1. CALL TO ORDER -
   Special meeting of the Fairmont City Council held on
   THURSDAY, FEBRUARY 27, 2020
   at 5:30 p.m. in the City Hall Council Chambers

2. ROLL CALL -
   Mayor Foster
   Councilors: Cyphers
               Hasek
               Hawkins
               Lubenow
               Peters

3. DETERMINATION OF QUORUM -
4. PLEDGE OF ALLEGIANCE -
5. APPROVAL OF AGENDA -
6. READING OF MINUTES –
7. CELEBRATION TIME
8. OPEN DISCUSSION
9. RECOGNITIONS/PRESENTATIONS -
10. SCHEDULED HEARINGS –

10.1 Public Hearing Local Government Resolution for Application To DEED for Small Cities Development Program 2020 Funding

10.1a Notice of Public Hearing
10.1b Resolution 2020-10 with map
10.1c Resolution 2020-12 with signature pages and citizen participation plan

11. ADMINISTRATIVE APPEALS –

12. FINANCIAL REPORTS –

13. REPORTS OF BOARDS, COMMITTEES, AND DEPARTMENT HEADS –

14. LICENSES AND PERMITS –

15. OLD BUSINESS –

16. NEW BUSINESS –

17. REGULAR AND LIQUOR DISPENSARY BILLS –

18. STATUS REPORTS/COUNCIL/STAFF INFORMATION

19. ADJOURNMENT –

ADDITIONAL ATTACHMENTS –
MEETING DATE: February 27, 2020

SUBJECT: Local Government Resolution for Application to DEED for Small Cities Development Program 2020 Funding

REVIEWED BY: Mark Seivert, Interim City Administrator

SUBJECT INITIATION BY: Linsey Preuss, Economic Development Coordinator

SUBJECT BACKGROUND: Judd Schultz, Minnesota Valley Action Council (MVAC)

INTRODUCED BY: Linsey Preuss, Economic Development Coordinator

COUNCIL LIAISON:

TYPE OF ACTION:

<table>
<thead>
<tr>
<th>Motion (Voice Vote)</th>
<th>x</th>
<th>Resolution (Roll Call)</th>
<th>Discussion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ordinance 1st Reading (Introduction only)</td>
<td>Set Public Hearing (Motion)</td>
<td>Information Only</td>
<td></td>
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<tr>
<td>Ordinance 2nd Reading (Roll call)</td>
<td>Hold Public Hearing (Motion to close)</td>
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RECOMMENDED ACTION BY:

<table>
<thead>
<tr>
<th>x</th>
<th>City Staff</th>
<th>Board</th>
<th>Commission</th>
<th>Committee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Issuance</td>
<td>x</td>
<td>Approval</td>
<td>Authorization</td>
<td>No recommendation</td>
</tr>
<tr>
<td>Denial</td>
<td></td>
<td>Rejection</td>
<td>No action needed</td>
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</table>

STATEMENT: The City and MVAC have put together the full application for 2020 Small Cities Development Program funds for owner-occupied residential homes for LMI households and commercial rehabilitation. These resolutions authorize the Mayor and City Clerk to execute documents on behalf of the City. The Slum and Blight District designation is a requirement of the SCDP program for undertaking commercial building rehabilitation.

MOTION 1: To Close the Public Hearing

VOTE REQUIRED: Simple majority

MOTION 2: Adoption of Resolution 2020-10 declaring the slum and blight district as required by the SCDP program for undertaking commercial building rehabilitation.

VOTE REQUIRED: Simple majority – Roll call

MOTION 3: Adoption of Resolution 2020-12 authorizing Mayor and City Clerk to execute documents for applying to DEED for SCDP funds.

VOTE REQUIRED: Simple majority – Roll call
ATTACHMENTS:
1. Notice of Public Hearing
2. Resolution 2020-10 with map

Council Action: ____________________________ Date: ____________
NOTICE OF PUBLIC HEARING

2020 SMALL CITIES DEVELOPMENT PROGRAM FULL APPLICATION and
DESIGNATION OF SLUM AND BLIGHT DISTRICT

The City of Fairmont will be conducting a public hearing on February 27, 2020 for the purpose of providing information to the public about the city's upcoming grant application to the Small Cities Development Program (SCDP) and designation of a targeted area of the downtown as a Slum and Blight District. The SCDP program is offered to small rural communities throughout the State of Minnesota for the purpose of providing funding for infrastructure improvements, commercial rehabilitation and housing rehabilitation for low and moderate-income individuals. The Slum and Blight District designation is a requirement of the SCDP program for undertaking commercial building rehabilitation.

This meeting will take place at Fairmont City Hall located at 100 Downtown Plaza, Fairmont, MN 56031 on Thursday, February 27, 2020 at 5:30p.m., and all interested persons are encouraged to attend.

BY ORDER OF THE CITY OF FAIRMONT

/s/ Patricia J. Monsen

Patricia J. Monsen, City Clerk
RESOLUTION 2020-10

DECLARING SLUM AND BLIGHTED AREA

WHEREAS, the City of Fairmont is concerned about the economic viability of a slum and blighted area within its corporate limits; and,

WHEREAS, the slum and blighted area projects a negative visual image of the community; and,

WHEREAS, the economic, social, physical and cultural well-being of the City is adversely affected by the conditions of this slum and blighted area; and,

WHEREAS, there exists the opportunity to improve, preserve and re-develop this slum and blighted area to the benefit of the community; and,

WHEREAS, the following detrimental conditions have been identified which qualify the area under State law and Community Development Block Grant Program requirements:

1. Public Improvements are in a general state of deterioration; or,

2. At least 25% of the buildings are deteriorated or deteriorating and have at least one of the following characteristics:
   a. Physical deterioration on building or improvement;
   b. Abandonment of property;
   c. Chronic high turnover or vacancy rate;
   d. Significant decline in property value or abnormally low property value in relation to other areas of the community;
   e. Known or suspected environmental contamination.

WHEREAS, of all the parcels within the target area (map attached), 119 of them are occupied by buildings. Of the 119 buildings in the target area, 28 of them are structurally standard, 89 of them are structurally substandard, and 2 are dilapidated.

NOW THEREFORE BE IT RESOLVED, that the area shown on the attached map is designated a “Slum and Blighted Area”.


PASSED, APPROVED AND ADOPTED, this 27th day of February 2020.

Deborah J. Foster, Mayor

ATTEST:

Patricia J. Monsen, Cty Clerk
2 - ⬤ Dilapidated
28 - ○ Standard Building
89 - × Substandard Building
119 - Total Buildings
RESOLUTION 2020-12

BE IT RESOLVED that the City of Fairmont act as the legal sponsor for the project contained in the Application to be submitted on February 28, 2020 and that the Mayor and City Clerk are hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of the City of Fairmont.

BE IT FURTHER RESOLVED that Fairmont has the legal authority to apply for financial assistance, and the institutional, managerial and financial capability to ensure adequate construction, operation, maintenance and replacement of the proposed project for its design life.

BE IT FURTHER RESOLVED that Fairmont has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED that upon approval of its application by the State, the City of Fairmont may enter into an agreement with the State of Minnesota for the approved project, and that the City of Fairmont certifies that it will comply with all applicable laws and regulations as stated in all contract agreements.

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Clerk or their successors in office, are hereby authorized to execute such agreements, and amendments thereto, as are necessary to implement the project on behalf of the Applicant.

Motion by: 
Seconded by: 
All in Favor: 
Opposed: 
Abstained: 
Absent: 

PASSED, APPROVED AND ADOPTED, this 27th day of February 2020.

Deborah J. Foster, Mayor

ATTEST:

Patricia J. Monsen, City Clerk
CITY OF FAIRMONT
COMMERCIAL REHABILITATION PROGRAM

Full-Application Signatures

By signing below, the individuals understand the activities contained in the application, the identified target areas, and required policies and procedures, are eligible under the grant guidelines.

Signature of authorized official:

________________________________________
(MAYOR)

Signature of partnering community authorized official:

________________________________________

Signature of partnering community authorized official:

________________________________________

Signature of executive officer of the administrative agency (if applicable)

________________________________________
(MVAC)
City of Fairmont
Owner-Occupied Housing

Full Application Signatures

By signing below, the individuals understand the activities contained in the application, the identified target areas, and required policies and procedures, are eligible under the grant guidelines.

Signature of authorized official:

(MAYOR)

Signature of partnering community authorized official:

Signature of partnering community authorized official:

Signature of executive officer of the administrative agency (if applicable)

(MVAC)
City of Fairmont

2020 Small Cities Development Program Grant Application

Citizen Participation Plan

Pursuant to Section 104(a)(3) of the Housing and Community Development Act of 1974, as amended, this Citizen Participation Plan is hereby adopted to ensure that the citizens of Fairmont, MN (hereinafter referred to as the Applicant), particularly persons of low and moderate income residing in slum and blight areas and in areas in which CDBG funds are proposed to be used, are encouraged to participate in the planning and implementation of CDBG-funded activities.

Public Hearing

A public hearing or public hearings will be the primary means of obtaining citizen views and responding to proposals and questions related to community development and housing needs, proposed CDBG activities and past CDBG performance.

Prior to submitting a CDBG application to the State of Minnesota, the Applicant will need to conduct at least one public hearing to identify community development and housing needs, including the needs of very low and low-income persons, as well as other needs in the community that might be addressed through the CDBG program. At the hearing, the Applicant must also, at a minimum, review the proposed CDBG activities, their benefitting locations(s), overall cost and proposed financing, and the implementation schedule. In addition, the past performance of the Applicant in carrying out CDBG responsibilities should be reviewed. Compliance with historic requirements of the CDBG program must be discussed, including whether there are/may be any historic or potentially historic buildings in the target area, and how the Applicant intends to address compliance with federal regulations governing the “Protection of Historic Properties.”

Formal notice of the public hearing must be provided, which follows the posting/publication requirements of the Applicant. A public notice will also be posted in places frequented by the public, especially low and moderate-income persons benefitting from or affected by proposed CDBG activities. As circumstances warrant and as the Applicant determine necessary or appropriate, participation may additionally be specifically solicited from persons of low and moderate income, those benefitting from or affected by CDBG activities and/or representatives of such persons. Hearings will be held at times and in locations convenient to potential and actual beneficiaries and with accommodation for the handicapped. In case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate, arrangements will be made to have an interpreter present.
Citizens must be provided the opportunity to comment upon the original Citizen Participation Plan and on substantial amendments to it, or to the activities for which CDBG funds will be used.

**Public Information and Records**

Information and records regarding the proposed and past use of CDBG funds will be available at 100 Downtown Plaza, Fairmont, MN 56031 during regular office hours. The public will be so informed of this by public notice. Special communication aids can be made available to persons upon request.

**Written Comments and Response**

The Applicant will respond to written complaints and grievances, in writing, in a timely manner. When at all possible, such written responses shall be made within (15) working days.

Applicant

Signature of Chief Elected Official of Applicant

Date