

**Barnesville City Council**  
Special Meeting  
March 26, 2003

This special meeting of the Barnesville City Council was called to order by Mayor Gene Prim at 7:30 a.m. Present were Council members Kim Simonsen, Charles Martinson, Larry Davis Jr. and Roger Cooper. Also present were City Administrator Ray Miller, General Manager Gerald Dow EDA Director Karen Laurer, Water Superintendent Todd Meyer, Tom Trowbridge from Larson-Peterson, Dean Tonsfeldt from Dean's Bulk Service, Finance Director Brian Jacobson and Pam Aakre from the Record Review. Absent were Council members Chad Hagen and Jerry Ames.

The first item discussed was the EDA request to call for a public hearing on a modification to the Redevelopment Plan. Karen Laurer explained the schedule for events necessary for modifying the current Redevelopment Plan and to establish Tax Increment Financing District No. 1-6. A building permit could be issued as early as April 24<sup>th</sup> when Dean Tonsfeldt planned to begin construction of the new facility. Karen Laurer stated that other special meetings will need to be scheduled as this project progresses. Mayor Prim asked council to adopt a resolution calling for a public hearing.

**03-26-03-01** Motion by Mr. Simonsen and second by Mr. Davis to schedule a public hearing on the proposed adoption of a modification to the redevelopment plan for redevelopment project no. 1 and the proposed establishment of tax increment financing district 1-6 and the adoption of a tax increment financing plan.. Carried.

**RESOLUTION NO. 03-26-03-01**

**RESOLUTION CALLING FOR A PUBLIC HEARING BY THE CITY COUNCIL  
ON THE PROPOSED ADOPTION OF A MODIFICATION TO THE  
REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT NO. 1 AND  
THE PROPOSED ESTABLISHMENT OF TAX INCREMENT FINANCING  
DISTRICT NO. 1-6 THEREIN AND THE ADOPTION OF A TAX INCREMENT  
FINANCING PLAN THEREFOR.**

BE IT RESOLVED by the City Council (the "Council") for the City of Barnesville, Minnesota (the "City"), as follows:

Section 1. Public Hearing. This Council shall meet on April 23, 2003, at approximately 6:30 P.M., to hold a public hearing on the proposed adoption of a Modification to the Redevelopment Plan for Redevelopment Project No. 1 (the "Redevelopment Plan Modification"), the proposed establishment of Tax Increment Financing District No. 1-6 (a "small city" economic development district), and the proposed adoption of a Tax Increment Financing Plan (the "TIF Plan") therefor (the Redevelopment Plan Modification and the TIF Plan are referred to collectively herein as the "Plans"), all pursuant to and accordance with Minnesota Statutes, Sections 469.090 to 469.1082, and Sections 469.174 to 469.1799, inclusive, as amended, in an effort to encourage the development and redevelopment of certain designated areas within the City; and

Section 2. Notice of Public Hearing, Filing of Plans. City staff is authorized and directed to work with Ehlers & Associates, Inc., to prepare the Plans and to forward documents to the appropriate taxing jurisdictions including Clay County and Independent School District No. 146. The Administrator-Clerk-Treasurer is authorized and directed to cause notice of the hearing, together with an appropriate

map as required by law, to be published at least once in the official newspaper of the City not later than 10, nor more than 30, days prior to April 23, 2003, and to place a copy of the Plans on file in the Administrator-Clerk-Treasurer's office at City Hall and to make such copy available for inspection by the public.

Karen Laurer explained that the improvement costs were not yet firm. There is no set valuation at this time. Payment could be through a five-year special assessment.

Tom Trowbridge provided a preliminary overview of costs and design. Costs could be between \$37,000 and \$75,000. Mr Trowbridge recommended alternate B .

**03-26-03-02** Motion by Mr. Simonsen to use plan B and second by Mr. Cooper. Carried.

**RESOLUTION NO. 03-26-03-02**

**IN THE MATTER OF AUTHORIZING THE PREPARATION OF A  
PRELIMINARY REPORT ON WATER IMPROVEMENTS TO  
DEAN S BULK SERVICE PROPERTY**

WHEREAS, pursuant to a request of the owner, it is proposed to make water improvements to Dean s Bulk Service and to assess the benefited property for all or a portion of the cost of the improvement, pursuant to Minnesota Statutes, Chapter 429.

NOW, THEREFORE, BE IT RESOLVED By the Council of the City of Barnesville, Minnesota, that the requested improvement be referred to Larson-Peterson and Associates, Inc. for study and that they are instructed to report to the Council with all convenient speed advising the Council in a preliminary way as to whether the proposed improvement is necessary, cost-effective, and feasible and as to whether it should best be made as proposed or in connection with some other improvement, and the estimated cost of the improvement as recommended.

Passed and adopted this 26<sup>th</sup> day of March, 2003.

Approved this 26<sup>th</sup> day of March, 2003

**03-26-03-03** Motion by Mr. Martinson and second by Mr. Simonsen. Carried.

**RESOLUTION NO. 03-26-03-03**

**IN THE MATTER OF APPROVING THE PRELIMINARY REPORT AND  
ORDERING WATER IMPROVEMENTS AND PREPARATION  
OF PLANS AND SPECIFICATIONS FOR DEAN S BULK SERVICE**

WHEREAS, pursuant to resolution of the City Council adopted March 26, 2003, a report has been prepared by Larson-Peterson and Associates, Inc. with reference to water improvements for Dean s Bulk Service, and this report was received by the City Council on March 26, 2003;

WHEREAS, that report provides information regarding whether the proposed project is

necessary, cost-effective and feasible.

NOW, THEREFORE, BE IT RESOLVED By the Council of the City of Barnesville, Minnesota:

1. The City Council considered the improvement in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429, at an estimated total cost of the improvement as described in the Preliminary Report and determined such improvement is necessary, cost effective, and feasible as detailed in the report.
2. Such improvement is hereby ordered as proposed in the Council resolution adopted the 26<sup>th</sup> day of March, 2003.
3. Larson-Peterson and Associates, Inc. is hereby designated as the engineer for this improvement. The engineer shall prepare plans and specifications for the making of such improvement.

Passed and adopted this 26<sup>th</sup> day of March, 2003.

Approved this 26<sup>th</sup> day of March, 2003.

Mayor Prim adjourned this special meeting at 8:08 a.m.

Submitted by:

Ray Miller  
City Administrator

Attest:

Eugene Prim  
Mayor