

A regular meeting of the City Council for the City of Canby, Minnesota was held on February 18<sup>th</sup>, 2015 at 7:00 P.M. in the City Council Chambers.

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

Absent: None

Visitors:	Nicholas Johnson, City Administrator	Jakob Paradis
	Gerald Boulton, City Attorney	Danielle Kontz
	Ryan Feiock, Canby News	Brandon Stripling
	Jody Olson	Nathan Cooper
	Danielle Frazeur	Cole Regnier
	Devin Anderson	Cody Fairchild

The Pledge of Allegiance was recited.

The meeting was called to order.

Jeff Varcoe read aloud the Oath of Office and was sworn into office.

The minutes of February 4<sup>th</sup> and February 13<sup>th</sup>, 2015 were reviewed. A motion was made by Oellien and seconded by Hanson to approve the minutes. All voted in favor. None voted against. The motion was carried.

The public hearing on the HRA TIF 1-4 modification was opened. A student inquired to the purpose of the modification to which Nicholas Johnson responded. There were no other comments. A motion was made by Maas and seconded by Oellien to close the public hearing. All voted in favor. None voted against. The motion was carried.

Resolution 2015-2-18-1, a resolution approving the modification of HRA TIF 1-4, 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. 2015-2-18-1**

#### **RESOLUTION APPROVING THE MODIFICATION TO THE HOUSING AND REDEVELOPMENT AUTHORITY TAX INCREMENT FINANCING DISTRICT NO. 1-4 PLAN**

WHEREAS, on October 9, 2012 the Housing and Redevelopment Authority of the City of Canby (City) created Tax Increment Financing District 1-4 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 approved a modification to the plan for the Tax Increment Financing District 1-4 on February 10, 2015; and,

WHEREAS, the Housing and Redevelopment Authority of the City of Canby (City) has requested approval of a modification to the Tax Increment Financing District 1-4; 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 the modification to the Tax Increment Financing District 1-4 Plan on February 18, 2015; 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 1-4.

Dated: February 18, 2015.

Attest:

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Mayor

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City Administrator

An airport funding transfer request from Rush City, MN was reviewed. Rush City is seeking \$92,375 of Canby's 2012 airport entitlement funds. The funding would be repaid per the agreement. A motion was made by Hanson and seconded by Maas to approve the transfer. All voted in favor. None voted against. The motion was carried.

The annual County Fair donation was discussed. The Fair Board is requesting \$2,000. A motion was made by Maas and seconded by Oellien to approve the donation of \$2,000 to the County Fair. All voted in favor. None voted against. The motion was carried.

Township fire rates for 2015 were reviewed. The 2015 rate is recommended at \$164.73 per section. A motion was made by Maas and seconded by Hanson to approve the 2015 rates. All voted in favor. None voted against. The motion was carried.

Township fire contracts were reviewed. A motion was made by Oellien and seconded by Maas to approve the township fire contracts. All voted in favor. None voted against. The motion was carried.

Ordinance 324 was reviewed. The item was tabled until the next meeting.

Licenses and permits were reviewed. A motion was made by Hanson and seconded by Maas to approve the licenses. All voted in favor. None voted against. The motion was carried.

1 to 4 Day Temporary Liquor Licenses:

COBRA - Ducks Unlimited; March 28<sup>th</sup> at Schott's Building  
Sportsmen's Banquet; April 11<sup>th</sup> at Schott's Building  
Cobrafest; July 10<sup>th</sup>, 11<sup>th</sup>, and 12<sup>th</sup> at Sylvan Park

The contract agreement between City and Lightowler Johnson Associates for swimming pool engineering services was reviewed. A motion was made by Maas and seconded by Oellien to approve the contract. All voted in favor. None voted against. The motion was carried.

The theater lease agreement was reviewed. A motion was made by Maas and seconded by Hanson to approve the lease agreement. Bormann, Maas, and Hanson voted in favor. Oellien voted against. Varcoe abstained. The motion was carried.

A motion was made by Hanson and seconded by Maas 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