

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, SEPTEMBER 11, 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: Dale Buysse, Buysse, Eric Buysse, Byron Higgin, LuAnn Fier,
Mike Fier, Teresa Schreurs

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 items be added: \$57,640.62 additional bills register and Countryside Golf Course.

ITEM 3: ADOPT AGENDA

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

ITEM 4: APPROVE MINUTES

The Council reviewed the prior month Council meeting minutes. With no questions or additional comments Teigland motioned, seconded by Koppien to approve the August 14, 2017 Regular Council meeting minutes. MOTION PASSED UNANIMOUSLY

ITEM 5: REPORTS AND UPDATES

The Council reviewed the following reports: (5a) - the September 5, 2017 Police report as submitted by Chief Bolt; (5b) – the current Financial Report as submitted by Administrator Teigland; (5c) – Y-T-D Budget Status Report.

ITEM 6: APPROVE DISBURSEMENTS

Koppien motioned, seconded by Teigland to approve the payment of \$53,653.32 (as listed on the check register summary), to approve the payment of \$30,841.32 (as listed on the payroll check register) and to approve the payment of \$57,640.62 in additional bills (as listed on the second check register summary). MOTION PASSED UNANIMOUSLY

ITEM 7: CONCERNED CITIZENS

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

ITEM 8: CITY HALL BAR & GRILL

Eric Buysse asked the Council to consider abating the City's portion of property taxes on property owned by the City Hall Bar and Grill. John Engels, City Attorney was also present at the meeting to review his written summary regarding the ability of the City Council to abate taxes in response to the request. Mr. Engels stated that a city does have some flexibility and discretion in determining whether or not to abate taxes on properties but before abating taxes, the Council needs to determine that the abatement benefits exceed the abatement costs and that the abatement is in the

public interest. Specific factors to consider are an increase or preservation of tax base, providing employment opportunities within the City, helping to redevelop or renew blighted areas, provide access to services for residents and phasing in property tax increases on a parcel valuation from an increase of 50% or more within one year of the estimated market value of the property. Should the Council decide to abate the taxes, it may do so in several ways. It may limit the abatement to a specific dollar amount per year or in total, It may limit the abatement to the increase in the property taxes resulting from the improvements or additions to the property or it may limit the abatement to the increase in property taxes resulting from increases of market value of the property or in any other manner the City thinks is appropriate. In the case of City Hall Bar and Grill the Council may choose to abate some or all of the taxes to encourage the redevelopment, improvement and expansion of the facility. Given the fact that this particular facility would likely fill a need in the community by having a restaurant in town where one does not exist, will create employment opportunities, provide construction on a vacant lot on a main street which is otherwise practically unbuildable, would improve the long term tax base of the community as well as encourage the continued renovation of what was Bubba's Bar. The City is well within its authority should it choose to abate some or all of the taxes on this property for whatever period of time the Council thinks is appropriate. Rodas motioned, seconded by Teigland to call for a Public Hearing to discuss the proposed abatement. MOTION PASSED UNANIMOUSLY

ITEM 9: SMALL CITIES REHAB GRANT

Teigland motioned, seconded by Rodas to authorize John Rolbiecki as Mayor and Shirley Teigland as City Administrator to sign on behalf of the City the Grant Administration Service Agreement between the City of Minneota and Development Services, Inc. for administrative services needed to implement the Minnesota Department of Employment & Economic Development Small Cities Development Grant CDAP-16-0043-O-FY17. MOTION PASSED UNANIMOUSLY. Teresa Schreurs, DSI Director of Community Development reviewed all required documents and program plans with the Council. Koppien motioned, seconded by Gillund to adopt Resolution 17-11 adopting the following SCDP Grant plans and documents: Certification for a Drug Free Workplace, Excessive Force Policy, Residential Anti-Displacement & Relocation Assistance Plan, Program Income Plan, Section 3 Plan, Citizen Participation Plan, Procurement Standards and Applicant/Recipient Disclosure/Update Report. MOTION PASSED UNANIMOUSLY

ITEM 10: 2018 PRELIMINARY BUDGET

The Council reviewed the 2018 Preliminary Budget as submitted by the Administrator. The preliminary budget projects a 5.74% increase and a total property tax levy of \$535,677 for all funds. Koppien motioned, seconded by Teigland to adopt Resolution 17-12 approving the Proposed 2017 Tax Levy Collectible in 2018 and schedule the 2017 Truth & Taxation Hearing for December 13, 2017 - 6:30 p.m. in Council Chambers. MOTION PASSED UNANIMOUSLY. The Budget Committee will meet with the Administrator at a future date to review any modifications or cuts than can be made to the budget prior to the Council certifying a final levy in December.

ITEM 11: ZONING PERMITS

- a) City Hall Bar & Grill – 118 E First – 38' x 80' x 12' Addition
- b) Myrvik, David – 400 N Monroe – 12' x 24' x 8' Garage Addition
- c) Nuytten, Richard – 506 Truman – 68' x 48' x 8' House and Garage
- d) Przymus, Ann – 400 N Grant – 14' x 28' Patio and Fence
- e) Rite-Way Drainage – Lot 1, Industrial Park, 2nd addition – 32' x 32' x 10' Metal Pole Building

Teigland motioned, seconded by Rodas to approve all Zoning Permits as listed above. MOTION PASSED UNANIMOUSLY

ITEM 12: OUSMAN ADDITION – LOT 10

Gillund motioned, seconded by Rodas to adopt Resolution 17-13 to execute a deed to convey real property described as Lot Ten (10), Block Two (2), Ousman Addition to the City of Minneota, MN according to the recorded plat thereof from the City of Minneota to Richard and Linda Nuytten. MOTION PASSED UNANIMOUSLY. Rodas motioned, seconded by Gillund to authorize John Rolbiecki as Mayor and Shirley Teigland as Administrator to sign a Warranty Deed to convey and warrant to Richard and Linda Nuytten real property described as Lot Ten (10), Block Two (2), Ousman Addition to the City of Minneota according to the recorded plat thereof subject to the attached restrictive covenant. MOTION PASSED UNANIMOUSLY

ITEM 13: HEALTH INSURANCE RENEWAL

Teigland motioned, seconded by Rolbiecki to authorize Shirley Teigland as Administrator to sign the Renewal Confirmation for Health Plan Coverage requesting the renewal of the \$3,375 Deductible HSA Plan and monthly single rate of \$669 and family rate of \$2,076 for the period of 1/1/18 through 12/31/18. MOTION PASSED UNANIMOUSLY. Teigland motioned, seconded by Gillund to approve the 2018 HSA City Contribution of \$723.90. MOTION PASSED UNANIMOUSLY

ITEM 14: VETERANS PARK

Jim Fink asked permission to install a sidewalk from Highway 68 into Veterans Park. Because the sidewalk would be installed within the highway right of way MN DOT required an application approval. In approving the permit there is a list of required specifications for compliance with ADA Standards and the need for the Council’s approval to remove 2 parking spaces on Highway 68. Sidewalks will also be installed for entry into the park from parking lots on each side of the park. With only parallel parking available on Highway 68 abandoning 2 parking spaces will decrease the parking space for nearby businesses. Gillund motioned, seconded by Teigland to deny the request to install a sidewalk through the right of way to Highway 68. MOTION PASSED UNANIMOUSLY

ITEM 15: 2018 FIRE RATES

Fire Chief Jeff Sussner requested that the Council approve a 3% increase in the 2018 Fire Rates. Koppien motioned, seconded by Rodas to increase the 2018 Township per section rate from \$182.30 to \$187.80. MOTION PASSED UNANIMOUSLY

ITEM 16: 2018 AMBULANCE RATES

Koppien motioned, seconded by Gillund to increase the 2018 Township per capita ambulance rates from \$6.00 to \$6.20 to offset North Ambulance subsidy rate increases. MOTION PASSED UNANIMOUSLY

ITEM 17: STORAGE LEASE AGREEMENT

Teigland motioned, seconded by Gillund to authorize John Rolbiecki as Mayor and Shirley Teigland as Administrator to sign the one year storage lease agreement for Quonset building 1 and 2 owned by Swede Farms. MOTION PASSED UNANIMOUSLY

ITEM 18: COUNTRYSIDE GOLF COURSE

Representatives from the Countryside Golf Course asked the Council to consider abating the golf course’s property taxes, changing the property’s classification or reevaluating the assessed value. The Council did not take any action at this time but asked that representatives from the golf course return to the Council with additional information.

ADJOURNMENT

Koppien motioned, seconded by Rodas, to adjourn the meeting at 7:45 p.m. MOTION PASSED UNANIMOUSLY.

The next scheduled Regular Council Meeting is scheduled for October 9, 2017 at 6:30 p.m.

ATTEST:

Shirley Teigland, City Administrator

John Rolbiecki, Mayor

Council Approved October 9, 2017