

## MINUTES OF THE MINNEOTA CITY SPECIAL 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 SPECIAL SESSION IN THE CITY COUNCIL CHAMBERS ON MONDAY, APRIL 21, 2014 AT 7:00 P.M.

**COUNCIL PRESENT:** Mayor Bill Ufkin  
Council Member Tim Koppien  
Council Member Mary Johnson  
Council Member Nancy Reisdorfer

**COUNCIL ABSENT:** Council Member Jerry Teigland

**STAFF PRESENT:** Shirley Teigland

**OTHERS PRESENT:** Dean Champine, Karen Dalager, Robert Pazdernik, Carolyn Runholt  
Erik Skogquist, Larry Teigland

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

Mayor Ufkin called the special council meeting to order at 7:00 p.m.

### **ITEM 2: ADOPT AGENDA**

Johnson motioned, seconded by Koppien to adopt the agenda. MOTION PASSED UNANIMOUSLY.

### **ITEM 3: PUBLIC HEARING – ANNUAL BOARD OF APPEALS & EQUALIZATION**

Dean Champine, Lyon County Assessor, explained to the Council that the City's residential property tax ratio is a bit low at 87% and primarily due to having only 8 sales in the past year. The MN Dept of Revenue recommends that ratios be between 90% and 105% of what property sells for. Mr. Champine also explained that rates have been fluctuating up and down the past few years and rather than overreacting the Dept of Revenue agreed that the rates should be left as is and reviewed next year using additional housing market information when calculating. Commercial rates remained steady and Agricultural property rates were up approximately 12%.

Karen Dalager asked the assessors why their property value had increased by \$10,000 when there have been no improvements made? The assessors reviewed the paperwork and agreed that an adjustment could be made. Reisdorfer motioned, seconded by Koppien to make an adjustment to Michyl & Karen Dalager, 201 – 2<sup>nd</sup> Street E property from \$123,000 to \$117,700. MOTION PASSED UNANIMOUSLY

The Council also reviewed a letter from Tom Nomeland to lower the value of 2.48 acres of property he owns near the ballpark and walking path. The assessors reviewed the paperwork and agreed that an adjustment could be made. Johnson motioned, seconded by Reisdorfer to make an adjustment to B.H. Grace Farms, LLC, 8<sup>th</sup> Railroad Addition 01010001 2.48 Acres Outlot Z property from \$7,400 to \$3,500. MOTION PASSED UNANIMOUSLY

Koppien motioned, seconded by Reisdorfer to recess the Public Hearing at 7:27 p.m.

**ITEM 4: LOT ACQUISITION**

The Council reviewed a Quit Claim Deed and agreement with Joe Cobb and Cheryl Cobb, owners of certain real property in the City of Minneota legally described as Lot 1, Block 21, 4<sup>th</sup> Railroad addition to the City of Minneota. Joe and Cheryl Cobb will sign a quit claim deed conveying the property to the City of Minneota in an as-is where-is condition. In consideration of this transfer, the City of Minneota will not pursue collection of the costs incurred fighting the fire and cleaning up the property against Joe and Cheryl Cobb. Johnson motioned, seconded by Reisdorfer to accept the Quit Claim Deed and agreement authorizing Bill Ufkin as Mayor and Shirley Teigland as City Administrator to sign the necessary paperwork on behalf of the City. MOTION PASSED UNANIMOUSLY

Koppien motioned, seconded by Johnson to reopen the Public Hearing at 7:45 p.m. MOTION PASSED UNANIMOUSLY

Reisdorfer motioned, seconded by Koppien to close the Public Hearing at 7:49 p.m. MOTION PASSED UNANIMOUSLY

**ITEM 4a: LOT CLEAN UP**

The Council reviewed proposals from D & G Excavating, Olson Sanitation and Thompson Excavating for fire debris clean up in the City dump grounds and discussed other details and options for the remaining debris on Lot 1, Block 21, 4<sup>th</sup> Railroad addition. Johnson motioned, seconded by Reisdorfer to accept D & G Excavating’s proposal to remove the debris from the City dump ground. JOHNSON, REISDORFER, AND UFKIN VOTED YES, WITH KOPPIEN VOTING NO. MOTION PASSED. Johnson motioned, seconded by Reisdorfer to rescind the motion to accept D & G Excavating’s proposal to remove the debris from the City dump ground. MOTION PASSED UNANIMOUSLY. Johnson motioned, seconded by Reisdorfer to advertise for sealed bids to sell the property described as Lot 1, Block 21, 4<sup>th</sup> Railroad addition as is with bids being received at the City Office until 5:00 p.m. May 9, 2014. JOHNSON, REISDORFER AND KOPPIEN VOTED YES, WITH UFKIN VOTING NO. MOTION PASSED. Ufkin motioned, seconded by Reisdorfer to ask for proposals to clean up the debris on Lot 1, Block 21, 4<sup>th</sup> Railroad addition. MOTION PASSED UNANIMOUSLY

**ITEM 5: CHIEF OF POLICE INTERVIEWS**

Interviews for the top five candidates will be held May 1, 2014 and May 5, 2014 beginning at 5:30 p.m.

**ADJOURNMENT**

Koppien motioned, seconded by Johnson, to adjourn the meeting at 8:25 p.m. MOTION PASSED UNANIMOUSLY.

The next regular council meeting is scheduled for May 12, 2014 at 6:30 p.m.

ATTEST:

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Bill Ufkin, Mayor

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Shirley Teigland, City Administrator

Council Approved May 12, 2014