

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 SPECIAL SESSION IN THE CITY COUNCIL CHAMBERS ON WEDNESDAY, OCTOBER 25, 2017 AT 6:30 P.M.

COUNCIL PRESENT: Council Member Travis Gillund
Council Member Tim Koppien
Council Member Amber Rodas
Council Member Jerry Teigland

COUNCIL ABSENT: Mayor John Rolbiecki

STAFF PRESENT: Shirley Teigland

OTHERS PRESENT: Gerald Abels, Trent Bruce, Judy Drown, Kay Drown, Riley Rinehart, Doug Spanton

ITEM 1: CALL TO ORDER

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

ITEM 2: ADOPT AGENDA

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

ITEM 3: PUBLIC HEARING – 2016 ADAMS STREET PROJECT

Teigland motioned, seconded by Koppien to open the Public Hearing at 6:31 p.m. MOTION PASSED UNANIMOUSLY

As part of the special assessment process a public hearing was conducted to answer questions and hear comment from the public regarding the 2016 Adams Street Improvement Project. Properties adjacent to streets included in the project will be assessed in accordance with MN State Statute. The total project cost was 2.6 million dollars and approximately 10% will be assessed to benefiting adjacent property owners. The remainder of the project cost was funded through loans, grants, utility fees and property tax. The Council will approve the special assessment role at the end of the meeting and property owners will have 30 days to pay the assessment in full. If the assessment is not paid by November 24, 2017 the Clerk is instructed to certify the special assessments to the Lyon County Auditor. The special assessments will be added to the property owner's real estate taxes for a period of 15 years with an interest rate of 3.75%.

Doug Spanton, 300 N Adams, asked if he could pay off a portion of the assessment prior to being certified and/or make additional payments on the assessment's principal in subsequent years. Administrator Teigland will speak with the County Auditor to verify what options are available and call Mr. Spanton to discuss the Auditor's instructions. Mr. Spanton stated that there is additional settling taking place in the street where the contractor had to repair a sag in the sewer and also asked what could be done about grass that wasn't seeded by his driveway. Gerald Abels, 210 N Adams, mentioned an area of sidewalk near his residence retaining water. Trent Bruce confirmed that there is a warranty period included in the contract and these issues will be addressed.

Kay Drown, 202 E Lyon Street, objected to the footage being assessed on her property. The special assessment letter listed 39 feet but the most recent measurement is 28 feet. Trent Bruce acknowledged that there were questions with the County's GPS at this location and agreed that the correct length is 28 feet. The Clerk is instructed to change the footage on the special assessment roll to 28 feet. Mrs. Drown also asked about the City's deferral process. The Administrator gave Mrs. Drown the City's Special Assessment Deferral Application and asked her to return all pertinent paperwork to the Admin Office as soon as possible so that the application can be reviewed and given to the Council for final approval. The Administrator told the Council that Jack Jerzak, 309 N Adams Street, asked the Council to consider reducing his assessment due to a small sidewalk in the boulevard not being replaced. Trent Bruce explained to the Council that special assessments are not based on individual components such as sidewalks but on property lot measurements therefore the assessment should not be reduced. Mr. Jerzak also stated that if there was no reduction in the assessment amount he wanted the sidewalk replaced. No adjustment was made by the Council and no additional action was taken by the Council.

Koppien motioned, seconded by Rodas to close the public hearing at 7:04 p.m. MOTION PASSED UNANIMOUSLY

ITEM 4: RESOLUTION 17-18

Koppien motioned, seconded by Rodas to adopt Resolution 17-18 amending the proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the county. MOTION PASSED UNANIMOUSLY.

ITEM 5: RESOLUTION 17-19

Rolbiecki motioned, seconded by Gillund to adopt Resolution 17-21 for deferment of special assessments on property legally described as all of Block 1 of First Railway Addition to the City of Minneota, Lyon County Minnesota, with tax parcel number 28-102001-0. MOTION PASSED UNANIMOUSLY

ADJOURNMENT

Koppien motioned, seconded by Gillund, 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:

Shirley Teigland, City Administrator

John Rolbiecki, Mayor

Council Approved December 11, 2017