

City of Rockford, Minnesota Council Meeting Minutes
6:00 p.m., Tuesday, April 11th, 2017

The meeting was called to Order by Mayor Renee Hafften at approximately 6:00 p.m. Council Members Debbie Buoy, Jeannette Graner, Ted Hill and Rick Martinson were also present.

City Administrator / Special Counsel, Dan Madsen; Public Works Director, Trevor Brummer; John Springer, Brice Nelson, Mitch Douglas, and Joby Rausch; Wright and Hennepin County Assessors; Craig Boyson, Steve Huston, Elizabeth Graunke, Bill Graunke; BankWest, Lions and Chamber of Commerce; and Alaina Rooker also in attendance.

Presentation of the 2016 Volunteer of the Year Award: Elizabeth Graunke.

Mayor Renee Hafften explained that each year the City of Rockford, by the Council, reviews nominations and awards one member of the community the title of "Volunteer of the Year." After a review of numerous nominations, the Council unanimously determined that Elizabeth Graunke should be the 2016 Volunteer of the Year based upon her work with the community through the Chamber of Commerce, Rocktoberfest, School Volunteerism and River Days Celebration; as well as her numerous other contributions to the community. Graunke was presented with a commemorative plaque and gave a brief reception speech thanking the Council, BankWest and all of the people with whom she served and volunteered. No formal action was taken, as this matter was for award acknowledgement purposes only.

Public Hearing: Local Board of Appeal and Equalization

Mayor Hafften opened the Public Hearing at approximately 6:10 p.m. Members of the Wright and Hennepin Counties Auditor Offices appeared and explained the recent sales and valuation of homes in their respective parts of the City of Rockford. The Assessors from Wright County explained that they did receive an appeal from the property owner of PID# 113-021-001060, who stated the conditions inside the property supported lowering of the market valuation of his property. While the property owner did not appear, the Assessor stated that the current value of the home was \$172,500 and shared his opinion that the conditions inside the home likely warranted a valuation of \$107,800. It was explained that this decrease in valuation of \$64,700 was, in their opinion, supported by mold on the window frames and walls, infestation and the removal of all carpeting inside the home. Administrator Madsen and members of the

Council asked numerous questions asking for clarification between “structural and cosmetic” issues with the home, and what difference those had in valuation of the property. The Assessor explained that there were no structural issues, but that the issues inside the home supported the proposed decrease in valuation.

The Assessor stated that the appeal was filed two days prior to the meeting, so there were no pictures or supporting documentation or information aside from the opinion of the Assessor that the market value should be lowered. **MOTION** was made by Hill to reconvene only on this appeal to be heard by the Board of Appeal and Equalization at the next scheduled City Council Meeting. This Motion was seconded by Buoy.

MOTION CARRIED-VOTING IN FAVOR: Hafften, Buoy, Graner, Hill and Martinson.

The Wright County Assessor then requested a separate motion to close the appeal process and only allow review of this appeal at the next meeting. **MOTION** was made by Hill, and seconded by Buoy, to close the appeal period and hear no more appeals except the one timely filed.

MOTION CARRIED-VOTING IN FAVOR: Hafften, Buoy, Graner, Hill and Martinson.

MOTION was then made by Martinson, and seconded by Hill, to close the Public Hearing at 6:23 p.m.

MOTION CARRIED-VOTING IN FAVOR: Hafften, Buoy, Graner, Hill and Martinson.

Approve Consent Agenda/Set Agenda

MOTION was made by Hill, and seconded by Graner, to set the Council Meeting Agenda as amended to replace item 5A New Business listed as Rockford Area Historical Society Quarterly Update with Wright County Sheriff’s Department Update and approve all items on the Consent Agenda, 3.A. to 3.C as listed:

3A: Minutes from the March 28th, 2017 Council Workshop and Regular Council Meeting

3 B: Payment of Claims from Check #27147 through #27201; totaling \$105,034.39

3C: March Building Permits

MOTION CARRIED-VOTING IN FAVOR: Hafften, Buoy, Graner, Hill and Martinson.

New Business: Wright County Sheriff’s Department Update

A Deputy from the Wright County Sheriff's Department provided updates on the City of Rockford and introduced himself as he was new to the community. No formal action was taken, as this was for informational and introductory purposes only.

New Business: Verizon Cellular Water Tower Lease Agreement

Madsen explained that the Verizon lease agreement for Tower #2 was set to expire after 20 years of engagement on December 31st, 2017. Staff had negotiated a new proposed lease with Verizon with a term of five years, and allowed Verizon the unilateral ability to renew the five- year term for three additional terms, totaling a potential twenty years from December 31st, 2017. The new agreement would increase the monthly rent paid by Verizon 57.59%, or providing the Water Utility with \$11,737 in additional revenue per year; which is subject to annual increases of 2.75% in the rent paid per year. **MOTION** was made by Martinson, and seconded by Buoy, to approve the Lease Agreement.

MOTION CARRIED-VOTING IN FAVOR: Hafften, Buoy, Graner, Hill and Martinson.

Old Business: Lumberyard Purchase Agreement

Madsen explained that Allen Max Construction had an initial Purchase Agreement signed April of 2016 for the "lumberyard property" upon which they proposed to build a restaurant and event center called "Tavern on the Crow." Due to internal challenges, Allen Max Construction defaulted on the initial Purchase Agreement. After a series of meetings with the City Council and Staff, the Council directed Staff to draft a new Purchase Agreement which was submitted for discussion and review. After the submission of the Draft Purchase Agreement, conversations with Allen Max Construction led to pre-meeting proposed amendments including setting dates for submission of Permit Plans, payment of the Earnest and Escrow Money and other timing provisions to May 31st, 2017. After discussion and review, **MOTION** was made by Hill, and seconded by Graner, to approve the Purchase Agreement and allow non-material administrative changes to be made thereto without further or future Council action.

MOTION CARRIED-VOTING IN FAVOR: Hafften, Buoy, Graner, Hill and Martinson.

Members of the City Council and staff then provided updates on the Fire Department Pancake Breakfast, Compost Site, and City Clean-up Day. Wright County Commissioner Potter also appeared and provided updates on Highway 55 Coalition meetings, happenings from the State Capital, Courthouse Plans and the challenges of WCAT Transportation, administration and governance.

MOTION was then made by Hill, and seconded by Martinson, to adjourn the Council Meeting at approximately 7:33 p.m.

MOTION CARRIED-VOTING IN FAVOR: Hafften, Buoy, Graner, Hill and Martinson.

Typed this 13th day of April, 2017.

Dan Madsen
City Administrator, Special Counsel
City of Rockford Minnesota

All meetings of the Rockford City Council are video recorded and available for viewing on-line at www.cityofrockford.org, or by contacting City Hall at 6031 Main Street, Rockford, Minnesota 55373. Meeting minutes are intended to be a general synopsis of the meetings of the City Council, and more detail regarding discussions and policy considerations is provided by watching the recording of the meeting.

Approved:

Renee Hafften
Mayor

Attest:

Dan Madsen
City Administrator, Special Counsel