

Mayor Beyer called the **April 10, 2012** Regular Meeting of the Rockford City Council to order at 7:03 p.m. The meeting was held in the Council Chambers of City Hall at 6031 Main Street, Rockford, MN.

Roll Call

Roll call was taken. The following council members were present: Beyer, Graner, Hafften, Martinson and Wenz. Absent: none. Also in attendance were: Engineer Statz, Administrator Carswell, Public Works Supervisor Peterson, Public Works Employee J. Quirk and Fire Chief Sanderson.

The Pledge of Allegiance to the Flag was given.

Board of Appeals and Equalization Hearing

Mayor Beyer opened the hearing for the Board of Appeals and Equalization for Hennepin and Wright Counties in Rockford at 7:03 p.m.

Wright County Assistant Assessor Conrad Anderson and Chase Philippi of Wright County were present to review the 2012 Assessments for the Wright County Portion of Rockford. Values are based upon the sales ratio study which occurred between October 1, 2010 and September 30, 2011. There were 17 qualified sales which were 115.20% of market value or median sale of \$182,000. There were 28 unqualified sales or foreclosures with a median sales ratio of 141.78% with a median sale price of \$110,300. After reviewing the sales the final sales ratio was brought to 101.50%, the state requires market values to be between 90-105%.

There are currently 12 qualified sales to be used for 2013 valuations. Those sales have a median ratio of 97.27% with a median sale price of \$145,900. There are 14 bank foreclosure sales with a sales ratio of 117.19% and the median sale price is \$121,450.

The residential values in 2011 were \$170,551,600 and in 2012 are \$150,686,500 11.89% lower. Agriculture properties values were lowered 2.07%. Commercial/Industrial properties median values were reduced 1.05% from 2011 with a total value of \$27,556,600 to 2012 value of \$27,266,600.

Connor Rausch of Hennepin County Assessor's office was present to review the market values in the Hennepin County portion of the city which is 91 parcels. Mr. Rausch explained each year market values are analyzed along with sales dates from the market. Adjustments are made accordingly from that information. The results of the adjustments for the 2011 assessment areas are as follows:

Residential	-13.9%	Town homes	-12.0%
Commercial	-23.9%	Apartments	-7.6%

There are 91 taxable parcels in the city with a total market value of approximately \$20,571,100 down \$973,000 from last year's value. The overall value decreased 4.5%. Notices were mailed out in March to taxpayers with their evaluations asking them to call the assessors office. If taxpayers are not satisfied with the answers from the county assessor they may attend the Board of Appeals and Equalization hearing and request the city council adjust their market value.

Mayor Beyer asked for any comments from the public of where there was none, the hearing was closed at 7:17 p.m.

MOTION was made by Martinson, seconded by Wenz to accept the Wright County Assessor's 2012 Assessments as presented.

MOTION CARRIED-VOTING IN FAVOR: BEYER, GRANER, HAFFTEN, MARTINSON AND WENZ.

Approve Consent Agenda/Set Agenda

Motion was made by Martinson, seconded by Wenz to approve all items on the consent agenda.

MOTION CARRIED-VOTING IN FAVOR: BEYER, GRANER, HAFFTEN, MARTINSON AND WENZ.

***Approve Regular Council Minutes/March 27, 2012**

Motion was made by Martinson, seconded by Wenz to approve the minutes of the March 27, 2012, Regular Council Meeting.

MOTION CARRIED-VOTING IN FAVOR: BEYER, GRANER, HAFFTEN, MARTINSON AND WENZ.

***Approve Payment of Claims**

Motion was made by Martinson, seconded by Wenz to approve the payment of claims #20323 to #20386 in the amount of \$83,527.23.

MOTION CARRIED-VOTING IN FAVOR: BEYER, GRANER, HAFFTEN, MARTINSON AND WENZ.

***Approve Building Permits**

Motion was made by Martinson, seconded by Wenz to approve the March Building Permits #12-08 to #12-24.

MOTION CARRIED-VOTING IN FAVOR: BEYER, GRANER, HAFFTEN, MARTINSON AND WENZ.

***Public Works-Central MN Jobs & Training Services/Summer Help**

Motion was made by Martinson, seconded by Wenz to authorize staff to enter into any agreement with Central Minnesota Jobs and Training Services to allow Matt Georges to work as a temporary summer public works employee at no cost to the city.

MOTION CARRIED-VOTING IN FAVOR: BEYER, GRANER, HAFFTEN, MARTINSON AND WENZ.

***Parks Department-Seasonal Employee**

Motion was made by Martinson, seconded by Wenz to authorize hiring Aaron Krause as a seasonal parks maintenance employee at an hourly rate of \$10.61

MOTION CARRIED-VOTING IN FAVOR: BEYER, GRANER, HAFFTEN, MARTINSON AND WENZ.

***RES #12-23/Providing for the Issuance, Sale & Delivery of a \$412,000 General Obligation Utility Revenue Note, Series 2012B; Establishing the Terms & Conditions Therefore; Creating a Project Account and a Debt Service Account Therefore; and Awarding the Sale Thereof**

Motion was made by Martinson, seconded by Wenz to approve Resolution #12-23 providing for the issuance, sale & delivery of a \$412,000 general obligation utility revenue note, series2012B; establishing the terms & conditions therefore; creating a project account and a debt service account therefore; and awarding the sale thereof.

MOTION CARRIED-VOTING IN FAVOR: BEYER, GRANER, HAFFTEN, MARTINSON AND WENZ.

OPEN FORUM

Mayor Beyer called for open forum. The Wright County Deputy was present and provided an update.

TH 55 Sanitary Sewer & Water Main Improvements – Change Order #1

Mark Statz Engineer from Stantec noted that the project was bid with options for new casings for the water mains and sewer mains if needed. The casing for the sanitary sewer was found and will be used for the project which alleviates the expense of new casings. Therefore the change order #1 is a deduction from the project costs.

MOTION was made by Hafften, seconded by Graner to approve change order #1 for the Highway 55 Sanitary Sewer and Water Main Improvements project in the amount of (\$36,277.60).

MOTION CARRIED-VOTING IN FAVOR: BEYER, GRANER, HAFFTEN, MARTINSON AND WENZ.

WWTF Facility Plan – Phosphorus Reduction and Bio-solids Management

This was tabled for more information.

Select 2011 Volunteer of the Year

The council had six candidates to select from for the 2011 Volunteer of the Year. The city council voted privately and the results were tallied by the city engineer.

MOTION was made by Graner, seconded by Hafften to nominate Bill Decker as the City of Rockford's 2011 Volunteer of the Year.

MOTION CARRIED-VOTING IN FAVOR: BEYER, GRANER, HAFFTEN, MARTINSON AND WENZ.

2012 Seal Coat Project

John Quirk Streets Employee presented the plans for seal coating approximately 36,534 square yards of streets and 3,703 square yards of trailways this summer along with bid documents and a contract. The project area includes: Bleck Drive, West Road, Winfield Road, Forest Road, Country Lane, Winfield Circle Boulder Ridge Drive and the trail along County Road 33 from Winfield Road north to the city limits.

Quirk noted that he plans to bid out the project with an alternate product that lasts longer and adheres to the pavement better than the granite chips which is called "trap" which is estimated to cost \$.10 more per square yard than the chips. The plans for the trail are to use a product called fog seal. The estimated cost of the project is \$69,662.50 and will be financed by the street Capital Improvement fund 401.

MOTION was made by Hafften, seconded by Graner to authorize staff to obtain bids for the 2012 seal coat project.

MOTION CARRIED-VOTING IN FAVOR: BEYER, GRANER, HAFFTEN, MARTINSON AND WENZ.

Replace Rubber Tire Loader

John Quirk presented the plans to replace the 1999 rubber tire loader. The plan is to trade the existing loader but to keep the plow and bucket. This acquisition is part of the capital equipment plan and is part of the budget. Quirk noted that two bids from the state contract were looked at one was from CAT which was \$99,700.48 and the other from John Deere at a cost of \$91,791.50 which includes forks that the existing

loader does not have. Quirk noted that the trade in value was much higher than quoted last year which is \$52,500. Beyer asked how the extra \$1792 will be funded and Quirk noted that will be shared with all of the public works department general fund budgets that use the equipment.

MOTION was made by Martinson, seconded by Wenz to approve the purchase of a 2012 John Deere 544k Rubber Tire Loader not to exceed \$91,791.50 with \$90,000 to be financed by the CIP Equipment fund 411 and the remainder to be spread across the street and park budgets.

MOTION CARRIED-VOTING IN FAVOR: BEYER, GRANER, HAFFTEN, MARTINSON AND WENZ.

Administrator's Report

Administrator Carswell provided an update on the Crow River Food Co-op committee plans for an open house on April 28th at the Rockford High School at 9 a.m., bylaws are being reviewed by attorney Couri, a website is being designed, a bank account is being opened, tax ID, and articles of incorporation have been filed. A few of the members paid their dues at the last meeting on April 10th to assist with the costs of the open house event.

Engineers Report

The engineer's report included the following items: Parkwood 3rd Addition, TH 55 Utility Improvements, Event Center Site Design, 2030 Capital Improvement Plan, met with City of Buffalo to discuss possibility of hauling Waste Water sludge, and Waste Water Treatment Plant permit renewal.

The engineer noted that MNDOT will not allow the city to install the water main per the engineer's plan on the east side of the river as it is 2 feet too close the right of way. Statz has been in contact with the property owner to obtain a utility easement for this project, but for now this part of the project has been taken off the schedule so that this issue doesn't hold up the entire Highway 55 project as planned. The Highway 55 project is expected to start on April 16th in Rockford from Ash Street east to County Road 92.

Event Center

Statz noted that council member Martinson has emailed him a third option for the event center and wondered if the council was in agreement to show three options. Statz stated that to design a third option for the location of the event center would cost approximately \$3,500. It was determined that the two options would be shown with Martinson showing a third option for the public to review.

Administrator Carswell asked what the objective of the Open House was so that questions can be answered by the council and committee members. Carswell stated that she thought people would be interested in knowing costs of rental for the new building and how much the project will cost besides the location. Carswell asked if the committee was planning to show two sizes one with less capacity and the council stated that was not part of their plans. Staff will prepare the information needed for the open house that is planned for May 1st including: rental fees, janitor fees, contractor estimates using the foot print of the plans. The council will meet at 6:00 p.m. on April 24th to review the information that staff has prepared for the open house.

Fire Report

Ben Sanderson, Fire chief was present and noted that the Kubota has been delivered and was used recently at a grass fire. The department has all received training on how to use the new equipment. Sanderson reminded the council that there are burning restrictions on due to the drought.

Council Reports

Martinson expressed concerns about 5512 Sunset Circle unsafe hazardous excavation. Martinson asked about the chemical feed building at the wastewater plant. Peterson noted the buildings are almost completed.

Hafften is updating the census from staff.

Wenz stated that the historical director Rebecca has returned from vacation.

Graner reminded everyone that the fire department is accepting donations for the silent auction at the pancake breakfast May 6th.

ADJOURNMENT

MOTION was made by Graner, seconded by Hafften to adjourn the meeting.

MOTION CARRIED-VOTING IN FAVOR: BEYER, GRANER, HAFFTEN, MARTINSON AND WENZ.

Mayor Beyer adjourned the meeting at 8:27 p.m.

Michael Beyer, Mayor

Nancy Carswell, Administrator