

A regular meeting of the City Council for the City of Canby, Minnesota was held on December 3<sup>rd</sup>, 2013 at 6:45 P.M. in the City Council Chambers.

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

Absent: None

Visitors: Nicholas Johnson, City Administrator  
Gerald Boulton, City Attorney  
Mike Tesch  
Ryan Feiock, Canby News

The Pledge of Allegiance was recited.

The meeting was called to order.

The public hearing to receive public comment on the proposed Housing and Redevelopment Authority TIF district 1-6 was opened. There were no attendees for the public hearing. The public hearing was closed.

The minutes of November 19<sup>th</sup>, 2013 were reviewed. A motion was made by Bormann and seconded by Maas to approve the minutes. All voted in favor. None voted against. The motion was carried.

Resolution 2013-12-3-1, a resolution approving the Housing and Redevelopment Authority tax increment financing district 1-6 plan, 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 NO. 2013-12-3-1

#### RESOLUTION APPROVING THE HOUSING AND REDEVELOPMENT AUTHORITY TAX INCREMENT FINANCING DISTRICT NO. 1-6 PLAN

WHEREAS, on October 21, 2013 the Housing and Redevelopment Authority of the City of Canby (City) created Tax Increment Financing District 1-6 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 1-6; 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 1-6 Plan on November 13, 2013; 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 1-6.

Dated: December 3, 2013.

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Administrator

The Truth in Taxation hearing to receive public comment on the 2014 budget and proposed impact of the sales tax exemption on the 2014 levy was opened. Nicholas Johnson discussed the 2014 budget changes. Nicholas Johnson discussed how the sales tax exemption's impact on the levy won't be felt until 2015. The Department of Revenue has not produced a clear set of guidelines as to how all situations involving the new exemption will be handled. Due to the uncertainty there may be fluctuations in the actual amount of savings. The City will wait a year to analyze actual data before adjusting the levy.

Resolution 2013-12-3-2, a resolution authorizing application to the election assistance for individuals with disabilities program, was reviewed. A motion was made by Hanson and seconded by Maas to adopt the resolution.

**City of Canby**  
**Resolution 2013-12-3-2**

A Resolution Authorizing Application to the Election Assistance for  
Individuals with Disabilities Grant Program

WHEREAS, The City of Canby wishes to apply for a grant from the Office of the Secretary of State of Minnesota for Federal funds pursuant to Title II, Section 261 of the Help America Vote Act for the sole purpose of improving access to polling places in this city for persons with disabilities; and,

WHEREAS, The City of Canby wishes to enter into an agreement with the Office of the Secretary of State governing the receipt, expenditure, reimbursement and reporting of such a grant; and,

WHEREAS, The City of Canby will receive and account separately in a manner sufficient to meet generally accepted government accounting principles sufficient to pass federal audit; and

WHEREAS, The City of Canby will expend any sums received in the manner indicated in the grant application and agreement with the Office of the Secretary of State.

THEREFORE, BE IT RESOLVED, The City Council hereby authorizes the City Administrator to submit application for the grant and that no further action by the City Council is required for actions related to this grant, its performance, and completion.

Adopted by the City Council this 3<sup>rd</sup> day of December, 2013.

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Administrator

A motion was made by Bormann and seconded by Oellien to approve Pay Application #3 for the Water Meter Replacement Project. All voted in favor. None voted against. The motion was carried.

Vendor transactions for November 2013 in the amount of \$594,042.46 were reviewed. A motion was made by Bormann and seconded by Maas to approve the vendor transactions. All voted in favor. None voted against. The motion was carried.

Nicholas Johnson discussed changes to the draft 2014 budget.

Licenses and Permits were reviewed. A motion was made by Hanson and seconded by Oellien to approve the licenses pending receipt of proper paperwork. All voted in favor. None voted against. The motion was carried.

Cigarette License:

Jim's Market

Casey's General Store

Independent Oil

Farmer's Co-op Association

Wine License:

Gzorkio's

Liquor License:

Clark Hanson VFW, Post 117

BTA Inc., dba Parrot Bay

Off Sale Liquor:

Jim's Market

Canby Liquor Inc.

A motion was made by Maas and seconded by Hanson to adjourn to a closed session to discuss union negotiations and property acquisition. All voted in favor. None voted against. The motion was carried.

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

A motion was made by Hanson and seconded by Maas to approve the purchase agreement for the Canby theater property. 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:

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Mayor

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City Administrator