

MINUTES
CITY OF DELANO
City Council/Economic Development Authority
Tuesday, May 30, 2017
5:30 PM

1. Call to Order

Mayor Graunke called the special workshop of the Delano City Council/Economic Development Authority of Tuesday, May 30, 2017, to order at 5:30pm.

2. Roll Call

Members Present: Dale Graunke, Mayor; Councilmembers Betsy Stolfa, Jason Franzen, Holly Schrupp and Jon Sutherland.

Also Present: Phil Kern, City Administrator; Brian Bloch, Finance Director; Shawn Louwagie, City Engineer; Representatives from CliftonLarsonAllen; Makenzie Krause, Administrative Intern; Paula Bauman, Recorder

3. Special Order of Business

A. Review 2016 Audit and Financial Statements

Representatives from CliftonLarsonAllen were present to address the Council on the budget audit of 2016. Council reviewed the 2016 revenues, expenditures, general fund, sewer fund, and liquor store sales and profits.

B. Discuss emergency preparedness training

This item was not discussed and will be reviewed at a later meeting.

C. Discuss Ron Clark redevelopment proposal

This project will be reviewed at an upcoming Council meeting for a concept approval. There is a modified site plan which has a different orientation of Phase Two. An open house was held and Staff gave a summary of the open house regarding the Ron Clark redevelopment proposal. During the open house, there were a number of questions and a lot of positive feedback. Some concerns residents raised was subsidized housing, traffic flow, height of building, and lighting. The Planning Commission will further review these items at their meeting tonight.

Items for Council's consideration is a resolution of support and resolution of intent based on financial elements. Ron Clark Construction is looking for three items. 1. Tax Increment Financing on the first building. Springsted is performing concept level on TIF. 2. They are asking for deferment of utilities fees; Kern reinforced that this is only a deferment, not a waiver. 3. Carrying contribution for Phase Two site. Phase Three site, currently looking to remodel this commercial building. Ron Clark Construction will purchase with this intention to own and work out a management agreement.

Council discussed the potential of TIF Financing, parking, and traffic flow throughout the area.

D. Discuss Splashpad proposal

Makenzie Krause briefly reviewed the proposed Splash Pad plans – including proposed location with Central Park and concession stand location. Soil borings have been completed with the full report coming within the week.

Ms. Krause stated the Park and Recreation Commission held an open house regarding the proposed project. There were three people in attendance which was a bit disappointing.

Council reviewed operation details; this included discussion regarding potential fees, how to track attendance, and employees.

This item will be further discussed at an upcoming meeting.

E. Discuss Railroad Avenue property acquisition (this portion of the meeting may be closed and audio-recorded due to real estate negotiations)

Motion by Holly Schrupp, seconded by Betsy Stolfa to enter into closed session to discuss the Railroad Avenue property acquisition and Northwest Business Park. Motion carried.

Motion by Holly Schrupp, seconded by Betsy Stolfa to exit out of closed session. Motion carried.

Motion by Holly Schrupp, seconded by Jason Franzen to authorize the City Engineer to move forward with Railroad Avenue as discussed within closed session. Motion carried.

F. Discuss Northwest Business Park (this portion of the meeting may be closed and audio-recorded due to real estate negotiations)

4. Adjournment

There being no further business to discuss, the special workshop of Tuesday, May 30, 2017, was adjourned at 7:00pm.