

MINUTES
CITY OF DELANO
City Council/Economic Development Authority
Tuesday, September 24, 2019
7:00 PM

1. Call to Order

Mayor Graunke called the special workshop of Tuesday, September 24, 2019, to order at 7pm.

2. Roll Call

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

Also Present: Phil Kern, City Administrator; Vince Vander Top, City Engineer; Paula Bauman, Administrative Services Coordinator; Nick Neaton, Senior Center Coordinator

3. Special Order of Business

A. Discuss 2020 Preliminary Budget, Tax Levy, and 2020-2025 Capital Improvement Plan

Brian Bloch read through his memo dated September 24, 2019, focusing on the remaining funds of the City that don't require tax levies for support. Bloch reviewed special revenue funds, capital improvement funds, and enterprise funds.

B. Discuss Spirit of Community Commission recommendation regarding use of public spaces

Phil Kern updated Council on complaints received from various community members; specifically, an event in town that benefitted a church from another community and not within Delano. There was no disclosure of where the proceeds were going to. Because the event took place within the community, it was assumed proceeds stayed in Delano. Council discussed the possibility of requiring a disclosure of where proceeds go to for each event.

C. Discuss Heritage Center Public Input Open House findings

Open houses were held on September 7 and 19; in addition, an online survey was conducted. Nick Neaton recapped a few findings of the outreach:

The assets/value of the building:

- A. Its history
- B. Downtown gathering space
- C. Indifference/negativity (worn down, always close, no value).

Buildings challenges:

- A. Buildings age and maintenance costs
- B. Accessibility
- C. Space usage

Suggested usage:

- A. Community/Meeting Space
- B. Private Rentals
- C. Museum
- D. Retail
- E. Demolish/remove the building
- F. Sell the Building

D. Review Heritage Center Building Quotes

Vince Vander Top discussed the quote package for the building discussing engineering design and cost estimates. Mr. Vander Top discussed a firm from Oak Grove who identified \$180,000 to complete the work, \$11,000 engineering costs, and \$6,000 for soil boring and geotechnical work. This firm specializes in historic buildings and this type of work. Dale Graunke stated he felt the soils should be fine, the crack appeared after a pipe was installed next to the building. Nick Neaton discussed the grants on the property.

Jon Sutherland questioned if the League was contact for an insurance claim. Phil Kern stated the City filed a claim in 2017 and it was denied by the League. Council recommending re-opening the claim to look further into it.

Motion by Jon Sutherland, seconded by Jason Franzen to pursue an insurance claim on the Delano Heritage Building.

E. Discuss Street Reconstruction Project

Vince Vander Top reviewed the schedule for the 2020 Street Reconstruction Project and the procedures for televising sanitary sewer lines.

F. Discuss Granite Works Redevelopment

Phil Kern discussed a potential redevelopment proposal for the Granite Works site in downtown. Over the summer, two different developers have looked into the site. This site would provide an opportunity for high density housing within the downtown area. Council discussed the possibility of a residential housing market study. Jon Sutherland stated other

communities have retail on the first floor with rental housing units above and stated he felt the project was lacking if commercial wasn't investigated as well.

4. Adjournment

There being no further business to discuss, the special workshop of Tuesday, September 24, 2019, was adjourned at 9:20pm.

Signed:

Dale Graunke, Mayor

Attest: Paula Bauman, Administrative Services Coordinator