MELROSE CITY COUNCIL
REGULAR MEETING
THURSDAY, OCTOBER 20, 2022 – 6:00 P.M.

AGENDA

1. Call to Order/Roll Call/Pledge of Allegiance

2. Approval of Agenda

3. Open Forum

4. Consent Agenda
   a. Approval of Minutes
   b. Approval of Bills / Purchase Orders
   c. Approval of Investments
   d. Pay Voucher No. 3 (Final)– Mark Lee Excavating 2021 Street Improvement Project.
   e. Gambling Resolution
      1) Resolution No. 2022-57 Gambling Resolution – Church of St. Mary
   f. Donation Resolution
      1) Resolution No. 2022-58 Donation from the Melrose Lions
   g. Street/Park Worker Step Increase
   h. Squad Car
   i. Stearns County RDB Project Construction Invoice
   j. Stearns County RDB Project Engineering Invoice #224-2022

5. Reports
   a. Police Chief Report
   b. City Attorney Report
   c. City Planner Report
   d. City Engineering Report
   e. City Administrator Report

6 Action Items
   a. MPCA MOU for PFAS Monitoring
   b. Engineering for Sauk River Park Shower/Restrooms
   * c. Ambulance Vehicle
   * d. Meeting Space Request
   * e. Sauk River Park Camp Site Excavating

7 Old Business

8 New Business
   a. Notice of Appointments
   b. Meeting Schedule

c. Riverside Development Group LLC Site Agreement/Resolution No. 2022-59 Resolution Calling Public Hearing on the Proposed Development Business Subsidy to Riverside Development Group, LLC
d. EAW Riverside Development
e. Resolution No. 2022-60 Resolution Approving the Terms of Up to a $500,000 Interfund Loan In Connection With Proposed Tax Increment Financing District 13-1 Railroad West (Former Theiler Property)/

9. Informational Items
   a. Utilities Commission Meeting Minutes
   b. Ambulance Department Report
   c. Schools and Conferences
   d. Nature Energy Trip Summary
   e. WWTF Update

10. Adjournment

* Amendment

MELROSE CITY COUNCIL
REGULAR MEETING
THURSDAY, OCTOBER 20, 2022 – 6:00 P.M.

A.I. #1 CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

The Melrose City Council met in a Regular Meeting on Thursday, October 20, 2022 at 6:00 p.m. at the Melrose City Center pursuant to due notice being given thereof. Present were Council Members Tony Klasen, Mark Hill, Travis Frieler, and Mayor Joe Finken, City Administrator Colleen Winter, and City Clerk Patti Haase. Council Member Justin Frieler was absent. Mayor Finken presided thereat.

The Council then recited the Pledge of Allegiance.

A.I. #2 APPROVAL OF AGENDA

A motion was made by Mr Hill seconded by Mr. Klasen and unanimously carried to approve the agenda as amended.

A.I. #3 OPEN FORUM

Jen Huston with Birch Lake Hills Community Youth Center. spoke of the benefits of the youth center. The Youth Center was started in April of 2022. The Melrose Public School has provided busing and making public announcements They have received community donations from local businesses. Mayor Finken has been there and is impressed by the activities.

Tim Huston stated that the Youth Center would like help from the community to get things going a little smoother or faster. More art supplies food donations, and cleaning supplies. The center is also working to get internet so children can have access to the internet for schoolwork and games. They can also use more volunteers. They want this to be a community space. Mr. Huston wanted to thank all of those who have dontated money and time.

Becki Klasen volunteers at the youth center This summer the center hosted 55 students a month and have added several since the school year has started and is now at approximately 70 to 80 children a month. The center provides a safe place for kids. The center is run by volunteers. Everyone is welcome and included. It is a safe place to be and find friendships and make connections. Birch Hill Community Youth Center is for ages 11-19.

Eric Paulson the new General Manager of Belgrade Coop introduced himself to the Council. Mr. Paulson provided a brief bio and stated that he was excited to be here.

A.I. #4 CONSENT AGENDA

The following items were considered for approval under the Consent Agenda:

a. The minutes from the Council's September 15, 2022 Regular Meeting and the October 3 Special Meeting
b. List of bills in the amount of $443,806.85 (See attached list)
c. List of investments for the month of September (See attached list)
d. Pay Voucher #3 (Final) Mark Lee Excavating in the amount of $ 9,614.96 for the

2021 Street Improvement Project

e. Gambling Resolution

1) Resolution No. 2022-57, Resolution Approving Gambling License to the Church of St. Mary's for an exemption from lawful gambling license to sell pull-tabs, and conduction a bingo and a raffle on March 4, 2023, at the Melrose Legion at 265 County Road 173, in Melrose, MN.

f Donation Resolutions

1) Resolution No. 2022-58, donation in the amount of $1,500 from the from Melrose Lions towards the Melrose Area Chamber of Commerce Holiday Kick-Off Fireworks

g. Streets/Park Worker, Brent Hellermann will complete two years of service with the city on November 16, 2022. Supervisor Gary Middendorf has conducted Mr. Hellermann's review, and it is favorable; therefore, recommends he receive a step increase from Step 2 to Step 3.

The Council to give approval to Mr. Hellermann's increase.

h. Approval was given by the council in December 2021 to order a 2022 model SUV from John Wiese. John Wiese called this week and said they cannot get any police SUVs until the 2024 model year. Tenvoorde Ford in St Cloud was contacted, State Contract Dealer, and they said they pre-ordered 100 SUVs in Sept 2022. A hold was placed on a hybrid model, like we had originally ordered from John Wiese. There was an increase in the pricing, $37,109 to $45,528.88, totaling $8,419.88 from when we originally started in Dec 2021. Colleen and Tessa were consulted. Colleen agreed on the change in pricing and dealers, since the original order with John Wiese would be so extended. Tessa checked our budget and found there would be an overage on the pricing of the squad car, but our overall budget was healthy enough to move forward. Tenvoorde put our name on a squad car to be built in November 2022 with an expected delivery of late January to early February 2023, for a 2023 model Police SUV. to concur with the purchase of the police SUV from Tenvoorde.

i. In July, the City was notified by Stearns County Highway that the consultant had recorded items in the incorrect category on the previous pay vouchers. They corrected the classifications, and it resulted in a credit for the City. Rather than issuing a payment back to the City, the County carried our credit through Pay Voucher #6 and Pay Voucher #7. Invoice #205-2022 has been received which is through Pay Voucher #8. The City's share is $90,045.93, and the Utility share is $49,428.51.

j. The City received Invoice #224-2022 in the amount of $17,483.37 for our portion of the engineering fees. The City's portion of the engineering costs are billed according to the allocation of the construction expenses. The breakout of the invoice is $16,244.22 General Fund and $1,239.15 Utility.

A motion was made by Mr. Travis Frieler, seconded by Mr. Hill and unanimously carried to approve the Consent Agenda items.

A.I. #5 REPORTS

a. Police Chief Craig Maus presented the Police Department's September 2022 report. He noted there were 375 calls for service during that month, compared to 343 for September of 2021. A total of 32 citations were written for the month of September. There were 125 verbal warnings and 1 written warning. The year-to-date number of calls is 2,670 compared to 2,899 in 2021. For the month of September 2022, the Department received 33 agency assist calls. Chief Maus has resolved all of the nuisance issues the Council ordered abated in August.

No new court actions this year.

b. City Attorney Scott Dymoke was not in attendance. The following report was submitted for the record.

- **Bonner Nuisance Action** – prepared and submitted written final arguments and proposed order to court.

- **Sonnen Assessment** – Reviewed applicable state law, 1978 assessment records, and 2001 assessment records for the Sonnen property. Prepared and forward opinion regarding collection status of the assessments.

- **Kraft Lot** – Reviewed prior opinions and responses to DNR regarding shoreland management requirements. Reviewed application of shoreland rules to Kraft Lot development with city staff.

c. City Planner Shelia Hellermann provided an update on the following.

At the October 31st Planning & Zoning Commission meeting two public hearings will be held.
First is a Conditional Use Permit from Kwik Trip, Inc. on Lots 1 and 2 of Block 2, Lot 1 of Block 3, and Outlot A of Tieman Addition. This is the former Melrose State Bank/US Bank property. The Conditional Use Permit would allow new construction of a convenience grocery store that is operated in conjunction with a motor fuel facility as part of said business. Kwik Trip has provided to staff its site plans which are currently under review, and we are receiving comments from City Engineer, Stearns County Environmental Services, Sauk River Watershed District, MNDOT and our City department heads. Notice of the public hearing has been published in the Star Post on Wednesday October 19th and notice has been sent to affected property owners as required by ordinance.
Second is a variance request from Riverside Development Group, LLC on the property next door. The request is for the allowance of eight (8) fewer off-street parking spaces then set forth in Section 501 of the Zoning Ordinance. Based on the plans for the development, 73 off-street parking spaces are required. The variance would allow for the development to proceed with 65 parking spaces. We have provided the site plan drawings for this project. Publication and notification have been completed on this variance request.
In both cases, the final action will be taken by the Council at its November 17th meeting, after Planning & Zoning Commission concludes the public hearings and makes its determination. I am working on other planning questions for these projects, including securing easements for City services. Later in the agenda we will discussing the Environmental Assessment Worksheet required for the project. We are also looking at the MPCA requirements during the build of this project given the environmental history of this lot.
In other matters,

- Ms. Hellermann has submitted a Letter of Intent for a Minnesota State Active Transportation Infrastructure Grant for a sidewalk on County Road 168/5th Street NE from 5th Avenue to 11th Avenue – from the intersection until Daylight Court. I am working with Stearns County Highway Department on that project. We will hear by the end of the month if we are recommended to proceed with a full application. I am also waiting for notification about two other grant applications which were submitted for the DEED Childcare Grant and possible funding for improvements to the Sauk River Park. Bernicks Grant Application

- Work continues on brainstorming ideas and solutions related to Rose Park. I appreciate the insights provided to me by Mr. Dufner, owner of Melrose Mobile Home Park, about park operations and licensure.

- Other projects we are working on will necessitate rezoning and re-platting, including potential developments on Railroad West.

- At its Planning & Zoning Commission meeting, members discussed updating the Comprehensive Plan, including the Futures Land Map, and other zoning updates we need to consider. Research continues on those for future consideration by the Council.

- The city has scheduled a ribbon cutting ceremony for the Melrose Bridge for Thursday, November 17, 2022 at 4:00 p.m. Ms. Hellermann stated that there is a significance to this date. According to the "The Mel and the Rose," Moses and Lucinda Adley sold their 160 acres along the banks of the Sauk River for $500 to Edwin and William H. Clark on November 17, 1871.

d. City Engineer Dave Blommel presented the engineering report:

In the past month, SEH has assisted the City of Melrose in the following activities:

- Kraft Lot Development
  - Site plan review
  - Storm water planning and discussion with developer
  - Work towards EAW development with Staff

- Site plan review for Kwik Trip.

- Develop quote documents and solicit quotes on behalf of MADA for Daylight Court.
  - Plans include future expansion to the north without major replatting.
  - Quotes for fall construction in excess of $200,000. Contract will require bidding in the spring if there is a desire to move forward.

- Provided proposal for architectural services associated with the camp bathrooms.

- 2023 Street Project – Soil boring logs were provided by Independent Testing Technologies for the roadways being reviewed.
  - Mustang Lane – 4.5" Bituminous Pavement over at least 12" of aggregate base. Subcut will not be required.
  - 7th St SE – 3.5"-4.5" Bituminous pavement with between 6" to 16" of class 5. Full-depth subcut won't be required, but selected areas will need more than just pavement replacement.
  - 4th St SE – High water table in the area. Measured between 3' and 5' below the surface. Some borings indicate there was

significant sand fill brought in, however, layers of peat still exist in the roadway sub-base. Bituminous thickness is approximately 4.5” with a similar 4.5” of aggregate base. This roadway requires sanitary sewer replacement, so a reclaim, grade, and overlay approach will not work. A full roadway section should be anticipated. Exact thickness recommendations from the geotechnical engineer should be listed in the final report.

- 1st St S – 3” to 4” of Bituminous Pavement with between 3.5” and 22” of aggregate base. One boring did indicate peat underlying the sandy fill that was brought in. With no utility work, it may be possible to reclaim the bituminous pavement to create a more uniform base and repave the roadway. Final Geotechnical report will discuss this further.

e. City Administrator Winter provided an update on the following:

RDB – The concrete work is completed and Main Street will be paved and the paving on 1st St and 5th has been started. There was graffiti on the underside of the new bridge. Landwehr is aware of this and it will be painted. The proposed date of completion and the opening of the bridge is still Nov. 20th.

Housing Strategy updates:

CR 168 Riverfront (Middendorf) Property – We are still wrestling with title issues on the property. We have been advised that a quiet title action will be required to assure marketable title. The estimated cost for the quiet title action is estimated to be $3-5,000. At their September meeting, MADA agreed to cover half of the costs associated with the quiet title action and at their October meeting suggested that we move forward with this without further delay.

Daylight Court 2 Property - SEH recently secured quotes for completing the proposed improvements and they came in higher than the original estimate of approximately $187,000 at $230,000. Because this is above the threshold for competitive bids, the City could not award it if they wanted to. The housing developer that we had been pursuing to construct single family homes also indicated that due to a number of reasons, particularly the high water in this area, they were not interested in pursuing this further. MADA took action to not exercise the Option to purchase at this time. SEH indicated that should there be further interest in this area, there is some potential that bidding the project in the spring may result in lower prices. If not, the design work is to the point where the City can pick this up relatively easy if there is further interest in the property development.

A.I. #6 ACTION ITEMS

a. The City of Melrose has been targeted by MPCA as one of several communities in the state for PFAS monitoring. We were chosen based on having Significant Industrial users of our wastewater. We have been working closely with MESERB on this issue and submitted comments to MPCA about the proposed MOU. In your packet is the MOU along with a fact sheet. The MPCA has been able to obtain funding to help with a portion of the sampling and analysis cost of the Municipal PFAS Monitoring Plan. Facilities that sign and commit to the terms and conditions of the MOU will have a designated MPCA contractor complete on-site sampling of the first two sampling events. The collected samples will then be sent for analysis to a MPCA designated laboratory. The cost of the sample collection and sample analysis will be covered by the funding obtained. The MPCA is still pursuing funding to cover the remaining two samples and will communicate that information if available. The Melrose PUC is recommending the City enter into the MOU Agreement with the Minnesota Pollution Control Agency for the Statewide Monitoring o PFAS

A motion was made by Mr. Travis Frieler, seconded by Mr. Hill and unanimously carried authorizing staff to enter into the MOU between the City and the MPCA for the Statewide Monitoring of PFAS

b. Mayor Finken noted that all of the water and electric for the campsites has been completed. We have received a plan review approval letter from Stearns County on our campsite application and the license will be issued next year. The contract for Landwehr to put in the road and campsite pads is null and void due to timing issues. This gives us the opportunity to work with local contractors to get bids for this project. Gary may have these bids available by meeting time. Attached in your packet is the revised budget for the Sauk River park improvements. City Administrator Winter presented to the Lions a request for a donation for Sauk River Park. The Lions are very interested in working with the City and contributing to this project. We are still gathering information for the Lions and will be getting back to them in the near future.

Staff has been working on securing proposals for the Sauk River Campground restroom facility. Before going to bids, we need structural engineering. Two estimates were secured, from Design Tree in Alexandria and SEH, which are attached. The Design Tree quote consists of two parts – engineered drawings and bid specifications for a total of $14,000.00. Our permit with Stearns County Environmental Services for the campground requires the remodel of the bathroom/shower house facility. The design of the restroom facility has been approved by the Parks & Recreation Board. After drawings and specification are received, we will advertise and seek bids for the construction of the project.

A motion was made by Mr. Hill, seconded by Mr. Travis Frieler and unanimously carried approving the bid from Design Tree in the amount of $14,000.

c. The Ambulance Corps has budgeted to get a new ambulance to replace the existing 2013 in 2024, due to rising cost and timeframe, it is recommended that the Council approve for staff to move forward on ordering an ambulance at this time.

A motion was made by Mr. Hill, seconded by Mr. Travis Frieler and unanimously carried authorizing staff to move forward on ordering the E-450 at a price of $248,385.00

d. ISD 740 has requested to use the City Center on February 14th as the designated polling place for an upcoming School Board Bond referendum. City Center is a public space and is used by many organizations so this would be an appropriate request. City Center would be providing the meeting space and no other type of election support, this is run by the School District. Staff would recommend that the Council approve the request.

A motion was made by Mr. Klasen, seconded by Mr. Hill and unanimously carried approving the request to designate the City Center as the polling place for the 2023 school referendum.

e. The contract with Landwehr Construction for excavating services at Sauk River Park has been cancelled due to timing issues. Staff has secured two bids from area contactors.

A motion was made by Mr. Hill , seconded by Mr. Travis Frieler and unanimously carried awarding the bid to Craig Tschida Excavating in the amount of $54,666.

A.I. #7 OLD BUSINESS

None

A.I. #8 NEW BUSINESS

a. At the Council's first meeting in January 2023 consideration will be given to making appointments to the various boards and commissions. A notice regarding same will be published in the Star Post on October 19 and November 2 informing residents that those interested in seeking appointment should submit their application to the City Clerk by no later than Friday, November 18, 2022. Applications are available at the Melrose City Center. Terms are expiring on the following boards and commissions:

- Public Utilities Commission- One Member (three-year term)
  Term expiring: Eric Seanger
- Planning and Zoning Commission – One member (four-year term)
  Term expiring: Shawn Mayers
- Melrose Area Development Authority: One member (six-year term)
  Term expiring: Jerome Duevel
- Melrose Parks and Recreation: Two members (three-year term) Term expiring: Craig Schiffler and Joelene Wieling

b. Staff is looking to schedule a Special Meeting to conduct a final review of the 2023 Budget and Capital Improvement Plan. Staff is recommending Thursday, November 17 at 5:00 p.m.

c. Winter and Hellerman addressed the planning and environmental elements of Riverside Project.
The following documents have been reviewed by the Developer and MADA.
Chris Virta with Fryberger (MADA) Attorney has also reviewed the agreements that were prepared by consultant Traci Ryan.

1. Purchase Agreement for Kraft Site – basic terms are $275,000 with $15,000 down that the city can retain for their costs if the project doesn't move forward.
2. Development Agreement for Riverside Development Group LLC – basic terms are up to 12 years or reimbursement of eligible costs plus 7.5% interest (which ever occur first) with TIF pay as you go assistance, no income restrictions, start date to be discussed further with completion within one year, $643,000 of Fire Remediation grant funds, an estimated Fire Remediation sales tax exemption of $175,000, City to increase TIF assistance if there are unforeseen site clean-up costs – payable solely

with available increments and City agrees to sponsor/support any applications for further site clean-up if needed; business subsidy is repayable based upon number of units completed if all goals are not met, City to reinvest land proceeds in project through a deferred loan with no repayment if all terms of development agreement are satisfied.

3. Deferred Loan Agreement for Riverside Development LLC – City to use land sale proceeds to provide a Deferred Loan with no payments unless terms of development agreement are not met.One item recently discussed with the Developer is that the start date, as indicated in the development agreement, may need to be pushed out 6 months to allow for the EAW and the timing of the Developer to get building materials.

Due to the assistance, a properly noticed Business Subsidy Public Hearing will need to be held prior to approving the Development Agreement and Deferred Loan Agreement but the Council may wish to authorize the execution of the Purchase Agreement so that it may collect the earnest money to cover expenses that the City is incurring. If the council authorizes execution of the Purchase Agreement, closing would not be scheduled until the project is ready to move forward – which appears to be tied to the environmental and planning issues have been fully addressed.

A motion was made by Mr. Hill, seconded by Mr. Travis Frieler and unanimously carried adopting Resolution No. 2022-59 Resolution Calling Public Hearing on the Proposed Development Business Subsidy to Riverside Development Group, LLC

A motion was then made by Mr. Travis Frieler, seconded by Mr. Hill and unanimously carried authorizing the execution of the Purchase Agreement.

d. Staff has determined that an Environmental Assessment Worksheet is required by the proposed development by Riverside Development Group, LLC on the Riverview lot. We have obtained two proposals – from WSB and SEH. There have been EAWs prepared on neighboring projects, including the river channel project so it is anticipated that significant information previously collected can be utilized. We are working on the timeline including publication in the EQB Monitor and required 30-day comment period. An updated timeline brings the matter to the Council for a decision regarding the need for an EIS at a meeting in January or early February.

A motion was made by Mr. Hill seconded by Mr. Travis Frieler and unanimously carried approving the proposal form WSB to prepare the EAW for the development by: Riverside Development Group, LLC.

e. Mayor Finken stated that the city has been working with Granite City on the development of an apartment project and MADA has entered a Letter of Intent that secures the land until the developer has had the opportunity to complete their due diligence. We expect that the Council will be presented with a “Terms Letter” outlining the path forward for the project at the November meeting. With that, I wanted to provide an update and invite the council to weigh in on what is being proposed as well as key future actions.
The developer is looking at between 45 and 70 units of market rate rental housing at an estimated cost of $10-12 million. Depending upon the final number

of units the project would be staggered in two parts but only with a few month delay between the two and all units to be completed within one year. The hope would be to have the project ready to break ground in the summer of 2023 and be completed within 12 months. They are anticipating the need for approximately 5 acres. We are working on developing a 'Terms Letter' that would outline both the developer's responsibility and the City obligation. Items are expected to include:

1. The purchase price would consist of a portion of the estimated improvement costs and an allocation of the total land purchase price plus platting costs. The majority of this would be paid upfront to help offset the City's cost of public improvements and a portion that could be reimbursed with the increments retained by the City reimbursing the balance.
2. TIF Assistance would be required and is proposed to not exceed 15 years of pay as you go assistance to the project for an estimated total of $2.2 million
3. At the end of the 15 year term of assistance, the project is estimated to generate approximately $170,000/year which could be utilized to reimburse the City for the remaining land costs, the ARA funds proposed to fund a portion of the initial improvement costs, any portion of the improvement costs the City writes down due to single loading issues and/or incentives or assistance for affordable housing development in the cul de sacs of the subdivision. This is estimated to be a resource worth $2.1 million over the life of the District.

MADA authorized moving forward with the re-platting as soon as we have a commitment from the developer.

Despite the proposed project requiring the construction of the majority of Railroad Avenue and the associated public improvements of $ 1,515,433 (this does not include the construction of the two cul de sacs to the east), securing this development first was strategic in that it would provide for the greatest upfront contribution to offsetting the City's improvement costs as well as generating a significant income stream to help finance future affordable single family housing phases of the development that will require underwriting and will take time to arrange for.

A path for moving forward with the funding for Railroad West Improvements was approved in the adoption of the City's Capital Improvement Plan. This has poised the City to move forward with the first phase of the development in 2023 which would include the construction of all of the public improvements to Railroad Avenue up to the entrance of the multifamily site. Construction of the two cul de sacs is scheduled in the Capital Improvement Plan for 2025 and 2026.

- Total Cost Estimated $ 1,515,433
- Sources of Funds:
    - Land Sale Proceeds – Granite City $ 489,000 +/-
    - ARA Funds – City (to be repaid) $ 399,000
    - 2022/23 Capital Improv Funds $ 525,000
    - Surplus TIF $ 59,700
    - From MADA funds designated for housing $ 42,733+/-

If we are successful in securing the Granite City Multi-Family Development, it would be my recommendation that we authorize plans and specs for this phase over the winter, initiate re-platting, and pursue construction in the spring. Once

this phase of the development is set to move forward, work will begin on developing a plan to develop the single family lots in the cul de sacs.
In a recent turn of events, the City was approached by a developer of storage units. Upon discussing this with Granite City, it was generally agreed that instead of the 7.4 acres originally proposed for MF housing, the develop believes it can accomplish their project on approximately 5 acres and would be amenable to the City selling the western most 2+/- acres to the storage unit developer as this would be a compliment to the MF development.

KEY ACTIONS:

1. Council consensus on the path forward with funding, creation of a TIF District and the general outline to the approach to funding and assistance. This may be by consensus or motion.
2. Consensus on selling the western most 2+/- acres for storage units – this will likely need to go to the planning commission which will meet at the end of October. If the PC supports this, staff will work to develop a legal description to split the property. The remainder of the property would then be platted once a commitment from the Granite City is secured.
3. In order to allow plans and specs over the winter, Dave Blommel has indicated that it would be beneficial to get the topo/survey work for the road improvements done before snow flies – this would save money (as opposed to doing it in the winter which could potentially double costs and increase the time to complete). This could be an administrative action or the council could act to authorize.

We are starting to incur costs that may be reimbursed with increments. I am recommending that the City Council pass Resolution No. 2022-60 Resolution Approving the Terms of Up to a $500,000 Interfund Loan In Connection With Proposed Tax Increment Financing District 13-1 Railroad West (Former Theiler Property)/declaring it's intent to create a Housing TIF District so that it may preserve the ability to reimburse themselves for costs incurred relating to these housing projects which would include land acquisition, platting, legal and consulting.

The Council by consensus approved key actions 1, 2 and 3.

A motion was made by Mr. Hill, seconded by Mr. Klasen and unanimously carried to adopt Resolution No. 2022-60 Resolution Approving the Terms of Up to a $500,000 Interfund Loan In Connection With Proposed Tax Increment Financing District 13-1 Railroad West (Former Theiler Property)

.I. #9 INFORMATIONAL ITEMS

The following informational items were then reviewed:

a. Utilities Commission's September 12 Regular Meeting.

b. Ambulance Report 3rd Quarter

c. The following are schools and/or conferences where registrations were made:

1) Civic Symposium – Virtual Conference held on September 15 and 16. Attending: Utility Billing Clerk Sharon Blaskowski and Accounting Clerk Stacy Funk
2) MNCPA Audit of Local Government Conference October 17. Attending: Finance Director Tessa Beuning.
3) Denmark Trip – September 25 – October 1 Attending: Mayor Joe Finken, and Electrical Supervisor Roger Avelsgard

4) CGMC Fall Conference November 17-18 Attending: City Administrator Colleen Winter

d. Summary of the trip to Nature Energy in Denmark

e. WWTF Update

A.I. #10 ADJOURNMENT

A motion was made by Mr. Travis Frieler seconded by Mr. Klasen and unanimously carried to adjourn the meeting at 7:30 p.m.

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PATRICIA HAASE – CITY CLERK