

MINUTES
CITY OF DELANO
City Council/Economic Development Authority
Tuesday, November 17, 2020
7:00 PM

1. *Due to COVID-19, the meeting was conducted via Zoom webinar as allowed under Minnesota Statutes, Section 130.021. All motions were approved by roll call vote.*

2. Call to Order

Meeting called to order at 7:03pm.

3. Roll Call and Approval of Agenda

Present: Dale Graunke, Betsy Moran, Holly Schrupp, Jason Franzen, John Sutherland

Also Present: Phil Kern, Paula Bauman, Brian Bloch, Rebecca Gaida

Motion to approve the agenda with four additional items (F, G, H, I) by Schrupp second by Sutherland. Motion carries.

4. Minutes

5. Speakers, Presentations and Awards

A. Braver Angels Presentation

Neaton introduced the presentation from the Delano United Diversity Task Force (DUDTF), the Spirit of Community Commission endorses the initiative. Lydia introduced the DUDTF, which focuses on making Delano a more welcoming and equitable community. Braver Angels strives to depolarize American politics, promote civil conversations, generate understanding, and the purpose is not to change anyone's mind. DUDTF is looking for people to sign the Hold America Together Letter and make the With Malice Toward None Pledge. Organizations that would like to participate in either initiative can get materials from DUDTF or the Braver Angels website. Braver Angels is a nonpartisan organization. Nick added that these programs can be done virtually. This initiative has been a year in the works in Delano. Lydia noted that there are other programs offered by Braver Angels.

6. Consent Items

- A. Consider Quarterly Financial Report of the Delano EDA/Crow River Villa Apartments for the 2nd Quarter of fiscal year 2020-2021
- B. Consider funding for the upgrade of HVAC system at 221 2nd Street N.
- C. Adopt resolution accepting 2020 General Election returns for the four-year City Council terms

- D. Consider pay request no. 6 for the 2020 Infrastructure Improvements Project
- E. Consider extending Community Health Emergency Declaration through December 31, 2020
- F. ***Add On*** Pay Request No. 6 for the CSAH 30 Reconstruct Project

Graunke asked about the lighting. Louwagie said all but 2 light poles have been installed. Graunke asked about a guard rail. Louwagie said there will be a discussion with the county about guardrails. Franzen has concerns about the turning radius of the roundabout planned for County Road 30. Louwagie replied that the apron on the roundabout is made for trucks and designed by the County.

- G. ***Add On*** Pay Request No. 1 for the DMU Pavement Rehabilitation Project
- H. ***Add On*** Consider reductions of the letters of credit (LOC) for Highland Ridge 5th, 6th, and 8th Additions

Graunke had concerns about construction and plowing and traffic. Louwagie said they will address the concerns and try to isolate construction equipment.

- I. ***Add On*** Adopt resolution authorizing purchase of 221 2nd Street North

Kern mentioned that Graunke and himself were present when signing the purchase agreement of the 211 2nd St N building and the broker needs a resolution verifying that.

Motion to approve all consent items by Moran second by Sutherland. Motion approved. Graunke: Yes, Moran: Yes, Schrupp: Yes, Franzen: Yes, Sutherland: Yes

7. City Strategy No. 1: Provide comprehensive services to meet community needs

- A. Public Art Application – Historic Railroad Avenue art display at Delano Library

Neaton presented on the art exhibits to be installed near the library on Railroad Ave. Moran asked where on the building these exhibits will be placed. Neaton replied that the signs will be attached on the south side of the building below the windows. Schrupp asked what the third exhibit will look like. Graunke asked how long the signs will last. Neaton added that it will last over 20 years. Graunke asked if a QR code can be added on the sign. Neaton replied yes. Kern showed the third sign. Graunke asked where the funds are coming from. Kern replied “Friends of the Library” will be paying for these signs.

Motion to approve the public art application- historic railroad ave display at the Delano Library by Schrupp second by Moran. Motion approved.

8. City Strategy No. 2: Maintain financial sustainability and fiscal stewardship

A. Resolution to Certify Delinquent Charges to the County for Collection in 2021

Bloch said the City and DMU can assess any delinquent charges over 60 days, except electric. \$31,757 will be assessed. There were 3 large charges and notice has been given. Assessment is not submitted to County until end of November, there is still time for residents to pay their assessment.

Motion to approve the resolution to certify delinquent charges to the county for collection in 2021 by Franzen, second by Schrupp. Motion approved. Graunke: Yes, Moran: Yes, Schrupp: Yes, Franzen: Yes, Sutherland: Yes

B. Consider resolution to specially assess homeowner improvements

Bloch summarized this assessment is related to the 2020 infrastructure project. Estimates were high, and actual cost was lower. Homeowners were given choices, one was to pay the bill over 6 months interest free, one choice could assess over 10 years, and one choice was to defer for 10 years. Tonight's approval is for special assessment over 10 years and defer for 10 years. Sutherland asked about lowering the interest rate. Bloch mentioned the bond is 2%, and the City will charge an extra 2% or 4 % and that's what the homeowner's agreed to already. Sutherland asked if the City would pay for the sewer lines in the street and homeowner's property is their responsibility. Louwagie replied that the City covered the sewer lines on City property and homeowners were only charged for the portion on their property

Motion by Sutherland to approve the resolution to specially assess homeowner improvements, second by Schrupp. Motion approved. Gruanke: Yes, Moran: Yes, Schrupp: Yes, Franzen: Yes, Sutherland: Yes

9. City Strategy No. 3: Conscientious asset/infrastructure management

A. **Add On** Consider Randy's Option Agreement assignment

Kern said that in 2018 the City gave a parcel to Randy's and they have completed the construction of the corporate office. There is a new waste to energy project on land to the South and for potential business growth. The 2018 transaction also established an option to buy another 15 acres to the south. The EDA does not own the parcel and obtained a 5-year option from the property owner to buy about 31 acres and then sell 15 acres to Randy's. The City is 32 months into the 5-year option with monthly payments to the property owner. Randy's is trying to sell the business and would like to execute a re-assignment of the 5-year option. Staff has concerns. At this time there is no indication of need for an additional parcel for the new assignee. Staff recommends an amendment to receive compensation from the assignee in the same amount the City is paying, if the assignee chooses to use the parcel, payments would be

credited. Randy's has not yet replied. Graunke asked if the Council is preliminarily approving this. Kern said yes and the agreement would go until March 2023.

Motion to approve an amended option agreement for Randy's by Moran, second by Sutherland. Motion carries.

- 10. City Strategy No. 4: Manage sustainable and planned growth**
- 11. City Strategy No. 5: Foster engaged and informed community**
- 12. City Strategy No. 6: Ensure a high-performing team of public servants**
- 13. City Strategy No. 7: Manage a safe and healthy community**
- 14. City Strategy No. 8: Maintain and protect community strengths**
- 15. Updates from Commission Liaisons**
- 16. Other Business**
- 17. Communications and Announcements**
- 18. Claims**

A. City Claims

Motion to approve City Claims by Schrupp second by Moran. Motion approved.

B. EDA Claims

Motion to approve EDA Claims by Schrupp second by Franzen. Motion approved.

1. August 2020
2. September 2020
3. October 2020

19. Adjournment

Meeting adjourned at 8:02pm

Signed:

Dale Graunke, Mayor
Paula Bauman, Administrative Services Coordinator
Attest: Rebecca Gaida, Administrative Intern