

MINUTES
CITY OF DELANO
City Council/Economic Development Authority
Tuesday, December 15, 2020
7:00 PM

1. Call to Order

Councilmember Holly Schrupp called the regular meeting of the Delano City Council/Economic Development Authority of Tuesday, December 15, 2020, to order at 7:00pm.

2. Roll Call and Approval of Agenda

Members Present: Councilmembers Betsy Moran, Holly Schrupp, Jason Franzen, and Jon Sutherland

Members Absent: Dale Graunke, Mayor

Also Present: Phil Kern, City Administrator; Brian Bloch, Finance Director; Alan Brixius, City Planner; Shawn Louwagie, City Engineer; Paula Bauman, Administrative Services Coordinator; Nick Neaton, Community Services Director; Rebecca Gaida, Administrative Intern

3. Minutes

4. Speakers, Presentations and Awards

5. Consent Items

Motion by Betsy Moran, seconded by Jon Sutherland to approve consent items 5A, 5B, 5C, 5E, 5F, 5G and 5H as submitted; motion carried 3-0 by roll call vote.

- A. Consider monetary limits on municipal tort liability for 2021
- B. Final Pay Request for the Salt Shed Construction Project
- C. Final Pay Request for the 2020 Park Improvements Project
- D. Consider Employee Salary and Benefit Changes for 2021

Motion by Betsy Moran, seconded by Jon Sutherland to approve consent item 5D as submitted; motion carried 2-0-1 with Holly Schrupp abstaining

- E. Approve the sale of Engine 12 to Alborn Fire Dept. for \$7500
- F. Adopt a resolution amending the public art policy
- G. Motion approving \$500 payment to Initiative Foundation for economic development activities in Delano
- H. Motion authorizing an extension of completion dates for a purchase agreement with JPV Properties for the acquisition of 125 Woodland Road

- I. Consider Resolution for Granite Works Redevelopment grant application to the Minnesota Housing Finance Agency

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

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

- A. Consider increasing Sanitary Sewer User Rates

Brian Bloch stated within the Sanitary Sewer Enterprise Fund there are three principal functions that require funding; operations of the sanitary sewer services, capital improvements, and debt (principal and interest) requirements. To cover these costs, the City collections revenues through user fees and infrastructure charges for new home and new or expanding businesses.

User rates were last increased in 2014, with a 3% increase. Prior to 2012, the city had been increasing user rates to supplement infrastructure fees (or lack there-of) Since 2011, the City has seen an increase in new construction which has alleviated the need to increase user rates to provide more funds to repay existing debt. At the same time, existing debt is being retired which offsets the inflationary increase of operating costs. Because of this, staff is recommending to keep sanitary sewer user rates at the same amount as 2020.

Motion by Betsy Moran, seconded by Jon Sutherland to not increase the Sanitary Sewer User Rates and keep sanitary sewer user rates at the same amount as 2020; motion carried 3-0 by roll call vote.

- B. Consider increasing Storm Water Drainage Rates

The Storm Water Drainage Special Revenue Fund is used to account for operations of our storm water drainage system. Currently the city public works staff maintain the lift stations, trunk lines and remaining ancillary structures. The City charges a monthly fee of \$5 to every residential property. Commercial, industrial and retail properties are examined by the City Engineer and a Residential Equivalent Factor (REF) is determined.

Along with covering operations, the Fund is also required to generate enough revenue to cover capital needs and make debt (principal and interest) payments on the 20016A, 2018A, and 2020A Bonds. For 2021, those principal and interest requirements are \$164,615. The Storm Water fee of \$5/REF is expected to bring in \$185,000. In the past, the City has used to Fund to pay for storm water projects as small as installing grates for a new inlet location to building a drainage system at Fox Meadow to provide the City's share of purchasing property in the floodplain. These expenditures plus operations have averaged over \$100,000/year for the last four years.

Staff is recommending a \$1.00 increase in storm water drainage rates for 2021. This rate will be evaluated in the future to determine if it will need to be adjusted further.

Motion by Betsy Moran, seconded by Jason Franzen to increase the Storm Water Drainage Rates from \$5.00 to \$6.00 monthly fee; motion carried 4-0 by roll call vote.

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

9. City Strategy No. 4: Manage sustainable and planned growth

- A. Consider application and concept plan for annexation of 59.77 acres of property located at 5556 90th Street SE in Franklin Township *Attachments: Supporting Documents*

Alan Brixius stated the owners of the 59.77 acres of land located at 5556 90th Street SE, in Franklin Township, has filed a petition for annexation into the City of Delano. The Trust, working with Rachel Development Inc., has submitted a single-family residential concept plan for the property that illustrates the proposed use of the property.

The site is located south of the City at 5556 90th Street SE, in Franklin Township. The property abuts Delano's boundary aligning with Woods Creek Subdivision. The site is currently a family farm with numerous outbuildings.

Concept Plan. The applicant has submitted a concept plan that includes 111 single-family lots, a park and outlots containing storm water management areas. Approximately 1.52 acres in in wetland areas with an addition 0.31 acres with an existing slope greater than 15%. The concept plan provides an illustration of requested development, for the analysis of the annexation request. The concept plan does not convey any development rights.

If the annexation is approved, the City will establish zoning districts with a more review of a detailed preliminary plat.

The annexation and development of the Fake property presents some challenges for transportation. The 2030 Delano Comprehensive Plan identifies the following street that impact the proposed annexation area:

1. County Road 17 would function as a minor arterial. Street jurisdiction for this street is Wright County.
2. 90th Street SE would function as a major collector. Street jurisdiction for this street is Franklin Township.
3. County Line Road would function as a major collector. Street jurisdiction for this street would be shared by Franklin Township and the City of Delano.
4. Woods Creek Drive would function as a minor collector. Street jurisdiction for this street is the City of Delano

These streets will be impacted by the traffic generated by the development of the Fake property with the prominent designation being Highway 12; to gain access to the destinations within the city and beyond. The most convenient travel route may be via 90th Street and County Line Road. These roads are currently gravel Township roads. In the past, the City and Township agreed to have the City pave and maintain these streets involved in the annexation. An improved travel route to Highway 12 needs to be addressed to accommodate the development of the Fake property. A condition of annexation approval will be that an improved travel route be agreed upon between the City and Franklin Township and this route will be paved and maintained by the City.

According to the Delano Comprehensive Plan, 90th Street is designated as a Major Collector. While this annexation will not mandate the full construction of major collector street at this time, the development must contribute to the cost of its future construction. The development of the property will require the developer to do one of the following: 1. Construct a collector road sufficient to service the subdivision planned for the property, at no cost to the City or 2. Deposit with the City adequate funds in an amount no less than \$500,000, or such other amount deemed sufficient by the City, for the City to construct this collector road and reimburse itself for all costs from this deposited amount.

Concept Plan Layout. The project is 59.77 acres total, and will consist of 111 single family lots, outlots containing the storm water management area and a park.

1. Larger lots are proposed along the northern boundary to blend with the Woods Creek neighborhood and to provide deeper lots to protect the wooded area in the northeast corner of the property
2. The required minimum lot area as outlined in the zoning districts must consist of buildable land exclusive of wetlands, water bodies, ponding areas, floodplains and transmission utility easements for all lots within the plat
3. The street layout provides for a minor collector street between Woods Creek and the 90th street per the comprehensive plan

4. The local street layout will provide lot access and access to adjoining parcels. Staff will examine the local street design to limit the number of long cul-de-sacs within the property at time of preliminary plat

5. The park area will be reviewed by the Delano Park committee for recommendations on the park location, size, usable land area and configuration

Zoning. After annexation, the property will be zoned R-A, Rural Agricultural District. This designation is considered interim until the property is rezoned to an appropriate zoning district. The final zoning designation will be established with the submission, review and approval of a preliminary plat. The concept plan shows lots that are consistent with the R-2 and R-3 districts.

Recommendation. Annexation is an essential feature for Delano's future growth. The City through its Comprehensive Plan has extensively studied and outlined conditions by which annexation will be processed. The City's policy is to control annexation to avoid premature extension of utilities and urban land uses into the City's urban expansion area. Staff has found the following and is recommending the following items:

1. The petition for annexation has been submitted by the property owners
2. The property abuts the City southern boundary
3. The site lies within the City's designated growth area and within the County's designated transition area
4. The City has planned and provided for street and utility extension into this site
5. The proposed land use is consistent with the Delano Comprehensive Plan
6. The City has utilities located at the site's northern boundary. These utilities have capacity to accommodate the proposed land use
7. The proposed concept plan is designed to protect the natural features of the site (wetland, woodlands). These elements will be further evaluated within the preliminary plan
8. The applicant and city will need to address the transportation/street issues for this application for annexation to proceed
9. All costs of street and utility infrastructure internal to the site will be at the expense of the developer

Based on staff review and the preceding findings, Staff finds that the annexation meets the City's annexation standards and recommend approval of the annexation petition with the following conditions:

1. Concept Plan review does not convey any development rights or infer any future approvals. The future submission of a preliminary plat is subject to applicable Delano Zoning and Subdivision Code requirements.
2. The property will be zoned R-A Rural/Agricultural District upon entering the City. Final zoning designations will be approved in conjunction with the process of a preliminary plat
3. Property owner/developer shall enter into an annexation agreement with the city for the needed improvements
4. The City and Township shall identify an interim travel route to be paved and maintained by

the City for 90th Street and County Line Road

5. The applicant shall enter into an annexation agreement that address the provision collectorstreet either through construction by the developer or the developer providing an escrow of \$500,000 to the City to cover costs of future construction of 90th Street as a major collector street

6. The annexation agreement shall also address the terms for development of the Trust owned property south of 90th Street

1. Hold Public Hearing to consider annexation

Motion by Jason Franzen, seconded by Jon Sutherland to open the public hearing to consider application and concept plan for annexation of 59.77 acres of property located at 5556 90th Street SE in Franklin Township; motion carried 4-0 by roll call vote.

Holly Schrupp called for public comment from those in the audience.

Garry Hellmich, 944 Eastwood Circle. Mr. Hellmich requested the Council consider the comments that the citizens and Franklin Township has presented and delay the decision stating his concern that construction and residential traffic will travel along Woods Creek Drive. In addition, calculate the county cars currently traveling the area. In his opinion, \$500,000 in escrow will only burden the tax payers and ask that this is increased.

Alan Brixius stated the proposed escrow if exclusive to the 90th Street improvement. Will have an interim paved route and this escrow is not anticipated to be the entire cost of upgrade to a major collector.

Holly Schrupp questioned the plan for construction traffic and where they would travel. Alan Brixius stated it can be worked to avoid higher density neighborhoods. Anthony Funke, 998 Eastwood Circle. Mr. Funke stated he is concerned of the quality of homes and making sure they are comparable to current values of surrounding area. In addition, Mr. Funke questioned the price range of homes within the development.

Alan Brixius discussed the proposed lot size and model homes submitted.

Greg Koenecke, 1185 10th Street South. Mr. Koenecke stated his concern for traffic during construction and increased residential traffic stating he does not want to see Woods Creek neighborhoods to become a throughway. In addition, Mr. Koenecke requested the connection at Eastwood Circle be eliminated as he doesn't see a purpose for the connection.

Kevin Treptau, 997 Woods Creek Drive. Mr. Treptau stated he agrees with the previous comments regarding traffic concerns. In addition, he wanted the Council to be aware that the four years he lived at the property he has had issues with drainage and doesn't want to see the new development cause more issues. Mr. Treptau

requested the grove of trees be left untouched during construction.

Alan Brixius discussed the City's tree preservation program. Betsy Moran questioned what happens to the trees once the grove of trees is privately owned. Brixius stated the tree preservation doesn't go beyond development. Once the property is owned by a private owner, they own the trees. Betsy Moran questioned if the area could become an outlot. Phil Kern stated the developer is showing an outlot where the trees are located with a trail in the area.

Donna Jacobs, 840 Westwood Circle. Concern for preservation for the wooded areas and agrees with those comments regarding density.

Holly Schrupp requested public comments via Zoom. The following comments were made:

Heidi Wuerger, 5667 90th Street SE. Ms. Wuerger stated a concern where the neighborhood would exit onto 90th Street SE as they live directly south of the proposed development. It should be directed away from the current driveways and help with traffic flow.

Jean Ludescher, 8520 County Road 17 SE. Ms. Ludescher voiced a concern of trash along the length of the eastern property line. In addition, a property owner to the north of the site clear cut old growth trees on her property and does not want to see this continue to happen with the new development.

Phil Kern read the written comments received:

Bruce and Kathryn Johnson, 1022 10th Street S. The Johnson's expressed their concern of losing more farmland to housing and requested the following of Council: 1. Do not make Woods Creek Drive a through street to the development as it is not capable of handling this increased volume. 2. The woods in the northwest corner is pristine with large maple and oak trees. It would be unforgiveable to see these woods destroyed.

Tony and Jan Funke, 998 Eastwood Circle. The Funke's expressed the following concerns: 1. Drainage – Infrastructure Impact. Many homes in the area have experience water issues evidenced by the number of home that have sump pumps that discharge to the street and the additional work the city performed at the corner of Woods Creek Drive and 10th Street. In particular, our home's sump pump is actively pumping year-round, even more frequent during rains and snow melt. 2. Housing Density. Without the benefit of seeing the proposed plan for the development, we are concerned and want to affirm that similar size lots and comparable homes will be built. Our entire neighborhood has invested significantly in their homes properties and improvements to them over the years. 3. Construction impact on current homeowners. Concerns include traffic flow both during construction and after.

Particularly the safety during construction as well as wear and tear on our current streets. 4. Taxation Impact. If the project does not call for similar size lots and values, will our taxes go down? In the 19 years that we have owned our home since building it, our property taxes have almost doubled.

William McMullen and Mary Ann Bernat, 8757 County Line Road. The land forms part of the drainage basin of the Crow River and developing it is inviting drainage problems for Delano residents for years to come. The first Woods Creek development has had many recurring drainage issues and the lane has not drained property since annexed and is still causing issues for both residents of Woods Creek as well as for our property. Thus, special care in both design and execution of this subject property is necessary.

On a more positive note, the opportunities to develop the property in an environmentally and aesthetically desirable way are unlimited. Unfortunately, most developer will try to cram as many houses as possible in the space which may not be in the best interest of the neighborhoods or the City. Below are some suggestions that could be incorporated into the design for the long-term benefit of Delano and its residents.

1. Create a walking path around the border of the property. Residents walk on the street and County Line Road. This would also help towards the tree preservation plan as most of the mature trees on the property are on the edges.
2. Lot density is an opportunity. The layout of the 20 acres to the north of the subject property those 38 homes that sit directly to the north of the subject property have an ideal level of development. The City should strive to keep the developer wants, but it is best for Delano. Mr. McMullen discusses the tax base and affordable housing within the letter.

Mr. McMullen stated when Woods Creek development was established, there were several commitments made and he felt, for the most part, they were not followed through. When violations were presented to the City the City did not follow through with the claims. Mr. McMullen stated he felt it should be a stated commitment by the elected officials that agreements regarding this annexation be honored and not ignored as has been done in the past.

Franklin Township Chair, John Czanstkowski Sr. Franklin Township would like to request that the annexation be postponed for 60 days to allow the City and Town to work out practical agreements for 90th Street and County Line Road, both are Township roads and which will be dramatically affected by any future housing developments on the George Fake farmland. We believe we need to have a reasonable amount of time to work out many issues, prior to annexation, which should be possible within 60 days.

If the City decides to proceed with the annexation, the Township stated their minimum conditions for any improvements are:

To ensure a proper and long-lasting road:

1. Any paving would need to be done to our current Township standard; i.e. a ten ton road, and with our Township engineer's input and approval of final plan. 2. Minimum width of 21' and maximum width of 22'; and, where possible 3' gravel shoulders.

So that farm equipment can transit freely:

3. No curbs 4. No medians 5. No streetlights 6. Posted speed limit of 35 MPH

To protect our township residents current and future interest:

7. No current or future assessments for the road with its initial or future rebuilding on Township residents 8. Periodic maintenance would be responsibility of the City. 9. City would respect private land ownership and recognize that the right of way of the existing road is only where the current road is maintained and not 66'. 10. NO expansion of Delano Municipal Utilities beyond the strict city limits.

Holly Schrupp asked for public comment three times. No additional comment was heard.

Motion by Jason Franzen, seconded by Jon Sutherland to close the public hearing; motion carried 4-0 by roll call vote.

2. Adopt Ordinance annexing certain property abutting the City of Delano

Motion by Betsy Moran, seconded by Jason Franzen to adopt ordinance O-20-11 annexing certain property abutting the City of Delano; motion carried 4-0 by roll call vote.

3. Consider annexation and development review agreement

This agreement is required as part of the annexation which cements the developer's responsibility and outlines the conditions as discussed earlier.

Motion by Jason Franzen, seconded by Jon Sutherland to approve the annexation and development review agreement; motion carried 4-0 by roll call vote.

B. Consider Granite Works Final Stage PUD and Final Plat and adopt resolution *Attachment:* Exhibits | Resolution

Alan Brixius stated at the October 20th Council meeting, the Council approved the PUD Development Stage Plans, Preliminary Plat and Zoning amendment for the redevelopment of the Delano Granite Works Site. Approval of the PUD Development Stage Plan and Preliminary

Plat Site was contingent upon the fulfillment of twelve conditions for PUD Stage approval. At this time, the City Engineer has submitted revised plans and Final Plat. City Staff has reviewed the newly submitted plans against the PUD Development Stage approval. Based on the review, Staff recommended the following conditions:

1. Wright County review and approve the final plat
2. Create the option of allowing the alley to be either connected to the public street or dead-ended with a hammer head turn around
3. The City landscape plan be revised to address the following items:
 - A. The additional conifer tree planting along the south property lines of 311 River Street shall be extended west to the full length of the house. Additionally, eastern most conifer trees at this location shall be removed to provide unobstructed site lines along River Street.
 - B. Site line triangle shall be provided at River Street, the Alley and at Oak Street
 - C. The landscape plan along the south boundary of Outlot A may be revised to provide an access point for city vehicles which may need access to maintain this public area
4. The City Fire Chief approved the number and locations of needed fire hydrants
5. Separate from the plat a public trail easement in favor of the City shall be prepared recorded over the river side trail
6. Separate from the plat, a conservation easement in favor of the City shall be prepared and recorded over the shoreland impact area lying between the river and the public riverside trail

Motion by Jason Franzen seconded by Betsy Moran to adopt resolution R-20-58 approving the PUD Final Stage Plans and Final Plat for the Granite Works Redevelopment Project located at 265 River Street and abutting properties within the City of Delano; motion carried 4-0 by roll call vote.

1. Approve PUD Development Stage plans for Ron Clark Construction to allow the construction of a 55-unit work force apartment building upon Lot 1, Block 1 of the Granite Works Addition: Planners Report | Supporting Documents

At this time, Ron Clark Construction has submitted revised plans and has requested approval of PUD Final Stage and site and building plans. City Staff has reviewed and recommend approval of PUD Final Plans/Site and Building Plans to allow for the construction of a 55-unit work force apartment building on Lot 1, Block 1 of the Granite Works Addition, subject to the following conditions:

1. Site improvements and building construction shall be in accordance with the following revised plans:
 1. Site plan and civil plans dated November 18, 2020
 2. Lighting Plan dated September 15, 2020
 3. Landscape Plan dated November 18, 2020

2. The PUD/Development agreement will include a provision that allows the City to mandate the construction of the proof of parking stalls if the demand for parking exceed the current parking stall supply. No parking shall occur outside approved parking stalls.
 3. The applicant must provide a narrative as to how larger moving trucks greater than 25 feet in length will access, off load and egress the site
 4. The applicant shall provide a narrative and site plan that illustrate where garbage trucks and dumpsters will be staged for garbage pick-up so as not to obstruct resident access or egress to the garage
 5. The building construction will be in accordance with the building plans approve for Ron Clark Construction and Design at the PUD Development stage
 6. The revised utility and grading plans shall be subject to review and approval by the City Engineer
 7. The applicant shall enter into a PUD/Development Agreement with the City
- a. Resolution approving the Ron Clark Planned Unit Development, Final Stage Site and Building Plan plans, allowing for the construction of a 55 unit residential apartment building to be located on Lot 1, Block 1, Granite Works Addition, within the City of Delano

Motion by Jason Franzen, seconded by Betsy Moran to adopt resolution R-20-59 approving the Ron Clark Planned Unit Development, Final Stage Site and Building Plan plans, allowing for the construction of a 55-unit residential apartment building to be located on Lot 1, Block 1, Granite Works Addition, within the City of Delano; motion carried 4-0 by roll call vote.

2. Approve PUD Development Stage plans for Ron Clark Construction to allow the construction of a 55-unit work force apartment building upon Lot 1, Block 1 of the Granite Works Addition: Planners Report / Supporting Documents

Ebert / Michaels Construction have submitted revised plans and are requesting PUD Final Stage and site and building plan approval at this time. City Staff has reviewed the new submitted plans and based on Staff review recommend approval with the following conditions:

1. Applicant shall provide a cross access easement and maintenance agreement for the shared driveway access with Lot 2, Block 1, Granite Works Addition
2. The applicant shall provide additional information on the garbage truck maneuvering template and narrative illustrated where dumpsters will be staged for pick-up and how the garbage truck will access and egress the dumpster staging location
3. The site grading, drainage and utility improvements shall be reviewed and approved by the City Engineer
4. All site development shall be conducted in accordance with the site and building plans dated November 17, 2020 and Landscape Plans dated November 18,

2020

5. The building construction will be in accordance with the building plans approved for Ebert/Michaels Construction at the PUD Development Stage
6. Applicant shall enter into a PUD/Development Agreement with the City

- a. Resolution approving Planned Unit Development Final Stage Ebert/Michaels Site and Building Plans, allowing for the construction of a 70-unit residential apartment building to be located on Lot 3, Block 1, Granite Works Addition, within the City of Delano

Motion by Jon Sutherland, seconded by Betsy Moran to adopt resolution R-20-60 approving Planned Unit Development Final Stage Ebert/Michaels Site and Building Plans, allowing for the construction of a 70-unit residential apartment building to be located on Lot 3, Block 1, Granite Works Addition, within the City of Delano; motion carried 4-0 by roll call vote.

- C. Consider Scattered Site Redevelopment Program and potential property acquisition
Attachment: Draft Program

The City Council, in consideration of the rental housing program in 2019, had related discussions about the potential of acquiring blighted single-family homes in established residential neighborhoods. The Council took no action on such a program and discussed the potential for consideration in the future.

Staff has learned that one such property, located at 133 3rd Street North, is coming for sale via Sheriff's Sale on December 31, 2020. Staff has been notified by a member of the City Council of the desire to discuss the potential acquisition of the property. The property has been sold most recently in 1997 (\$62,600) and in 2017 (\$57,000). The property has been subject to a number of property maintenance and zoning enforcement actions and the property owners have not been responsive to City requests to address issues. It appears externally to meet a blighted standard and could be a candidate for a potential acquisition, demolition, and sale of the property for development of a new single-family home.

As part of this, staff has initiated the development of a program with policy guidelines to help shape this project and any potential future projects. Staff is including in this packet a very rudimentary start of such program guidelines. I expect that we will continue to work on this prior to and following Council discussion. I would recommend approval of a resolution establishing a program, along with a program outline, prior to taking action on any potential acquisitions.

The council further discussed the proposed program and housings within the community. Kern advised if the Council wishes to proceed and adopts a Resolution establishing this program, staff would recommend a closed session to provide staff with negotiation strategies for a potential acquisition

1. Resolution establishing a scattered site residential redevelopment program

Motion by Betsy Moran, seconded by Jon Sutherland to adopt resolution R-20-61 establishing a scattered site residential redevelopment program; motion carried 4-0 by roll call vote.

2. Consider acquisition of 133 3rd Street North (this item may include a closed session to consider real estate negotiations)

Motion by Betsy Moran, seconded by Jon Sutherland to enter into a closed session to discuss the potential acquisition of 133 3rd Street North; motion carried 4-0 by roll call vote.

Motion by Betsy Moran, second by Jason Franzen to exit out of executive session; motion carried 4-0 by roll call vote.

10. City Strategy No. 5: Foster engaged and informed community

11. City Strategy No. 6: Ensure a high-performing team of public servants

12. City Strategy No. 7: Manage a safe and healthy community

13. City Strategy No. 8: Maintain and protect community strengths

14. Updates from Commission Liaisons

15. Other Business

16. Communications and Announcements

17. Claims

A. City Claims

Motion by Jason Franzen, seconded by Holly Schrupp to approve the city claims as submitted; motion carried 4-0 by roll call vote.

18. Adjournment

There being no further business to discuss, the regular meeting of the Delano City Council/Economic Development Authority of Tuesday, December 15, 2020, was adjourned.

Signed:

Dale Graunke, Mayor
Attest: Paula Bauman, Administrative Services Coordinator