

City of Rockford, Minnesota Council Meeting Minutes
6:00 p.m., Tuesday, April 10, 2018

The meeting was called to Order by Mayor Renee Hafften at 6:00 p.m. Council Members Debbie Buoy, Ted Hill, Rick Martinson and Scott Seymour were present. No members were absent.

Also in attendance were Engineer Ward, Public Works Director Brummer, Representatives from Hennepin and Wright County Assessor Offices and Deputy Clerk Etzel.

Public Hearing: Local Board of Appeal and Equalization

Staff published the notice in the official newspaper and posted notices of the hearings at City Hall as required.

Mayor Hafften opened the hearing for the Local Board of Appeal and Equalization for Hennepin and Wright County in Rockford at 6:01 p.m.

Wright County Assistant Assessor Mitch Douglas and Lori Thingvold of Wright County discussed the Local Board of Appeal and Equalization rules, the 2018 Assessments for the Wright County as whole and the Wright County portion of Rockford. The values are based on the sales from October 1, 2016 to September 30, 2017. During this year's study, there were 57 qualified sales used in the sales ratio study with sales ratios of 94.64% with a median sales price of \$229,000. The State of Minnesota requires assessors to value property at 100 percent of market value with an allowable range of 90 to 105 percent. Their state time adjusted median sales ratio following all changes for market condition and equalization for the 2018 assessment is now 96.65%, resulting in a residential value increase of 6.82%.

In the summer of 2017 the review area was: Winfield Ponds 1st through 6th Addition, Hurst Woods 1st, 2nd and 3rd Additions and Shadow Ridge. The 2018 expected summer review area is: Maplewood Manor 1st through 4th Addition, Parkwood 1st and 2nd Additions and Woodhill Ridge 1st, 2nd and 3rd Additions.

Since the beginning of the new sales study on October 1, 2017, there have been 22 sales (not all are qualified). Those qualified sales will be used for the 2019 assessment, their current sales ratio would be approximately 97.57%. As of April 5th there are currently 10 improved properties and if they sold for their list price the sales ratio would be 90.44%. Houses are averaging 68 days on the market. The estimated market value for 2018 on all taxable parcels is \$265,556,000, for an increase of 6 percent. Houses for sale with a value of \$200,000 to \$350,000 are selling quickly.

Mr. Douglas said of the calls received, on resident requested to have their value at 4010 Maple Hurst Drive/PID 113-048-003130. Wright County confirmed due to a vaulted ceiling they were over on the square footage. They are recommending changing the value from \$515,000 to \$467,000.

Also, there was one classification change at 8070 Winfield Road/PID 113-046-002080 from homestead to rental property, changing the Taxable Market Value of \$182,500 to \$201,600.

There was some discussion about the house devalued last year. The house still has not been improved.

Jody Rouche and Jason Viet, Appraisers from the Hennepin County Assessor's office were present to review the market values in the Hennepin County portion of the city.

They are seeing a significant increase in sales, with 5 qualified residential sales. Each year the estimated market values are analyzed along with sales data from the market. The values are based on the sales from October 1, 2016 to September 30, 2017. A recalculation of land and building values were made to all property types: Residential up 12.9%, Residential Lakeshore up 8.5%, Commercial up 4.5%, Industrial up 4.9%, Apartments up 6.4% and Townhomes up 21.2%.

The City of Rockford has a total market value of approximately \$26,485,900. This value includes \$7,000 in new construction improvements. The overall value increase for all property types in the City of Rockford is 9.27%.

Mr. Roush stated Hennepin County receive an email late today at 4:58pm from the property owner of 8020 State Highway 55. The owner is requesting they be place on the rolls. He recommends the City vote to not change the value. This will be sent onto the Hennepin County Board for review.

About twenty percent of the Hennepin County residential homes were viewed. The look at the front and back, and if possible view the inside. They also look at MLS date to verify if a sale was good.

Mayor Hafften closed the Public Hearing at approximately 6:19 p.m.

The City Council accepts the Hennepin County and Wright County Assessor's 2018/payable 2019 assessments as presented with the following exceptions as noted in their motions.

MOTION was made by Martinson, seconded by Hill for Hennepin County to not change the value of the property at 8020 State Highway 55 for the 2018 value/payable 2019, due to the late request.

MOTION CARRIED-VOTING IN FAVOR: HAFFTEN, BUOY, HILL, MARTINSON AND SEYMOUR.

MOTION was made by Hafften, seconded by Seymour to accept Wright County's recommendation and lower the property at 4010 Maple Hurst Drive S/PID 113-048-003130 for the 2018 value/payable 2019 property valuation from \$515,000 to \$467,000. And due to a classification change at 8070 Winfield Road/PID 113-046-002080 from homesteaded to rental, changing the Taxable Market Value of \$182,500 to \$201,600 for the 2018 value/payable 2019.

MOTION CARRIED-VOTING IN FAVOR: HAFFTEN, BUOY, HILL, MARTINSON AND SEYMOUR.

The Council would like follow-up from the Hennepin County regarding the property at 8020 State Highway 55 going to the County Board and for Wright County to continue to watch the house devalued last year.

Set Agenda and Approve Consent Agenda Items:

A **MOTION** was made by Hill, and seconded by Buoy, to set the Agenda for the Council Meeting as listed and approve the Consent Agenda Items 3.A. thru 3.E as follows:

- 3.A. Approve Minutes from the March 27, 2018 Regular City Council Meeting
- 3.B. Approve Payment of Claims, Check Number: 28513 through Check Number 28565 totaling \$72,132.65.
- 3.C. Approve March 2018 Building Permits
- 3.D. RES #18-17 LG214 Premises Permit Application at 8900 Walnut Street, Suite 500
- 3.E. Approve Removal of Six Month Employee Probation Period/Paulson

MOTION CARRIED-VOTING IN FAVOR: HAFFTEN, BUOY, HILL, MARTINSON AND SEYMOUR.

New Business: Proclamation of Volunteer Recognition Week

Mayor Hafften proclaimed April 15, 2018 to April 22, 2018 to be Volunteer Recognition Week. She urged all citizens to observe this period by recognizing those who contribute their time, talent and energy in their neighborhoods and communities, and by renewing a personal commitment to volunteerism.

New Business: Rockford Farmer's Market

Colleen Wolbeck the Rockford Farmer's Market Manager was present to ask if the City Council would allow the Farmer's Market to use the city parking lot at the corner of Cedar Street and Main Street. The market had been located at the Rockford Mall Parking lot. In 2017 the City sold the mall and the new owner would not allow freshly baked food or a food truck because of competition with their new proposed restaurant being built. Therefore they are looking for a new location.

The market operates on Fridays from June 1st to October 19th from 3pm to 6:30pm. Set-up time starts any time between 1:30pm and 3pm and teardown between 6:30pm and 7:30pm. There are approximately 10 – 15 vendors each Friday. A map was provided for the lay out for the Council to review where they proposed to locate the market and customer parking.

New this year is a program called Power of Produce Club, which is for children in the area ages four to twelve years. Each child gets a \$2 token worth of free produce every time they visit the market. This program is a shared sponsorship by businesses in the community and a \$2,000 grant thru the State.

Currently Rockford does not have a place where you can buy fresh produce or local food. Colleen is working with Second Harvest and Heartland to get leftover Farmer's Market produce into the local food shelf. She is also working to see if they can get SNAP and EBT to be accepted at the market.

After discussion the Council agreed to allow the Farmer's Market use the proposed parking lot this year with the understanding if circumstances changed the market may need to find another location.

MOTION was made by Martinson, and seconded by Hill to allow the Rockford Farmer's Market use the city parking lot located at the corner of Cedar Street and Main Street for the 2018 season as discussed.

MOTION CARRIED-VOTING IN FAVOR: HAFFTEN, BUOY, HILL, MARTINSON AND SEYMOUR.

New Business: Hurst Woods Check Dams Quotes – Award Bid

On March 13, 2018 the City Council authorized Wenck to solicit quotes for the repair of check dams in the Hurst Woods development that were damaged during the 2014 Flood. The City is required to obtain at least two quotes for a project estimated to be \$25,000 or less. Wenck received two quotes: Northland Excavating \$21,400 and Burschville Construction \$20,000. FEMA funding reimbursement on this project in 2014 valued the project cost at \$19,570. The low quote is \$430 more than the 2014 allotted funding, which is a 2% increase. After consulting the HSEM representative in charge of the FEMA funding, they noted the City would have to cover the additional cost. The funding requires the work be completed on or by July 21, 2018.

MOTION was made by Hill, and seconded by Seymour to award the bid for the Hurst Woods Check Dams Project to Burschville Construction for \$20,000 as discussed.

MOTION CARRIED-VOTING IN FAVOR: HAFFTEN, BUOY, HILL, MARTINSON AND SEYMOUR.

Staff Reports:

Staff and members of the Council then discussed various updates including: upcoming Planning and Zoning Public Hearings, Kathy Ehlers will be at the April 24th meeting to accept the 2017 Volunteer of the Year Award, staff has been working with Wenck on reviewing new construction permits, MnDOT Highway 55 project – June to mid-September 2018, the detour and to watch for updates from MnDOT, natural gas line project from Buffalo to south of Rockford, interviews for Seasonal Parks position, forecasted snow event, flushing hydrants delayed because of the frost, Public Works getting equipment ready for spring, Clean-Up Day on May 5th 8am-noon, Fire Department Pancake Breakfast on May 6th 7am-noon, and the Rockford Lion's Greenback Dinner on April 14th 5:30pm-11:30pm.

Open Forum

Mayor Hafften called for open forum, no one from the public spoke.

Adjournment:

A **MOTION** was then made by Hill to adjourn the meeting. This motion was seconded by Martinson.

MOTION CARRIED-VOTING IN FAVOR: HAFFTEN, BUOY, HILL, MARTINSON AND SEYMOUR.

Mayor Hafften adjourned the meeting at approximately 6:52 p.m.

Typed this 14th day of April, 2018.

Audra Etzel
Deputy Clerk
City of Rockford Minnesota

All meetings of the Rockford City Council are video recorded and available for viewing on-line at www.cityofrockford.org. 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,
Administrator and Special Counsel