

## 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 13, 2026 AT 6:30 P.M.

**COUNCIL PRESENT:** Mayor John Rolbiecki  
Council Member Travis Gillund  
Council Member Chris Swoboda  
Council Member Nancy Reisdorfer

**COUNCIL ABSENT:** Council Member Tim Koppien

**STAFF PRESENT:** Chesney Guetter, Shalayna Kloos, Mario RedLegs

**OTHERS PRESENT:** John Noyes, Erik Skogquist, Mark Buysse, Bradin Wyffels

### **ITEM 1: CALL TO ORDER**

Mayor Rolbiecki called the regular monthly meeting to order at 6:31 p.m.

### **ITEM 2: CALL FOR AGENDA ADDITIONS**

The Administrator asked that a zoning permit for 613 N Madison Street be added to the agenda.

### **ITEM 3: ADOPT AGENDA**

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

### **ITEM 4: PUBLIC HEARING – LOCAL BOARD OF APPEALS**

Gillund motioned, seconded by Swoboda to open the public hearing at 6:31 p.m. for the purpose of the Local Board of Appeals and Equalization to provide a fair and objective forum for property owners to appeal their valuation or classification of property taxes. Per Mark Buysse, Lyon County Assessor, for the 2026 assessment, Minneota had 10 sales transactions with a preliminary sales ratio of 103.65%. The assessment level for all property types in all jurisdictions in Minnesota is 100%, with an acceptable median ratio falling within the range of 90 to 105 percent. Sales ratios are only calculated and further scrutinized, according to Minnesota statute, when there are at least 6 sales, including extremes, for a property type within a jurisdiction. With the statutory requirement being met and after analysis of all neighborhoods and properties within the City of Minneota, residential property saw no change overall other than new construction, depreciation, and etc. Industrial Park and warehouse parcels saw land and overall building valuation updates. Some of the changes were quite significant overall, while others saw minimal to no change. Troy and Martha Muhl approached the Assessor prior to the meeting and requested a reconsideration of the current market valuation on their property located at 108 S Jefferson Street. Chris Swoboda approached the County Assessor and requested a reconsideration of the current market valuation on his property located at 603 N Madison Street as there is no longer a structure on the property. No other persons were present to comment. Gillund motioned, seconded by Reisdorfer to reduce the Estimated Market Value on Parcel # 28.102006.0 to \$8,300 and Parcel # 28.110010.0 to \$8,800. SWOBODA ABSTAINED, MOTION PASSED. Reisdorfer motioned, seconded by Swoboda to close the public hearing at 6:55 p.m. MOTION PASSED UNANIMOUSLY.

### **ITEM 5: MEETING MINUTES**

The Council reviewed the prior month Council meeting minutes. With no questions or additional comments Reisdorfer motioned, seconded by Swoboda to approve the March 9, 2026 Council meeting minutes. MOTION PASSED UNANIMOUSLY

**ITEM 6: REPORTS & UPDATES**

The Council reviewed the following reports and had no additional questions or comments: (6a) - the current Financial Report as submitted by Administrator Guetter; (6b) – Y-T-D Budget; (6c) – Police report as submitted by Chief RedLegs.

**ITEM 7: EXPENSES & DISBURSEMENTS**

Reisdorfer motioned, seconded by Swoboda to approve the payment of \$119,754.05 (as listed on the check register summary), to approve the payment of \$27,972.87 (as listed on the payroll check register). MOTION PASSED UNANIMOUSLY.

**ITEM 8: CONCERNED CITIZENS**

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

**ITEM 9: ARBOR DAY PROCLAMATION**

Gillund motioned, seconded by Swoboda to approve the Proclamation of April 24, 2026 as Arbor Day and the month of May 2026 as Arbor Month in the City of Minneota. MOTION PASSED UNANIMOUSLY

**ITEM 10: PARKS**

(10a) – John Noyes approached the Council with a request that the City install a 25’ x 30’ cement pad at Christianson Park to provide an area for kids to play basketball, as well as reopen the restrooms, which were previously closed due to vandalism. Following discussion, Council directed the Administrator to review the parks budget and determine whether funds are available for the project which is estimated to cost \$6,000-7,000 for the cement pad alone. (10b) – Swoboda motioned, seconded by Reisdorfer to rehire Chase Johnson as the City’s part-time mower. MOTION PASSED UNANIMOUSLY

**ITEM 11: INDUSTRIAL PARK**

The City is working with DGR Engineering to pursue funding through the Minnesota Department of Employment and Economic Development (DEED) for expansion in the Industrial Park. The project would extend water, sewer, and road infrastructure to support expansion of UFP Industries and future industrial development. UFP anticipates investing \$2.0-3.0 million and adding 5-10 new jobs. DGR has begun drafting the application and coordinating with DEED. DEED indicated the project is a strong candidate for funding, however, the next funding round is not expected until July-September 2026. A “barebones” infrastructure option to provide UFP with the necessary water, sewer, and road improvements is estimated to cost approximately \$300,000-400,000. Council directed the Administrator to discuss the project with financial advisor Mike Bubany before furthering discussion.

**ITEM 12: POOL**

(12a) – Swoboda motioned, seconded by Reisdorfer to approve a \$5.00 increase to all season pass rates and a \$5.00 increase per child for swim lessons. MOTION PASSED UNANIMOUSLY (12b) – Pool wages were discussed. Following a wage study comparing lifeguard and WSI wages in surrounding communities, Swoboda motioned, seconded by Reisdorfer to increase lifeguard wages based on the average wages identified in the study. MOTION PASSED UNANIMOUSLY

**ITEM 13: ZONING PERMITS**

Reisdorfer motioned, seconded by Gillund to approve the zoning permit as listed below. MOTION PASSED UNANIMOUSLY

a) Ahmann, Mike & Denise – 609 E Lyon Street – 50’ x 40’ x 14’ Garage

**ITEM 14: REHAB**

A request from Development Services, Inc. (DSI) to use the City’s rehab funds to assist an additional applicant with home repairs was tabled at last month’s meeting. Gillund motioned, seconded by Swoboda to take no action at this time. MOTION PASSED UNANIMOUSLY

**ITEM 15: MINNEOTA SCHOOLS**

(15a) – A request from Minneota Public Schools asking the City to contribute funds towards the playground was tabled at last month’s meeting. Gillund Motioned, seconded by Reisdorfer to take no action at this time. MOTION PASSED UNANIMOUSLY (15b) – Mayor Rolbiecki met with Scott Monson prior to the meeting to discuss improvements at KP Kompelien Field, including field lighting and a new scoreboard. Mayor Rolbiecki will obtain bids for the project and bring them back to the Council for review and further discussion.

**ITEM 16: STAFFING**

Gillund motioned, seconded by Swoboda to approve the hiring of Joan Driemeyer as part time librarian at the recommended starting wage. MOTION PASSED UNANIMOUSLY

**ITEM 17: ADJOURNMENT**

Gillund motioned, seconded by Swoboda to adjourn the meeting at 8:01 p.m. MOTION PASSED UNANIMOUSLY

*The next Regular Council Meeting is scheduled for May 11, 2026 at 6:30 p.m.*

ATTEST:

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Chesney Guetter, City Administrator

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John Rolbiecki, Mayor

Council Approved May 11, 2026