

## 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, NOVEMBER 13, 2017 AT 6:30 P.M.

**COUNCIL PRESENT:** Mayor John Rolbiecki  
Council Member Travis Gillund  
Council Member Tim Koppien  
Council Member Amber Rodas  
Council Member Jerry Teigland

**STAFF PRESENT:** Shirley Teigland

**OTHERS PRESENT:** John Engels, Byron Higgin, Nathan Schmig

**ITEM 1: CALL TO ORDER**

Mayor John Rolbiecki 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: \$3,887.33 additional bills register.

**ITEM 3: ADOPT AGENDA**

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

**ITEM 4: PUBLIC HEARING**

Rolbiecki motioned, seconded by Koppien to open the Public Hearings at 6:31 p.m. to hear comment from the public in regards to a request to abate taxes on property owned by City Hall Bar and Grill and an ordinance amending the City Code to change the side setbacks for corner lots in the City of Minneota and consider additional changes to the Zoning Code. MOTION PASSED UNANIMOUSLY. Nate Schmig, 400 N Adams, stated his support of the City abating taxes for the City Hall Bar & Grill. Teigland motioned, seconded by Gillund to close the public hearing at 7:01 p.m. MOTION PASSED UNANIMOUSLY

**ITEM 5: TAX ABATEMENT**

City Attorney John Engels reviewed the abatement process with the Council and confirmed that the City has the authority to approve the tax abatement pursuant to MN Statutes, Sections 469.1812 through and including 469.1815 (2016). The Council can agree to assist with the renewal and expansion of a business on Main Street to improve the quality of life in Minneota, renovate blighted property, preserve the tax base, encourage development and enhance employment opportunities in the City. The request meets the requirements as set forth by MN State Statute and the Council will consider abating a portion of the City share of property taxes for a period of two years. John Engels, City Attorney will draft a resolution with all pertinent details and timeline for the Council's consideration at the December regular council meeting.

**ITEM 6: ORDINANCE 17-01**

Teigland motioned seconded by Gillund to adopt Ordinance 17-01 and amend Subdivision 7, paragraph 1 of the Zoning and Land Use Ordinance to read as follows: Corner Lots. The set-back for a front yard shall be 25 feet from the lot line. The setback for the side-yard on the side adjacent to a city street shall be 10 feet from the lot line. The setback for the side-yard on the side that is not adjacent to a city street and the rear yard shall be 5 feet from the respective lot lines. MOTION PASSED UNANIMOUSLY

**ITEM 7: COUNCIL MEETING MINUTES**

The Council reviewed the prior month Council meeting minutes. With no questions or additional comments Teigland motioned, seconded by Koppien to approve the October 9, 2017 Regular Council meeting minutes and the October 25, 2017 Special Council meeting minutes. MOTION PASSED UNANIMOUSLY

**ITEM 8: REPORTS & UPDATES**

The Council reviewed the following reports: (8a) - the November 6, 2017 Police report as submitted by Chief Bolt; (8b) the current Financial Report as submitted by Administrator Teigland; (8c) – Y-T-D Budget Status Report; (8d) and the October 11, 2017 Active Living Committee Meeting Minutes.

**ITEM 9: APPROVE DISBURSEMENTS**

Koppien motioned, seconded by Rodas to approve the payment of \$80,039.64 (as listed on the check register summary), to approve the payment of \$18,869.61 (as listed on the payroll check register) and to approve the payment of \$3,887.33 in additional bills (as listed on the second check register summary). MOTION PASSED UNANIMOUSLY

**ITEM 10: CONCERNED CITIZENS**

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

**ITEM 11: 2018 PRELIMINARY BUDGET**

The Council reviewed a number of changes made to the 2018 Preliminary Budget that would reduce the projected levy from 5.74% to 2.5%. The Administrator will review additional modifications to the budget prior to the Council certifying a final levy in December.

**ITEM 12: HOUSING DEVELOPMENT**

The Council discussed a preliminary site plan and construction cost estimate for the Gorecki land development project. The estimate is considerably higher than expected and the Administrator will work with City Engineer Trent Bruce on other site plan options and have additional information for the council to review at the December meeting.

**ITEM 13: UTILITY RATE INCREASE**

The Council reviewed the 2014 utility rate study findings and the City's plan to spread out the necessary increases over a period of years. To stay in line with the rate study projections it will be necessary to implement a 5% increase in the 2018 rates. The Administrator will compile additional data and enterprise fund projections prior to the Council making a final decision at the December council meeting.

**ITEM 14: RESOLUTION 17-20**

Rolbiecki motioned, seconded by Gillund to adopt Resolution 17-20 directing the city clerk to certify a delinquent utility account as a special assessment for the full amount payable in 2018 to the Lyon County Auditor for collection. MOTION PASSED UNANIMOUSLY

**ITEM 15: MORTGAGE SATISFACTION**

Teigland motioned, seconded by Koppien to authorize John Rolbiecki as Mayor and Shirley Teigland as City Administrator to sign on behalf of the City, a satisfaction for the Combination Mortgage and Deferred Loan Agreement with Carol Janiszski. MOTION PASSED UNANIMOUSLY

**ITEM 16: GAMBLING PERMIT**

Teigland motioned, seconded by Koppien to approve a Gambling Permit for the Southwest Sportsman Club Inc. bingo and raffle event to be held February 17, 2017. MOTION PASSED UNANIMOUSLY

**ITEM 17: RESOLUTION 17-21**

Rolbiecki motioned, seconded by Gillund to adopt Resolution 17-21 for deferment of special assessments on property described as all of Block 1 of First Railway Addition to the City of Minneota, except the westerly 65 feet thereof, Lyon County Minnesota. MOTION PASSED UNANIMOUSLY

**ADJOURNMENT**

Koppien motioned, seconded by Rodas, to adjourn the meeting at 7:35 p.m. MOTION PASSED UNANIMOUSLY.

*The next scheduled Regular Council Meeting is scheduled for December 11, 2017 at 6:30 p.m.*

ATTEST:

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Shirley Teigland, City Administrator

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John Rolbiecki, Mayor

Council Approved December 11, 2017