



**CITY OF GAYLORD  
REGULAR CITY COUNCIL MEETING MINUTES**

Wednesday, June 20<sup>th</sup>, 2018

6:30 P.M., City Hall

**Members Present:** Mayor Boeder and Members, Homme, Klein, Losure, Muchow and Uecker.  
**Members Absent:** None.  
**Staff Present:** Don Lannoye; Schauer Law Office, Lory Young; City Administrator, Colleen Snyder; Administrative Assistant.  
**Visitors Present:** Tammy Omdal; Northland Securities, Paul Maxwell; Ratcliff Development, Phil Keithan; Minnesota College of Osteopathic Medicine, Brent Kavitz; SEH, Justin Black; SEH, Holly Harjes, Bobbie Harder, Avery Grochow, Donna Grochow, Alice Strobel, DeAnn Woods, Amy Newsome, Maggie Newsome, Mike Messner, Duane Baggenstoss, Carmen Baggenstoss, Pauline Marlinski, Chuck Klimmek, Pete Schuckert Diana Karua and Joe Deis; Gaylord Hub.

**1. Call Meeting to Order**

Pursuant to due call and notice thereof, the meeting of the City Council was called to order by Mayor Boeder at 6:30 p.m.

**2. Pledge of Allegiance**

The Pledge of Allegiance was recited by Council and visitors present.

**3. Consider 06-20-18 Agenda**

COUNCIL MEMBER LOSURE MOVED, COUNCIL MEMBER UECKER SECONDED, TO APPROVE THE JUNE 20<sup>th</sup>, 2018 AMENDED AGENDA WHICH INCLUDED THE FOLLOWING ITEMS. WITH ALL MEMBERS VOTING IN FAVOR, THE MOTION CARRIED.

**4. Comments, Updates, Concerns**

- 4.A. Citizens-None.
- 4.B. Council Members-None.

**5. \* Consent Agenda**

COUNCIL MEMBER LOSURE MOVED, COUNCIL MEMBER HOMME SECONDED, TO APPROVE THE CONSENT AGENDA, WHICH INCLUDED THE FOLLOWING ITEMS. WITH ALL MEMBERS VOTING IN FAVOR, THE MOTION CARRIED.

**5.A. Minutes**

- 5.A.i. Minutes from June 6<sup>th</sup>, 2018 – City Council Meeting

**5.B. Accounts Payable**

- 5.B.i. Accounts Payable for June 1st, 2018 – June 15<sup>th</sup>, 2018

**5.C. Resolutions and Ordinances**

- 5.C.i. None.

**5.D. Reports of Officers, Boards, and Commissions**

- 5.D.i.

5.E. Other

- 5.E.i. Special Events Permit – Catherine and David Skjong
- 5.E.ii. 2018 2<sup>nd</sup> Quarter List of Delinquent Utility Bills to Certify to County

6. **Public Hearings – 7:00 PM**

## 6.A. Proposed Establishment of Development District #5 and TIF District #5.1

Mayor Boeder opened the public hearing at 7:00p.m.

Diana Karua expressed her concerns and confusion regarding the proposed development of District #5 and TIF District #5.1. Pete Schuckert stated he would rather see this handled through abatement and not through TIF. Phil Keithan spoke regarding the benefits of the proposed medical college and the economic value on the City of Gaylord. Keithan explained how TIF will affect the current Gaylord homeowner and the Gaylord community and how Gaylord has benefited from TIF in the past. Keithan had information available to anyone who wished to do their own research.

Mayor Boeder closed the public hearing at 7:25p.m.

7. **Communications, Requests, and Petitions**

## 7.A.i. Sibley County Community Development News Letter

Mayor Boeder asked Council if they had any questions or comments on the News Letter. There was no response from Council.

8. **Department and Committee Reports and Action Items**8.A. Administration Department –Lory Young, City Administrator

8.A.i. None.

8.B. City Services Department – Ty Reimers, City Services Manager

8.B.i. None.

8.C. Police Department – Charlie Eichten, Chief of Police

8.C.i. None.

9. **Unfinished Business**9.A. 2018 10<sup>th</sup> Street Improvement Project Updates – Brent Kavitz – SEH

## 9.A.i. Proposed Trail Extension

Kavitz reported if the City choses to put a trail along the West Side of 10<sup>th</sup> Street, North to County Road 10 the quote from Wm Mueller and Sons was \$80,822.10. Kavitz stated this would be a formal change order. Council agreed through Consensus. Kavitz will bring the change order to the next Council meeting for approval.

## 9.A.ii. Storm Sewer Intake in Alley

Kavitz noted there has been ponding in the alley between 9<sup>th</sup> and 10<sup>th</sup> Street the cost estimate to fix is \$1,935.00, this is a change order. Council agreed through Consensus. Kavitz will bring the change order to the next Council meeting for approval.

## 9.A.iii. Lake Avenue E Sewer Repairs

Kavitz reported on the formal change order for the sewer repairs on Lake Avenue. There are now seven instead of six sewers that need repair. The cost of the change order is \$37,870.40.

COUNCIL MEMBER LOSURE MOVED, COUNCIL MEMBER KLEIN SECONDED, TO APPROVE CHANGE ORDER NUMBER ONE FOR THE AMOUNT OF \$37,870.40 FOR THE LAKE AVENUE SEWER PROJECT REPAIRS. WITH ALL MEMBERS VOTING IN FAVOR, THE MOTION CARRIED.

9. B. **Res. 2018-30** 2018 10<sup>th</sup> Street Project – Application for Payment - #1  
Kavitz stated the total amount due is \$540,197.48.

COUNCIL MEMBER HOMME MOVED, COUNCIL MEMBER UECKER SECONDED, TO APPROVE RESOLUTION 2018-30 2018 10<sup>TH</sup> STREET PROJECT APPLICATION FOR PAYMENT #1 IN THE AMOUNT OF \$540,197.48. WITH ALL MEMBERS VOTING IN FAVOR, THE MOTION CARRIED.

- 9.C. Evaluation of Public Financial Assistance for Proposed Redevelopment Project – Tammy Omdal - Northland Securities  
Tammy Omdal spoke regarding the process which will take place due to the proposed redevelopment project, the necessary notifications that occurred prior to the Public Hearing and the Resolutions which are on the Tonight's Agenda. Omdal stated she would be available to answer questions during the Public Hearing and once the Public Hearing closed.

- 9.D. **Res. 2018-31** Approving Establishment of Development District No. 5, Approving the Development Program Therefor, Establishing Tax Increment Financing (Redevelopment) District No. 5-1 and Approving the Tax Increment Financing Plan

COUNCIL MEMBER LOSURE MOVED, COUNCIL MEMBER MUCHOW SECONDED, TO APPROVE RESOLUTION 2018-31 APPROVING ESTABLISHMENT OF DEVELOPMENT DISTRICT NO. 5, APPROVING THE DEVELOPMENT PROGRAM THEREFOR, ESTABLISHING TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 5-1 AND APPROVING THE TAX INCREMENT FINANCING PLAN. WITH ALL MEMBERS VOTING IN FAVOR, THE MOTION CARRIED.

- 9.E. **Res. 2018-32** Authorizing Interfund Loan for Advance of Certain Costs in Connection with Tax Increment Financing District 5-1

COUNCIL MEMBER LOSURE MOVED, COUNCIL MEMBER KLEIN SECONDED, TO APPROVE RESOLUTION 2018-32 AUTHORIZING INTERFUND LOAN FOR ADVANCE OF CERTAIN COSTS IN CONNECTION WITH TAX INCREMENT FINANCING DISTRICT 5-1. WITH ALL MEMBERS VOTING IN FAVOR, THE MOTION CARRIED.

- 9.F. **Res. 2018-33** Approving Wisconsin Public Financing Authority to Provide Financing for the proposed Minnesota College of Osteopathic Medicine

COUNCIL MEMBER KLEIN MOVED, COUNCIL MEMBER UECKER SECONDED, TO APPROVE RESOLUTION 2018-33 APPROVING WISCONSIN PUBLIC FINANCING AUTHORITY TO PROVIDE FINANCING FOR THE PROPOSED MINNESOTA COLLEGE OF OSTEOPATHIC MEDICINE. WITH ALL MEMBERS VOTING IN FAVOR, THE MOTION CARRIED.

- 9.G. **Res. 2018-34** Approving Development Agreement for Proposed Minnesota College of Osteopathic Medicine  
Council agreed to table Resolution 2018-34 Approving Development Agreement for Proposed Minnesota College of Osteopathic Medicine until the July 2018 Council meeting.

## 10. New Business

- 10.A. New Business Proposal – Ratcliff Development LLC – Paul Maxwell  
Paul Maxwell explained Ratcliff Development is a construction company from Louisiana who builds Dollar General Stores. Maxwell presented to Council a proposal to purchase Gaylord Lot 63. Lannoye requested more time be given so the purchase agreement can be thoroughly researched. After some discussion by Council it was agreed this would be referred to Planning and Zoning for consideration.

**11. Upcoming Meetings and Events**

- 11.A. Wednesday, June 20<sup>th</sup> – 6:30 City Council Meeting
- 11.B. Monday, June 25<sup>th</sup> – 7:00 Fire Department Meeting
- 11.C. Wednesday, June 27<sup>th</sup> – 5:00 Music on Main
- 11.D. Wednesday, July 4<sup>th</sup> – OFFICE CLOSED

**12. Adjournment of Regular Meeting**

There being no further business to come before the City Council. COUNCIL MEMBER UECKER MOVED, COUNCIL MEMBER LOSURE SECONDED TO ADJOURN. WITH ALL MEMBERS VOTING IN FAVOR, THE MOTION CARRIED. The meeting was adjourned at 7:59 p.m.

---

Lory Young  
City Administrator

---

Don Boeder  
Mayor