

Mayor Beyer, called the April 13, 2010 Regular Meeting of the Rockford City Council to order at 7:00 p.m. The meeting was held in the Council Chambers of City Hall 6031 Main Street, Rockford, MN.

The Pledge of Allegiance to the Flag was given.

**ROLL CALL**

Roll call was taken, the following members were present: Beyer, Graner, Hafften, Martinson and Nichols. Absent: none. Also in attendance were: Public Works Supervisor D. Peterson and Administrator Carswell. Attorney Couri arrived at 7:35 p.m.

**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 7:01 p.m.

Wright County Assistant Assessor Conrad Anderson and Chase Philippi of Wright County were present to review the 2010 Assessments for the Wright County Portion of Rockford. Values are based upon the sales ratio study which occurred between October 1, 2008 and September 30, 2009. There were 23 qualified sales which were 109.20% of market value or median sale of \$225,000. There were 12 unqualified sales or foreclosures with a median sales ratio of 135.35% with a median sale price of \$154,800. After reviewing the sales the final sales ratio was brought to 93.78%, the state requires market values to be between 90-105%.

There are currently 8 qualified sales to be used for 2011 valuations. Those sales have a median ratio of 92.9% with a median sale price of \$172,700. There are 9 bank foreclosure sales with a sales ratio of 127.4% and the median sale price is \$123,500.

Wright County Assessor lowered residential market values an average of 14.12% in 2010 and lowered commercial/industrial properties an average of 4.87%.

Assessor Phillip Jensen, Tamara Doolittle and Jon Klocziem of Hennepin County were present to review the market values in the Hennepin County portion of the city. Mr. Jensen 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 2010 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 \$21,814,200. The overall value decreased 12.9%. 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. There was only one sale in Hennepin County on Terrace Circle.

Mr. Mike Gasper of 8004 State Highway 55 Lot 60 PID # 29 119 24 51 0060 was present to request a lower market value on this modular home which was set at \$60,500. Mr. Gasper stated that there is no way he can sell his home for that amount of money and noted that he has not made any improvements. Phillip Jensen stated that mobile homes are assessed by another person in his office and he would call Mr. Gasper tomorrow to set up an appointment to review the property. The city will continue the hearing until the next regular meeting of April 27<sup>th</sup> after which time the city council will have the results of the review of Mr. Gaspers home.

MOTION WAS MADE BY Graner, seconded by Hafften to accept the Wright County Assessor's 2010 Assessments as presented.

MOTION CARRIED-VOTING IN FAVOR: BEYER, GRANER, HAFFTEN, MARTINSON AND NICHOLS. Mayor Beyer closed the Board of Appeals & Adjustments for Wright County at 7:35 p.m.

MOTION was made by Martinson, seconded by Nichols to reconvene the public hearing for the 2010 Assessments for Hennepin County on April 27<sup>th</sup> at 7:00 p.m. in the council chambers of city hall.

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

A recess was called the meeting convened at 7:45 p.m.

**\*CONSENT AGENDA**

Motion was made by Nichols seconded by Graner to approve all items on the consent agenda.

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

**\*Approve Council Minutes/March 23, 2010**

Motion was made by Nichols seconded by Graner to approve the minutes of the March 23, 2010 regular Council Meeting.

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

**\*Approve HRA Minutes/March 23, 2010**

Motion was made by Nichols seconded by Graner to approve the minutes of the March 23, 2010 regular HRA Meeting.

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

**\*Approve Payment of Claims**

Motion was made by Nichols seconded by Graner to approve the payment of claims #17569 to #17644 in the amount of \$126,705.88.

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

**\*Approve Building Permits**

Motion was made by Nichols seconded by Graner to approve the building permits #10-12 to #10-18A.

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

**\*Resolution #10-15 Approve Revised 2010 Appointments**

Motion was made by Nichols seconded by Graner to adopt Resolution #10-15 approve revised 2010 appointments.

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

**\*Permit Fee for Re-roofing the Stork House**

Motion was made by Nichols seconded by Graner to waive the \$205.27 city portion of the building permit fee associated with re-roofing the Stork House.

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

**\*Resolution #10-16 De-Certify Tax Increment Finance District #3-1 MN Diversified Products**

Motion was made by Nichols seconded by Graner to approve Resolution #10-16 to De-Certify Tax Increment Finance District #3-1 for Minnesota Diversified Products.

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

**Open Forum**

Mayor Beyer called Open Forum and no one from the public was present to address the council.

**Rockford's 2009 Volunteer of the Year**

The city council cast their votes for the Volunteer of the Year of 2009. The nominee's were Denise Kesanen and Kelly Finger. Attorney Couri read the results of the ballots and it was unanimous that Denise Kesanen is the Volunteer of 2009. Staff will notify Denise and order a plaque which will be presented at a future council meeting.

**HVAC Summary Report for the Public Works Facility**

The city hired a consultant Jim Tichy of UHL Company 9065 Zachary Lane N Maple Grove, MN 55369 to audit the HVAC system at the Public Works facility. A report from Jim Tichy of the audit of the system was presented to council. The report states that there are many problems with the system and in many areas the report states "not linked to anything for automatic control". There was a lengthy discussion about the HVAC system, software for the system and the report that notes that the system is not linked to anything. The city attorney recommended the next step is to request Oertel Architects send this report along with the other outstanding items to Rochon the project contractor.

The other outstanding items on the public works facility include:

- 1) HVAC system
- 2) Drain tile needs to be covered with granular material NOT clay
- 3) Tiles in the locker room need to be replaced
- 4) All warranties including the roof warranty need to be submitted to the city
- 5) As builts of the project must be submitted to the city.

The city will request Oertel to send a letter to Rochon to complete the above items within a certain time or the city will claim on Rochon's performance bond.

**Ongoing Directives**

The ongoing directives were reviewed and discussed.

**Administrator's Report**

The administrator's report included: compost site, CDBG emergency repair funds, delinquent assessments for Marsh Run (Lot 28, Block 1 PID113-042-001280), second hand store at 8905 Autumn Oaks Drive, gambling premise permits and public works overtime.

Public Work's report included: part time parks department employee Ron Hartneck to return to work at the end of April or early May, waste water department to have bio-solids hauled the week of April 19<sup>th</sup>, street sweeping was completed and crack filling has started.

MOTION was made by Martinson, seconded by Hafften to hire Ron Hartneck as a seasonal public works employee at a wage of \$10.50 per hour to work no more than 5100 hours to start as soon as possible.  
MOTION CARRIED-VOTING IN FAVOR: BEYER, GRANER, HAFFTEN, MARTINSON AND NICHOLS.

The city council discussed the waste water plant violation in March and noted this is four months in a row having a violation. Dennis Peterson stated that they are waiting for equipment to start adding a polymer to the waste waters plant that will help with the settling. There has been a lot of testing of the discharge of a business to try and prevent further violations.

**Engineer's Report**

The engineer's report noted that warranty inspections have been performed in the Hurst Wood additions and River Run.

**Adjournment**

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

Mayor Beyer adjourned the meeting at 9:25 p.m.

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Michael Beyer, Mayor

ATTEST:

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Nancy Carswell, Administrator