expand existing businesses; and (2) the Abatement amount finances only a portion of the cost of the Project and leverages the investment of federal funding sources and, therefore, is less than the cost of the Project and benefit to be generated.

(b) Granting the Abatement is in the public interest because it will help finance the construction of public facilities in the city; preserve the tax base by

providing an amenity which preserves or enhances the value of nearby properties; finance public infrastructure; help provide access to services for residents of the political subdivision; and protect the general health and welfare of the community by maintaining public infrastructure and facilities.

(c) The Property is not, and will not be, located in a tax increment financing district.

(d) In any year, the total amount of property taxes abated by the City by this and other resolutions, if any, does not exceed the greater of 10% of the net tax capacity of the City or \$200,000.

Section 3. Terms of Abatement. The Abatement is hereby approved. The terms of the Abatement are as follows:

(a) The Abatement shall be for an up to a 15-year period and shall apply to the taxes payable in the years 2026 through 2041, inclusive.

(b) The City will abate the City's share of the property tax amount which the City receives from the Property, in an amount not to exceed \$137,373.

(c) The maximum amount of Abatement authorized under this resolution is \$137,373. The maximum principal amount of note/bonds to be secured by Abatement under this resolution will not exceed the estimated sum of Abatement from the Property for the term authorized under this resolution.

(d) The Abatement shall be subject to all the terms and limitations of the Abatement Law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CANBY
MINNESOTA, THIS _____ DAY OF _____, 2024.

MAYOR

CITY ADMINISTRATOR

Resolution 2024-11-06-2 was reviewed. A motion was made by Fliss and seconded by Hanson to approve Resolution 2024-11-06-2. All voted in favor. None voted against. The motion was carried.

Local Government Resolution 2024-11-06-2

Applicant Name: City of Canby

BE IT RESOLVED that City of Canby (Applicant) act as the legal sponsor for the project contained in the Application to be submitted on November 27, 2024 (date) and that Mayor (Title of First Authorized Official) and City Administrator (Title of Second Authorized Official) are hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of City of Canby (Applicant).

BE IT FURTHER RESOLVED that City of Canby (Applicant) has the legal authority to apply for financial assistance, and the institutional, managerial and financial capability to ensure adequate construction, operation, maintenance and replacement of the proposed project for its design life.

BE IT FURTHER RESOLVED that City of Canby (Applicant) has not violated any Federal, State or

local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED that upon approval of its application by the State, City of Canby (Applicant) may enter into an agreement with the State of Minnesota for the approved project, and that City of Canby (Applicant) certifies that it will comply with all applicable laws and regulations as stated in all contract agreements.

NOW, THEREFORE BE IT RESOLVED that Mayor (Title of First Authorized Official) and City Administrator (Title of Second Authorized Official), or their successors in office, are hereby authorized to execute such agreements, and amendments thereto, as are necessary to implement the project on behalf of the Applicant.

I CERTIFY THAT the above resolution was adopted by the City Council (governing body of Applicant) of City of Canby (Applicant) on November 6, 2024.

SIGNED:

WITNESSED:

Mayor

City Administrator

Date

Date

Resolution 2024-11-06-3 was reviewed. A motion was made by Hanson and seconded by Cram to approve Resolution 2024-11-06-3. All voted in favor. None voted against. The motion was carried.

RESOLUTION NO. 2024-11-06-3

Member _____ introduced the following resolution and moved in adoption:

RESOLUTION AUTHORIZING THE ISSUANCE, ESTABLISHING THE TERMS AND PROVIDING FOR THE SALE OF \$500,000 GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2024A

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

1. Authorization of Bonds. It is hereby found, determined, and declared to be necessary, and in the best interests of the City and its residents, that the City should issue \$500,000 General Obligation Improvement Bonds, Series 2024A (the “Bonds”), pursuant to Minnesota Statutes, Chapter 475, Section 469.178, Subdivision 2, for the purpose of providing funds to support the construction of public improvements on Lexington Avenue and Maple Avenue.

2. Term and Conditions of the Bonds. The terms and conditions of the Bonds and the sale thereof are set forth in the Official Terms of Offering, a copy of which is attached hereto as Exhibit A.

Each and all of the terms and conditions set forth in the Official Terms of Offering are adopted and confirmed as the terms and conditions of the Bonds and the sale thereof, and the City Council shall meet at the time and place fixed therein to consider the bids for the purchase of the Bonds.

3. Sale of the Bonds. John W. Meyer is authorized and directed to negotiate the sale of the Bonds as permitted by Minnesota Statutes, Section 475.60, Subdivision 2(2) and (9).

Adopted _____, 2024.

Mayor

Attest:

City Administrator

The motion of the adoption of the foregoing Resolution was duly seconded by Member _____ 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.

Jason Olson with Olson Sanitation was present to discuss the contract renewal between the City of Canby and Olson Sanitation. The contract had an increase of 5% which was due to inflation. This renewal was tabled until the council had a chance to review the utility rate study provided by Ehler's.

Derrick Ruether was present to provide information regarding fire department grants. The fire department was awarded a DNR grant in the amount of \$3,850.00 with anticipated funding availability in November. They have applied for the FEMA Radio Grant for the past couple of years. According to the email that was just received, the grant for 2023 was not awarded. Derrick will ensure that there is still a possibility of receiving the 2024 grant. Derrick also mentioned that there was a grant opportunity through Pioneer Seed. The fire department was awarded \$5,000.00 through this grant with the intent of using these funds for safety equipment. The Prairie Waters 2025 membership was discussed. The cost of this membership is \$4,500.00 which was an increase of \$565.00 compared to last year's membership. The renewal was tabled.

Jeff Ferguson was present to discuss an estimate received by Bright Star Systems Corporation. This estimate included new accessibility equipment for the theater. Jeff mentioned that the equipment that was recently installed has never worked how it should and that there are people in the community that rely on this equipment when they come in to watch a movie. This estimate was tabled until more information is gathered regarding grant opportunities and warranty.

A motion was made by Fliss and seconded by Hanson to return the excess TIF 1-4 funds to Yellow Medicine County in the amount of \$63,650.00. All voted in favor. None voted against. The motion was carried.

An administrator's report was provided. The IBEW Union has requested negotiation meeting dates of November 4th at 12pm and November 18th at 12pm. The negotiating committee will confirm these dates work. Also, an update on the sidewalk located on the back of city hall was discussed. The sidewalk will be poured on October 27th, and quotes will be gathered for a door opener system.

A closed meeting per MN Stat. 13D, subd 1(b) Labor Negotiations was had.

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

Nancy Bormann, Mayor

Thalia Sik, Administrative Secretary

