

## 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 14, 2025 AT 6:30 P.M.

**COUNCIL PRESENT:** Council Member Travis Gillund  
Council Member Tim Koppien  
Council Member Chris Swoboda  
Council Member Nancy Reisdorfer

**COUNCIL ABSENT:** Mayor John Rolbiecki

**STAFF PRESENT:** Chesney Guetter

**OTHERS PRESENT:** Mark Buysse, Erik Skogquist, Bradin Wyffels, Royal Hettling, Doug DeSmet, John Winters, Monte Yeo, Matt Boettger

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

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

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

There were no additions to the agenda.

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

Koppien motioned, seconded by Swoboda to adopt the agenda as presented. MOTION PASSED UNANIMOUSLY

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

Koppien motioned, seconded by Reisdorfer to open the public hearing at 6:35 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 2025 assessment, Minneota had 8 sales transactions with a preliminary sales ratio of 91.06%. 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. With the assessment level falling below statutory requirement and after analysis of all neighborhoods and properties within the City of Minneota, all residential property saw on average a 10% increase overall excluding new construction, depreciation, etc. Francis Johnson approached the County Assessor and requested a reconsideration of the current market valuation on the *Merrill Johnson Estate* property. Lawrence Rogge approached the County Assessor with questions about his market valuation. Mr. Buysse explained the Rogge property had not been reviewed since before the latest property improvements were completed and thus causing the jump in property value. No other persons were present to comment. Swoboda motioned, seconded by Koppien to reduce the Estimated Market Value on Parcel # 28.100090.0 to \$44,600 and no change on Parcel # 28.120013.0. MOTION PASSED UNANIMOUSLY. Koppien motioned, seconded by Gillund to close the public hearing at 7:04 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 18, 2025 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.

**ITEM 7:       EXPENSES & DISBURSEMENTS**

Reisdorfer motioned, seconded by Koppien to approve the payment of \$195,721.90 (as listed on the check register summary), to approve the payment of \$49,610.41 (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:       E LYON STREET PROJECT**

The Council reviewed the following updates: (9a) – Riley Rinehart with DGR was present via Microsoft Teams to give an update on the E Lyon Street construction project. Per Mr. Rinehart, a preconstruction meeting was held at City Hall on April 1<sup>st</sup> with representatives from all stakeholders present. Duininck’s preliminary schedule shows work starting at the wastewater treatment ponds on April 21<sup>st</sup> and on E Lyon Street on April 28<sup>th</sup>, with completion expected by September 23<sup>rd</sup>. Tree stump grinding may begin earlier. The schedule is subject to weather and other variables. Attendance was strong at the open house and feedback was positive. Common topics included mail and garbage service, home access, water shutdowns, etc. DGR will have on-site oversight and manage payment applications and funding requests. Progress meetings will occur biweekly on Tuesdays and are open to the public. (9b) – Royal Hettling was present to express concerns regarding parking access during construction. He noted that if the City wishes to allow residents to use his lot for temporary parking, a formal rental agreement and appropriate liability insurance coverage will be required. Koppien motioned, seconded by Reisdorfer to table this item for future discussion. MOTION PASSED UNANIMOUSLY

**ITEM 10:      CITY HALL BAR & GRILL**

T & P Enterprises, LLC DBA City Hall Bar & Grill, submitted a request prior to the meeting seeking Council approval to utilize the Dawson Fire Department’s gambling permit for conducting pull tab sales at their establishment. The business is currently operating under the gambling license through the Ivanhoe Fire Department. Koppien motioned, seconded by Reisdorfer to table this item for future discussion. MOTION PASSED UNANIMOUSLY

**ITEM 11:      POLICE DEPARTMENT**

A compensation matter regarding part-time law enforcement staffing was brought to the City’s attention for review. Swoboda motioned, seconded by Koppien to adjust compensation for part-time law enforcement staff back to the current category and wage step scale. MOTION PASSED UNANIMOUSLY

**ITEM 12:      MINNEOTA INDUSTRIAL PARK FOURTH ADDITION**

Swoboda motioned, seconded by Reisdorfer to adopt Resolution 25-08 approving the Preliminary and Final Plat of the Minneota Industrial Park Fourth Addition to the City of Minneota along with all conditions, easements, and directions, if any, contained in that plat. MOTION PASSED UNANIMOUSLY

**ITEM 13:      FIRE DEPARTMENT**

Swoboda motioned, seconded by Reisdorfer to approve increasing the Fire Relief benefit to \$2,000 per year of service. MOTION PASSED UNANIMOUSLY

**ITEM 14:      PARKS DEPARTMENT**

The City Council received 11 applications for the seasonal mowing position. Koppien motioned, seconded by Reisdorfer to have the personnel committee conduct interviews and present a recommendation at the next meeting. MOTION PASSED UNANIMOUSLY

**ITEM 15:      MAPLE PLACE ADDITION**

A potential zoning compliance issue was brought to the Council’s attention regarding advertised site usage in a

residential area. Koppien motioned, seconded by Reisdorfer to have John Engels send a letter clarifying permitted uses within the zoning district. MOTION PASSED UNANIMOUSLY

**ITEM 16: LYON COUNTY HAZARD MITIGATION PLAN**

Reisdorfer motioned, seconded by Swoboda to adopt Resolution 25-07 adopting the Lyon County 2024 Hazard Mitigation Plan dated September 19, 2024. MOTION PASSED UNANIMOUSLY

**ITEM 17: LIBRARY – GRANT FUNDS**

Swoboda motioned, seconded by Reisdorfer to adopt Resolution 25-09 accepting grant funds from the CCF Public Libraries Grant Program. MOTION PASSED UNANIMOUSLY

**ITEM 18: CITY ADMINISTRATOR**

Reisdorfer motioned, seconded by Koppien to adopt Resolution 25-06 granting the City Administrator certain authority in regard to financial institutions. MOTION PASSED UNANIMOUSLY

**ITEM 19: ADJOURNMENT**

Koppien motioned, seconded by Swoboda to adjourn the meeting at 7:55 p.m. MOTION PASSED UNANIMOUSLY

*The next Regular Council Meeting is scheduled for May 12, 2025 at 6:30 p.m.*

ATTEST:

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Chesney Guetter, Interim City Administrator

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John Rolbiecki, Mayor

Council Approved May 12, 2025