

MINUTES OF THE MINNEOTA CITY COUNCIL MEETING

PURSUANT TO CALL AND DUE NOTICE THEREOF, THE CITY COUNCIL OF THE CITY OF MINNEOTA, COUNTY OF LYON, STATE OF MINNESOTA, MET IN REGULAR SESSION IN THE CITY COUNCIL CHAMBERS ON MONDAY, APRIL 12, 2021 AT 6:30 P.M.

COUNCIL PRESENT: Council Member Travis Gillund
Council Member Tim Koppien
Council Member Nancy Reisdorfer
Council Member Amber Rodas

COUNCIL ABSENT: Mayor John Rolbiecki

STAFF PRESENT: Shirley Teigland

OTHERS PRESENT: Kevin Anundson, Mark Buysse, Doug DeSmet, Brad Minnehan,
Jeff Sussner, Bill Ufkin

ITEM 1: CALL TO ORDER

Acting Mayor Travis Gillund called the regular monthly meeting to order at 6:30 p.m.

ITEM 2: CALL FOR AGENDA ADDITIONS

The Administrator asked that the following item be added: \$5,304.85 additional bills register

ITEM 3: ADOPT AGENDA

Koppien motioned, seconded by Reisdorfer to adopt the agenda as amended with the addition as listed above.
MOTION PASSED UNANIMOUSLY

ITEM 4: PUBLIC HEARING

Koppien motioned, seconded by Reisdorfer to open the Local Board of Appeals & Equalization public hearing at 6:31 p.m. to provide a fair and objective forum for property owners to appeal their valuation or classification of property taxes. MOTION PASSED UNANIMOUSLY. Kevin Anundson and Brad Minnehan spoke with Lyon County Assessor Mark Buysse about the proposed value of the Minneota Housing Corporation apartment building being considerably higher than the Westview Properties LLC building while also pointing out the substantial differences between the 2 apartment buildings per unit valuations. There was additional discussion about the average property value increases Minneota Housing Corporation has seen each year and the assessors were questioned on how this value is calculated. Local Assessor Erik Skoquist was present via Zoom Meeting to review how values are calculated and what criteria is used in setting the values. Mr. Buysse also confirmed that limited apartment sale data makes the valuation process much more complicated but agreed to review the process being used to calculate the property values and will report back to the Minneota Housing Corporation representatives in greater detail once he has had time to review all information. Mr. Buysse will also provide the group with direction on available classification change options. Mr. Anundson asked the Council to consider lowering the estimated market value on the property. No other interested persons were present to comment. Reisdorfer motioned, seconded by Rodas to close the public hearing at 7:35 p.m. MOTION PASSED UNANIMOUSLY. Reisdorfer motioned, seconded by Rodas to reduce the Estimated Market Value on Parcel # 28.112002.0 to \$594,600. MOTION PASSED UNANIMOUSLY

ITEM 5: MEETING MINUTES

The Council reviewed the prior month Council meeting minutes. With no questions or additional comments Koppien motioned, seconded by Rodas to approve the March 18, 2021 council meeting minutes. MOTION PASSED UNANIMOUSLY

ITEM 6: REPORTS & UPDATES

The Council reviewed the following reports and had no additional questions or comments: (6a) – 4/1/21 Police report as submitted by Chief Bolt; (6b) - the current Financial Report as submitted by Administrator Teigland; (6c) – Y-T-D Budget; (6d) – 2020 Consumer Confidence Report; (6e) – Conservation Reporting; (6f) – 2020 Wastewater Compliance

ITEM 7: EXPENSES & DISBURSEMENTS

Koppien motioned, seconded by Reisdorfer to approve the payment of \$59,479.26 (as listed on the check register summary), to approve the payment of \$21,227.67 (as listed on the payroll check register) and to approve the payment of \$5,304.85 in additional bills (as listed on the second check register summary). MOTION PASSED UNANIMOUSLY

ITEM 8: CONCERNED CITIZENS

No comments or requests were received either in person or in writing.

ITEM 9: FIRE DEPARTMENT

Doug DeSmet reviewed information with the Council regarding the Minneota Firemen Relief's Association pension fund. According to the State of MN, a pension funding ratio of 1.25:1 is considered to be healthy and currently, the Minneota Fire Relief Association's funding ratio is 1.40:1. Based on the fund's investment performance Mr. DeSmet asked the Council to consider a proposal to increase the pension benefit level to ensure that the individuals serving on the Fire Department receive a justified pension for the work they perform. Mr. DeSmet also stated that the Relief Board and Firemen Membership Board are in favor of increasing the pension benefit to \$1,750 per year of service. Rodas motioned, seconded by Reisdorfer to approve the pension increase from \$1,500 to \$1,750 per year of service. MOTION PASSED UNANIMOUSLY. Jeff Sussner also spoke with the Council about increasing the Fire Department's membership to ensure that staffing levels do not drop below 26 members. Koppien motioned, seconded by Rodas to approve hiring additional firemen and increase the Fire Department's membership from 26 up to 30. MOTION PASSED UNANIMOUSLY. Reisdorfer motioned, seconded by Rodas to approve hiring Keith Vlaminck as a Volunteer Firemen. The position is conditional on passing a medical physical, background check and final approval by the firemen membership. MOTION PASSED UNANIMOUSLY

ITEM 10: 2021 INSURANCE APPRAISAL

The Council reviewed the HCA Asset Management insurance appraisal report along with a listing of all current appraised building values, content limits and premium charges in comparison with projected appraisal values and premiums. The final adjustment in the annual premium will result in a \$3,691 increase. Rodas motioned, seconded by Reisdorfer to approve the premium increases as listed on the spreadsheet for the following locations: City Hall & Community Center, Fire Hall, Senior Citizen Center, City Shop, Madison Street Lift Station, Riverside Park Picnic Shelter, Lyon Street Lift Station, Hwy 68 Well House, 217 S Jefferson Well House, Christianson Park Picnic Shelter and Property, 100 E 1st Street Property, Grant Street Lift Station, North Monroe Swimming Pools, Swimming Pool Bath House & Swimming Pool Filter House. MOTION PASSED UNANIMOUSLY. Rodas motioned, seconded by Reisdorfer to decline coverage on the Wastewater Ponds. MOTION PASSED UNANIMOUSLY

ITEM 11: PUBLIC WORKS

Rodas motioned, seconded by Reisdorfer to hire Ronald Funk for the part-time Public Works/Mower position. MOTION PASSED UNANIMOUSLY

ITEM 12: SWIMMING POOL

Rodas motioned, seconded by Reisdorfer to hire the following Pool Staff for the 2021 season: Manager/Head Lifeguard – Anna Gruenes; Certified Pool Operator – Barbara Knutson; Lifeguards – Reagan Bierschenk, Tristan Bierschenk, Abby Frie, Grace Hennen, Faith Myhre and Katie Walerius. MOTION PASSED UNANIMOUSLY. Reisdorfer motioned, seconded by Rodas to approve Erin Stevens' request to conduct a community style swim team event 1-2 times a week. Ms. Stevens will reimburse the City \$25 per event for use of the pool. MOTION PASSED UNANIMOUSLY

ITEM 13: ALLEY VACATE PUBLIC HEARING

Rodas motioned, seconded by Koppien to open the public hearing at 7:30 p.m. to obtain public comment regarding the proposed vacation of part of the alley lying northwest of Lot 7, Block 34, 5th Railroad Addition to the City of Minneota. MOTION PASSED UNANIMOUSLY. The Council noted that it is in the Public's interest to vacate a portion of an alley to allow for improvement of adjacent property, and the area is not needed by the public for transit or access to adjacent property. No other interested persons were present to comment. Rodas motioned, seconded by Koppien to close the public hearing at 8:08 p.m. Gillund motioned, seconded by Reisdorfer to adopt Resolution 21-08 vacating a portion of an alley for improvement of adjacent property legally described as Commencing at the Northwest corner of Lot 7, Block 34, 5th Railroad Addition to the City of Minneota; Thence North 34 degrees, 25 minutes, 13 seconds East a distance of 3 feet which line is the northerly extension of the northwesterly line of said Lot 7; thence Northwesterly at right angles a distance of 10 feet; thence South 34 degrees, 25 minutes, 13 seconds West a distance of 3 feet; thence Southeasterly a distance of 10 feet to the point of the beginning. MOTION PASSED UNANIMOUSLY

ITEM 14: HIGHWAY 68 PROJECT

The Council reviewed letters from the MN Department of Transportation regarding the Offer to Sell and Memorandum of Conditions approved by the Council and signed by the Mayor and City Administrator granting the State of Minnesota the right to purchase the property at several locations along Highway 68. All paperwork has been accepted by the Commissioner of Transportation for the State of Minnesota and possession of the properties will be transferred to MnDOT as of the date of the letters. Warranty Deeds will be submitted for recording in Lyon County and payment will be made to the City when the documents are recorded. No action is needed by the Council.

ITEM 15: ZONING PERMITS

Koppien motioned, seconded by Rodas to approve the following zoning permit: Friedrichs, Chad – 211 S. Jefferson Street – 8' x 24' Deck and 10' x 20' Utility Shed. MOTION PASSED UNANIMOUSLY.

ITEM 16: GAMBLING PERMIT

Koppien motioned, seconded by Reisdorfer to approve a gambling permit for Countryside Golf Club to sell raffle tickets with the drawing being held July 24, 2021. MOTION PASSED UNANIMOUSLY

ITEM 17: REHAB LOAN

Rodas motioned, seconded by Koppien to approve a rehab loan in the amount of \$2,826 for David and Kimberly Craft, repayable over a 6-year period at 2% interest. MOTION PASSED UNANIMOUSLY

ITEM 18: FIRE TRUCK PURCHASE

Administrator Teigland updated the Council on receiving approval for funding from Austin Claeys, Community Programs Loan Specialist, Rural Development, USDA to purchase a new 2021 Rosenbauer Pumper Truck. USDA has also awarded the City a \$50,000 grant towards the purchase and the City has also been approved for a loan to cover all other purchase costs in an amount the City chooses over a period of 15 years with a 2.125% interest rate. No action was needed by the Council.

ITEM 19: LIBRARY

The Council looked over the application that has been filed with the MN Department of Education for a matching grant opportunity to help cover a portion of the cost of the exterior repointing repair project scheduled to take place in phases on the Library building. No action is needed by the Council.

ITEM 20: LIQUOR LICENSE

Koppien motioned, seconded by Reisdorfer to approve an On-Sale Beer License for the Minneota Amateur Baseball Association doing business as the Minneota Mudhens. MOTION PASSED UNANIMOUSLY

ITEM 21: ADJOURNMENT

Koppien motioned, seconded by Rodas to adjourn the meeting at 8:15 p.m. MOTION PASSED UNANIMOUSLY

The next scheduled Regular Council Meeting is scheduled for May 12, 2021 at 6:30 p.m.

ATTEST:

Shirley Teigland, City Administrator

John Rolbiecki, Mayor

Council Approved May 12, 2021