

MINUTES
CITY OF DELANO
City Council/Economic Development Authority
Tuesday, August 25, 2020
6:00 PM

1. **ATTENTION! Both sessions - the Public Open House and the City Council Listening Session - will be held outdoors at the Granite Works Site, 265 River Street North, Delano.**
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2. **PUBLIC OPEN HOUSE (6:00pm - 7:00pm)**

- A. Portions of the Granite Works site will be available for a walk-through and City representatives will be available for individual discussions

3. **CITY COUNCIL LISTENING SESSION (7:00pm)**

- A. Call to Order

Mayor Graunke called the special meeting of the Delano City Council/Economic Development Authority Listening Session pertaining to the proposed Granite Works site redevelopment at 7:00pm.

- B. Roll Call

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

Also Present: Phil Kern, City of Delano City Administrator; Paula Bauman, City of Delano Administrative Services Coordinator; Alan Brixius, City Planner – Northwest Associated Consultants, Inc.; Shawn Louwagie, City Engineer – Wenck Associates, Inc.; Jeff Madejczyk, Wenck Associates; Edward Terhaar, Wenck Associates

- C. Special Order of Business

1. City Council Listening Session - The City Council will convene to listen to statements from the public regarding the project.

- a. **7:00 - 7:15p** -- Summary background on the proposed project and EAW
7:15 - 8:15p-- Public Comment Period

** The purpose of this meeting is to listen to public comments regarding the proposed redevelopment project and the Environmental Assessment Worksheet**

Public comments can be made verbally Please stand to be recognized and step to the microphone when directed. Please keep public comment to two minutes or less to allow time for others.

Public comments can be made in writing Comment forms are available and written comments will be received by all members of the City Council

The City Council convened to listen to statements from the public regarding to the public. Mayor Graunke clarified this was only a listening session and not a question and answer session. Public comment was taken both by written submissions and oral discussion for future comment on the Granite Works EAW.

Margaret Meyer, 204 4th Street S. Ms. Meyer stated when living in her previous community the city-built apartments in her neighborhood. They started out as 55+ units, then the senior housing restricted was lifted; shortly after, the apartments became run down and turned into “slums” where residents could not walk from one end of town to another to shop locally. It was a nightmare with nothing but problems. Rental units have no investment into the community as they don’t own anything. The proposed project has a large amount of people in a small area and questioned how the city will deal with the increased traffic entering and exiting the facility. The existing residents have to live next to it and it will diminish their property value. (K 1-2)

Kristin Jo Lindskog, 308 River Street N. Ms. Lindskog stated her concerns on the traffic impact with the new project and stated she felt as though residents were given an “either/or” scenario of industry or apartments. The City Council can zone the area for whatever they would like stating it felt unfair. There will be 200-300 more cars per day on an already overwhelmed road. Ms. Lindskog stated she felt the Council is not thinking of the neighborhood with small children. (L 1-2)

Ben Young, 517 3rd St N. Mr. Young discussed the traffic study stating he doesn’t believe it’s a true figure. During the school year, there is traffic congestion with families bringing their kids to school, children walking and bus traffic. With this project, this will increase and doesn’t believe a small downtown area should take the risk. (M 1-2)

Janet Lyle, 76 Oak Avenue West. Ms. Lyle discussed her concerns for storm water routed to a new location; the water from the new location will cause additional stress to existing homeowners and requested a stormwater plan prior to construction of the apartments. Ms. Lyle spoke to the buss garage and discussed her concerns of the proposed bus routes as they relate to increased traffic and neighborhood children walking routes to school. (N 1-2)

Kurt Coykendall, 204 4th Street S. Mr. Coykendall expressed his appreciation for the meeting and stated he felt the opinion of the existing population should be considered prior to construction of the project. What are the benefits to the existing residents? Mr. Coykendall stated he felt it doesn’t hurt anything to leave the property as is. Who will pay for this? Will

existing tax payers pay? With this project there will be an increase in population which bring concerns for law enforcement. Mr. Coykendall stated he has not heard anyone speak of the current mini-crime wave currently happening as he hasn't seen a response from the sheriff's department. The City of Delano needs to look into creating a new law enforcement or increase the amount of patrol for the community. (O 1-4)

Andrea Canniff, 723 Elm Avenue East. Ms. Canniff expressed concerns on the current infrastructure for the schools. Ms. Canniff questioned if there were other proposals for the land to be developed or if other site locations could be proposed and suggested alternative locations. Ms. Canniff questioned if the area could be developed with townhomes vs apartments. (P 1-4)

Pam Reed, 75 Oak Ave W. Proposed additional options such as parking lot, dog parks, city neighborhood park. (Q 1)

Brenda Dallmann, 525 Elm Avenue East. Concerned about traffic and the development of oversized buildings within our downtown. Ms. Dallmann suggested dog parks, townhouses and/or duplexes - something not as tall and will fit in. The project is pretty, but too large for our downtown. Ms. Dallmann discussed the three different types of income and questioned why the City would want all those in the same area. Doesn't follow the historic look of downtown. (R 1-3)

Steven Gilmer, 533 County Road 30 SE. Mr. Gilmer stated he grew up in this town and has lived in Delano all his life. His grandparents started the granite works and, at one time, was the largest employer in Delano. Mr. Gilmer stated the history of the area and the granite works needs to be retained and wished the city would have influence of the design to preserve the important history of the community. (S 1)

Tim Bauman, 321 River Street North. Agreed with Mr. Gilmer stating the heritage of the community should be preserved. The rendering looks "ghetto" and doesn't match anything within the downtown. The development will look like a sore thumb by packing it all back here. (T 1)

Robert Neuenschwander, 241 3rd Street South. Mr. Neuenschwander stated while he is out on walks in the community, he's notices the new plaques and medallions on historic buildings. The City took pride in that and agrees this project should preserve its historical value. (U 1)

Nancy Hasladalen, 409 Wallace Street North. Ms. Hasladalen stated she is against using Oak Avenue as an entrance. If the property is developed, they should enter and exit on their own property. This development is a huge

over-kill of apartments on the property. (V 1)

Teena Wasik, 521 River Street North. Discussed concerns of the increased traffic and the traffic study completed in July and August. Residential travel has been altered due to Covid-19 and being summer with those vacationing, the study wasn't accurate. The development needs to be within the community design, agrees the area should be developed but what is proposed is a disappointment. (W 1)

Shawn Klein, 112 River Street South. Grew up in this town and have seen a lot of changes. Most are good, some are harder than other – especially the buildings along the river. Delano has made a lot of things nicer and more pleasant and has kept the small-town feel. Adding an “eye sore” like this takes away the feel of the community and suggested building small houses without basements. Something that will keep Delano looking like a small town. (X 1-2)

Fayte Saxowsky, 408 River Street North. Apartments are not the way to go in this area. She recently moved from Rockford, which felt crowded and doesn't have the same feel as Delano. This development would take that away. Want to point out there are no parks or areas for teenagers to hang out at. (Y 1-2)

Pam Reed, 75 Oak Avenue West. Questioned where to find documents that Council has to follow for this planning. How can the community vote on this and make the Council go to a vote? What are the regulations that we're governed by? How many votes, or signed petitions, do we need. Also, a traffic guard is needed at Elm Avenue during school hours. (Z 1-5)

Nancy Hasladalen, 409 Wallace Street North. Ms. Hasladalen stated she wrote two letters to the Herald Journal and the letters were not published as written. Why is that? (AA 1)

Kurt Coykendall, 204 4th Street South. An alternative to the development would be used as a green space or nature preserve. (AB 1)

Joe McDonald, 141 Bridge Avenue. Mr. McDonald stated he is in favor of redevelopment; Council has done many great things for the community and we do need the growth. The property needs to be developed and not sit empty. The task at hand is how to bring people in town. This it's a good idea to grow. Personally, Mr. McDonald has concerns regarding the traffic and number of people in the area. This property would also be a great opportunity to develop row homes for residential ownership. (AC 1-2)

Janet Lyle, 76 Oak Avenue West. Will there be fencing along the path of the

river and will it stop at Oak Avenue. How will the children be protected at the proposed tot lot along the river? Are we going to close the walking path at dark? Who will be governing this? The vehicle and pedestrian traffic during the fourth of July is very busy, how do we protect the neighborhoods. (AD 1-4)

David Jucha, 424 St. Peter Avenue. Requested the Council to not vote on the redevelopment until everyone has done their due-diligence and explore all the opportunities. Challenged Council to take a step back and think about the town and explore what can be done with this property. (AE 1)

Property Owner, Co. Rd. 17. Who will build and takes the income on the property? Do they have added tax increase? Will they be required to follow the same rental housing policy? (AF 1-2)

Nancy Hasladalen, 409 Wallace Street. Upset that the Council are not for the citizens of Delano and only doing what they want. Dale Graunke discussed the current Council stating how long they have been in office and how many years they've lived within the community. Mayor Graunke state he will not allow for personal attacks of any kind. (AG 1)

Brad Hasladalen, 409 Wallace Street. Thanked the Council for their action and stated he hopes everything keeps moving forward. (AH 1)

Resident, 1st Street. Moved to the area five years ago because it's a cool town. Recognize the community loves the town and the historic nature of the community and requested council figure something more suitable for the area with better access to Highway 12. (AI 1)

Gary Zitzloff, 414 North River Street. Could have the best of both worlds, develop town homes and high-level homes to get high market value. Don't know if apartments are the right choice for the area. (AJ 1)

D. Adjournment

There being no further business to discuss, the Delano City Council/Economic Development Authority Granite Works Proposed Redevelopment Listening Session of Tuesday, August 25, 2020, was adjourned.

Signed:

Dale Graunke, Mayor

Attest: Paula Bauman, Administrative Services Coordinator